



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Lisa Karcher, Planner II

DATE: February 1, 2008

SUBJECT: Plan Case No. 2058-SU-08: A request by Insite Incorporated (as an agent for T-Mobile Communications) for a Special Use Permit to locate nine panel antennas on an existing telecommunications tower at 1106 W. Main Street in the R-5, Medium High Density Multiple Family Residential Zoning District.

Introduction

Insite Inc., as an agent for T-Mobile Communications, is requesting a Special Use Permit to locate nine panel antennas on an existing telecommunications tower at 1106 W. Main Street. The tower is 250 feet tall and the antennas will be located at the 125 foot level. The antennas will have 36 cables connecting to three outdoor equipment cabinets located in a fenced in 20 foot by 20 foot lease area on the property to the west of the tower and known as 1110 W. Main Street (WILL). A copy of the site layout and site elevation is attached. The subject property is owned by the University of Illinois Urbana-Champaign, and is zoned R-5, Medium High Density Multiple Family Residential. A Special Use Permit for placement of the antennas is required pursuant to Section XIII-1.R of the Urbana Zoning Ordinance.

The antennas will allow for improved telecommunication reception in the campus area. This improved access is beneficial to University students and staff and can assist in emergency communications.

Background

In February of 2007 the Plan Commission reviewed a Special Use Permit submitted by Insite, Inc. to allow an equipment enclosure to serve an antenna collocation on an existing telecommunications tower located at 1110 W. Main Street. The Plan Commission recommended to City Council to approve the request and City Council subsequently approved the Special Use Permit in March of 2007. A copy of approving Ordinance No. 2007-03-030 is attached. There has been no change in the proposed equipment enclosure.

Since the time of the equipment enclosure approval, the University of Illinois removed a multi-family structure located on the lot immediately east of 1110 W. Main Street and constructed a telecommunications tower that is 250 feet tall compared to the existing tower located at 1110 W. Main Street that is 190 feet tall. The construction of the taller tower was necessary due to the Burnham project being constructed northwest of the Springfield Avenue – Fourth Street intersection in the City of Champaign. At a height of 221 feet, the

new Burnham building effectively blocks the signal transmission of WILL from their studio on W. Main Street to their transmitter located near Monticello.

The property surrounding the subject site at 1106 W. Main Street is owned by the University of Illinois and is mainly used for University facilities, parking facilities and multi-family housing for students. The zoning consequently is a mix of residential and commercial zoning districts. The current zoning designations are not always consistent with University uses. The construction of the new tower in an R-5, Medium High Density Multiple Family Residential District is a good example. The tower is consistent with the surrounding University uses; however a residential zoning district is a less preferable location than other zoning districts. A Special Use Permit is therefore required to permit the location of nine panel antennas on the existing tower. The City has recognized the need to work with the University to formulate a zoning district that is specific to the University and that will allow a mix of compatible campus uses. City staff will continue to work with the University to formulate a university zoning district over the upcoming months. It is anticipated that the district will be created and that the subject site and surrounding properties will be rezoned sometime during 2008. As the University rezoning effort may take several months, and involve several other properties, the applicant is requesting that the Special Use Permit be considered at this time.

Description of the Site and Surrounding Properties

The subject property is located just east of the WILL studios at the northeast corner of Main Street and Goodwin Avenue. Immediately north and west of the subject property are University of Illinois facilities and associated parking lots. To the east is parking. South of the subject property is University parking, a multi-family residential building and a bicycle shop.

Zoning and Land Use Table

The following is a summary of surrounding zoning and land uses for the subject site:

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Subject Property	R-5, Medium High Density Multiple-Family Residential	Telecommunications Tower	Institutional
North	R-5, Medium High Density Multiple-Family Residential B-3U, General Business-University	Campbell Hall Parking Lot	Institutional
South	R-5, Medium High Density Multiple-Family Residential B-3U, General Business-University	Multi-Family Residential Parking Lot Commercial	Institutional
East	B-3U, General Business-University	Parking Lot	Institutional
West	B-1, Neighborhood Business	WILL Station	Institutional

Discussion

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.*

The proposed use would be conducive to the public convenience. Section XIII-1. Telecommunication Facilities, Towers and Antennas of the Urbana Zoning Ordinance encourages the collocation of multiple antennas on a single tower. Residents, businesses, students and the University will benefit from the improved T-Mobile service that will increase productivity, convenience and access to information.

- 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 or detrimental to the public welfare.*

The proposed use will not be injurious to the public welfare. T-Mobile has been sensitive in selecting a site to collocate that will minimize the impact on surrounding property. Wireless technology affords vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

- 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.*

The collocation of an antenna on an existing tower conforms to the Urbana Zoning Ordinance. Although the subject site is zoned R-5, the location of the antenna is consistent and in character with the adjacent WILL facility to the west. There is an existing tower on the WILL property as well as an existing fenced area that houses existing telecommunications equipment. It is anticipated that the subject site will be rezoned to a University District sometime later this year.

Summary of Findings

1. Nine panel antennas will be located on the existing tower located at 1106 W. Main Street.
2. The tower at 1106 W. Main Street is located in the R-5, Medium High Density Multiple Family Residential Zoning District. A Special Use Permit is therefore required pursuant to Section XIII-1.R of the Urbana Zoning Ordinance to locate antennas on the tower.
3. The proposed use would be conducive to the public convenience as antenna collocations are encouraged by the Urbana Zoning Ordinance. In addition the improved T-Mobile service will increase productivity, convenience and access to information.
4. The proposed use will not be injurious to the public welfare as it will be collocated on an existing

tower. In addition wireless technology affords vital communication in emergency situations, thereby assisting with the protection of the general public's health, safety and welfare.

5. The proposed collocation of the antennas on an existing tower is in character with the existing telecommunications equipment and use of the WILL facility to the west.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 2058-SU-08:

1. Recommend approval of the Special Use Permit request, as presented herein; or
2. Recommend approval of the Special Use Permit request, with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. Recommend denial of the request for a Special Use Permit.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the proposed special use permit in Plan Case No. 2058-SU-08 to the City Council, with the condition that the installation of the antennas conform to the submitted site plan.

Prepared by:

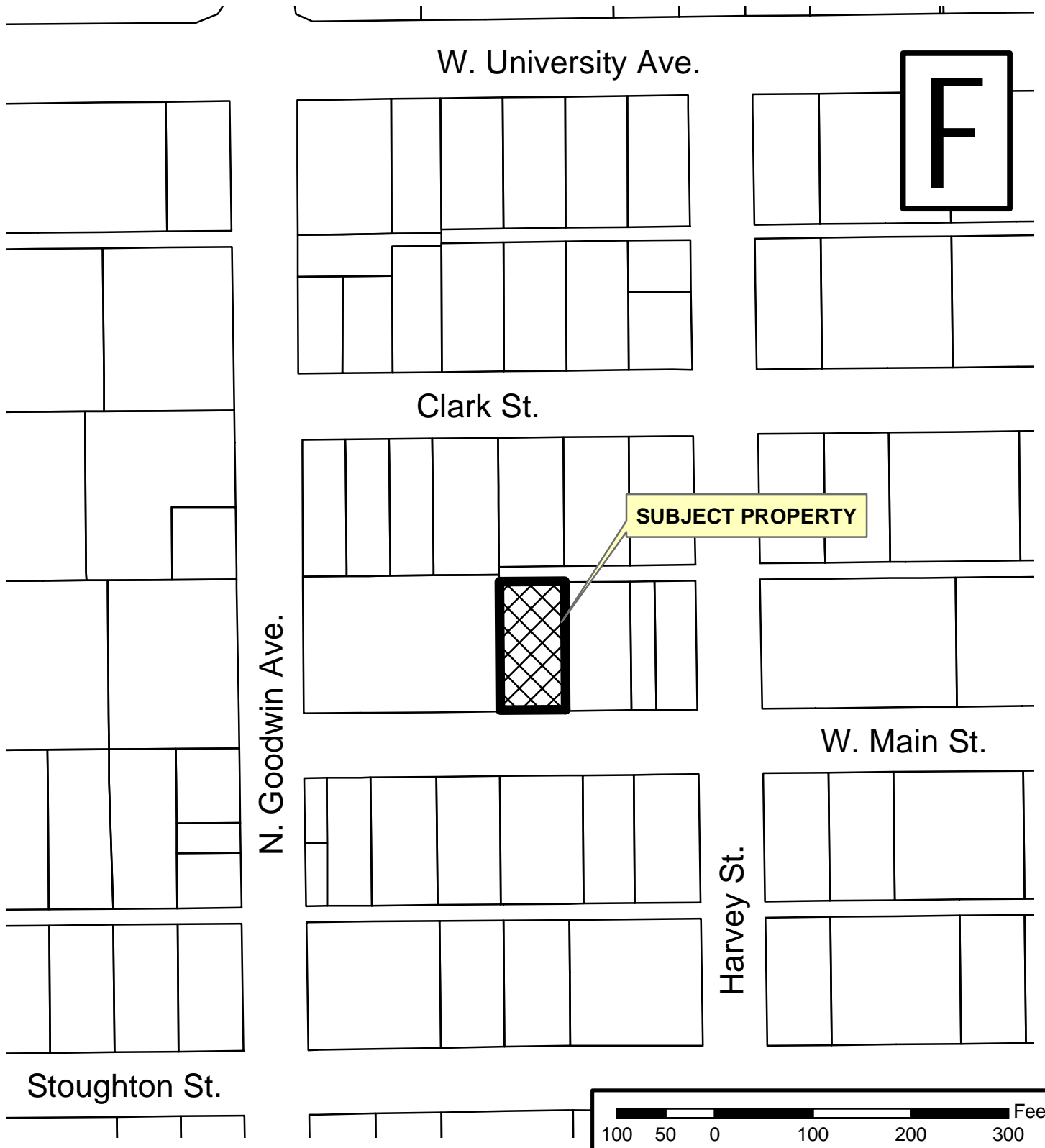
Lisa Karcher, Planner II

Attachments: Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Existing Land Use Map with Aerial
Exhibit D: Future Land Use Map
Exhibit E: Ordinance Approving SUP for Enclosure
Exhibit F: Special Use Permit Application
Exhibit G: Site Photos
Exhibit H: Site Plan
Exhibit I: Site Elevation

cc: Insite Inc.
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2210 Midwest Road, Suite 213
Oak Brook, IL 60523

University of Illinois
Helen Coleman
1501 S. Oak Street, MC 800
Champaign, IL 61820

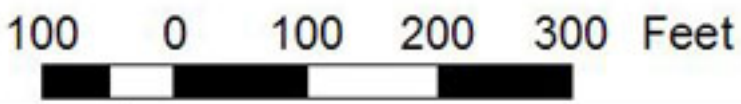
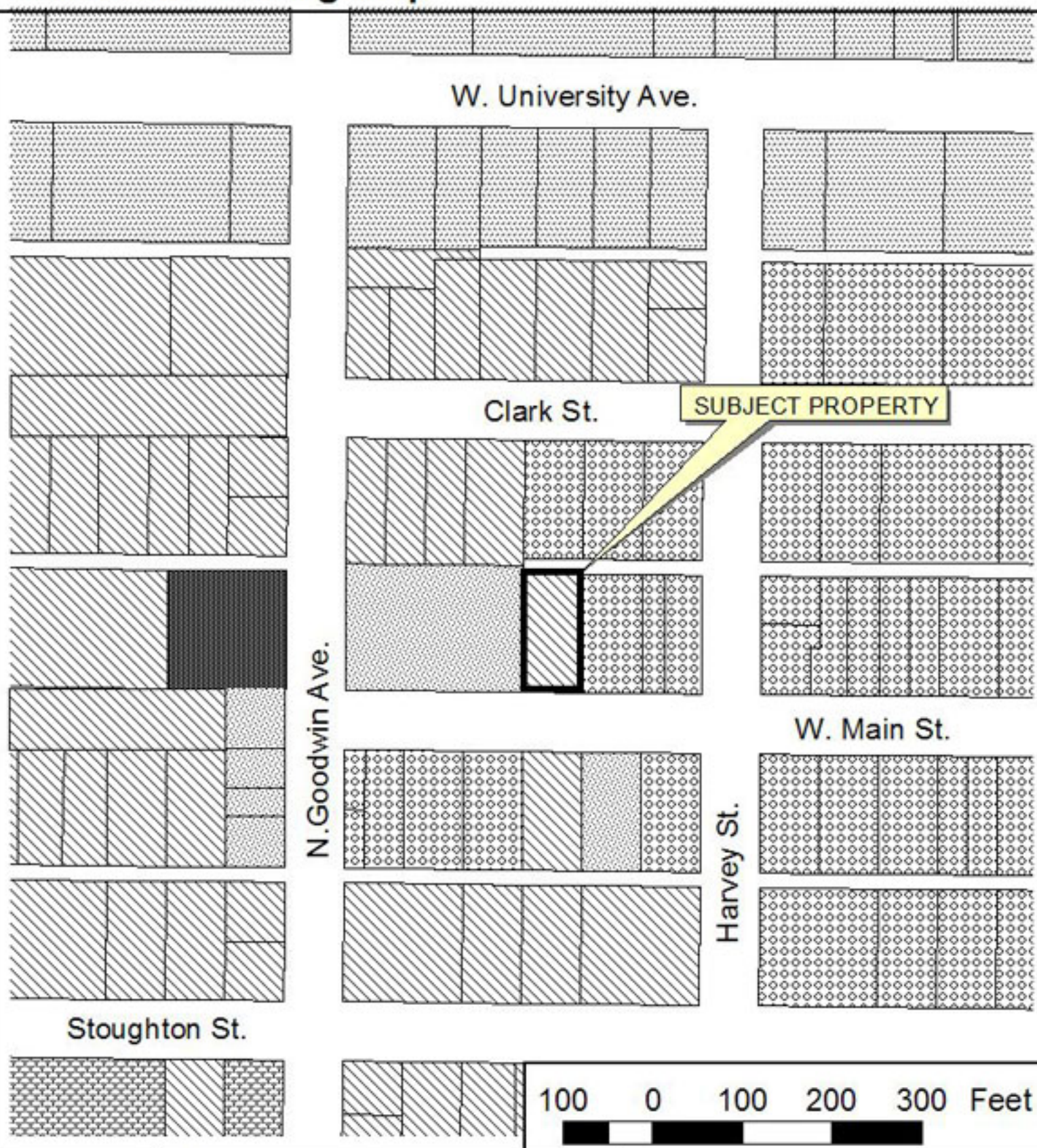
Exhibit A: Location Map



Plan Case: 2058-SU-08
Petitioner: Insite Incorporated (for T-Mobile)
Location: 1106 W. Main Street
Description: Special Use Permit to locate nine panel antennas on an existing tower.

Prepared 2/08 by Community Development Services - Ikk

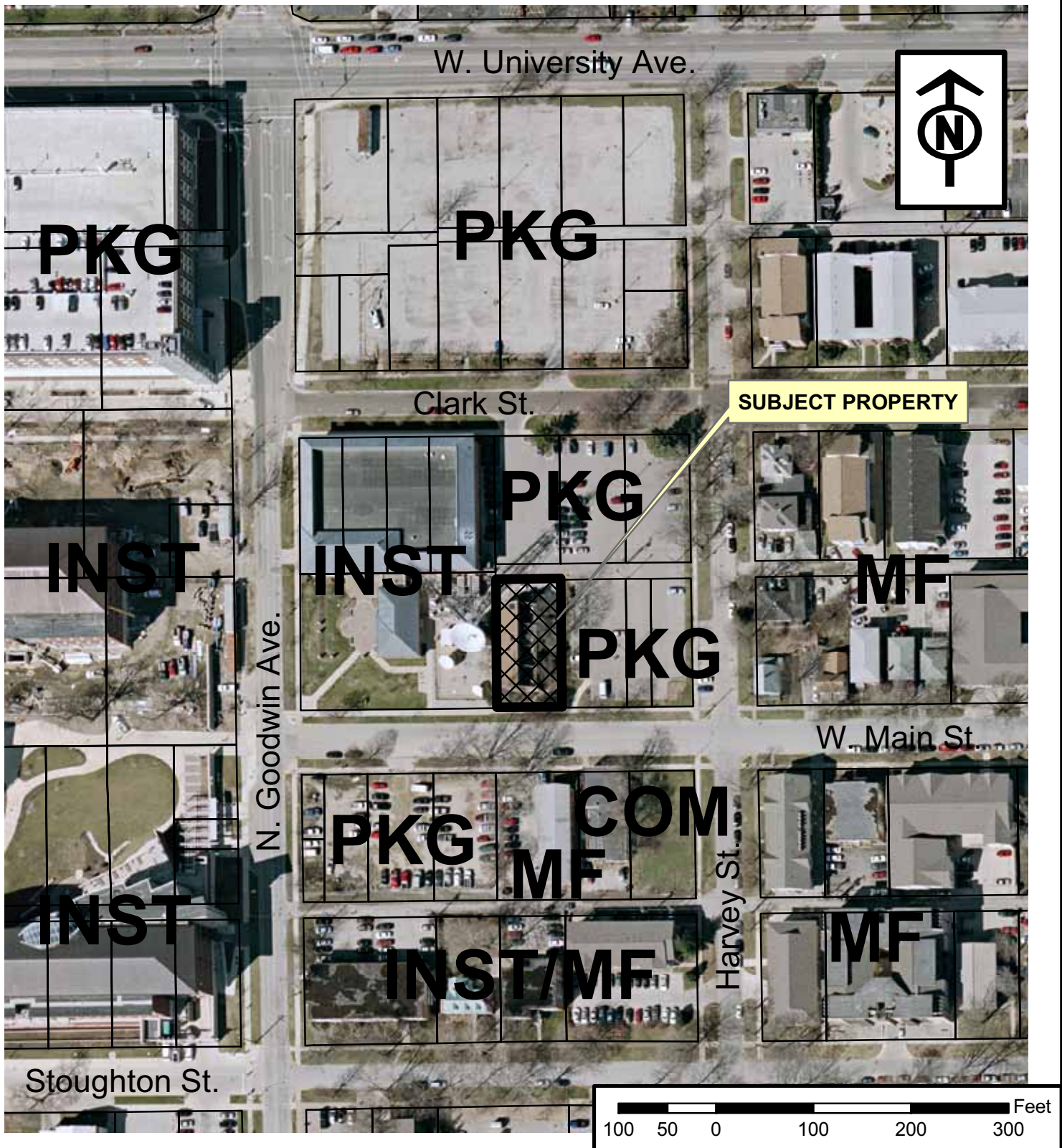
Exhibit B: Zoning Map



Plan Case: 2058-SU-08
 Petitioner: Insite Incorporated (for T-Mobile)
 Location: 1106 W. Main Street
 Description: Special Use Permit to locate nine panel antennas on an existing tower.

- B1 - Neighborhood Business
- B3 - General Business
- B3U - General Business - University
- R3 - Single- and Two-Family
- R5 - Medium High Density Multiple-Family
- R6 - High Density Multiple Family Residential
- CRE - Conservation-Recreation-Education

Exhibit C: Existing Land Use Map

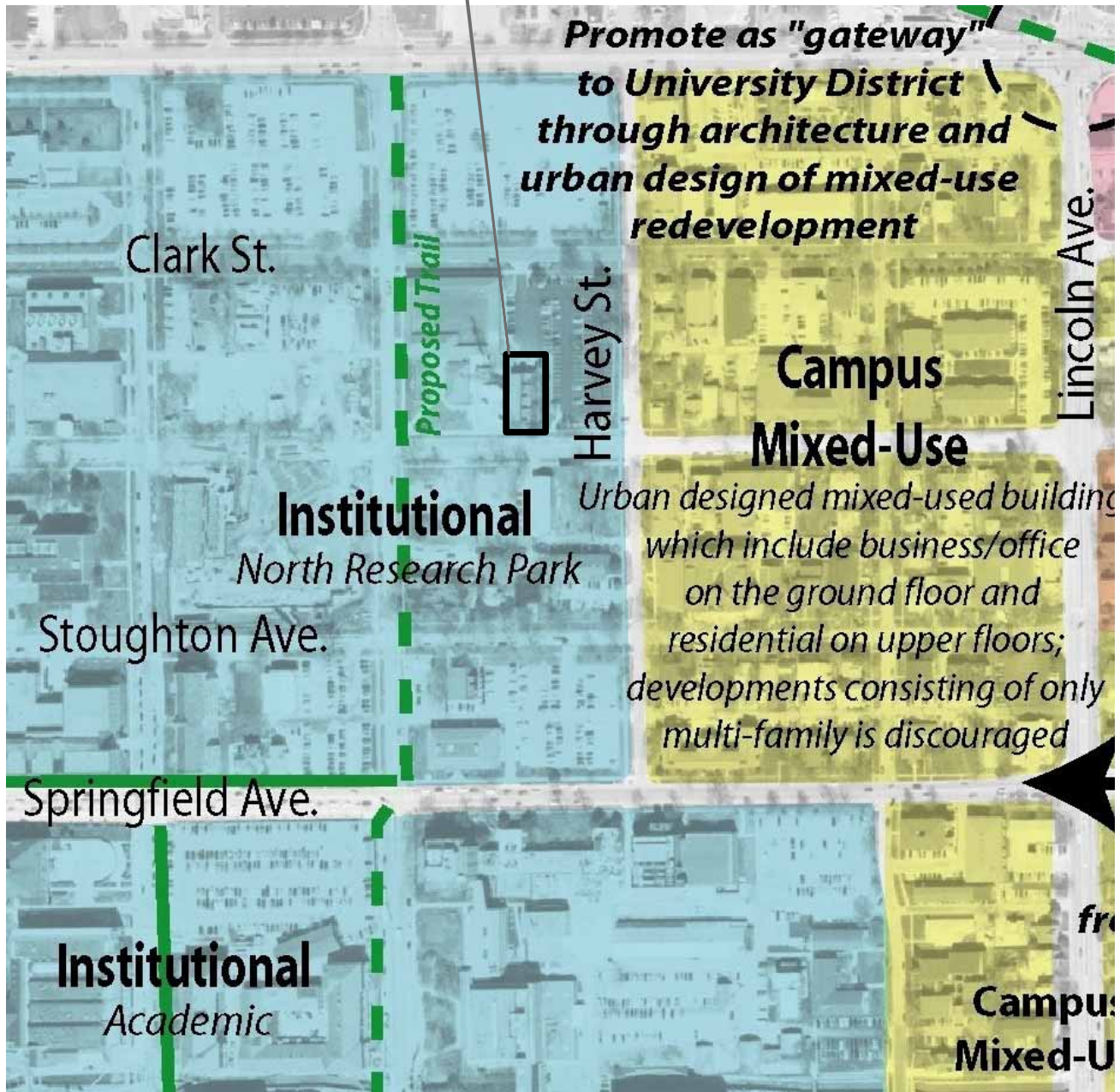


Plan Case: 2058-SU-08
Petitioner: Insite Incorporated (for T-Mobile)
Location: 1106 W. Main Street
Description: Special Use Permit to locate nine panel antennas on an existing tower.

Prepared 2/08 by Community Development Services - lkk

Exhibit D: Future Land Use Map

SUBJECT PROPERTY



Plan Case: 2058-SU-08
Petitioner: Insite Incorporated (for T-Mobile)
Location: 1106 W. Main Street
Description: Special Use Permit to locate nine panel antennas on an existing tower.

Prepared 2/08 by Community Development Services - Ikk

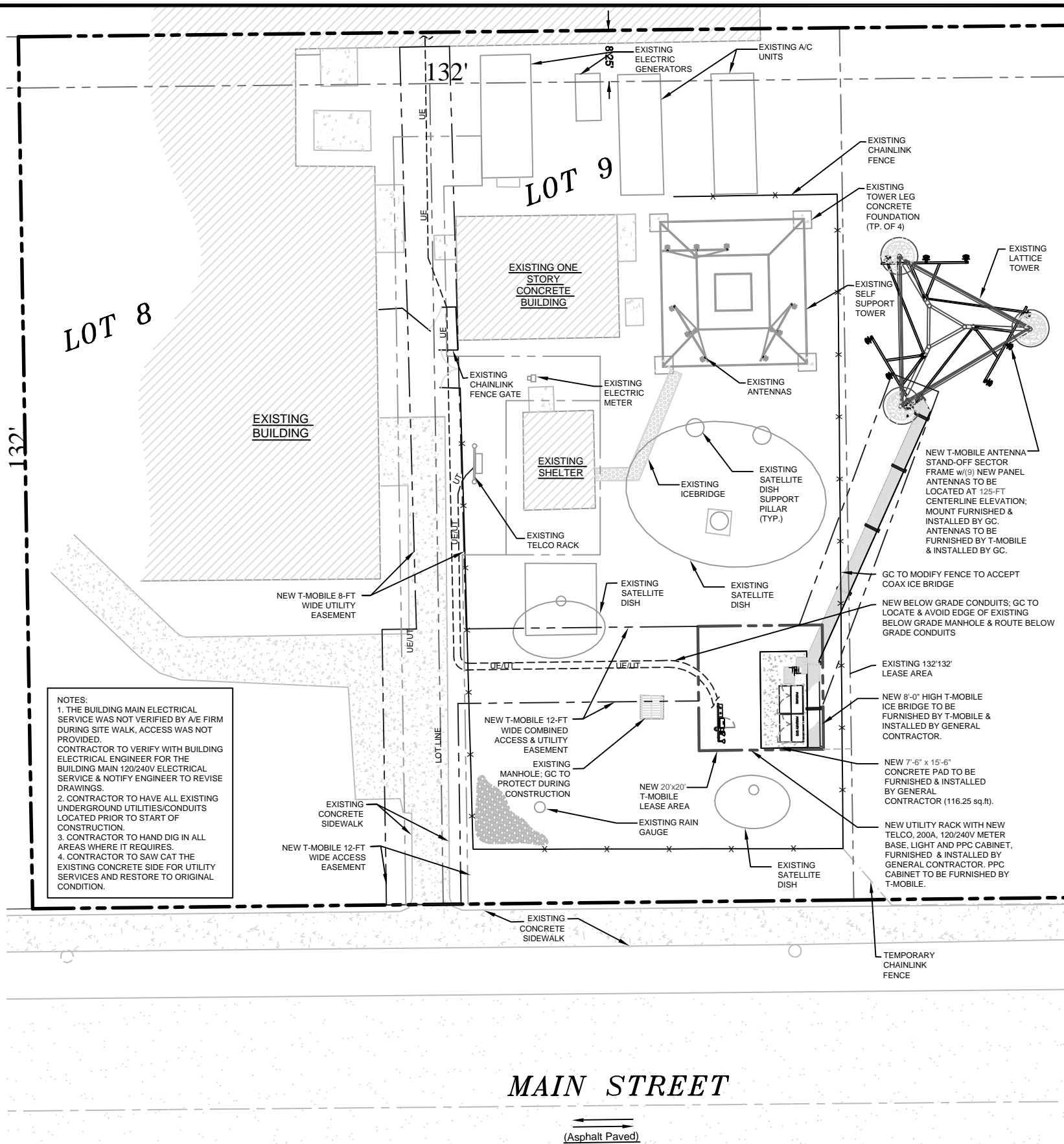
EXHIBIT G: Site Photos



Main Street looking north



Main Street-Goodwin Avenue Intersection looking northeast



NOTES:
 1. THE BUILDING MAIN ELECTRICAL SERVICE WAS NOT VERIFIED BY A/E FIRM DURING SITE WALK, ACCESS WAS NOT PROVIDED. CONTRACTOR TO VERIFY WITH BUILDING ELECTRICAL ENGINEER FOR THE BUILDING MAIN 120/240V ELECTRICAL SERVICE & NOTIFY ENGINEER TO REVISE DRAWINGS.
 2. CONTRACTOR TO HAVE ALL EXISTING UNDERGROUND UTILITIES/CONDUITS LOCATED PRIOR TO START OF CONSTRUCTION.
 3. CONTRACTOR TO HAND DIG IN ALL AREAS WHERE IT REQUIRES.
 4. CONTRACTOR TO SAW CAT THE EXISTING CONCRETE SIDE FOR UTILITY SERVICES AND RESTORE TO ORIGINAL CONDITION.



2 SITE PHOTO
 SCALE: NTS

IMPORTANT NOTES:
 1. GC TO HIRE PUBLIC JULIE & PRIVATE LOCATE SERVICE IN ORDER TO LOCATE AND PROTECT ANY AND ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
 2. THESE PLANS MAY NOT CONTAIN OR REVEAL ALL SUBSURFACE UTILITIES; GC IS RESPONSIBLE OF LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION

T-Mobile

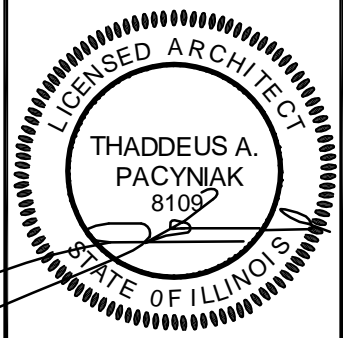
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PROJECT NO: CH59-138B

DRAWN BY: NL	CHECKED BY: GMS
CHECKED BY: RH	APPROVED BY: GMS, TP



CH59-138C
 UNIVERSITY TOWER II
 1110 W. MAIN STREET
 URBANA, IL 61801

OVERALL SITE PLAN

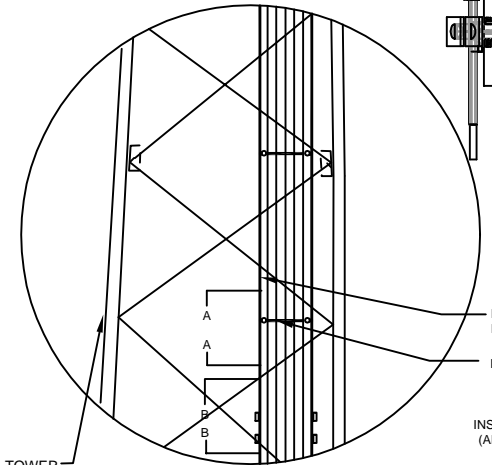
A-0

1 OVERALL SITE PLAN
 SCALE: 1"=10' (1"=20' IF 11X17 SHEET SIZE)

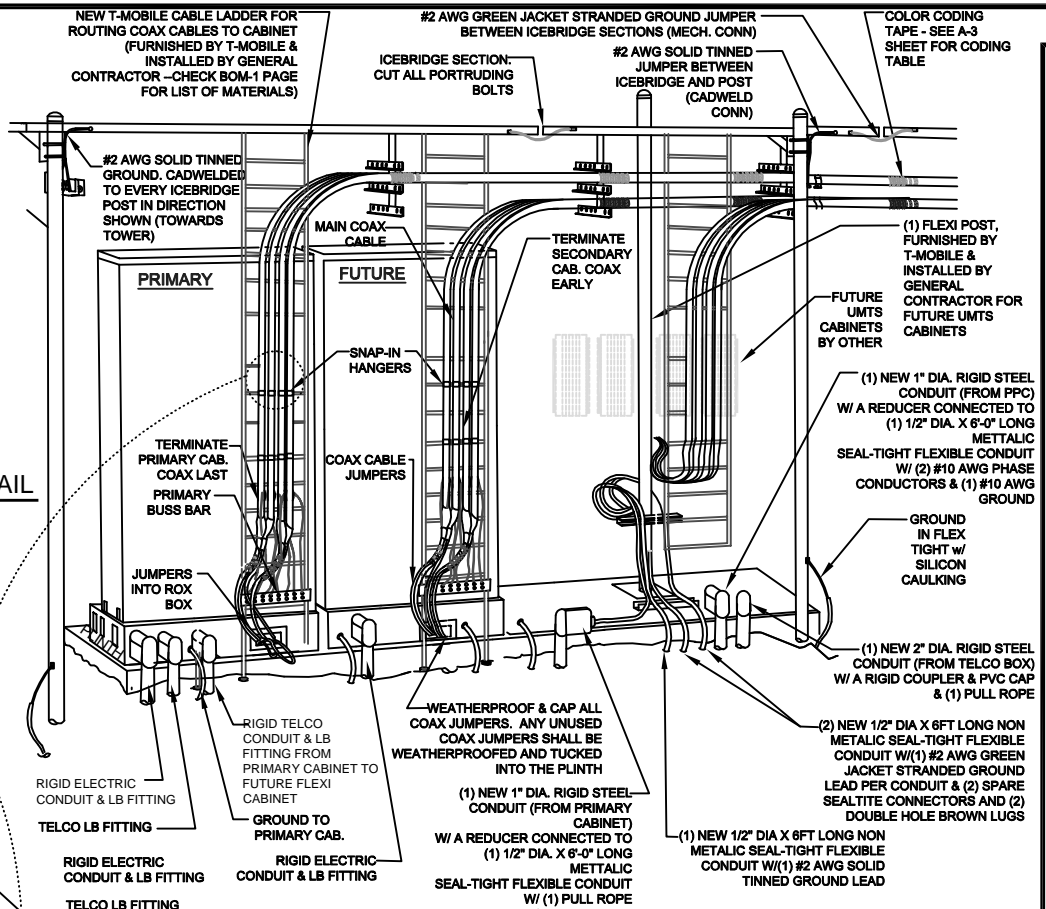
TOP OF STRUCTURE & C.L. OF EXISTING ANTENNA
ELEV. ±251.79' (AGL)

C.L. OF EXISTING ANTENNA
ELEV. ±236'-3" (AGL)

C.L. OF EXISTING ANTENNA
ELEV. ±223'-8" (AGL)



2 ENLARGED ANTENNA ELEVATION DETAIL
SCALE: N.T.S.



3 COAX DETAIL
SCALE: N.T.S.

T-MOBILE APPROVALS

CONST. _____

RF _____

SITE ACQ. _____

OPS _____

LANDLORD _____

OTHER CARRIER'S APPROVAL _____

NOTE:
1. GC SHALL NOT ROUTE COAX TO FUTURE BTS. THIS ELEVATION IS FOR REFERENCE ONLY AND ASSUMES THAT THE GC IS INSTALLING THE MAXIMUM BUILD OF 3 CABINETS. GC SHALL BE RESPONSIBLE FOR VERIFYING THE FINAL RF CONFIG SHEET AND CONFIRM THE ACTUAL CONFIGURATION OF THE SITE.

NOTES:
1. GC TO VERIFY FINAL HOOKUP LOCATIONS w/T-MOBILE ENGINEER, RF ENGINEER & NETOPS PRIOR TO INSTALLATION.
2. THIS IS A GENERAL PERSPECTIVE DETAIL. REFER TO SITE PLAN FOR ACTUAL ROUTING AND LOCATION OF ICEBRIDGE. GC SHALL CONFIRM ACTUAL RF CONFIG SHEET FOR ACTUAL NUMBER OF CABINETS TO BE INSTALLED.

GC TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. GC SHALL NOTIFY T-MOBILE AND ENGINEER OF DISCREPANCIES IMMEDIATELY.

GC TO VERIFY FINAL HOOKUP LOCATIONS w/T-MOBILE ENGINEER, RF ENGINEER & NETOPS PRIOR TO INSTALLATION.

NEW 8'-0" HIGH T-MOBILE ICE BRIDGE TO BE FURNISHED BY T-MOBILE & INSTALLED BY GENERAL CONTRACTOR.

NEW UTILITY RACK WITH TELCO DEMARICATION, 200A 120/240V, 1 Ø, 3W METER SOCKET, LIGHT AND PPC CABINET, FURNISHED & INSTALLED BY GENERAL CONTRACTOR. (PPC CABINET TO BE FURNISHED BY T-MOBILE)

NEW 8'-0" HIGH T-MOBILE ICE BRIDGE TO BE FURNISHED BY T-MOBILE & INSTALLED BY GENERAL CONTRACTOR.

(1) FLEXI POST, FURNISHED BY T-MOBILE & INSTALLED BY GENERAL CONTRACTOR FOR FUTURE FLEXI CABINET

PRIMARY & FUTURE T-MOBILE OUTDOOR CABINETS, FURNISHED BY T-MOBILE & INSTALLED BY GENERAL CONTRACTOR.

NEW UTILITY RACK WITH TELCO DEMARICATION, 200A 120/240V, 1 Ø, 3W METER SOCKET AND PPC CABINET, FURNISHED & INSTALLED BY GENERAL CONTRACTOR. (PPC CABINET TO BE FURNISHED BY T-MOBILE)

NEW T-MOBILE COAX CABLES TO BE FURNISHED BY T-MOBILE, INSTALLED BY GENERAL CONTRACTOR.

6" MIN. COMPACTED GRAVEL BASE FURNISHED & INSTALLED BY GC.

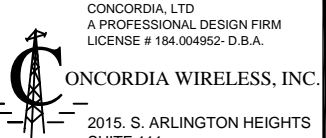
NEW T-MOBILE 7'-6"X15'-6" CONCRETE PAD TO BE FURNISHED & INSTALLED BY GENERAL CONTRACTOR.

1 SITE ELEVATION
SCALE: N.T.S.

4 ENLARGED SITE ELEVATION
SCALE: N.T.S.



T-MOBILE
8550 WEST BRYN MAWR AVE.
SUITE 100
CHICAGO, IL 60631
MAIN: (773) 444-5400

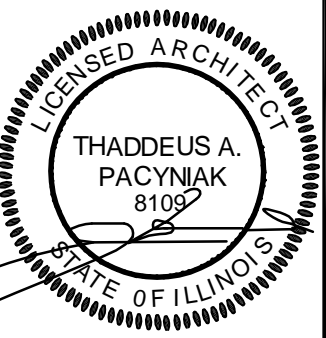


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CHECKED BY: RH APPROVED BY: GMS, TP



CH59-138C
UNIVERSITY TOWER II
1110 W. MAIN STREET
URBANA, IL 61801

SITE ELEVATION

A-2