



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Historic Preservation Commission

FROM: Rebecca Bird, Planner I

DATE: February 23, 2011

SUBJECT: Review and comment on the effects of a special use permit application on a local landmark, the Urbana-Lincoln Hotel, 209 S Broadway Avenue

Introduction

According to the Urbana Zoning Ordinance, Section XII-3, F.11, one of the powers and duties of the Historic Preservation Commission is as follows:

“To review and comment upon submitted applications for zoning amendments, special use permits, conditional use permits, Mixed Office Residential District provisions, or zoning variances for properties contiguous to or separated only by public right-of-way from designated landmarks and historic districts. The Zoning Administrator should send notification of such applications to the Preservation Commission for comment prior to the hearing by the Plan Commission, the Board of Zoning Appeals, or the City Council.”

In this case, the Historic Preservation Commission is asked to review and comment on a proposal by the Urbana-Champaign Independent Media Center at 202 S Broadway Avenue to construct a new radio transmission tower, and any effects it may have on a local landmark located immediately to the west. The subject property is separated only by a public right-of-way from The Urbana-Lincoln Hotel, at 209 S Broadway Avenue.

Background

The Urbana-Champaign Independent Media Center (UCIMC), WRFU-LP 104.5 FM submitted an application (attached) on January 28, 2011 for a Special Use Permit to construct a 100-foot radio transmission tower at their facility at 202 S Broadway Avenue, Urbana, Illinois. Currently, the UCIMC has a roof-mounted radio antenna with a height above ground level of 65 feet. They are requesting permission to construct a permanent freestanding radio transmission tower with a height of 100 feet on the south side of their building, adjacent to the north-east portion of Lincoln Square Village. (See attached application for site plan.) According to the applicant, listeners in areas to the north and west of downtown have problems receiving WRFU-LP 104.5 FM. The proposed tower would allow listeners in

those areas to more consistently receive the signal. If approved, the existing roof-mounted antenna would be removed.

The proposed radio transmission tower would be a self-supporting lattice style tower. It would be six feet seven inches wide at the base and one foot six inches wide at the top. As it is self-supporting, it will not require guy wires. See attached application for tower plans.

The review process for the proposal includes three public meetings:

- On March 2, 2011, the Historic Preservation Commission will review the proposal under its authority as stated above.
- On March 10, 2011, the Plan Commission will hold a public hearing and make a recommendation to the City Council for final action.
- On March 21, 2011, the City Council will consider the application and take final action.

The Historic Preservation Commission (HPC) should review the proposal for 202 S Broadway Avenue and provide comments to the Plan Commission to consider in their review of the application.

The Urbana-Lincoln Hotel, 209 S Broadway Avenue

The Urbana Historic Preservation Commission recommended the Urbana-Lincoln Hotel for designation as a local landmark on May 5, 2010. On December 20, 2011, the Urbana City Council designated the property as a historic landmark by Ordinance No. 2010-06-046 based on the recommendation and findings of the Historic Preservation Commission, including that the application met the following criteria set forth in Section XII-5.C of the Urbana Zoning Ordinance:

- a) Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community.
- b) Associated with an important person or event in national, state or local history.
- c) Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity.
- d) Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area.
- e) Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

Section 3 of the Ordinance states that the original 1924 Joseph Royer-designed building is classified as a contributing portion of the landmark and that the remainder of the property including the 1982 addition on the north is classified a non-contributing portion of the landmark.

Special Use Permit

A special use is any use of a lot, structure, or building which by its nature, intensity, or potential impact upon an area cannot be considered as a principal or accessory use within a use district, but when subject to special conditions and standards specified in a special use permit may be compatible with other uses in the same or adjacent districts. Before a special use permit is granted, an application must undergo site plan review by the Plan Commission and be approved by the City Council.

The subject property is situated within the B-4, Central Business Zoning District. Pursuant to the Urbana Zoning Ordinance, Table V-1, a “radio or television tower and station” is permitted as a special use in the B-4 Zoning District. Additionally, Section XIII-1.R of the Urbana Zoning Ordinance requires Special Use Permit approval for antennas with towers in B-4 zoning districts.

Requirements for a Special Use Permit

According to Section VII-4 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

1. That the proposed use is conducive to the public convenience at that location;
2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare; and
3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.

Consideration

The Plan Commission will determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the special use permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require adherence to an approved site plan
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;

7. Regulate signs and outdoor lighting;
8. Any other conditions deemed necessary to effect the purposes of this Ordinance.

The Plan Commission may also consider any comments from the Historic Preservation Commission regarding the application.

Discussion

The proposed tower would be located on the least visible side of the building, between the building and the northeast portion of Lincoln Square Village. At ground level, views of the tower will be blocked by adjacent structures to the north, east, and south. The only view of the base of the tower from ground level will be from the west where the base of the tower will be visible to people using the north entrance to Lincoln Square Village.

Although the proposed 100-foot tower not be very visible at ground level, it would be visible above the skyline, as is their current roof-mounted antenna. The Champaign County Courthouse clock tower is 135 feet. The Urbana-Lincoln Hotel and the bell tower at the First United Methodist Church at 304 S Race Street are both approximately 70 feet in height. Tiernan's Block/Masonic Temple at 115 West Main Street and County Plaza at 102 E Main Street are approximately 60 feet in height. The UCIMC's existing radio transmission tower, located on the roof of their building, is 65 feet in height. While the tower would be taller than most of the surrounding structures, its narrow width should prevent it from creating much of a visual impact. (Photos attached with skyline views.)

Another point to consider is that the proposed free-standing tower would replace the existing roof-mounted tower. Although the proposed tower is taller, it is free-standing and not roof-mounted. A free-standing tower would be preferable for the old Post Office building.

Although the proposed tower would be closer to the non-contributing portion of the landmark than to the contributing portion, it would be visible from a number of windows on the northeast elevation of the hotel. These include some windows in the conference center, which is a non-contributing portion of the building, and some in guest rooms, which are part of the contributing portion. (See attached photos for more detail.)

HPC Review

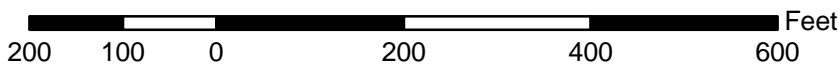
The Historic Preservation Commission is asked to review and comment upon the proposed project as it may affect the adjacent Urbana-Lincoln Hotel. The HPC should specify any effects of the proposal on the landmark, and make any suggestions for reducing those impacts. The purpose of the commentary will be to provide any additional information that would contribute to the Plan Commission and City Council review processes.

Exhibits: A. Location Map & Aerial
 B. Application with proposed site plan and tower plans
 C. Site Photos

cc: Mike Lehman, rebelmike@earthlink.net
 Ricardo Diaz, xpenn.diaz@gmail.com

Location Map & Aerial

F



Plan Case: 2137-SU-11
Subject: Special Use Permit to construct 100-foot radio transmission tower
Location: 202 S Broadway Ave, Urbana
Petitioner: U-C Independent Media Center

 Subject Property



Application for Special Use Permit

Plan Commission

APPLICATION FEE - \$175.00

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 01-28-2011 Plan Case No. 2137-SU-11
Fee Paid - Check No. 3297 Amount \$175.00 Date 01-28-2011

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section _____ of the Urbana Zoning Ordinance to allow *(Insert proposed use)* _____ on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Urbana-Champaign Independent Media Center Phone: 217-344-8820
Address (street/city/state/zip code): 202 S. Broadway, Urbana, IL 61801
Email Address: rebel.mike@earthlink.net Project Phone #: 217-344-5609

2. PROPERTY INFORMATION

Location of Subject Site: 202 S. Broadway, Urbana, IL 61801
PIN # of Location: 9221-17-212-004
Lot Size: 200' X 140' approx. (24,693 SF)
Current Zoning Designation: B-4, Central Business
Current Land Use (vacant, residence, grocery, factory, etc): Community Media + Arts Center
Proposed Land Use: same, add permanent tower for radio station (WRFU-LP, 104.5 FM)
Legal Description: attached

3. CONSULTANT INFORMATION

Name of Architect(s): Phone:

Address (street/city/state/zip code):

Email Address:

Name of Engineers(s): *per attached tower drawings (by manufacturer)* Phone:

Address (street/city/state/zip code):

Email Address:

Name of Surveyor(s): Phone:

Address (street/city/state/zip code):

Email Address:

Name of Professional ~~Site Planner~~(s): *[currently out for bid]* ^{*Geo-Engineering*} Phone:

Address (street/city/state/zip code):

Email Address:

Name of Attorney(s): Phone:

Address (street/city/state/zip code):

Email Address:

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

attached

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

attached

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.


attached

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature

Jan. 29, 2011
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

4. Reasons for Special Use Permit

Explain how the proposed use is conducive to the public convenience at the location of the property.

UC IMC's application for a special use permit to locate and construct a permanent tower for the broadcasting antenna of WRFU-LP 104.5 FM is driven largely by the requirements of its FCC license and the limitations they impose on serving those located in its service area. The most important one here is that the location of the station cannot be moved farther than 5.6 km (~3.5 miles) from the location specified in the original LPFM license application.

Just as large a constraint on placing an antenna at another site are the laws of physics. WRFU is a low-power FM radio service whose effective transmitting power is strictly limited to no more than 100 watts (ERP or effectively the power of a single light bulb) from an antenna whose center is no more than 100 feet above the surrounding area.

What does this mean about possible use of alternative broadcasting locations for a radio station intended to primarily serve Urbana and nearby areas with a station location in the center of downtown Urbana?

First, WRFU cannot move to a tower located at the edge of town and "broadcast into" Urbana. The FCC strictly limited LPFM service to keep it local. The objective of building an antenna at the full FCC permitted height of 100 feet (the current, temporary antenna is at 65 feet) is to increase WRFU's ability to serve its audience in Urbana and beyond. This allows the line-of-sight signals of FM radio to directly reach more receivers. An antenna at the full permitted height also avoids much of the blocking effect of buildings near the current/proposed tower location, as well as overcoming the blocking effect of large buildings on campus that many potential listeners to the west are unable to overcome. Locating an antenna anywhere outside the downtown Urbana area would most likely lead to a loss in WRFU's ability to serve its core audience because of the inherent limitations placed on it by the FCC and the laws of physics.

Second, the tower for the antenna must also protect occupants of a building it is placed on from RF radiation (it's tiny, but present close by), within the 100 feet limit for antenna height. To install the antenna on another, taller building, yet still be higher, would require the alternate location to be no higher than ~80 feet. The actual antenna would have to be on the roof and raised above any occupied space so that a separation of more than 15 feet is maintained. Thus, some otherwise suitable locations are likely too tall in order to meet FCC regulations for our LPFM license.

Third, listeners in areas to the north and west of downtown often have problems receiving WRFU. The proposed tower would allow listeners there to be reached by "peeking over" several nearby buildings that currently screen WRFU's signal. These areas of weak

reception house historically underserved populations, as well as being in increasingly dense, high growth areas of the city. It is to both the city's and the station's advantage that those living there enjoy the services of a community-based radio service.

Fourth, even if an otherwise suitable site were located, if it were used, it could still require that some sort of tower remain on the roof of the old downtown Post Office building. Remote transmitter sites require some form of studio-to-transmitter link. Providing a reliable connection often depends on a dedicated microwave link, which requires a line-of-sight view between the studio location in the IMC building and the remote site. This would likely require some sort of tower remain on top of the IMC building. One goal of this project is to remove the current tower from the roof of our historic building, improving its appearance and more closely matching its expected profile. While the temporary tower is properly engineered, it still sits on top of a nearly century old roof structure, which UC IMC invested \$30,000 in rehabilitating when it purchased the building in 2005. It is important to eventually remove the present tower from the roof and not need it at all by building the new tower on the ground behind the building, rather than having to utilize the present on-roof tower to support a studio-to-transmitter link to a relocated, remote transmitter site.

Fifth, while WILL provides programming from Urbana and is a reliable source of emergency information, WRFU is presently the only other radio station located in and broadcasting programming that focuses on our community. Like all broadcasters, WRFU provides an emergency alert system (EAS) signal to its listeners. In an emergency, WRFU's services require little support in terms of power. A single small emergency generator or other portable power source would restore WRFU to the air in the event of a power failure. Those here during the 1990 Valentine's Day ice storm will understand. This is also a reason why an on-site antenna for broadcasting is important, as any remote transmitting location introduces complexities in order to maintain service in the event of an emergency, especially with power outages.

Sixth, the IMC is likely to be a community node on the broadband fiber network. WRFU has an ongoing history of broadcasting events at the IMC and locations elsewhere in the community. WRFU's broadcast radio service provides a gateway to expand and leverage the possibilities for community use of the capacity provided by this important community investment. For instance, it may one day be possible for residents of Urbana with limited mobility to broadcast their shows live from their homes without ever being in the studio via a broadband connection. Similarly, students at school might be able to broadcast on WRFU from their campus via broadband.

Seventh, WRFU is purposefully designed as a sustainable project that requires very limited financial support, providing equitable access to media while supplementing diversity of choice in community media. Despite these very limited resources and a virtually all-volunteer organizational structure, WRFU continually fundraised with the assistance and generosity of dedicated members of the Urbana community, taking longer than we'd hoped, but finally achieving the goal of being able to construct the new tower at UC IMC's location in downtown Urbana.

Eighth, WRFU provides community radio service via its central location in downtown Urbana that is easily accessible to the Main St. downtown district, Lincoln Square Village, and the weekly Farmer's Market. While the plan is to currently place only the WRFU transmitter on the new tower, WRFU and UC IMC are open to creative additional use of the tower for other services that support community, non-profit, and public uses.

We believe this solution for the station's needs is manifestly conducive to public convenience. We also believe that there are no better solutions and know that any possible other solution would impose an additional layer of cost on the project that would delay the project and result in solutions that would undermine important parts of the public convenience that would otherwise be available if this special use permit were granted.

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

First, UC IMC recognizes that the proposed location is in a historically-sensitive area of our community. Relocating the temporary tower from the roof is needed to better present the façade of our historical building and its contextual surrounding area, as well as to relieve potential long-term wear and tear on the building's roof. The foundation excavation will be conducted so that any historical data is preserved, preferably in a manner that involves hands-on experience for those interested in what might be uncovered. Several surrounding buildings easily surpass the proposed tower height. The most significant is the county courthouse, whose bell tower is 135 feet high. Due to the limited sight lines in the built-up downtown area, actual views of the tower are more limited than otherwise would be obvious in less dense areas. From almost any direction, the tower will remain either blocked to vision by other buildings or will be largely concealed by being shorter and located in such relationship to other buildings that it will not be obtrusive. The actual antennas anticipated for use on the tower will be the 2-bay array on the current tower, relocated to the top of the new tower. These will protrude above the top of the new tower by about 5', with a short static/lighting spike above that for about 4'. Total height with the antennas in place should be no more than 110', with more than 99% of the visual signature no higher than 100'.

Second, the actual tower footprint is well-screened up to about 35' from those viewing, walking, or driving through the downtown area by surrounding buildings by its location in the service alley/fire lane. By ordinance, appropriate screening of the base of the tower is required for esthetic and safety reasons and UC IMC presumes those needs will specifically and appropriately addressed in the process of permitting.

Third, while the tower will be erected on a zero-lot line basis, this seems to be presumed permissible use since it is not prohibited in the locations designated as B-4 zoning, in contrast to more restrictive requirements on permitted tower location in other zoning designations.

Fourth, the tower will be self-supporting and require no guy wires. Engineering certification will be handled through the tower manufacturer and the tower construction contractor, as required and permitted. The tower chosen has a wind rating of 90 mph. UC IMC is insured for liability and the tower will be covered in the applicable policies. In the remote possibility of a failure, the tower is small enough and the surrounding buildings substantial enough to limit consequences. A failure would be confined to UC IMC in most directions. The other possible direction of a failure could impact Lincoln Square Village, but even there would involve only the upper two-thirds of the tower and impact area would be toward generally less-populated parts of that structure.

Fifth, WRFU is required to log all interference complaints and was specifically required to work with those experiencing interference in the first year of the station's operation. The only complaint received was interference experienced in the speakers of a secretary transcribing records at the county courthouse. The problem was rectified by swapping speakers with those of another employee, which totally resolved the problem. Since such interference is due to proximity to the near-field strength of the signal, raising the permanent antenna to ~35 feet above its current height should place the minute possibility of interference from WRFU's signal further away from any potentially sensitive electronics.

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

First, since it is not specifically prohibited under B-4 zoning, this sort of special use in a high-density area is anticipated by zoning requirements. UC IMC feels that the specifics offered here of the anticipated minimal impact should address most concerns. The proposal is open to appropriate and constructive critique in the permitting process.

Second, while people don't often think of a connection between post offices and community radio stations, there is a strong relationship between these forms of access to the media in the United States. The nation's founders originally established postal subsidies for printed matter, because they considered facilitating such interchange was an obligation of government in order to encourage cultivation of real democracy. While these subsidies eventually faded away for periodicals, some just relatively recently, community radio serves many of the same functions of promoting a healthy interchange of ideas, which printed matter did in a technologically simple era. UC IMC has invested its resources into building a community media and arts center. We see this project as meeting the mission originally anticipated for the post office as an institution, revised to meet the needs of the twenty-first century. It is an appropriately adaptive reuse that will contribute to the organizational capital and stability needed to preserve the historical old downtown post office building itself and enhance and add value to the many other amenities of the downtown Urbana area.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1253 000830671 CHA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

Tract 1:

Lots 55 and 56 of the Original Town of Urbana, and the West Half of the alley known as Thorn Alley lying on the East side of said Lot 56, as per plat recorded in Deed Record "A" at page 33, in Champaign County, Illinois.

Tract 2:

Lot 57 of the Original Town of Urbana, and the East Half of the alley known as Thorn Alley lying on the West side of said Lot 57, as per plat recorded in Deed Record "A" at page 33, in Champaign County, Illinois.

Tract 3:

The North Half of that portion of Cherry Alley, being the east-west alley between Elm Street and Green Street in the City of Urbana, Illinois, described and bounded as follows, as per Ordinance Vacating Certain Alleys recorded January 6, 1964 in Book 747 at Page 45 as Document 706612:

Commencing at the point where the North line of Cherry Alley intersects with the East line of Broadway Street, thence East along the North line of said alley 38 feet, thence South to the South line of said Alley, thence West along the South line of said alley to the East line of Broadway Street, thence North along the East line of Broadway Street to the point of beginning, in Champaign County, Illinois.

Tract 4:

The North Half of that portion of Cherry Alley, being the east-west alley between Elm Street and Green Street in the City of Urbana, Illinois, described and bounded as follows, as per Ordinance Vacating a Portion of an Alley recorded March 13, 1964 in Book 752 at Page 393 as Document 709540 and recorded March 20, 1964 in Book 753 at Page 159 as Document 709879:

Commencing at the point where the North line of vacated Cherry Alley intersects with the East line of Broadway Street, thence East along the North line of said alley 38 feet to the point of beginning, thence East on the North line of said alley 2 feet, thence South to the South line of said alley, thence West along the South line of said alley 2 feet, thence North to the point of beginning, in Champaign County, Illinois.



American Tower Company

Designers & Manufacturers of Communication Towers
Since 1953

P.O. Box 29 * Shelby, OH 44875 * 5085 St. Rt. 39 W
(419) 347-1185 * Fax: (419) 347-1654
www.amertower.com

Tower Quotation

Submitted to:

Company	WRFU-LP	Date	11/17/2010
Contact	Ricardo Diaz	Quote #	CTQ 3101
Address	202 S. Broadway #112 Urbana, IL 61801	Phone	(217) 344-8820
Page #	1	Fax	(217) 344-8820
		Email	diazr@illinois.edu

American Tower offers the following proposal to WRFU-LP for tower located in Urbana, IL designed in accordance with ANSI/EIA/TIA 222-F and manufactured to the following specifications and conditions.

Towers quoted for the states of Alabama, Florida, Illinois, Iowa, Maine, Massachusetts, Maryland, Montana, New Hampshire, Ohio, Oregon, Pennsylvania, Rhode Island, Utah, Washington and W. Virginia are required to meet the EIA/TIA 222-G Standard in order to pass all local building codes.

Tower and Height 100' Standard Self Supporting Tower

Base Width 6'-7"

Top Width 1'-6"

Design Specification EIA/TIA 222-F

Basic Wind Speed Per Dwg. 1061

and Ice Loading

Please note: This tower is engineered for a maximum of 90 mph. To determine if the tower can withstand higher wind speeds, you will need to go thru the engineering process which could change the price on your tower.

Standard Items

The following items are included in the price of your tower:
Hot-dipped galvanized sections and components per ASTM 123
All Steel manufactured per ASTM A513
Anchor Bolt Base Assembly
Tower assembly hardware (Grade 5 min)
Climbing Ladder

Price \$9,112.00

Optional Items

P.E. signed and sealed drawings (site specific) - \$1,000.00 each site
FAA Approved Beacon Light - \$204.00
FAA Approved Paint Scheme - CALL
Waveguide Cable Racks - CALL
Top Plate for Antenna Mounting - \$143.00
Custom Top Plates - CALL
Cable safety Climb System - CALL
Basic Grounding Kit - \$54.00
Lightning Protection - CALL
Anti-Climb - CALL
Special Antenna Mounts - CALL
Custom Brackets - CALL



American Tower Company
Designers & Manufacturers of Communication Towers
Since 1953

*P.O. Box 29 * Shelby, OH 44875 * 5085 St. Rt. 39 W*
*(419) 347-1185 * Fax: (419) 347-1654*
www.amertower.com

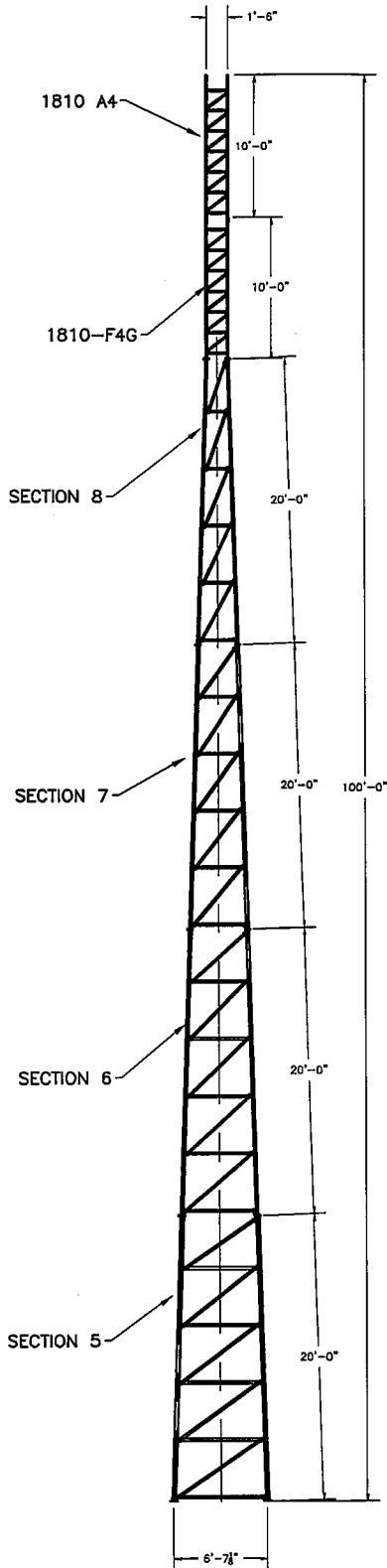
Tower Quotation

Delivery Approx. 2 Weeks

Freight **\$845.00** (approx.) to Urbana, Il 61801
FOB Shelby, Ohio – Call to arrange pickup or delivery

Terms 50% at Order, 50% - Prior to shipment.

ASTM		* A36		GRADE 5	
LEGS	2.875" x 0.203"	2.375" x 0.218"	2.375" x 0.154"	1.9" x 0.145"	2.0" x 10 GA
DIAGONALS	L2 x 2 x 1/8	L1 3/4 x 1 3/4 x 1/8	L1 3/4 x 1 3/4 x 1/8	L1 1/2 x 1 1/2 x 1/8	L3/4 x 3/4 x 1/8
GIRTS	L2 x 2 x 1/8	L1 3/4 x 1 3/4 x 1/8	L1 3/4 x 1 3/4 x 1/8	L1 1/2 x 1 1/2 x 1/8	L1 1/4 x 1 1/4 x 1/8
BRACE BOLTS		(4)-5/8"	(1)-5/8"	(4)-1/2"	-SHOP WELDED-
SPLICE BOLTS		(4)-5/8"	(4)-1/2"	(4)-1/2"	(2)-1/2"
ANCHOR BOLTS		(4)-1/2" (C1018 THREADED ROD)			



According to ANSI/EIA-222-F 1996

90 mph/78 mph + 1/2" radial ice w/ (3 second gust) per OBC AND IBC				
	CaAa	Flat Plate Area	Weight	Elevation
No Ice	34.0 sq ft	18.89 sq ft	800 lbs	100 ft
1/2" Ice	42.0 sq ft	23.33 sq ft	1100 lbs	100 ft
No Ice	59.0 sq ft	32.78 sq ft	750 lbs	100 ft to 70 ft
1/2" Ice	71.5 sq ft	39.72 sq ft	1300 lbs	100 ft to 70 ft
(1)-7/8" coax Elevation 0 ft to 100 ft				
Climbing Ladder Elevation 0 ft to 80 ft				

70 mph/61 mph + 1/2" radial ice (Fastest MPH) per EIA-222-F				
	CaAa	Flat Plate Area	Weight	Elevation
No Ice	35.5 sq ft	19.72 sq ft	800 lbs	100 ft
1/2" Ice	43.0 sq ft	23.89 sq ft	1100 lbs	100 ft
No Ice	62.0 sq ft	34.44 sq ft	750 lbs	100 ft to 70 ft
1/2" Ice	74.5 sq ft	41.39 sq ft	1300 lbs	100 ft to 70 ft
(1)-7/8" coax Elevation 0 ft to 100 ft				
Climbing Ladder Elevation 0 ft to 80 ft				

* PIPE LEGS 42 KSI MIN YIELD
10 GA TUBE LEGS 30 KSI MIN YIELD



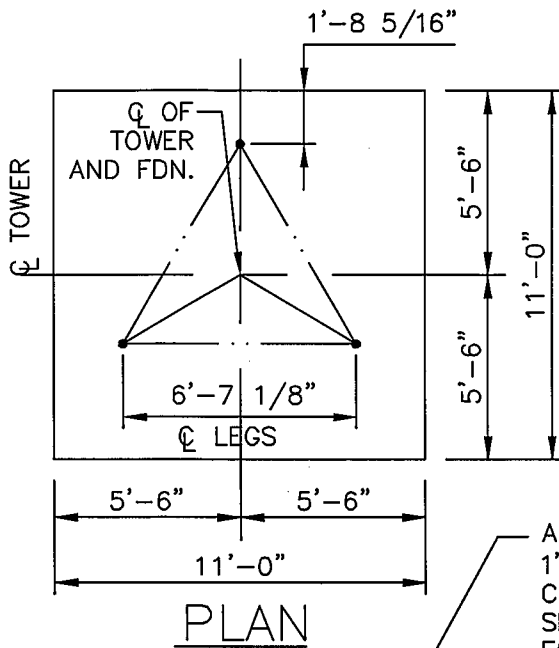
FOUNDATION REACTIONS
TOTAL MOMENT: 226 FT-KIPS
TOTAL SHEAR: 4 KIPS
TOTAL DOWNLOAD: 6 KIPS

AMERICAN TOWER COMPANY
ISO 9001-2000
P.O. Box 29 Shelby, Ohio 44875
www.amertower.com
info@amertower.com
Telephone (419) 347-1185 Since 1953 Fax (419) 347-1654

100' STANDARD

BY: DOW DATE: 12/21/02

DWG NO. 1061

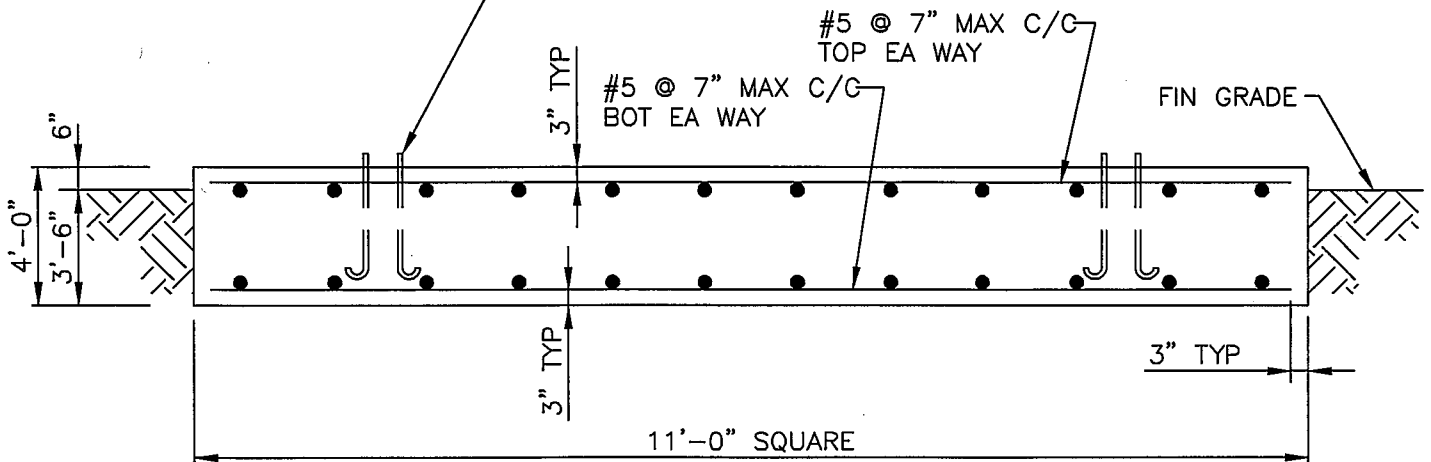


NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
2. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 (GRADE 60).
3. TOTAL CONCRETE = 18 CUBIC YARDS.
4. FOUNDATION DESIGN BASED UPON ASSUMED SOIL PARAMETERS AS FOLLOWS:

ALLOW BEARING PRESSURE: 2000 PSF
 UNIT SOIL WEIGHT: 100 PCF
 WATER AND ROCK LOCATED BELOW FOOTING

ANCHOR BOLTS BY AMERICAN TOWER,
 1"Ø x 3'-6" MIN EMBEDMENT INTO
 CONCRETE. 180° END HOOK PER ACI.
 SEE DRAWINGS BY AMERICAN TOWER
 FOR ANCHOR BOLT ORIENTATION.



MAT FOUNDATION

FOOTING MUST BEAR ON
 UNDISTURBED SOIL OR
 COMPACTED BACKFILL.

AMERICAN TOWER COMPANY
 ISO 9001-2000
 P.O. Box 29 Shelby, Ohio 44875
 www.amertower.com
 info@amertower.com
 Telephone (419)347-1185 Since 1953 Fax (419) 347-1654

100' STANDARD FOUNDATION

BY: DOW DATE: 12/21/02

DWG NO. 1061 A

Exhibit C. Site Photos

1. North Elevation of Urbana-Lincoln Hotel



Nearly entirely 1980s addition



Another view of north elevation, with some of the 1923 building visible

2. Urbana-Champaign Independent Media Center, 202 N Broadway Ave



Front (west) façade, with existing roof-mounted radio transmission antenna visible

3. South elevation, proposed location of radio transmission tower





View from north entrance of Lincoln Square

4. Northwest Portion of Urbana-Lincoln Hotel



Windows in Urbana-Lincoln Hotel with views of proposed tower

5. Skyline Views



View from Main Street would be mainly obscured by other structures



View from Cunningham and University Avenues, could be visible but only just



View from Elm and Vine Streets, will be visible