



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Rebecca Bird, Planner I

DATE: March 4, 2011

SUBJECT: Plan Case No. 2137-SU-11: A request by Urbana-Champaign Independent Media Center for a Special Use Permit to construct a 100-foot radio transmission tower at 202 S Broadway Avenue in the B-4, Central Business Zoning District.

Introduction

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. A copy of the site plan is attached. The subject property is owned by the Urbana-Champaign Independent Media Center Foundation and is zoned B-4, Central Business. A Special Use Permit for construction of a radio transmission tower is required by Section XIII-1.R of the Urbana Zoning Ordinance.

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 receive the signal. If approved, the existing roof-mounted antenna would be removed.

The proposed radio transmission tower is a self-supporting lattice style tower. It is 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.

Background

In May of 2005, the Urbana-Champaign Independent Media Center Foundation purchased 202 S Broadway Avenue to house a community media and arts center from the United States Postal Service. UCIMC operates a community radio station, a media training facility, a performance venue, a public access computer center, a computer help desk, and an art gallery and artist studios. In addition, the Post Office store remains in the building.

According to their mission statement, the Urbana-Champaign Independent Media Center is a grassroots organization committed to using media production and distribution as tools for promoting social and economic justice in the Champaign County area.

Description of the Site and Surrounding Properties

The subject property is located at the southeast corner of the intersection of Elm Street and Broadway Avenue in downtown Urbana. Surrounding the subject site are the Champaign County Courthouse, a parking lot, Lincoln Square Village, and the Urbana Landmark Hotel. The zoning and future land use designations for both the subject site and the surrounding properties are Central Business.

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	B-4, Central Business	Community Media & Arts Center	Central Business
North	B-4, Central Business	Champaign County Courthouse	Central Business
South	B-4, Central Business	Lincoln Square Village Shopping Mall	Central Business
East	B-4, Central Business	City-owned Parking Lot	Central Business
West	B-4, Central Business	Urbana Landmark Hotel	Central Business

Resolution in Support of Expanding Low Power FM Radio Service

On March 16, 2009, the Urbana City Council passed Resolution No. 2009-03-014R (Exhibit F) supporting the expansion of low-power FM radio service. The resolution states that the availability of local and democratically controlled media outlets is essential to promoting citizen participation in public affairs, ensuring rapid responses to natural disasters, overcoming historic inequalities in access to the means of communication and strengthening a vibrant democracy.

Comments from the Historic Preservation Commission

According to the Urbana Zoning Ordinance, Section XII-3, F.11, one of the powers and duties of the Historic Preservation Commission is to review and comment on Special Use Permit applications for properties adjacent to local historic landmarks.

On March 2, 2011, the Historic Preservation Commission reviewed the Special Use Permit application and provided the following comments:

- Visual impact of taller tower.
- Possible precedent of approving a tall tower downtown.
- Necessity of 100-foot height for the tower.
- Possible alternate sites should be investigated.

For further information, please see the attached meeting minutes.

Discussion

Staff Analysis

The petitioner states that the proposed tower is necessary because the existing tower structure is insufficient to carry the radio signal to listeners in areas to the north and west due to the constraints placed on WRFU-LP by the requirements of its Federal Communications Commission license. The existing tower was installed as a temporary measure until such time as the UCIMC was ready to install a permanent freestanding tower. Because the radio station is a low-power FM station, locating the antenna on another existing tower is not a viable option for the applicant. In order to transmit the signal to an off-site antenna, the UCIMC would need to install at least one microwave link which would make the project financially infeasible. The applicant states that this would also make maintenance for the antenna more difficult and expensive and would limit their effectiveness under emergency conditions because each relay would require its own backup power supply. In addition, this option would require keeping the existing roof-mounted tower to establish a “line of sight” connection to the off-site antenna. As locating the antenna on another property is not a viable option for them, the UCIMC is proposing to install a tower on their property in a manner that impacts the surrounding properties and neighborhood as little as possible.

The proposed tower would be located on the least visible area of the property, between the IMC 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. Consequently, the lower third of the tower will be blocked from public view, other than from the north entrance of Lincoln Square Village and from some windows in the Urbana Landmark Hotel.

Although the proposed 100-foot tower would not be highly visible at ground level, it would be visible above the skyline. For comparison purposes, the Champaign County Courthouse clock tower is 135 feet in height. The Urbana Landmark Hotel and the bell tower at the First United Methodist Church at 304 S Race Street both reach approximately 70 feet in height. The building 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 will limit its 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 in historic preservation terms for the old Post Office building.

Towers

The following zoning requirements relate directly to towers and to towers requiring a Special Use Permit. It is important to note that these requirements were implemented in response to the rise of personal wireless service, competing telephone service providers, and the resulting proliferation of private towers and antennae being constructed throughout Urbana. Consequently, some required submittals and review standards may not be applicable to this review. For instance, the applicants are not being required to submit an inventory of their existing towers which could provide part of a network for signal transmission.

The Zoning Ordinance does not include a maximum allowable height or minimum required setback for towers in the B-4, Central Business zoning district although such restrictions are included for other zoning districts (Section XIII-1.E.8). In terms of aesthetics, the Zoning Ordinance requires that the tower site, to the extent possible, be screened with live plantings and include evergreen vegetation with a minimum height of six feet. If a chain link fence is used, it must be screened with evergreen vegetation that will reach a height of six feet within one year of planting. According to the Zoning Ordinance, these requirements can be waived under certain circumstances. Additionally, the Zoning Ordinance requires towers to maintain a galvanized steel finish or, if it is to be painted, a neutral color.

Section XIII-1.R.4 includes a number of additional factors for the Plan Commission and the City Council to consider in granting special use permits for towers:

- a) Height of the proposed tower;
- b) Proximity of the tower to residential structures and residential district boundaries;
- c) Nature of uses on adjacent and nearby properties;
- d) Surrounding topography;
- e) Surrounding tree coverage and foliage;
- f) Proposed ingress and egress; and
- g) Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures, as discussed in this Article.

Section XIII-1R.6 requires security fencing:

Security Fencing. Towers shall be enclosed by security fencing not less than six feet in height and shall also be equipped with an appropriate anti-climbing device; provided however, that the Plan Commission may recommend or the City Council may waive such requirements, as it deems appropriate.

Section XIII-R.7 states landscaping requirements:

Landscaping. The following requirements shall govern the landscaping surrounding towers for which a special use permit is required; provided however, that the Plan Commission may recommend or the City Council may waive such requirements if the goals of this ordinance would be better served thereby.

- a) Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from property used for residences. The standard buffer shall consist of a landscaped strip at least four feet wide outside the perimeter of the compound.

- b) In locations where the visual impact of the tower would be minimal, the Plan Commission may recommend and the City Council may waive the landscaping requirement.
- c) Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may provide a sufficient buffer.

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.

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:

That the proposed use is conducive to the public convenience at that location.

The proposed use would be conducive to the public convenience at this location. The existing roof-mounted tower, installed in the Fall of 2005, was a temporary measure until such time that the UCIMC was ready to construct a permanent tower. The roof-mounted tower has a height of 65 feet. According to the applicant, the proposed tower would improve the reception of WRFU for listeners in areas to the north and west of downtown who currently have difficulty receiving the signal. The poor reception is due to the radio transmission signal being blocked by taller buildings to the north and west of the subject site. WRFU-LP is a low-power FM radio station regulated by the Federal Communications Commission (FCC). Its transmitting power is limited to 100 watts from an antenna whose center can be no more than 100-feet high. The UCIMC is proposing a 100-foot tower, the maximum allowable by the FCC, to serve as much of Urbana-Champaign as possible. Listeners of WRFU would benefit from the proposed tower, in particular in the areas that currently do not receive the signal.

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. The UCIMC has selected a location for the proposed tower that would minimize the impact on surrounding property. The proposed location is on the south side of the Independent Media Center building, between the building and the northeast portion of Lincoln Square Village which has no windows or doors near the proposed location. (See Exhibit E for photos of the proposed location.) The subject site is located in the B-4, Central Business zoning district which allows radio transmission towers with no required setback or maximum height. The lower third of the tower would be screened from public view other than from the north entrance to Lincoln Square Village.

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.

Towers are permitted in the B-4 Central Business zoning district under Special Use Permit review. The proposed facility is designed to meet applicable regulations and standards of the Urbana Building Code as well as applicable Federal Communications Commission regulations. Should the Special Use Permit be granted, the petitioner will be required to obtain a building permit to erect the tower and antenna. The building permit application will be reviewed to demonstrate compliance with the provisions of the Special Use Permit as well as all other applicable codes and ordinances.

Additionally, Special Use Permits for towers must show that the base is securely fenced and that the facilities be visually screened with landscaping. The Plan Commission, however, can recommend to the City Council a waiver of the landscape screening or fencing requirements if the goals of the Zoning Ordinance would otherwise be better served (Section XIII-1.R.7). City staff recommends such a waiver for the landscape screening requirements because the tower would only be visible at ground level from the west and would be installed in an area that is currently entirely paved. Such a location would not provide a hospitable environment for vegetation. In addition, the narrow dimension of the tower limit its visual impact while adding trees or other landscaping could actually increase its visibility.

Summary of Findings

1. Towers are permitted in the B-4 Central Business zoning district under Special Use Permit review.
2. The proposed use is conducive to the public convenience because it would improve the reception of WRFU-LP 104.5 FM for listeners in areas to the north and west of downtown.
3. The proposed use should not pose a detriment to the district in which it is proposed to be located or any adjoining properties. The tower is located on the least visible side of the UCIMC building and will be screened from ground-level view in every direction other than directly to the west.

4. The proposed tower will be designed to meet applicable regulations and standards of the Urbana Building Safety Division as well as applicable Federal Communications Commission regulations.
5. The proposed tower will only be visible at ground level from the west and will be installed in an area that is currently entirely paved. Such a location would not provide a hospitable environment for vegetation and adding trees or other landscaping could actually increase the tower's visual impact.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 2137-SUP-11:

1. Recommend approval of the Special Use Permit request, without any additional conditions.
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.
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. 2137-SUP-11 to the City Council as presented for the reasons articulated above **with the following conditions**:

1. The tower location shall closely conform to the submitted site plan attached as Exhibit B. Any significant deviation from the approved site plan will require an amendment to the Special Use Permit, including further review by the Urbana Plan Commission and approval by the Urbana City Council.
2. In accordance with Section XIII-1.E.2 of the Zoning Ordinance, the applicant shall submit a site survey of the subject property indicating that the tower will not encroach on adjoining lots, easements, or utilities.
3. A minimum six-foot tall security fence, as well as appropriate anti-climbing measures, as determined by the Zoning Administrator, be constructed and maintained as part of the tower.
4. The design, installation, and operation of the radio transmission tower shall be in accordance with all applicable city, state, and Federal codes, ordinances, and regulations, including health and safety regulations required by the Federal Communications Commission.

5. In accordance with Federal and State laws and regulations, as well as private preservation covenants, the applicant shall submit the proposal to the Illinois State Historic Preservation Officer for review and approval. City of Urbana building permits will not be issued until the City receives documentation of such approval.

And with the variations and waivers from standard Special Use Permit requirements for telecommunication towers:

1. A waiver from the landscape screening requirements for telecommunication towers, as authorized by Zoning Ordinance Section XIII-1.R.7, and based on the tower only being visible at ground level from the west and the fact that the tower will be installed in an area that is currently entirely paved.

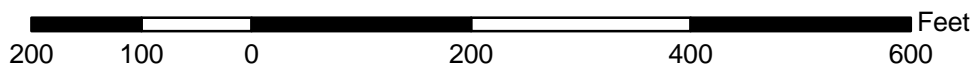
Exhibits:

- A. Location & Land Use Map
- B. Zoning Map
- C. Future Land Use Map
- D. Application with proposed site plan and tower plans
- E. Site Photos
- F. Resolution No. 2009-03-014R


cc: Mike Lehman, rebelmike@earthlink.net
Ricardo Diaz, xpenn.diaz@gmail.com
Tatyana Safronova, tsafro@gmail.com
Jim Webster, jim@websterappraisals.com
Wade Franklin, lincolnsquare@areaww.com

Location & Existing Land Use Map

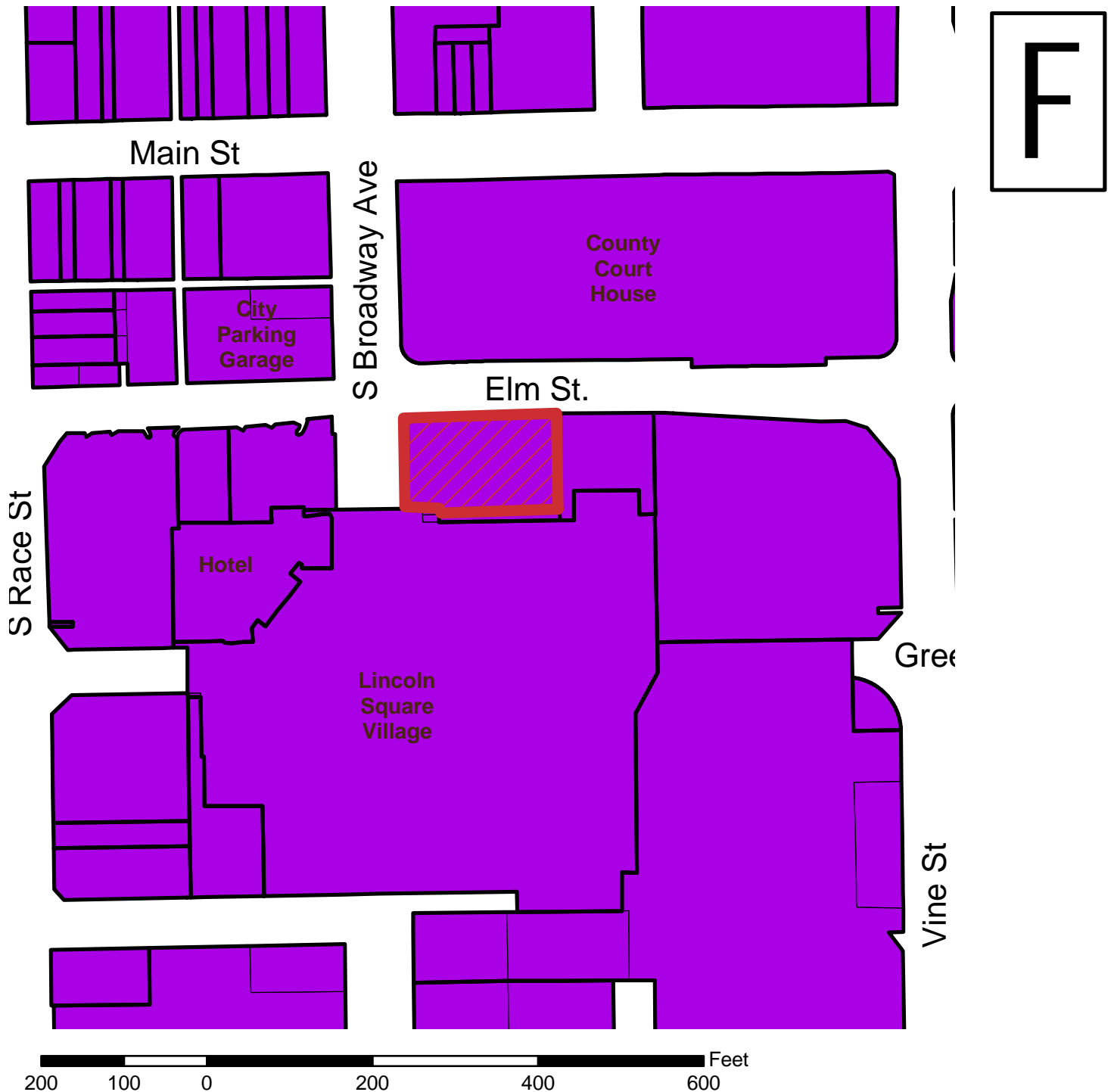
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Plan Case: 2137-SU-11
 Subject: Special Use Permit to construct 100-foot radio transmission tower
 Location: 202 S Broadway Ave, Urbana
 Petitioner: U-C Independent Media Center

 Subject Property
 COM Commercial
 APT MF Apartment

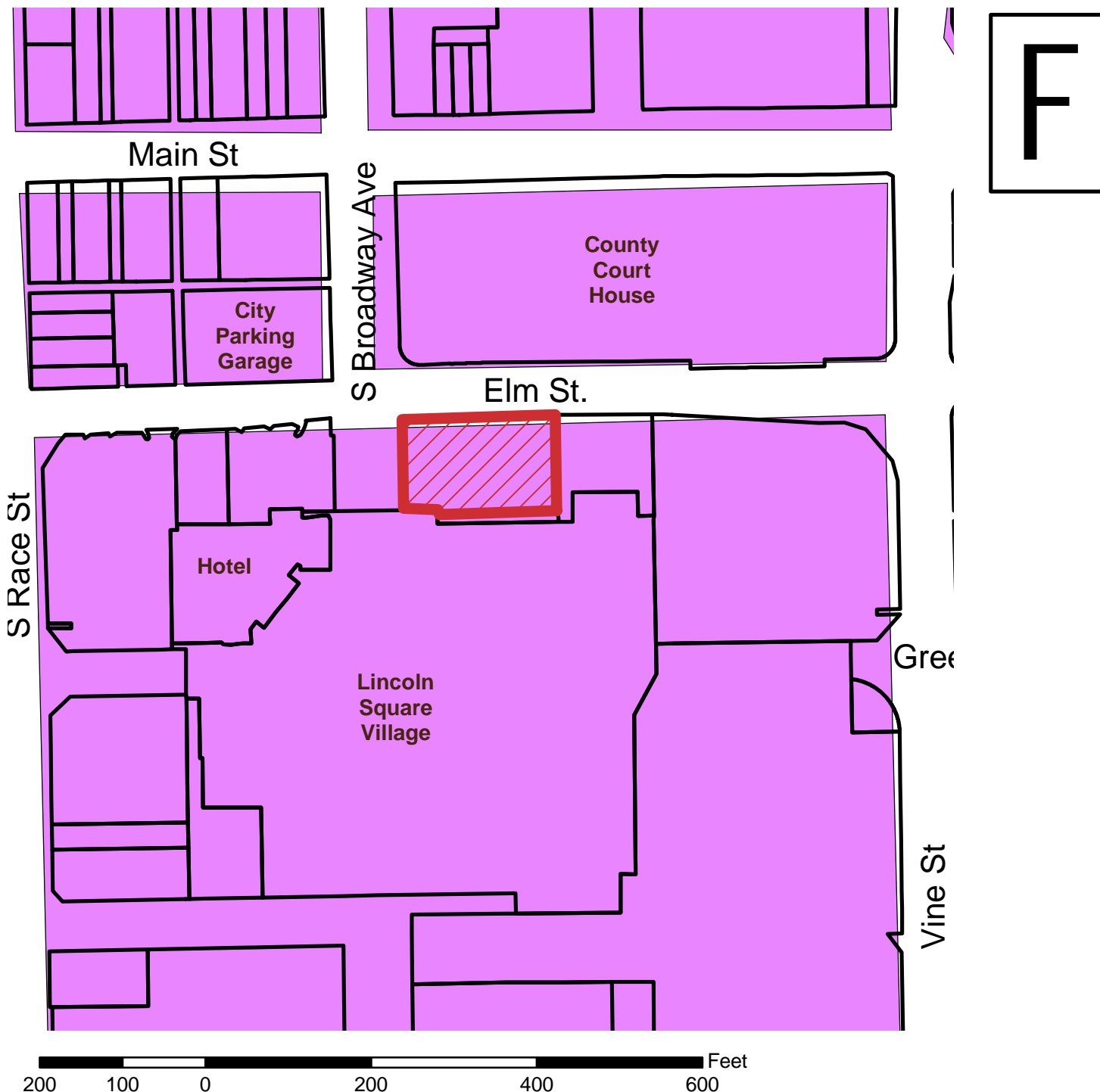
Zoning Map



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
-  B4-Central Business



Future Land Use Map



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
 Central Business



**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* Phone:
(by manufacturer)

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]* Phone:
Geo-Engineering

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.

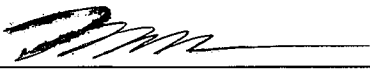
attached

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

UC IMC, WRFU-LP 104.5 Permanent Antenna Tower Draft

Mike Lehman

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-site 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 EXHIBIT D: APPLICATION
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.



Our tower

- Free-standing TITAN™ Self-Support Towers need only minimal footprint area
- Heights ranging from 24 ft. (7.3 m) to 96 ft. (28.8 m)
- Lightweight, commercial-duty
- Ideal for ISP and SCADA
- Survives up to 100mph, depending on height and model



Model Designation:	T200	T300	T400	T500	T600		
Part Number:	4.95.0202.000	4.95.0302.000	4.95.0402.000	4.95.0502.000	4.95.0602.000	4.95.0702.000	4.95.0802.000
Includes 4' anchor stub legs for concrete, splice hardware, 8' antenna mounting pipe, angle frames, and u-bolt assembly in top section.							
Allowable antenna area in ft ² at 70/85/100 mph wind*	Survival no ice	Round:					
	Survival 1/2" ice	Flat:					
Suggested List Price	\$86						
Shipping Dimensions (L*W*H")	101x						
Shipping Weight (lbs)	2						

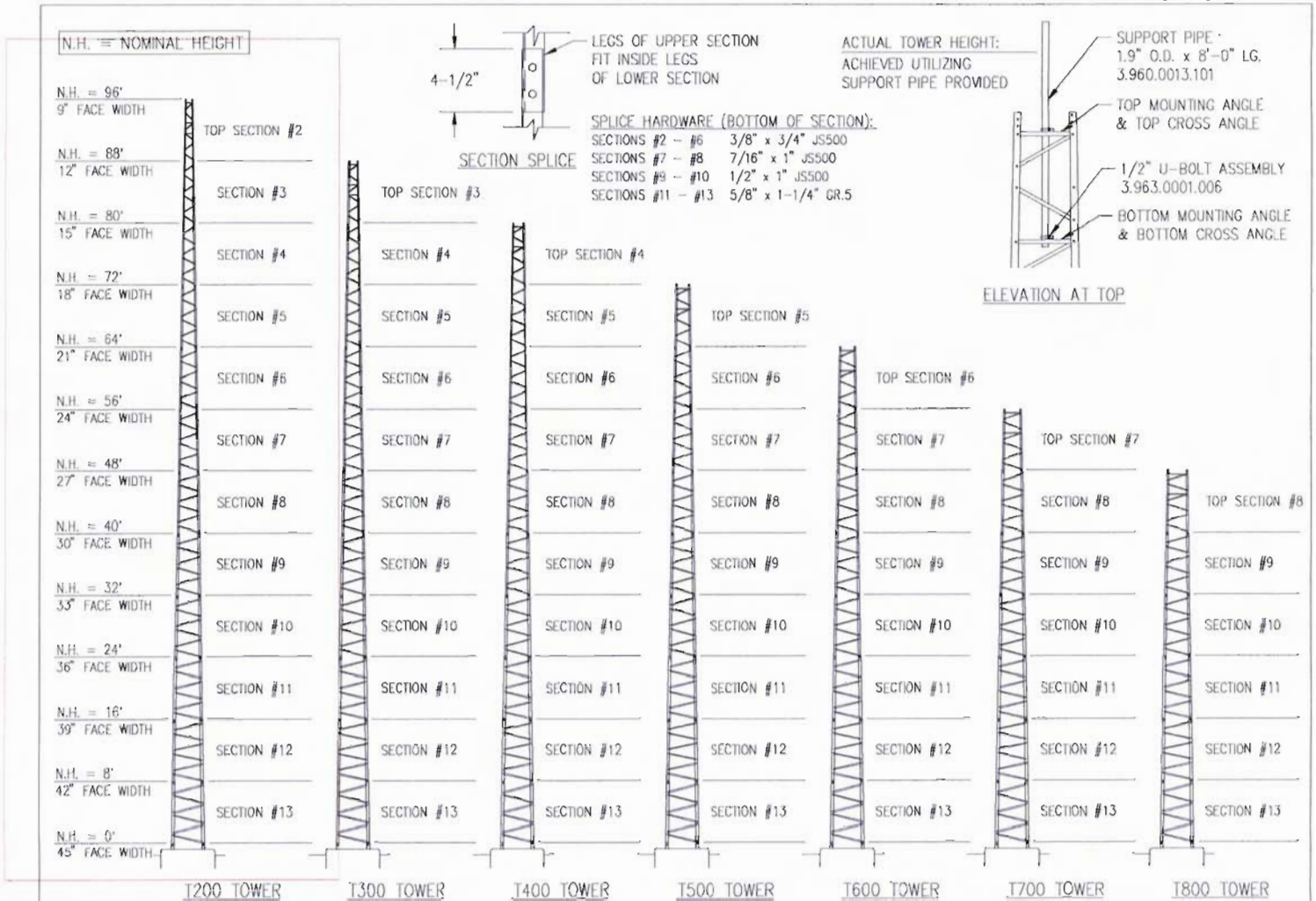
*Based on the antenna load being centrally located and balanced 3' or less above the tower top ("-" indicates tower failure).

Common Accessories



Accessory:	T200	T300	T400	T500	T600	T700	T800
Safety Rail System with trolley and karabiner	4.97.0500.224 \$756.00	4.9					
Anti-Climb Shield set of 3	4.92.0104.000 \$424.00	4.9					
Tower Grounding Kit with #6 copper wire	4.91.0101.000 \$146.00	4.9					
Side Mount (Top Section) with 2 angle frames, clip angles, u-bolt assemblies, and 6" pipe	4.84.1141.000 \$151.00	4.8					
Base Foot Weldments set of 3	4.82.0105.000 \$293.00	4.8					
Rock Bolts with nuts & flat washers 3-pak	4.80.0100.100 \$243.00	4.8					
Lighting Kits with cable	4.03.0103.000 \$1,238.00	4.9					

For more TITAN Accessories and Replacement Parts, see pages 15 to 24.



- 1) ALL TOWER HEIGHTS SHOWN ARE NOMINAL. ACTUAL TOWER HEIGHT ACHIEVED UTILIZING SUPPORT PIPE.
- 2) ALL TOWERS ARE TRIANGULAR IN CROSS SECTION.
- 3) CONSTRUCTED FROM PASSIVATED G-90 COAT PRE-GALVANIZED STEEL SHEET.
- 4) SHEET GAUGES 8 THROUGH 16.
- 5) MINIMUM 32 KSI YIELD FOR ALL COMPONENTS.
- 6) 60-DEGREE ANGULAR LEGS WITH 90-DEGREE ANGULAR CROSS BRACING FOR MAXIMUM STRENGTH.
- 7) DIAGONAL MEMBERS ARE INSTALLED AT A SHALLOW ANGLE FOR CLIMBING.
- 8) THE MIDDLE OF DIAGONAL MEMBERS ARE DESIGNED TO SUPPORT A CLIMBER OF MAXIMUM 200 POUNDS.
- 9) HIGH QUALITY GRADE 5 BOLTS WITH JS500 PROTECTIVE FINISH.
- 10) HIGH TOLERANCE SLIP-FIT SPLICES ENSURE PROPER ALIGNMENT.
- 11) TOWERS ARE AVAILABLE IN PRE-ASSEMBLED 8-FOOT SECTION OR AS KNOCK-DOWN SECTIONS.
- 12) KNOCK-DOWN TOWERS MUST BE PROFESSIONALLY ASSEMBLED WITH THE USE OF THE PROPER ASSEMBLY JIGS.
- 13) KNOCK-DOWN TOWERS ARE IDEAL FOR LARGE QUANTITY REQUIREMENTS WHERE FREIGHT COST IS A MAJOR FACTOR.
- 14) TOWERS MAY BE CONSTRUCTED USING ANY PORTION OF THE TWELVE, 8-FOOT SECTIONS WHICH COMPRISE THIS STRUCTURE. FOR EXAMPLE, THE TOP 64 FEET MAY BE CHOSEN TO SUPPORT A SMALL ANTENNA LOAD OR THE BOTTOM 64 FEET COULD BE SELECTED TO SUPPORT A LARGER ANTENNA LOAD.
- 15) PLEASE REFER TO OUR "TOWERCAL" PROGRAM TO DETERMINE THE RIGHT TOWER FOR YOUR REQUIREMENTS.

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REV.	BY:	CHK. BY:	DESCRIPTION	DATE
A	JAG	BCP	GENERAL REVISIONS	03 OCT 00

NOTES:



CUSTOMER:	SITE:	SCALE:
DATE:	BY:	CHK:
TITLE:	DRAWING NO.:	APP:

26 JAN 00 BCP 30.000
 TITAN SELF-SUPPORT OVERVIEW 000001.610.0001



Medium Power

**Broadband
FM Circular
Polarization
Antenna
Antena de
FM Banda Ancha
Polarizacion Circular**



This antenna, constructed completely of stainless steel, offers circular polarization for better coverage especially in urban areas. In order to facilitate and decrease shipping costs, this model is simple to break down and reassemble when ready to be installed. It is insulated with Teflon, and with the appropriate connector has a maximum input of 2 kw.

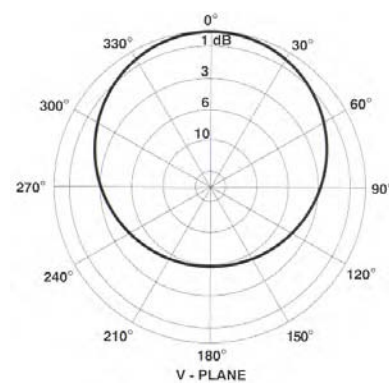
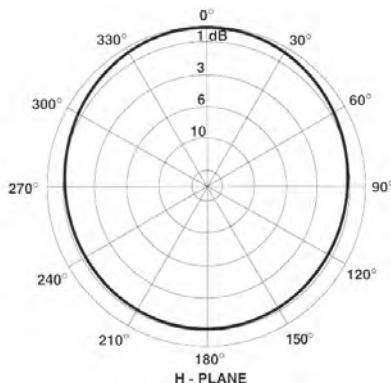
Esta antena, fabricada completamente de acero inoxidable, le ofrece polarización circular para mejor alcance, especialmente en zonas urbanas. Para facilitar y desminuir los costos de transportación, este modelo es fácil de desarmar y volver a montar tan pronto que la quiera instalar. Está aislada con Teflon, y con el conector apropiado tiene una entrada máxima de 2 kw.

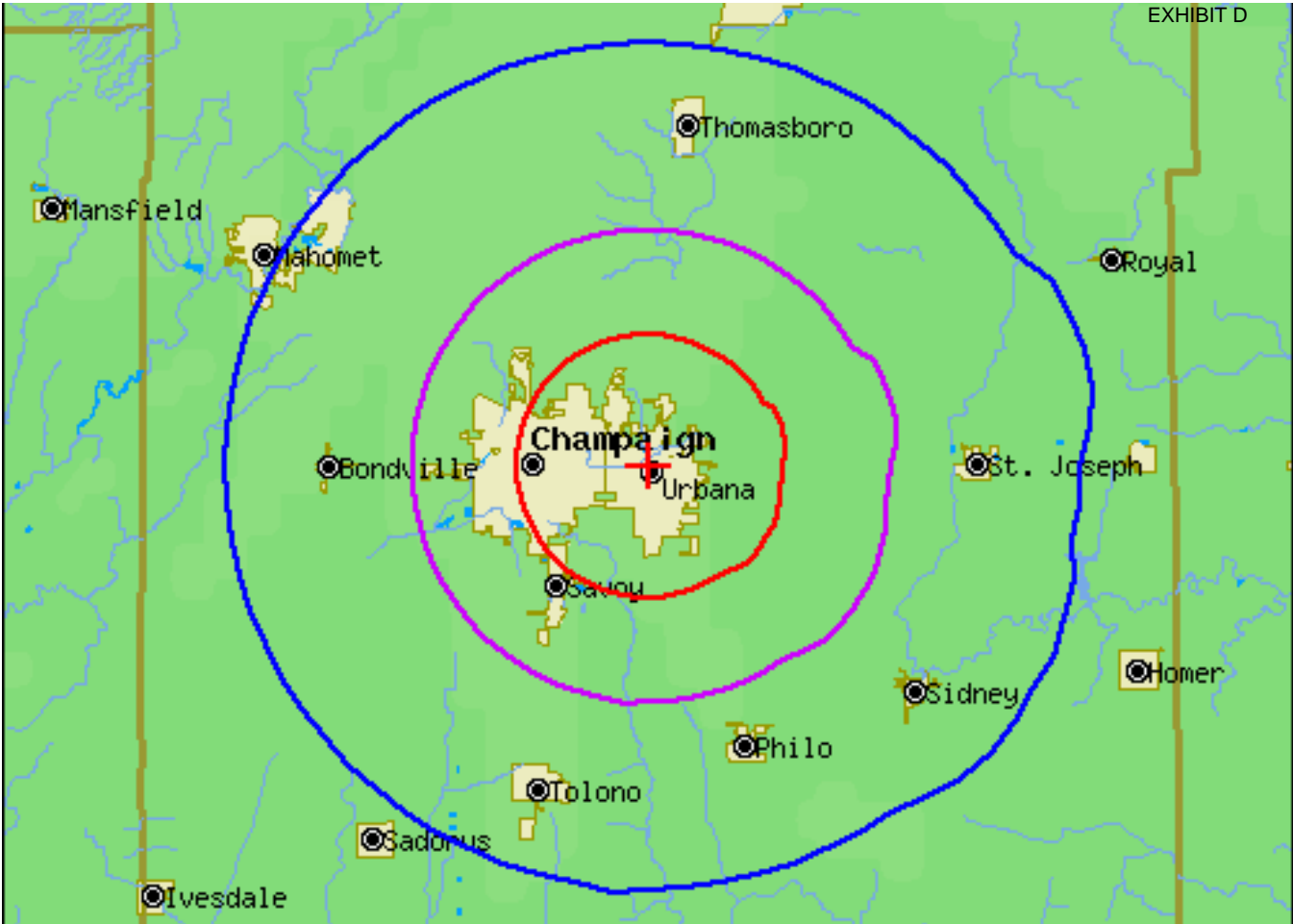


TECHNICAL SPECIFICATIONS

Antenna type	circular polarization dipole
Frequency range	87.5 - 108 MHz
Bandwidth	16 MHz
Impedance	50 ohms
Connectors	N type (1 kw) - 7/8 type (2 kw)
Power rating	2000 Watts max
VSWR	< 1.3
Polarization	vertical and horizontal
Gain	- 3 dBd (referred to half-wave dipole)
H plane	omnidirectional ± 1.5 dB (with a 4" mast)
V plane	omnidirectional ± 3 dB (with a 4" mast)

Front-to-back ratio	3 dB
Lightening protection	all parts grounded
Max wind velocity	119 mph (190 km/h)
Wind load	53 Lbs (24 kg)
Wind surface	1.1 ft ² (0.10 m ²)
Materials (external)	stainless steel
Mounting	from 2" to 4"
Weight	23.1 Lbs (10.5 kg)
Dimensions	58"x32"x32" (1450x800x800mm)
Packing	72"x6"x6" (1500x152x152mm)





Planned location
of radio tower at
100 feet high

Current location
of radio tower at
65 feet high



IN OLN
Square

88 BROADWAY
FOR PRIVATE RENTALS
217-954-1008
RETAIL SPACE FOR LEASE
CONTACT: MARK FRANKLIN (217) 367-4092

**Planned location
of radio tower at
100 feet high**

**Current location
of radio tower at
65 feet high**



**Planned location
of radio tower at
100 feet high**



Exhibit E. Site Photos

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



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

2. South elevation, proposed location of radio transmission tower





View from north entrance of Lincoln Square

3. Northwest Portion of Urbana-Lincoln Hotel



North entrance to Lincoln Square Village, only ground-level views of proposed tower

4. 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

COPY

Passed: March 16, 2009

RESOLUTION NO. 2009-03-014R

A RESOLUTION IN SUPPORT OF EXPANDING LOW POWER FM RADIO SERVICE

WHEREAS, the passage of the Telecommunications Act of 1996 led to increased ownership consolidation in the commercial radio industry; and

WHEREAS, in January 2000 the FCC, responding to overwhelming public pressure against ownership consolidation of the radio airwaves, and the resulting homogenization of the broadcast content, created the Low-Power FM (LPFM) service, allowing community groups to launch non-commercial, 100-watt radio stations in order to increase diversity of programming; and

WHEREAS, in December 2000 Congress, under intense pressure from corporate broadcasters, passed the Radio Broadcasting Preservation Act, severely curtailing the new LPFM service, with the result that 80% of opportunities for new stations were lost; and

WHEREAS, urban areas were particularly affected by this Act, with the result that, of the fifty largest American cities, only one now qualifies to receive an LPFM license; and

WHEREAS, the availability of local and democratically controlled media outlets is essential to promoting citizen participation in public affairs, ensuring rapid responses to natural disasters, overcoming historic inequalities in access to the means of communication and strengthening a vibrant democracy; and

WHEREAS, the City of Urbana is home to an LPFM station, WRFU, which airs a wide range of public affairs and arts programming, supports and promotes locally originated music, and provides opportunities for myriad community members and groups to produce content and reach audiences; and

WHEREAS, all other Americans deserve the chance to benefit from the same LPFM service which benefits Urbana.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

That the City of Urbana urges Congress and the FCC to restore the LPFM service to its original mandate, and to do all within their power to ensure that license applications are processed quickly, and that citizens are given the opportunity to access the public airwaves.

BE IT FURTHER RESOLVED, that a copy of this resolution be sent to the Federal Communications Commission.

PASSED by the City Council this 16th day of March, 2009.



Phyllis E. Clark
Phyllis E. Clark, City Clerk
Robert [unclear]
[unclear] Deputy Clerk

APPROVED by the Mayor this 27th day of March, 2009.

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor

MINUTES OF A REGULAR MEETING

HISTORIC PRESERVATION COMMISSION

DRAFT

DATE: March 2, 2011

TIME: 7:00 p.m.

PLACE: Council Chambers, 400 South Vine Street, Urbana, Illinois 61801

MEMBERS PRESENT: Alice Novak, David Seyler, Kim Smith, Joan Stolz, Mary Stuart

MEMBERS ABSENT: Scott Dossett, Trent Shepard

STAFF PRESENT: Robert Myers, Planning Division Manager; Rebecca Bird, Planner I; Sukiya J. Robinson, Recording Secretary

OTHERS PRESENT: Marie Bohl, Ricardo Diaz, Mike Lehman, Tatyana Safronova

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Urbana Historic Preservation Commission Chair, Alice Novak, called the meeting to order at 7:03 p.m. The roll call was taken, and a quorum was declared present.

3. NEW BUSINESS

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

Ms. Novak introduced this agenda item and asked for the City Staff report.

Ms. Bird presented the staff report to the Commission. The Independent Media Center (IMC) has submitted an application for a Special Use Permit to construct a 100-foot radio transmission tower for their radio station (WRFU) located at 202 S. Broadway. Under Section XII-3.F of the Zoning Ordinance, the Historic Preservation Commission has the power to review and comment upon Special Use Permits for properties contiguous to local historic landmarks and districts. In this case the tower would be located contiguous to the Urbana-Lincoln Hotel, a local historic landmark.

Ms. Bird reported that the process for the application includes three public meetings: the Historic Preservation Commission (March 2, 2011), the Plan Commission (March 10, 2011), and the City Council (March 21, 2011).

The HPC should discuss what effects if any the application would have on the landmark and make any suggestions for reducing those impacts. The HPC's comments will be provided to the Plan Commission and City Council as part of reviewing the application.

Ms. Novak asked IMC representatives address the Commission.

Tatyana Safronova , IMC volunteer; Mike Lehman, IMC President; and Ricardo Diaz, WRFU Project Manager addressed the Commission. Mr. Lehman and Mr. Diaz presented information regarding the application. WRFU is a low power (100 watt) radio station. Their Federal Communications Commission license limits their tower to 100 feet in height. Their current radio tower is mounted on their rooftop and extends to about 60 feet above the ground. The additional 40 feet will allow better coverage of their intended Champaign-Urbana audience, especially in Champaign and in the larger trailer parks on the outskirts of both cities. Placing the tower at another site than their radio station has some distinct drawbacks in reliability. A microwave antenna would have to be installed along with relay stations with a clear line of sight to the tower. Each relay station and the tower would have to have its own back up power source in case of power failure. The station needs reliability, especially in times of emergency. The tower would have no lights, blinking or otherwise.

Ms. Safronova provided each Commissioner and City staff with a photo simulation showing the existing tower and the proposed tower. The existing roof-mounted tower would be removed once the new tower is installed.

Commission questions to the members of UCIMC were addressed.

The Commission then discussed the case. Following discussion, the Commission stated the following comments and concerns:

1. *Concern over visual impact of a taller tower.* Commissioners Smith, Stuart, and Novak felt that the new tower would have an adverse visual impact on the historic hotel. The chief concern is the substantial height increase above the existing antenna on the roof of the IMC building. Commissioners Stoltz and Seyler felt that the effects of the taller tower would be minimal and not a substantial concern.
2. *Possible precedent.* A concern was discussed that approval of a tall tower downtown might set a precedent for other downtown towers. Chair Novak noted that it would be impossible to predict what might come about in the next decade so this is impossible to predict.
3. *Necessity of tower height.* Commissioner Stuart believes there is insufficient data to support the need to increase the tower height to 100 feet as opposed to a lower height such as 90 or 80 feet to better cover the listening area. Four members of the Commission expressed this concern. Commissioner Seyler felt that it was reasonable to extend the tower to their limit of 100 feet in order to provide better coverage for the community.

4. *Possible alternate sites should be investigated.* Commissioners Smith and Stuart asked that alternative sites outside the downtown should be fully investigated before proposing to construct in the historic downtown.

Ms. Novak asked IMC representatives to become familiar with and comply with the historic covenants placed on the property when the IMC purchased it. The historic covenants require prior approval by the Illinois Historic Preservation Agency before any changes to the interior or exterior of the building.

Ms. Bird said she would forward these comments to the Plan Commission and City Council as part of the application process.

With no further discussion, Ms. Novak closed the case.