AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF JUNE 9, 2016 MINUTES

4. REGULAR BUSINESS
   Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

   CASE NO. ZBA 3021
   Petitioner Sean O'Connell, on behalf of Cellco Partnership dba Verizon Wireless, is appealing the Site Plan Review Board's decision regarding the denial of a consolidated application for a zoning certificate and building permit, for the collocation of wireless communication antennas, for the property located at 2112 N Linn Street (Parcel identification No. 14-33-378-019 & 14-33-378-020), Peoria, Illinois. (Council District 2).

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT
WELCOME!

If you plan on speaking, please complete a Blue Speaker Form

For each case the following sequence will apply:

1. Chairperson proceeds with swearing in procedures
2. Chairperson announces the case
3. Staff enters case into the record
   a. Staff presents the case
   b. Staff answers questions from the Commission
4. Petitioner presents case and answers questions from the Commission
5. Chairperson opens the meeting to the public
6. Public comments – Chairperson may ask for response/input from staff and petitioner
7. Petitioner presents closing statements
8. Public testimony is closed (No further public comment)
9. Commission deliberates and may consult staff
10. Commission prepares findings, if applicable
11. Commission votes

All comments and questions must be directed to the Commission
A regularly scheduled Zoning Board of Appeals Meeting was held on Thursday, June 9, 2016, at 1:00 p.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Ed Barry presiding.

ROLL CALL

The following Zoning Board of Appeals Commissioners were present: Mark Anderson, Henry Blackwell, Jerry Jackson, Zachary Oyler, Chairperson Ed Barry – 5. Absent: Richard Russo, Nathan Wagner – 2.

Staff Present: Leah Allison, Madeline Wolf

MINUTES

Commissioner Anderson moved to approve the minutes for the meeting held on March 10, 2016; seconded, by Commissioner Oyler.

The motion was approved viva voce vote 5 to 0.

SWEARING IN OF SPEAKERS

Speakers were sworn in by Staff Member Madeline Wolf.

REGULAR BUSINESS

CASE NO. ZBA 3017

Public Hearing on the request of Derek & Lisa Dully to obtain a variance from the City of Peoria Zoning Ordinance Section 3.2.f.(e) General Residential and Non-Residential Fence Regulations, to increase the height of a side yard fence from six feet to eight feet for the property identified as Parcel Identification Nos. 14-06-427-002 and 14-06-427-003, with an address of 2121 W Altosfer Drive, Peoria, Illinois (Council District 5).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. ZBA 3017 into the record and presented the request. Ms. Allison provided the property characteristics, requested variance, and the Site Plan Review Board recommendation as outlined in the memo.

Site Plan Review Board recommended DENIAL of the variance due to lack of hardship and failure to meet all of the following criteria:

1. Reasonable Return: The subject property may yield a reasonable return without the requested variance.
2. Unique Circumstances: The subject property was not unique.
3. Character: The proposed variance may not alter the character of the neighborhood. The area surrounding the subject property was industrial and large scale commercial. Review of the area found some fences greater than six feet in height.

Commissioner Anderson questioned the feasibility of a fence enclosure adding a cover instead of increasing the fence height. Anderson questioned if the petitioner may yield a reasonable return without the variance.

Chairperson Barry opened the Public Hearing at 1:08 p.m.

Derek Dully, petitioner, was present to answer the commission’s questions. Mr. Dully said the variance request for an 8’ fence was to retain large dogs from climbing or jumping over the allowed 6’ fence height. The requested variance was for security. In response to Commissioner Anderson, Mr. Dully said the outside play area was a large area that was impossible to cover.

Commissioner Blackwell supported a 45 degree cover on a 6’ fence to retain the dogs.
Mr. Dully explained he worked with Farnsworth Group for the project. Once the construction for the 8' fence began, he learned he needed to apply for a variance for approval for the 8' fence. In response to Commissioner Blackwell’s suggestion of the 45 degree cover, Mr. Dully said he would need to refer to the fence company.

Commissioner Blackwell requested the petitioner provide video or picture documentation to demonstrate the need for the 8' fence.

Mr. Dully said he did not have media to provide to the commission. Mr. Dully said 8' fences are common in the dog boarding industry. The request for the 8' fence was a security measure to eliminate dogs getting over the fence. The requested fence was the last perimeter fence to contain the animals in the facility.

Commissioner Anderson questioned if the petitioner was agreeable to the 45 degree cover.

Mr. Dully offered to consider; he preferred approval for the 8' fence variance request.

Commissioner Anderson expressed concern about safety.

Mr. Dully said large and energized dogs are capable of jumping over a 6' fence. Mr. Dully referred to his existing dog boarding facility in Goodfield, Illinois with an 8' fence. Mr. Dully said if a dog escaped his facility, it may be detrimental to business.

Commissioner Anderson questioned a reasonable rate of return without the variance.

Mr. Dully said 8' fences are recommended in the dog boarding industry. Mr. Dully said a 6' fence may turn people away from trusting the security of his business.

Chairperson Barry said he was unaware the petitioner worked with Farnsworth Group for the project. Barry recused himself from participating in the case.

Vice Chairperson Jackson presumed the meeting.

Commissioner Blackwell asked the petitioner if he would accomplish his goal with a 7' fence.

Mr. Dully said he would agree to a 7' fence. Mr. Dully said he would remove the excess fencing material in accordance to what was approved.

Rodger Sparks, an interested citizen, supported the requested variance and suggested an 8' fence with a 45 degree cover on top. Mr. Sparks shared his experience with a dog jumping over a 6' fence.

Commissioner Blackwell questioned City’s support for the approval of a 7' fence.

Ms. Allison said a 7' fence was suitable for the character of the surrounding neighborhood.

Commissioner Blackwell mentioned a 6' fence with barbed wire adjacent to the subject property.

Mr. Dully said the fence adjacent to his business measured over 7' and a business down the street had a 10' privacy fence.

Commissioner Oyler said a 7-8' fencing did not seem to be out of character for the neighborhood.

Commissioner Blackwell questioned if surrounding properties with fences taller than 6' were grandfathered in or a permitted use in the Industrial District. Blackwell requested clarification of the fence regulations for Industrial Districts.

Ms. Allison referred to the Zoning Ordinance and said I-1 and C-2 allowed 6' and I2 and I3 allow up to 8' in height for a fence.

With no further interest from the public to provide public testimony, Vice Chairperson Jackson closed Public Hearing.
Discussion:
Commissioner Blackwell said from a business standpoint he appreciated the petitioner's request regarding safety concerns. Blackwell said he was hesitant to allow an 8' fence.

Vice Chairperson Jackson read the Findings of Fact.

Motion:
Commissioner Blackwell made a motion to approve the construction of a 7’ fence straight up or at an angle.

Without a second to the motion, the motion failed.

Motion:
Commissioner Oyler made a motion to approve the requested variance for an 8’ fence; seconded, by Commissioner Anderson.

The motion was approved viva voce vote.
Yeas: Anderson, Jackson, Oyler – 3.
Nays: Blackwell -1.
Abstention: Barry – 1.

Chairperson Barry presumed the meeting.

CASE NO. ZBA 3018
Public Hearing on the request of Stephan A. Hard to obtain a variance from City of Peoria Zoning Ordinance Section 7.6.e Yard Requirements, to decrease the required rear yard setback from 25 feet to 5 feet for a garage addition, for the property identified as Parcel Identification No. 14-20-178-001, with an address of 1422 W Sunnyview Drive, Peoria, Illinois (Council District 4).

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. ZBA 3018 into the record and presented the request. Ms. Allison provided the property characteristics, requested variance, and the Site Plan Review Board recommendations as outlined in the memo. An alternative variance request was included in the application to reduce the rear yard setback from 25 feet to 14.5 feet. Ms. Allison referred to the agenda packet with additional, detailed information for the commission's consideration for the request.

Staff recommended DENIAL of the requested variance to decrease the rear yard setback from 25 feet to 5 feet.

Staff recommended APPROVAL of the requested variance to 14.5 feet upon consideration of the following criteria:
1. Reasonable Return: The property was constructed with a single-stall attached garage. Per the petitioner, certain household appliances were located in the garage. This may reduce the reasonable return for the property.
2. Unique Circumstances: The subject property was somewhat unique since it has a front yard setback of 25 feet on two frontages and a rear yard setback of 25 feet, which limited the available buildable area.
3. Character: The variance to 14.5 feet kept the encroachment into the rear yard to the least amount, while allowing for a garage addition to create a second parking stall and maintaining a 14.5 feet rear yard. Two car garages are common in the neighborhood and will fit with the character of the neighborhood.

Commissioner Anderson requested Ms. Allison to speak more to Site Plan Review Board's recommendation.

Ms. Allison said in consideration of all the criteria, the alternative variance request was more appropriate and in keeping with neighborhood.

Commissioner Barry opened the Public Hearing at 1:41 p.m.
Stephen Hard, of 1422 Sunnyview Drive, was present to support the variance request.

Casey Kepple, representing the petitioner, spoke to Exhibits A-K that were included in the agenda packet. Mr. Kepple said Mr. Hard purchased the home in April 2016 with the intent to expand the garage; the unique shape of the subject property created a hardship for the addition. Mr. Kepple said the request will preserve the aesthetic of the surrounding Single-Family neighborhood. Mr. Kepple referred to the letters of support from Mr. Hard’s neighbors. Mr. Kepple confirmed Mr. Hard will not construct a three car garage.

In response to Commissioner Oyler’s question, Mr. Kepple said it would be one garage with two stalls.

Mr. Hard said the intention for Plan B would be removing the existing garage door with a 2 stall garage with a new door.

Commissioner Anderson said a letter from the neighbor to the south was not submitted. Anderson questioned if the petitioner discussed the variance request with the neighbor that would be the most impacted. Commissioner Anderson questioned the petitioner if he asked his neighbor to the south to sign a letter.

Mr. Hard said he discussed the variance request with the neighbor to the south after the neighbor noticed the Public Hearing sign. Mr. Hard said his neighbor supported the request. Mr. Hard said he did not ask his neighbor to the south because he did not know him that well.

Mr. Kepple noted the neighbor had notice of the Public Hearing and was not present to object to the request.

Commissioner Anderson requested setback requirements for front, side, and rear yard setbacks. Discussion ensued regarding setback regulations with multiple frontages according to the Zoning Ordinance.

Commissioner Oyler expressed concern for the petitioner’s awareness of the Zoning Ordinance’s setback requirements with multiple frontages.

With no further interest from the public to provide public testimony, Chairperson Barry closed the Public Hearing at 2:00pm.

**Motion:**
Commissioner Oyler made a motion to approve the requested variance to decrease the rear yard setback from 25’ to 5’; seconded, by Commissioner Jackson.

Commissioner Blackwell expressed concern for the approval of the 5’ setback. Blackwell encouraged the commission to review the 14.5’ setback request.

Commissioner Anderson agreed with Blackwell. Anderson said home as the garage addition was important for the petitioner, due diligence should have been conducted by the petitioner prior to the purchase of the home.

Commissioner Oyler said the appliances that were housed in the existing garage presented a hardship; Oyler supported the request. Oyler expressed concern the petitioner was unaware the property had multiple frontages.

Commissioner Anderson moved to reopen the Public Hearing; seconded by Commissioner Oyler.

The motion to reopen the Public Hearing was approved viva voce vote 5 to 0.

Mr. Hard spoke to the concerns raised by Commissioner's Blackwell and Anderson. Mr. Hard said the GIS measure was not to scale; the garage addition would maintain 5’ from south neighbor’s property line.

With no further interest from the public to provide public testimony, Chairperson Barry closed the Public Hearing at 2:05p.m.
Chairperson Barry read the Findings of Fact.

The motion failed by roll call vote.
Yea: Jackson, Oyler – 2.

Motion:
Commissioner Anderson made a motion to approve the requested variance to decrease the rear yard setback from 25' to 14.5'; seconded by Commissioner Blackwell.

The motion was approved by roll call vote.
Nay: None.

ELECTION OF OFFICERS

Chairperson:
Commissioner Blackwell moved to elect Richard Russo as the Chairperson of the Zoning Board of Appeals; seconded by Commissioner Anderson.

The election of Chairperson Russo was approved viva voce vote 5 to 0.

Vice Chairperson:
Commissioner Anderson moved to elect Zachary Oyler as the Vice Chairperson of the Zoning Board of Appeals; seconded by Commissioner Jackson.

The election for Commissioner Oyler as Vice Chairperson was approved viva voce vote 5 to 0.

CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

There was no interest from the public to provide public testimony at 2:13 p.m.

ADJOURNMENT

Commissioner Anderson moved to adjourn the Zoning Board of Appeals Meeting; seconded by Commissioner Blackwell.

The motion was approved viva voce vote 5 to 0.

The Zoning Board of Appeals meeting adjourned at approximately 2:13 p.m.

Leah Allison, Senior Urban Planner
TO: City of Peoria Zoning Board of Appeals
THRU: Site Plan Review Board
FROM: Shannon Techie, Senior Urban Planner
DATE: August 3, 2016
CASE NO: ZBA 3021

SUBJECT: Petitioner Sean O'Connell, on behalf of Cellco Partnership d/b/a Verizon Wireless, is appealing the Site Plan Review Board’s decision regarding the denial of a consolidated application for a zoning certificate and building permit, for the collocation of wireless communication antennas, for the property located at 2112 N Linn Street (Parcel Identification No. 14-33-378-019 & 14-33-378-020), Peoria, Illinois. (Council District 2).

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.

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

<table>
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<tr>
<th>Date</th>
<th>Zoning</th>
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<tbody>
<tr>
<td>1931-1958</td>
<td>C (Apartment)</td>
</tr>
<tr>
<td>1958-1963</td>
<td>C (Apartment)</td>
</tr>
<tr>
<td>1963 - 1990</td>
<td>R-2 (Medium Density Residential)</td>
</tr>
<tr>
<td>1990 - Present</td>
<td>R-6 (Multi-Family)</td>
</tr>
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BACKGROUND
Verizon Wireless proposed to install wireless communication antennas on the top of the apartment building at 2112 N Linn Street, attached to the northernmost penthouse. The antennas were proposed on three sides of the penthouse.

The following provides a timeline of events regarding the request by Verizon Wireless to install wireless communication antennas on the top of the apartment building located at 2112 N Linn Street:

- January 27, 2016 – Special Use application received. The request was a special use, as the proposed height of the antennas resulted in an overall height increase greater than 10% and waivers from the Zoning Ordinance and Land Development Code were requested.
- February 1, 2016 – SPRB agenda for first review. Comments were forwarded the applicant on February 10, 2016, in which several revisions were requested (see attachment A).
- February 22, 2016 – An email was provided to the applicant indicating that the SPRB recommendation to the Planning and Zoning Commission would be to deny (see attachment B), due to the conflict with the residential character of the neighborhood.
- February 29, 2016 – The request was placed back on the SPRB agenda as a revision. Comments were forwarded to the applicant on March 8, 2016 (see attachment C), based on a revised site plan and elevations with the height of the antennas lowered by 5 feet and painted to match the building.
- March 3, 2016 – The case was on the Planning and Zoning Commission Agenda and deferred by the Commission, at the request of the applicant (see Attachment D).
April 7, 2016 – The case was again on the Planning and Zoning Commission Agenda (continued from March). Site Plan Review Board recommended approval of the request with waivers and conditions (see Attachment E).

April 26, 2016 – The request went before the City Council (see Attachment F). The City Council unanimously denied the request (see Attachment G), concluding that the proposed antennas were in conflict with the residential character of the neighborhood. Per Appendix B, Article 3.3.d.(1).(b), ‘notwithstanding that a potential site may be situated in an area of highest priority or highest available priority, the City may disapprove an application that is in conflict with the historic nature or character of a neighborhood or historical district’.

May 20, 2016 – SPRB application received for Admin approval. The antenna height was reduced to align with the height of the penthouse, so there was no increase in the overall height of the building and the request could then be approved administratively.

May 23, 2016 – The administrative request was on the SPRB agenda for review.

June 8, 2016 – SPRB comments provided to the applicant with the decision to deny the request (see Attachment H).

SUMMARY OF THE APPEAL
Sean O’Connell of Ginsberg Jacobs, LLC, on behalf of Cellco Partnership d/b/a Verizon Wireless, is appealing the Site Plan Review Board decision to deny the consolidated application for a zoning certificate and building permit based on the following rationale:

1. The SPRB’s denial of the Verizon Wireless’ permitted use application is not supported by substantial evidence in the record and is contrary to the SPRB’s own factual findings that Verizon Wireless met all requirements for approval of its proposed use.

2. The SPRB’s denial violates Verizon Wireless’s Constitutional rights.

3. The City Council’s behavior is demonstrative of bad faith.

4. Councilman Grayeb’s email constitutes interference with Verizon Wireless’ right to procedural due process and further evinces the City’s bad faith.

See the attached letter from Sean O’Connell (see Attachment I) for additional detail on the basis of Verizon Wireless’s appeal.

Per Appendix C, Section 2.7, following a hearing by the Zoning Board of Appeals on any appeal from a Site Plan Review Board decision, an administrative order, requirement, decision or determination relating to this development code, the Zoning Board of Appeals shall make findings and affirm, reverse or modify the Site Plan Review Board or administrative decision. A decision by the Zoning Board of Appeals shall be final administrative determination. The Zoning Board of Appeals shall not, by its decision on appeal, permit a variation in the application of the regulations of this chapter. In order to reverse or modify an action, any one or combination of following findings must be satisfied:

A. That the provision in question is unclear and an interpretation is necessary to determine the intent and application of the provision.

B. That the Zoning Administrator or SPRB misinterpreted the provisions of this chapter.

The Zoning Board of Appeals shall decide an appeal within 30 days after close of the hearing thereon unless this time period is extended by mutual consent of the Zoning Board of Appeals and the applicant.

SITE PLAN REVIEW BOARD CONCLUSION AND RECOMMENDATION
Site Plan Review Board deferred to the action of the City Council and denied the consolidated application for a zoning certificate and building permit (administrative request through the Site Plan Review Board) on June 8, 2016, based on Appendix B, Article 3.3.d.(1).(b), ‘notwithstanding that a potential site may be situated in an area of highest priority or highest available priority, the City may disapprove an application that is in conflict with the historic nature or character of a neighborhood or historical district’.

Site Plan Review Board is recommending affirmation of its decision on June 8, 2016 regarding the denial of the consolidated application for a zoning certificate and building permit based on the City Council decision on April 26, 2016, and the provision in Appendix B, Article 3.3.d.(1).(b), ‘notwithstanding that a potential site may be
situated in an area of highest priority or highest available priority, the City may disapprove an application that is in conflict with the historic nature or character of a neighborhood or historical district'.
SITE PLAN REVIEW BOARD COMMENTS

Address / PIN / General Location: 2112 2118 N LINN ST / 14-33-378-001
Project ID: 16-24
Project Description: PZ Commission - Special Use
Project Status: ACTIVE

CONDITIONS OF APPROVAL REGARDING THE SITE PLAN AND APPLICATION:

Public Works/Permits
If construction of this project will impact public right of way (ROW) including temporary placement of construction equipment and/or materials, one or more of the following permits may be required; contractors must be licensed and bonded with the City of Peoria:

a. Excavation Permit (for utility connections; flowable fill is required for any excavations within two feet of pavement, curb and gutter and/or sidewalk)
b. Lane/Road/Sidewalk/Alley Closure
c. General ROW Use permit

Fire Department
No Comment

Community Development
COMMENTS/CORRECTIONS

- Please provide before and after simulations.
- There is a large tree near the area where the ground equipment is proposed. Is the tree going to be impacted by the proposed improvements? Please provide some information as to whether or not the tree is proposed to be retained.
- Per Appendix B, Section 3.3.c.10., please provide documentation to verify Verizon has the right to proceed as proposed on the site. This would require an executed copy of the lease with the landowner or landlord or a signed letter acknowledging authorization.
- Per Appendix B, Section 3.3.c.11., please include a statement in writing that 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.
- Please note that per Appendix B, 3.3.d.7., equipment facilities and accessory buildings shall be designed with brick, stone, and/or decorative block materials and reflect the design of buildings within the surrounding area. Fence enclosures shall include wrought iron. This shall include the utilization of stealth or concealment designs as may be required by the City. Please provide revised drawings that meet this requirement.
- Per Appendix B, Section 3.3.c.8., please provide a landscape plan for the area surrounding the ground equipment. Please note that per Appendix B, 3.3.d.8., the applicant shall demonstrate and provide in writing and/or by drawing how it shall effectively screen from view the base and all related equipment and structures of the...
proposed Wireless Telecommunications Facility or collocation of antennas. Equipment shelters shall be landscaped and maintained with a buffer of plant materials that screens the view of the shelter from adjacent street and/or residential properties. The standard buffer shall consist of a landscaped strip at least ten (10) feet wide outside the perimeter of the fence surrounding the equipment shelter.

- Please provide a site plan that shows striped parking spaces that meet Land Development Code requirements. Please note that parking spaces must be striped a minimum of 8.5 feet in width by 18.5 feet in length. Please also show the required number of disabled parking spaces. If less than 26 parking spaces are provided, 1 disabled parking space is required.

CONDITIONS OF APPROVAL

- Staff will not support a waiver to allow a chain link fence with barb wire. Per Appendix B, 3.3.d.7., fence enclosures shall include wrought iron.
- Equipment facilities and accessory building shall be designed with brick, stone, and/or decorative block materials and reflect the design of buildings within the surrounding area.
- Landscaping must meet the requirements of the Zoning Ordinance.
- Any dumpsters located on the property must be screened per Land Development Code requirements.
- Parking lot must be maintained as an evenly paved surface, as required by the Land Development Code.
- Parking spaces must be striped per Land Development Code requirements and disabled parking must be provided as required by the Land Development Code.

ADDITIONAL NOTES REGARDING THE SITE PLAN AND APPLICATION:

Building Safety:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Architectural construction documents sealed and signed by a licensed Illinois architect may be required for this project. Contact Building Safety to verify this requirement.
<table>
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<tr>
<th>COMMUNITY DEVELOPMENT CONTACT:</th>
<th>INSPECTIONS DEPARTMENT CONTACT:</th>
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<tbody>
<tr>
<td>Shannon Techie</td>
<td>Scot Wolf</td>
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<tr>
<td>Senior Urban Planner</td>
<td>Building Safety Department</td>
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<tr>
<td>Community Development Dept.</td>
<td>419 Fulton Street Room 203</td>
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<tr>
<td>419 Fulton Street Room 300</td>
<td>Peoria, Illinois 61602</td>
</tr>
<tr>
<td>Peoria, IL 61602</td>
<td>PHONE: (309)494-8620 FAX: (309)494–8674</td>
</tr>
<tr>
<td>PHONE (309) 494-8649 FAX (309) 494-8680</td>
<td><a href="mailto:inspections_development@peoriagov.org">inspections_development@peoriagov.org</a></td>
</tr>
<tr>
<td><a href="mailto:lallison@peoriagov.org">lallison@peoriagov.org</a></td>
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<tr>
<th>FIRE DEPARTMENT CONTACT:</th>
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<tr>
<td>Dan McGann</td>
<td>Ken Andrejasich</td>
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<td>Fire Department</td>
<td>Public Works Department</td>
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<tr>
<td>505 NE Monroe St</td>
<td>3505 N Dries Lane</td>
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<tr>
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<td>Peoria, Illinois 61604</td>
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<td>PHONE: (309)494-8738 FAX: (309)494–8787</td>
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<td><a href="mailto:fire_development@peoriagov.org">fire_development@peoriagov.org</a></td>
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<td><a href="http://www.peoriagov.org/permits">www.peoriagov.org/permits</a></td>
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</table>
Shannon Techie

From: Kathleen Groark <groark@insite-inc.com>
Sent: Wednesday, February 24, 2016 4:01 PM
To: Shannon Techie
Cc: 'Thomas Lang'
Subject: RE: 2112 N Linn Street (Sherdan & McGlure)

Shannon,

Our only aim is to be harmonious with the Zoning Code and we aim to follow the co-location preference outlined in the Code. The Code outlines that co-locations are much preferred over any new towers in any district and we certainly want to prevent the proliferation of new towers. I have visited the area an awful lot, and in this case, no other buildings, industrial, commercial, or any otherwise, or any possible co-location opportunities meet Verizon’s coverage objectives, and 2112 Linn St. has the height needed and is the best option to co-locate. Otherwise, the only other available options are new towers, which again, under the Code, are not preferable.

In an effort to satisfy the situation here, I discussed the matter with Verizon Wireless about the antenna height and aesthetics. In order to bring the location into favor, they have agreed to paint the antennas to match the building and reduce the height by 5 feet. Their radio frequency engineer indicated the loss of that 5 feet won’t lose too much of their technological range. Do you think that these changes may bring the recommendation to an approval?

Thanks,

Katie

Kathleen H. Groark
Insite RE, Inc.
New Cell: 224-531-1370
Shannon Techie

From: Shannon Techie  
Sent: Monday, February 22, 2016 3:12 PM  
To: 'Kathleen Groark'  
Subject: RE: 2112 N Linn Street

Kathleen,

The objection is that it is a residential structure on a parcel zoned residential in a residential neighborhood. The aesthetics also play a role in the recommended denial. Is there a way to disguise the antennas to lessen the impact on the residential neighborhood? If so what are the options to make the antennas blend in better with the character of the building and the residential neighborhood?

Thanks,

Shannon

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From: Kathleen Groark [mailto:groark@insite-inc.com]  
Sent: Monday, February 22, 2016 1:57 PM  
To: Shannon Techie <stechie@peoriagov.org>  
Subject: RE: 2112 N Linn Street

Shannon,

Thank you for letting me know the staff recommendation will be to deny. I’ve attached a summary of other locations that were considered before choosing 2112 Linn St.

Can you please elaborate on exactly what is the objection? Is it just that it is located in a residential district or is it the aesthetics or anything else? Anything you could tell me would be a big help.

Thanks,

Katie

Kathleen H. Groark  
Insite RE, Inc.  
New Cell: 224-531-1370

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From: Shannon Techie [mailto:stechie@peoriagov.org]  
Sent: Monday, February 22, 2016 11:23 AM  
To: Kathleen Groark <groark@insite-inc.com>  
Subject: RE: 2112 N Linn Street

Kathleen,

I am emailing to give you a heads up and let you know that the staff recommendation for this request will be to deny, due to the location in a residential zoning district. Have you looked at a collocation on a commercially zoned structure; would there be an opportunity for that? Please let me know whether or not you would like to proceed with the request. If you choose to withdraw the request, the City will refund the application fee.

Please let me know if you have any questions and how you would like to proceed.

Thanks,

Shannon
SITE PLAN REVIEW BOARD COMMENTS

Address / PIN / General Location: 2112 2118 N LINN ST / 14-33-378-001
Project ID: 16-24
Project Description: PZ Commission - Special Use
Project Status: ACTIVE

CONDITIONS OF APPROVAL REGARDING THE SITE PLAN AND APPLICATION:

Public Works/Permits

The following permits are required for the handhole and conduit construction within the Linn Street right-of-way (and other work/operations that impact the public right-of-way). Contractors must be licensed and bonded with the City of Peoria.

- Excavation Permit (for utility connections; flowable fill is required for any excavations within two feet of pavement, curb and gutter and/or sidewalk)
- Lane/Road/Sidewalk/Alley Closure
- General ROW Use permit (may be needed depending on construction operations)

Community Development

Corrections/Comments

- Disabled parking spaces is labeled on the site plan; however, it is not dimensioned as required. The disabled parking spaces is required to be a minimum of 16 feet in width (either an 8 foot wide space with an 8 foot wide aisle or an 11 foot wide space with a 5 foot wide aisle). Please revise the site plan to reflect this requirement.
- Equipment shelters shall be landscaped and maintained with a buffer of plant materials that screens the view of the shelter from adjacent street and/or residential properties. The standard buffer shall consist of a landscaped strip at least ten (10) feet wide outside the perimeter of the fence surrounding the equipment shelter. In this instance, the shelter must be screened from view from Republic Street, Knoxville Avenue, and the residential property to the south. To meet this requirement, additional landscaping will need to be added to the perimeter of the shelter. If that isn’t possible, could panels be placed in the fence to make it a solid enclosure?
- A waiver will be required to allow the fence to be 8 feet in height, as the Ordinance allows for a 6 foot tall fence by right.
- Further information regarding the Staff recommendation will be provided by the end of the week.

Conditions of Approval

- Equipment facilities and accessory buildings shall be designed with brick, stone, and/or decorative block materials and reflect the design of buildings within the surrounding area. Fence enclosures shall include wrought iron. This shall include the utilization of stealth or concealment designs as may be required by the City. Please provide revised drawings that meet this requirement.
Equipment shelters shall be landscaped and maintained with a buffer of plant materials that screens the view of the shelter from adjacent street and/or residential properties. The standard buffer shall consist of a landscaped strip at least ten (10) feet wide outside the perimeter of the fence surrounding the equipment shelter.

- Landscaping must meet the requirements of the Zoning Ordinance.
- Any dumpsters, and/or rooftop and ground level mechanical equipment and utilities located on the property must be screened per Land Development Code requirements.
- Parking lot and access must be maintained as an evenly paved surface, as required by the Land Development Code.
- Regular parking and disabled parking spaces must be striped per Land Development Code requirements.

**Fire Department**
No Comment

**ADDITIONAL NOTES REGARDING THE SITE PLAN AND APPLICATION:**

**Building Safety:**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Architectural construction documents sealed and signed by a licensed Illinois architect may be required for this project. Contact Building Safety to verify this requirement.
<table>
<thead>
<tr>
<th>COMMUNITY DEVELOPMENT CONTACT:</th>
<th>INSPECTIONS DEPARTMENT CONTACT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shannon Techie</td>
<td>Scot Wolf</td>
</tr>
<tr>
<td>Senior Urban Planner</td>
<td>Building Safety Department</td>
</tr>
<tr>
<td>Community Development Dept.</td>
<td>419 Fulton Street Room 203</td>
</tr>
<tr>
<td>419 Fulton Street Room 300</td>
<td>Peoria, Illinois 61602</td>
</tr>
<tr>
<td>Peoria, IL 61602</td>
<td>PHONE: (309)494-8620 FAX: (309)494–8674</td>
</tr>
<tr>
<td>PHONE: (309) 494-8649 FAX: (309)494-8680</td>
<td><a href="mailto:inspections_development@peoriagov.org">inspections_development@peoriagov.org</a></td>
</tr>
<tr>
<td><a href="mailto:stechie@peoriagov.org">stechie@peoriagov.org</a></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FIRE DEPARTMENT CONTACT:</th>
<th>PUBLIC WORKS CONTACT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stanley Taylor</td>
<td>Ken Andrejasich</td>
</tr>
<tr>
<td>Fire Department</td>
<td>Public Works Department</td>
</tr>
<tr>
<td>505 NE Monroe St</td>
<td>3505 N Dries Lane</td>
</tr>
<tr>
<td>Peoria, Illinois 61602</td>
<td>Peoria, Illinois 61604</td>
</tr>
<tr>
<td>PHONE: (309)494-8735 FAX: (309)494–8787</td>
<td>PHONE: (309)494–8800 FAX: (309)494–8855</td>
</tr>
<tr>
<td><a href="mailto:fire_development@peoriagov.org">fire_development@peoriagov.org</a></td>
<td><a href="mailto:KTA@peoriagov.org">KTA@peoriagov.org</a></td>
</tr>
<tr>
<td></td>
<td><a href="http://www.peoriagov.org/permits">www.peoriagov.org/permits</a></td>
</tr>
</tbody>
</table>
AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF FEBRUARY 4, 2016 MINUTES

4. REGULAR BUSINESS
   *Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.*

   **CASE NO. PZ 16-04**
   Public Hearing on the request of 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, Illinois. (Council District 2)

   **CASE NO. PZ 16-05**
   Public Hearing on the request of Ferenc and Ruth Davidovics for approval of an Annexation Agreement including a subdivision plat, and with a request to rezone from a Class R-3 (Single Family Residential) District to a Class R-2 (Single Family Residential) District (upon annexation) for the property identified as Parcel Identification No. 09-29-301-020 and with an address of 1818 W. Wilhelm Road, Peoria, Illinois. The petitioner is proposing to annex 1.84 acres. (Council District 5)

   **CASE NO. PZ 16-B**
   Public Hearing on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code, relating to Beekeeping.

   **CASE NO. PZ 16-C**
   Public Hearing on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code, relating to Community Gardens and Urban Farms.

5. CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION

6. ADJOURNMENT
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).

The petitioner respectfully requests that the case be deferred to the April Planning and Zoning Commission meeting.
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:

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>SPRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tower Location</td>
<td>Collocation on the existing building, as priority #1 in the ordinance.</td>
<td>N/A</td>
<td>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.</td>
</tr>
<tr>
<td>Tower and Antenna Height</td>
<td>65 feet; an overall height increase of 5 feet.</td>
<td>Waiver from the height requirements (45 feet), in the R-6 District</td>
<td>SPRB does not object to this requested waiver, due to existing conditions.</td>
</tr>
<tr>
<td>Setbacks</td>
<td>No change to the building setback is proposed.</td>
<td>Waiver for existing conditions to allow the building to remain closer to the front property line than the require 30 foot setback.</td>
<td>SPRB does not object to this waiver request due to existing conditions.</td>
</tr>
<tr>
<td>Tower Design</td>
<td>Antennas are proposed to be painted to match the color of the existing building.</td>
<td>N/A</td>
<td>Antennas must be painted to match the color of the existing building.</td>
</tr>
<tr>
<td>Lighting</td>
<td>As required by FAA for the antenna. Two</td>
<td>N/A</td>
<td>No tower or antenna shall be artificially illuminated</td>
</tr>
<tr>
<td>Development Item</td>
<td>Applicant Proposal</td>
<td>Applicant Waiver Request &amp; Justification</td>
<td>SPRB Comment</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>-------------------------------------------------------------------------------------</td>
<td>------------------------------------------</td>
<td>-------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>floodlights are proposed on the equipment facility area.</td>
<td></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>Signs</td>
<td>No signs are proposed per submitted plans.</td>
<td>N/A</td>
<td>Two signs not to exceed 4 sq. ft. must be placed on the site per Zoning Ordinance requirements for wireless communication facilities.</td>
</tr>
<tr>
<td>Accessory building/structure design</td>
<td>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.</td>
<td>A waiver to allow the proposed fence to be constructed of aluminum with no inclusion of wrought iron.</td>
<td>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.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>A landscaped buffer containing evergreen trees is proposed on the east side of the shelter and one tree on the north side.</td>
<td>A waiver to allow the landscaping to not extend around the entire perimeter of the fence.</td>
<td>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.</td>
</tr>
<tr>
<td>Building codes and safety standards</td>
<td>Will comply as required.</td>
<td>N/A</td>
<td>The proposed Wireless Telecommunications Facility shall meet all codes, as required by the Zoning Ordinance.</td>
</tr>
<tr>
<td>Visual Intrusion</td>
<td>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.</td>
<td>N/A</td>
<td>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</td>
</tr>
<tr>
<td>Development Item</td>
<td>Applicant Proposal</td>
<td>Applicant Waiver Request &amp; Justification</td>
<td>SPRB Comment</td>
</tr>
<tr>
<td>------------------------</td>
<td>------------------------------------------------------</td>
<td>------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>The equipment shelter is proposed to be accessed through the parking lot.</td>
<td>N/A</td>
<td>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.</td>
</tr>
<tr>
<td>Required permits and licenses</td>
<td>Permits will be obtained as required.</td>
<td>N/A</td>
<td>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.</td>
</tr>
<tr>
<td>Future Modifications</td>
<td>N/A</td>
<td>N/A</td>
<td>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.</td>
</tr>
<tr>
<td>Parking</td>
<td>4 parking spaces proposed on-site; which</td>
<td>64 parking spaces are required (2 per unit) and therefore a waiver is</td>
<td>SPRB does not object to the waiver request due to existing conditions. Please</td>
</tr>
<tr>
<td>Development Item</td>
<td>Applicant Proposal</td>
<td>Applicant Waiver Request &amp; Justification</td>
<td>SPRB Comment</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>--------------------</td>
<td>------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>Not addressed</td>
<td>N/A</td>
<td>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.</td>
</tr>
<tr>
<td>Exterior Housing and Environmental Code Compliance</td>
<td>N/A</td>
<td>N/A</td>
<td>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.</td>
</tr>
</tbody>
</table>

**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:

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931-1958</td>
<td>C (Apartment)</td>
</tr>
<tr>
<td>1958-1963</td>
<td>C (Apartment)</td>
</tr>
</tbody>
</table>
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:

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

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 required 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 meetings 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.)
Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission to ADOPT ORDINANCE A or the Recommendation of Staff to ADOPT ORDINANCE B, Approving a SPECIAL USE for a Wireless Communication Facility for the Property Located at 2112 N. LINN STREET (Parcel Identification Numbers 14-33-378-019 & 14-33-378-020), Peoria, IL. (Council District 2)

Communication from the City Manager with a Request for the Following:

- ADOPT an ORDINANCE Approving the LEWIS HOUSE LLC REDEVELOPMENT AGREEMENT (1st District); and

- ADOPT an ORDINANCE Amending the City of Peoria 2016/2017 BIENNIAL BUDGET Relating to the Use of South Village Growth Cell TIF Funds to be Transferred to the East Village Growth Cell TIF Fund for the Lewis House LLC Development Agreement.

UNFINISHED BUSINESS (Including but not limited to motions to reconsider items, if any, from the previous Regular Meeting)

Communication from the City Manager and Corporation Counsel with a Request to DEFER UNTIL MAY 10, 2016, the ADOPTION of an ORDINANCE Amending Chapter 2 of the CODE of the City of Peoria Authorizing the Creation of “FAIR EMPLOYMENT PRACTICES” within the City of Peoria.

NEW BUSINESS

CITIZENS’ OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

EXECUTIVE SESSION

ADJOURNMENT

All matters listed under CONSENT AGENDA are considered to be routine and non-controversial by the City Council/Town Board and will be enacted by one motion and one roll call vote. There will not be separate discussion on these items. If discussion is desired by a Citizen or Members of the City Council/Town Board, the item will be removed from the Consent Agenda and discussed immediately after approval of the Consent Agenda. Citizens desiring discussion on any item listed under the CONSENT AGENDA should contact a City Council/Town Board Member or the City Clerk prior to the meeting and request that the item be removed for discussion.

*CITIZENS WISHING TO ADDRESS AN ITEM NOT ON THE CONSENT AGENDA SHOULD CONTACT A CITY COUNCIL/TOWN BOARD MEMBER PRIOR TO THE MEETING. ALL OTHER PUBLIC INPUT WILL BE HEARD UNDER CITIZENS’ OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD NEAR THE END OF THE MEETING.

NOTE: THE ORDER IN WHICH AGENDA ITEMS ARE CONSIDERED MAY BE MOVED FORWARD OR DELAYED BY AT LEAST 2/3 VOTE OF THE CITY COUNCIL/TOWN BOARD MEMBERS PRESENT
Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission to ADOPT ORDINANCE A or the Recommendation of Staff to ADOPT ORDINANCE B, Approving a SPECIAL USE for a Wireless Communication Facility for the Property Located at 2112 N. LINN STREET (Parcel Identification Numbers 14-33-378-019 & 14-33-378-020), Peoria, IL. (Council District 2)

Sponsors:


Code sections:


ACTION REQUESTED:
Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission to ADOPT ORDINANCE A or the Recommendation of Staff to ADOPT ORDINANCE B, Approving a SPECIAL USE for a Wireless Communication Facility for the Property Located at 2112 N. LINN STREET (Parcel Identification Numbers 14-33-378-019 & 14-33-378-020), Peoria, IL. (Council District 2)

BACKGROUND:
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 special use request provides an opportunity to bring the property into compliance with City codes. The Site Plan Review Board therefore included conditions to bring the property up to code. Three of the conditions were not included in the Planning and Zoning Commission approval, as follows:

15. The easterly driveway off of Republic shall be removed and returned to a sodded/seeded yard.
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.
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.
It was noted by the property owner during the meeting regarding condition 15, that the driveway off of Republic is being used to access the lower level of the garage. As such, the Staff recommendation (Ordinance B), includes the requirement for the driveway to be hard surfaced per Land Development Code requirements.

The Planning and Zoning Commission **VOTED 5 - 0 TO APPROVE** the request, without the inclusion of the three conditions noted above.

For additional background information, please refer to the Staff memorandum to the Planning and Zoning Commission.

**FINANCIAL IMPACT:** N/A

**NEIGHBORHOOD CONCERNS:** None expressed at the Planning and Zoning Commission Meeting.

**IMPACT IF APPROVED:** Wireless communication antennas will be installed on the top of the apartment building at 2112 N Linn Street.

**IMPACT IF DENIED:** Wireless communication antennas will not be installed on the top of the apartment building at 2112 N Linn Street, and the site would remain as it is currently with no changes.

**ALTERNATIVES:** N/A

**EEO CERTIFICATION NUMBER:** N/A

**WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL’S 2014 - 2029 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?**


**WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?**

1. Grow employers and jobs.

**DEPARTMENT:** Community Development
ORDINANCE A

AN ORDINANCE GRANTING 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

WHEREAS, the property herein described is now zoned in a Class R-6 (Multi-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 April 7, 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:

Parent Parcel
All that parcel of land in Peoria County, State of Illinois, as more fully described in Deed Doc #2013022230, ID# 14-33-378-019, being known and designated as Metes and Bounds Property Tract 1:
Part of Lot 13 in the Subdivision of the Southwest Quarter of Section 33, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows, to wit: Commencing at the intersection of Linn Street, and Republic Street; running thence South, along the East line of Linn Street, 210 feet; thence East, at right angles and parallel with the South line of Republic Street, 100 feet; thence North, at right angles and parallel with the East line of Linn Street, 210 feet to the South line of Republic Street; thence West, along the South line of Republic Street, 100 feet to the Point of Beginning; situated in Peoria County, Illinois. Tract 2:
Part of Lot 13 in Giles Subdivision of the Southwest Quarter of Section 33, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows, to-
ORDINANCE A

Commencing at a cross in the driveway on the South line of Republic Street, 100 feet East of the East line of Linn Street and 19 feet South of the North line of said Lot 13; thence South, 210 feet to a pipe; thence East, 15 feet to a pipe; thence North 62 feet to a pipe; thence North 37 degrees 25 minutes West, a distance of 16.39 feet to a pipe; thence North 135 feet to a pipe in the South line of Republic Street; thence West, 5 feet to the cross at the point of beginning; situated in PEORIA COUNTY, ILLINOIS

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

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. All required permits must be obtained by the applicant.
16. A revised site plan that shows striped parking spaces that meet Land Development Code requirements must be provided before permits are issued.
17. 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.

Section 2. All provisions of Appendix C, the Land Development Code, of the City of Peoria, with respect to the Class R-6 (Multi-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.
ORDINANCE A

according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS
_______________ DAY OF ______________________________, 2016.

APPROVED:

___________________________________
Mayor

ATTEST:

___________________________________
City Clerk

EXAMINED AND APPROVED:

___________________________________
Corporation Counsel
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.

CONTRACTOR TO PROVIDE APPROXIMATE 50' x 50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

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.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALE AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

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

PROPOSED 20' WIDE ACCESS AND UTILITY EASEMENT

PROPOSED 10' WIDE UTILITY EASEMENT

PROPOSED 20' x 36' LESSEE LEASE AREA

PROPOSED HANDHOLE (BY G.C.)

PROPOSED HANDHOLE (BY FIBER PROVIDER)

PROPOSED FIBER HANDHOLE "MEET POINT" (BY FIBER PROVIDER)

PROPOSED RE-STRIPING OF PARKING LOT

PROPOSED 4" CONDUITS TO TERMINATE AT HANDHOLE

PROPOSED 16'11" ADA PARKING DESIGNATION

PROPOSED RE-STRIPING OF PARKING LOT

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

PROPOSED LESSEE ANTENNAS MOUNTED ON EXISTING PENTHOUSE

PROPOSED 20' WIDE ACCESS AND UTILITY EASEMENT

PROPOSED 10' WIDE UTILITY EASEMENT

PROPOSED 20' x 36' LESSEE LEASE AREA

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PROPOSED 4" CONDUITS TO TERMINATE AT HANDHOLE

PROPOSED 16'11" ADA PARKING DESIGNATION

PROPOSED RE-STRIPING OF PARKING LOT
ISSUED FOR REVIEW
ISSUED PER FIBER COORDINATION

1. ADDITION OF ANTENNA MOUNTS
2. ADDITION OF NTC
3. UPDATE WITH CABINET LAYOUT
4. UPDATE PER CLIENT COMMENTS
5. REVISED ECR
6. UPDATE PER VILLAGE COMMENTS/ISSUED FOR PERMIT 04/01/16

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

NOTE:
G.C. TO SCREEN DUMPSTER AND MAINTAIN EVENLY PAVED SURFACE OF THE PARKING LOT DURING CONSTRUCTION.
PROPOSED 8' AMETCO MANUFACTURING COMPANY BRONZE SATURN ALUMINUM FENCE.

DESCRIPTION

REVISIONS

SHEET NUMBER

SHEET TITLE

DATE:

PROJECT #:

CHECKED BY:

DRAWN BY:

NO.

BY

DATE

1. ISSUED FOR REVIEW

2. ISSUED PER FIBER COORDINATION

3. ADDITION OF ANTENN MOUNTS

4. ADDITION OF NTC

5. UPDATE WITH CABINET LAYOUT

6. UPDATE PER CLIENT COMMENTS

7. REVISED ECR

10/20/15

11/05/15

12/01/15

01/14/16

02/24/16

02/26/16

TJS

TJS

TJS

TJS

LS

MAP

BTE

JTM

EW

1. ISSUED FOR REVIEW

7. UPDATE PER VILLAGE COMMENTS/ISSUED FOR PERMIT 04/01/16 JTM

SCALE: 1" = 5'
ATTACHMENT F

1. ISSUED FOR REVIEW
2. ISSUED PER FIBER COORDINATION
3. ADDITION OF ANTENN MOUNTS
4. ADDITION OF NTC
5. UPDATE WITH CABINET LAYOUT
6. UPDATE PER CLIENT COMMENTS
7. REVISED ECR

DATE: 10/20/15
01/14/16
02/24/16
02/26/16
04/01/16

N SHERDAN & McGLURE
2113-2118 LINN ST.
PEORIA, IL 61604

LOC. # 313803

PROPOSED VERTICAL CABLE TRAY UP BUILDING WALL
PROPOSED VERTICAL CABLE TRAY UP PENTHOUSE WALL
EXISTING PENTHOUSE
EXISTING CHIMNEY

PROPOSED LESSEE GENERATOR MOUNTED ON (4' x 10') CONC. PAD
PROPOSED (11'-6" x 12'-0") LESSEE ELEVATED STEEL EQUIPMENT PLATFORM
PROPOSED 8' AMETCO MANUFACTURING COMPANY BRONZE SATURN ALUMINUM FENCE.

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

PROPOSED (3) LESSEE (SECTOR 1 @ 90° AZIMUTH) ANTENNAS MOUNTED TO PENTHOUSE WALL
PROPOSED (3) LESSEE (SECTOR 2 @ 240° AZIMUTH) ANTENNAS MOUNTED TO PENTHOUSE WALL
PROPOSED (3) LESSEE (SECTOR 3 @ 270° AZIMUTH) ANTENNAS MOUNTED TO PENTHOUSE WALL

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

OVERALL HEIGHT OF EXISTING BUILDING TOP OF PROPOSED LESSEE ANTENNAS - 65'± A.G.L.
PROPOSED LESSEE ANTENNAS

N SHERDAN & MCGLURE

View Facing WEST

BEFORE

AFTER
PROPOSED LESSEE ANTENNAS

N SHERDAN & MCGLURE

View Facing EAST
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. GUARANTEE: 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.

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 FRAMABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADVENTURES 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 CONDITION.

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.

7. CONTINUOUSLY SEED EXISTING TURF, OR A 50 TO 50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL FIVE. MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE, FUTURE BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL.

PLANT LIST

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>QUANTITY</th>
<th>SIZE</th>
<th>COMMENTS</th>
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<td>VD</td>
<td>VIBURNUM DENTATUM</td>
<td>CHICAGO LUSTRE VIBURNUM</td>
<td>9</td>
<td>3 FT. HT. MIN.</td>
<td>B &amp; B (BALLED &amp; BURLAPPED)</td>
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</table>
1. ISSUED FOR REVIEW
2. ISSUED PER FIBER COORDINATION
3. ADDITION OF ANTENN MOUNTS
4. ADDITION OF NTC
5. UPDATE WITH CABINET LAYOUT
6. UPDATE PER CLIENT COMMENTS
7. REVISED ECR
8. 10/20/15
9. 11/05/15
10. 12/01/15
11. 01/14/16
12. 02/24/16
13. 02/26/16
7. UPDATE PER VILLAGE COMMENTS/ISSUED FOR PERMIT 04/01/16

LOCATION: 313803
N SHERDAN & McGLURE
2112-2118 LINN ST.
PEORIA, IL 61604

TJS
TAS
09/26/15
33-1966

AMETECO SATURN ORNAMENTAL ALUMINUM FENCE (FOR REFERENCE ONLY)
SCALE: N.T.S.
Ametco's Saturn Louvers are manufactured from extruded aluminum specially shaped tubes that can run either vertically or horizontally. This design is Ametco's "tied on bosses" manufactured from aluminum tubes with two alternating rows of ⅜" tubes with no gaps between the tubes. The louvers are a special shaped 1⅜" x 1⅜" tube. The sleek clean lines of the Saturn Louvers provide greater flexibility by offering a 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.
AN ORDINANCE GRANTING 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

WHEREAS, the property herein described is now zoned in a Class R-6 (Multi-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 April 7, 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:

Parent Parcel
ALL THAT PARCEL OF LAND IN PEORIA COUNTY, STATE OF ILLINOIS, AS MORE FULLY DESCRIBED IN DEED DOC #2013022230, ID# 14-33-378-019, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY TRACT 1: Part of Lot 13 in the Subdivision of the Southwest Quart of Section 33, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows, to wit: Commencing at the intersection of Linn Street, and Republic Street; running thence South, along the East line of Linn Street, 210 feet; thence East, at right angles and parallel with the South line of Republic Street, 100 feet; thence North, at right angles and parallel with the East line of Linn Street, 210 feet to the South line of Republic Street; thence West, along the South line of Republic Street, 100 feet to the Point of Beginning; situated in PEORIA COUNTY, ILLINOIS. TRACT 2: Part of Lot 13 in GILES SUBDIVISION of the Southwest Quarter of Section 33, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows, to-
ORDINANCE B

wit: Commencing at a cross in the driveway on the South line of Republic Street, 100 feet East of the East line of Linn Street and 19 feet South of the North line of said Lot 13; thence South, 210 feet to a pipe; thence East, 15 feet to a pipe; thence North 62 feet to a pipe; thence North 37 degrees 25 minutes West, a distance of 16.39 feet to a pipe; thence North 135 feet to a pipe in the South line of Republic Street; thence West, 5 feet to the cross at the point of beginning; situated in PEORIA COUNTY, ILLINOIS

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

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 must be surfaced per Land Development Code requirements.
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.
ORDINANCE B

Section 2. All provisions of Appendix C, the Land Development Code, of the City of Peoria, with respect to the Class R-6 (Multi-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.


APPROVED:

___________________________________
Mayor

ATTEST:

___________________________________
City Clerk

EXAMINED AND APPROVED:

___________________________________
Corporation Counsel
PROPOSED LESSEE ANTENNAS TO BE MOUNTED ON EXISTING PENTHOUSE WITH PROPOSED 11'-6" x 12'-0" EQUIPMENT PLATFORM ON GROUND.

SITE COORDINATES:
LATITUDE: 40° 42' 46.92" N (1A CERTIFICATION)  
LONGITUDE: 89° 35' 43.09" W (1A CERTIFICATION)  
ELEVATION: ±609' (1A)

DRIVING DIRECTIONS:
FROM LESSEE OFFICE: START OUT GOING EAST ON E 32 W 273 ARMY TRAIL RD, TURN RIGHT ONTO W SUITE #100, KEEP LEFT TO TAKE I-290 E VIA THE RAMP ON THE LEFT.

WILLIAMS AND WORKS  
SITE COORDINATES:
LATITUDE: 40° 42' 46.92" N (1A CERTIFICATION)  
LONGITUDE: 89° 35' 43.09" W (1A CERTIFICATION)  
ELEVATION: ±609' (1A)

DRIVING DIRECTIONS:
FROM LESSEE OFFICE: START OUT GOING EAST ON E 32 W 273 ARMY TRAIL RD, TURN RIGHT ONTO W SUITE #100, KEEP LEFT TO TAKE I-290 E VIA THE RAMP ON THE LEFT.

WILLIAMS AND WORKS  
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LONGITUDE: 89° 35' 43.09" W (1A CERTIFICATION)  
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FROM LESSEE OFFICE: START OUT GOING EAST ON E 32 W 273 ARMY TRAIL RD, TURN RIGHT ONTO W SUITE #100, KEEP LEFT TO TAKE I-290 E VIA THE RAMP ON THE LEFT.

WILLIAMS AND WORKS  
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LATITUDE: 40° 42' 46.92" N (1A CERTIFICATION)  
LONGITUDE: 89° 35' 43.09" W (1A CERTIFICATION)  
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WILLIAMS AND WORKS  
SITE COORDINATES:
LATITUDE: 40° 42' 46.92" N (1A CERTIFICATION)  
LONGITUDE: 89° 35' 43.09" W (1A CERTIFICATION)  
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FROM LESSEE OFFICE: START OUT GOING EAST ON E 32 W 273 ARMY TRAIL RD, TURN RIGHT ONTO W SUITE #100, KEEP LEFT TO TAKE I-290 E VIA THE RAMP ON THE LEFT.

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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.

CONTRACTOR TO PROVIDE APPROXIMATE 50'x50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

PROPOSED FIBER HANDHOLE "MEET POINT" (BY FIBER PROVIDER)

NOTE: PROPERTY LANDLORD WILL RESURFACE EAST DRIVEWAY AND SCREENING TO THE EXISTING TRANSFORMERS AND INSTALL WINDOWS IN THE GARAGE.

G.C. TO PLACE PROPER SIGNAGE PER CITY CODE.

G.C. TO DIRECTIONALLY BORE THROUGH EXISTING CONCRETE SLAB TO TERMINATE AT HANDHOLE.

NOTE: PROPERTY LANDLORD WILL RESURFACE EAST DRIVEWAY, ADD SCREENING TO THE EXISTING TRANSFORMERS AND INSTALL WINDOWS IN THE GARAGE.

G.C. TO SCREEN DUMPSTER WITH WOOD PAINTED TO MATCH BUILDING.

G.C. TO DIRECTIONALLY BORE THROUGH EXISTING CONCRETE SLAB TO TERMINATE AT HANDHOLE.

NOTE: PROPERTY LANDLORD WILL RESURFACE EAST DRIVEWAY, ADD SCREENING TO THE EXISTING TRANSFORMERS AND INSTALL WINDOWS IN THE GARAGE.

G.C. TO PLACE PROPER SIGNAGE PER CITY CODE.

CONTRACTOR TO PROVIDE APPROXIMATE 50'x50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

PROPOSED FIBER HANDHOLE "MEET POINT" (BY FIBER PROVIDER)

NOTE: PROPERTY LANDLORD WILL RESURFACE EAST DRIVEWAY AND SCREENING TO THE EXISTING TRANSFORMERS AND INSTALL WINDOWS IN THE GARAGE.

G.C. TO PLACE PROPER SIGNAGE PER CITY CODE.

G.C. TO DIRECTIONALLY BORE THROUGH EXISTING CONCRETE SLAB TO TERMINATE AT HANDHOLE.

NOTE: PROPERTY LANDLORD WILL RESURFACE EAST DRIVEWAY, ADD SCREENING TO THE EXISTING TRANSFORMERS AND INSTALL WINDOWS IN THE GARAGE.

G.C. TO SCREEN DUMPSTER WITH WOOD PAINTED TO MATCH BUILDING.
1. Issued for Review
2. Issued Per Fiber Coordination
3. Addition of Antennas Mounts
4. Addition of NTC
5. Update with Cabinet Layout
6. Update Per Client Comments
7. Revised ECR
8. Revised ECR
9. Update Per Village Comments/Issued for Permit 04/01/16
10. Issued for Final 04/11/16

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.

SCALE: 1" = 5'
1. ISSUED FOR REVIEW

2. ISSUED PER FIBER COORDINATION

3. ADJUSTMENT OF ANTENNA MOUNTS

4. ADJUSTMENT OF NTC

5. UPDATE WITH CABINET LAYOUT

6. UPDATE PER CLIENT COMMENTS

7. REVISED ECR

8. ISSUE PER VILLAGE COMMENTS/ISSUED FOR PERMIT 04/01/16 JTM

9. ISSUE FOR FINAL 04/11/16 JTM

SITE GRADING PLAN

PROPOSED (17'-4" x 12'-0") LESSEE EQUIPMENT PLATFORM

-P/GRADE @ SHELTER = VARIES

-T/FOUNDATION = 607.50

MATCH EXISTING ELEVATION

606.0

606.3

616.2

224.1500 phone . 616.224.1501 facsimile
549 Ottawa Ave NW . Grand Rapids, MI 49503

ILLINOIS

ONE CALL SYSTEM

CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR
AMETCO MANUFACTURING CORPORATION
4300 LAKEMAN ROAD PO BOX 1278
WILLoughby, OH 44096
PHONE: 440-951-4000
FAX: 440-951-2545
www.ametco.com

NOTES:
1. THE 4" ALUMINUM EXTRUSION CAN RUN ERRORS 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 ALUMINUM FENCING SYSTEMS 100% MANUFACTURED IN THE UNITED STATES.
5. DO NOT SCALE DRAWING.
6. CONSTRUCTION NOTE FOR PRODUCT AND ODPM INFORMATION: VISIT www.CADdetails.com
RÉFERENCE NUMBER: A-9-688

ALUMINUM FENCE SYSTEMS
SATURN DESIGN ALUMINUM FENCE SYSTEM

SCALE: N.T.S.

AMETCO SATURN ORNAMENTAL ALUMINUM FENCE (FOR REFERENCE ONLY)

FENCE DETAIL

C-3
1. ISSUED FOR REVIEW
2. ISSUED PER FIBER COORDINATION
3. ADDITION OF ANTENN MOUNTS
4. ADDITION OF NTC
5. UPDATE WITH CABINET LAYOUT
6. UPDATE PER CLIENT COMMENTS
7. REVISED ECR
8. UPDATE PER VILLAGE COMMENTS/ISSUED FOR PERMIT
9. ISSUED FOR FINAL

SITE DETAILS
- GRAVEL COMPOUND
- 3-1/2" O.D. SCH. 40 GALVANIZED STEEL PIPE
- PROPOSED EQUIPMENT MOUNTED TO UNI-STRUT PER MANUFACTURER'S SPECIFICATIONS
- PROPOSED UNI-STRUT U-CLAMPED TO PROPOSED STEEL PIPE

- VIRGIN SOIL OR COMPACTED BACKFILL WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF, TYP.
- 18" Ø CONCRETE PIER. (4) #4 GR. 60 REBAR W/12" Ø CIRCLE TIES AT 12" O.C. CONCRETE TO BE 4000 PSI @ 28 DAYS W/ 6% (±1%) ENTRAINED AIR

- ±4'
- 3'-6" 3" EXISTING TRANSVERSE CANOPY FRAMING MEMBER
- P1000 UNISTRUT CHANNEL (TYP. OF 2) - FIELD VERIFY LENGTH REQUIRED
- 7'-0" MIN. ABOVE GRATING

- RAYCAP MOUNT DETAIL - IF APPLICABLE
- COAX TRAPEZE DETAIL (AT PLATFORM)
1. ISSUED FOR REVIEW
2. ISSUED PER FIBER COORDINATION
3. ADDITION OF ANTENN MOUNTS
4. ADDITION OF NTC
5. UPDATE WITH CABINET LAYOUT
6. UPDATE PER CLIENT COMMENTS
7. REVISED ECR
8. UPDATE PER VILLAGE COMMENTS/ISSUED FOR PERMIT
9. ISSUED FOR FINAL

NOTES:
1. SELF-GENERATOR MANUFACTURER’S DRAWINGS FOR PHYSICAL LOCATION OF FUEL, LINES, CONTROL, AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO CABLE INTO THE CONDUIT (E.G., IN THE PREVIOUSLY MENTIONED ENGINE MOUNT), TO THE UNDERCARRIAGE OF THE GENERATOR, ENDS IN NOBLY (IMPROVEMENTS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURER SPECIFICATIONS CONDUIT WILL BE SECURED TO THE EXISTING SLAB. THEN BURIED BETWEEN SLAB AND GROUND.)
2. THE GENERATOR SHALL BE LOCATED 4 MINTS A WAY FROM A CONSISTENT WALL
3. THE GENERATOR SHALL BE LOCATED 4 MINTS A WAY FROM A NON-CONSISTENT WALL.
ISSUED FOR REVIEW

LOC. # 313803
N SHERDAN & McGUIRE
2112-2118 LINN ST.
PEMALE IL 61604

ISSUED PER FIBER COORDINATION
09/26/15 TJS

ADDITION OF ANTENN MOUNTS
10/20/15

ADDITION OF NTC
11/05/15

UPDATE WITH CABINET LAYOUT
12/01/15

UPDATE PER CLIENT COMMENTS
01/14/16

REVISED ECR
02/26/16

7. UPDATE PER VILLAGE COMMENTS/ISSUED FOR PERMIT 04/01/16 JTM
8. ISSUED FOR FINAL 04/11/16 JTM

NOTE:
LOCALIZED AREAS OF SOFT OR LOOSE MATERIALS MAY BE ENCOUNTERED AT THE PROPOSED BEARING ELEVATION.
THE SOILS MAY REQUIRE REMOVAL AND REPLACEMENT WITH AN APPROVED ENGINEERED FILL. FOUNDATION DESIGNS AND CONSTRUCTION DETAILS SHOULD BE CONSISTENT WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND INCLUDED IN THE BID BEFORE CONSTRUCTION. THE EVALUATION OF THE SOIL GRADE AND SELECTION OF FILL MATERIALS SHALL BE MONITORED AND TESTED BY A QUALIFIED REPRESENTATIVE OF THE SOILS ENGINEER.

CONCRETE WALL REINFORCEMENT DETAILS 4

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.

2. EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF F'_C=4000 PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED WITH 6% AIR CONTENT.

3. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

4. ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 3'-6" BELOW FINISHED GRADES OR TO FROST WHICH EVER IS GREATER.

5. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ARCHITECT / ENGINEER FOR REVIEW.

6. ALL FOOTINGS TO BEAR ON MINIMUM NET ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF TO BE VERIFIED IN FIELD.
ELEVATED STEEL EQUIPMENT PLATFORM - FLOOR FRAMING PLAN

SCALE: N.T.S.

PROPOSED PLATFORM

ELEVATED STEEL EQUIPMENT PLATFORM - LAYOUT PLAN

SCALE: N.T.S.

TYPICAL BEAM TO BEAM CONNECTION

SCALE: N.T.S.

TYPICAL BEAM TO BEAM CONNECTION AT CORNERS

SCALE: N.T.S.

EQUIPMENT PLATFORM LADDER DETAIL

SCALE: N.T.S.

EQUIPMENT PLATFORM TYPICAL HANDRAIL DETAIL

SCALE: N.T.S.

HANDRAIL AT UTILITY FRAME

SCALE: N.T.S.

NOTE:
- TOEKICK IS REQUIRED FOR ANY PLATFORM ELEVATED 48" OR GREATER ABOVE GRADE.
- ANCHOR W/ 3" EMBED
- ADDITIONAL ANGLE ON UTILITY SIDE OF PLATFORM, LOWER BEAM LEVEL
- STEEL PLATE (2) 10" x 4" STEEL PLATE WITH service disconnect

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east window wireless

2112.2118 LINN ST.
PEORIA, IL 61604

N SHERIDAN & McGLURE

LOC. # 313803

ELEVATED STEEL EQUIPMENT PLATFORM FLOOR FRAMING PLAN

SHEET NUMBER

C-7
1. Metal roof deck shall be galvanized. Galvanized sheet steel shall conform to ASTM A663, Grade A, and ASTM A525, with a minimum G30 coating unless otherwise noted.

2. Metal deck section properties shall be computed in accordance with the AISI "Specification for the Design of Cold-Formed Steel Structural Members." The minimum thickness of roof deck shall be 32 gauge.

3. Fastening of metal deck to the structural steel, the following limits shall not be exceeded:
   - All metal decks shall be fastened at 12" (6" at the perimeter) maximum on center to the supporting steel with #12 Tek screws.
   - #12 galvanized Tek screws in 3/16" diameter.
   - See plan for additional plan fastening requirements.

4. No loads exceeding 50 lbs shall be permitted to be hung from any metal decking. All hangers for ductwork, piping, etc. shall be hung directly from structural steel work or supplementary members or anchors embedded in the concrete. All hanging load details shall be submitted for review.

Metal Deck Notes:
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General Steel Notes:

2. All structural steel W shapes shall conform to the ASTM A572 or A992 Grade 50. All other structural steel shapes, plates, and bars shall conform to ASTM A570 Grade 36. Queen City Steel shall be compatible with E70XX electrodes.

3. All welding shall be done by qualified welders and shall conform to AWS D1.1 "Structural Welding Code." Latest edition. All welding electrodes shall be E70X.

4. The contractor shall field verify all measurements and existing conditions.

5. If conditions vary from those on the drawings, the engineer shall be notified immediately.

6. The contractor shall observe all safety rules dictated by code and good practice.

7. Should unforeseen conditions or other cause necessitate the construction details to be modified, the contractor shall notify the engineer before performing these changes.
SITE ELEVATION

PROPOSED VERTICAL CABLE TRAY UP BUILDING WALL

PROPOSED LESSEE GENERATOR MOUNTED ON (4' x 10') CONC. PAD

PROPOSED (11'-6" x 12'-0") LESSEE ELEVATED STEEL EQUIPMENT PLATFORM

PROPOSED 8' AMETCO MANUFACTURING COMPANY BRONZE SATURN ALUMINUM FENCE.

PROPOSED (3) LESSEE (SECTOR 1 @ 0° AZIMUTH) ANTENNAS MOUNTED TO PENTHOUSE WALL

PROPOSED (3) LESSEE (SECTOR 2 @ 90° AZIMUTH) ANTENNAS MOUNTED TO PENTHOUSE WALL

DISTANCE TO CENTER OF PROPOSED LESSEE ANTENNAS - 62'± A.G.L.

OVERALL HEIGHT OF EXISTING BUILDING & PENTHOUSE - 60'± A.G.L.

HEIGHT OF EXISTING BUILDING & PARAPET WALL - 46'± A.G.L.

OVERALL HEIGHT OF EXISTING BUILDING & TOP OF PROPOSED LESSEE ANTENNAS - 65'± A.G.L.
ESTIMATED MAIN LINE HYBRID LENGTH

<table>
<thead>
<tr>
<th>ANTENNA CENTERLINE (')</th>
<th>ICE BRIDGE LENGTH (')</th>
<th>TOTAL (')</th>
</tr>
</thead>
<tbody>
<tr>
<td>62'</td>
<td>140'</td>
<td>203'</td>
</tr>
</tbody>
</table>

PROPOSED ANTENNA SCHEDULE

ANT-2

COMBINER CABLE DATA INFORMATION

CABLE @ JUNCTION BOX

CABLE DIAGRAM

CABLE DIAGRAM @ JUNCTION BOX

COORDINATE SCHEDULE 1

COMMENTS

ANT-2

CHICAGO SBSX

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ise wireless

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PEORIA, IL 61604
**NOTE:**  
- At turns use Microflect Adjustable Splices for 0° to 45° bends and 45° to 90° bends.
- Contractor to supply sufficient slack at both ends of cable tray. Cable tray should be able to be temporarily shifted for roof maintenance.
- If cable bridge requires temporary relocation (due to roof maintenance) remove the bridge cover to ease the movement of the non-penetrating sleepers.

**PROPOSED NEOPRENE PAD UNDER EACH SLEEPER**

**PVC ROOF SLEEPERS WITH PRE-PUNCHED HOLES FOR SNAP-IN COAX HANGERS. (PART OF KIT)**

**STAINLESS NECKLACE COAX WALL BRACKET & COVER PROVIDE SECLUSION BASED ON NUMBER OF COAX CABLES IN ROUTE**

**ANTENNA MOUNT DETAIL**

**SCALE: N.T.S.**

**PARTIAL ROOF PLAN/ANTENNA LAYOUT**

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

**N SHERDAN & McGLURE**

2112-2118 LINN ST.  
PEORIA, IL 61604

**ATTACHMENT F**
Gps Mounting Detail

1. Employ 1-1/2" rigid aluminum conduit for all GPS antenna cables. Use #9 AWG copper conductor to ice bridge ground bar.
2. Use weatherproofing kits for the GPS coax cable.
3. Use #3M Scotchcast ground strap kits for the GPS coax cable.

Typical Gps Detail

1. Install each GPS on the closest ice bridge posts to shelter (typ. at 2 locations).
2. Install 32" waveguide bridge (grap strut) or equivalent to support GPS antennas.
3. Use #3M Scotchcast ground strap kits for the GPS coax cable.

Antenna Coax Cables

1. Use 32" waveguide bridge (grap strut) or equivalent to support GPS antennas.
2. Use #3M Scotchcast ground strap kits for the GPS coax cable.

Existing Ice Bridge Post

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2. ISSUED PER FIBER COORDINATION

ADDITION OF ANTENN MOUNTS
ADDITION OF NTC
UPDATE WITH CABINET LAYOUT
UPDATE PER CLIENT COMMENTS
REVISED ECR

10/20/15
11/05/15
12/01/15
01/14/16
02/24/16
02/26/16

7. UPDATE PER VILLAGE COMMENTS/ISSUED FOR PERMIT 04/01/16 JTM
8. ISSUED FOR FINAL 04/11/16 JTM

TJS
TAS
09/26/15
33-1966

LOC. # 313803
N SHERDAN & McGLURE
2112-2118 LINN ST.
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CHARLES CUBE-BB48E1HN1 CABINET DIMENSIONS
DIMENSIONS 32"W x 32"W x 72"H
WEIGHT 900 LBS (EMPTY)
WEIGHT 2685 LBS (w/Ni-Cd BTY)
BATT. SUPPORT 5 STRINGS SAFT TEL. 180, 48V
THERMAL 10K

ERICSSON 6120 eNB (77"x27"x27")
DIMENSIONS 27"W x 27"W x 99"H
WEIGHT ___ LBS

N SHERDAN & McGLURE
2112-2118 LINN ST.
PEORIA, IL 61604

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dual wireless services
1. ISSUED FOR REVIEW
2. ISSUED PER FIBER COORDINATION
3. ADDITION OF ANTENN MOUNTS
4. ADDITION OF NTC
5. UPDATE WITH CABINET LAYOUT
6. UPDATE PER CLIENT COMMENTS
7. REVISED ECR
8. UPDATE PER VILLAGE COMMENTS/ISSUED FOR PERMIT

200A ILC MOUNTED TO PLATFORM RAILING. ILC TO BE PROVIDED BY VERIZON WIRELESS AND INSTALLED BY GC.

(1) 12"x12"x6" NEMA-3 DRY CONTACT ALARMS FOR ILC AND GENERATOR. LEAVE (2) 25' OF CAT 5 COILED IN BOX FOR EQUIPMENT ENGINEER (4 GEN ALARMS AND COMM PANEL, SURGE ARRESTER).

METER WITH SERVICE DISCONNECT

200A ILC MOUNTED TO PLATFORM RAILING. ILC TO BE PROVIDED BY VERIZON WIRELESS AND INSTALLED BY GC.

PROPOSED 3x3 ANGLE HANDRAIL (TYP.)

PROPOSED STEEL LADDER (TYP.)

PROPOSED 3x3 ANGLE HANDRAIL (TYP.)

PROPOSED STEEL LADDER (TYP.)

NEMA 3R 3-WAY SWITCH

NEMA 3R 3-WAY SWITCH

PROPOSED 3x3 ANGLE HANDRAIL (TYP.)
UTILITY NOTES:

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE M.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE AEC, NEAR NATIONAL, AND THE DESIGN PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITY.

NATIONAL ELECTRICAL CODE:
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.

WIRING AND WIRING:
1. WORKING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE M.
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AUTOMATION, ELECTRICAL, AND MECHANICAL DRAWINGS:
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.
- A.S.E.

GENERAL NOTES:
1. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
2. COORDINATION WITH UTILITY COMPANY: ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
3. SERVICE ENTRANCE AND INSTALLATION OF SERVICE NEUTRAL AND SERVICE ENTRANCE TO GROUND ROD.

UTILITY CONTACTS:
- POWER: AMERICAN ENERGY
- PHONE: (214) 620-4245
- LOCATION: PEORIA, IL 61604

ELECTRICAL CONTRACTOR SHALL PROVIDE:
- TWO (2) #4 PRIMARY ELECTRIC METER RATED 125 AMPERE SERVICE POWER CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
- PROPRIETARY HANDHOLE "MEET POINT" PROVIDED FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
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NOTES:

1) EXISTING MANUAL TRANSFER SWITCH TO BE REMOVED BY THE ELECTRICAL CONTRACTOR (E.C) AND TURNED OVER TO LESSEE. REMOVED EXTERNAL GROUND LUG AND GROUNDING CONDUCTOR THAT WAS REMOVED FROM MANUAL TRANSFER SWITCH.
2) ALL UNDERGROUND GROUND TERMINATIONS AND TERMINATIONS TO EXISTING BUILDING GROUND GRID MUST BE HEAVY DUTY EXOTHERMIC. GROUND IN ALL. 
3) NEW AUTOMATIC TRANSFER SWITCH: INSTALLED AND WIRING BY E.C. CONNECT EXTERNAL GROUND LUG AND GROUNDING CONDUCTOR THAT WAS REMOVED FROM MANUAL TRANSFER SWITCH.
4) EXISTING BUILDING GROUND GRID IS INDICATED ON THE NEW PLAN. HOWEVER, EXACT LOCATION IS NOT KNOWN. E.C. MUST LOCATE THIS GRID TO PROVIDE THE ATTACHMENT OF THE GENERATOR GROUND GRID. ALSO THE UNDERGROUND CONDUIT FROM THE GENERATOR TO THE BUILDING WILL CROSS OVER THIS GROUND GRID. CARE MUST BE TAKEN NOT TO DAMAGE THE GROUND GRID. IF ANY DAMAGE OCCURS IT MUST BE REPAIRED SO THAT THE COMPLETE GRID SYSTEM REMAINS INTACT.
5) E.C. TO EXTEND #2 TIMED SOLID COPPER GROUND CONDUCTORS FROM (2) LOCATIONS ON GENERATOR FRAME (SEE MANUFACTURERS RECOMMENDATIONS) PROVIDE GROUND LUGS ON GENERATOR AS REQUIRED. EXTEND #1/0 STRANDED GROUND CONDUCTOR AND CONNECT TO COPPER CLAD GROUND BOSS VIA HEAVY DUTY EXOTHERMIC TERMINATIONS AND THEN EXTENDED AND ATTACHED TO BUILDING GROUND GRID VIA EXOTHERMIC TERMINATIONS.
6) NEW GENERATOR FURNISHED BY LESSEE. INSTALLED AND WIRING BY E.C. DELIVERED AND SET BY CONTRACTOR.
7) EXISTING PANEL BOARD -E.C. TO PROVIDE (2) POA BREAKERS AND EXTEND CIRCUIT TO GENERATOR LOCATIONS FOR WIRING OF 1800 WATT WATER JACKET HEATER AND BATTERY CHARGER. PROVIDE RECEPACLES OR TERMINATIONS AS REQUIRED. VERIFY EXACT LOCATIONS WITH GENERAC.
8) E.C. MUST MONITOR DC POWER WHEN ON BATTERY BACK-UP DURING PORTIONS OF CONSTRUCTION. IF LEVEL FALLS BELOW RECOMMENDED LEVEL, E.C. MUST TURN OFF THE MAIN POWER. THE CELL SITE CANNOT BE OFF LINE AT ANY TIME.

NOTES:

1) SEE DETAILS ON EXISTING GROUND GRID AND GENERATOR GROUND GRID FOR REQUIRED GROUNDING SYSTEM.
2) PROVIDE NEW FEEDER CONDUCTORS FROM MAIN SERVICE SWITCH TO TRANSFER SWITCH FROM TRANSFER SWITCH TO EXISTING TAP BOX AND FROM TAP BOX TO EXISTING PANELBOARD.
3) CARE MUST BE TAKEN IN THE PLACEMENT OF NEW AUTOMATIC TRANSFER SWITCH SO THAT ENTRANCE OF THE FEEDER THRU THE BACK OF THE TRANSFER SWITCH DOES NOT INTERFERE WITH EQUIPMENT INSIDE TRANSFER SWITCH OR WITH TRANSFER SWITCH OPERATION.

CONSTRUCTION ACKNOWLEDGED
CONSTRUCTION ACKNOWLEDGED
1. ISSUED FOR REVIEW

2. ADDED PER FIBER COORDINATION

3. ADDITION OF ANTENNA MOUNTS

4. ADDITION OF NTC

5. UPDATE WITH CABINET LAYOUT

6. UPDATE PER CLIENT COMMENTS

7. REVISED ECR

8. ISSUED PER VILLAGE COMMENTS / ISSUE FOR PERMIT

9. ISSUED FOR FINAL

---

**NOTES:**

1. E.C. TO PROVIDE (2) 20A 3-POLE CIRCUIT BREAKERS FOR BATTERY CHARGER AND JACKET HEATER.

2. E.C. TO PULL A #16 AWG SOLID RED AND A #16 AWG SOLID BLACK FROM THE TRANSFER SWITCH TO ALARM WIRING BLOCK FOR REMOTE START.

3. E.C. TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 2'-0" SPOOLED IN ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED. TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE NEATLY BUNDLED USING NYLON TIES AND SUPPORTED AT 2'-0" INTERVALS FOR A NEAT INSTALLATION.

4. E.C. TO PROVIDE (2) 20A 1-POLE CIRCUIT BREAKERS FOR BATTERY CHARGER AND JACKET HEATER.

5. E.C. TO PULL (2) #12 STRANDED FROM WIRING BLOCK.

6. SEE NOTES #1 AND #2

7. E.C. TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 2'-0" SPOOLED IN ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED. TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE NEATLY BUNDLED USING NYLON TIES AND SUPPORTED AT 2'-0" INTERVALS FOR A NEAT INSTALLATION.

---

**KEY:**

1. (3) #16 THHN IN 2'-0" C
2. (4) #12 THHN IN 1'-0" C
3. CAT 5 BIELEND IN 1'-0" C
4. FROM GENERATOR TO ALARM BOX. LEAVE 2'-0" SPOOLED IN ALARM BOX
5. (2) #16 THHN IN 3'-0" C
6. (2) #16 THHN LEAVE 2'-0" OF #16 IN ALARM BOX

---

**NEW SINGLE LINE DIAGRAM**

**ALARM BOX**

**NEW 200A ILC W/ ATS**

---

**UTILITY SERVICE**

120/240V 3 WIRE

1 PHASE 3 WIRE

---

**GROUND ROD**

3/4" x 10'

KWH METER

**120x120x6" ALARM BOX**

---

**BATTERY**

CHARGE & BLK HTR.

(2) #16 THWN.

LEAVE 25' OF #16 IN ALARM BOX

---

**GENERATOR POWER FAIL**

THE ALARM CONTACTS WILL OPEN SENDING AN ALARM.

---

**LOW FUEL**

IF FUEL IS LOW THE CONTACTS OPEN SENDING AN ALARM.

---

**GENERATOR RUN**

---

**COMMON**

---

**TAG CONDUCTORS**

RED

BLACK

---

**GFI RECEPTACLE (NEMA 3R) TO BE MOUNTED WITHIN HOUSING OF GENERATOR (FOR COLD WEATHER HEATERS)**

---

**GENERATOR TRANSFER SWITCH**

---

**SERVICE FEED TO SERVICE DISC.**

---

**NEW 200A ILC W/ ATS**

---

**PROPOSED FOUR-PLEX GFI RECEPTACLE (NEMA 3R) TO BE MOUNTED WITHIN HOUSING OF GENERATOR (FOR COLD WEATHER HEATERS)**

---

**E.C. TO PROVIDE (2) 20A 1-POLE CIRCUIT BREAKERS FOR BATTERY CHARGER AND JACKET HEATER.
1. All grounding connections shall be made by the exothermic process. Connections shall include all cable to cable, splices, etc. All cable to indicated. Ground foundation only as indicated by PM. All materials used (molds, welding, metal, tools, etc.) shall be by exothermic process and installed per manufacturer’s recommendations and procedures.

2. Ground conductor shall have a minimum 24" bending radius.

3. Cleaned thoroughly and colored to match surface with (2) two coats of Sherwin-Williams Galvite (White) Paint B50W3 (or equal) or Sherwin-Williams Silverbrite (Aluminum) B59S11 (or equal).

4. Anti-oxidant compound applied to connection.

5. Fence/Gate: Ground fence posts within 6 feet of platform and 25 feet of tower as indicated on drawings. Ground each gate post and corner post.

6. Ground connections to fence posts shall be made by the exothermic process and installed per manufacturer’s recommendations and procedures.

7. Utility company coordination: Electrical contractor shall confirm that all work is in accordance with the rules of the local utility company before submitting the bid, the contractor shall check with the utility companies supplying service to this project and shall determine from them all equipment and charges which they will require and shall include the cost in the bid.

8. Ground test: Ground tests shall be performed as required by lessee standard procedures. Ground grid resistance shall not exceed 5 ohms.

1. One (1) copy to owner representative
2. One (1) copy to engineer
3. One (1) copy to keep inside equipment enclosure

NOTE: See grounding details on sheets E-3 & E-4.

TYPICAL KEYED GROUNDING NOTES

1. #2 AWG TINNED SOLID COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL MINIMUM 24" BENDING RADIUS)
2. PLATFORM CORNER POST, STEEL COLUMN, STEEL BEAM & CANOPY GROUND BOLTED TO UNIT HOUSING
3. CABINET GROUND BOLTED TO UNIT HOUSING
4. DISCONNECT AND ELECTRIC SERVICE GROUND TO GROUND ROD
5. #5/8" x 10' COPPER CLAD GROUND ROD
6. GROUND CHAIN LINK FENCE (TYPICAL EXOTHERMIC CONNECTION TO V.I.F. CHAIN LINK FENCE POSTS 6" X 6" X 12' (1") AND 35 FEET (2.5") BETWEEN EACH POST) MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES.
7. GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR TERMINATE CABLES 6' FROM PLATFORM AND INSTALL LIGHTNING SURGE ARRESTORS ON EACH CABLE GROUND.
8. EXOTHERMICALLY WELD GROUND BAR TAIL TO HALO GROUND RING EXOTHERMIC CONNECTION TYPE TA BY ANTENNA CONTRACTOR. FINAL CONNECTION BY ELECTRICAL CONTRACTOR.
9. #20X7/0 FT TINNED INSULATED COPPER GROUND BAR, NON-ISOLATED WITH 10.0 LONG #2 AWG TINNED SOLID COPPER WIRE WELDED TAILS (HARGER GB 1430VW)
10. GROUND CABLE WAVEGUIDE BRIDGE (TYP.) BY ELECTRICAL CONTRACTOR.
11. #20X7/0 FT TINNED INSULATED COPPER GROUND BAR, NON-ISOLATED WITH 10.0 LONG #2 AWG TINNED SOLID COPPER WIRE WELDED TAILS (HARGER GB 1430VW)
12. EXISTING TOWER OR COMPUND GROUND RING (IF F.)
13. GATE JUMPERS (SEE DETAIL, SHEET E-2)
14. BOND EXISTING TOWER GROUND RING TO PROPOSED GROUND RING WITH #2 AWG TINNED SOLID COPPER CONDUCTOR IN 2 LOCATIONS.
15. TWO #5/8" LEADS FROM THE EGR TO THE GROUND BAR AT UTILITY FRAME LOCATED ON PLATFORM STEEL. CADDWELD AT EGRS AND DOUBLE HOLE LUGS ON PLATFORM.
16. BOND OPTIONS TO MGB.
17. EACH TOWER FOUNDATION REBAR Meshage to be bonded to tower ground ring with #2 tinned solid copper conductor.
18. EACH TOWER FOUNDATION TO HAVE AT LEAST ONE ANCHOR BOLT BONDED TO TOWER GROUND RING WITH #2 TINNED SOLID COPPER CONDUCTOR.
19. COPPER CLAD GROUND ROD WITH INSPECTION WELL TOP OF GROUND ROD MAX 48" BURY. SEE DETAIL SHEET E-2.
20. EXTEND GROUND CONDUCTORS IN 1/2" RIGID 1/4" W. CONDUIT ADJACENT TO FRR OFFSET AND ATTACH TO EXISTING OR GENERATOR HOUSING AND EXTEND TO GROUND LUG AS REQUIRED, VERIFY LOCATION WITH GENERAL.
21. MGB MOUNTED UNDER PERIMETER BEAM.

NOTE:

All grounding connections shall be made by the exothermic process. Connections shall include all cable to cable, splices, etc. All cable to indicated. Ground foundation only as indicated by PM. All materials used (molds, welding, metal, tools, etc.) shall be by exothermic process and installed per manufacturer’s recommendations and procedures. Ground conductor shall have a minimum 24” bending radius. Cleaned thoroughly and colored to match surface with (2) two coats of Sherwin-Williams Galvite (White) Paint B50W3 (or equal) or Sherwin-Williams Silverbrite (Aluminum) B59S11 (or equal). Anti-oxidant compound applied to connection.

Fence/Gate: Ground fence posts within 6 feet of platform and 25 feet of tower as indicated on drawings. Ground each gate post and corner post. Ground connections to fence posts shall be made by the exothermic process and installed per manufacturer’s recommendations and procedures.

Utility company coordination: Electrical contractor shall confirm that all work is in accordance with the rules of the local utility company before submitting the bid, the contractor shall check with the utility companies supplying service to this project and shall determine from them all equipment and charges which they will require and shall include the cost in the bid.

Ground test: Ground tests shall be performed as required by lessee standard procedures. Ground grid resistance shall not exceed 5 ohms.

Legend:
- GROUND BAR OR ARRESTOR BAR
- SNAP < 7/8" GROUND ROD
- GROUND SYSTEM TEST WELL
- CADWELD OR APPROVED CONNECTION
- SPARE GROUND LEAD
- MECHANICAL CONNECTION
- EXISTING GROUNDING
- NEW GROUNDING

Site Grounding Plan

Scale: 1" = 1'
NOTES:
1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES.
   COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH
   WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES
   WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE
5. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM
   WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL
   DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL
   REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
6. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   1. ONE (1) COPY TO OWNER REPRESENTATIVE
   2. ONE (1) COPY TO ENGINEER
   3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

GROUNDING ELECTRODE SYSTEM NOTES:
1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS
   CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE
   CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO
   COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL)
   OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE
   ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF
   TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST.
5. GROUND LEAD W/ 2-HOLE S.S. NUT
6. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY
   PERMIT 04/01/16 JTM

GROUNDING DETAILS
1. EXTERIOR GROUND BAR DETAIL
2. GROUND LUG INSTALLATION DETAIL

EXOTHERMIC WELD DETAILS
- EXOTHERMIC AND HARDENED IN VARIOUS OR APPROVED EQUA
1. PROPOSED 120/240V 100A SINGLE PHASE METER SOCKET MOUNTED ON NEW UTILITY H-FRAME (METER BY UTILITY COMPANY)
2. PROPOSED DISCONNECT
3. 200A I/LC IV ATS MOUNTED TO PLATFORM RAILING. I/LC TO BE PROVIDED BY VERIZON WIRELESS AND INSTALLED BY GC.
4. EQUIPMENT GROUND BAR
5. FIBER CABINET - CHARLES CUBE - RL1003A-A (28x22x29)
6. 2" ID POWER CONDUIT TO EQUIPMENT CABINET (BY OTHERS)
7. PROPOSED (4) #4/0 UNDERGROUND + (1) #2 GD. SECONDARY ELECTRIC SERVICE IN 3" DIAMETER SCHEDULE 40 PVC

---

**UTILITY H-FRAME DETAIL**

- **Scale:** N.T.S.
- **Top View**
- **PROPOSED STEEL LADDER (TYP.)**
- **3" Ø EXTENDED STEEL PIPE FOR METAL ROOF CANOPY, TYP.**
- **PROPOSED STEEL LADDER (TYP.)**
- **NEMA 3R 3-WAY SWITCH**
- **PROPOSED STEEL LADDER (TYP.)**
- **3" DIA. SCH. 40 PVC CONDUIT FROM POWER SOURCE TO METER**
- **2" ID FIBER CONDUITS WITH (2) 1-1/4" INNERDUCTS IN EACH CONDUIT FROM FIBER SOURCE TO FIBER ENCLOSURE AT EQUIPMENT AREA**
- **(1) 2" ID FIBER CONDUITS TO EQUIPMENT CABINET (BY OTHERS)**
- **HORIZONTAL SUPPORT MEMBER (UNISTRUT P1000, OR APPROVED EQUAL)**
- **UNDERGROUND CONDUITS FOR GENERATOR SEE SHEET E-1A**
- **12"x12"x6" NEMA-3 DRY CONTACT ALARMS FOR I/LC AND GENERATOR. LEAVE (2) 25' OF CAT 5 COILED IN BOX FOR EQUIPMENT ENGINEER**
- **3'-6" 10"x10"x24" LONG NEMA TYPE 3R WIRE THROUGH**

---

**SINGLE LINE DIAGRAM**

- **Scale:** N.T.S.
- **120/240V, 1Ø PANEL BOARD WITH AUTOMATIC TRANSFER**
- **3/4" Øx10' LONG CU ROD**
- **200A GENERATOR TO BRANCH CIRCUITS**
- **GENERAC 200A 120/240V, 1Ø PANEL BOARD WITH AUTOMATIC TRANSFER**

---

**NOTES:**

1. CONCRETE. RED-COLORED TOP MAY BE USED IN PLACE OF COLORED CONCRETE.
2. BURY CONDUITS 42" BELOW GRADE ON 6" GEl MARKER B. GAUGE.
3. CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VIEWED TO BE CONSISTENT WITH COMPANY REQUIREMENTS.
4. PROVIDE PAINTOUT UNDERGROUND HAZARD TAPES (30FT TYPE). CAUTION: ELECTRICAL LINE BURIED BELOW 1 FT ABOVE SAND FOR THE ENTIRE LENGTH OF THE CONDUIT RUN.
5. RESTORE SURFACE COARSE MATERIAL AND BASE COURSE TO ORIGINAL CONDITION AFTER INSTALLATION OF UTILITIES. GRADE SURFACE TO LEVEL.

---

**ILLINOIS ONE CALL SYSTEM**

CALL JULIE TOLL FREE 1(800) 892-0123 48 HOURS BEFORE YOU DIG

OPERATES 24 HOURS A DAY 365 DAYS A YEAR

---

**SCALE: N.T.S.**

**UTILITY TRENCH DETAIL**

- **PROPOSED STEEL LADDER (TYP.)**
- **3" Ø EXTENDED STEEL PIPE FOR METAL ROOF CANOPY, TYP.**
- **PROPOSED STEEL LADDER (TYP.)**
- **3" DIA. SCH. 40 PVC CONDUIT FROM POWER SOURCE TO METER**
- **2" ID FIBER CONDUITS WITH (2) 1-1/4" INNERDUCTS IN EACH CONDUIT FROM FIBER SOURCE TO FIBER ENCLOSURE AT EQUIPMENT AREA**
- **(1) 2" ID FIBER CONDUITS TO EQUIPMENT CABINET (BY OTHERS)**
- **HORIZONTAL SUPPORT MEMBER (UNISTRUT P1000, OR APPROVED EQUAL)**
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- **12"x12"x6" NEMA-3 DRY CONTACT ALARMS FOR I/LC AND GENERATOR. LEAVE (2) 25' OF CAT 5 COILED IN BOX FOR EQUIPMENT ENGINEER**
- **3'-6" 10"x10"x24" LONG NEMA TYPE 3R WIRE THROUGH**

---

**ELECTRICAL DETAILS**

- **PROPOSED 120/240V 100A SINGLE PHASE METER SOCKET MOUNTED ON NEW UTILITY H-FRAME (METER BY UTILITY COMPANY)**
- **PROPOSED DISCONNECT**
- **200A I/LC IV ATS MOUNTED TO PLATFORM RAILING. I/LC TO BE PROVIDED BY VERIZON WIRELESS AND INSTALLED BY GC.**
- **EQUIPMENT GROUND BAR**
- **FIBER CABINET - CHARLES CUBE - RL1003A-A (28x22x29)**
- **2" ID POWER CONDUIT TO EQUIPMENT CABINET (BY OTHERS)**
- **PROPOSED (4) #4/0 UNDERGROUND + (1) #2 GD. SECONDARY ELECTRIC SERVICE IN 3" DIAMETER SCHEDULE 40 PVC**
1. **Mechanical**
   - **Description**
     - Addition of Antennas
     - Update with Cabinet Layout
   - **Revisions**
     - 1. Issued for Review
     - 2. Issued per Fiber Coordination
     - 3. Addition of Antennas
     - 4. Update with Cabinet Layout
     - 5. Update per Client Comments
     - 6. Revised ECR
   - **Dates**
     - 10/20/15
     - 11/05/15
     - 12/01/15
     - 01/14/16
     - 02/24/16
     - 02/26/16
   - **Locations**
     - LOC. # 313803
     - N SHERDAN & McGLURE
     - 2112-2118 LINN ST.
     - PEORIA, IL 61604
   - **Contacts**
     - TJS
     - TAZ

2. **Electrical**
   - **Description**
     - Update per Village Comments
     - Issued for Permit
   - **Dates**
     - 04/01/16
     - 04/11/16

3. **Specifications**
   - SP-2
1. EXISTING PENTHOUSE
2. EXISTING TRANSFORMERS
3. EXISTING SOUTH VIEW OF BUILDING
4. EXISTING EAST VIEW OF BUILDING
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, EGG, 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. GUARANTEE: 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.

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 FRABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADVENTURES 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 CONDITION.

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.

PLANT LIST

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>QUANTITY</th>
<th>SIZE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>VD</td>
<td>VIBURNUM DENTATUM</td>
<td>CHICAGO LUSTRE VIBURNUM</td>
<td>12</td>
<td>3 FT. HT. MIN</td>
<td>B &amp; B (BALLED &amp; BURLAPPED)</td>
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</tbody>
</table>

UNDISTURBED SUBGRADE

PLANTING BACKFILL

3" SHREDDED BARK MULCH

5" MULCH SAUCER TO HOLD WATER

FINISH GRADE PLANTING BACKFILL

TREE ROOT BALL SET ORIGING GROUND LINE OF ROOTTAIL AT FINISH GRADE REMOVE TO 1/3 BURLAP AND NYLON ROPE

AFTER INSTALLATION, PROPOSED TREE SHALL BE MAINTAINED BY PROPERTY OWNER
## Notice to Contractor – Environmental Conditions/Restrictions at N Sheridan and McClure 313803 (LW)

Note: Verizon Wireless makes no representation or warranty as to the accuracy or completeness of the information below. Company is fully responsible for its own compliance with all applicable laws and regulations. To the extent that Company becomes aware of any additional environmental conditions, it agrees to immediately inform Verizon Wireless.

The Company’s response to this construction bid shall constitute the Company’s acknowledgement and acceptance of the stated conditions and restrictions at the site.

The following environmental conditions have been identified at the project site:

### Environmental Condition

<table>
<thead>
<tr>
<th>Description of Contaminant</th>
<th>Location of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Check All That Apply</strong></td>
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<tr>
<td>Contaminated soil</td>
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<tr>
<td>Asbestos</td>
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</tr>
<tr>
<td>Lead-based paint</td>
<td></td>
</tr>
<tr>
<td>Asbestos-containing material</td>
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</tr>
<tr>
<td>Lead-based paint</td>
<td></td>
</tr>
<tr>
<td>Nitrates</td>
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<tr>
<td>Radon gas</td>
<td></td>
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<tr>
<td>Other</td>
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</table>

<table>
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<tr>
<th>Sample No.</th>
<th>Sample Location</th>
<th>Substance</th>
<th>Condition</th>
<th>Load Content (% dry weight)</th>
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</thead>
<tbody>
<tr>
<td>PC-1</td>
<td>Preferred</td>
<td>Wood</td>
<td>Fair</td>
<td>5.8</td>
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</tbody>
</table>

### Environmental Conditions Affecting Scope of Work

(See project documents for details and specifications)

- **Asbestos-Containing Material (ACM):** In the event that proposed installation activities change, asbestos-containing materials will be inspected during proposed installation activities and handled in accordance with applicable regulations. Under OSHA regulations, if the paint contains any asbestos-containing material, the material will be removed in accordance with the OSHA regulations.

### Confirmed Presence of Lead-Based Paint

This white paint on the rooftop structure is LBP:

- EBI recommends that lead-containing painted surfaces at the Project Site to be disturbed during proposed installation activities and handled in accordance with applicable regulations.

### Nitrates

Under applicable OSHA regulations, all nitrates will be removed in accordance with the OSHA regulations.

Company is required to comply with all applicable environmental, industrial hygiene, and worker health and safety laws and regulations. Verizon Wireless’ directions and instructions contained in this Notice to Contractor shall be followed. Company shall retain a qualified, appropriately licensed and insured contractor, as required, for construction of the work as applicable. Company shall also be responsible for the regulatory requirements contained in the Notice to Contractor. Company shall retain a qualified, appropriately licensed and insured contractor, as required, for construction of the work as applicable.

### Notice to Contractor

- **Contractor’s Signature:**

- **Date:** 04/01/16

- **Site Name:** N Sheridan and McClure 313803

- **Site Address:** 214-2148 Linn St.

- **City:** Peoria

- **State:** Illinois

**NOTE:** This signed original is to be returned to Area Compliance along with the EBI Closout Report.

**Additional Information:**

- All work must comply with applicable environmental, industrial hygiene, and worker health and safety laws and regulations.

- Company is required to comply with all applicable environmental, industrial hygiene, and worker health and safety laws and regulations. Verizon Wireless’ directions and instructions contained in this Notice to Contractor shall be followed.

- Company shall retain a qualified, appropriately licensed and insured contractor, as required, for construction of the work as applicable.

- Company is required to comply with all applicable environmental, industrial hygiene, and worker health and safety laws and regulations. Verizon Wireless’ directions and instructions contained in this Notice to Contractor shall be followed.

- Company shall retain a qualified, appropriately licensed and insured contractor, as required, for construction of the work as applicable.
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:

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>SPRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tower Location</td>
<td>Collocation on the existing building, as priority #1 in the ordinance.</td>
<td>N/A</td>
<td>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.</td>
</tr>
<tr>
<td>Tower and Antenna Height</td>
<td>65 feet; an overall height increase of 5 feet.</td>
<td>Waiver from the height requirements (45 feet), in the R-6 District</td>
<td>SPRB does not object to this requested waiver, due to existing conditions.</td>
</tr>
<tr>
<td>Setbacks</td>
<td>No change to the building setback is proposed.</td>
<td>Waiver for existing conditions to allow the building to remain closer to the front property line than the require 30 foot setback.</td>
<td>SPRB does not object to this waiver request due to existing conditions.</td>
</tr>
<tr>
<td>Tower Design</td>
<td>Antennas are proposed to be painted to match the color of the existing building.</td>
<td>N/A</td>
<td>Antennas must be painted to match the color of the existing building.</td>
</tr>
<tr>
<td>Lighting</td>
<td>As required by FAA for the antenna. Two</td>
<td>N/A</td>
<td>No tower or antenna shall be artificially illuminated</td>
</tr>
<tr>
<td>Development Item</td>
<td>Applicant Proposal</td>
<td>Applicant Waiver Request &amp; Justification</td>
<td>SPRB Comment</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>floodlights are proposed on the equipment facility area.</td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>Signs</td>
<td>No signs are proposed per submitted plans.</td>
<td>N/A</td>
<td>Two signs not to exceed 4 sq. ft. must be placed on the site per Zoning Ordinance requirements for wireless communication facilities.</td>
</tr>
<tr>
<td>Accessory building/structure</td>
<td>A building or shelter is not proposed. The equipment is proposed to be placed on a</td>
<td>A waiver to allow the proposed fence to</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>platform surrounded by an 8 foot tall wrought iron fence. The petitioner has</td>
<td>be constructed of aluminum with no</td>
<td></td>
</tr>
<tr>
<td></td>
<td>requested that aluminum be allowed in place of wrought iron.</td>
<td>inclusion of wrought iron.</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>A landscaped buffer containing evergreen trees is proposed on the east side of the</td>
<td>A waiver to allow the landscaping to not</td>
<td>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, that additional trees be added on the north side of the compound, and that the fence fully screen the equipment on all sides.</td>
</tr>
<tr>
<td></td>
<td>shelter and one tree on the north side.</td>
<td>extend around the entire perimeter of the</td>
<td></td>
</tr>
<tr>
<td>Building codes and safety</td>
<td>Will comply as required.</td>
<td>N/A</td>
<td>The proposed Wireless Telecommunications Facility shall meet all codes, as required by the Zoning Ordinance.</td>
</tr>
<tr>
<td>standards</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Visual Intrusion</td>
<td>Petitioner has agreed to paint the antennas to match the building and to remove the</td>
<td>N/A</td>
<td>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</td>
</tr>
<tr>
<td></td>
<td>antennas from the Linn Street (west side) of the building.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Item</td>
<td>Applicant Proposal</td>
<td>Applicant Waiver Request &amp; Justification</td>
<td>SPRB Comment</td>
</tr>
<tr>
<td>------------------</td>
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<td>------------------------------------------</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>three sides of the penthouse if they are painted to match the building as currently proposed.</td>
</tr>
<tr>
<td>Access &amp; Circulation</td>
<td>The equipment shelter is proposed to be accessed through the parking lot.</td>
<td>N/A</td>
<td>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.</td>
</tr>
<tr>
<td>Required permits and licenses</td>
<td>Permits will be obtained as required.</td>
<td>N/A</td>
<td>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.</td>
</tr>
<tr>
<td>Future Modifications</td>
<td>N/A</td>
<td>N/A</td>
<td>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.</td>
</tr>
<tr>
<td>Parking</td>
<td>4 parking spaces proposed on-site; which</td>
<td>64 parking spaces are required (2 per unit) and therefore a waiver is N/A</td>
<td>SPRB does not object to the waiver request due to existing conditions. Please</td>
</tr>
</tbody>
</table>
**Development Item**

<table>
<thead>
<tr>
<th>Development Item</th>
<th>Applicant Proposal</th>
<th>Applicant Waiver Request &amp; Justification</th>
<th>SPRB Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>includes one disabled parking space.</td>
<td>requested to allow existing conditions for parking number.</td>
<td>provide a site plan that shows striped parking spaces that meet Land Development Code requirements.</td>
</tr>
<tr>
<td>Mechanical &amp; Utility Screening</td>
<td>Not addressed</td>
<td>N/A</td>
<td>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.</td>
</tr>
<tr>
<td>Exterior Housing and Environmental Code Compliance</td>
<td>N/A</td>
<td>N/A</td>
<td>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.</td>
</tr>
</tbody>
</table>

**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:

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1931-1958</td>
<td>C (Apartment)</td>
</tr>
<tr>
<td>1958-1963</td>
<td>C (Apartment)</td>
</tr>
<tr>
<td>Standard</td>
<td>Standard Met per SPRB Review</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>No detriment to public health, safety, or general welfare</td>
<td>Yes</td>
</tr>
<tr>
<td>No injury to other property or diminish property values</td>
<td>Yes</td>
</tr>
<tr>
<td>No impediment to orderly development</td>
<td>Yes</td>
</tr>
<tr>
<td>Provides adequate facilities</td>
<td>Yes</td>
</tr>
<tr>
<td>Ingress/Egress measures designed to minimize traffic congestion</td>
<td>Yes</td>
</tr>
<tr>
<td>Adherence to the comprehensive plan</td>
<td>Yes</td>
</tr>
<tr>
<td>If a public use/service, then a public benefit</td>
<td>Yes</td>
</tr>
<tr>
<td>Conforms to all district regulations</td>
<td>N/A</td>
</tr>
<tr>
<td>Comprehensive Plan Critical Success Factors</td>
<td>Grow employers and jobs.</td>
</tr>
<tr>
<td>City Council Strategic Plan Goals</td>
<td>Grow Peoria business, jobs, and population.</td>
</tr>
</tbody>
</table>

**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 required 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.)
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
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
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.

CONTRACTOR TO PROVIDE APPROXIMATE 50' x 50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

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 REPAIRED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.
PROPOSED (3) LESSEE (SECTOR 1 @ 0° AZIMUTH) ANTENNAS MOUNTED TO PENTHOUSE WALL

PROPOSED (3) LESSEE (SECTOR 2 @ 90° AZIMUTH) ANTENNAS MOUNTED TO PENTHOUSE WALL

PROPOSED (3) LESSEE (SECTOR 3 @ 180° AZIMUTH) ANTENNAS MOUNTED TO PENTHOUSE WALL

PROPOSED VERTICAL CABLE TRAY UP BUILDING WALL

EXISTING PENTHOUSE

EXISTING CHIMNEY

EXISTING PENTHOUSE

PROPOSED VERTICAL CABLE TRAY UP PENTHOUSE WALL

PROPOSED LESSEE GENERATOR MOUNTED ON (4' x 10') CONC. PAD

PROPOSED LESSEE GENERATOR MOUNTED ON (6' x 10') CONC. PAD

PROPOSED (11'-6" x 12'-0") LESSEE ELEVATED STEEL EQUIPMENT PLATFORM

PROPOSED (8'-0" x 12'-0") LESSEE ELEVATED STEEL EQUIPMENT PLATFORM

PROPOSED AMETCO MANUFACTURING COMPANY BRONZE SATURN ALUMINUM FENCE.

PROPOSED (3) LESSEE (SECTOR 1 @ 240° AZIMUTH) ANTENNAS MOUNTED TO PENTHOUSE WALL

PROPOSED (3) LESSEE (SECTOR 2 @ 330° AZIMUTH) ANTENNAS MOUNTED TO PENTHOUSE WALL

PROPOSED (3) LESSEE (SECTOR 3 @ 90° AZIMUTH) ANTENNAS MOUNTED TO PENTHOUSE WALL

OVERALL HEIGHT OF EXISTING BUILDING & PENTHOUSE - 60'± A.G.L.

OVERALL HEIGHT OF EXISTING BUILDING & TOP OF PROPOSED LESSEE ANTENNAS - 65'± A.G.L.

DISTANCE TO CENTER OF PROPOSED LESSEE ANTENNAS - 62'± A.G.L.
PROPOSED LESSEE ANTENNAS

N SHERDAN & MCGLURE

View Facing WEST

BEFORE

AFTER
PROPOSED LESSEE ANTENNAS
EXISTING PENTHOUSE
SCALE: N.T.S.

EXISTING TRANSFORMERS
SCALE: N.T.S.

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

EXISTING EAST VIEW OF BUILDING
SCALE: N.T.S.
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. GUARANTEE: 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 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 CONTRACTORS 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 TREES AND SHRUB PLANTING PITS.

5. TOPSOIL CONSIST OF FERTILE FRAGILE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADVENTURES 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 CONDITION.

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 OWNERS REPRESENTATIVE. SEEDING INSTALLATION SHALL BE EXECUTED ON EXISTING TURF OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL FIVE MIX SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH.

PLAN LIST

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>QUANTITY</th>
<th>SIZE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>VD</td>
<td>VIBURNUM DENTATUM</td>
<td>CHICAGO LUSTRE VIBURNUM</td>
<td>9</td>
<td>3 FT. HT. MIN</td>
<td>B &amp; B (BALLED &amp; BURLAPPED)</td>
</tr>
</tbody>
</table>

SCALE 1" = 5'
AMETCO SATURN ORNAMENTAL ALUMINUM FENCE (FOR REFERENCE ONLY)

SCALE: 1’ = 1”

NOTES:

1. THE 4” ALUMINUM EXTENSION 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 ALUMINUM FENCING SYSTEMS ARE MANUFACTURED IN THE UNITED STATES.
5. DO NOT SCALE DRAWING.
6. CONTRACTOR’S SPECIFICATION. FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDDETAIL.COM

REFERENCE NUMBER: 548-888

ALUMINUM FENCE SYSTEMS
SATURN DESIGN ALUMINUM FENCE SYSTEM

LOC. # 313803
N SHERDAN & McGUERE
2112-2118 LINN ST.
PEORIA, IL 61604

ISSUED FOR REVIEW
ISSUED PER FIBER COORDINATION
ADDITION OF ANTENN MOUNTS
ADDITION OF NTC
UPDATE WITH CABINET LAYOUT
UPDATE PER CLIENT COMMENTS
REVISED ECR

09/26/15 TJS
10/20/15 TJS
11/05/15 TJS
12/01/15 TJS
01/14/16 TJS
02/24/16 TJS
02/26/16 TJS
04/01/16 JTM

ILLINOIS ONE CALL SYSTEM
CALL JULIE TOLL FREE 1(800) 892-0123
48 HOURS BEFORE YOU DIG
OPERATES 24 HOURS A DAY 365 DAYS A YEAR

AMETCO SATURN ORNAMENTAL ALUMINUM FENCE (FOR REFERENCE ONLY)

SCALE: N.T.S.
**Saturn**

Ametco’s **Saturn Louvers** are manufactured from extruded aluminum special shaped tubes that can run either vertically or horizontally. This design is Ametco’s “tread on loose” manufactured from aluminum tubes with two alternating rows of “I” tubes with no gap between the tubes. The louver is a special shaped 1/2” x 1” tube. The sleek clean lines of the Saturn Louver is powder coated prior to assembly which allows the choice of any of Ametco’s 13 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.
To Whom It May Concern,

Veriton Wireless is authorized to apply for a special use permit and variances for a proposed wireless telecommunications facility on 2112-2113 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,

[Signature]

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
N Sheridan and McGlure
RF Justification
Proposed Site Summary

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
Without Proposed Site
With Proposed Site

Proposed new site location
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.
4. YMCA: 714 Hamilton Blvd, Peoria, IL 61603. Verizon antennas at 85ft on a roof top.
VERIZON WIRELESS
WIRELESS COMMUNICATIONS FACILITY

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

2112-2118 LINN ST.

PEORIA, ILLINOIS
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.
A meeting of the Planning and Zoning Commission was held on Thursday, April 7, 2016, at 1:04 p.m., at City Hall, 419 Fulton St., in Room 400.

ROLL CALL
The following Planning and Zoning Commissioners were present: Durand, Heard, Misselhorn, Unes, Chairperson Wiesehan–5. Commissioners absent: Anderson, Viera—2.

City Staff Present: Leah Allison, Shannon Techie, Madeline Wolf

SWEARING IN OF SPEAKERS
Speakers were sworn in by Staff Member Madeline Wolf.

MINUTES

Motion: Commissioner Durand moved to approve the minutes of the Planning and Zoning Commission meeting held on March 3, 2016; seconded by Commissioner Unes.

The motion was approved viva voce vote 5 to 0.

REGULAR BUSINESS

CASE NO. PZ 16-04 (Continued from 3/3/16)

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-04 into the record and presented the request. The petitioner requested a Special Use to install wireless communication antennas on the top of the apartment building of 2112 N Linn Street. Ms. Techie reviewed the proposal as outlined in the memo. Ms. Techie reviewed the zoning history of the property.

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 required 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 foot candles 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.

Chairperson Wiesehan expressed concern regarding Conditions 19 and 20.

In response to Chairperson Wiesehan’s inquiring regarding the inclusion of such conditions, Ms. Techie said the special use request included the entire property; therefore, the entire property is reviewed and it is an opportunity to bring the property into compliance with City Code.

Commissioner Misselhorn questioned the intent of Condition No. 9.

Ms. Techie explained Condition No. 9 was a requirement in the Zoning Ordinance, Section 3.3.d.6.

Commissioner Unes expressed concern vandalism would impact compliance to Condition No. 20.

Kathleen Groark, petitioner representing Verizon, Insite Inc., said she was seeking approval for the request. Ms. Groark reviewed the material she distributed to the commission. Ms. Groark said she worked with the RF engineers to identify a location to increase coverage needs. Ms. Groark said she agreed to all conditions except Condition Nos. 15, 18, and 19.

Ms. Groark said the owner was present to speak in support of the request. Ms. Groark said the owner agreed with Commissioner Unes; frequent vandalism would impact compliance to Condition No. 20.

Commissioner Unes asked if the property owner was aware of the costs associated with the City’s requests.

Ms. Groark said the property owner was aware of the costs associated with the requests. Ms. Groark requested to remove Condition Nos. 15, 18, 19, and 20.

Commissioner Heard questioned if the petitioner had an estimate of the costs for the repairs as outlined in the conditions; Ms. Groark responded she did not have an estimate.

Commissioner Durand questioned the relocation for the dumpster from Condition No. 19.

Ms. Groark said relocating the dumpster would either reduce parking spaces and/or limit accessibility to the dumpster.
David Patch, owner of 2112 N Linn Street, said he was present to answer questions. He spoke in support of the request.

With no further interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:40 p.m.

**Motion:**
Commissioner Misselhorn made a motion to approve the request deleting Condition Nos. 15, 18, 20; seconded by Commissioner Unes.

**Discussion:**
Commissioner Heard agreed with Misselhorn to remove Condition No. 15. He expressed concern with the relocation of the dumpster and requested a relatively quick resolution.

The motion was approved viva voce vote 5 to 0.

**CASE NO. PZ 16-06**

Public Hearing on the request of John and Dorothy Durfee to rezone property from a class R-6 (Multi-Family Residential) District to a Class C-N (Neighborhood Commercial) District, for the property located at 3029 N Prospect Road (Parcel Identification No. 14-34-128-032), Peoria, IL. (Council District 3)

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. PZ 16-06 into the record and presented the request. Ms. Techie provided the property characteristics and zoning history as outlined in the memo. Ms. Techie provided the Community Development Department Analysis as outlined in the memo.

The Community Development Department recommended APPROVAL of the request.

Commissioner Misselhorn referred to the zoning history and questioned the petitioner’s interest for the rezoning request.

John Durfee, petitioner, explained the previous uses for the property. Mr. Durfee said the request was intended to offer more businesses opportunities to use the property. He thanked the commission for their time and consideration of his request.

With no further interest from citizens to provide public testimony, Chairperson Wiesehan closed the Public Hearing at 1:56 p.m.

**Motion:**
Commissioner Heard made a motion to approve the request as presented; seconded by Commissioner Misselhorn.

**Discussion:**
Commissioner Misselhorn said the explanation from staff and the petitioner for the request was reasonable.

Chairperson Wiesehan supported the request.

The motion was approved viva voce vote 5 to 0.

**CASE NO. PZ 16-07**

Public Hearing 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, Illinois (Council District 5).
Communication from the City Manager and Community Development Director with a Request to ADOPT an ORDINANCE Amending Chapter 5 of the CODE of the City of Peoria Pertaining to PROPERTY MAINTENANCE STANDARDS.

Community Development Director Ross Black distributed updated Ordinances to the City Council, which reflected format changes only.

Council Member Riggenbach moved to adopt an Ordinance amending Chapter 5 of the Code of the City of Peoria pertaining to property maintenance standards; seconded by Council Member Turner.

ORDINANCE NO. 17,361 was adopted by roll call vote.
Yeas: Akeson, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Spain, Turner, Mayor Ardis – 10;
Nays: Grayeb - 1.

Communication from the City Manager and Community Development Director with a Request to Concur with Either the Recommendation from the Planning & Zoning Commission to ADOPT ORDINANCE A or the Recommendation from Staff to ADOPT ORDINANCE B Both Amending 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)

Council Member Johnson moved to defer this matter to the May 10, 2016, Regular City Council Meeting; seconded by Council Member Spain.

Motion to defer this matter to the May 10, 2016, Regular City Council Meeting was approved by roll call vote.
Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Spain, Turner, Mayor Ardis – 11;
Nays: None.

Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning & Zoning Commission to ADOPT ORDINANCE A or the Recommendation of Staff to ADOPT ORDINANCE B, Approving a SPECIAL USE for a Wireless Communication Facility for the Property Located at 2112 N. LINN STREET (Parcel Identification Nos. 14-33-378-019 and 14-33-378-020), Peoria, IL. (Council District 2)

Council Member Grayeb moved to grant Privilege of the Floor to those who wished to speak on this matter.
Hearing no objection, Mayor Ardis granted Privilege of the Floor to those individuals who wished to speak on this item.

Kathleen Groark of Insite RE, said Verizon Wireless sought approval of a Special Use for a wireless facility on Linn Street. She distributed information to the City Council regarding the wireless communication facility and remarked that the installation of the facility would improve coverage within the area where there was currently poor cellular reception. She reviewed the specifications of the facility noting that it would be located on the roof top of a current structure, which would increase the height by 5 feet. She said Verizon worked closely with the Community Development Department in order to develop a plan for a wireless communication facility and she outlined those modifications. She remarked that the property owner would do additional work to the property, such as bringing the driveway up to code. She remarked that there were no other suitable locations and she reviewed the drawings and the photo simulations of how the facility would look after installation. She said people were moving away from landline phones and looking to cell phones for phone service.

Mr. Thomas Wester, President of the Heart of Peoria Neighborhood Association, said he and his neighbors worked hard to restore the quality of life within that neighborhood and he voiced his concern regarding the installation of the facility. He said there were no issues of lack of cell service in the area and the neighbors did not want to see a wireless facility in the neighborhood. He asked the Council to deny the request for the Special Use.

Council Member Grayeb said he was certain Verizon would find another location, which would not be damaging to a fragile neighborhood, and he moved to deny the request to adopt Ordinance A or the Recommendation of Staff to Adopt Ordinance B, approving a Special Use for a wireless communication facility for the property located at 2112 N. Linn Street, Peoria, IL; seconded by Council Member Jensen.

Discussions were held regarding the impact this facility would have on the neighborhood, and Mr. Wester remarked that the neighborhood was not a commercial neighborhood stating it would take away from the neighborhood's vibrancy.

Council Member Grayeb said the height of the facility would exceed what could be approved administratively. He said the facility would be visible and did not belong in a residential neighborhood. He voiced his disapproval of this item, and he asked Council to deny the item as outlined.

In response to Council Member Akeson's question on what would happen should this item be denied, Ms. Groark said Verizon would come back to look for a new location.

Council Member Montelongo inquired whether the City had a policy for cell towers or facilities in commercial and residential areas.

Community Development Director Black said the City Code had a list of priorities from high to low in terms of location for cell towers and cell service. He said the Code did not necessarily break down the location in terms of residential or commercial. He said the intent of the Code was to put an antennae on top of an existing structure. He said if that was not available, then a new tower would be erected.

Council Member Montelongo inquired whether a policy and a process could be established in order to eliminate City Council input and to let policy drive the decision.
Mayor Ardis said Verizon would come back in a week with another location. He said he would defer to the District Council Member in support of his neighborhood association.

In response to the issues identified by Council Member Akeson, Council Member Grayeb remarked that the property owners recently met with Director Black to address those issues.

Motion to DENY the request to adopt Ordinance A or the Recommendation of Staff to Adopt Ordinance B, approving a Special Use for a wireless communication facility for the property located at 2112 N. Linn Street, Peoria, IL was approved by roll call vote.
Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Spain, Turner, Mayor Ardis – 11;
Nays: None.

(16-146) Communication from the City Manager with a Request for the Following:

A. ADOPT an ORDINANCE Approving the LEWIS HOUSE LLC REDEVELOPMENT AGREEMENT (Council District 1); and,

B. ADOPT an ORDINANCE Amending the City of Peoria 2016/2017 BIENNIAL BUDGET Relating to the Use of South Village Growth Cell TIF Funds to be Transferred to the East Village Growth Cell TIF Fund for the Lewis House LLC Development Agreement.

Council Member Spain remarked on the project, and he identified the efforts of Court and Karen Conn stating that this would be one of their best projects yet. He welcomed them to Peoria and thanked them for their investment into the community.

Council Member Moore recognized Court and Karen Conn stating that their ideas would bring the building back to life.

Council Member Moore moved to adopt an Ordinance approving the Lewis House LLC Redevelopment Agreement; seconded by Council Member Spain.

ORDINANCE NO. 17,362 was adopted by roll call vote.
Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Spain, Turner, Mayor Ardis – 11;
Nays: None.

Council Member Riggenbach moved to adopt an Ordinance amending the City of Peoria 2016/2017 Biennial Budget relating to the use of South Village Growth Cell TIF Funds to be transferred to the East Village Growth Cell TIF Fund for the Lewis House LLC Development Agreement; seconded by Council Member Moore.

ORDINANCE NO. 17,363 was adopted by roll call vote.
Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Spain, Turner, Mayor Ardis – 11;
Nays: None.
SITE PLAN REVIEW BOARD COMMENTS 06/08/2016

Address / PIN / General Location: 2112 2118 N LINN ST/ 14-33-378-001
Project ID: 16-152
Project Description: Site Plan Review Board- Wireless Communication
Project Status: ACTIVE

CONDITIONS OF APPROVAL REGARDING THE SITE PLAN AND APPLICATION:

Community Development

Appendix B, Article 3.3.d.(1).(b), states that the City may disapprove an application that is in ‘conflict with the historic nature or character of a neighborhood or historical district’. The Site Plan Review Board therefore defers to the action taken by the City Council that the proposed wireless communication facility is not compatible with the residential character of the neighborhood and disapproves this request.

Per Section 2.7 of the Land Development Code, this decision can be appealed to the Zoning Board of Appeals within thirty (30) days of the date of determination.
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<tr>
<th>COMMUNITY DEVELOPMENT CONTACT:</th>
<th>BUILDING SAFETY CONTACT:</th>
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<tr>
<td>Shannon Techie</td>
<td>Scot Wolf</td>
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<tr>
<td>Senior Urban Planner</td>
<td>Building Safety Department</td>
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<tr>
<td>Community Development Dept.</td>
<td>419 Fulton Street Room 203</td>
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<tr>
<td>419 Fulton Street Room 300</td>
<td>Peoria, Illinois 61602</td>
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<td>PHONE: (309) 494-8620 FAX: (309) 494–8674</td>
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<td>PHONE (309) 494-8649 FAX (309) 494-8680</td>
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<td><a href="mailto:stechie@peoriagov.org">stechie@peoriagov.org</a></td>
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<tr>
<th>FIRE DEPARTMENT CONTACT:</th>
<th>PUBLIC WORKS CONTACT:</th>
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<tr>
<td>Stanley Taylor</td>
<td>Karen Dvorsky</td>
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<tr>
<td>Fire Department</td>
<td>Public Works Department</td>
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<tr>
<td>505 NE Monroe St</td>
<td>3505 N Dries Lane</td>
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<td>Peoria, Illinois 61602</td>
<td>Peoria, Illinois 61604</td>
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<tr>
<td>PHONE: (309)494-8735 FAX: (309)494–8787</td>
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<td><a href="mailto:staylor@peoriagov.org">staylor@peoriagov.org</a></td>
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July 7, 2016

Zoning Board of Appeals
c/o Zoning Administrator
City of Peoria Development Center
419 Fulton Street, Room 300
Peoria, Illinois 61602-1217

Re: Appeal of Consolidated Application for Zoning Certificate and Building Permit
(“Permitted Use Application”) for 2112-2118 N Linn Street, Peoria, Illinois 61604

Dear Zoning Board of Appeals Members:

Verizon Wireless hereby appeals the denial of its Permitted Use Application issued by the Site
Plan Review Board (“SPRB”) on June 8, 2016. In denying Verizon Wireless’ Permitted Use Application,
the SPRB adopted, as its own decision, the City Council’s April 26, 2016 finding that Verizon Wireless’
Special Use Application conflicted with the residential character of the neighborhood. SPRB Denial,
06/08/2016. However, the SPRB’s adoption of the City Council’s finding was improper.

Prior to the City Council’s April 26th proceeding, both the SPRB and Planning and Zoning
Commission (“PZC”) unanimously recommended that the City Council approve Verizon Wireless’
However, on April 26th, the City Council voted 12-0 to deny Verizon Wireless’ Special Use Application.
Verizon Wireless’ first proposed antenna installation qualified as a Special Use under the City’s
Ordinance because it would have increased the building’s height by five feet. In response to the City
Council’s denial and based upon the City’s Ordinance and the SPRB’s recommended approval, Verizon
Wireless subsequently revised its site plans, lowering the antennas’ proposed installation height to align
the antennas with the building’s height. This revision qualified Verizon Wireless’ proposed installation as
a Permitted Use under the City’s Ordinance.

In denying Verizon Wireless’ proposed Special Use Application on April 26th, the City Council
exercised legislative discretion. In denying Verizon Wireless’ proposed Permitted Use Application on
June 8th, the SPRB adopted the City Council’s actions, despite the fact that they were in direct conflict
with its own findings and recommendation. While the SPRB possesses the authority to seek advisory
opinions from other committees, it does not possess the procedural authority to exercise legislative
discretion through the adoption of the City Council’s decision. Therefore, we request that the Zoning
Board of Appeals overturn the SPRB’s denial of Verizon Wireless’ Permitted Use Application, which, as
explained below, is inconsistent with the City’s Ordinance as well as state and federal law.

I) THE SPRB’S DENIAL OF VERIZON WIRELESS’ PERMITTED USE APPLICATION IS
NOT SUPPORTED BY SUBSTANTIAL EVIDENCE IN THE RECORD AND IS CONTRARY
TO THE SPRB’S OWN FACTUAL FINDINGS THAT VERIZON WIRELESS MET ALL
REQUIREMENTS FOR APPROVAL OF ITS PROPOSED USE.
The SPRB’s decision contradicts its own factual findings dated February 23, 2016, which state that Verizon Wireless’ proposed installation would not: i) endanger the public’s health, safety, morals, comfort, or general welfare; ii) injure the uses and enjoyment of other properties in the Property’s immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located; iii) impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; or iv) conflict the objectives of the Official Comprehensive Plan of the City of Peoria, as amended.

An administrative agency’s findings and conclusions on questions of fact are deemed to be prima facie true and correct, 735 ILCS 5/3-110 & City of Peoria Code of Ordinances, (IL) §2.3.d.(4) (2016). A court will only ascertain whether such findings of fact are against the manifest weight of evidence. Provena Medical Center v. Department of Revenue, 234 Ill.2d 266. Such a decision is clearly erroneous where the court, on the entire record, is left with the definite and firm conviction that a mistake has been committed. Id.

The SPRB’s denial defied the manifest weight of evidence and the City’s own ordinance. The written record contains no substantive evidence contradicting the SPRB’s initial findings. At the City Council’s Proceedings, Thomas Wester, President of the Heart of Peoria Neighborhood Association, volunteered his association’s belief that the wireless communications facility poses a threat to his neighborhood’s quality of life. However, the SPRB cannot rely on Wester’s opinion to overturn its own findings. In Illinois, the use of property cannot be restricted or limited merely because neighboring property owners so desire. Regner v. McHenry County, 9 Ill.2d 577. Therefore, the SPRB overturned its own decision using evidence that Illinois courts identify as insufficient to deny permitted land usage. It does not follow that the residential character of an area should control the use to which a plaintiff’s property may be put. Id.

II) THE SPRB’S DENIAL VIOLATES VERIZON WIRELESS’ CONSTITUTIONAL RIGHTS.

To qualify as possessing a protected property right under the United States Constitution, a plaintiff must possess a claim of entitlement. Board of Regents of State Colleges v. Roth, 408 US 564. “The hallmark of property is an individual entitlement grounded in state law, which cannot be removed except for cause.” Id. In Illinois, to evoke the rule of entitlement, a developer must demonstrate 1) the probability of the issuance of municipal approval and 2) that a substantial change in position was incurred based upon this probability. Bank of Waukegan v. Village of Vernon, 254 Ill.App.3d 24.

A probability that approval is forthcoming exists when the property at issue is zoned to permit the use requested by the applicant. The Cos Corp. v. City of Evanston, 27 Ill.2d 570. Peoria’s own ordinance explicitly exempts the type of co-location Verizon Wireless proposed from its Ordinance. Peoria §3.3.b.(2)(g) “The City, as opposed to the construction of a new tower, shall prefer locating on existing towers or others structures. The City shall encourage such use by permitting collocations, which results in a height increase of less than ten (10) percent of the existing support structure, subject to administrative review.” Id. Therefore, Peoria created the probability that Verizon Wireless would receive a permit through its own ordinance.

Verizon Wireless has also incurred a substantial change in position in reliance on the probability that it would receive its permit consistent with the ordinance. While there is no formula per se for determining whether expenditures are substantial, courts in Illinois consider various factors when determining whether a plaintiff possesses a vested right. The factors include a comparison of the expenses incurred versus the estimated total project cost, the cost of the land, and the character of the entity. Reserve at Woodstock, LLC. v. City of Woodstock, 2011 IL App(2d) 100676. The Permitted Use Application lists $85,000.00 as the estimated cost of Verizon Wireless’ construction. Thus far, Verizon
Wireless has expended $52,695.96 developing the site and has contractually committed an additional $20,000.00 to several vendors. Without including attorney’s fees necessitated by the SPRB’s actions, Verizon Wireless has already committed itself to approximately 80% of this site’s projected budget based upon its reliance on Peoria’s ordinance.

Additionally, there may be other factors in individual cases that a court may properly consider when determining the substantial nature of expenditures. None of these factors should be viewed in isolation; rather, it is the totality of the circumstances that will determine whether expenditures in any given case are deemed to be substantial.” Lake Shore Associates v. Healy, 223 Ill.2d 607. As such, courts will also look at factors relating to a municipality’s good faith, such as processes aimed at thwarting plans. Id.

III) THE CITY COUNCIL’S BEHAVIOR IS DEMONSTRATIVE OF BAD FAITH.

The City Council abandoned its ordinance and the legislative intent described therein when denying Verizon Wireless’ Special Use Permit on April 26, 2016. The six stated goals of Peoria’s Wireless Telecommunications ordinance are:

1. Striking a balance between the interests of telecommunication service providers, the consumers of those services, and the City of Peoria. Peoria, §3.3.a.(1).

   Verizon Wireless wishes to install equipment at the Property to address its need to offload network capacity in the area as the Knoxville commercial corridor continues to develop.

2. Promoting and encouraging, wherever possible, the collocation of Wireless Telecommunications Facilities to minimize the need to construct new telecommunications structures. Id. at §3.3.a.(2).

   In its ordinance, the City identifies “existing towers or other structures on publicly owned properties or other property in the City” as the top siting priority for wireless telecommunication facilities. Id. at §3.3.d.(1)(a). Under the guidance of Peoria’s Ordinance, Verizon Wireless selected the type of site the City identifies as its highest siting priority and in furtherance of Peoria’s goal to limit the number of towers in its City.

3. Minimizing adverse visual impacts of telecommunications installations through careful design, siting, landscape screening, and innovative camouflage techniques. Id. at §3.3.a.(3).

   Under the guidance of both Peoria’s Ordinance and PZC, Verizon Wireless altered its proposed installation on several occasions, removing the antennas from the side of the building facing Linn St. and twice lowering the antennas height, first from 70’ to 65’ and then from 65’ to 60’, which is equal to the building’s height. Verizon Wireless also agreed to paint the antennas to match the building and plant the appropriate size and type of landscaping necessary to screen its ground equipment. Unrelated to its installation, but in furtherance of the Telecom Ordinance’s stated goal of ensuring carefully designed and maintained structures, Verizon Wireless and the Property Owners also agreed to relocate an existing dumpster on the Property, reseed a portion of the Property, and replace the building’s garage windows.

4. Avoid potential damage to property caused by towers and telecommunications facilities by ensuring that such structures are soundly and carefully designed, constructed, modified, maintained, located, and removed when no longer used or determined to be structurally unsound. Id. at §3.3.a.(6).
Paragraph 8(a) of the Building and Rooftop Agreement dated April 11, 2016, between Verizon Wireless and David E. Patch and Mary Beth Patch (“Agreement”) legally obligates Verizon Wireless to remove its equipment, conduits, personal property, and fixtures and restore the Property to its original condition, reasonable wear and tear excepted, within ninety (90) days of the Agreement’s expiration or termination. Should Verizon Wireless remain on the Property past the Agreement’s expiration or termination, Verizon Wireless will pay rent until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

5. Encouraging the location of telecommunication installations in non-residential areas. Id. at §3.3.a.(4).

Verizon Wireless initially sought a non-residential location; however, none of the commercially zoned buildings aligning Knoxville Avenue provide buildings of a sufficient height on which to place Verizon Wireless’ antennas. As such, placing a new communications facility on any of those properties would require the installation of a new tower. “The intent when this ordinance was adopted,” stated Community Development Director Ross Black at the City Council’s Proceeding on April 27, 2016, “was if there was an existing structure or tower, then the first option will be to collocate, to put the antenna onto something that already exists, rather than putting a brand new antenna, or building, or structure in place. That has always been the top priority.” Furthermore, the Ordinance prohibits carriers from by-passing sites of a higher priority without justification and requires all applicants to address collocation as an option. §3.3.a. Therefore, although the Property lies in a residential zone, the City, through its stated goals, prefers Verizon Wireless’ proposed collocation over a new tower on a commercially zoned property.

6. Create clear, fair, and objective approval criteria for towers and accessory structures. Id. at §3.3.a.(5).

The City tasked the SPRB with reviewing site plans to ensure that the meaning and intent of the City’s Zoning Ordinance and Comprehensive Plan are complied with so as to exercise a more orderly control of the City’s land use. Id. at §2.3.a. The SPRB’s decision and rationale for denying Verizon Wireless’ Permitted Use Application is at odds with its own factual findings and the legislative intent expressed in the City’s own Ordinance. According to Peoria’s Ordinance, a telecommunications installation is not per se incompatible in a residential neighborhood. To the contrary, the Property at issue is zoned to permit the use requested by Verizon Wireless. Therefore, the SPRB’s decision to deny Verizon Wireless’ Permitted Use Application effectively amends the City’s Ordinance without adhering to the Ordinance’s own procedural guidelines. Administrative zoning agencies must adhere to their own zoning ordinances. Chicago Heights v. Living Word Outreach Full Gospel Church and Ministries, Inc., 196 Ill.2d 1. It would be fundamentally erroneous and unwise as a matter of precedent, to hold that the SPRB may employ the permitted use application process as a means to amend Peoria’s zoning ordinance. Id.

IV) COUNCILMAN GRAYEB’S EMAIL CONSTITUTES INTERFERENCE WITH VERIZON WIRELESS’ RIGHT TO PROCEDURAL DUE PROCESS AND FURTHER EVINCES THE CITY’S BAD FAITH.

In his email to Kathleen Groark dated June 23, 2016 and attached hereto, Councilman Charles Grayeb stated that “we are familiar with the regulatory rules and also the rights we have as a City.” He then demanded that Verizon Wireless reassess its confrontational mode; labeling Verizon Wireless’ behavior as “counterproductive” and setting the stage for “many battles ahead” with the City. To demonstrate his power, he threatened to revoke Kathleen Groark’s invitation to speak before the
University East Neighborhood Association regarding another site that Verizon Wireless is currently developing in the City.

Councilman Grayeb’s email, when considered with the City Council’s abandonment of its own ordinance, is demonstrative of an attempt to deny Verizon Wireless its right to due process. However, in attempting to deny Verizon Wireless due process, the City has violated federal, state, and municipal laws and subjected itself to financial and professional liability under the Civil Rights Act.

42 USC §1983 imposes tort liability upon municipalities and municipal officials, acting under color of law, that subject any person to a deprivation of any right, privilege, or immunity secured by the United States Constitution and Illinois law.

Under 42 USC §1983, A municipality may be sued for an official’s edicts or acts representative of official policy, which may be established though the actions of high ranking officials. Zinermon v. Burch, 494 US 113. If the official is the “final authority or ultimate repository of power, liability is almost certain to exist, then decisions must necessarily be considered those of one ‘whose edicts or acts may fairly be said to represent official policy’ for which the municipality may be held responsible under §1983.” Id.

At the City Council’s Proceedings, after hearing Verizon Wireless’ request, Mayor Jim Ardis identified the issue before the City Council as requiring deference to Councilman Grayeb, the district’s representative. “There [are] very few times that a District Councilperson weighs in on something like this...so I am deferring to [Councilman Grayeb] and am in total support of [Councilman Grayeb’s] motion supporting his neighborhood association.” The City Council then voted 12-0 to deny Verizon Wireless’ request for a Special Use. On June 8, 2016, the SPRB then deferred to the actions taken by the City Council, overlooking Peoria and Illinois’ procedural safeguards and contradicting its own factual findings, despite lacking sufficient evidence to do so.

Due Process contains a type of protection knows as the “guarantee of fair procedure.” This guaranty allows plaintiffs to remand cases to the courtroom without having to exhaust a municipality’s administrative remedies for fear of having to face a continued abuse of due process. The unauthorized and wrongful character of the departure from established practice makes additional procedures an “impracticable” means by which to prevent the deprivation a constitutionally protect right. When deprivations of property are effected through random and unauthorized conduct of a municipal employee, such administrative procedures are simply ‘impracticable’. The Constitution requires some kind of hearing before the deprivation of property by such random and unauthorized departures from otherwise unimpugned and established procedures. Id.

We respectfully request that the Zoning Board of Appeals overturn the SPBA’s denial of Verizon Wireless’ Permitted Use Application for the reasons stated above. Additionally, with respect to Councilman Grayeb’s correspondence, Verizon Wireless is entitled to due process and hereby requests assurances that the City will not retaliate in any way, including by holding up any of Verizon Wireless’ other proposed installations in the City. As elected officials, councilpersons must be held to higher standards of behavior and should not be allowed to chill appropriate business endeavors as a result of personal animosity or vendettas.

Regards,

Sean O’Connell

Enclosures
CC: Angela Frye

CC: Sonny Ginsberg

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]
-----Original Message-----
From: Charles Grayeb [mailto:cgrayeb@peoriagov.org]
Sent: Thursday, June 23, 2016 1:37 AM
To: groark@insite-inc.com
Cc: Jim Ardis <jardis@peoriagov.org>; Donald Leist <dleist@peoriagov.org>;
Shannon Techie <stechie@peoriagov.org>; Patrick Urich
<purich@peoriagov.org>; Heart of Peoria Neighborhood Association General
Parker <thomasmw31@yahoo.com>; Conrad Stinnett <conradstinnett@yahoo.com
Ross Black <rblack@peoriagov.org>
Subject: ZBA for Linn Tower

I thought the people and their representatives made it clear that the Linn site was inimical to the best interests of a fragile RESIDENTIAL
eighborhood in the heart of our City. If you go forward with this ZBA
appeal, and it is your right to do so, your invitation to speak to the
people of University East NA may be effectively withdrawn. I will in all
likelihood be handicapped in getting a decision you will like there. The
Main Street Corridor sits right next to an equally vulnerable area. I can
try and was willing to try. But you need to reassess your company's
confrontational mode and recognize how counterproductive your response could be. This will set the stage for many battles ahead which are not in the best
interests of Verizon or the City of Peoria. Make no mistake-- we will
protect our fragile neighborhoods and fight if you fail to respect our
constituents and continued viability of our residential neighborhoods. We
are familiar with the regulatory rules and also the rights we have as a
City. Feel free to contact me as to your intent in view of this communiqué.
Why come speak if you are really not going to respect our input? This will
be a waste of time for all. I remain optimistic that we can work together to
help Verizon do work in our great City and in my district. I can be a
formidable ally for you and prefer to enact that role if given half a
chance. Best wishes, Kathleen. You know I hold you in very high esteem.

Sent from my iPhone   CVG=