



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission
FROM: Development Review Board (Prepared by Leah Allison)
DATE: May 7, 2020
CASE NO: PZ 20-10

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Bernard Dumyahn, of Mastec Network Solutions, LLC to amend an existing Special Use Ordinance No. 14,832, as amended, in a Class R-7 (Multi-Family Residential) District for a wireless communication tower height extension for the property located at 1601 W Gift Avenue (Parcel Identification No.14-32-153-022), Peoria, IL (Council District 2)

SUMMARY OF PROPOSAL

The petitioner is requesting to amend the existing Special Use to increase the height of a wireless communication tower. A 15-foot section will be removed and replaced with a 20-foot section resulting in a tower height of 168 feet, measured to the top of the pole.

| Development Item | Applicant Proposal | Applicant Waiver Request & Justification | DRB Comment |
|------------------------------|-----------------------------------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tower height | 168 feet | None | In compliance |
| Equipment facility enclosure | No change to existing equipment enclosure. | None | The chain link fence with slats is aged and no longer effective screening. The slats on the street facing façade should be replaced to provide a solid screen. |
| Landscaping | Landscaping provided by existing natural screening. | None | In compliance |

BACKGROUND

Property Characteristics

The subject property is located within 5 acres of land, developed as a multi-family residential development. The wireless communication tower is situated along the western property within a 2,178 sq. ft. fenced area. The property is zoned Class R-7 Multi-Family residential and surrounded by R-2 (Single-Family Residential) zoning to the east, R-7 Multi-Family residential to the north, and R-3 (Single-Family Residential) zoning to the west and south.

History

In 1999, a Special Use was granted for a Wireless Communication Facility with a 150-foot tall tower. The special use was amended in 2001 and 2003 to increase the tower height to 160 feet.

| Date | Zoning |
|----------------|---------------------------------|
| 1931 - 1958 | Not in the City Limits |
| 1958 - 1963 | A (One Family Dwelling) |
| 1963 - 1990 | R2 (Medium-Density Residential) |
| 1990 - Present | R7 (Multi-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 or diminish property values | Yes | None |
| No impediment to orderly development | Yes | None |
| Provides adequate facilities | Yes | None |
| Ingress/Egress measures designed to minimize traffic congestion | Yes | None |
| Not contrary to the objectives of adopted plans | Yes | None |
| If a public use/service, then a public benefit | N/A | N/A |
| Conforms to all district regulations | Yes | N/A |
| Comprehensive Plan Critical Success Factors | Grow Employers and Jobs | |
| City Council Strategic Plan Goals | Grow Peoria | |

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request with the following condition:

- 1) Provide solid screening for the street facing façade of the fenced equipment facility.

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. Project Information Packet
4. Photos

1601 W Gift Ave

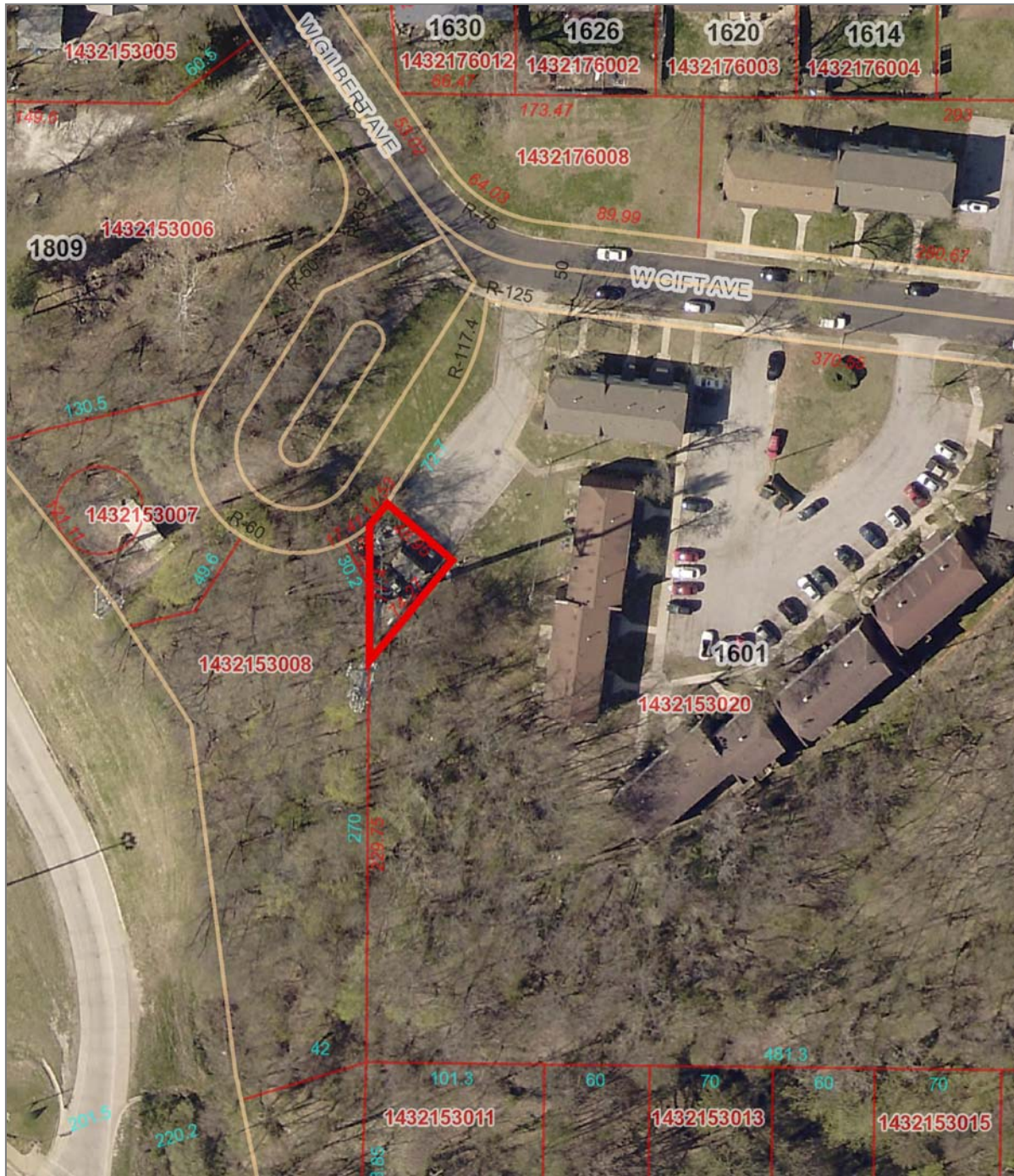


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the 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

Map Scale
1 inch = 167 feet
4/9/2020



1601 W Gift Ave



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Map Scale
1 inch = 83 feet
 4/9/2020



PROJECT INFORMATION

APPLICANT: AT&T
 930 NATIONAL PARKWAY
 SCHAUMBURG, IL 60173

FA CODE: 10094797

PROPOSED USE: TELECOMMUNICATIONS FACILITY

STRUCTURE TYPE: MONOPOLE

SITE ADDRESS: 1601 WEST GIFT AVENUE
 PEORIA, IL 61604

PROPERTY OWNER: AMERICAN TOWER CORPORATION (ATC, 50690, EL VISTA)
 10 PRESIDENTIAL WAY
 WOBURN, MA 01801

CONTACT PERSON: JAMES PALMER
 PHONE: 781-926-4758

PARCEL NUMBER: TBD

JURISDICTION: PEORIA COUNTY

LATITUDE: 40° 43' 13.699" N

LONGITUDE: 89° 37' 09.998" W

LAT/ LONG TYPE: NAD 83

GROUND ELEVATION: 607 AMSL

POWER COMPANY: AMEREN CIPS

PHONE: (866) 992-6619

TELEPHONE COMPANY: AT&T

PHONE: (800) 257-0902



SITE NUMBER: IL5550
SITE NAME: EL VISTA

PROJECT:
 LTE 3C (1900)/ LTE 4C FNET (700)_RESCOPE

PROJECT DESCRIPTION:
 REMOVE EXISTING MOUNTING FRAME & REPLACE W/ 20' MONOPOLE EXTENSION.
 INSTALL NEW PLATFORM. RELOCATE (6) ANTENNAS
 REPLACE (3) EXISTING ANTENNAS, INSTALL (6) NEW RRUS ON POS.1.
 REMOVE (6) COAX CABLES & GSM TMA's.
 ADD (1) DC POWER & (1) FIBER CABLES. ADD (1) NEW RAYCAP DC6.

AT&T APPROVAL

| | |
|------------------------------|------|
| SITE ACQUISITION MANAGER: | Date |
| MASTEC CONSTRUCTION MANAGER: | Date |
| MASTEC SA PROJECT MANAGER: | Date |
| MASTEC SA SPECIALIST: | Date |
| MASTEC COMPLIANCE MANAGER: | Date |
| AT&T RF PROJECT MANAGER: | Date |
| AT&T PROJECT MANAGER: | Date |

AT&T MOBILITY APPROVAL

| | |
|-------------|------|
| Real Estate | Date |
| RF | Date |
| Operation | Date |

LTE PROJECT

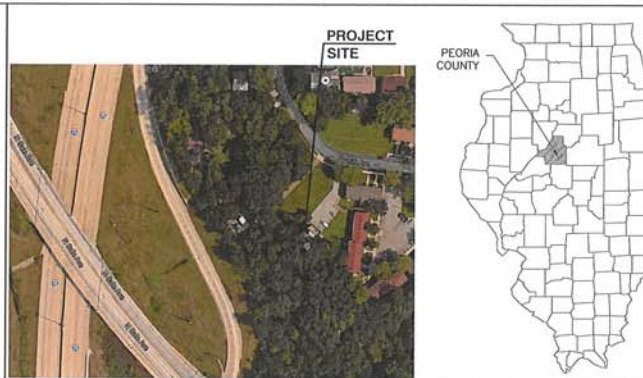
| | | | | | |
|-----------------------------------------|-----------------------------------------|------------------------------------------|------------------------------|------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> 700 | <input checked="" type="checkbox"/> AWS | <input checked="" type="checkbox"/> 1900 | <input type="checkbox"/> 850 | <input type="checkbox"/> WCS | <input checked="" type="checkbox"/> FNET 700 |
|-----------------------------------------|-----------------------------------------|------------------------------------------|------------------------------|------------------------------|----------------------------------------------|

DRAWING INDEX

| DRAWING INDEX | REV |
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| IL5550-03 ELEVATION | B |
| IL5550-04 ANTENNA LAYOUT | B |
| IL5550-05 EQUIPMENT LAYOUT | B |
| IL5550-06 RRUS SPECIFICATIONS | B |
| IL5550-07 CONSTRUCTION DETAILS | B |
| IL5550-08 ANTENNA MATRIX | B |
| IL5550-09 COAX COLOR CODING | B |
| IL5550-10 FIBER-OPTIC JUMPER COLOR CODING | B |
| IL5550-11 GENERAL NOTES | B |
| IL5550-S01 MOUNT MODIFICATION | B |
| IL5550-S02 PLATFORM DETAILS | B |
| IL5550-S03 PLATFORM DETAILS | B |
| IL5550-S04 PLATFORM DETAILS | B |

VICINITY MAP

DIRECTION: (FROM O'HARE INTERNATIONAL AIRPORT)
 DEPART CHICAGO O'HARE INTERNATIONAL AIRPORT TAKE RAMP (RIGHT) ONTO I-190/CHICAGO AT EXIT 1D, TURN RIGHT ONTO RAMP I-294/INDIANA MERGE ONTO I-294 [TRI-STATE TOLLWAY] TURN RIGHT ONTO RAMP I-55/STEVENS ON EXPY/CHICAGO/ST LOUIS TAKE RAMP (RIGHT) ONTO I-55 [JOLIET RD S] -55/STEVENS ON EXPY/ST LOUIS AT EXIT 163, TAKE RAMP (RIGHT) ONTO I-74/PEORIA AT EXIT 91B, TURN RIGHT ONTO RAMP UNIVERSITY ST NORTH BEAR RIGHT (NORTH) ONTO N UNIVERSITY ST TURN LEFT (WEST) ONTO W GIFT AVE TURN LEFT TO STAY ON W GIFT AVE ARRIVE 1601 W GIFT AVE, PEORIA, IL 61604



APPLICABLE BUILDING CODES AND STANDARDS

CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
 [INTERNATIONAL BUILDING CODE (IBC), 2015 AS ADOPTED BY LOCAL BUILDING AUTHORITY]

ELECTRICAL CODE:
 [NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2002;
 2011 NATIONAL ELECTRICAL CODE, AS ADOPTED BY LOCAL BUILDING AUTHORITY]

LIGHTNING PROTECTION CODE:
 [NFPA 780 - 2000, LIGHTNING PROTECTION CODE]

CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
 AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
 TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES;
 TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
 IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
 IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
 TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS, THE MOST RESTRICTIVE MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

SITE QUALIFICATION PARTICIPANTS

| | NAME | COMPANY | NUMBER |
|-----|-----------------|----------------------|----------------|
| A/E | SATISH PATEL | APEX ENGINEERS, INC. | (630) 627-1800 |
| SA | MANUEL M. FERRA | MASTEC | (847) 463-5957 |
| RF | | AT&T MOBILITY | |
| PM | LAURA FEHRMAN | MASTEC | (847) 634-4949 |
| CM | | MASTEC | |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE REQUIREMENT OF ALL APPLICABLE CODES AND ORDINANCES.

Satish Patel
 DATE: 08/27/19

SATISHKUMAR C. PATEL, S.E.
 ILLINOIS S.E. LICENSE # 081-004996
 EXPIRES 11-30-2020

THESE DRAWINGS ARE PREPARED BASED ON INFORMATION PROVIDED BY MASTEC NETWORK SOLUTION. GENERAL CONTRACTOR TO VERIFY AND INCORPORATE MOST RECENT VERSION OF RFDS PRIOR TO CONSTRUCTION.



MasTec
 Network Solutions
 1351 E. Irving Park Rd
 Itasca, IL 60143

Apex Engineers, Inc.
 Structural & Civil Engineers
 500 East 22nd Street, Suite B
 Lombard, Illinois 60148
 Ph. (630) 627-1800
 Fax. (630) 627-1165
 APEX JOB No. AT12-236

EL VISTA
SITE NO. IL5550
 1601 WEST GIFT AVENUE
 PEORIA, IL 61604



| NO. | DATE | REVISIONS | BY | CHK | APP'D |
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| B | 08/27/19 | REVISED PER COMMENTS | EX | VA | SP |
| A | 11/07/18 | ISSUED FOR REVIEW | DW | EW | SP |

SCALE: AS SHOWN
 DESIGNED BY: XX
 DRAWN BY: XX

AT&T MOBILITY

TITLE SHEET

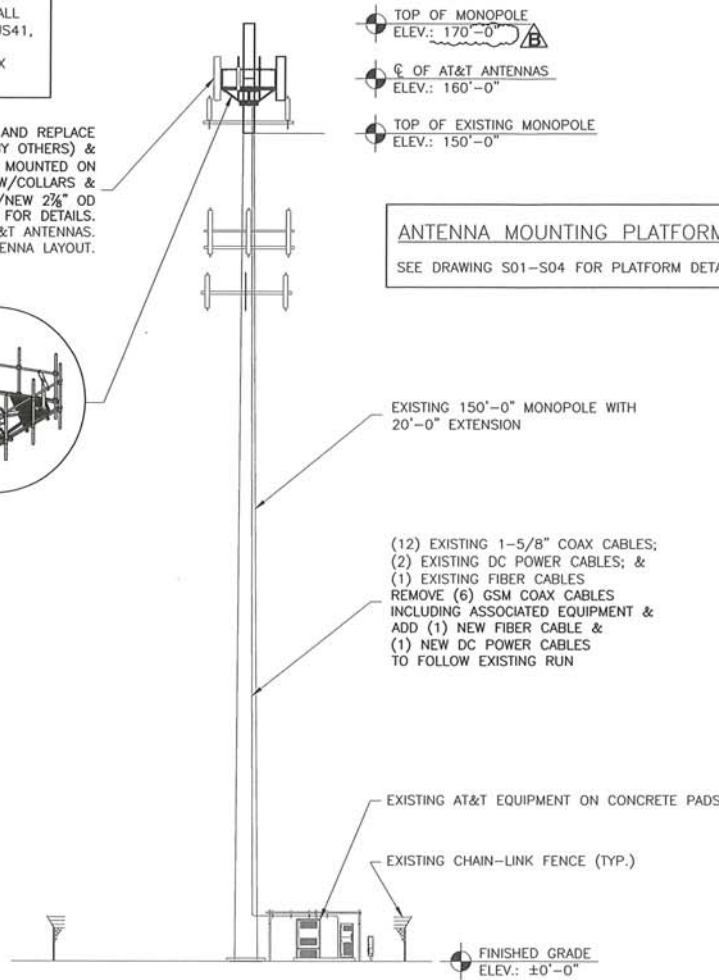
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 IL5550-01

STRUCTURAL ANALYSIS BY OTHERS

NOTE:

REFER TO RF DESIGN SHEET/ SCOPING FORM & INSTALL AS REQUIRED DC/FC BOX, XMU, FIBER BOX 6601, DUS41, PATCH PANEL TELECT 5216, BREAKERS & MISC. EQUIPMENT. ALSO, DECOM GSM/UMTS EQUIPMENT/COAX AS SHOWN ON SCOPING FORM.

REMOVE EXISTING AT&T MOUNTING FRAME AND REPLACE W/ 20' MONOPOLE EXTENSION (DESIGNED BY OTHERS) & INSTALL NEW AT&T ANTENNAS W/ RRH MOUNTED ON SABRE C10855665C 12'HD PLATFORM W/COLLARS & ENHANCED SUPPORT RAIL OR EQUAL W/NEW 2 1/2" OD MOUNTING PIPES. SEE SHEET 12, 13 & 14 FOR DETAILS. EXISTING/PROPOSED AT&T ANTENNAS. SEE SHEET 04 FOR ANTENNA LAYOUT.



ANTENNA MOUNTING PLATFORM REPLACEMENT:

SEE DRAWING S01-S04 FOR PLATFORM DETAILS

PICTURES TAKEN ON 07/07/2016 PRIOR TO LTE 2C CONSTRUCTION



SECTOR ALPHA



SECTOR BETA



EXISTING TOWER



SECTOR GAMMA

1 ELEVATION
SCALE: 3/64"=1'-0"

MasTec
Network Solutions
1351 E. Irving Park Rd
Itasca, IL 60143



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AT&T MOBILITY

ELEVATION

DRAWING NUMBER
IL5550-03

REV
B

6

5

4

↑

3

2

11 x 17 B SIZE

(1) EXISTING RAYCAP DC6-48-60-18-8C

EXISTING ANTENNA MODELS, POSITIONS & AZIMUTHS ARE ASSUMED BASED ON RFDS. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION & COORDINATE WITH AT&T RF ENGINEER FOR ANY DISCREPANCY.

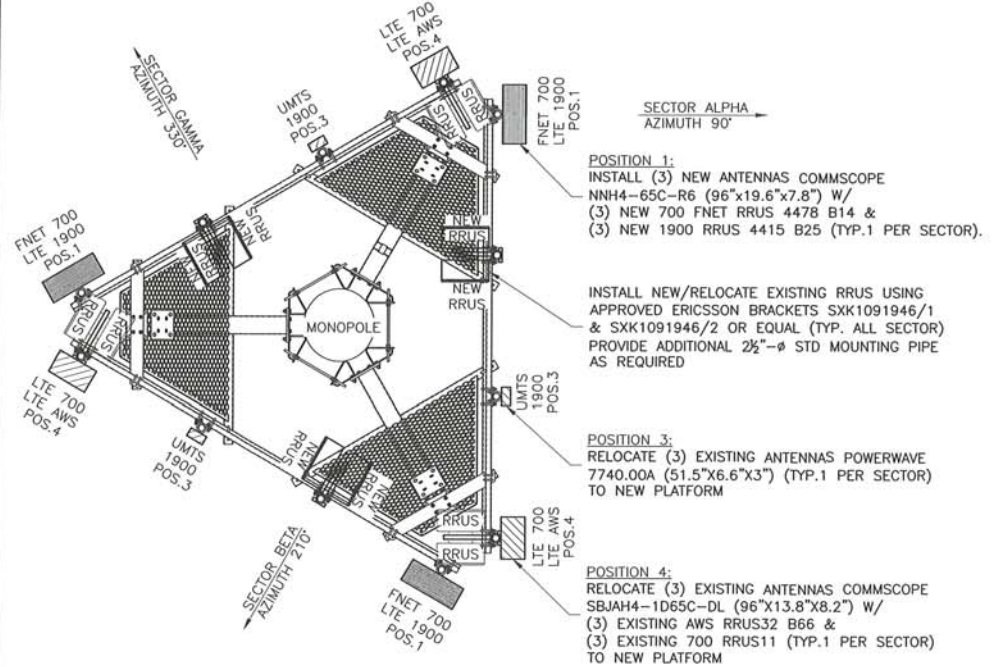
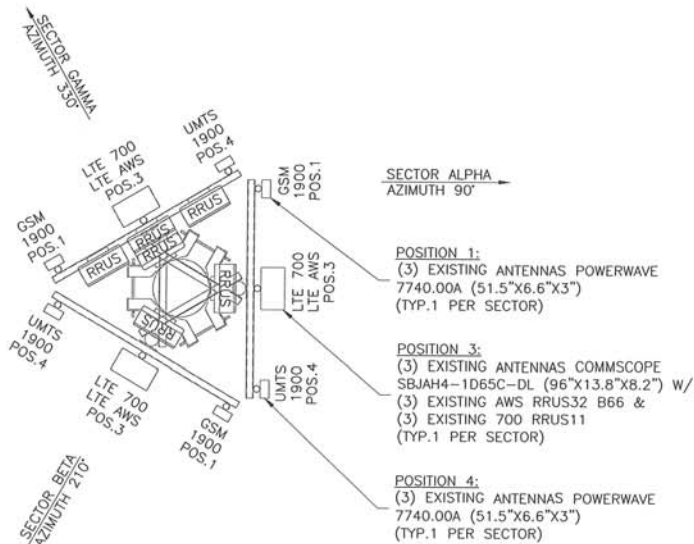
REFER TO RF DESIGN SHEET FOR ADDITIONAL INFORMATION ON TMA'S/DIPLEXERS/DC&FIBER BOX/SQUID

(1) EXISTING RAYCAP DC6-48-60-18-8C TO REMAIN.
ADD (1) NEW RAYCAP DC6-48-60-18-8C-EV.

RELOCATE/ ADD/ REPLACE MOUNTING PIPES AS REQUIRED TO ACCOMMODATE NEW ANTENNAS

NOTE:

- REMOVE (3) EXISTING GSM ANTENNAS W/ (6) COAX CABLES & GSM TMA'S FROM POS.1.
- REMOVE EXISTING AT&T MOUNTING FRAME AND REPLACE W/ 20' MONOPOLE EXTENSION (DESIGNED BY OTHERS) & INSTALL NEW AT&T ANTENNAS W/ RRH MOUNTED ON SABRE C10855665C 12' HD PLATFORM W/ COLLARS & ENHANCED SUPPORT RAIL OR EQUAL W/ NEW 2 1/2" OD MOUNTING PIPES.
- GS TO VERIFY WITH RF ENGINEER NEW PLATFORM ORIENTATION AND INSTALL AS NEEDED



1 EXISTING ANTENNA LAYOUT
SCALE: N.T.S.

2 PROPOSED ANTENNA LAYOUT
SCALE: N.T.S.

MasTec
Network Solutions
1351 E. Irving Park Rd
Itasca, IL 60143

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500 East 22nd Street, Suite B
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Fax. (630) 627-1165
APEX JOB No. AT12-236

EL VISTA
SITE NO. IL5550
1601 WEST GIFT AVENUE
PEORIA, IL 61604



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AT&T MOBILITY

ANTENNA LAYOUT

DRAWING NUMBER: IL5550-04

REV: B

11 of 17 8/2019

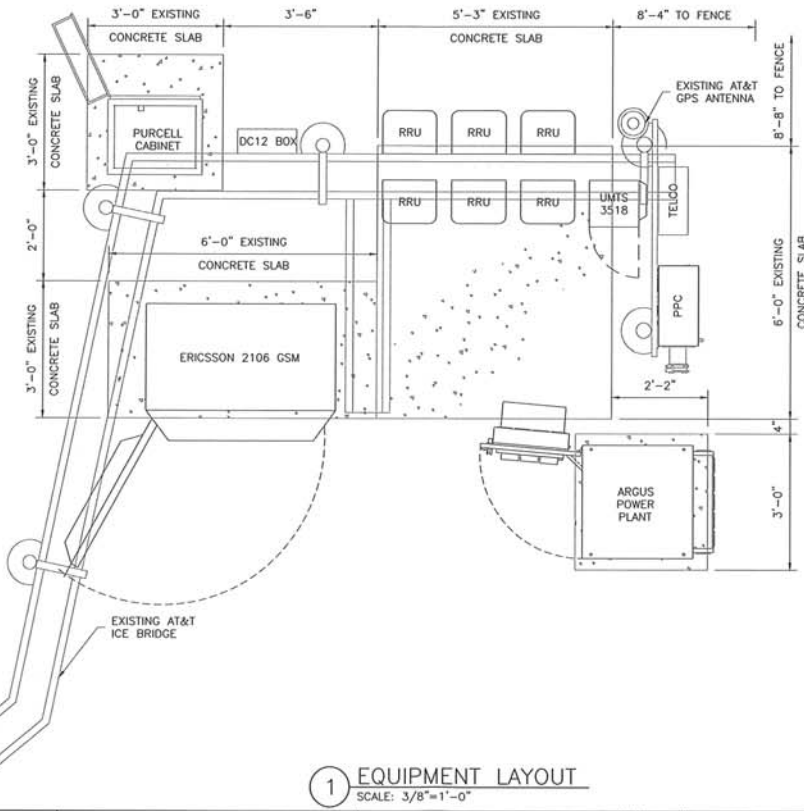
NOTES:

- EXISTING SPACE FOR PROPOSED EQUIPMENT ASSUMED TO BE ADEQUATE, PRIOR TO INSTALLATION, COORDINATE FINAL LOCATION WITH CONSTRUCTION MANAGER.
- COORDINATE WITH CONSTRUCTION MANAGER FOR THE PROVISION OF DC CIRCUIT BREAKERS AND OTHER ANCILLARY ITEMS TO SUPPORT THE NEW EQUIPMENT.
- PROPERLY BOND ALL EQUIPMENT AND CONDUCTIVE SURFACES TO EXISTING GROUND PER NEC AND AT&T STANDARDS.
- PURCELL CABINET TO INCLUDE LTE DIGITAL UNIT (DU).
GPS 01 RECOVER PER MANUFACTURER'S INSTRUCTIONS.

FINAL BBU CONFIGURATION:
 (1) EXISTING 6601, & (1) EXISTING XMUs.
 DECOM (1) DUS41.
 ADD (1) 5216, (2) 6601, & (1) XMU.
 ADD (6) 25A BREAKERS & (1) RECTIFIERS.

DECOM UMTS/GSM AS SHOWN ON SCOPING FORM.

(1) EXISTING DC12-48-60-0-25E TO REMAIN.



1 EQUIPMENT LAYOUT
 SCALE: 3/8"=1'-0"

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|-----------|----|-----|-------|---|----------|----------------------|----|----|----|---|----------|-------------------|----|----|----|-----------------|--|-----------------|--------------|--|--|--------------------------------------------------------------------------------------------------------|
| <p>MasTec Network Solutions 1351 E. Irving Park Rd Itasca, IL 60143</p> | <p>Apex Engineers, Inc. Structural & Civil Engineers 500 East 22nd Street, Suite B Lombard, Illinois 60148 Ph. (630) 627-1800 Fax. (630) 627-1165 APEX JOB No. AT12-236</p> | <p>EL VISTA SITE NO. IL5550 1601 WEST GIFT AVENUE PEORIA, IL 61604</p> | <p>AT&T</p> | <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> <tr> <td>B</td> <td>08/27/19</td> <td>REVISED PER COMMENTS</td> <td>EX</td> <td>YA</td> <td>SP</td> </tr> <tr> <td>A</td> <td>11/07/18</td> <td>ISSUED FOR REVIEW</td> <td>EW</td> <td>EW</td> <td>SP</td> </tr> <tr> <td colspan="2">SCALE: AS SHOWN</td> <td>DESIGNED BY: XX</td> <td colspan="3">DRAWN BY: XX</td> </tr> </table> | NO. | DATE | REVISIONS | BY | CHK | APP'D | B | 08/27/19 | REVISED PER COMMENTS | EX | YA | SP | A | 11/07/18 | ISSUED FOR REVIEW | EW | EW | SP | SCALE: AS SHOWN | | DESIGNED BY: XX | DRAWN BY: XX | | | <p>AT&T MOBILITY</p> <p>EQUIPMENT LAYOUT</p> <p>DRAWING NUMBER: IL5550-05</p> <p>REV: B</p> |
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