

ORDINANCE 17,394

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE, ORDINANCE NUMBER 16,406, FOR A WIRELESS COMMUNICATION TOWER FACILITY IN A CLASS R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT, FOR THE PROPERTY COMMONLY KNOWN AS SPRINGDALE CEMETERY AND LOCATED AT 3014 N PROSPECT ROAD (PARCEL IDENTIFICATION NOS. 14-34-200-006, 14-34-132-002, 14-27-476-001, 14-35-101-001), PEORIA, ILLINOIS.

WHEREAS, the property herein described is now zoned in a Class R-3 (Single-family Residential) District; and

WHEREAS, said Planning and Zoning Commission has been petitioned to grant a Special Use for a wireless communication facility under the provisions of Article 2.9.3 of Appendix C, the Land Development Code of the City of Peoria; and

WHEREAS, said Planning and Zoning Commission held a public hearing on August 5, 2016, with respect to said petition, which hearing was held 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 and Zoning Commission has submitted its report of said public hearing and the City Council finds that to permit such 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:

Section 1. That a Special Use for a wireless communication facility is hereby approved for the following described property:

Parcel 1 (PIN 14-34-200-006)

NW 1/4 SEC 34-9N-8E 154.811 AC ALL THAT PT NW 1/4 SEC 34 LYING E OF PROSPECT RD & N OF C/L WILLCOX AVE (EXC TRACT AS DESC PER DOC 99-06054 (132-002)); ALSO NE 1/4 SEC 34 (EXC BEG CEN SEC 34: TH N 627' E 434' SE 771.77' W 884' TO POB; ALSO EXC TRACT AS DESC PER DOC 99-06054 (132-002))

Parcel 2 (PIN 14-34-132-002)

NW 1/4 & NE 1/4 SEC 34-9N-8E 1.769 AC COMG NW COR NE 1/4 SEC 34 TH E 39.33' TO POB: TH E 66.12' S 476.44' W 251.95' NE ALG E LN PROSPECT RD 251.95', 101.49' & 395.05' TO POB

Parcel 3 (PIN 14-27-476-001)

SE 1/4 SEC 27-9-8E 47.6358 AC (92-22857) BEG SE COR SEC 27: TH N 1594.1' W 1302.75' S 1594' E

1302.75' TO POB (EXC RTE #150 & WILSON AVE ROW'S; AL SO EXC ADDN'L RTE #1 ROW AS DESC PER DOC #96-23968)

Parcel 4 (PIN 14-35-101-001

PLAT OF NW 1/4 SEC 35-9-8E LOTS 6-7; ALSO BLK 1 LAKE VIEW EXT'D

Said Ordinance is hereby granted per the Site Plan and elevations (Attachment A) and with the following conditions and waivers:

1. A waiver to allow the proposed equipment shelter to be comprised of material other than that required by the Zoning Ordinance.
2. A waiver to allow the proposed 8 foot tall fence to be vinyl.
3. A waiver to allow space for only one collocator.
4. A waiver from the landscape requirements, due to the existing vegetative barrier.
5. Tower must be a stealth design (flag pole) as proposed.
6. Lighting must comply with the requirements of Appendix C, Section 6.6.9.A. No tower or antenna shall be artificially illuminated unless required by the FAA. Lighting shall not exceed 1/2 footcandle as measured at the property line and shall be down lit away from residential properties and public streets.
7. Two signs not to exceed 4 sq. ft. must be placed on the site per Zoning Ordinance requirements for wireless communication facilities.
8. Any gravel placed on the site in association with the equipment area must be contained within the fenced area and not visible on the site.

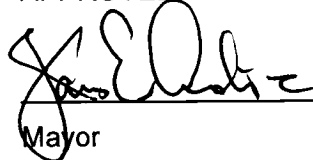
Section 2. All provisions of Appendix C, the Land Development Code, of the City of Peoria, with respect to the Class R-3 (Single-Family Residential) District shall remain applicable to the above-described premises, with exception to the Special Use herein permitted.

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

23rd DAY OF August, 2016.

APPROVED:



Mayor

ATTEST:

Beth Ball

City Clerk

EXAMINED AND APPROVED:

Donald B. Leist

Corporation Counsel



Parallel INFRASTRUCTURE

PI TOWER DEVELOPMENT LLC
7411 FULLERTON STREET, SUITE 110
JACKSONVILLE, FL 32256

CHICAGO SMSA LIMITED PARTNERSHIP D.B.A. VERIZON WIRELESS

SITE NAME: E WISCONSIN & E ARCHER
PROJECT NUMBER: 20141017032
LOCATION CODE: 287872

SITE DATA:

1. PROPOSED RAWLAND SITE
2. PROPOSED OVERALL HEIGHT OF THE FLAG POLE STEALTH TOWER STRUCTURE TO BE 110'-0" A.G.L. TO THE TOP OF THE LIGHTNING ROD
3. PROPOSED CENTERLINE OF ANTENNAS TO BE MOUNTED AT 100'-0"
4. PROPOSED OUTDOOR EQUIPMENT CABINETS ON RAISED STEEL PLATFORM (11'-6" x 12'-0")
5. PROPOSED L.P. GENERATOR
6. PROPOSED 50' x 50' LEASE TRACT

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

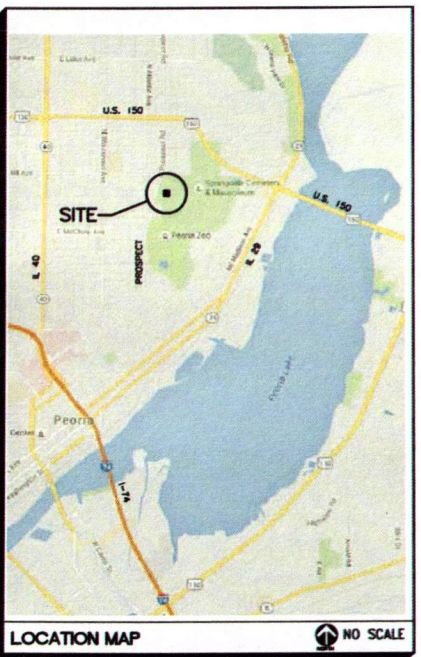
CALL JULLIE
BEFORE ANY EXCAVATION
1-800-882-0123

TOWER PLANS AND PLATFORM PLANS ARE PROVIDED BY OTHERS AND HAVE BEEN COMBINED AND COMPILED INTO THESE CONSTRUCTION PLANS. SEE GENERAL NOTE 3 ON SHEET C1.

CHICAGO SMSA LIMITED PARTNERSHIP, D.B.A. VERIZON WIRELESS
REAL ESTATE MANAGER:
ERROL GUTARSONOV
1515 EAST WOODFIELD RD.
SCHAMBURG, IL 60173
OFFICE: (847) 708-7995
CONSTRUCTION MANAGER:
RON PAULY
500 TECHNOLOGY DRIVE
2ND FLOOR
WELDON SPRING, MO 63304
OFFICE: (636) 793-9278

CLS
CONSOLIDATED LAND SURVEYING
1300 N. COMMERCE DR. STE. 700
PEORIA, ILLINOIS 61615
LAND SURVEYORS
AND PROFESSIONAL ENGINEERS
PHONE: 309-892-3434
FAX: 309-892-3433
PROFESSIONAL ENGINEER REG. NO. 06-00000

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PROJECT SUMMARY

SITE NAME: E WISCONSIN & E ARCHER
PROJECT NUMBER: 20141017032
SITE ADDRESS: 3014 N. PROSPECT ROAD, PEORIA, IL 61603, RICHWOODS TOWNSHIP, PEORIA COUNTY
PROPERTY OWNER: CITY OF PEORIA, CITY HALL, ROOM 300, 419 FULTON STREET, PEORIA, IL 61602, (309) 494-8800, BOSS BLACK, ADMINISTRATOR
GEOGRAPHIC COORDINATES: LATITUDE: 40°-45'-22.30" (NAD 83), LONGITUDE: 089°-34'-27.50" (NAD 83), A.M.S.L.: ELEV. 633.0
CURRENT ZONING: RESIDENTIAL R-3
ZONING OFFICE & BUILDING PERMIT DATA: CITY OF PEORIA, CITY HALL, ROOM 300, 419 FULTON STREET, PEORIA, IL 61602, (309) 494-8800, BOSS BLACK, ADMINISTRATOR
COST OF BUILDING PERMIT: UNKNOWN

DIRECTIONS TO SITE

FROM SCHAMBURG, MERGE ONTO I-290 E. KEEP RIGHT AT THE FORK TO STAY ON I-290 E. FOLLOW SIGNS FOR CHICAGO. KEEP LEFT AT THE FORK TO CONTINUE ON I-290 S. FOLLOW SIGNS FOR INTERSTATE 305 S/ADLER. KEEP LEFT AT THE FORK TO STAY ON I-350 S. USE THE 2ND FROM THE RIGHT LANE TO TAKE THE I-35 S EXIT TOWARD ST LOUIS. KEEP LEFT AT THE FORK. FOLLOW SIGNS FOR ADLER RD S. KEEP LEFT. FOLLOW SIGNS FOR I-55 S/ST LOUIS AND MERGE ONTO I-55 S. TAKE EXIT 197 FOR E-116 TOWARD PEORIA/PLUNKINS. TURN RIGHT ONTO E-116 W/1700 N RD/W REYNOLDS ST. CONTINUE TO FOLLOW E-116 W. TURN LEFT ONTO E-116 W/A-251 S. TURN RIGHT AT THE 1ST CROSS STREET ONTO E-116 W. TURN LEFT ONTO E-116 W/A-117 S. CONTINUE TO FOLLOW E-116 W. CONTINUE STRAIGHT ONTO E-116 W/W MI WERNON ST. CONTINUE TO FOLLOW E-116 W. USE THE RIGHT LANE TO TAKE THE US 24 W/AS 150 W RAMP TO PEORIA. MERGE ONTO US-150 W. TURN LEFT ONTO N PROSPECT RD. DESTINATION WILL BE ON THE LEFT.

CONSULTING TEAM

PROGRAM MANAGEMENT DIRECTOR: JENNIFER BROWN, PI TOWER DEVELOPMENT, LLC, 7411 FULLERTON STREET, SUITE 110, JACKSONVILLE, FL 32256, PHONE: (904) 450-4833
ELECTRICAL COMPANY: AMEREN, 8420 NORTH UNIVERSITY, PEORIA, IL 61615, CONTACT: MICHELLE McDEVITT, TEL: (309) 693-4679, MCMDEVIT@AMEREN.COM, PREMISE # 383604310
FIRE DEPARTMENT: PEORIA FIRE DEPARTMENT, FIRE CENTRAL, 505 HE WOODRIDGE STREET, PEORIA, IL 61602, TEL: (309) 494-8746

FIBER PROVIDER:

HANDICAP REQUIREMENTS: FACILITY IS UNIMPAVED AND NOT FOR REAR WADSWORTH. UNIMPAVED ACCESS REQUIREMENTS DO NOT APPLY.
SURVEYOR/ENGINEER: CLS, CONSOLIDATED LAND SURVEYING, INC., 1300 N. COMMERCE DR. STE. 700 - PEORIA, ILLINOIS 61615, LAND SURVEYORS AND PROFESSIONAL ENGINEERS, 309-892-3434, PROFESSIONAL ENGINEER REG. NO. 06-00000, rpltdesign@tdf.com

SHEET INDEX

SHEET No.	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	EQUIPMENT PLATFORM FOUNDATION PLAN
C-4	GENERATOR FOUNDATION DETAILS
ANT-1	TOWER ELEVATION AND NOTES
ANT-2	ANTENNA INFORMATION
ANT-3	ANTENNA INFORMATION
EQ-1	EQUIPMENT PLATFORM FLOOR DIMENSION PLAN
EQ-2	EQUIPMENT PLATFORM FLOOR FRAMING PLAN
EQ-3	EQUIPMENT PLATFORM ROOF FRAMING PLAN
EQ-4	EQUIPMENT PLATFORM ELEVATIONS
EQ-5	EQUIPMENT DETAILS
EQ-6	EQUIPMENT DETAILS
D-1	SITE GROUNDING PLAN & NOTES
D-2	SITE GROUNDING PROFILE
D-3	SITE DETAILS
D-4	GROUNDING DETAILS
D-5	GROUNDING DETAILS & NOTES
D-6	FENCING DETAILS
E-1	UTILITY SITE PLAN AND NOTES
E-2	GENERATOR UTILITY ROUTING PLAN
E-3	UTILITY ROUTING PROFILE & NOTES
E-4	PLATFORM ELECTRICAL DETAILS
E-5	GENERATOR SINGLE LINE DIAGRAM AND ALARM WIRING
E-6	PANEL SCHEDULE AND LIGHTING PLAN
E-7	H-FRAME & TRENCH DETAILS
SP-1	SPECIFICATIONS
SP-2	SPECIFICATIONS
P-1	SITE PHOTOS
NS-1	NOTICE TO CONTRACTORS
LS-1	LESSEE PLAT OF SURVEY
LS-1.1	LESSEE PLAT OF SURVEY LEGAL DESCRIPTIONS

EXPRES: 11-30-17

PREPARED BY DATE 03-11-16

NO.	DATE	DESCRIPTION
1	3-29-16	ADDED TOWER FOUNDING NOTE
2	3-31-16	REMOVED EXISTING UTILITIES FOR OPERATIONAL USE
3	04-13-16	SP ELEVATION & BRONZE WIRELESS SITE STUDY
4	04-21-16	REVISED PLATFORM ROOF

**Parallel
INFRASTRUCTURE**
PI TOWER DEVELOPMENT LLC
7411 FULLERTON STREET, SUITE 110
JACKSONVILLE, FL 32256

SITE NAME:
E WISCONSIN & E ARCHER

SHEET NAME
TITLE SHEET

SHEET NUMBER
T-1

JOB NUMBER
9663-9-8-34A-1

ORDINANCE 17,394

CHICAGO BUREAU OF PUBLIC WORKS
 1515 EAST WISCONSIN ST. CHICAGO, ILL. 60605
 OFFICE (312) 763-2378

CBS
 CONSULTING ENGINEERS AND ARCHITECTS
 1509 N. CLARK ST. CHICAGO, ILL. 60647
 PHONE (312) 943-3425
 FAX (312) 943-3425

ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO'S ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED AND THE CITY OF CHICAGO'S ELECTRICAL CODE (COC) AS AMENDED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

GENERAL NOTES
 1. SEE SHEET C-1 FOR LEGEND
 2. SEE SHEET 301-1 & 301-2 FOR CONNECTION NOTES & SPECIFICATIONS
 3. FORMS PLANS, PLUMBING PLANS, MECHANICAL PLANS AND ELECTRICAL PLANS SHALL BE PROVIDED BY THE CONTRACTOR.
 4. ALL NEW INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO'S ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED.
 5. A NOT SPECIFICALLY DETAIL OR SPECIFIED SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO'S ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

CONTRACTOR NOTES
 1. IF THE CONTRACTOR ENCOUNTERS A CONFLICT OR DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS OR BETWEEN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY.
 2. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL WORK DONE AND SHALL SUBMIT THEM TO THE ARCHITECT UPON COMPLETION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
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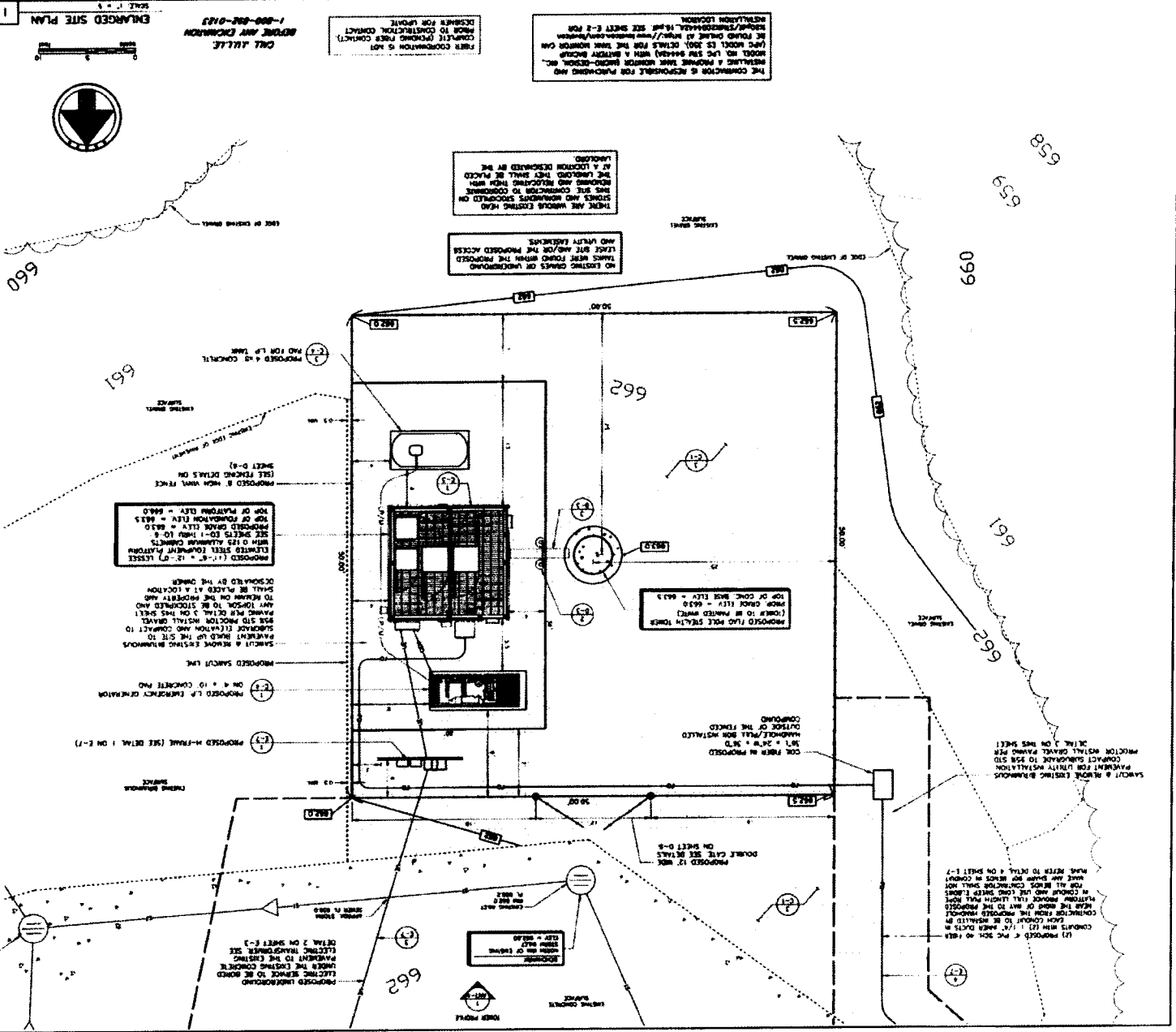
SHEET NAME: E WISCONSIN & E ARCHER
 SHEET NAME: BLAISED BITE PLAN
 SHEET NUMBER: C-1

JOB NUMBER: 6663-0-0-344-1

BENCHMARK DATUM
 LOCATION: NORTH END OF EXISTING SIDEWALK AT FRONT OF THE SITE
 ELEVATION: 662.00

GENERAL NOTES
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 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



ENLARGED SITE PLAN
 DATE: 1-28-01
 1-28-01-0103
 BLAISED BITE PLAN

CONTRACTOR RESPONSIBILITY FOR PURCHASED AND INSTALLATION LOCATION
 THE CONTRACTOR IS RESPONSIBLE FOR PURCHASED AND INSTALLATION LOCATION.
 ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.

NO EXISTING CHAINS OR UNDERGROUND LINES WERE FOUND WITHIN THE PROPOSED ELECTRICAL SERVICE.
 THERE ARE VARIOUS EXISTING HEAD STAKES AND UNDERGROUND SERVICES ON THE SITE.
 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
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JOB NUMBER
0683-0-0-264

SHEET NUMBER
ANT

TOWER ELEVATION
AND NOTES

SHEET NAME
**E WINGCOONIN
& E ARCHER**

SITE NAME
Parallel
INFRASTRUCTURE

DESIGNED BY
2-03-04
DATE

REVISIONS BY
03-11-04

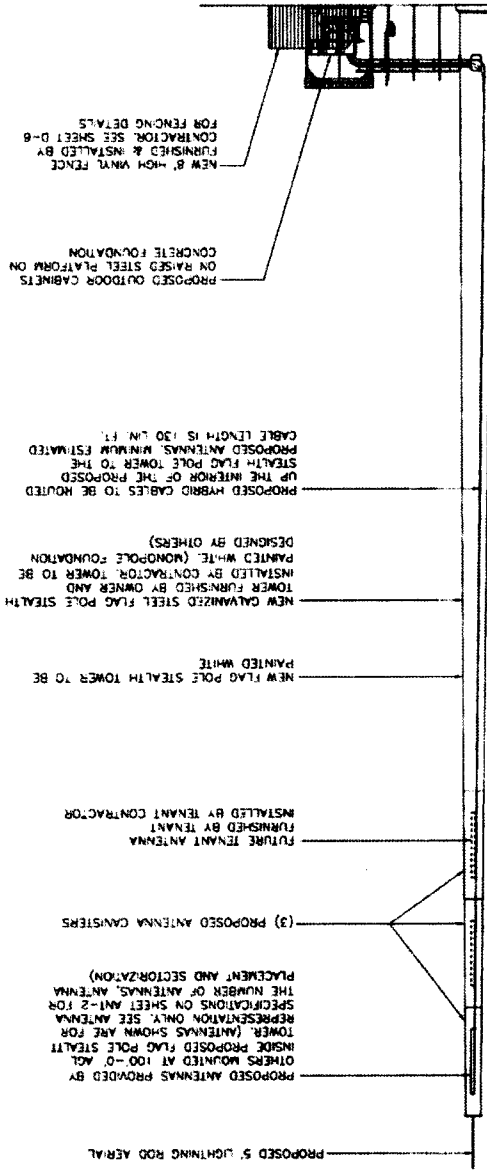
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CIR

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BOB HALEY
CONSULTING ENGINEER
3100 W. COMMERCE ST. SUITE 200
MILWAUKEE, WI 53234
PHONE: 414-224-2424
FAX: 414-224-2424

ELEVATION - LOOKING SOUTH
NOT TO SCALE



- NOTES:**
- VERIFY EACH CABLE CABLE LENGTH, ROUTING AND ALL MOUNTING APPROPRIATE WITH OWNER FROM TO ORDERING.
 - THE NUMBER CABLE LENGTH HAS BEEN ESTIMATED AT 130'. FEEL EACH WITH A COMPASS AND CABLE CHANGER AS SHOWN ON SHEET ANT-2. THIS CABLE LENGTH IS APPROXIMATE AND IS NOT TO BE USED FOR CONSTRUCTION. ACTUAL CABLE LENGTHS MAY VARY FROM ESTIMATED.
 - THE ALL MAIN CABLES (LABELLED ACCORDING TO SHEET) AT (4) LOCATIONS.
 - 1 IN 12 ON THE BOTTOM 1/2" JAMMER COMING FROM THE LOWER CONNECTION.
 - 1 IN 12 ON THE TOP MAIN LINE NEAR THE MAIN CONNECTION.
 - 1 IN 12 ON THE TOP MAIN LINE NEAR THE ANTENNA.
 - CONNECTION TO AFTER LACS ON THE MAIN CABLES USING A MORE PERMANENT METHOD THAN THE WELDED CONNECTION WHICH FOR STRUCTURE METHODS.
 - IN THE EVENT PARTS AND/OR OTHER CONNECTION IS ADDED AND THE SYSTEM TOWER WILL BE CHANGED FROM NOTE 3. CONTACT CONSTRUCTION NUMBER FOR SUPPORT DETAILS.
 - EACH COIL SHALL BE SUPPORTED COLUMN OR (CHANGING FROM COIL) AND FROM A HOOK AT TOP OF TOWER. (1) ABOVE FOR LATER TOWER.
 - EACH COIL SHALL BE SUPPORTED AT THREE (3) LOCATIONS.
 - TOWER PLATFORM ON V-FRAME.
 - OUTSIDE EQUIPMENT PLATFORM UNDER ROOF COVER.
 - CABLES TO BE SUPPORTED EVERY 3'-0" ON PLATFORM OR V-FRAME WITH STAINLESS STEEL WADERS.
 - CABLES TO BE SUPPORTED EVERY 18" WITH STAINLESS STEEL WADERS.
 - ANTENNA CONNECTION RESPONSIBLE FOR FURNISHING ENCLOSED JAMMERS.
 - CABLES WILL BE MAX 70-90' AND FROM DISTANCE CABLE FROM MONOPOLE TO REPLACE THE OTHER LEFT-TO-CABLE.
 - THE CONNECTION SHALL USE PCC CONNECTIONS ONLY AND NUMBER CONNECTIONS SHALL BE USED.

STRUCTURAL NOTES:

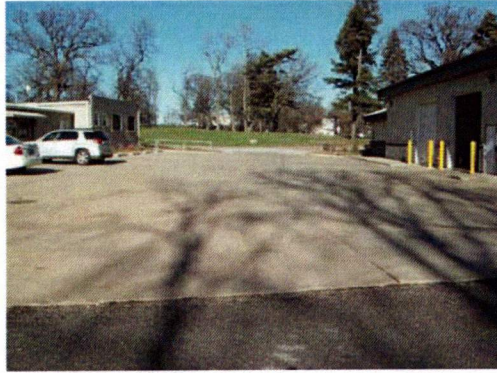
- STRUCTURAL CALCULATION PREPARED BY OTHERS. CONNECTION TO COLUMN PREPARED BY OTHERS. OBTAIN A COPY.
- CALCULATION TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS AND SECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

TOWER NOTES:

- COIL LOCKER OR BRACKET AND SUPPORT WILL NEED TO BE PROVIDED AND INSTALLED BY OWNER.
- IF IS THE MOUNTING CONNECTION RESPONSIBILITY TO VERIFY ALL ANTENNA PROVISIONS MATCHES FINAL MAJOR DIMENSIONS PLAN PROVIDED BY OTHERS.



STANDING NORTHEAST OF THE SITE AT THE EXISTING ELECTRIC TRANSFORMER (LOOKING WEST)



STANDING AT THE SITE IN THE ACCESS EASEMENT (LOOKING NORTH)



STANDING WEST OF THE SITE ACROSS FROM THE ACCESS EASEMENT (LOOKING EAST)



STANDING NORTH OF THE SITE IN THE ACCESS EASEMENT (LOOKING SOUTH)



STANDING NORTH OF THE SITE IN THE ACCESS EASEMENT (LOOKING SOUTH)



STANDING NORTH OF THE SITE NEAR THE ACCESS EASEMENT (LOOKING WEST)



STANDING EAST OF THE SITE (LOOKING WEST)



STANDING NORTH OF THE SITE IN THE ACCESS EASEMENT (LOOKING SOUTH)



STANDING WEST OF THE SITE (LOOKING EAST)

CHICAGO SMSA LIMITED PARTNERSHIP, D.B.A. VERICON WIRELESS
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PREPARED BY: HBN 03-11-16

Parallel
 INFRASTRUCTURE
 PL TOWER DEVELOPMENT LLC
 7411 FULLERTON STREET, SUITE 110
 JACKSONVILLE, FL 32256

SITE NAME:
E WISCONSIN & E ARCHER

SHEET NAME
SITE PHOTOS

SHEET NUMBER
P-17,394

JOB NUMBER
 9663-9-8-344

ORDINANCE 17,394







