



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**THRU:** Site Plan Review Board  
**FROM:** Shannon Techie, Senior Urban Planner  
**DATE:** February 23, 2016  
**CASE NO:** PZ 16-04

**REQUEST: HOLD A PUBLIC HEARING AND FORWARD A RECOMMENDATION TO THE CITY COUNCIL ON A REQUEST FROM KATHLEEN GROARK OF INSITE, INC. AND VERIZON WIRELESS TO OBTAIN A SPECIAL USE FOR A WIRELESS COMMUNICATION FACILITY FOR THE PROPERTY LOCATED AT 2112 N LINN STREET (PARCEL IDENTIFICATION NOS. 14-33-378-019 & 14-33-378-020), PEORIA, IL (COUNCIL DISTRICT 2).**

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting a special use to install wireless communication antennas on the top of the apartment building located at 2112 N Linn Street. The request is considered a collocation per the Zoning ordinance, as the antennas are proposed to be installed on top of the existing building. Collocations can be handled administratively if the height increase is less than 10%. The original proposal was to increase the overall building height from 60 feet to 70 feet; however, in discussion with the applicant, they have decreased the proposed antenna height by 5 feet. The overall height increase, with the addition of the proposed antennas, is from 60 feet to 65 feet. The overall height increase is less than 10%; however, the maximum height allowed in the R-6 (Multi-family Residential) District is 45 feet. Please note that collocations are the highest priority per the Zoning Ordinance; however, wireless communication facilities shall not conflict with the character of a neighborhood.

The proposal is further described as follows:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Tower Location	Collocation on the existing building, as priority #1 in the ordinance.	N/A	Antennas should be positioned in a manner to minimize impact on the surrounding residential neighborhood; not placed on the Linn Street (west) side of the building.
Tower and Antenna Height	65 feet; an overall height increase of 5 feet.	Waiver from the height requirements (45 feet), in the R-6 District	SPRB does not object to this requested waiver, due to existing conditions.
Setbacks	No change to the building setback is proposed.	Waiver for existing conditions to allow the building to remain closer to the front property line than the require 30 foot setback.	SPRB does not object to this waiver request due to existing conditions.
Tower Design	Antennas are proposed to be painted to match the color of the existing building.	N/A	Antennas must be painted to match the color of the existing building.
Lighting	As required by FAA for the antenna. Two	N/A	No tower or antenna shall be artificially illuminated

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
	floodlights are proposed on the equipment facility area.		unless required by the FAA. Lighting shall not exceed 3 footcandles as measured at the property line and shall be down lit away from residential properties and public streets.
Signs	No signs are proposed per submitted plans.	N/A	Two signs not to exceed 4 sq. ft. must be placed on the site per Zoning Ordinance requirements for wireless communication facilities.
Accessory building/structure design	A building or shelter is not proposed. The equipment is proposed to be placed on a platform surrounded by an 8 foot tall wrought iron fence. The petitioner has requested that aluminum be allowed in place of wrought iron.	A waiver to allow the proposed fence to be constructed of aluminum with no inclusion of wrought iron.	Staff does not object to the waiver request, with the condition that the fence be black aluminum as shown in the attachments, to compliment the building, and be taller enough to fully screen all equipment, with no portion of the equipment extending beyond the height of the fence. Any gravel placed on the site in association with the equipment area must be contained within the fenced area and therefore not be visible on the site.
Landscaping	A landscaped buffer containing evergreen trees is proposed on the east side of the shelter and one tree on the north side.	A waiver to allow the landscaping to not extend around the entire perimeter of the fence.	SPRB does not object to this waiver request, with the condition that the landscaped strip be at least ten (10) feet wide outside the perimeter of the fence surrounding the equipment shelter, that additional trees be added on the north side of the compound, and that the fence fully screen the equipment on all sides.
Building codes and safety standards	Will comply as required.	N/A	The proposed Wireless Telecommunications Facility shall meet all codes, as required by the Zoning Ordinance.
Visual Intrusion	Petitioner has agreed to paint the antennas to match the building and to remove the antennas from the Linn Street (west side) of the building.	N/A	Antennas should be removed from the Linn Street (west side of the penthouse). SPRB does not object to the placement of antennas on the other

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
			three sides of the penthouse if they are painted to match the building as currently proposed.
Access & Circulation	The equipment shelter is proposed to be accessed through the parking lot.	N/A	There are two driveways off of Republic Street. The driveway farthest to the east consists of crumbling asphalt and/or gravel. As part of this approval that drive should be removed and returned to a sodded/seeded yard. The second concrete area adjacent to the building off of Republic isn't legal parking but can remain to be used as a patio.
Required permits and licenses	Permits will be obtained as required.	N/A	A holder of a Special Use Permit granted under this Ordinance shall obtain, at its own expense, all permits and licenses required by applicable Law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by the City or other governmental entity or agency having jurisdiction over the applicant.
Future Modifications	N/A	N/A	The holder of a Special Use Permit shall notify the Zoning Administrator of any intended modification of a Wireless Telecommunication Facility and shall apply to the Zoning Administrator to modify, relocate or rebuild a Wireless Telecommunications Facility. Such modification shall be processed as an amendment to the Telecommunications Special Use according to the requirements of Section 2.15 Special Uses of this Ordinance.
Parking	4 parking spaces proposed on-site; which	64 parking spaces are required (2 per unit) and therefore a waiver is	SPRB does not object to the waiver request due to existing conditions. Please

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
	includes one disabled parking space.	requested to allow existing conditions for parking number.	provide a site plan that shows striped parking spaces that meet Land Development Code requirements.
Mechanical & Utility Screening	Not addressed	N/A	There are existing unscreened utility boxes on the property which must be screened per Land Development Code requirements as part of this approval. In addition, the dumpster is placed in the front yard along Republic Street on the grass and is not screened. The dumpster must be relocated to a hard surface and screened per Land Development Code requirements. A revised site plan is required showing the new dumpster location and proposed screening, and must be reviewed and approved by the Site Plan Review Board.
Exterior Housing and Environmental Code Compliance	N/A	N/A	SPRB requests that the property be brought into compliance with all exterior housing and environmental code requirements; the windows on the garage must be un-boarded and windows installed and any deteriorated awnings need to be repaired or replaced.

## **BACKGROUND**

### **Property Characteristics**

The subject property contains .52 acres of land and is currently developed with a 32 unit apartment building. The property is zoned Class R-6 Multi-Family residential and surrounded by R-4 (Single-Family Residential) zoning to the north, west and south, and C-G (General Commercial) zoning to the east.

### **History**

Per assessment records, the building was built as a 32 unit apartment building in 1925. The property has historically been zoned as follows:

Date	Zoning
1931-1958	C (Apartment)
1958-1963	C (Apartment)

1963 - 1990	R-2 (Medium Density Residential)
1990 - Present	R-6 (Multi-Family)

**SITE PLAN REVIEW BOARD ANALYSIS**

The SPRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law, which results in the following requested conditions:

<b>Standard</b>	<b>Standard Met per SPRB Review</b>	<b>SPRB Condition Request &amp; Justification</b>
No detriment to public health, safety, or general welfare	Yes	N/A
No injury to other property or diminish property values	Yes	N/A
No impediment to orderly development	Yes	N/A
Provides adequate facilities	Yes	N/A
Ingress/Egress measures designed to minimize traffic congestion	Yes	N/A
Adherence to the comprehensive plan	Yes	N/A
If a public use/service, then a public benefit	Yes	N/A
Conforms to all district regulations	N/A	N/A
Comprehensive Plan Critical Success Factors	Grow employers and jobs.	N/A
City Council Strategic Plan Goals	Grow Peoria business, jobs, and population.	N/A

**SITE PLAN REVIEW BOARD RECOMMENDATION**

The Site Plan Review Board recommends **APPROVAL** of the request, with the following waivers and conditions:

1. A waiver from the height requirements (45 feet), in the R-6 District, to allow the building and antennas at a height of 65 feet.
2. A waiver for existing conditions to allow the building to remain closer to the front property line than the require 30 foot setback and for the antennas to be added to the building within the required 30 foot setback area.
3. A waiver to allow the proposed fence to be constructed of aluminum with no inclusion of wrought iron.
4. A waiver to allow the landscaping as proposed and to not extend around the entire perimeter of the fence.
5. A waiver to allow existing conditions for parking number.
6. Antennas must be painted to match the color of the existing building.
7. No tower or antenna shall be artificially illuminated unless required by the FAA.
8. Lighting shall not exceed 3 footcandles as measured at the property line and shall be down lit away from residential properties and public streets.
9. Two signs not to exceed 4 sq. ft. must be placed on the site per Zoning Ordinance requirements for wireless communication facilities.
10. The fence must be black aluminum, as shown in the attachments, to compliment the building, and be taller enough to fully screen all equipment, with no portion of the equipment extending beyond the height of the fence.
11. Any gravel placed on the site in association with the equipment area must be contained within the fenced area and therefore not be visible on the site.

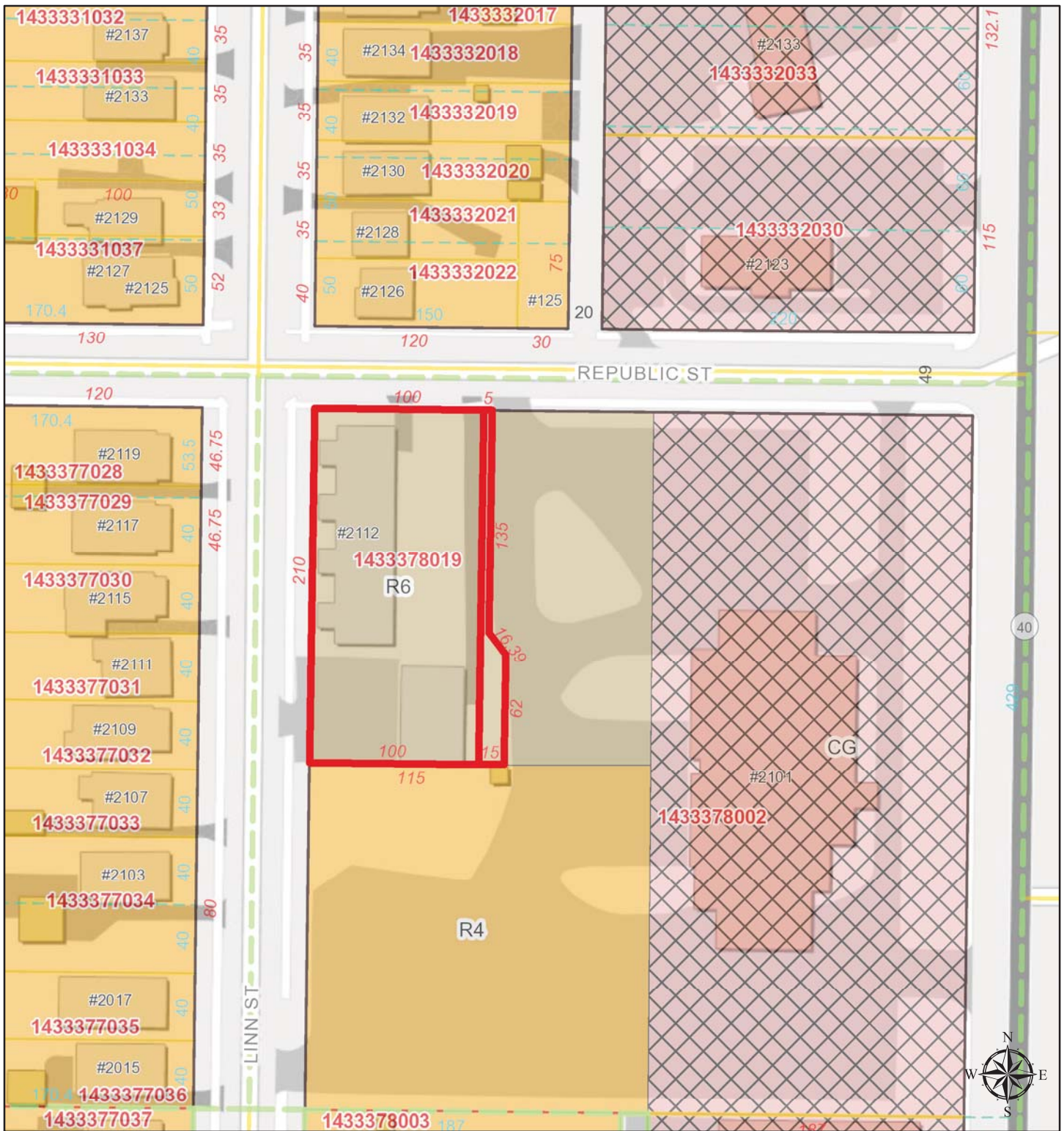
12. The landscaped strip must be at least ten (10) feet wide outside the perimeter of the fence surrounding the equipment shelter, additional trees must be added on the north side of the compound, and the fence must fully screen the equipment on all sides.
13. The proposed Wireless Telecommunications Facility shall meet all codes, as required by the Zoning Ordinance.
14. No antennas can be placed on the Linn Street (west) side of the penthouse.
15. The easterly driveway off of Republic shall be removed and returned to a sodded/seeded yard. The second concrete area adjacent to the building off of Republic isn't legal parking but can remain to be used as a patio.
16. All required permits must be obtained by the applicant.
17. A revised site plan that shows striped parking spaces that meet Land Development Code requirements must be provided before permits are issued.
18. Any new and existing rooftop or ground level mechanical equipment and utilities must be screened per Land Development Code requirements as part of this approval.
19. The existing dumpster must be relocated to a hard surface, and screened and placed per Land Development Code requirements. A revised site plan is required showing the new dumpster location and proposed screening, and must be reviewed and approved by the Site Plan Review Board.
20. The property must be brought into compliance with all exterior housing and environmental code requirements; the windows on the garage must be un-boarded and windows installed and any deteriorated awnings need to be repaired or replaced.

**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 (County GIS Print in Color)
2. Aerial Photo (County GIS Print in Color - 2008 Photo for until updated)
3. Site Plan
4. Landscaping Plan
5. Elevations and/or Renderings
6. Photos
7. Statements (if applicable)
  - a. Economic Statement
  - b. Environmental Statement
  - c. Public Services Statement
  - d. Other (traffic studies, etc.)

# 2112 N Linn Street Surrounding Zoning



1 inch = 83 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



# 2112 N Linn Street 2008 Aerial Photo



1 inch = 42 feet



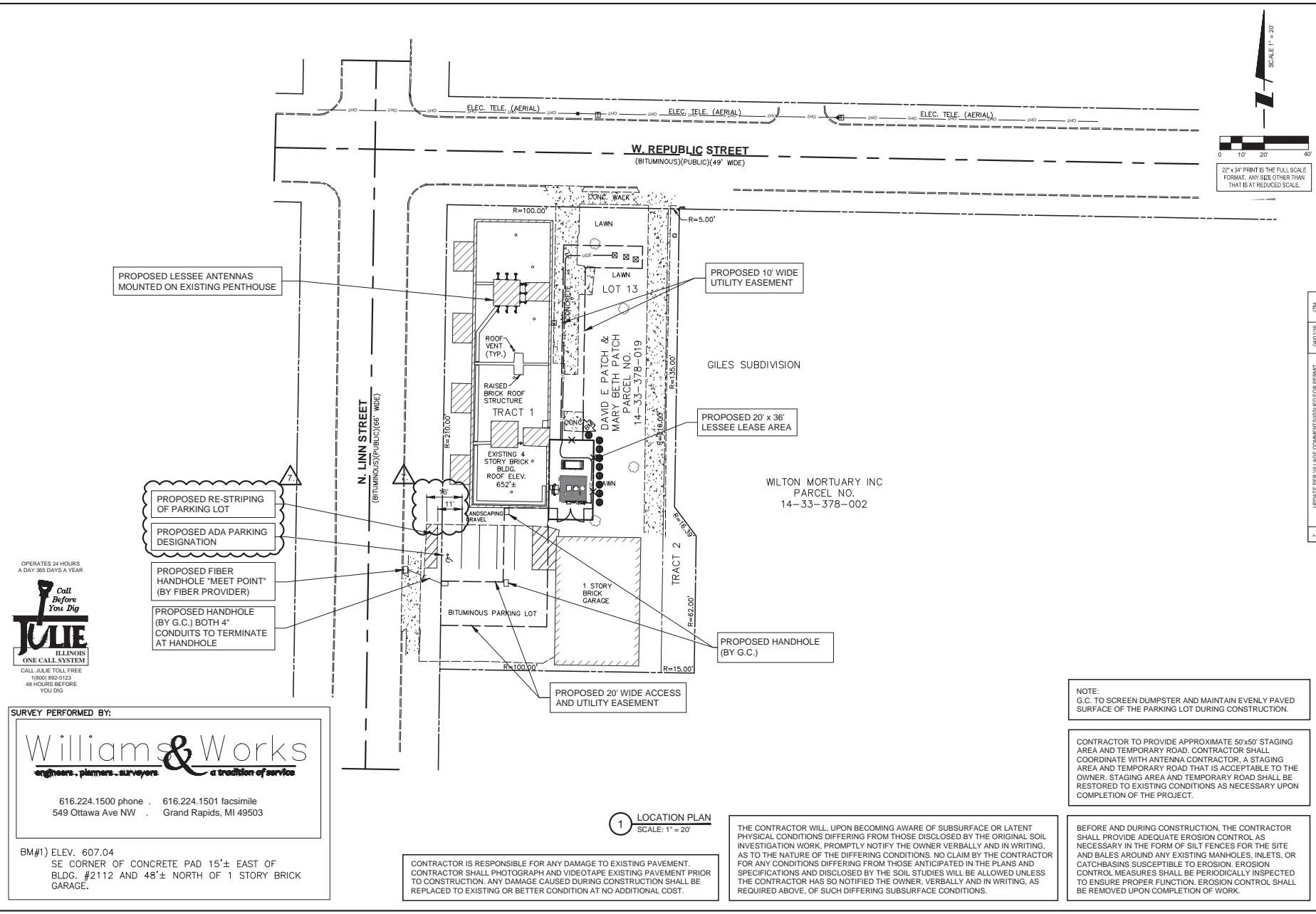
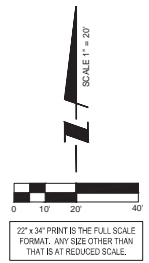
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Peoria County, IL, HERE, USGS  
County of Peoria, IL and the Sanborn Map Company, Inc.





**CHICAGO SMSA**  
 limited partnership  
 d/b/a VERIZON WIRELESS



**SURVEY PERFORMED BY:**

**Williams & Works**  
 engineers - planners - surveyors a tradition of service

616.224.1500 phone . 616.224.1501 facsimile  
 549 Ottawa Ave NW . Grand Rapids, MI 49503

BM#1) ELEV. 607.04  
 SE CORNER OF CONCRETE PAD 15'± EAST OF BLDG. #2112 AND 48'± NORTH OF 1 STORY BRICK GARAGE.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

REVISIONS		DATE	BY
1.	UPDATE PER VILLAGE COMMENTS FOR PERMIT	09/20/15	JTN
NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	09/20/15	TJS
2.	ISSUED PER FIBER COORDINATION	10/20/15	MT
3.	ADDITION OF ANTENNA ROUTES	11/00/15	LS
4.	ADDITION OF PNC	12/01/15	RMP
5.	UPDATE WITH CABINET LAYOUT	01/14/16	BTE
6.	UPDATE PER CLIENT COMMENTS	02/26/16	JTN
	REVISED FOR	02/26/16	EW

**LOC. # 313803**

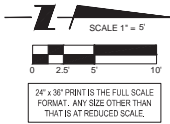
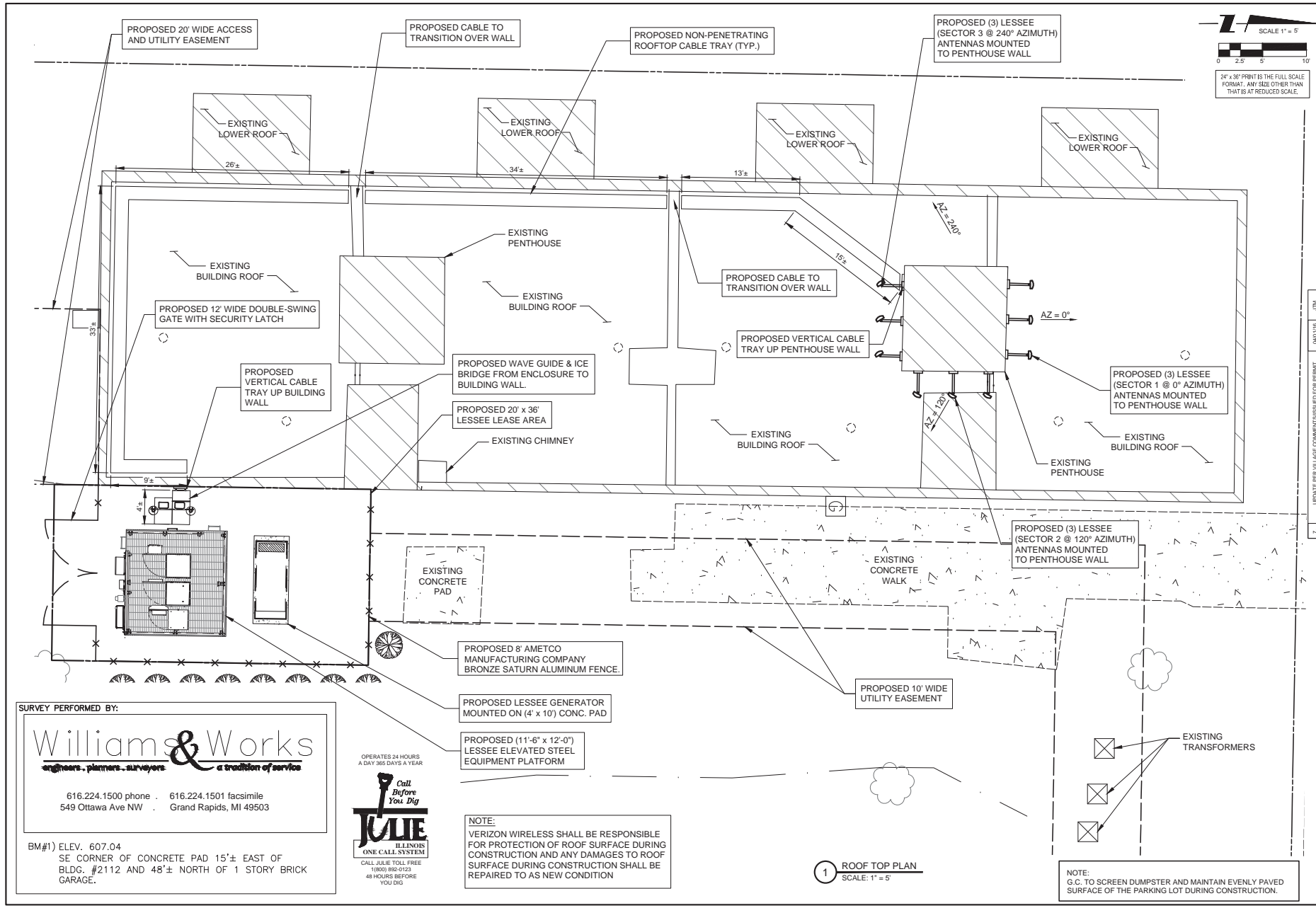
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2112-2118 LINN ST.  
 PEORIA, IL 61604

DRAWN BY: TJS  
 CHECKED BY: TAZ  
 DATE: 09/26/15  
 PROJECT #: 33-1966

SHEET TITLE  
**LOCATION PLAN**

SHEET NUMBER  
**LP**



**CHICAGO SMSA**  
 limited partnership  
 d/b/a VERIZON WIRELESS

**TERRA**  
 100 LESSEE HIGHWAY  
 PARK RIDGE, IL 60068  
 PH: 847-939-4400  
 FAX: 847-488-9401

1. UPDATE PER VALUE COMMENTED/ISSUED FOR PERMIT

NO.	DATE	BY	DESCRIPTION
1.	09/20/15	TJS	ISSUED FOR REVIEW
2.	10/20/15	MT	ISSUED PER FIBER COORDINATION
3.	11/03/15	LS	ADDITION OF ANTENNA MOUNTS
4.	12/01/15	RMP	ADDITION OF PNC
5.	01/14/16	BTE	UPDATE WITH CABINET LAYOUT
6.	02/26/16	JTN	UPDATE PER CLIENT COMMENTS
	02/26/16	EW	REVISED PER

LOC. # 313803

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2112-2118 LINN ST.  
 PEORIA, IL 61604

DRAWN BY: TJS  
 CHECKED BY: TAZ  
 DATE: 09/26/15  
 PROJECT #: 33-1966

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**C-1**

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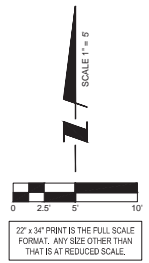
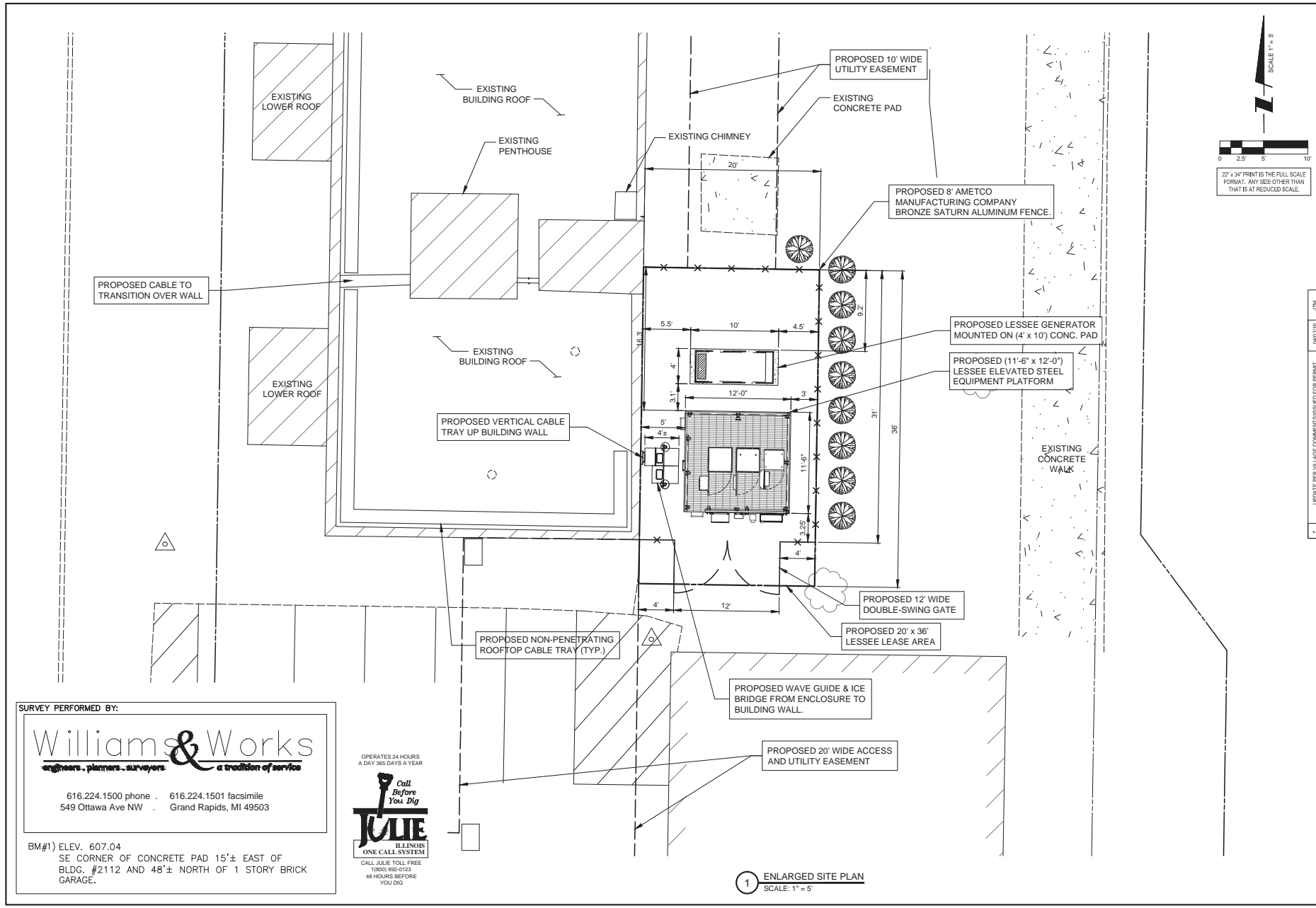
OPERATES 24 HOURS  
 A DAY 365 DAYS A YEAR

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**JULIE**  
 ILLINOIS  
 ONE CALL SYSTEM  
 CALL JULIE TOLL FREE  
 1-800-852-9123  
 48 HOURS BEFORE  
 YOU DIG

**NOTE:**  
 VERIZON WIRELESS SHALL BE RESPONSIBLE FOR PROTECTION OF ROOF SURFACE DURING CONSTRUCTION AND ANY DAMAGES TO ROOF SURFACE DURING CONSTRUCTION SHALL BE REPAIRED TO AS NEW CONDITION

**1 ROOF TOP PLAN**  
 SCALE: 1" = 5'

**NOTE:**  
 G.C. TO SCREEN DUMPSTER AND MAINTAIN EVENLY PAVED SURFACE OF THE PARKING LOT DURING CONSTRUCTION.



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 549 Ottawa Ave NW . Grand Rapids, MI 49503



BM#1) ELEV. 607.04  
 SE CORNER OF CONCRETE PAD 15'± EAST OF  
 BLDG. #2112 AND 48'± NORTH OF 1 STORY BRICK  
 GARAGE.

**1 ENLARGED SITE PLAN**  
 SCALE: 1" = 5'

**CHICAGO SMSA**  
 limited partnership  
 d/b/a VERIZON WIRELESS



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	09/20/15	TJS	ISSUED FOR REVIEW
2	10/20/15	MT	ISSUED PER FIBER COORDINATION
3	11/03/15	LS	ADDITION OF ANTENNA ROUTES
4	12/01/15	RMP	ADDITION OF PNC
5	01/14/16	BTE	UPDATE WITH CABINET LAYOUT
6	02/26/16	JTN	UPDATE PER CLIENT COMMENTS
7	02/26/16	EW	REVISED ECR

**LOC. # 313803**

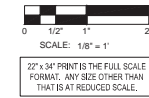
**N SHERDAN & McGLURE**

2112-2118 LINN ST.  
 PEORIA, IL 61604

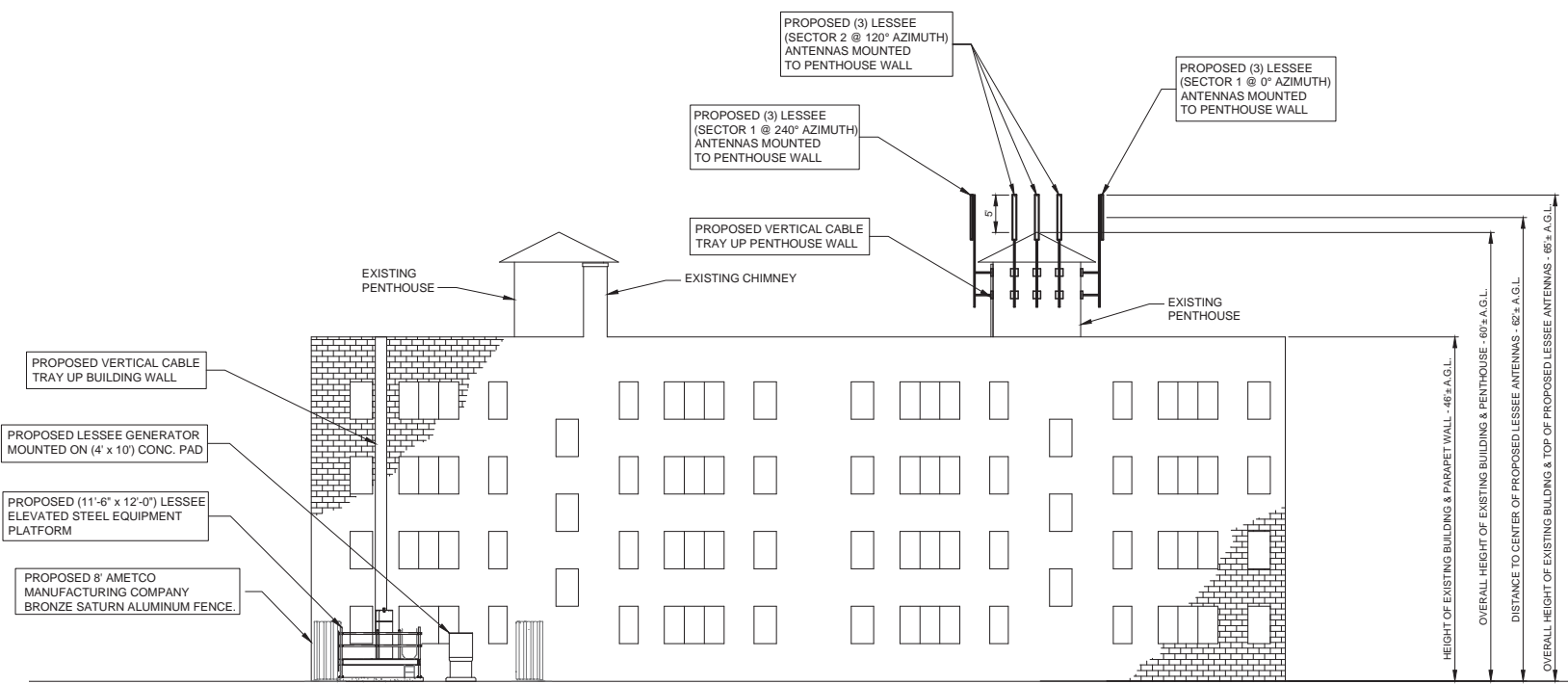
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 CHECKED BY: TAZ  
 DATE: 09/26/15  
 PROJECT #: 33-1966

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**C-1A**



22" x 34" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.



HEIGHT OF EXISTING BUILDING & PARAPET WALL - 46' ± A.G.L.  
 OVERALL HEIGHT OF EXISTING BUILDING & PENTHOUSE - 60' ± A.G.L.  
 DISTANCE TO CENTER OF PROPOSED LESSEE ANTENNAS - 62' ± A.G.L.  
 OVERALL HEIGHT OF EXISTING BUILDING & TOP OF PROPOSED LESSEE ANTENNAS - 65' ± A.G.L.

1 SITE ELEVATION  
 SCALE: 1/8" = 1'-0"

**CHICAGO SMSA**  
 limited partnership  
 d/b/a VERIZON WIRELESS

**TERRA**  
 100 LESSEE HIGHWAY  
 PARK RIDGE, IL 60068  
 PH: 847-939-6500  
 FAX: 847-939-6501

REVISIONS		DATE	BY
1.	UPDATE PER VALUE COMMENT/ISSUED FOR PERMIT	09/20/15	JTN
2.	ISSUED FOR REVIEW	09/20/15	TJS
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5.	ADDITION OF PNC	12/01/15	RMP
6.	UPDATE WITH CABINET LAYOUT	01/14/16	BTE
7.	UPDATE PER CLIENT COMMENTS	02/24/16	JTN
8.	REVISED FOR	02/26/16	EW

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 2112-2118 LINN ST.  
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SHEET TITLE  
 SITE ELEVATION

SHEET NUMBER  
**ANT-1**



BEFORE



AFTER



## N SHERDAN & MCGLURE

View Facing WEST





BEFORE



AFTER



## N SHERDAN & MCGLURE

View Facing EAST





1 EXISTING PENTHOUSE  
SCALE: N.T.S.



2 EXISTING TRANSFORMERS  
SCALE: N.T.S.



3 EXISTING SOUTH VIEW OF BUILDING  
SCALE: N.T.S.



4 EXISTING EAST VIEW OF BUILDING  
SCALE: N.T.S.

**CHICAGO**  
**SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS

**TERRA**  
CONSTRUCTION  
100 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-688-6400  
FAX: 847-688-6401

REVISIONS		DATE	BY
NO.	DESCRIPTION		
-	ISSUED FOR REVIEW	09/26/15	TJS
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3.	ADDITION OF MEC	12/01/15	MAP
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5.	UPDATE PER CLIENT COMMENTS	02/24/16	JTM
6.	REVISED ECR	02/26/16	EW

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& McGLURE**

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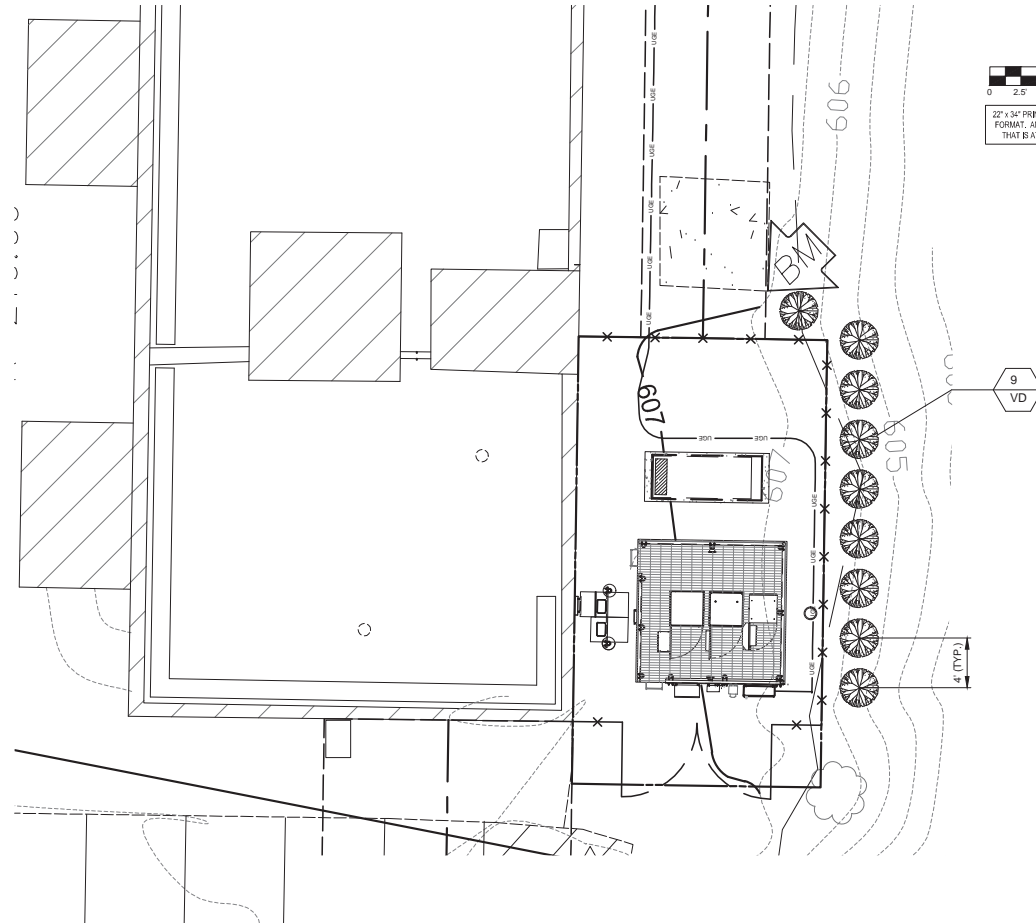
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DATE:	09/26/15
PROJECT #:	33-1966

SHEET TITLE  
EXISTING SITE PHOTOS

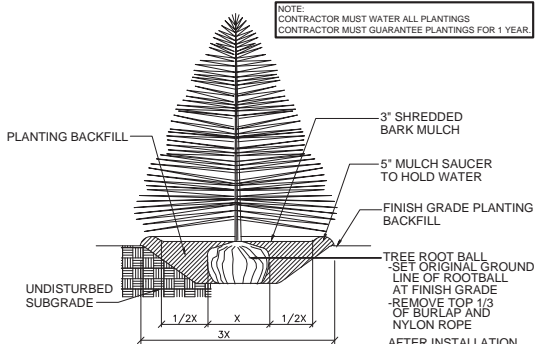
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**P-1**

## GENERAL LANDSCAPE NOTES

1. PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
2. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3. GUARENTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLIGENCE, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTORS CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS STORMS, FIRES OR VANDALISM.  
REPLACEMENTS: DURING THE WARRANTY PERIOD, REPLACE ONE TIME, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
4. MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.
5. TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF CRAB GRASS, ROOTS, STICKS AND OTHER EXTRANEOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
6. REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.  
SEED: SEED MIX SHALL MATCH EXISTING TURF, OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE. MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.



NOTE:  
CONTRACTOR MUST WATER ALL PLANTINGS  
CONTRACTOR MUST GUARENTEE PLANTINGS FOR 1 YEAR.



1 EVERGREEN TREE PLANTING  
N.T.S.

### PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES					
VD	VIBURNUM DENTATUM	CHICAGO LUSTRE VIBURNUM	9	3 FT. HT. MIN.	B & B (BALLED & BURLAPPED)

**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS

**TERRA**  
100 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-939-6500  
FAX: 847-939-6501

REVISIONS		DATE	BY
NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	09/20/15	TJS
2.	ISSUED PER PER COORDINATION	10/20/15	MT
3.	ADDITION OF ANTENNA ROUTES	11/05/15	LS
4.	ADDITION OF PNC	12/01/15	RMP
5.	UPDATE WITH CABINET LAYOUT	01/14/16	BTE
6.	UPDATE PER CLIENT COMMENTS	02/24/16	JTN
	REVISED FOR	02/26/16	EW

LOC. # 313803  
**N SHERDAN & McGLURE**

2112-2118 LINN ST.  
PEORIA, IL 61604

DRAWN BY: TJS  
CHECKED BY: TAZ  
DATE: 09/26/15  
PROJECT #: 33-1966

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER  
**L-1**













**NOTICE**  
ALL WORKS ARE  
BEING  
COMPLETED  
BY THE END OF  
THE YEAR

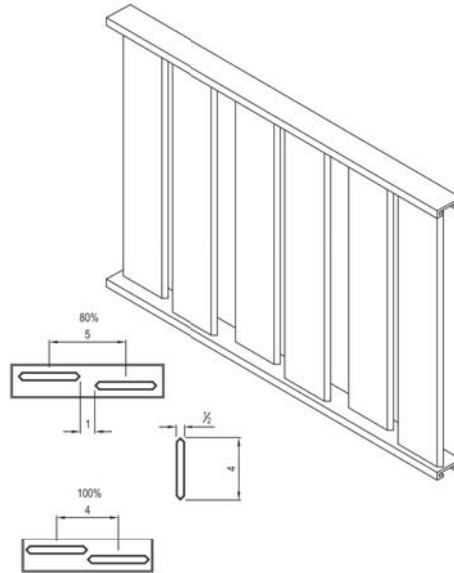


**NOTICE**

LOW PRICE APT  
RENT  
ALL OTHERS TO GO IN  
AT OWNERS RISK



AMETCO MANUFACTURING CORPORATION  
 4326 HAMANN PARKWAY P.O. BOX 1210  
 WILLOUGHBY, OHIO 44096  
 TOLL FREE: 1-800-321-7042  
 PHONE: (440) 951-4300  
 FAX: (440) 951-2542  
 www.ametco.com



- NOTES:**
1. THE 4" ALUMINUM EXTRUSION CAN RUN EITHER HORIZONTALLY OR VERTICALLY.
  2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
  4. AMETCO'S ALUMINUM FENCING SYSTEM IS 100% MANUFACTURED IN THE UNITED STATES.
  5. DO NOT SCALE DRAWINGS.
  6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) REFERENCE NUMBER 048-088



048-088

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**CHICAGO SMSA**  
 limited partnership  
 d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	09/20/15	TJS
2.	ISSUED PER PERM COORDINATION	10/20/15	MT
3.	ADDITION OF ANTENNA HOLES	11/05/15	LS
4.	ADDITION OF PVC	12/01/15	RMP
5.	UPDATE WITH CABINET LAYOUT	01/14/16	BTE
6.	UPDATE PER CLIENT COMMENTS	02/24/16	JTN
7.	UPDATE PER VALUE COMMENTS/ISSUED FOR PERMIT	02/26/16	EW

LOC. # 313803

**N SHERDAN & McGLURE**

2112-2118 LINN ST.  
 PEORIA, IL 61604

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	09/28/15
PROJECT #:	33-1966

SHEET TITLE  
**FENCE DETAIL**

SHEET NUMBER

**C-3**

1 AMETCO SATURN ORNAMENTAL ALUMINUM FENCE (FOR REFERENCE ONLY)  
 SCALE: N.T.S.

OPERATES 24 HOURS  
 A DAY 365 DAYS A YEAR



CALL JULIE TOLL FREE  
 1-800-860-0123  
 48 HOURS BEFORE  
 YOU DIG



1-800-321-7042

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- LITERATURE REQUEST
- CONTACT

## Saturn

Home / Panel Types / Saturn



### ALUMINUM FENCE

SEARCH SATURN DESIGN ALUMINUM FENCE AT BUCKS CITY COMM. COLLEGE



**Ametco's Saturn Louvers** are manufactured from extruded aluminum special shaped tubes that can run either vertically or horizontally. This design is **Ametco's** "board on board" manufactured from aluminum tubes with two alternating rows of 4" tubes with no gape between the tubes. The louver is a special shaped 1/2" x 4" tube. The sharp clean lines of the **Saturn Louver** is powder coated prior to assembly which allow the choice of any of Ametco's 15 standard colors or combination of colors. Special colors to match institutions standard colors are available. **Saturn Aluminum Louvers** fit in at school, sport complex or any other facilities that require special color or combination of colors.

Ametco's aluminum fencing system is 100% manufactured in the United States.

### Other Products

- Steel Security Fence
- Aluminum Fence
- Gate Systems
- Railings
- Sun Shades
- Perforated
- Grilles & Screens
- Trash Enclosures
- Louvers
- Window Guards

### Downloads

Try Our Custom Fabrication Services

Standard Colors





To Whom It May Concern,

Verizon Wireless is authorized to apply for a special use permit and variances for a proposed wireless telecommunications facility on 2112-2118 Linn St. They may also appear before the planning and zoning commission, city council, and any other meetings that might be required for the proposed work. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David E. Patch". The signature is fluid and cursive, with the first name "David" being the most prominent.

David E. Patch

(309) 353-8742

February 19, 2016

RE: Proposed Wireless Telecommunications Facility at 2112 N Linn Street Location  
Priority

Ms. Techie:

As previously mentioned I have approached a number of locations in regards to this wireless facility. I first located a tower at Quest Charter Academy High School, but it was rejected because it was too close to an existing Verizon location. There is also a short tower at 2004 Knoxville Ave, which was rejected due to a lack of space for ground equipment and a lack of height. These were the only existing towers in this area per exhaustive research and driven candidate research. Furthermore, all the buildings located in commercial, office, and industrial zones are rather short buildings that do not reach the height needed for the wireless technology to properly work with collocation.

I also approached a number of locations regarding building a new tower. I approached Columbia Park, but was informed the parcel would not work due to the deed formation of the lot. I approached St. Paul Baptist Church and Wilton Mortuary and they were both not interested. A number of locations were rejected because they did not have the necessary ground space to accommodate multiple wireless carriers per the code requirement.

In conclusion, per our research and due diligence, I am of the opinion 2112 Linn St is the only building and location in the area with enough height for the proposed wireless equipment to function properly. It is a collocation on an existing structure, which is strongly preferred, despite that it is zoned for residential use. I believe 2112 Linn St. should be recommended for approval before the Planning and Zoning Commission for the proposed wireless telecommunications facility.

Sincerely,

Kathleen H. Groark  
Insite RE, Inc.  
1s660 Midwest Rd., Ste. 140  
Oakbrook Terrace, IL 60181  
(224) 531-1370  
[groark@insite-inc.com](mailto:groark@insite-inc.com)



# N Sheridan and McGlure

## RF Justification



# Proposed Site Summary

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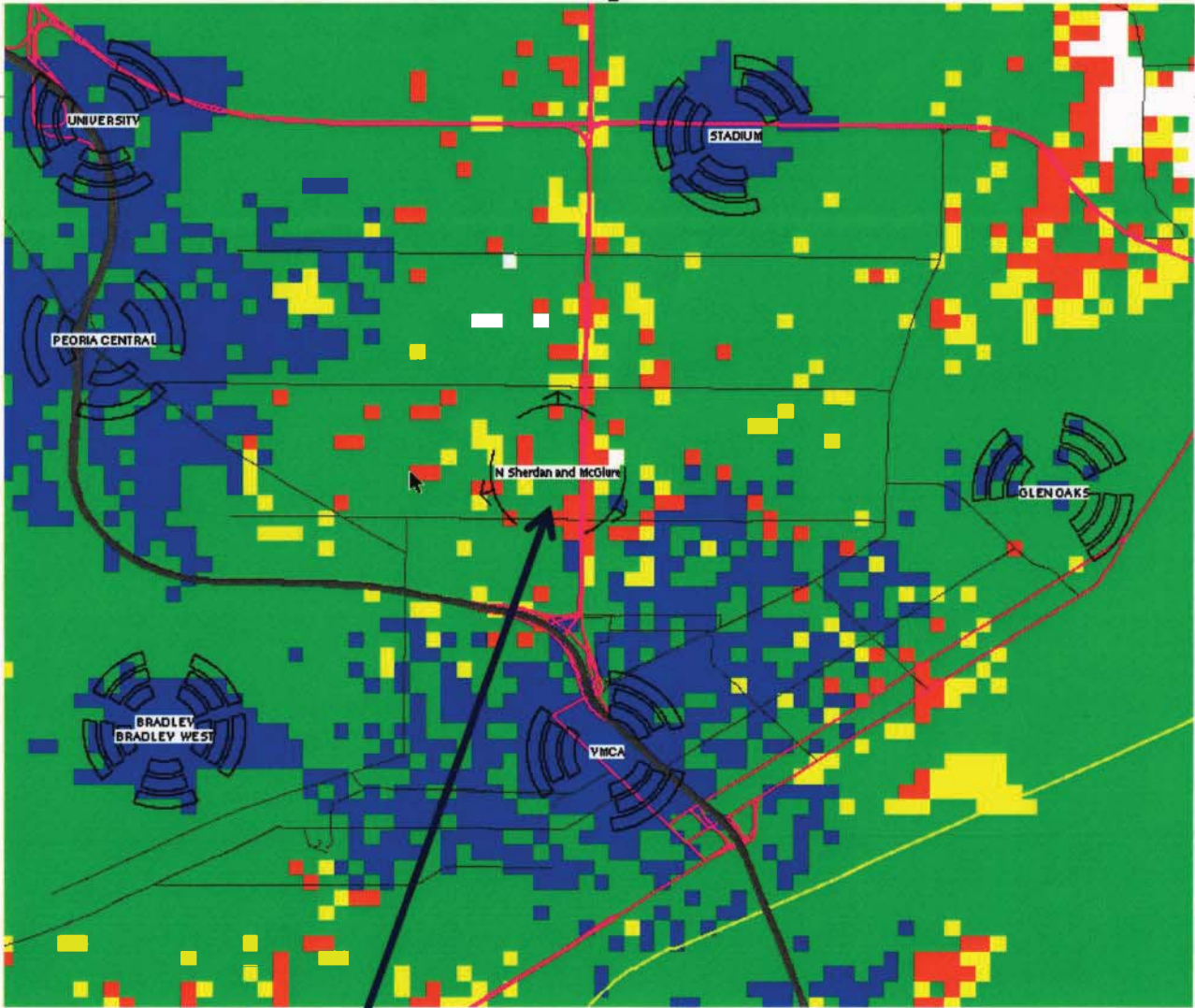
The primary objectives of this site are:

1. Improve coverage near Knoxville and McClure Ave.
2. Add capacity to the area. Off load existing cell site Peoria Central.
3. Improve reliable in-residence coverage for the area.

- Coverage plots generated at 700 MHz



# With-out Proposed Site

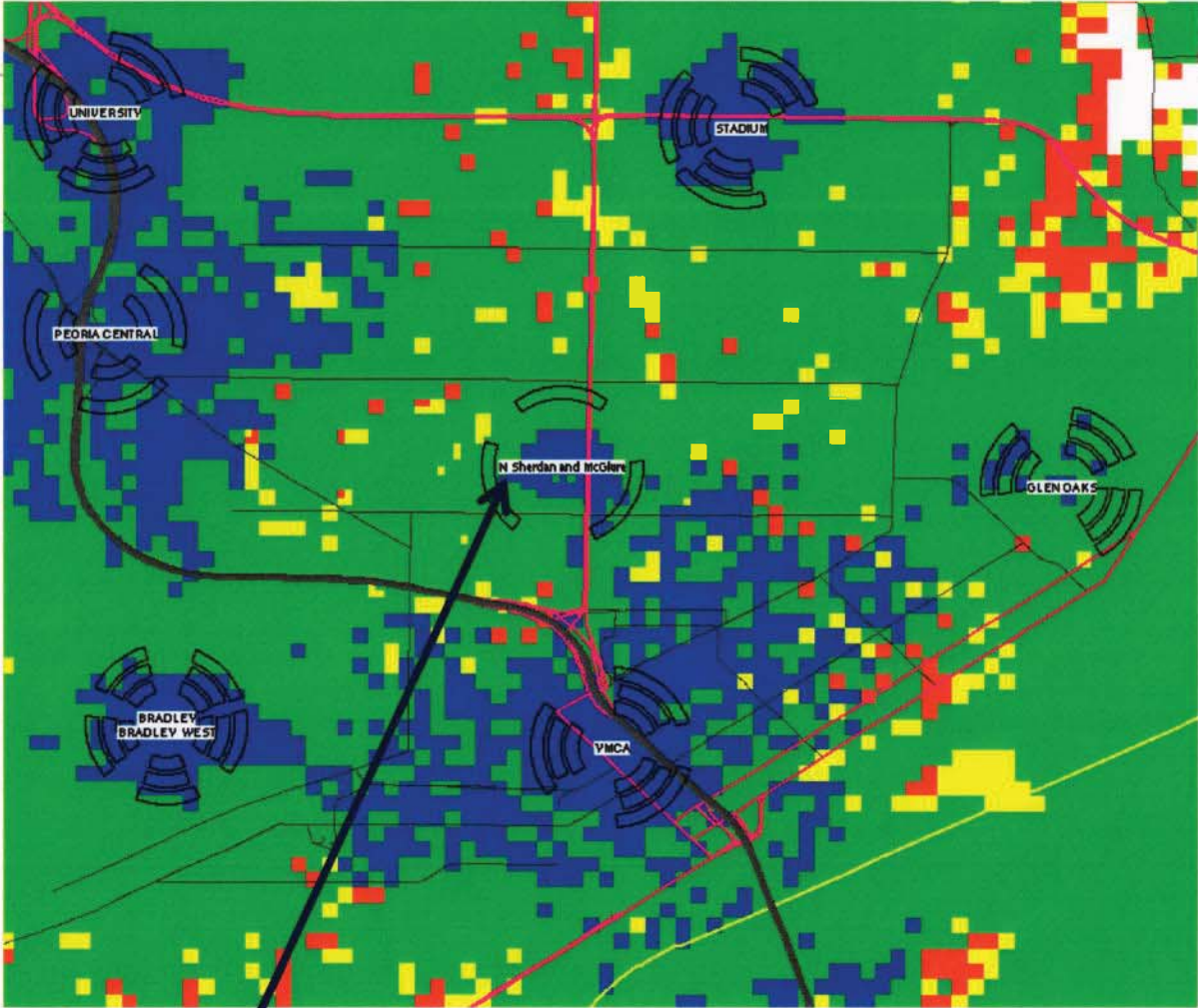


Proposed new site location

Reliable In-Residence
Reliable In-Vehicle
Reliable On-Street
Marginal Coverage



# With Proposed Site



Proposed new site location

- Reliable In-Residence
- Reliable In-Vehicle
- Reliable On-Street
- Marginal Coverage



## List of Existing Verizon sites

---

1. University: 3511 N. Dries Lane, Peoria, IL 61604. Verizon antennas at 120ft on a monopole.
2. Peoria Central: 1790 W. Gift Ave, Peoria, IL 61604. Verizon antennas at 100ft on a monopole.
3. Bradley: 922 N. Glenwood Ave, Peoria, IL 61606. Verizon antennas at 112ft on a lattice tower.
4. YMCA: 714 Hamilton Blvd, Peoria, IL61603. Verizon antennas at 85ft on a roof top.
5. Glen Oaks: 2120 Northeast Perry, Peoria, IL 61603. Verizon antennas at 182ft on a lattice tower.
6. Stadium: 525 East Paris Avenue, Peoria, IL 61603. Verizon antennas at 110ft on a monopole.



**VERIZON WIRELESS  
WIRELESS COMMUNICATIONS FACILITY**

**APPLICATION FOR A SPECIAL USE PERMIT, SETBACK  
VARIANCE, AND HEIGHT VARIANCE**

**2112-2118 LINN ST.**

**PEORIA, ILLINOIS**

## **CITY OF PEORIA WIRELESS COMMUNICATIONS FACILITY PROJECT SUMMARY**

### **Petitioner**

Verizon Wireless is a leading national wireless phone carrier and offers one of the finest wireless communications networks in the nation.

### **Collocation**

Collocation is the placement of wireless antennas on existing towers or structures. Utilizing such structures offers your community improved wireless service while minimizing the proliferation of towers.

The wireless industry is enjoying explosive growth, both domestically and internationally. Industry sources anticipate the number of antenna sites in the United States will continue to grow. Without collocation, the number of towers could increase 600 percent or more.

Cellular and other wireless phones have become a widely used and accepted form of business, personal and other communications. In addition to traditional voice service, people are using them for access the Internet, text messaging, email and other data transfer. In addition to the many well-know 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 65 million "911" and distress calls were placed on wireless phones in the United States annually. Wireless networks not only provide a means for everyday business and personal communications, but have also become an essential part of the nation's emergency communications infrastructure.

### **Property Description**

Verizon Wireless is negotiating a lease agreement with the David E. Patch, the owner of the building located at 2112-2118 Linn St, to install antennas on the existing building. Verizon will place its antennas with a top height of 70'. Verizon's related equipment will be located within a (20' x 36') lease area adjacent to the building. Access to the facility will be via the existing parking lot off of Linn St. The proposed facility lies within the R-6 Multi-Family Residential District.

## Nature of Request/Zoning Analysis

**Article 3.3(c)**, of the City of Peoria Zoning Ordinance, states in relevant part that **telecommunications installations which are not exempt, shall require a Special Use approval and are subject to the provisions and procedures of Section 2.15 Special Uses of this Ordinance.**

**Article 3.4(d)(3) Setbacks**, of the City of Peoria Zoning Ordinance, states in relevant part that **all proposed towers and any other proposed Wireless Telecommunications Facility structures ... shall comply with the setback provisions for principal building structure of the zoning district in which they are located.**

Pursuant to **Article 7.9.e Yard Requirements**, of the City of Peoria Zoning Ordinance the **minimum front yard setback for a principal structure/use is 30ft.**

**Article 7.9.f Building Bulk Limitations**, of the City of Peoria Zoning Ordinance, states in the relevant part that **no building or other structure erected within the R6 District shall exceed forty-five (45) feet in height.**

Pursuant to the above referenced sections of the City of Peoria Zoning Ordinance, Verizon seeks a Special Use Permit, Setback Variance, Height Variance, and any other permits necessary to allow the installation of its proposed wireless communications facility on the building located at 2112-2118 N Linn St, Peoria IL.

Verizon's proposed wireless communications facility complies with all of the standards and requirements for **wireless communications facilities** as set forth in the *City of Peoria Zoning Ordinances*.

## Components and Operations

The proposed facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately once a month) by a service technician. Access to the proposed facility will be via the existing lot off of Linn St. Hence, the facility will not have any material impact on traffic, parking or storm water control.

The proposed facility is entirely self-monitored by sophisticated computers which connect directly to a central office and which alert personnel to equipment malfunction or breach of security. Moreover, no material noise, glare, smoke, debris, traffic flow or any other nuisance will be generated by the proposed facility.

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, Verizon will comply with FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards.

The applicant's proposed Wireless Telecommunications Facilities shall be maintained in a safe manner, and in compliance with all conditions of the Special Use Permit, without exception, unless specifically granted relief by the City in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all applicable city, state and federal laws, rules, and regulations.

### **Requested Action**

Verizon Wireless respectfully requests a Special Use Permit, Setback Variance, Height Variance and any other relief necessary to accommodate the installation of its proposed wireless communications facility on the building located at 2112-2118 Linn St, Peoria IL.

Verizon Wireless expressly reserves all of its rights, including those available to it under the City of Peoria Zoning Ordinance or any other state, local or federal law.