

ORDINANCE NO. 17,876

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT FOR A NEW WIRELESS TELECOMMUNICATIONS TOWER AND FACILITY, FOR THE PROPERTY COMMONLY KNOWN AS 2116 N SHERIDAN ROAD, LOCATED AT 2114, 2126, AND 2200 N SHERIDAN ROAD (PARCEL IDENTIFICATION NO. 14-33-351-001, 14-33-351-002, 14-33-351-028, AND 14-33-303-036), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class R-4 (Single-Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for a new wireless telecommunications tower and facility under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on August 5, 2021, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That a Special Use for a new wireless telecommunications tower and facility is hereby approved for the following described property:

A part o the John C. Proctor's Subdivision more particularly bounded and described as follows: Beginning at a point on the east line of North Sheridan Road One Hundred Twenty (120) feet north of the northwest corner of Lot One (1) of M.N. Pierson's Resubdivision of Endowment Place; thence eastwardly parallel to the north line of M.N. Pierson's Resubdivision of Endowment Place Four hundred seventy-six and fifty-four hundredths (476.54) feet; thence northwardly along the west line of Out Lot "A" of John C. Proctor's Subdivision and the west line of the Resubdivision of Doubet's Park Three hundred eight (308.0) feet; thence westwardly Four hundred seventy and forty-four hundredths (470.44) feet to a point on the east line of North Sheridan Road; thence southwardly along the eat line of North Sheridan Road Three hundred ten and seven tenths (310.7) feet to the point of beginning; all in the Southwest Quarter of the Southwest Quarter of Section Thirty-three (33), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, situate, lying and being in the City of Peoria, County of Peoria and State of Illinois;

And Lots 1 and 2 in Carl's Addition of part of Lot 10 in a Subdivision of the Southwest Quarter of Section 33, Township 9 North, Range 8 East of the Fourth Principal Meridian, as shown on the plat thereof recorded in Plat Book "Z-1", age 49; situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

Said Ordinance is hereby approved per the submitted Site Plans (Attachment A) and the following conditions and waivers:

1. Condition that vehicle access to the wireless telecommunication facility shall enter and exit the property from Sheridan Road only.
2. Condition that the color of the privacy fence, for the equipment facility enclosure, as shown on the site plan, is a close match to the color of the garage walls.
3. Waiver to eliminate the landscaping requirement for the perimeter of the facility, according to the site plan.
4. Waiver to allow vinyl fence material for the equipment facility enclosure.
5. Waiver to reduce the total number of commercial applications (carrier spaces) to three.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-4 (Single-Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

24th DAY August, 2021.

APPROVED:

Rita Ali
Mayor

ATTEST:

Suzanne Jarr
City Clerk

EXAMINED AND APPROVED:

Christine L. Kapuska
Corporation Counsel

Attachment A to Ordinance



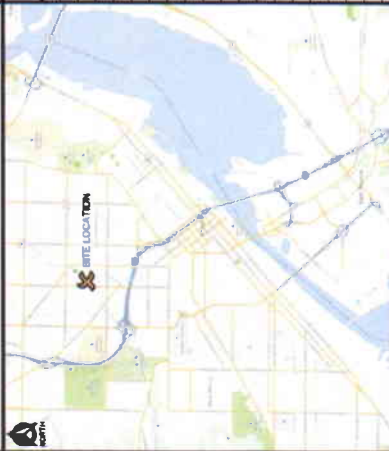
verticalbridge

SHERIDAN ROAD (US-IL-5664) PEORIA, ILLINOIS ZONING DRAWINGS 95' MONOPOLE



verticalbridge
VERTICAL BRIDGE DEVELOPMENT, LLC
170 PARK OF COURSE DRIVE SUITE 200
PEORIA, ILLINOIS 61604
PHONE: 317.998.1715
WWW.VBRIDGE.COM

SITE LOCATION MAPS



SHEET INDEX

NO.:	SHEET TITLE
G-001	TITLE SHEET
C-101	SITE PLAN
C-102	ENLARGED SITE PLAN
T-201	SITE ELEVATION

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME.

DIRECTORY

CLIENT:
VERTICAL BRIDGE DEVELOPMENT, LLC
170 PARK OF COURSE DRIVE SUITE 200
PEORIA, ILLINOIS 61604
CONTACT: STEVE HEDGES
PHONE: 317.998.1715

ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC.
1580 MIDWEST ROAD
PEORIA, ILLINOIS 61604
CONTACT: ANDREW PORN
PHONE: 308.347.1499

SITE ACQUISITION:
SHERIDAN ROAD (US-IL-5664)
1433-331-101 (ACCESS & UTILITY EASEMENT)
RESIDENTIAL WITH COMMERCIAL BUSINESS
TO THE WEST

PROJECT INFO

SITE LOCATION:
2118 N. SHERIDAN RD
PEORIA, IL 61604

PROPERTY OWNER:
PUBLIC HEALTH BOARD
2118 N. SHERIDAN RD
PEORIA, IL 61604

SITE COORDINATES (PER GOOGLE EARTH):
LAT: 40°42'48.73"
LONG: 89°38'7.37"
GROUND ELEVATION: 604'

PARCEL ID:
1433-331-101 (EASE)
1433-331-101 (ACCESS & UTILITY EASEMENT)

SUBORDINATING USES:
RESIDENTIAL WITH COMMERCIAL BUSINESS
TO THE WEST

APPROVAL BLOCK

	APPROVED	APPROVED AS NOTED	REVISE
VERTICAL BRIDGE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZONING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

UTILITY INFORMATION

ELECTRIC SERVICE PROVIDER: TBD

TO OBTAIN LOCATION OF PARTICIPANTS:
CALL CHICAGO DIGGERS HOTLINE
IN ILLINOIS, CALL CHICAGO DIGGERS HOTLINE
TOLL FREE: 1-773-744-1000
OR AULIE INC. TOLL FREE: 1-800-862-4123
& STATUTE REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

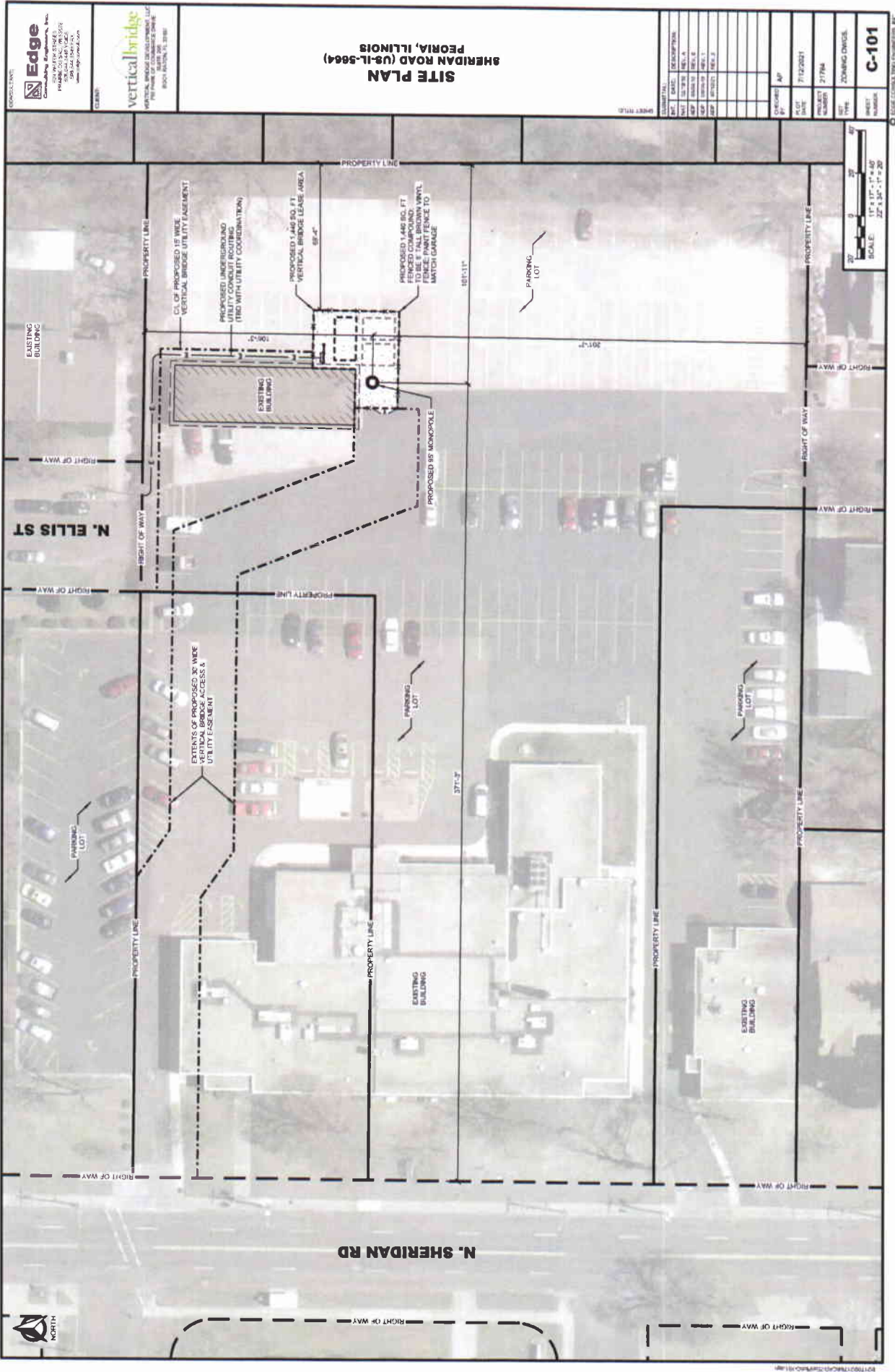
PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATE: _____
SIGNATURE: _____

PROJECT NUMBER	21794
DATE	7/12/2021
CHECKED BY	AP
SET TYPE	ZONING DWGS.
SHEET NUMBER	G-001

TITLE SHEET
SHERIDAN ROAD (US-IL-5664)
PEORIA, ILLINOIS



Edge
 Consulting Engineers, Inc.
 100 WEST ST. STE. 200
 5630 N. UNIVERSITY
 PEORIA, ILLINOIS 61614
 TEL: 309.673.8800
 FAX: 309.673.8801
 WWW.EDGECONSULTING.COM

verticalbridge
 VERTICAL BRIDGE DEVELOPMENT LLC
 1000 SOUTH 1ST STREET
 PEORIA, ILLINOIS 61614

SITE PLAN
SHERIDAN ROAD (US-IL-564)
PEORIA, ILLINOIS

PROJECT TITLE: SHERIDAN ROAD (US-IL-564)

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/11/2011
2	REVISED	11/11/2011
3	REVISED	11/11/2011
4	REVISED	11/11/2011
5	REVISED	11/11/2011
6	REVISED	11/11/2011
7	REVISED	11/11/2011
8	REVISED	11/11/2011
9	REVISED	11/11/2011
10	REVISED	11/11/2011
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99	REVISED	11/11/2011
100	REVISED	11/11/2011

PROJECT NUMBER: 27794
 SET: ZONING CHECK
 DATE: 7/12/2011
 DRAWN BY: AP
 SCALE: 1" = 10' - 0"





Edge Consulting Engineers, Inc.
 1450 W. 112th Street
 Peoria, IL 61614
 Phone: (309) 691-0077
 Fax: (309) 691-1001
 www.edgeconsulting.com

CONSULTANT:



verticalbridge
 VERTICAL BRIDGE DEVELOPMENT, LLC
 1701 RIVERVIEW DRIVE, SUITE 200
 PEORIA, ILLINOIS 61614-3818
 CELL# 312-737-8889

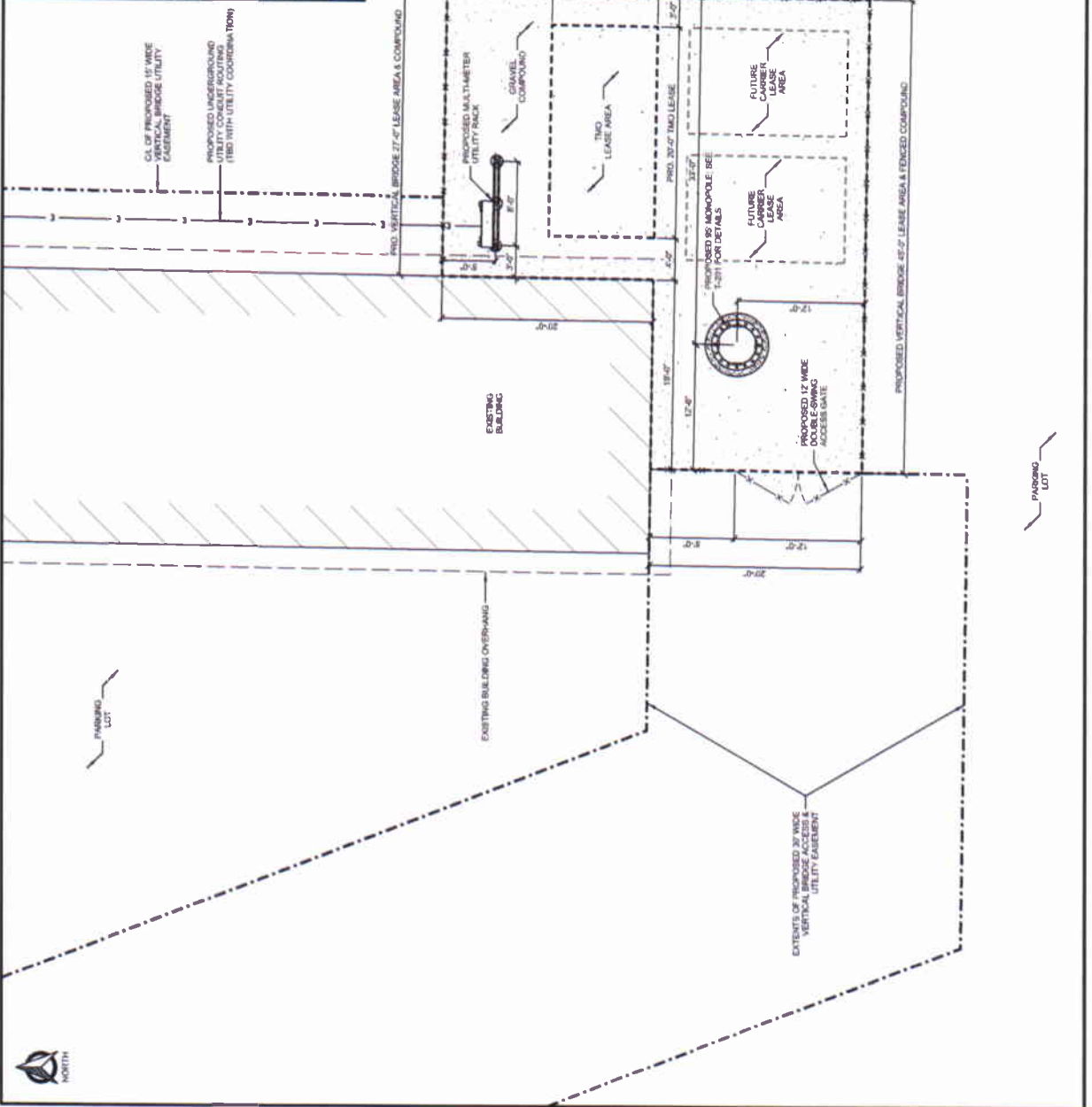
ENLARGED SITE PLAN
 SHEMIDAN ROAD (US-41-5864)
 PEORIA, ILLINOIS

SHEET TITLE	
DATE	REVISION
NOV 14 2019	REVISION
SEP 29 2019	REVISION
SEP 29 2019	REVISION
SEP 29 2019	REVISION
SEP 29 2019	REVISION

SUBMITTAL	AP
SHEET NO.	1
DATE	7/12/2021
PROJECT NUMBER	21794
SHEET NUMBER	1
ZONING DISTRICT	C-102



A SITE OVERVIEW

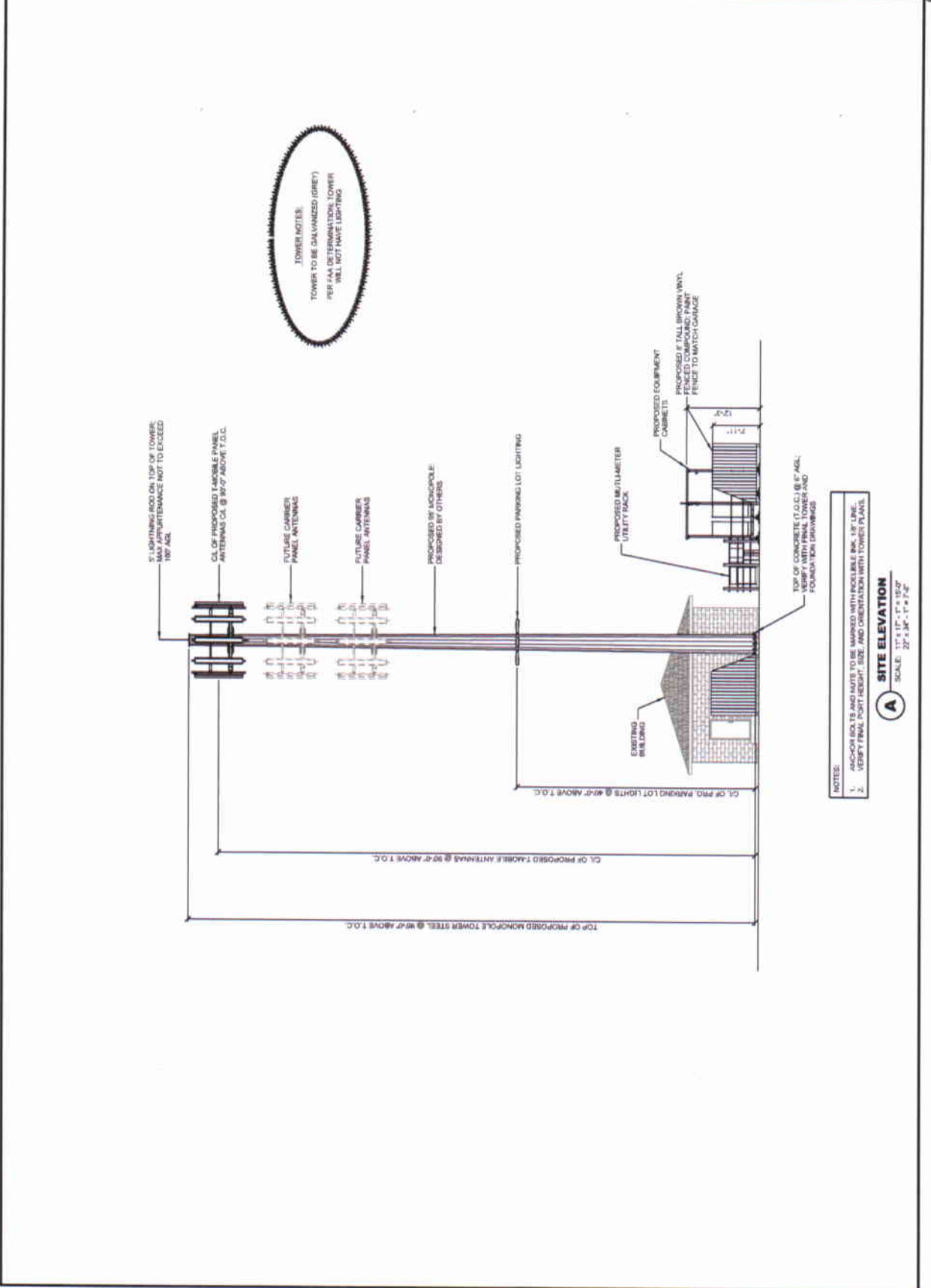


Edge
 Consulting Engineers, Inc.
 624 WILSON STREET
 PEORIA, ILLINOIS 61603
 PHONE: 309.696.1400
 FAX: 309.696.1401
 WWW: WWW.EDGE-CONSULTING.COM

vertical bridge
 GENERAL ENGINEERING & ARCHITECTURE, LLC
 1000 W. UNIVERSITY AVENUE
 SUITE 200
 PEORIA, ILLINOIS 61614

**SHELDAN ROAD (US-IL-894)
 PEORIA, ILLINOIS
 SITE ELEVATION**

PROJECT NO.	21794
DATE	7/12/2021
PROJECT NUMBER	21794
SET TYPE	ZONING DWGS.
SET NUMBER	T-201



- NOTES:
1. ANCHOR BOLTS AND NUTS TO BE MARKED WITH INKIBLE INK 1/8" LINE.
 2. VERIFY FINAL POINT HEIGHT, SIZE, AND ORIENTATION WITH TOWER PLANS.

A SITE ELEVATION
 SCALE: 1" = 10' - 1" = 10'-0"
 2" = 34' - 1" = 34'-0"