



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (prepared by Kerilyn Weick)
DATE: August 5, 2021
CASE NO: PZ 403-2021

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Marc Samko, of Vertical Bridge Development LLC, for property owner Peoria City/County Health Department, to obtain 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 IL (Council District 2).

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The petitioner is requesting to construct a wireless telecommunication tower and facility on property owned by the Peoria City/County Health Department. Vertical Bridge Development LLC has a lease agreement to use the property. The tower would be owned by Vertical Bridge, who would lease the tower and facility space to cellphone carriers. Per the Unified Development Code, wireless telecommunication facilities shall locate according to the following priorities with (1) being the highest priority:

- 1) Existing towers or other structures
- 2) Industrial or institutionally zoned or publicly-owned property
- 3) Commercial, office, central business, agricultural, or parking zoning
- 4) Residential zoning

This request is priority #2, as it is a new tower on publicly owned land. The tower and ground equipment facility would be placed within a 1440 square foot lease area surrounded by a new solid fence or existing garage structure.

The table below summarizes the relevant development items from the Unified Development Code.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Priority Location	Located on publicly owned property.	NA	2 nd priority location
Tower Height	95 feet above grade, plus 5 foot lighting rod	None	In compliance
Setbacks	The facility will be behind the office buildings and adjacent to the existing garage. The ground facility will be at least 68 feet from any property line. The tower will be at least 100 feet from any property line.	None	The required setbacks from front, side, and rear yards are met or exceeded, including the minimum 50-foot separation from residential property.
Tower Design	Monopole tower will be galvanized grey. The facility will be able to accommodate 3 total carriers.	Waiver to reduce the total number of carriers to three. Additional shared usage is not feasible based on the height of the proposed structure and available ground space.	No objection to the waiver request.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Lighting	The parking lot light will be replaced and installed on the tower at a height of 40 feet above grade. No other lighting is proposed.	None	Parking lot light will need to comply with exterior lighting standards.
Signs	Required signage will be provided.	None	Required to have two signs, each not to exceed 4 sq ft, to provide notice of RF radiation and emergency contact information.
Accessory Structure	An equipment shelter is not proposed. Equipment will be stored in cabinets behind a locked privacy fence. The typical equipment cabinet is beige in color.	None	None
Equipment Facility Enclosure	The ground facility will be screened by a new privacy fence and the existing garage. The privacy style fence will be 8 feet tall, of vinyl material, and colored brown.	Waiver to construct the enclosure with vinyl fence material.	A waiver is required for the fence material to be vinyl instead of masonry, brick, or aluminum. The brown color of the fence must be a close match to the color of the garage walls.
Landscaping	No landscaping is proposed.	Waiver to eliminate the landscape buffer requirement. The facility is in a parking lot adjacent to an existing garage. The garage and proposed fence screen the view of the ground equipment. Landscaping would attract attention to the facility.	No objection to the waiver request.
Building Codes and Safety Standards	Construction, operation, maintenance will comply with required local, federal codes.	None	None
Security	The facility is monitored remotely and fenced in with a locked gate.	None	None
Access & Parking	The facility will be accessed via the main entrance to the Health Department from Sheridan Road. Maintenance of the proposed use is required 1-3 times a month. Onsite, paved parking is sufficient to accommodate the maintenance passenger vehicle.	None	Vehicle access to the facility shall enter/exit from Sheridan Road only.

BACKGROUND

Property Characteristics

The subject property includes four parcels on approximately 3.77 acres consisting of the Peoria City/County Health Department facility. The property is developed with two office buildings, a garage, and a parking lot.

The property is in the Class R-4 (Single-Family Residential) District. Surrounding zoning is Class R-4 (Single-Family Residential) District and Class C-N (Neighborhood Commercial) District. Surrounding land use is predominately residential. The west side of Sheridan Road includes commercial and religious uses.

History

Existing buildings for the Health Department were constructed in the early 1950s with additions in the 1980s. In 1957, the property was rezoned from B (Two-Family Dwelling) to G (Commercial). Presently, the property is in the R-4 (Single-Family Residential) district.

Date	Zoning
1931 - 1958	B (Two Family Dwelling) and G (Commercial)
1958 - 1963	B (Two Family Dwelling) and E (Neighborhood Commercial)
1963 - 1990	R1 (Low-Density Residential)
1990 - Present	R4 (Single-Family Residential)

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property nor diminishment to property values	Yes	None
No impediment to orderly development	Yes	Condition that the color of the solid fence must be a close match to the color of the garage walls.
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	Condition that vehicle access to the facility shall enter/exit from Sheridan Road only.
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Waiver to eliminate the landscaping requirement. Waiver to allow vinyl fence material. Waiver to reduce the number of carrier spaces.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Grow Business	N/A

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request with the following conditions and waivers:

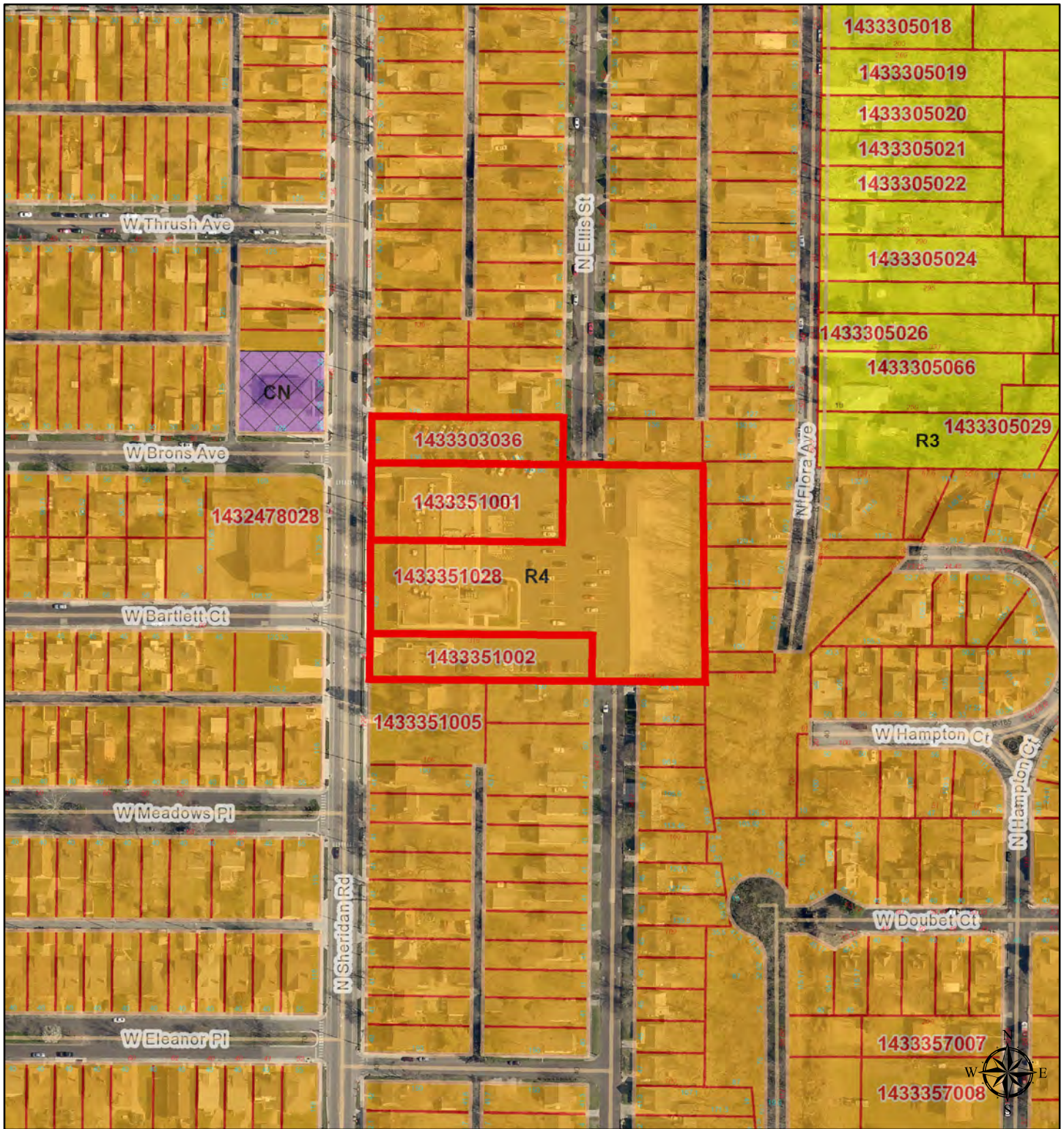
1. Condition that vehicle access to the wireless telecommunication facility shall enter and exit the property from Sheridan Road only.
2. Condition that the color of the privacy fence, for the equipment facility enclosure, as shown on the site plan, is a close match to the color of the garage walls.
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.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

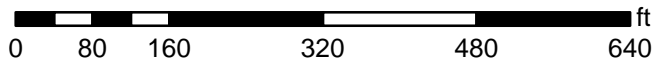
ATTACHMENTS

1. Surrounding Zoning
2. Aerial Photo
3. Petitioner's description of the request
4. List of the carrier's existing installations in the city and within two miles of the city limits
5. Site Plans
6. Photo simulations

Zoning 2114 N Sheridan Rd



1 inch = 200 feet

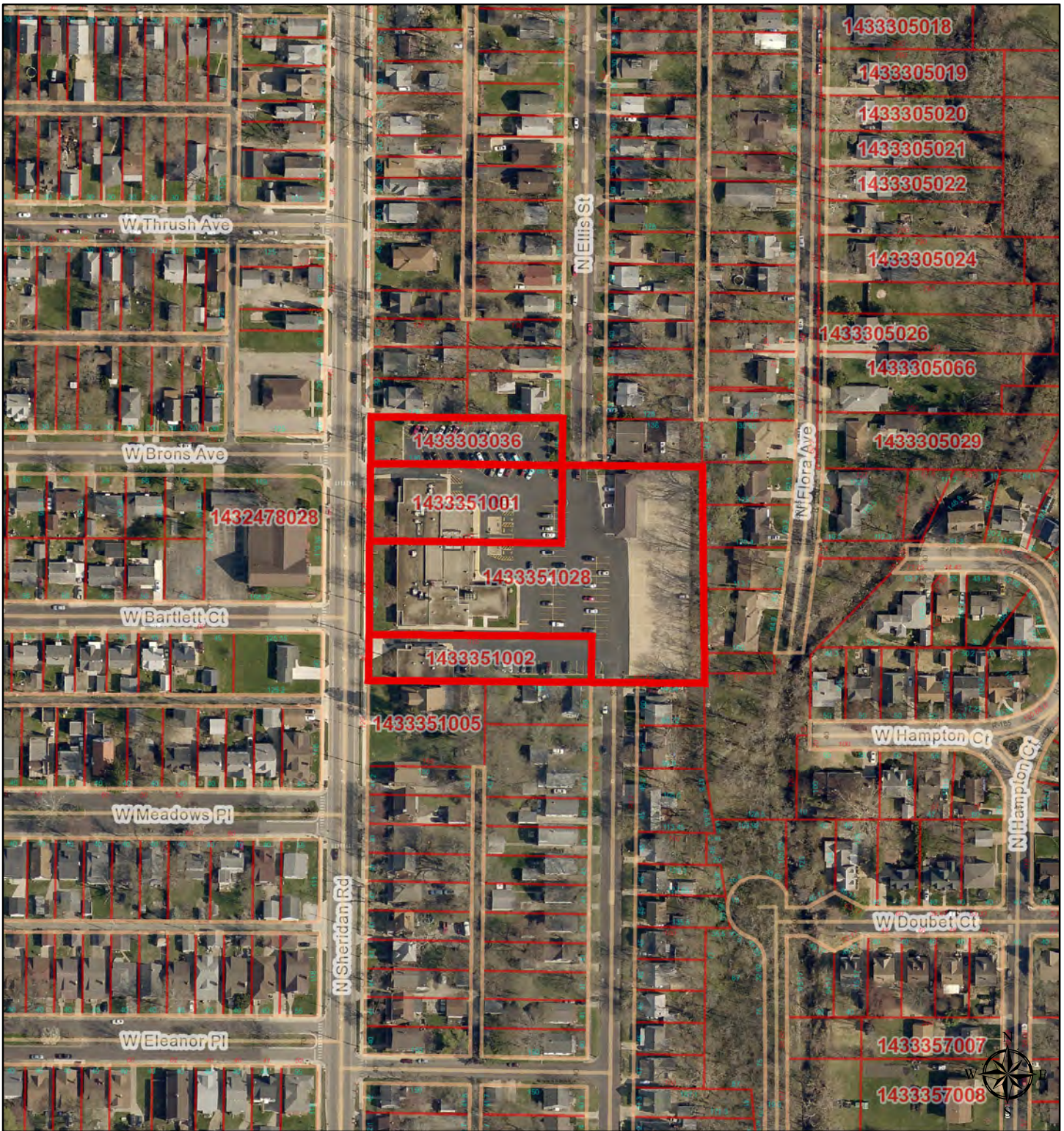


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

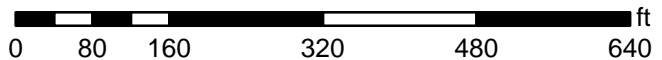
Peoria County, IL
 Peoria County, IL, HERE, USGS



2116 N Sheridan Rd



1 inch = 200 feet



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Peoria County, IL
 Peoria County, IL, HERE, USGS



**PEORIA COUNTY HEALTH DEPARTMENT
VERTICAL BRIDGE / T-MOBILE TOWER SPECIAL USE APPLICATION
PROJECT SUMMARY**

Petitioner

Vertical Bridge is a national tower development company serving all wireless carriers as well as municipal emergency providers. Their property management services allow wireless providers to focus on providing quality service to their customers while Vertical Bridge manages the tower side. Vertical Bridge currently leases the property from the Peoria County Health Department and is seeking a Special Use Permit from the City of Peoria to erect a new 95' communication tower in the parking lot to allow T-Mobile to improve their wireless service in the area.

Reason for Petition

The wireless industry is enjoying explosive growth, both domestically and internationally. Over half of the users are completely wireless in their homes with an average of 13 wireless devices being used for traditional calls, texting, emailing, streaming videos and movies, and accessing the internet. In addition to the many well-known business and personal uses of wireless communications, wireless phone networks have become a critical part of the nation's emergency communications infrastructure. Recent studies indicate that over 240 million "911" and distress calls were placed on wireless phones in the United States annually and in some places, over 80% are made from wireless phones. The ability to deliver wireless service not only provides a means for every business and personal communication but has also become an essential part of the public's health and safety.

To that end, Vertical Bridge has teamed up with T-Mobile to propose a new tower at the Peoria County Health Department office off Sheridan Road. The tower is consistent with existing towers throughout the city and State of Illinois and will enable T-Mobile to provide the wireless service they promise to the community. The details of this need and the design are enclosed.

Property Description

Vertical Bridge is proposing a new 95-foot tower at the Peoria County Health Department office located at 2116 N. Sheridan Road. The subject parcel lies within the R-4 Zoning District. The subject property PIN # is 14-33-351-028.

Nature of Request/Zoning Analysis

Vertical Bridge seeks a Special Use Permit and any other zoning relief necessary to allow the communications tower per city code section 5.3.2.D.

Components and Operations

The proposed facility is a galvanized steel 95' monopole tower enclosed in a 1,400-foot lease area surrounded by an 8-foot brown vinyl fence that will match the color of the abutting garage. The tower and lease area have been designed for collocation to allow two (2) additional carriers to lease space. The facility will be unmanned and only require occasional maintenance visits (approximately 1 to 3 times per month) by a service technician. Access to the proposed

facility will be accessed via the existing paved entryways to the property. Hence, the facility will not have any material impact on traffic, parking, or stormwater control.

The facility is entirely monitored by computers connected directly to a central office which alerts personnel to equipment malfunctions or breaches of security. Moreover, no material noise, glare, smoke, debris, traffic flow, or any other nuisance will be generated.

The facility is designed to meet applicable government and industry safety standards. Vertical Bridge and T-Mobile will comply with FCC and FAA rules governing construction, technical standards, interference protection, power, along with radio frequency standards.

Requested Action

Vertical Bridge is respectfully requesting a Special Use Permit along with any other relief required under the zoning ordinance and expressly reserves all its rights, including, those available to them under the City of Peoria, and any other state, local, or federal law.

We look forward to favorable consideration.

Respectfully,

Ray Shinkle

Ray Shinkle
Agent for Vertical Bridge

Enclosures:

Signed Application for Development Review
Special Use Standards
Plans
Photo simulations

STANDARDS FOR SPECIAL USE

Section 2.9.10:

A. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare:

The proposed facility will not be detrimental or endanger the public health, safety, morals, comfort or general welfare of the neighborhood or the community. The proposed facility will enable T-Mobile and future carriers to provide the needed wireless coverage in the surrounding residential and commercial districts.

The special use will further enhance the public health, safety, and general welfare of the community through increased accuracy of the Enhanced 911 (“E-911”) service and improved on street and in-building coverage for residents and businesses. Reliable connectivity also enhances the community’s ability to communicate with friends, family and neighbors which increases the community’s safety, efficiency, and productivity there by reducing stress.

Some of the many ways wireless telephone technology contributes to the general welfare of the communities it serves are:

- E-911 service allows public safety answering points (PSAPs) to specifically locate users of wireless devices who dial 9-1-1, even if those users cannot communicate.
- Over 80% of 9-1-1 calls originate from a cell phone, it is critical to the public safety that wireless devices have in building coverage sufficient to make these calls. Robust public safety services reduce emergency response times thus improving the general welfare of the community.
- Improved multi carrier coverage will allow more residents to receive community alerts provided through public services announcements via texts and smart phone applications (7,098 in 2019), such as weather, traffic/directions and news alerts. Seventy Six percent (76%) of travelers say a mobile phone is the most important trip accessory and eighty nine percent (89%) say they always have their phone within arm’s reach, underscoring the importance of seamless coverage.
- In the United States, 2020 mobile data traffic grew 24.3% for voice and 19.6% for data, indicating the ever-increasing reliance on mobile phones as the primary mode of communication and information sharing.

B. The special use will not be injurious to the uses and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values in the neighborhood in which it is located;

The proposed facility is just 95' and over 100' from the closest property line to the north and east. The tower will not interfere with any other form of communication or utility, whether public or private. To the contrary, wireless technology affords vital communications to emergency personnel to protect the general public's health safety and welfare. While collocation on an existing structure is always the preferred choice by municipalities and carriers, there is nothing in the area and we selected the best option available. As stated in the enclosed T-Mobile affidavit, the US Cellular tower off University Ave is too close to an existing T-Mobile site and does NOT work.

The facility will remain unstaffed, and accordingly, there will be no impact to the existing traffic patterns, nor will there be any traffic hazards or nuisances generated. Maintenance personnel will visit this site one to three times per month, and thus, the safety and efficiency of public streets will be maintained.

As previously mentioned, wireless technology does not have an adverse effect on matters affecting the public health, safety, and general welfare. Wireless technology affords vital communications in emergency situations and will commonly be used by residents and emergency personnel to protect the general public's health, safety and welfare. The facilities will be fenced in with a locked gate. The equipment is also monitored by the T-Mobile switch office.

C. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The proposed Special Use conforms to the applicable regulations of wireless facilities in the City code. The access to the facility is unchanged since its proposed in the paved parking lot. No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. This site is entirely self-monitored and connects directly to a central office where computers alert personnel to any equipment malfunction or breach of security.

D. Adequate facilities, access roads, drainage and/or necessary facilities have been or will be provided;

The existing paved access will be used with utilities close by.

E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The facility will be accessed 1 to 3 times a month for brief periods to check the equipment, so there will not be increase in traffic.

F. The proposed special use is not contrary to (supports or furthers) objectives of the adopted plan in 1.6;

Robust wireless communications are vital to the community and T-Mobile has demonstrated a need that is only going to get worse over time. We have shown there are no existing structures in area, this is the best choice to serve this need.

G. If a public use or a use providing public utility service, that such use or service shall meet a demonstrative public need, and provide a public benefit

As stated above, the special use will further enhance the public health, safety, and general welfare of the community through increased accuracy of the Enhanced 911 (“E-911”) service and improved on street and in-building coverage for residents and businesses. Reliable connectivity also enhances the community’s ability to communicate with friends, family and neighbors which increases the community’s safety, efficiency, and productivity there by reducing stress. E-911 service allows public safety answering points (PSAPs) to specifically locate users of wireless devices who dial 9-1-1, even if those users cannot communicate. Over 80% of 9-1-1 calls originate from a cell phone, it is critical to the public safety that wireless devices have in building coverage sufficient to make these calls.

H. The special use, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning and Zoning Commission.

T-Mobile and Vertical Bridge believe this site is in harmony with the applicable standards for new antenna facilities. There are two existing monopole towers within a mile to the east and the west that are very similar to this site. Unfortunately, the tower to the east is too low with no room for collocation and the tower to the west is too close to an existing T-Mobile site. This special use will further enhance the public health, safety, and general welfare of the community through increased accuracy of the Enhanced 911 (“E-911”) service and improved on street and in-building coverage for residents and businesses.

AFFIDAVIT

**T-Mobile Central LLC
PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY
Peoria County Board of Health
Peoria, IL**

I, Jim Fairchild, Site Development Manager, representing T-Mobile Central LLC, d/b/a T-Mobile, a Delaware limited liability company (hereinafter "T-Mobile"), whose address is 1400 Opus Place, 7th Floor, Downers Grove, Illinois, being duly sworn, state the following:

1. I am the Site Development Manager engaged in the development and deployment of T-Mobile's Chicago area network and involved in network design and optimization, including evaluation and selection of candidates for wireless telecommunications base station sites in the network.
2. In an effort to provide seamless coverage in Peoria, T-Mobile has determined that it is necessary to obtain a site within a 0.5-mile radius of the Peoria County Board of Health Offices (the "Search Ring"). This new site will help in offloading the existing On-Air sites CH29840C1A on the south side of the ring and CH29644A2 on north west side of the ring and this candidate will also serve Peoria County Board of Health traffic and cover the nearby intersections along Sheridan Road, since the demand will only increase over time. T-Mobile MUST be able to add a new site to the area in order to maintain seamless service.
3. There are no existing tower structures or feasible building structures with a suitable height of 120' or greater above ground level within 0.5 miles of the search location. The US Cellular tower located at 2503 N. University Road (USC #688413) is too close to T-Mobile site CH29644A.
4. My evaluation, conducted in the normal course of T-Mobile's operations, consisted of predicting signal propagation via industry-standard software models. T-Mobile calculated the proposed site's contribution to T-Mobile's needs for coverage and capacity in the area intended to be served by the site within reference to surrounding proposed sites.
5. Further Affiant Sayeth Not.

IN THE PRESENCE OF:

Jim Fairchild
Print Name:



Jim Fairchild

Print Name:



Insite RE, Inc.
1s660 Midwest Road
Suite 140
Oakbrook Terrace, IL 60181

June 29, 2021

City of Peoria
Planning and Zoning Commission
419 Fulton St
Room 300
Peoria, IL 61602

RE: Vertical Bridge Zoning Request for Telecommunication Tower - Waiver Request regarding carriers

To whom It may concern:

Vertical Bridge is requesting a waiver regarding Telecommunication Facilities Code Section 5.3 – 4 K (1) which requests the tower accommodate at least four (4) carriers. Due to the height of the proposed tower and the available ground space for future equipment there will only be room for three (3) potential carriers.

Vertical Bridge will comply with negotiating with other future carriers for collocation.

Ray Shinkle

Thanks,


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Suite 140
Oakbrook Terrace, IL 60181
773-960-8781
shinkle@insite-inc.com



Insite RE, Inc.
1s660 Midwest Road
Suite 140
Oakbrook Terrace, IL 60181

June 29, 2021

City of Peoria
Planning and Zoning Commission
419 Fulton St
Room 300
Peoria, IL 61602

RE: Vertical Bridge Zoning Request for Telecommunication Tower - Waiver Request for Landscaping

To whom it may concern:

Vertical Bridge is requesting a waiver regarding the landscaping requirements as the proposed tower is in the middle of the parking lot of the Peoria County Board of Health's property located at 2116 N. Sheridan Road. The brown vinyl fence surrounding the tower and equipment cabinets will conceal the equipment and match the abutting garage.

Ray Shinkle

Thanks,


15660 Midwest Road
Suite 140
Oakbrook Terrace, IL 60181
773-960-8781
shinkle@iniste-inc.com

Site No	Site Name	Site Category	Site Type	Height	Address	City	State	Zip	County	Ground Elevation (feet)	FCC Registration Number	Distance	DecLat	DecLong
US-IL-5664	Sheridan Road	Tower	TWR - IP	105	2116 N. Sheridan Road	Peoria	IL	61604	Peoria	603.5	1313767	1.506409	40.713789	-89.602
US-IL-5529	Grosenbach FM	Tower	Guyed Tower	450	22484 Grosenbach Road	Washington	IL	61571	Tazewell	700.1	1004501	4.988208353	40.72277778	-89.51111111
US-IL-5533	WIRL AM 4	Tower	Guyed Tower	192	1915 Zion Oaks Road	Pekin	IL	61554	Tazewell	661		7.817194195	40.623025	-89.589735
US-IL-5532	WIRL AM 3	Tower	Guyed Tower	192	1915 Zion Oaks Road	Pekin	IL	61554	Tazewell	661		7.851523413	40.622515	-89.589881
US-IL-5531	WIRL AM 2	Tower	Guyed Tower	192	1915 Zion Oaks Road	Pekin	IL	61554	Tazewell	658		7.885708296	40.622008	-89.590018
US-IL-5692	PE002 WFYR-FM WZPW-FM STL	Tower	Guyed Tower	337	9700 W Civil Defense Rd	Edwards	IL	61528	Peoria	659.3	1051460	7.896273096	40.77277778	-89.74722222
US-IL-5530	WIRL AM	Tower	Guyed Tower	192	1915 Zion Oaks Road	Pekin	IL	61554	Tazewell	652		7.919405174	40.621508	-89.590159
US-IL-5694	PEG005 WVLE-AM	Tower	Guyed Tower	238	1505 Edgewater Drive	Pekin	IL	61554	Tazewell	464.9	1057134	9.195778463	40.60345833	-89.62563333
US-IL-5693	PEG003 WGLO-FM STL Entire Market W287DG	Tower	Guyed Tower	500	4871 Edgewater Rd	North of Groveland	IL	61611	Tazewell	749.8	1011931	9.551391404	40.60641389	-89.54000278



CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
verticalbridge
 VERTICAL BRIDGE DEVELOPMENT, LLC
 750 PARK OF COMMERCE DRIVE
 SUITE 200
 BOCA RATON, FL 33487

SITE PLAN
 SHERIDAN ROAD (US-IL-5664)
 PEORIA, ILLINOIS

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/19/19	REV. A
ADP	06/04/19	REV. 0
ADP	09/04/19	REV. 1
ADP	07/12/21	REV. 2

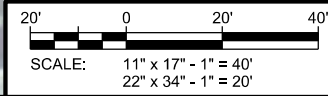
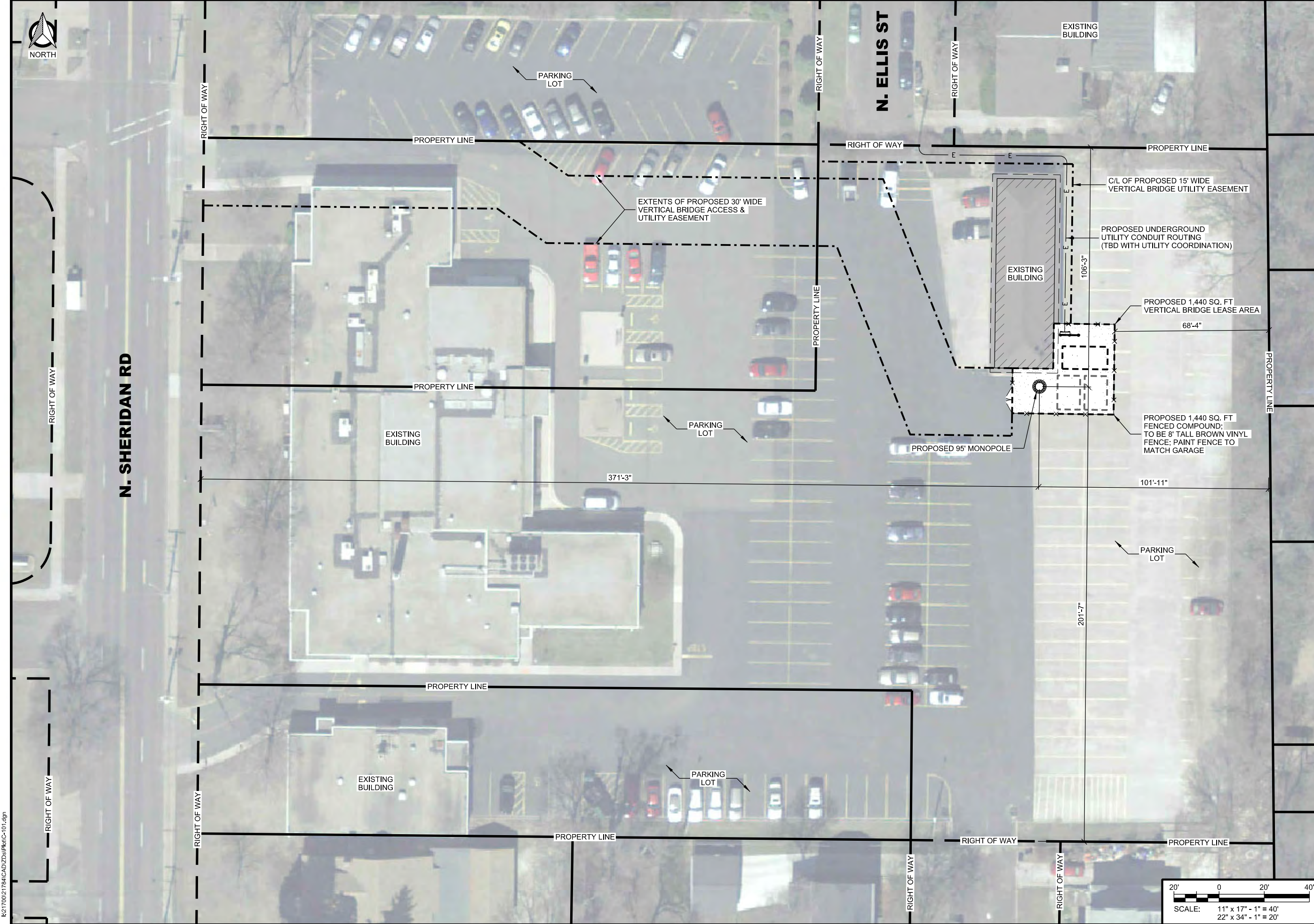
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PLOT DATE: 7/12/2021

PROJECT NUMBER: 21784

SET TYPE: ZONING DWGS.

SHEET NUMBER: **C-101**



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PARKING LOT

C/L OF PROPOSED 15' WIDE VERTICAL BRIDGE UTILITY EASEMENT
PROPOSED UNDERGROUND UTILITY CONDUIT ROUTING (TBD WITH UTILITY COORDINATION)



A SITE OVERVIEW

EXISTING BUILDING OVERHANG

EXISTING BUILDING

PRO. VERTICAL BRIDGE 27'-0" LEASE AREA & COMPOUND

PROPOSED MULTI-METER UTILITY RACK
GRAVEL COMPOUND

TMO LEASE AREA

PRO. 20'-0" TMO LEASE

PROPOSED 95' MONOPOLE; SEE T-201 FOR DETAILS

FUTURE CARRIER LEASE AREA

FUTURE CARRIER LEASE AREA

PROPOSED 12' WIDE DOUBLE-SWING ACCESS GATE

EXTENTS OF PROPOSED 30' WIDE VERTICAL BRIDGE ACCESS & UTILITY EASEMENT

FENCED COMPOUND AREA TO BE FILLED WITH GRAVEL

PROPOSED 1,440 SQ. FT VERTICAL BRIDGE LEASE AREA & FENCED COMPOUND; TO BE 8' TALL BROWN VINYL FENCE; PAINT FENCE TO MATCH GARAGE

PROPOSED VERTICAL BRIDGE 45'-0" LEASE AREA & FENCED COMPOUND

PARKING LOT

CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:
verticalbridge
VERTICAL BRIDGE DEVELOPMENT, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

ENLARGED SITE PLAN
SHERIDAN ROAD (US-IL-5664)
PEORIA, ILLINOIS

SHEET TITLE

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/19/19	REV. A
ADP	06/04/19	REV. 0
ADP	09/04/19	REV. 1
ADP	07/12/21	REV. 2

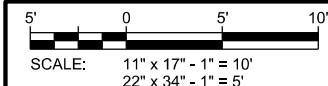
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PLOT DATE: 7/12/2021

PROJECT NUMBER: 21784

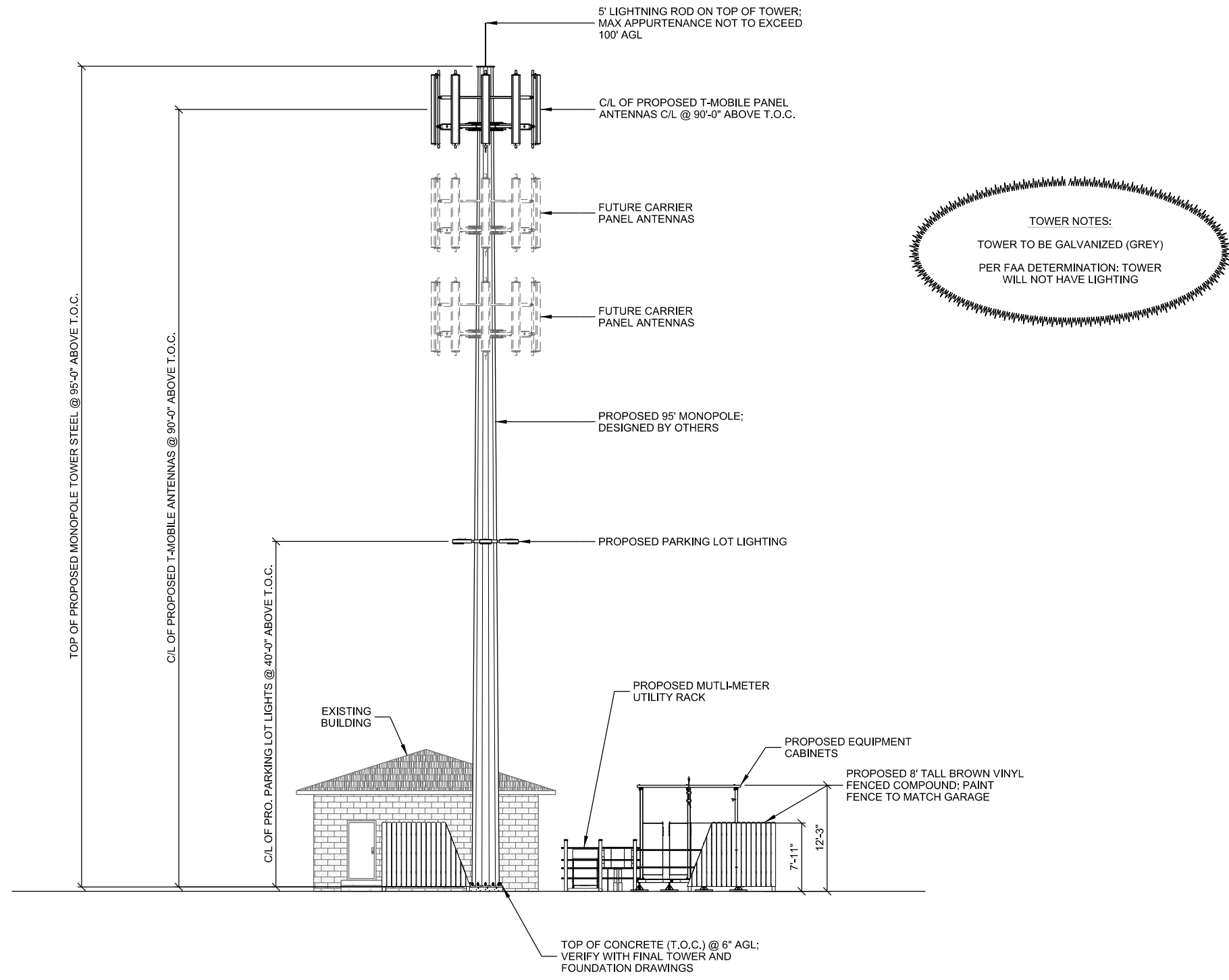
SET TYPE: ZONING DWGS.

SHEET NUMBER: **C-102**



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SITE ELEVATION
 SHERIDAN ROAD (US-IL-5664)
 PEORIA, ILLINOIS



TOWER NOTES:
 TOWER TO BE GALVANIZED (GREY)
 PER FAA DETERMINATION: TOWER
 WILL NOT HAVE LIGHTING

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

A SITE ELEVATION
 SCALE: 11" x 17" - 1" = 15'-0"
 22" x 34" - 1" = 7'-6"

SHEET TITLE:

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	02/19/19	REV. A
ADP	06/04/19	REV. 0
ADP	09/04/19	REV. 1
ADP	07/12/21	REV. 2

CHECKED BY: AP

PLOT DATE: 7/12/2021

PROJECT NUMBER: 21784

SET TYPE: ZONING DWGS.

SHEET NUMBER: **T-201**



ACTUAL PHOTOGRAPH BEFORE SIMULATION



PHOTO SIMULATION OF PROPOSED INSTALLATION

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
verticalbridge
 VERTICAL BRIDGE DEVELOPMENT, LLC
 750 PARK OF COMMERCE DRIVE
 SUITE 200
 BOCA RATON, FL 33487

**PHOTO SIMULATION 1
 SHERIDAN ROAD (US-IL-5664)
 PEORIA, ILLINOIS**

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/07/19	REV. 0
NAT	06/04/19	REV. 1
NAT	08/21/19	REV. 2
NAT	06/08/21	REV. 3
NAT	07/07/21	REV. 4

CHECKED BY:	AP
PLOT DATE:	7/7/2021
PROJECT NUMBER:	21784
SET TYPE:	PHOTO SIMS.

SHEET NUMBER **T-901**

R:\217002\784\Photo Sim\CAD\T-901.dgn



ACTUAL PHOTOGRAPH BEFORE SIMULATION



PHOTO SIMULATION OF PROPOSED INSTALLATION

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
verticalbridge
 VERTICAL BRIDGE DEVELOPMENT, LLC
 750 PARK OF COMMERCE DRIVE
 SUITE 200
 BOCA RATON, FL 33487

PHOTO SIMULATION 2
SHERIDAN ROAD (US-IL-5664)
PEORIA, ILLINOIS

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
NAT	02/07/19	REV. 0
NAT	06/04/19	REV. 1
NAT	08/21/19	REV. 2
NAT	06/08/21	REV. 3
NAT	07/07/21	REV. 4

CHECKED BY:	AP
PLOT DATE:	7/7/2021
PROJECT NUMBER:	21784
SET TYPE:	PHOTO SIMS.

SHEET NUMBER **T-902**

R:2170021784\Photo Sim\CAD\T-902.dgn



ACTUAL PHOTOGRAPH BEFORE SIMULATION



PHOTO SIMULATION OF PROPOSED INSTALLATION

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
verticalbridge
 VERTICAL BRIDGE DEVELOPMENT, LLC
 750 PARK OF COMMERCE DRIVE
 SUITE 200
 BOCA RATON, FL 33487

PHOTO SIMULATION 3
SHERIDAN ROAD (US-IL-5664)
PEORIA, ILLINOIS

SHEET TITLE:

INT.	DATE	DESCRIPTION:
NAT	02/07/19	REV. 0
NAT	06/04/19	REV. 1
NAT	08/21/19	REV. 2
NAT	06/08/21	REV. 3
NAT	07/07/21	REV. 4

CHECKED BY	AP
PLOT DATE	7/7/2021
PROJECT NUMBER	21784
SET TYPE	PHOTO SIMS.

SHEET NUMBER **T-903**

R:2170021784\Photo Sim\CAD\T-903.dgn

Capacity Site NSD CH99193A

CHML RF Network Growth Team

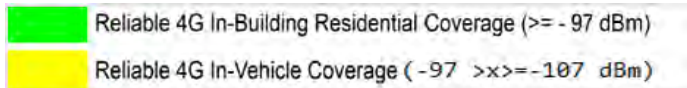
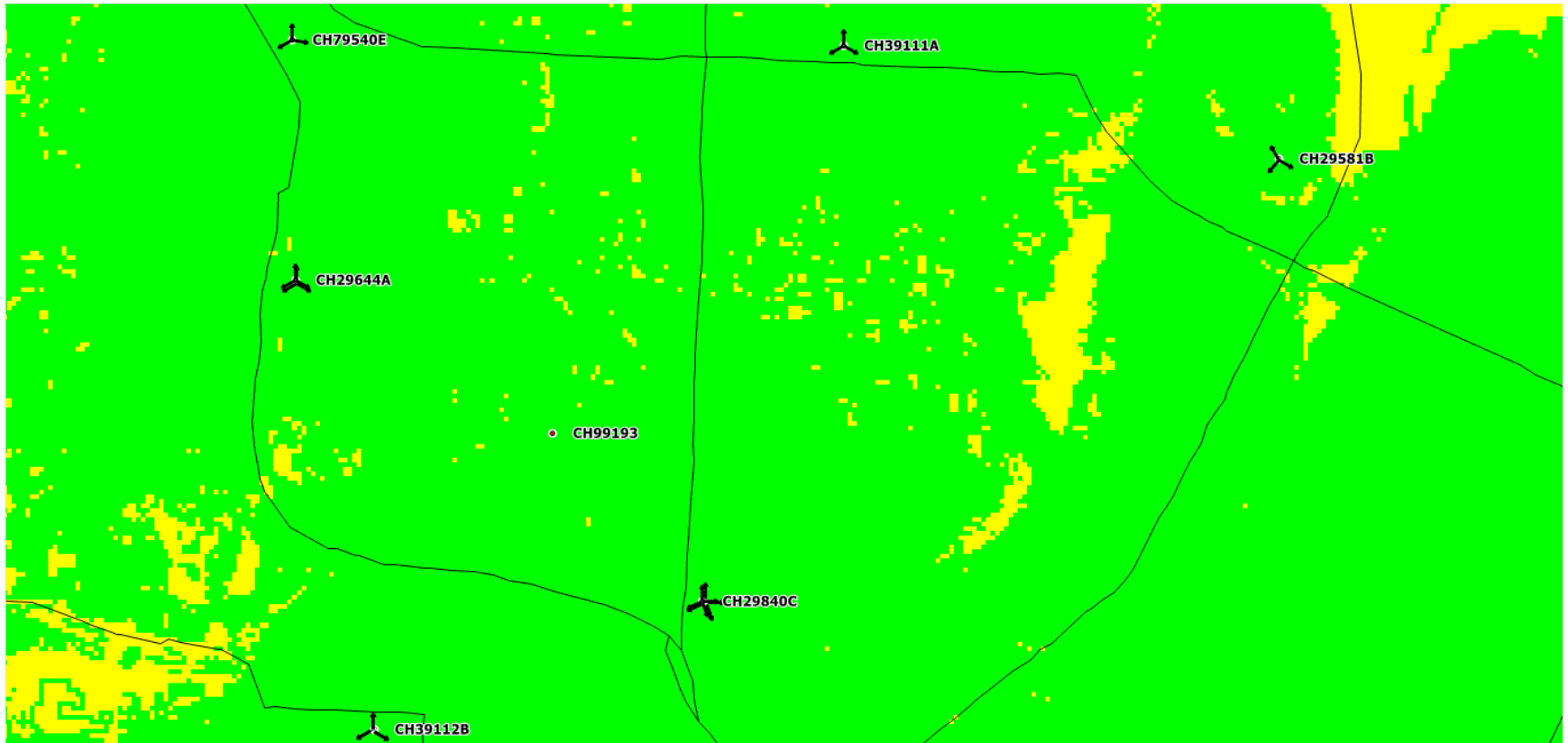
This new site will provide Capacity in Peoria, IL and offload the congested sectors CH29840C1 and CH29644A2

T-Mobile®



Existing 4G Voice Service without the Proposed Site

MID BAND (L2100 MHZ) LTE SERVICE MAP (RSRP)



4G Voice Service With the Proposed Site @ 90' AGL

MID BAND (L2100 MHZ) LTE SERVICE MAP (RSRP)

