



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission

**FROM:** Site Plan Review Board

**DATE:** April 7, 2016

**CASE NO:** PZ 16-07

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Kathleen Groark of Insite Inc. to amend an existing Special Use Ordinance No. 13,932, as amended, in a Class C-2 (Large Scale Commercial) District to add a Wireless Communication Tower Facility for the property commonly known as the Shoppes at Grand Prairie and located at 5201 W War Memorial Drive. The proposed Wireless Communication Tower is located on the property identified as Parcel Identification No. 13-11-126-013 which is situated immediately north of the property located at 5121 W American Prairie Drive, Peoria, IL (Council District 5)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to amend the existing Special Use to install a 180-foot cell tower and communication facility on a 0.45 acre parcel within the Shoppes at Grand Prairie Shopping Center. Per the Zoning Ordinance, wireless communication facilities shall locate according to the following priorities with a) being the highest priority:

- a) Existing towers or other structures
- b) Industrial or Institutionally zoned or publicly-owned
- c) Commercial, office, central business or parking zoning
- d) Agricultural zoning
- e) Residential zoning

The tower and communication facility is placed within a 70 ft x 70 ft lease area surrounded by fencing and landscaping as further described below:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Tower Location	Commercial zoning	None	3 <sup>rd</sup> priority location
Tower Height	180 feet overall structure height	None	In compliance
Setback	20+ feet	None	In compliance
Tower Design	Monopole able to accommodate 4 carriers	None	Due to the visibility and location of this site within the commercial development, staff has requested the application of a stealth design. This could include hiding the antennas within the pole with or without a flag or parking lot light pole.
Lighting	As required by FAA	None	No artificial illumination of tower unless required by FAA. Any lighting for equipment at tower base not to exceed 3 foot candles measured at property line.
Signs	None proposed	None	Two signs not to exceed 4 sq ft must be placed at the site to provide notice of RF radiation, owners/operators, and emergency phone numbers.

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	SPRB Comment
Accessory Building/Structure Design	An equipment shelter is not proposed. Exterior equipment cabinets to be placed on platform.	None	Must be completely screened by fencing and landscaping.
Landscaping	30 arbor vitae trees surrounding the west, north, and east side of the fenced area.	None	Second row of staggered landscaping is required to provide 10-foot wide landscape strip and meet screening requirements. In addition, trees must be planted along the south façade, except for the access drive.
Building Codes & Safety Standards	To comply	None	Per City codes
Visual Intrusion	No additional effort to reduce visual impact other than required fence/landscaping.	None	Staff recommends utilizing a stealth design to reduce the visual impact of the tower and provide compatibility with the commercial character of the surrounding properties.
Access & Circulation	Parking provided on gravel surface	None	Gravel parking surface is prohibit.
Permits & Licensing	Permits to be obtained as required	None	Must obtain all permits and licenses required by applicable Law, rule, regulation or code.
Mechanical & Utility Screening	Wireless equipment to be screened by 7-foot tall fence and landscaping.	None	Transformer located outside of fenced area must be screened.

## **BACKGROUND**

### **Property Characteristics**

The subject property contains 0.45 acres of land located within the Shoppes at Grand Prairie commercial area. The property is zoned Class C-2 (Large Scale Commercial) and surrounded by Class C-2 (Large Scale Commercial) zoning to the north, south, east and west.

### **History**

The original Special Use for the shopping center was approved in 1995. Since 1995, amendments to the Special Use have been approved to allow for expansions to the shopping center, signage plans, and other site plan revisions.

Date	Zoning
1931 – 1958	Not in the City
1958 – 1963	Not in the City
1963 – 1990	I1 (Light-Industrial)
1990 – Present	C2 (Large Scale Commercial)

## **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.

<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	None
No injury to other property or diminish property values	Potential negative impact	Design the tower to hide antennas to reduce the visual intrusion and enhance compatibility with surrounding commercial businesses.
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
Conformance with Comprehensive Plan	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	Yes, except for gravel parking surface and landscaping/screening deficiency.	Remove gravel, provide additional landscape trees and revise fence to enhance screening.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs	N/A
City Council Strategic Plan Goals	Grow Businesses	N/A

## **SITE PLAN REVIEW BOARD RECOMMENDATION**

The Site Plan Review Board recommends APPROVAL of the request with the following conditions:

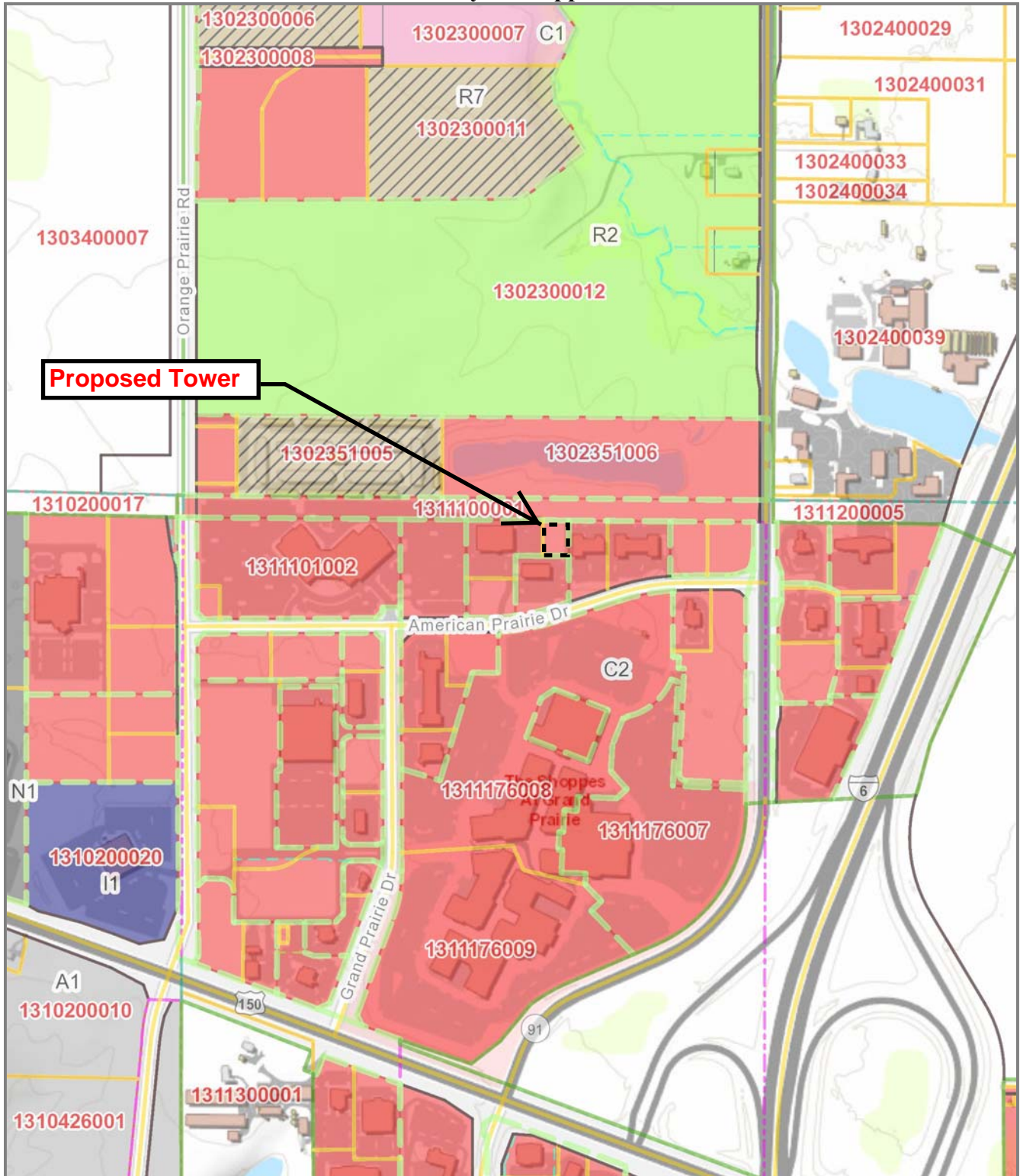
- 1) Revise the design of the tower to incorporate stealth application.
- 2) Provide signage in compliance with the zoning ordinance.
- 3) Equipment cabinetry must be screened by fence and landscaping.
- 4) Transformer located outside of fenced area must be screened.
- 5) Add second row of staggered landscaping trees to provide required screening.
- 6) Remove gravel from the parking surface and replace with hard surface or permeable pavers.
- 7) Revise fence to include wrought iron with wider slats for required screening.
- 8) Land located outside of the 70 ft x 70 ft lease area must be landscaped and sodded or seeded with grass.

**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. Site Plan
4. Landscaping Plan
5. Elevations and/or Renderings
6. Photos
7. Additional documentation

### Wireless Tower Facility at Shoppes at Grand Prairie



*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 = 667 feet**  
 3/31/2016



Proposed Tower



91

250 feet 50 m

© 2016 HERE

**LEGEND**

- ▲ - TRAVERSE POINT
- ▲ - WELL
- ⬮ - HIGHWAY
- ⊙ - MONUMENT
- ⊠ - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOODSTAKE
- + CUT - XCUT
- PK - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ★ - LIGHT POLE
- - ORNAMENTAL LIGHT POLE
- - POST
- ⊥ - U.G. UTILITY MARKER
- SB#BORE
- - SOIL BORING
- ⊠ - MAILBOX
- ⌒ - SATELLITE DISH
- - HAND HOLE
- ⊠ - AC UNIT
- ⊠ - U.G. UTILITY MARKER
- ⊠ - FIRE HYDRANT
- ⊙ PIV - POST INDICATOR VALVE
- ◇ - WATER VALVE
- ⊗ - GAS VALVE
- ⊕ - UST FILL PORT
- ⊠ - GAS PUMP
- ⊠ - GAS METER
- ⊠ - WATER METER
- ⊠ - TELEPHONE RISER
- ⊠ - ELECTRIC METER
- ⊠ - CABLE TV RISER
- ⊠ - CATCH BASIN
- ⊠ - ROUND CATCH BASIN
- ⊠ - UTILITY MANHOLE
- ⊠ - STORM MANHOLE
- ⊠ - SANITARY MANHOLE
- ⊠ - ELECTRIC MANHOLE
- ⊠ - TELEPHONE MANHOLE
- ⊠ - WATER MANHOLE
- ⊠ - HANDICAP PARKING SPACE
- ⊠ - SHRUB
- ⊠ - TREE
- ⊠ - PINE TREE
- (ELEV.) - EXISTING CONTOURS
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
- WATER UTILITY LINE
- GAS UTILITY LINE
- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

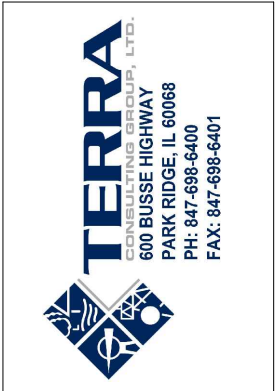
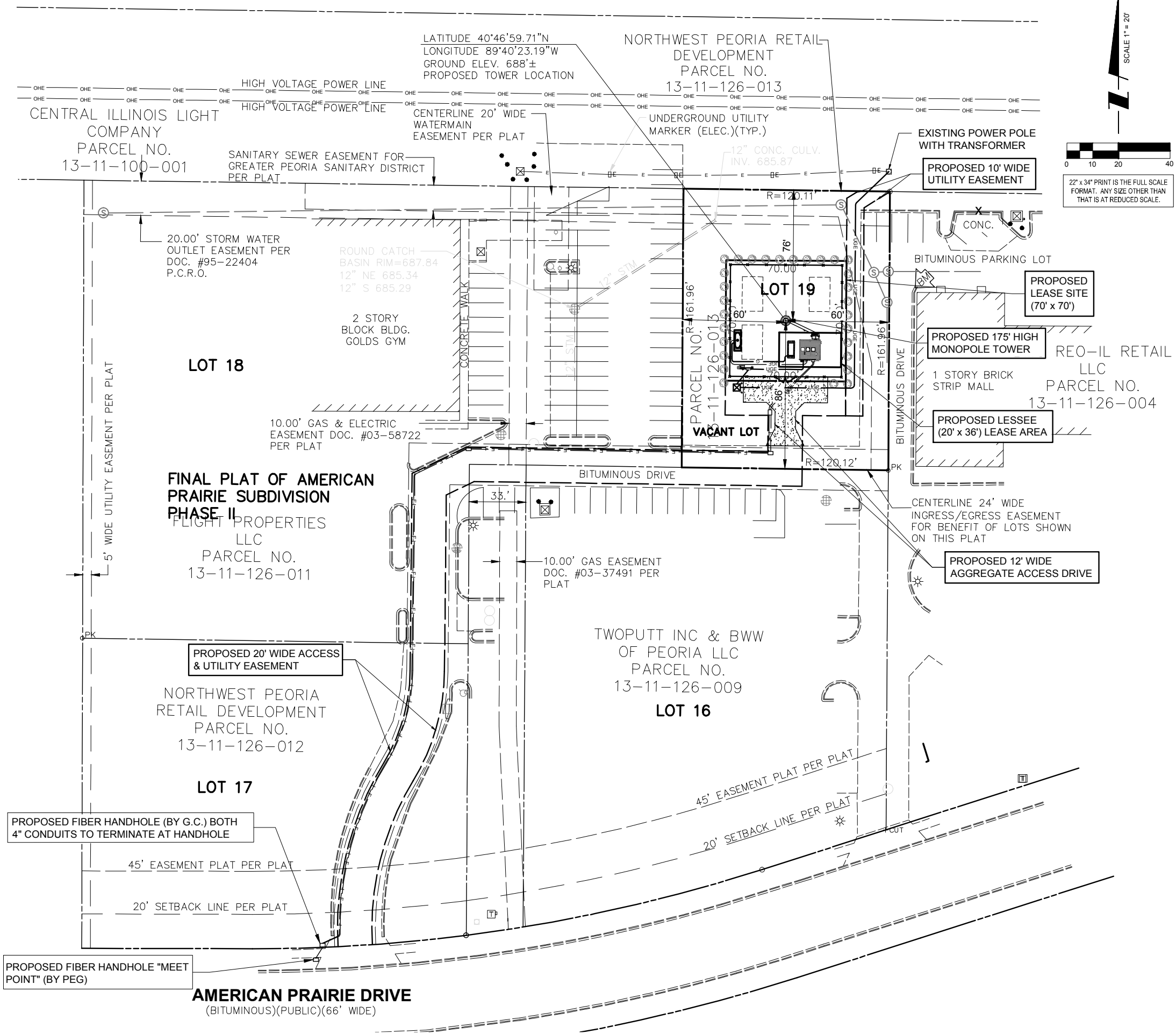
OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR



SURVEY PROVIDED BY:



616.224.1500 phone · 616.224.1501 facsimile  
549 Ottawa Ave NW · Grand Rapids, MI 49503  
BM#1) ELEV. 688.96  
BOX CUT ON TOP OF CONCRETE CURB  
NORTHWEST CORNER OF STRIP MALL.



NO.	DATE	BY	DESCRIPTION
1.	07/17/15	PP	ISSUED FOR REVIEW
2.	10/23/15	JTM	REVISED PER POWER COORDINATION
3.	12/28/15	MT	ISSUED FOR FIBER COORDINATION
4.	01/18/16	SEA	UPDATED TO CABINET LAYOUT
	08/08/16	JTM	UPDATE PER CLIENT COMMENTS

IL-00-5999  
SHOPPES OF GRAND PRAIRIE  
W AMERICAN PRAIRIE DR  
PEORIA, IL 61615

DRAWN BY:	PP
CHECKED BY:	TAZ
DATE:	07/17/15
PROJECT #:	50-168

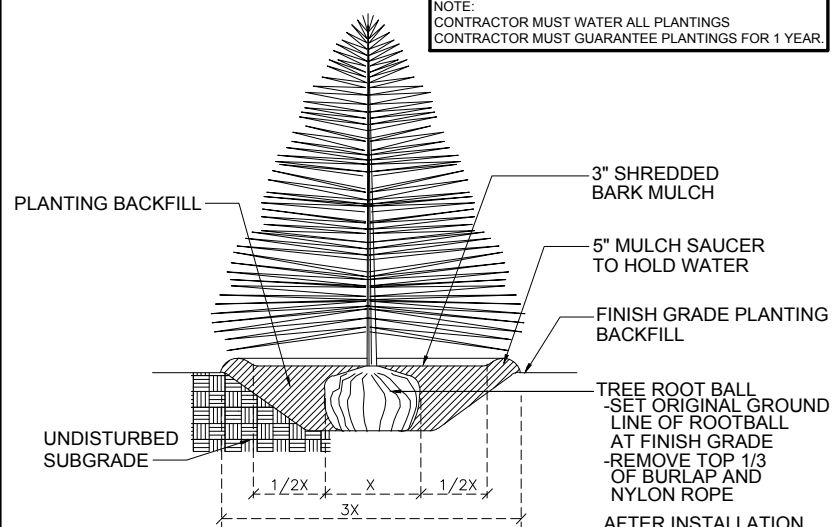
SHEET TITLE  
LOCATION PLAN

SHEET NUMBER  
**LP**

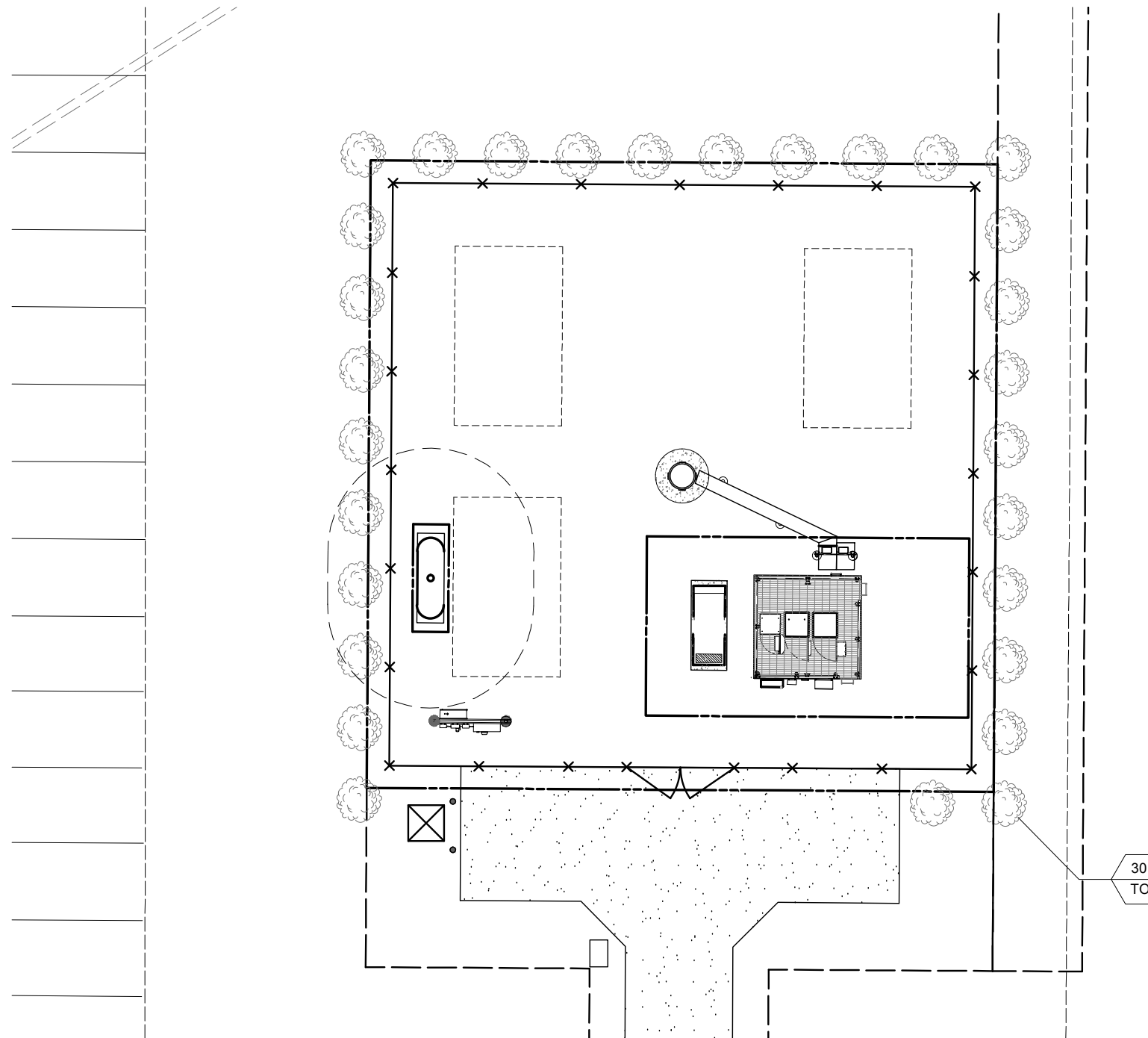
# GENERAL LANDSCAPE NOTES

- 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.
- 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.
- 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 NEGLECT 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 WARANTY 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.
- 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.
- 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 EXTRANEIOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
- 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 GUARANTEE PLANTINGS FOR 1 YEAR.



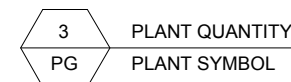
1 EVERGREEN TREE PLANTING  
N.T.S.



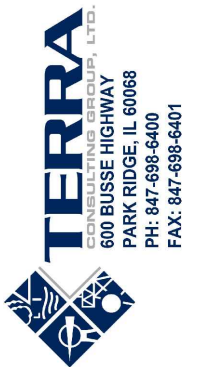
## PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES					
TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	30	6 FT. HT. MIN.	B & B (BALLED & BURLAPPED)

(IF NOT ARBORVITAE ((MOST COMMON)) REFER TO "DIRR'S HARDY" LANDSCAPE BOOK AND/OR INTERNET SEARCH ENGINE FOR SYMBOL, BOTANICAL/COMMON NAME. REMOVE THIS NOTE WHEN DONE.



CENTRAL STATES TOWER III, LLC



NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	07/17/15	PP
2.	REVISED PER POWER COORDINATION	10/23/15	JTM
3.	ISSUED FOR FIBER COORDINATION	12/28/15	MT
4.	UPDATED TO CABINET LAYOUT	01/18/16	SEA
	UPDATE PER CLIENT COMMENTS	08/08/16	JTM

## IL-00-5999 SHOPPES OF GRAND PRAIRIE

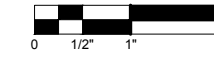
W AMERICAN PRAIRIE DR  
PEORIA, IL 61615

DRAWN BY:	PP
CHECKED BY:	TAZ
DATE:	07/17/15
PROJECT #:	50-168

SHEET TITLE  
LANDSCAPE  
PLAN

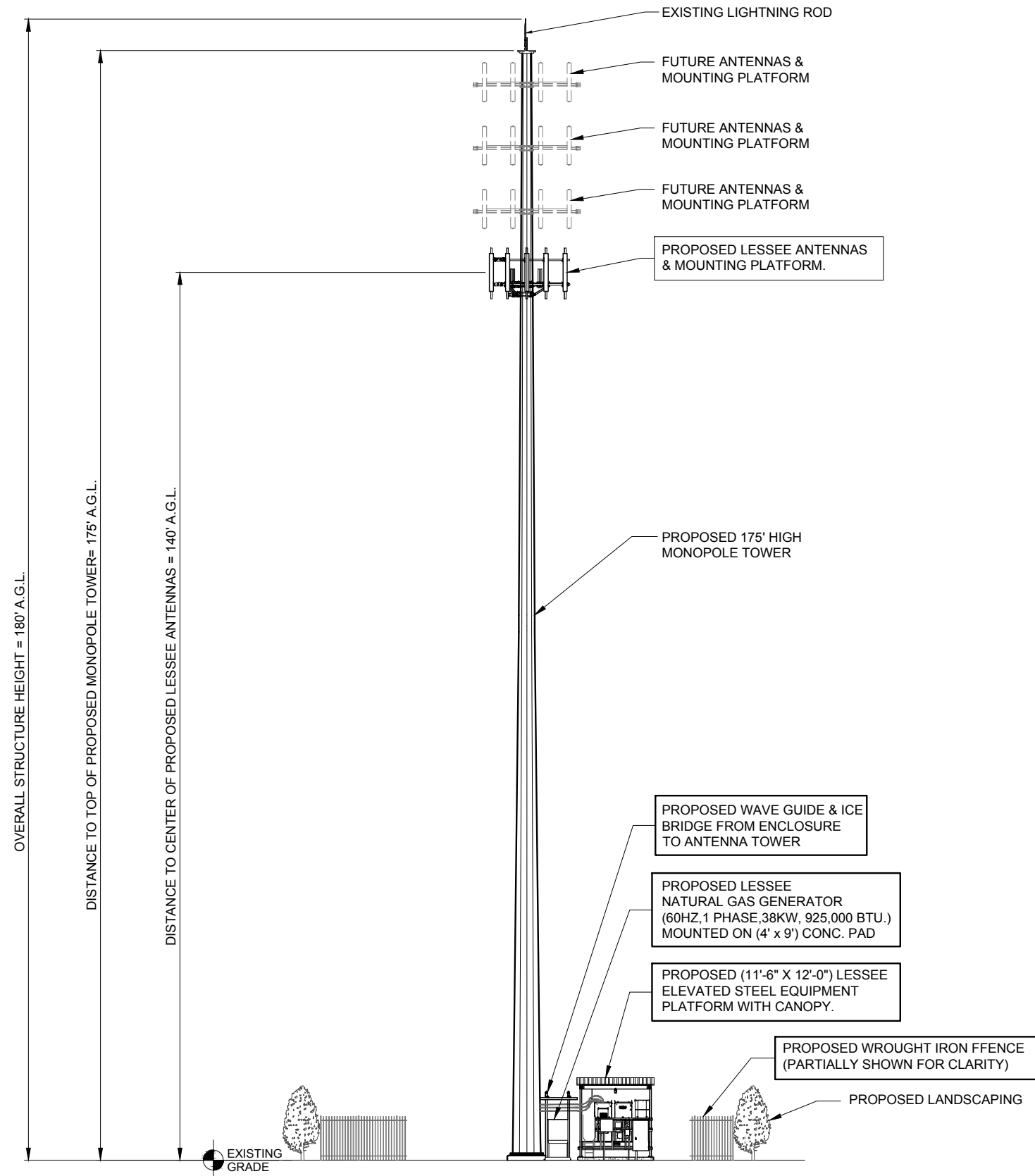
SHEET NUMBER

L-1

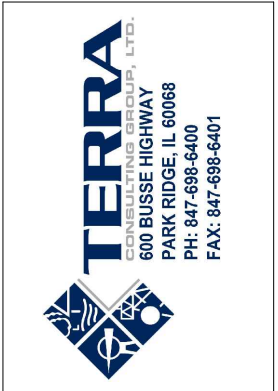


SCALE: 3/32"=1'-0"

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



1 SITE ELEVATION  
SCALE: 3/32" = 1'-0"



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IL-00-5999  
SHOPPES OF  
GRAND PRAIRIE

W AMERICAN PRAIRIE DR  
PEORIA, IL 61615

DRAWN BY:	PP
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DATE:	07/17/15
PROJECT #:	50-168

SHEET TITLE  
SITE ELEVATION

SHEET NUMBER  
**ANT-1**





BEFORE



AFTER



# Shoppes of Grand Prairie

View Looking Northwest





BEFORE



AFTER



# Shoppes of Grand Prarie

View Looking West



**CENTRAL STATES TOWER III, LLC  
WIRELESS COMMUNICATIONS FACILITY**

**APPLICATION FOR AN AMENDMENT TO THE SPECIAL USE  
PERMIT**

**W. AMERICAN PRAIRIE DR. (NEAR 5121 W. AMERICAN  
PRAIRIE DR.)**

**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. Central States Tower III, LLC is a tower company that provides wireless towers to wireless phone carriers for collocation. Central States Tower, on behalf of Verizon Wireless, has negotiated a lease to install a wireless antenna facility at W. American Prairie Dr. (near 5121 W. American Prairie Dr.), Peoria, IL 61615.

### **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. Construction of the proposed new tower would allow more companies to collocate, minimizing the proliferation of towers in the area, than the currently existing tower.

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**

Central States Tower, on behalf of Verizon Wireless, proposes to install a 180' -0" monopole with new antennas at the height of 140' -0". The new monopole will have the capacity to accommodate (3) additional carriers. Verizon Wireless will place its antennas at a height of 140'. The lease area will be enclosed by a 7' wrought iron fence. Verizon's related equipment will be located within a (20' x 36') lease area adjacent to the monopole.

Access to the facility will be via the existing parking lot off of American Prairie Dr. The proposed facility lies within the C-2 Large Scale Commercial 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.**

Pursuant to the above referenced sections of the City of Peoria Zoning Ordinance, Central States Tower, on behalf of Verizon Wireless, seeks an amendment to the Special Use Permit and any other permits necessary to allow the installation of its proposed wireless communications facility located at W. American Prairie Dr. (near 5121 W. American Prairie Dr.), Peoria IL.

Central States Tower, on behalf of Verizon Wireless'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 American Prairie Dr. 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, Central States Tower, on behalf of 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**

Central States Tower III, LLC., on behalf of Verizon Wireless, respectfully requests an amendment to the Special Use Permit and any other relief necessary to accommodate the installation of its proposed wireless communications facility on W. American Prairie Dr. (near 5121 W. American Prairie Dr.), Peoria IL.

Central States Tower III, LLC., on behalf of 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.

  
Real Estate Consulting Services  
1s660 Midwest Road, Suite #140  
Oakbrook Terrace, IL 60181

March 2, 2016

RE: Proposed Wireless Telecommunications Facility at W. American Prairie Dr. (near 5121 W. American Prairie Dr.) Location Priority

To Whom It May Concern:

I have approached a number of locations in regards to this wireless facility. I first located a tower at 7520 N Brauer Rd, but it was rejected because Verizon had already targeted this location for antennas. There is also a tower on Willow Knolls Ct, just north of Swan Lake Memorial Gardens, which was rejected because it was too close to a Verizon location. There is also a broadcast tower near the intersection of W Baring Trace and War Memorial, which was rejected as the owner was not interested. These were the only existing towers in this area per exhaustive research and driven candidate research. Furthermore, all the buildings located in the area are rather short buildings that do not reach the height needed for the wireless technology to properly work with collocation for this location.

I also approached a number of locations regarding building a new tower. I approached the Department of Veteran's Affairs, but the owner was not interested. A number of locations were rejected because the owners were not interested. The location chosen is an undeveloped lot and will not have a significant impact on commerce in the area.

In conclusion, per our research and due diligence, I am of the opinion W. American Prairie Dr. is the best location in the area for a new wireless facility. I believe W American Prairie Dr. 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)

## DEVELOPMENT IMPACT STATEMENT

- (a) Existing storm and sanitary sewers and their capacity;

Please see attached survey.

- (b) Soils—Type and classification for agricultural uses and structural stability;

Please see attached soil report.

- (c) Slope, proposed cut and fill;

Please see attached grading plan.

- (d) Flood plain locations and impact of proposed development;

Please see attached flood map. This development will have minimal impact to the flood plain.

- (e) Protected water table recharge areas and development impacts;

The proposed facility will have minimal impact on the protected water table.

- (f) Impacts on surrounding land use, [and] quality of life factors relating to physical, cultural, and aesthetic impacts the proposed development may have on surrounding existing land uses; and

The Proposed Facility will not have a substantial or undue adverse effect upon the adjacent property, the character of the area or be detrimental to the public health, safety, and general welfare. On the contrary, wireless communications technology provides vital communications in “911” and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. These services have become established and accepted as an integral part of the nation’s communications infrastructure and promote the public health, safety, morals, comfort and general welfare. This proposed tower allows for multiple collocators, which will minimize the proliferation of tower in the area.

- (g) Construction phases impacts, traffic on residential streets, erosion, inconvenience.

Central States Tower and Verizon’s Construction activities will be confined to the designated lease & easements areas. Central States Tower and Verizon’s construction shall be performed in such a way as to minimize any inconvenience to the surrounding neighbors.





# Shoppes of Grand Prairie

## RF Justification



# Shoppes of Grand Prairie Site Summary

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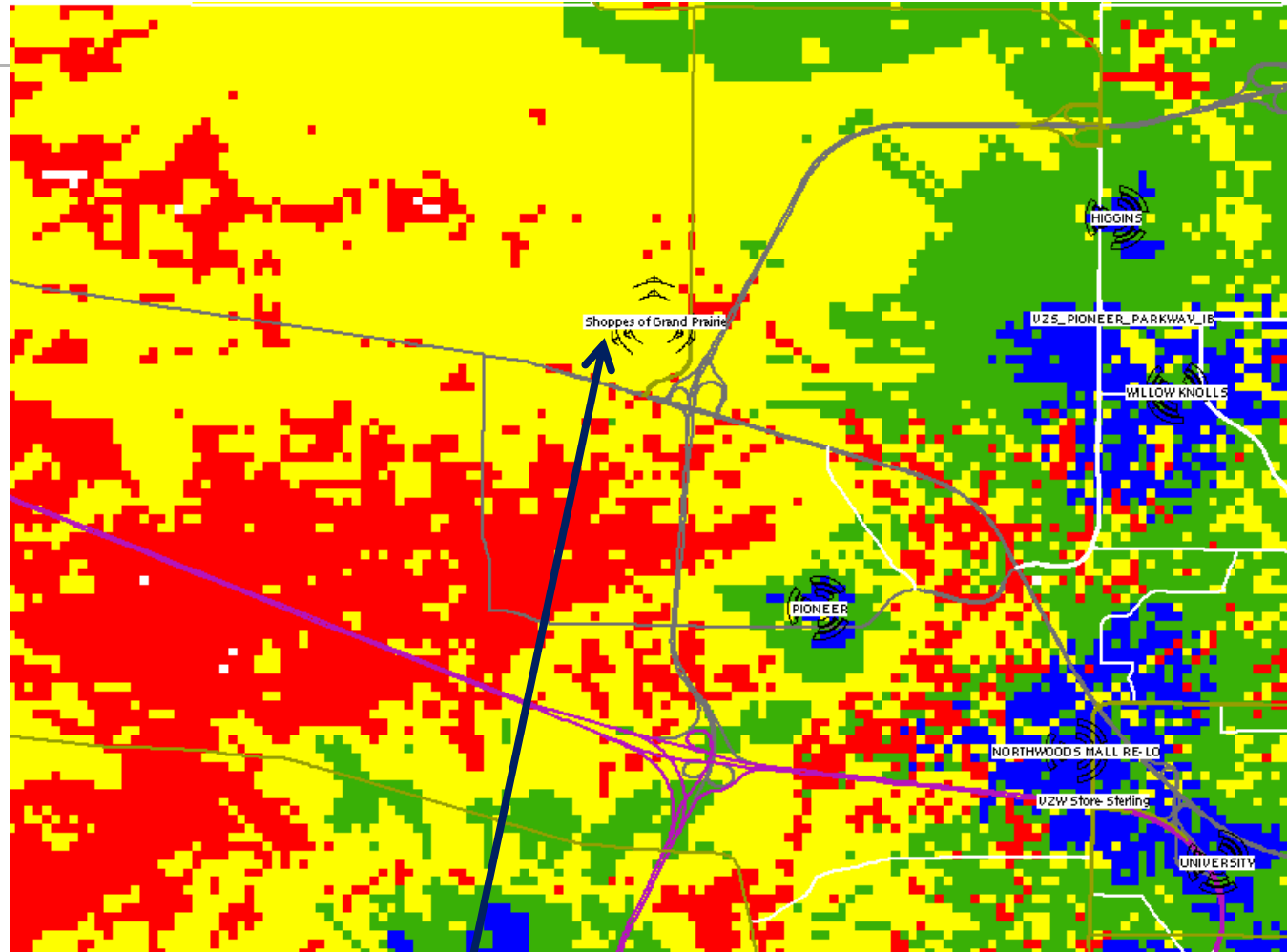
The primary objectives of this site are:

1. Improve coverage near the Shoppes of Grand Prairie.
2. Improve coverage along W War Memorial and Route 91.
3. Improve reliable in-residence and in-vehicle coverage for the area.

- Coverage plots generated at 700 MHz



# With-out Proposed Site

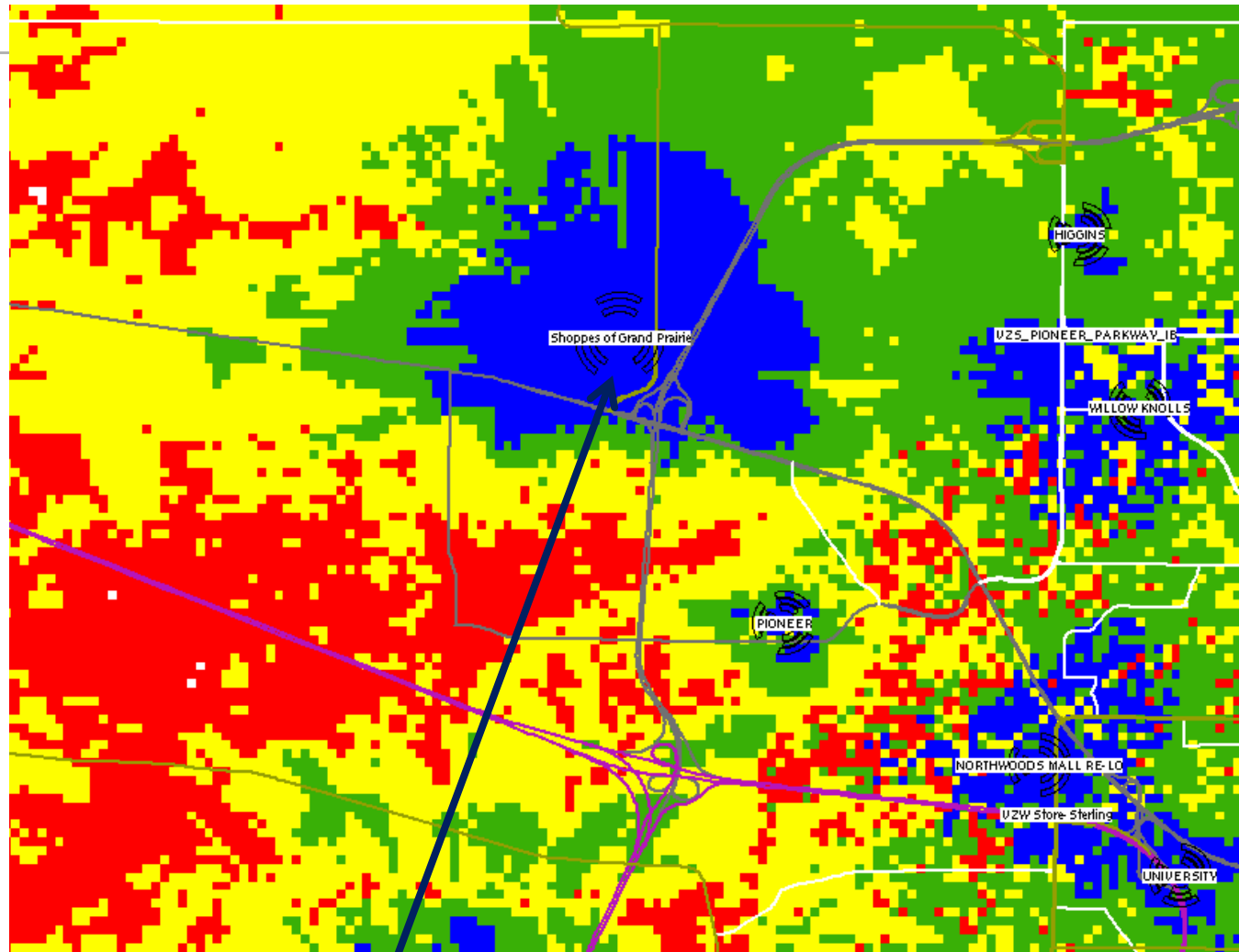


Reliable In-Residence
Reliable In-Vehicle
Reliable On-Street
Marginal Coverage

Proposed new site location



# With Proposed Site



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

Proposed new site location



## List of existing Verizon Wireless Sites in Peoria

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- **Higgins:** 2417 W Park 74<sup>th</sup> Drive, Peoria, IL 61615. Verizon antennas located in a tower at 128ft.
- **Willow Knolls:** 2015 W Willow Knolls Road, Peoria, IL 61614. Verizon antennas located in a tower at 118ft.
- **Pioneer:** 2413 W Charter Oak Road, Peoria, IL 61615. Verizon antennas located in a tower at 148ft.
- **Northwoods Mall Relo:** 4507 Sterling, Peoria, IL 61615. Verizon antennas located in a roof top at 57ft.
- **University:** 3511 N Dries Lane, Peoria, IL 61604. Verizon antennas located in a tower at 120ft.
- **Mossville Road:** 11825 N Route 40, Peoria, IL 61525. Verizon antennas located in a tower at 150ft.