

BRADLEY

UNIVERSITY

March 30, 2016

City of Peoria
Planning & Zoning Department
419 Fulton Street, Room 300
Peoria, IL 61602

RE: Central States Tower Telecommunications Facility at 801 W Main St, Peoria, IL 61615,
P.I.N.18-05-430-011, 18-05-430-008, 18-05-430-001, 18-05-430-007 (Outreach Center)

To Whom It May Concern,

Central States Tower III, LLC. is authorized to apply for a special use permit and any required variances in connection to the proposed wireless telecommunications facility at the above location. Central States Tower III, LLC may also appear before the planning and zoning commission, city council, and any other meetings or hearing that might be required for the proposed work. Please contact me if you have any questions.

Sincerely,



Gary Anna
Bradley University
1501 W. Bradley Ave.
Peoria, IL 61625
(309) 677-3150
gma@fsmail.bradley.edu

VICE PRESIDENT FOR BUSINESS AFFAIRS

1501 WEST BRADLEY AVENUE • PEORIA, ILLINOIS 61625-0527 • (309) 677-3150 • FAX (309) 677-4029

City of Peoria Development Center

419 Fulton St., Room 300
Peoria, IL 61602-1217
PH: (309) 494-8800 FX: (309) 494-8880
www.peoriagov.org

PLANNING AND ZONING COMMISSION
APPLICATION

Date Received: _____ Initials: _____

Date Certified Complete: _____ Initials: _____

1. TYPE OF REQUEST (Check all that apply)

- a) Map Amendment (Rezoning)- Site Plan not required
Current Zoning District: _____
Proposed Zoning District: _____
- b) Text Amendment
- c) Special Use
- d) Nonconforming Use Change
- e) Special Permit Signs
 (I): Local Sign Regulation/Shopping Center Signs
 (II): Special Permit (Inflatable, Off-Premise or Rooftop Signs)
- f) Official Development Plan
- g) Planned Unit Development (PUD)
- h) Preliminary / Final Subdivision Plat
- i) Residential Cluster Development
- j) Multi-Family Plan
- k) Annexation

2. PROPERTY INFORMATION

- a) Address(es): 801 W Main St., Peoria, IL 61606
Attach additional sheets if necessary
- b) Tax ID Number(s): 1805430011, 1805430008, 1805430001, 1805430007,
Attach additional sheets if necessary
- c) Parcel Area (acres or square feet): 1.13 .94 .21 .18 d) Current Zoning District: West Main

3. SPECIAL USE, NONCONFORMING USE CHANGE AND PUD'S DEVELOPMENT INFORMATION

- a) Use: Commercial / Telecommunications Facility
Existing Use / *Proposed Use*
- b) Building Area (square feet): NA c) Building Height (feet): NA
- d) Parking Spaces Provided: _____ / _____ Parking Required: _____ / _____
Total Accessible Spaces / *Total Regular Spaces* / *Total Accessible Spaces* / *Total Regular Spaces*
- e) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

4. SUBDIVISION, MULTI-FAMILY PLAN AND OTHER PLAN DEVELOPMENT INFORMATION

- a) Type of Development: Single-Family Detached Single-Family Attached Multi-Family Other Development (Describe Below)
- b) Plat/Plan Name: _____ c) Number of Lots/Units: _____ d) Number of Duplex Lots: _____
- e) Fire District: _____ f) School District: _____ g) Type of Sewer Provided: _____
- h) Are Private Streets Proposed?: _____ i) Is the Project Within City Limits?: _____
- j) If Not, Has Project Been Submitted to the County?: _____ k) Requested Waivers and Additional Information (Attach additional sheet as needed): _____

5. OWNER INFORMATION - REQUIRED

GARY ANNA BRADLEY UNIVERSITY
Name Company
1501 W. BRADLEY AVE., PEORIA, IL 61625
Address, City, State, ZIP+4
(309) 677-3150 (309) 677-4029 gma@fsmail.bradley.edu
Phone Fax Email
Bradley University
Signature of Owner

6. APPLICANT INFORMATION - If different from owner

Kathleen Groark Insite Inc., Verizon Wireless, and Central States Tower III, LLC
Name Company
1a660 Midwest Rd., Oakbrook Terrace, IL 60181
Address, City, State, ZIP+4
(224) 631-1370 groark@mail.bradley.edu
Phone Fax Email

Signature

7. REPRESENTATIVE OF APPLICANT -engineer, architect, attorney or other, if applicable

NA
Name Company

Address, City, State, ZIP+4

Phone Fax Email

| | |
|---|--|
| Applicant's Interest in Property: <input type="checkbox"/> Contractor <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Other Agent for Verizon | Send Correspondence To: <i>Select one entity to receive all correspondence. E-mail will be used for all correspondence unless otherwise requested.</i> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Representative of Applicant |
|---|--|

8. SUBMITTAL REQUIREMENTS

Initial by each item to indicate the item is complete or is included with the application. All items listed must be provided!

FOR ALL APPLICATIONS:

Completed Application - *Illegible or incomplete applications will not be accepted.*

Filing Fee:

| | |
|--|---------------------------------------|
| Map Amendment (Rezoning) | \$625 plus \$100/acre (max. \$7,500)* |
| Downzone to Comprehensive Plan | \$0 |
| Annexation | \$0 |
| Text Amendment | \$500 |
| Special Use, Official Development Plans, Special Signs | \$750 plus \$100/acre (max. \$7,500)* |
| Nonconforming Use Change | \$500 |
| Planned Unit Development | \$625 plus \$100/acre (max. \$7,500)* |
| Residential Cluster Development | \$625 plus \$100/acre (max. \$7,500)* |
| Multi-Family Plan | \$1,500 |
| Minor Subdivision with No Waivers | \$1,500 |
| Minor Subdivision with Waivers | \$2,000 |
| Major Subdivision with No Waivers | \$1,500, plus \$50 per lot/unit |
| Major Subdivision with Waivers | \$2,000, plus \$50 per lot/unit |
| Survey Plat | \$125 |

* FORMULA: Flat Fee + (\$100 X Total Acreage of Project) = Filing Fee
 EXAMPLE: \$750 + (\$100 X 3.45 Acres) = \$1,095

All submittals shall be provided on a compact disc or appropriate digital media, including digital versions of the application, site plan, and other attachments as required.

a) MAP AMENDMENT (REZONING)

- _____ Completed Application and Fee
- _____ Legal Description on a compact disc or appropriate digital media (MS Word format)

b) TEXT AMENDMENT

- _____ Completed Application and Fee
- _____ Proposed amendment language (attached)
- _____ Proposed amendment on a compact disc or appropriate digital media (MS Word format)

c) SPECIAL USE

- _____ Completed Application and Fee
- _____ 1 full-size site plan (see Page 3 or Article 2.15.c of the Zoning Ordinance or Article 2.9 of the Land Development Code for site plan requirements)
- _____ Building Elevations
- _____ Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media
- _____ Estimated Traffic Generation (Refer to I.T.E. standards)
- _____ If the property is zoned C-2, a Development Impact Statement is required. (see Page 3 or Article 9.7.d for requirements)

d) NONCONFORMING USE CHANGE

- _____ Completed Application and Fee
- _____ 1 full-size site plan (see Page 3 or Article 2.15.c of the Zoning Ordinance or Article 2.9 of the Land Development Code for site plan requirements)
- _____ Site Plan & Building Elevations
- _____ Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media
- _____ Estimated Traffic Generation (Refer to I.T.E. standards)

e) SPECIAL PERMIT SIGNS

- _____ Completed Application and Fee
- _____ 1 full-size site plan showing the location of the sign, property lines, parking areas, and buildings (see Page 3)
- _____ Sign Elevations / Illustrations
- _____ Site Plan & Elevations
- _____ Electronically Formatted Site Plan, Elevations (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

f) OFFICIAL DEVELOPMENT PLANS

- _____ Completed Application and Fee
- _____ 1 copy of the development plan (see Page 3 or Article 2.16 of the Zoning Ordinance or Article 2.10 of the Land Development Code for plan requirements)
- _____ 1 overall site plan
- _____ Building & Sign Elevations / Illustrations
- _____ Official Development Plan and all supportive materials
- _____ All Documents Electronically Formatted (PDF format) and Legal Description (MS Word format and within Development Plan) on a compact disc or appropriate digital media

g) PLANNED UNIT DEVELOPMENT (PUD)

- _____ Completed Application and Fee
- _____ All required steps and procedures as outlined in Article 2.15.L of the Zoning Code.

h) PRELIMINARY / FINAL SUBDIVISION PLAT

- _____ Completed Application and Fee
- _____ 1 full-size plat drawn to a scale of 1" = 100'
- _____ 1 plat reduced to 8 1/2" X 11"
- _____ Electronically Formatted Plat (AutoCAD 2007 DWG and PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

i) RESIDENTIAL CLUSTER DEVELOPMENT

- _____ Completed Application and Fee
- _____ 1 full-size plat drawn to a scale of 1" = 100'
- _____ 1 plat reduced to 8 1/2" X 11"
- _____ Electronically Formatted Plat (AutoCAD 2007 DWG and PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

j) MULTI-FAMILY PLAN

- _____ Completed Application and Fee
- _____ 1 full-size plat drawn to a scale of 1" = 100'
- _____ 1 plat reduced to 8 1/2" X 11"
- _____ Electronically Formatted Plan (PDF format) and Legal Description (MS Word format) on a compact disc or appropriate digital media

k) ANNEXATION

- _____ Completed Application
- _____ Completed Annexation Agreement
- _____ 1 full-size plat drawn to a scale of 1" = 100'
- _____ 1 plat reduced to 8 1/2" X 11"
- _____ Electronically Formatted Plat (PDF format), Annexation Agreement and Legal Description (MS Word format) on a compact disc or appropriate digital media

SITE PLAN REQUIREMENTS

All site plans shall show the following items:

SPECIAL USE & NONCONFORMING USE CHANGE – As specified in Article 2.15.o of the Zoning Ordinance and Article 2.9 of the Land Development Code.

- (1) All proposed and existing structures
- (2) Points of Ingress and egress for the proposed development
- (3) Parking plan (indicate number of spaces, aisle and typical space dimensions)
- (4) Sign plan (directional, way-finding signs, signs which require a waiver from ordinance requirements)
- (5) Landscaping, screening, and buffering elements
- (6) Lighting plan (Photometric plan)
- (7) Special design treatment (i.e. enhanced landscaping/environmental design, high-quality building materials, innovative site design)
- (8) Boundary Lines / Property Lines (bearings, distance, and acreage)
- (9) Easement locations and purposes
- (10) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
- (11) Open Space – parcels dedicated or intended for public use or property owner use.
- (12) North Arrow, Development Name, Map Scale, Date of Preparation
- (13) Legal Description (can be provided as an attachment)
- (14) Land Use of all adjacent parcels
- (15) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

SPECIAL PERMIT SIGN REQUESTS

- (1) The proposed location of all signs and all existing signs (indicate type of sign)
- (2) All existing structures / buildings
- (3) Parking areas
- (4) Landscaping (required for off-premise signs)
- (5) Special design treatment (i.e. high-quality building materials, innovative design)
- (6) Boundary Lines / Property Lines (bearings & distances)
- (7) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
- (8) North Arrow, Development Name, Map Scale, Date of Preparation
- (9) Legal Description (can be provided as an attachment)
- (10) Land Use of all adjacent parcels
- (11) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

OFFICIAL DEVELOPMENT PLANS – As specified in Article 2.16 of the Zoning Ordinance and Article 2.10 of the Land Development Code.

The submittal shall be accompanied by appropriate text and plans which properly describes the institution's campus development plans.

- (1) Boundary Lines / Property Lines (bearings & distances) of the development plan area.
- (2) All proposed and existing structures / buildings and the proposed use of those structures
- (3) Points of ingress and egress for the proposed development
- (4) Indicate the areas which require a variation / waiver from the requirements which govern parking, setbacks, signs, perimeter setbacks or landscaping.
- (5) Parking areas
- (6) Landscaping (required for off-premise signs)
- (7) Lighting Plan, including illuminated signs (Photometric Plan)
- (8) Special design treatment (i.e. high-quality building materials, innovative design)
- (9) Adjacent streets – indicate street width, pavement type, sidewalks / bike paths, street name, culverts and curbs
- (10) North Arrow, Development Name, Map Scale, Date of Preparation
- (11) Legal Description (can be provided as an attachment)
- (12) Land Use of all adjacent parcels
- (13) Any other information as required by the Zoning Administrator to allow an accurate and complete review.

PLANNED UNIT DEVELOPMENTS (PUD) – As specified in Article 2.15.L of the Zoning Ordinance

Due to the nature of this review, it is required that the applicant refer to Article 2.15.L of the Zoning Ordinance for all application procedures and submittal requirements.

SUBDIVISIONS, MULTI-FAMILY PLANS – As specified in Article IV of the Subdivision Ordinance

Due to the nature of this review, it is required that the applicant refer to Article IV of the Subdivision Ordinance for all application procedures and submittal requirements.