



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### **m e m o r a n d u m**

**TO:** The Urbana Plan Commission

**FROM:** Robert Myers, AICP, Planning Manager

**DATE:** June 3, 2011

**SUBJECT:** **Plan Case No. 2145-SU-11:** A request for a Special Use Permit to construct a 150-foot monopole telecommunications tower with antennas and a telecommunications equipment enclosure at 1201 S Vine Street, US Cellular applicants on behalf of the Urbana School District.

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### **Introduction**

On behalf of the Urbana School District 116, US Cellular Operating Company of Chicago has submitted an application (attached) for a Special Use Permit to construct a 150-foot telecommunications tower on property located at 1201 S Vine Street. Specifically, the tower would be located on the rear portion of this lot adjacent to the Urbana High School's planned athletic field bleachers. The proposed tower would be set back approximately 150 feet east of the S. Race Street right-of-way line and approximately 255 feet north of the Michigan Avenue right-of-way. The property is zoned CRE, Conservation-Recreation-Education Zoning District.

Pursuant to Section XIII-1.R of the Urbana Zoning Ordinance, a Special Use Permit is required for telecommunications towers with antennas, as well as telecommunications equipment enclosures, in this zoning district. The Plan Commission must review the Special Use Permit application, hold a public hearing, and make a recommendation to the Urbana City Council. The Urbana City Council will approve, approve with certain conditions, or deny the application.

According to the application, US Cellular wireless telephone coverage for a defined area of southwest Urbana is currently poor, meaning customers generally experience dropped signals outdoors and an inability to receive a wireless signal indoors. The proposed tower would allow wireless users in that area to have telephone and internet service through US Cellular and any other carriers choosing to collocate on the tower. The proposed tower design would be a self-supporting monopole type ("flagpole") without a lattice structure or guy wires, and with no external antenna or apparatus mounted to the pole. The monopole design is intended to be less visually intrusive and more compatible with the surrounding residential neighborhood. Attached is a photograph of a similar tower on a school site in Quincy, Illinois and photographic simulations of the proposed tower on the Urbana High School property.

## Background

### Description of the Site and Surrounding Properties

The subject property is located southwest of downtown Urbana in the West Urbana Neighborhood and within a block bounded by Race Street on the west, Michigan Ave. on the south, Vine Street on the east, and Iowa Street on the north. The proposed tower would be located just south of the Urbana High School and adjacent to new athletic field bleachers. Specifically, the proposed tower would be located approximately 150 feet east of the S. Race Street right-of-way line and approximately 255 feet north of the Michigan Avenue right-of-way. (See attached Exhibit A: Land Use and Location Map.)

### Zoning and Land Use Table

The property is zoned CRE (Conservation-Recreation-Education) which permits both public and private parks and recreation facilities, schools and universities, and other institutions. The 2005 Comprehensive Plan’s future land use designation (Map 11) for the site is “Institutional.” Comprehensive Plan Map 11 is further annotated for this property with “Urbana High School” and “School District Long Range Facilities Plan (2003) addresses growing athletic and intramural sports expansion needs on a constricted campus.”

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	CRE (Conservation-Recreation-Education)	Urbana High School Urbana Aquatic Center, and Urbana Middle School	Institutional
North	R-2 (Single-Family Residential) B-1 (Neighborhood Business)	Single-Family Residential Neighborhood Business	Residential (Urban Pattern) Neighborhood Business
South	R-2 (Single-Family Residential)	Single-Family Residential	Residential (Urban Pattern) Central Business
East	R-3 (Single and Two-Family Residential) R-5 (Medium High Density Multiple-Family Residential) B-1 (Neighborhood Business)	Single-Family Residential Condominiums (Fairlawn) Neighborhood Business	Multi-Family Community Business Residential (Suburban Pattern)
West	R-2 (Single-Family Residential) CRE (Conservation-Recreation-Education)	Single-Family Residential Carle Park	Residential (Urban Pattern) Parks

### Neighborhood Meetings

On May 5 and May 19, 2011, the applicants hosted two neighborhood meetings at Urbana High School to present the cell tower proposal to residents for comments prior to submitting a formal application to the City of Urbana. Letters were mailed to owners of parcels within 250 feet of the Urbana School District property. The first meeting was attended by one resident. The May 19 meeting received increased public attention. In addition to letters sent to property owners, the meeting was mentioned in multiple neighborhood electronic listserv messages and a May 18 feature news story published in *The News-Gazette*. Approximately 14 residents attended this second meeting. US Cellular representatives facilitated both meetings with Urbana School District and City of Urbana representatives attending to

answer any questions. Community residents offered questions and comments generally about the following topics:

- The need for the proposed service, coverage area and signal strength
- Whether existing towers or buildings could be used to collocate an antenna
- Necessity for the proposed tower and tower height
- Ability to allow other carriers to collocate new antennas
- Aesthetic considerations such as tower design, visual intrusion into the neighborhood, lighting, and flags
- Urbana School Board approval and potential revenues
- Possible human health effects

### **Federal and Local Roles**

The U.S. Congress through the Federal Telecommunications Act of 1996 provided state and local governments with the authority to approve the location of cell towers. But in reviewing applications for telecommunication facilities, the Act (47 U.S.C 332(c)(7)) requires local governments to:

- Not unreasonably discriminate among providers offering functionally equivalent services;
- Not prohibit or have the effect of prohibiting the provision of personal wireless services;
- Act upon applications within a reasonable time period;
- Provide decisions for denial in writing and supported by substantial evidence contained in a written record; and
- Not regulate placement of cell towers and antenna based of the environmental effects of radiofrequency electromagnetic (RF) emissions to the extent that such facilities comply with Federal Communication Commission (FCC) regulations for emissions.

Concerning this last requirement, the Act reserves the power to regulate placement of cell towers based on potential human health effects to the Federal Communications Commission alone. Consequently, this is a topic that the Plan Commission and City Council should refrain from discussing to avoid an appearance that an application would be denied inappropriately. In fact in the 1997 court case Illinois RSA No. 3 v. County of Peoria, the County was ordered to issue a Special Use Permit which the County Board had previously denied in part based on potential health effects.

### **Discussion**

The following zoning requirements relate directly to telecommunication towers.

*Maximum Height.* The Zoning Ordinance does not impose a maximum height for towers in CRE Zoning Districts, but height is reviewed on a case-by-case basis through the Special Use Permit process.

*Minimum Setback.* The CRE Zoning District is defined by the Telecommunications Ordinance as a residential zoning district. Within residential districts, Section XIII-1.E.5 requires setbacks from minimum building setbacks on adjoining properties of 200% of the tower height. The proposed tower meets this setback requirement to the north, east and south. To the west the setback is only 225 feet. This deficiency can be addressed in one of three ways:

1. The tower height could be reduced to meet this setback requirement. In this case the service area and signal strength could be reduced, and future collocations might be impracticable.
2. The tower could be relocated at least 75 feet to the east, realistically beyond the planned new bleachers.
3. As permitted by Section XIII-1.E.5 of the Zoning Ordinance, the City Council could approve a reduction of the standard setback if the goals of the Telecommunication Ordinance would otherwise be better served.

In City staff's opinion, while the tower's location is adequate, it would be less obtrusive to residences on the west side of Race Street if relocated to the east of the proposed site. Relocation to the east would provide an improved buffer distance from the single-family neighborhood to the west and could also allow for mitigation by intervening structures. Additional work with the applicant and property owner would be necessary to determine if a feasible alternative location can be identified.

*Tower Separation Distance.* If other towers are located within 1,500 feet the applicant would need to provide evidence that the existing tower cannot accommodate new antenna. In this case no towers now exist within 1,500 feet.

*Collocation.* Applicants for telecommunication towers must show that no reasonable alternatives exist for collocation on an existing tower in the area or for placement of an antenna on an existing building. The applicants have submitted an inventory of possible sites and analysis why those sites cannot be used instead of the proposed site. (See attached information.)

*Aesthetics.* The application is for a self-supporting monopole tower, approximately 8 feet in diameter at the base and tapering to 4 feet at the top. The tower is not the open lattice type which would have a more utilitarian appearance. Antennas installed on the tower would be mounted *inside* the structure which again would avoid the utilitarian look found with antenna array. Since the tower is self-supporting no guy wires would be installed. The height of the tower would be 150 feet which is far above the typical building height and tree canopy in the neighborhood. Whether or not this should be considered an acceptable visual intrusion for the surrounding neighborhood should be part of Special Use Permit consideration. This can be considered under the Special Use Permit criteria in Section VII-4 discussed below in this memo.

The Zoning Ordinance requires towers to have a neutral colored finish to better blend with the surrounding context and reduce visual obtrusiveness. Second, equipment enclosures should be screened to the extent possible with evergreen vegetation. In this case the equipment enclosure will be located underneath new athletic field bleachers, and cables connecting the tower and the equipment enclosure will be run underground.

*Security Fencing.* Under Section XIII-1.R.6, towers must be enclosed by security fencing not less than six feet in height as well as equipped with an appropriate anti-climbing device. However, that the Plan Commission may recommend or the City Council may waive such requirements, as deemed appropriate. The applicant is proposing a decorative iron fence around the tower, with landscaping to be placed inside the fence line.

*Landscaping.* Under Section XIII-1.R.7, fenced telecommunication tower compounds must be screened by a 4-foot deep vegetative buffer preventing views of the tower compound from residential properties. In this case, the applicant is proposing to place landscaping within a decorative fence enclosure. This proposal should adequately meet the security and landscaping requirements. The telecommunications

equipment enclosure will be installed underneath nearby bleachers with cables connecting the two installed underground. Consequently, the proposed tower is not expected to create an industrial-looking compound which would need to be screened.

*Lighting.* The Zoning Ordinance prohibits towers from being artificially lit unless required by the Federal Aviation Administration. In this case, no safety (“blinking”) lights are required because the tower height is less than 200 feet. Therefore the tower will not be lit.

*State and Federal Requirements.* The Urbana Zoning Ordinance (Section XIII-1.J) requires that telecommunication facilities conform to all State and Federal requirements, including those of the Federal Aviation and Federal Communications Commission. First, the FAA does not require towers less than 200 feet in height to be lit. In fact the Zoning Ordinance prohibits towers from being lit unless required by the FAA. Second, to help communities distinguish between facilities which are unlikely to raise FCC compliance concerns from those which may raise the same concerns, the FCC has published *A Local Government Official’s Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance*. Based on FCC guidelines, any cell phone antenna mounted on a tower (as opposed to a building) at least 10 meters (about 33 feet) above ground is considered a “categorically excluded facility” regardless of power levels. This means that the proposed 150-foot tower, by its very nature, would not raise radiofrequency electromagnetic exposure concerns under FCC regulations. Consequently, City staff believes that the proposed facility can comply with FCC requirements.

*Special Use Permit Term Limitations.* In granting a Special Use Permit for a personal wireless service tower, the ordinance granting approval may limit Special Use Permit approval to the term of the lease or other agreement granting rights to use the property.

### **Requirements for a Special Use Permit**

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

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

According to the application, the proposed tower serve an area of southwest Urbana which currently experiences dropped signals outdoors and generally an inability to receive a signal indoors. Other than University of Illinois property, the proposed location is one of very few parcels which could accommodate a tower of this height in terms of setbacks. Additionally, this telecommunications facility is designed to support other wireless providers meaning that the need to future towers in the area would be reduced.

City staff recommends a finding that the proposed use would be conducive to the public convenience at this location in allowing telecommunication services to be provided to an underserved area. The zoning lot on which the tower would be located is one of the few neighborhood lots large enough to allow adequate setbacks for a 150-foot tower.

*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.*

In terms of aesthetics, because the proposed telecommunications tower would be placed within a residential neighborhood, high quality design must be incorporated to reduce visual intrusion to the greatest extent possible. It would be helpful to note the attached photo simulations and actual photo of a “flagpole” cell tower on a school site in Quincy, Illinois as part of this consideration.

Some positive aspects of the tower’s design include:

- use of a self-supporting monopole rather than lattice design,
- lack of guy wires which may be considered unsightly,
- antenna mounts on the interior of the structure to avoid using utilitarian-looking arrays,
- lack of “blinking” or other lights,
- use of neutral colors so as not to stand out against the background or sky,
- adequate setbacks from property lines,
- construction of the utility equipment shelter underneath bleachers, and
- installation of cables underground.

Some negative aspects of the tower’s design include:

- its height (150 feet) in relation to the height of the existing neighborhood building stock and tree canopy,
- failure to locate the tower behind existing buildings or mature trees on the property to soften views,
- placement of the tower within an outdoor gathering area (athletic field) as opposed to a less accessible part of the property, and
- failure to meet recommended minimum setback from the west
- views from residences located to the south and west.

In terms of being detrimental to the public welfare, the tower would be designed to avoid climbing: no lattice, no guy wire, and installation of a fence around the base.

City staff recommends a finding that the proposed use will not be unreasonably injurious or detrimental to the public welfare due to its self-supporting monopole rather than lattice design, use of interior antenna as opposed to mounting on exterior arrays, and absence of artificial lighting. However, additional work is necessary to evaluate whether the setback from residential properties to the west can be increased by an alternative on-site location.

*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.*

Telecommunication towers are permitted in CRE zoning districts under Special Use Permit review. The proposed facility is designed to meet applicable regulations and standards of the Urbana Zoning Ordinance, Urbana Building Code, and State and Federal laws and regulations. This would not only include the Federal Aviation Administration and Federal Communications Commission but Section 106 of the National Historic Preservation Act. Should the Special Use Permit be granted, the petitioner will be required to obtain a building permit from the City to erect the tower and antenna. The building permit application will be reviewed to insure 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 are 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).

### **Consideration**

Under Section VII-4 of the Urbana Zoning Ordinance, the Plan Commission must determine whether the application and evidence provided at the public hearing:

- Justify the granting of the Special Use Permit, and
- Show that the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and
- Show that the proposed use will not be unreasonably injurious or detrimental to the district in which it shall be located, or
- Show that the proposed use will not otherwise be injurious or detrimental to the public welfare.

Additionally, the Plan Commission must make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions as 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; and/or
8. Any other conditions deemed necessary to effect the purposes of this Ordinance.

### **Proposed Findings**

1. Telecommunication towers are permitted in the C-R-E, Conservation-Recreation-Education zoning district under Special Use Permit review.
2. The proposed use is conducive to the public convenience in allowing telecommunications service to an underserved area. The specific zoning lot is large enough to allow adequate setbacks for a 150-foot tower.
3. The proposed use should not pose a detriment to the district in which it is proposed to be located or adjoining properties due to use of a self-supporting monopole rather than lattice design, use of interior antenna as opposed to mounting on exterior arrays, and absence of artificial lighting. Additionally, the tower would be designed to avoid climbing.

4. Additional work with the applicant is necessary to determine if the setback from the west can be feasibly increased by an alternative location that can better meet the recommendations of the Zoning Ordinance and provide for improved buffering from sensitive viewpoints from the west.
5. The proposed tower will be designed to meet applicable regulations and standards of the Urbana Zoning Ordinance, Urbana Building Code, and applicable State and Federal laws and regulations.

## Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 2145-SUP-11:

1. Recommend approval with no additional conditions; or
2. Recommend approval with new 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.

## Staff Recommendation

Staff recommends that the Plan Commission open the public hearing on this case and begin discussion, but **CONTINUE** consideration of the case until a subsequent meeting in order to allow time for City staff to meet with the applicant and property owner to determine if an improved on-site location can be identified that better meets the setback requirements to the west and provides additional visual buffering. Provision of additional information and details on the fencing and landscaping plan are also recommended.

The following conditions for any approval that may be granted are recommended and may be revised pending the outcome of further discussion with the applicant and property owner:

1. The tower location shall closely conform to the site plan provided in the application (as it may subsequently be amended). Any significant deviation from approved plans will require an amendment to the Special Use Permit, including further review by the Urbana Plan Commission and approval by the Urbana City Council; and
2. The design, installation, and operation of the tower shall be in accordance with all applicable city, state, and Federal codes, ordinances, and regulations, including those for public health and safety, with an exception for a waiver for screening in accordance with Section XIII-1.R.7 of the Zoning Ordinance; and
3. The Special Use Permit approval shall be limited to the term of the lease or other agreement granting rights to use the property; and
4. If the tower is no longer being used, the applicant shall remove the tower within 180 days. Failure to remove an abandoned tower within said 180 days shall be grounds for the City to cause removal of the tower at the owner's expense.



Exhibits:

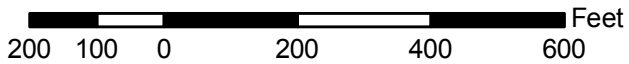
- A. Location & Land Use Map
- B. Zoning Map
- C. Future Land Use Map
- D. Application with proposed site plan and tower plans
- E. Simulated photos

cc: Michael Doran, site consultant, [Michael.doran1@comcast.net](mailto:Michael.doran1@comcast.net)  
K.C.S. Corporation, [r.wilk@kcscorp.com](mailto:r.wilk@kcscorp.com)  
IG Consulting, Inc., [gered@igconsulting.net](mailto:gered@igconsulting.net)  
Paul Stockert, US Cellular Attorney, [paul.stockert@uscellular.com](mailto:paul.stockert@uscellular.com)  
Preston Williams, Urbana School District Superintendent, [williapr@cmi.k12.il.us](mailto:williapr@cmi.k12.il.us)



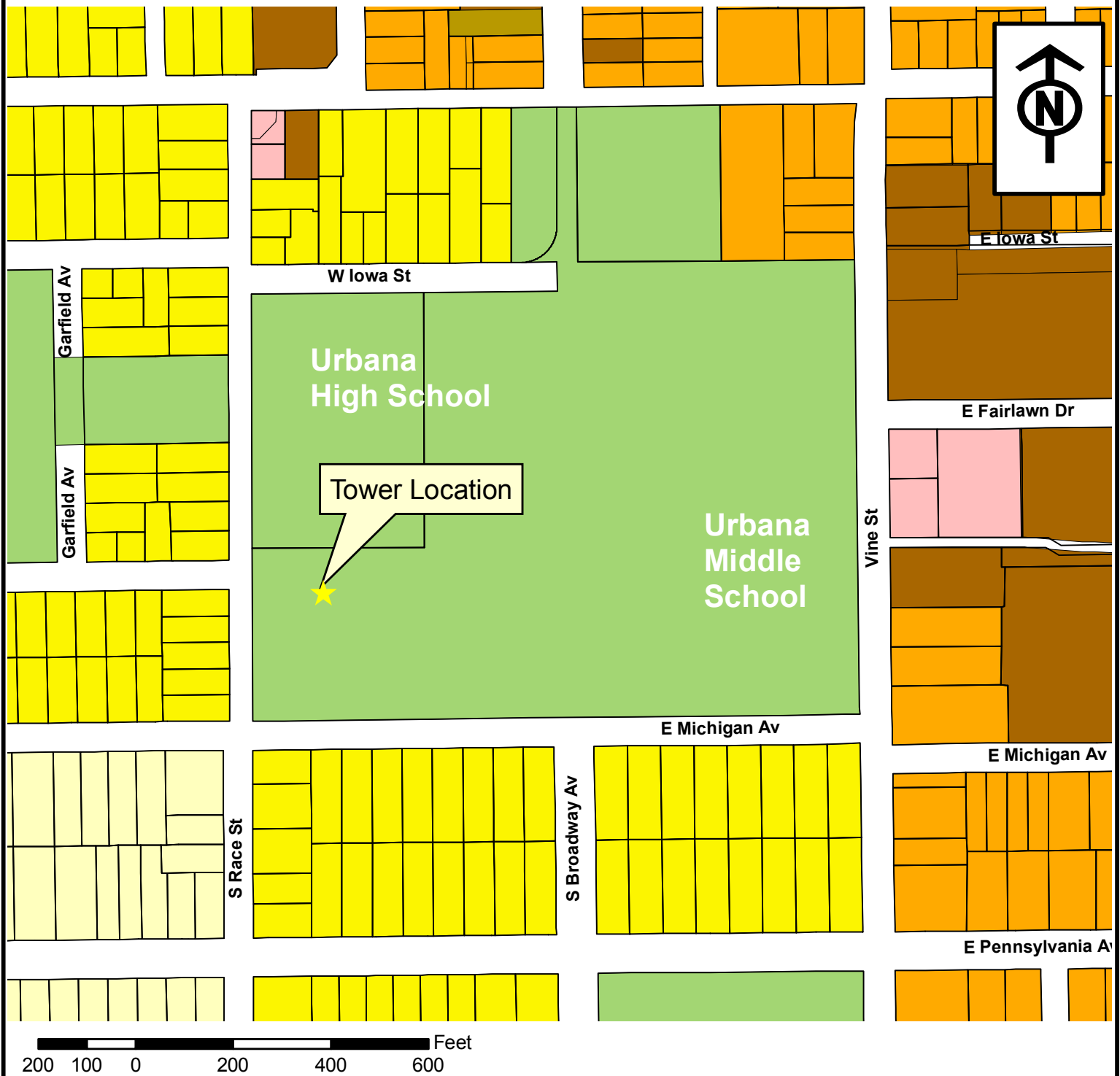
*Similar monopole telecommunications tower now sited  
on a school property in Quincy, Illinois*

# EXHIBIT A: Location & Existing Land Use Map









Plan Case: 2145-SU-11  
Subject: Special Use Permit Application to allow a permanent antenna tower  
Location: 1201 S. Vine St, Urbana  
Petitioner: U.S. Cellular

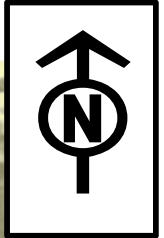
# EXHIBIT B: Existing Zoning Map









Plan Case: 2145-SU-11  
 Subject: Special Use Permit Application to allow a permanent antenna tower  
 Location: 1201 S. Vine St, Urbana  
 Petitioner: U.S. Cellular

 CRE	 R3
 R1	 R5
 R2	 B1

# EXHIBIT C: Future Land Use Map



Plan Case: 2145-SU-11  
 Subject: Special Use Permit Application to allow a permanent antenna tower  
 Location: 1201 S. Vine St, Urbana  
 Petitioner: U.S. Cellular

	CRE		R3
	R1		R5
	R2		B1



# 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 05-17-2011 Plan Case No. 2145-SU-11  
Fee Paid - Check No. 2626 Amount \$175.00 Date 05-17-2011

### 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 URBANA ARTICLE XIII SPECIAL DEVELOPMENT PROVISIONS SECTION XIII-1 TELECOMMUNICATION FACILITIES, TOWERS AND ANTENNAS of the Urbana Zoning Ordinance to allow *(Insert proposed use)* A PROPOSED STEALTH FLAGPOLE FOR THE PURPOSE OF A TELECOMMUNICATIONS SITE on the property described below.

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **UNITED STATES CELLULAR OPERATING COMPANY OF CHICAGO, LLC,** Phone: **217-622-1377**

Address *(street/city/state/zip code)*: **8410 WEST BRYN MAWR AVENUE, SUITE 700, CHICAGO, ILLINOIS 60631**

Email Address: **MICHAEL.DORAN1@COMCAST.NET**

#### 2. PROPERTY INFORMATION

Location of Subject Site: **1002 S. RACE STREET URBANA IL. 61803**

PIN # of Location: **93-21-17-402-009**

Lot Size: **APPROX 2+/- ACRES**

Current Zoning Designation: **CRE**

Current Land Use *(vacant, residence, grocery, factory, etc)*: **High School and sports complex**

Proposed Land Use: **TELECOMMUNICATIONS SITE**

Legal Description: SEE ATTACHED

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### 3. CONSULTANT INFORMATION

**Name of Architect(s): K.C.S. CORPORATION** Phone: (847)490-8200 EX 19

Address (street/city/state/zip code): 1125 REMINGTON ROADSCHAUMBURG IL. 60173

Email Address: R.WILK@KCSCORP.COM

**Name of Engineers(s): K.C.S. CORPORATION** Phone: (847)490-8200 EX 19

Address (street/city/state/zip code): 1125 REMINGTON ROADSCHAUMBURG IL. 60173

Email Address: R.WILK@KCSCORP.COM

**Name of Surveyor(s): IG CONSULTING, INC.** Phone: (847) 215-1133

Address (street/city/state/zip code): 300 MARQUARDT DRIVE, WHEELING, IL 60090

Email Address: GERED@IGCONSULTING.NET

**Name of Professional Site Planner(s): K.C.S. CORPORATION** Phone: (847)490-8200 EX 19

Address (street/city/state/zip code): 1125 REMINGTON ROADSCHAUMBURG IL. 60173

Email Address: R.WILK@KCSCORP.COM

**Name of Attorney(s): PAUL STOCKERT** Phone: 773-399-8823

Address (street/city/state/zip code): 8410 WEST BRYN MAWR AVE CHICAGO IL 60631

Email Address: PAUL.STOCKERT@USCELLULAR.COM

### 4. REASONS FOR SPECIAL USE PERMIT

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

**The Applicant has been sensitive the selection and design of the Proposed Facility. By locating the Proposed Facility on the school Property the Applicant believes this type application (stealth Flag pole) to be in harmony and what one might expect to see at any school. The granting of the zoning relief being sought will not affect the normal and orderly development of the surrounding area. To the contrary, reliable utility networks such as electric, gas, water, and wireless networks are essential to the development and well-being of every community.**

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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.

THE DESIGN AND CONSTRUCTION OF THE PROPOSED FACILITY DOES NOT CREATE ANY SUBSTANTIAL ADVERSE EFFECT, INCLUDING VALUE AND INJURY (PUBLIC SAFETY) TO THE SURROUNDING PROPERTIES. THE PROPOSED FACILITY WILL COMPLY WITH ALL APPLICABLE STRUCTURAL ENGINEERING REQUIREMENTS AND, IF APPROVED, WILL BE REVIEWED BY THE CITY OF URBANA'S BUILDING DEPARTMENT. THE FACILITIES WILL BE UNSTAFFED AND TYPICALLY REQUIRE ONE OR TWO ROUTINE VISITS A MONTH BY A SERVICE TECHNICIAN. HENCE, THE FACILITY WILL NOT HAVE A MATERIAL IMPACT ON PARKING OR TRAFFIC.

THE FACILITY WILL BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE GOVERNMENTAL AND INDUSTRY SAFETY GUIDELINES. THE APPLICANT WILL COMPLY WITH FCC AND FAA RULES CONCERNING CONSTRUCTION REQUIREMENTS, SAFETY STANDARDS, INTERFERENCE PROTECTION, POWER AND HEIGHT LIMITATIONS, AND RADIO FREQUENCY STANDARDS. THE FACILITY WILL NOT INTERFERE WITH ANY OTHER RADIO DEVICES SUCH AS TV'S, RADIOS OR OTHER CELLULAR PHONES. FURTHERMORE THE FACILITY WILL NOT INTERFERE WITH ANY HOUSEHOLD PRODUCTS SUCH AS MICROWAVE OVENS. THE APPLICANT IS LICENSED AND REGULATED BY THE FEDERAL COMMUNICATIONS COMMISSION ("FCC"), WHICH IMPOSES STRICT HEALTH, SAFETY, AND INTERFERENCE STANDARDS. THE PROPOSED FACILITY WILL COMPLY WITH ALL RULES AND GUIDELINES THAT REGULATION SUCH INSTALLATIONS INCLUDING FCC GUIDELINES WITH REGARDS TO HUMAN EXPOSURE TO RF EMISSIONS. THE FCC IS THE GOVERNING BODY THAT HAS JURISDICTION OVER THIS AREA (RF EMISSIONS). IT IS THEREFORE THE BELIEF OF THE APPLICANT THAT THE PROPOSED FACILITY WILL BE OPERATED SO THAT THE PUBLIC HEALTH, SAFETY AND WELFARE WILL BE PROTECTED. ALSO I WOULD LIKE TO REITERATE THAT THIS TYPE OF STEALTH FLAG POLE DESIGN WOULD NOT SEEM UNCOMMON IN SUCH



**SURROUNDINGS, AS MANY SCHOOLS DO HAVE FLAG POLE ON THEIR PROPERTIES.**

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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.

**The character of the area will remain a sports complex and high school and is an area that is best suited for a telecommunication stealth flag pole design.**

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*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

5-17-2011  
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

# Architectural Rendering



PROPOSED 150 FOOT FLAG POLE  
US CELLULAR SITE NUMBER: 88317784  
SOUTH VIEW OF WIRELESS  
ANTENNA INSTALLATION AT  
URBANA, IL 61801



COPYRIGHT 2016 KCS CORPORATION

# Proposal For Urbana High School

Urbana Plan Commission  
Meeting

June 9, 2011

# Agenda

- Background
- Site Selection Process
- Urbana High School Location
- Site Characteristics
- Site Plan
- Photo Simulations / Arch. Rendering
- Benefits
- Questions

# Background on U.S. Cellular

- Illinois-based wireless carrier providing valuable wireless services throughout Central Illinois
- Has highest call quality & network satisfaction of any national carrier
- Wireless customers are more satisfied with U.S. Cellular than every other major wireless company
- Named one of Forbes Magazine's 2010 "Most Trustworthy Companies"
- 11 consecutive J.D. Power Awards for call quality in the North Central region

# U.S. Cellular's On-Going Commitment To Customers and Communities It Serves

- Requires continuous improvement to existing wireless network in order to meet current & future needs; i.e., expanded in-building coverage
- Customer growth and increased demand require constantly monitoring and upgrading to keep pace with customer demands and technological changes
- Without enhancements, customers are more prone to experience problems with their wireless service; i.e., failure to make calls and dropped calls

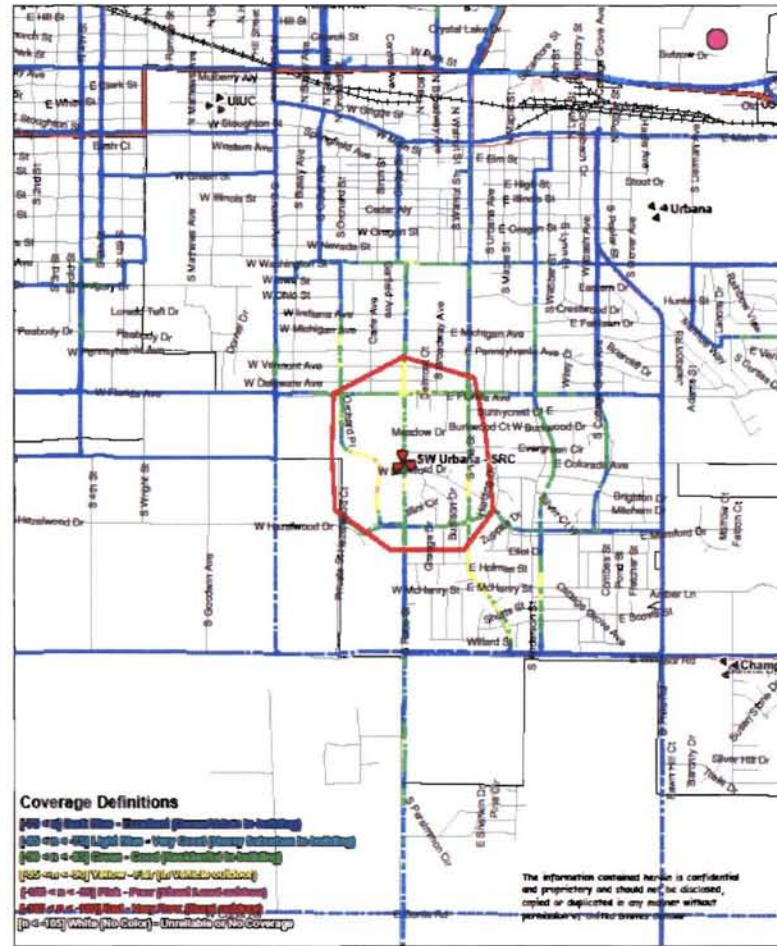
# Site Selection Process

- ❑ Wireless networks are comprised of many cell sites that provide coverage over a wide geographic area enabling many users to communicate with each other anywhere within the network
- ❑ Within an existing network, new site locations are largely impacted by the location of existing cell sites
- ❑ Locating sites too close or too far from existing cell sites may result in the objective of improved service not being achieved
- ❑ Cell sites typically consist of an antenna structure and associated equipment shelter
- ❑ Factors impacting cell site locations are topography, interested landlords, land use restrictions, federal & state guidelines and community input

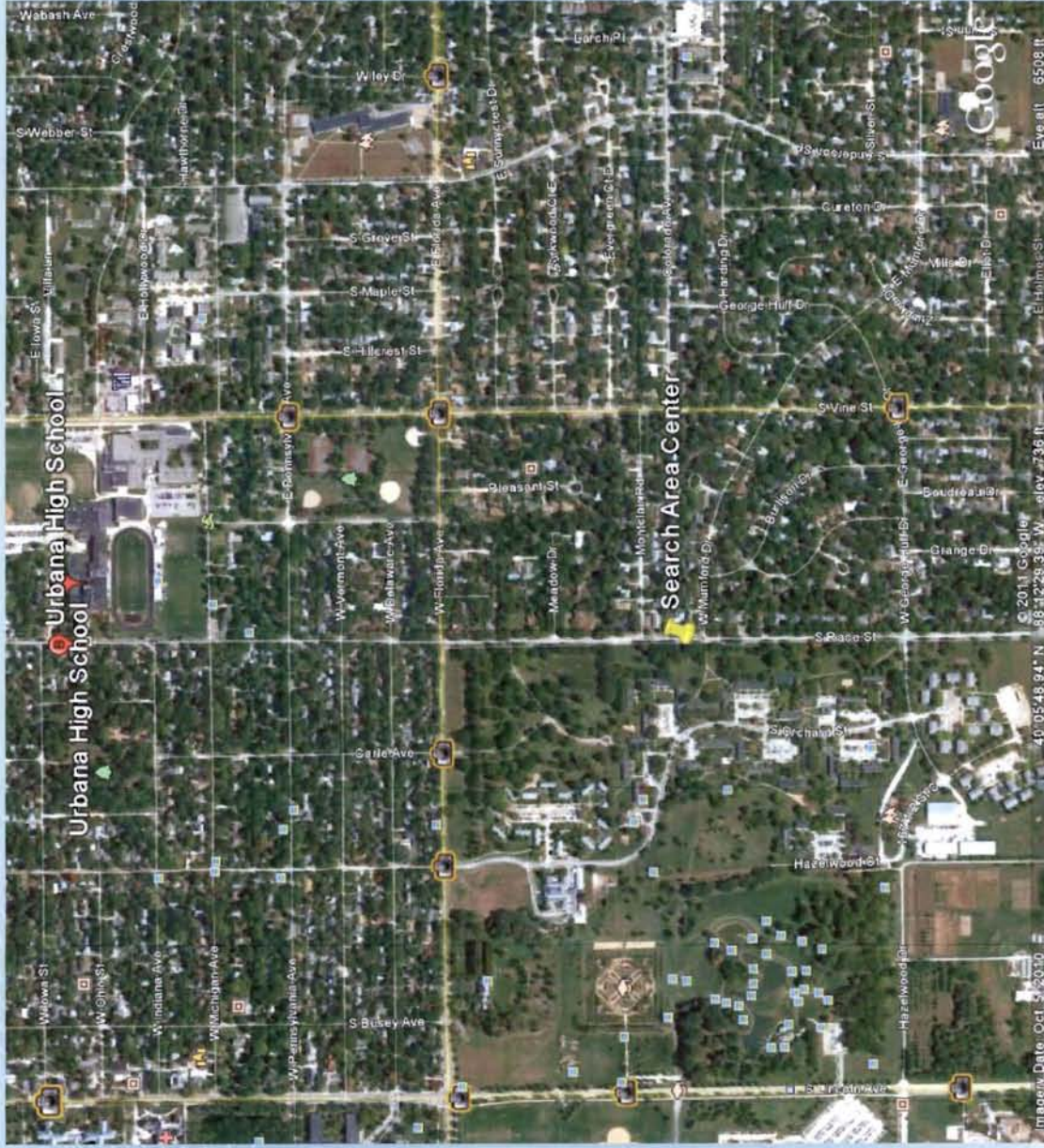


# Search Area

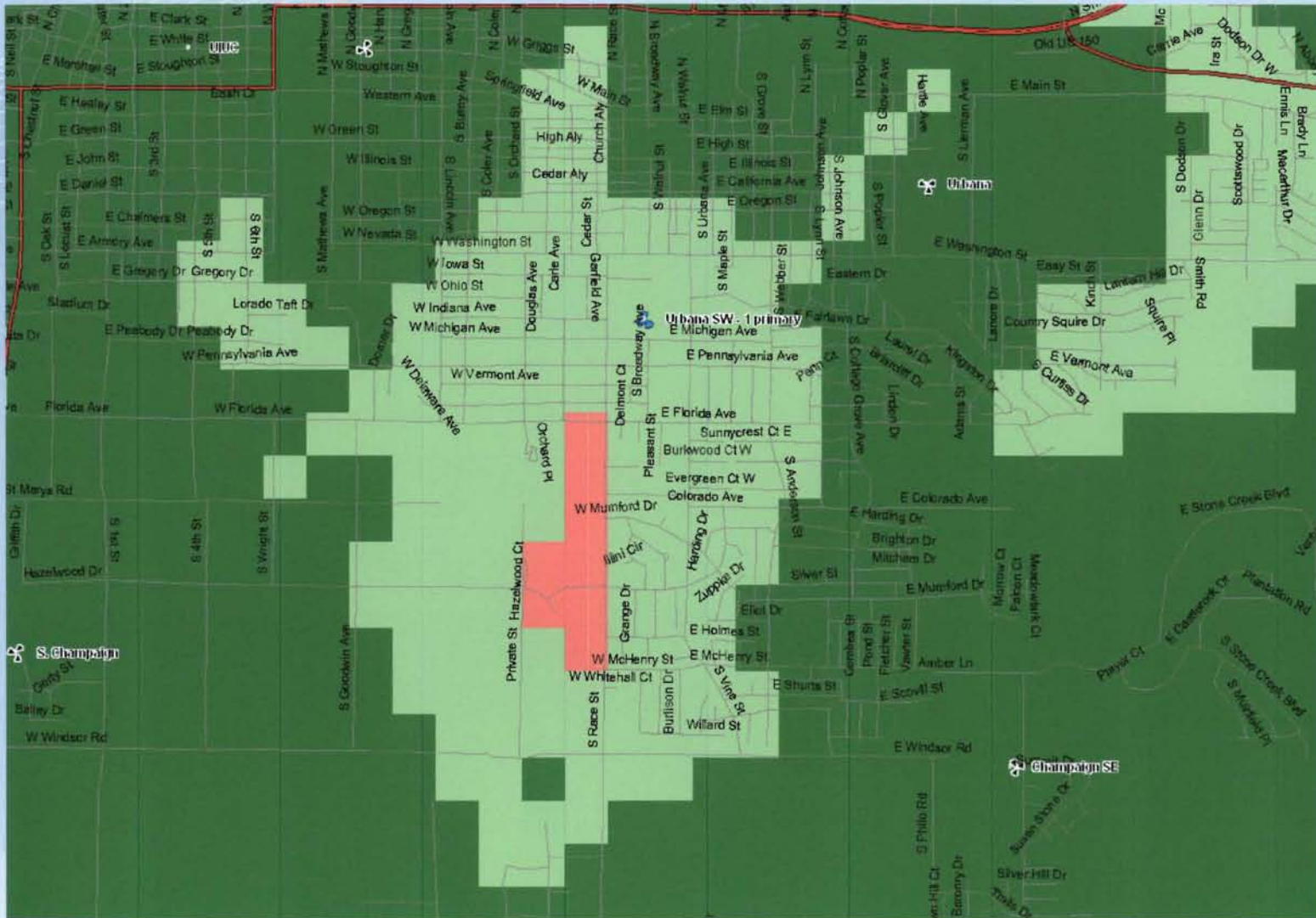
SW Urbana



# Area Map



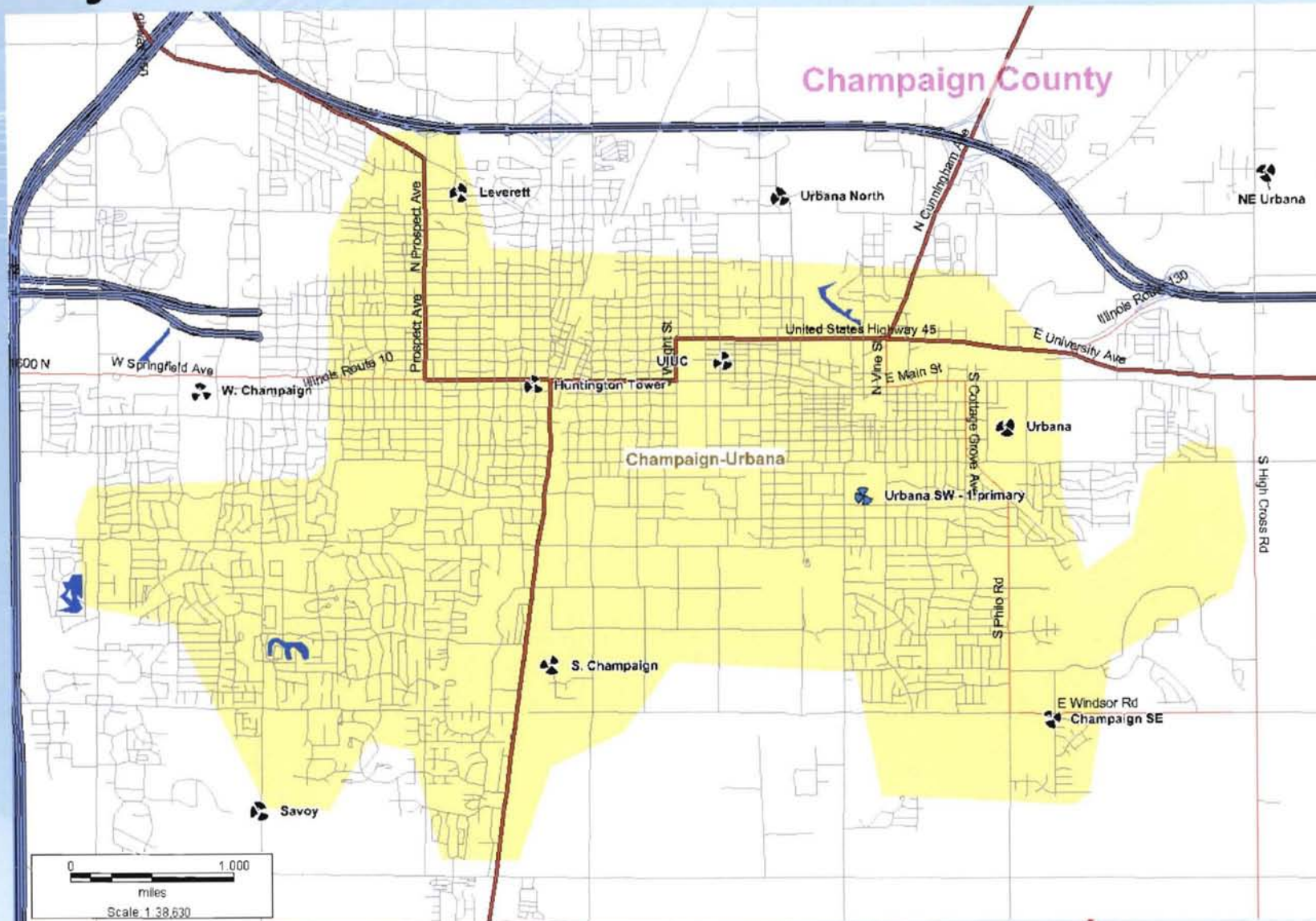
# Pre-Coverage Map



# Urbana High School Location

- ✓ Approximately .6 mi. from search area center
- ✓ Fits well within existing network in relation to surrounding cell sites
- ✓ Residential character of area requires unique aesthetic considerations
- ✓ High school property offers more aesthetic options for antenna structure and equipment location
- ✓ Other potential locations did not adequately satisfy given criteria and community interests
- ✓ High school location is best overall location addressing all criteria

# Adjacent Cell Sites



# Post-Coverage Map

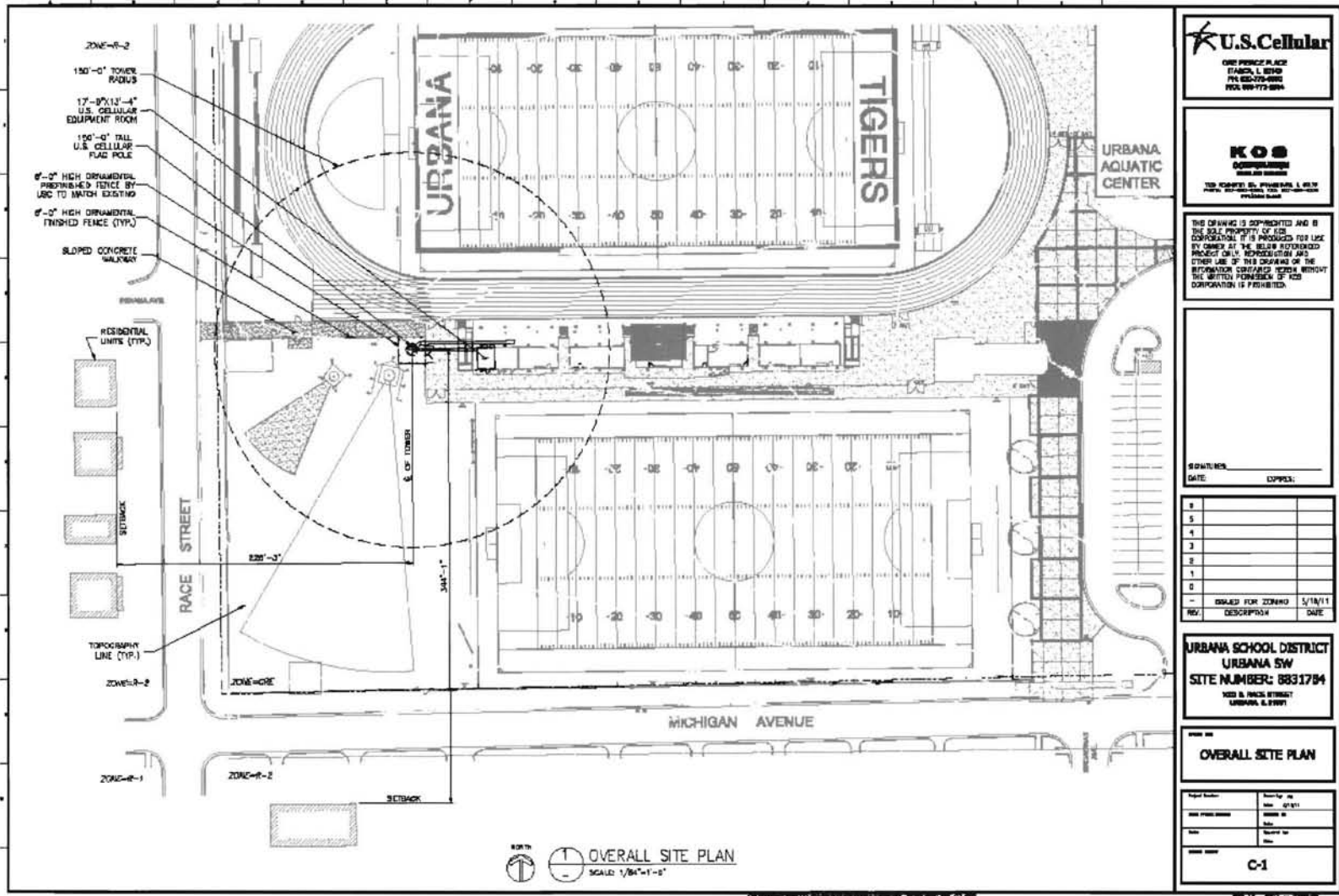


# Urbana High School Location

## Proposed Cell Site Characteristics

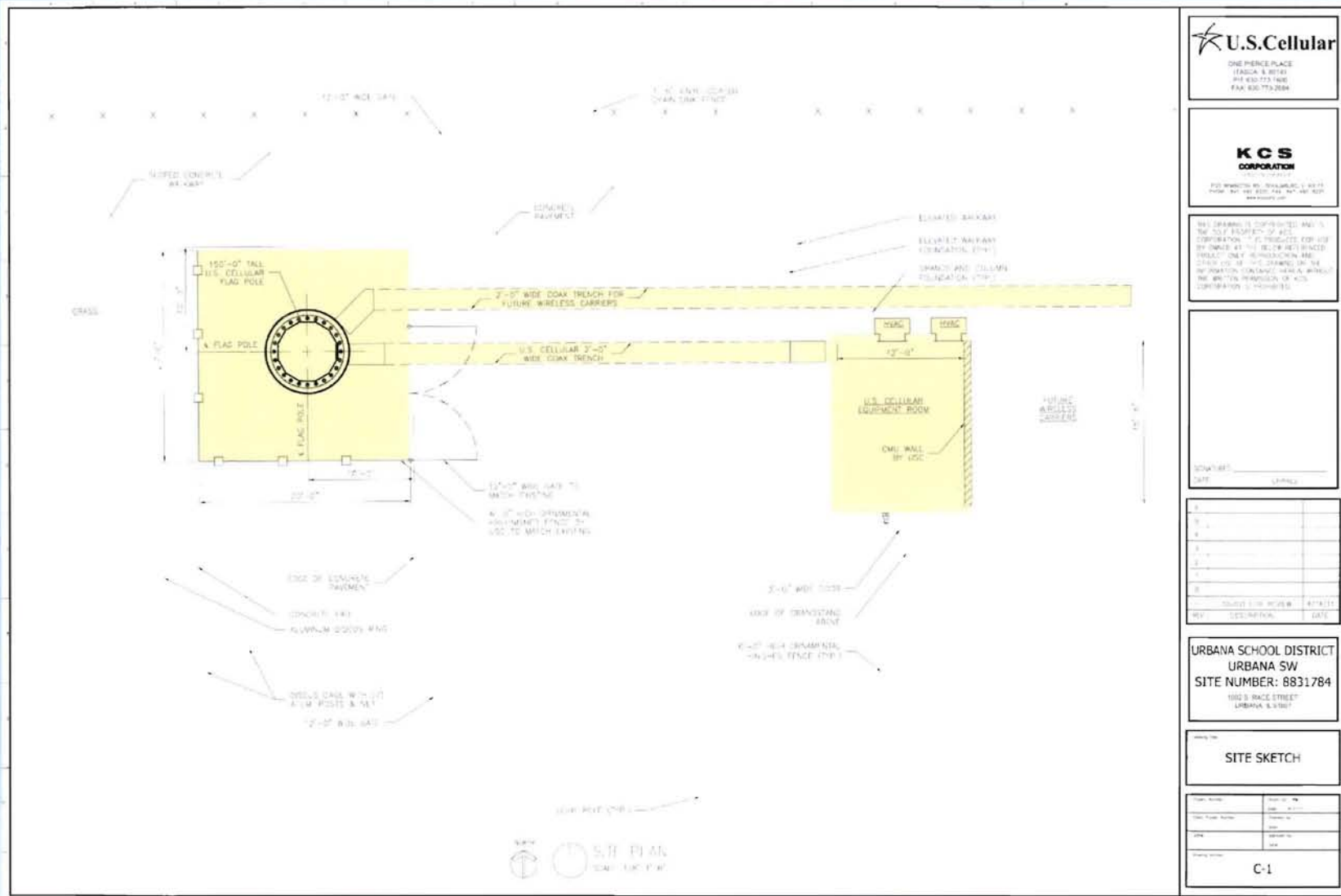
- New Multi-carrier Stealth Flag Pole Antenna Structure with concealed antennas adjacent to existing stadium light standards and bleachers
- Communications equipment within new storage building below new stadium bleachers
- Potential for other wireless carriers within new storage building below new stadium bleachers
- Concealed coax lines below grade from antenna structure to storage building

# Overall Site Plan





# Enlarged Site Plan



**U.S. Cellular**  
 ONE PIERCE PLACE  
 STAGIA & BETH  
 800 833 7746  
 FAX 833 773 2884

**KCS CORPORATION**  
 1001 N. UNIVERSITY  
 CHICAGO, IL 60642  
 PHONE 312 833 7443 FAX 312 447 8207  
 WWW.KCS.COM

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DATE: \_\_\_\_\_  
 LAYOUT: \_\_\_\_\_

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URBANA SCHOOL DISTRICT  
 URBANA SW  
 SITE NUMBER: 8831784  
 180 S RACE STREET  
 URBANA, IL 61707

**SITE SKETCH**

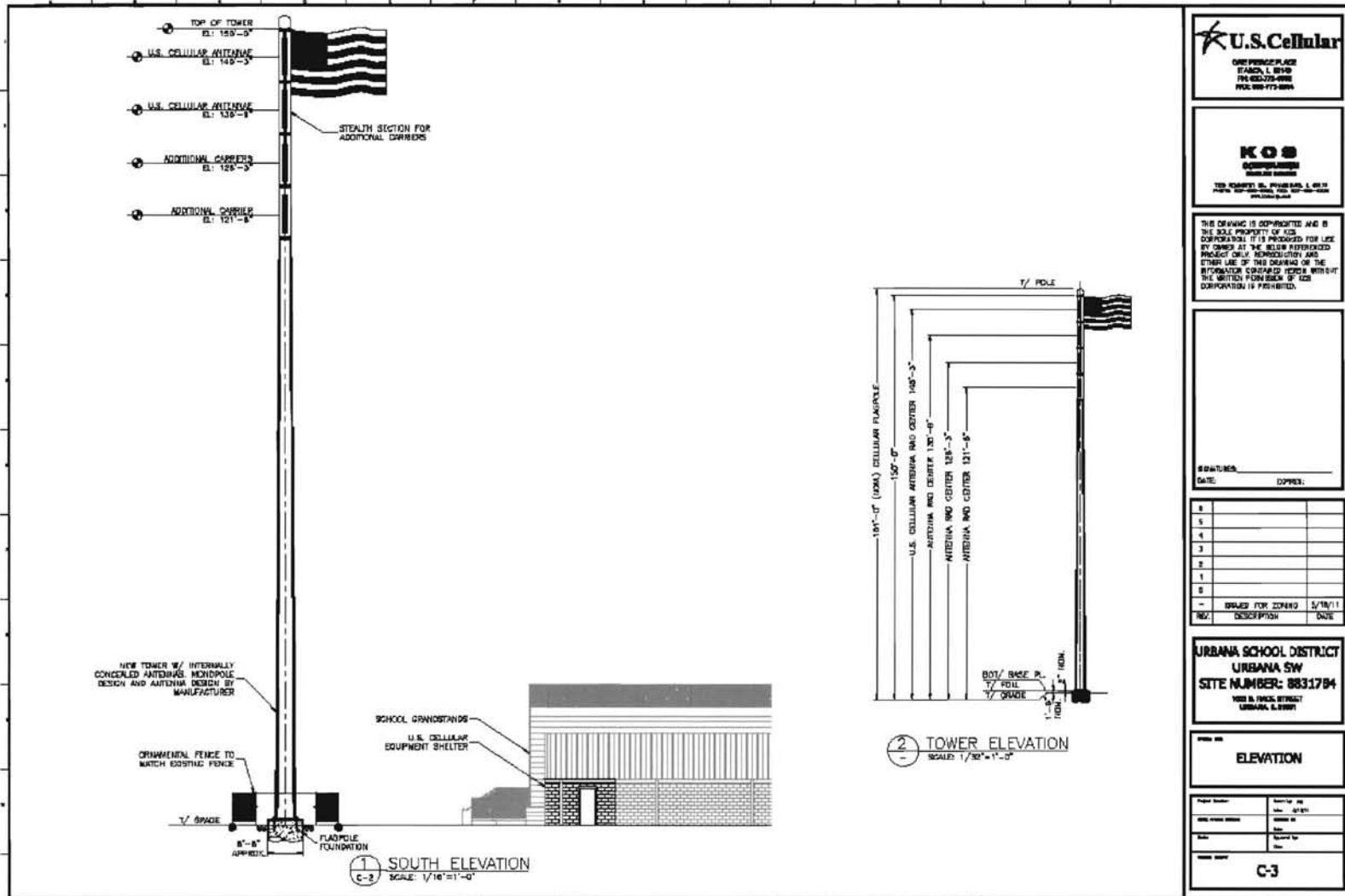
DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 SHEET NO: \_\_\_\_\_  
 TOTAL SHEETS: \_\_\_\_\_

**C-1**

© 2008 U.S. Cellular. All rights reserved. URBANA SW 8831784 C1.dwg

Apr 20, 2011 4:13pm

# Elevation



**U.S. Cellular**  
 ONE PRINCE PLACE  
 STACH, L. 8140  
 FAX 602-773-4900  
 POC 800-777-8888

**KOB**  
 ARCHITECTURE  
 100 NORTH G. POWER, L. 8110  
 PHOENIX, AZ 85004  
 602-242-8000

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REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

REV.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	5/18/11

**URBANA SCHOOL DISTRICT**  
**URBANA SW**  
**SITE NUMBER: 8831784**  
 100 S. FACEL STREET  
 URBANA, IL 61701

**ELEVATION**

Project Number	8831784
Site Name	URBANA SW
Scale	As Shown
Drawn by	
Checked by	
Sheet Number	C-3

# Photo Simulation #1 - South View



PROPOSED 150 FOOT FLAG POLE  
US CELLULAR SITE NUMBER 8631784  
SOUTH VIEW OF WIRELESS  
ANTENNA INSTALLATION AT  
URBANA, IL 61801



# Photo Simulation #2 – West View



PROPOSED 150 FOOT FLAG POLE  
US CELLULAR SITE NUMBER: 883784  
WEST VIEW OF WIRELESS  
ANTENNA INSTALLATION AT  
URBANA, IL 61801



*believe in something better™*

# Photo Simulation #3 – Northeast View



PROPOSED 150 FOOT FLAG POLE  
US CELLULAR SITE NUMBER 8831784  
NORTH-EAST VIEW OF WIRELESS  
ANTENNA INSTALLATION AT  
URBANA, IL 61801



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# Photo Simulation #4 – Northwest View



# Photo Simulation #5 – Southeast View



PROPOSED 150 FOOT FLAG POLE  
US CELLULAR SITE NUMBER 88317784  
SOUTH-EAST VIEW OF WIRELESS  
ANTENNA INSTALLATION AT  
URBANA, IL 61801



# Architectural Rendering





# Benefits To The Community

- ✓ Improved wireless services that address current and future needs
- ✓ Visually non-invasive construction solution compatible with existing land use
- ✓ Potentially desired location for other wireless carriers
- ✓ Continued long-term revenue for the High School District

# Thank You For Your Consideration



# Telecom Act of 1996

- Preserves Local Zoning Authority over placement and construction of cell sites
- Local regulations shall not:
  - unreasonably discriminate among providers of functionally equivalent services
  - prohibit or have the effect of prohibiting the provision of personal wireless services
- Local regulatory authorities shall act on any request within a reasonable period of time after the request is duly filed
- Any decision to deny a request shall be in writing and supported by substantial evidence contained in a written record
- No State or local government may regulate on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions
- Any person adversely affected by any final action or failure to act by a State or local government may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis

FINDINGS OF FACT –  
FOR US CELLULAR  
CITY OF URBANA PLANNING DEPARTMENT

1. The approval **WILL NOT** be injurious to the public health, safety, morals and general welfare of the community:

The Proposed Facility will not be detrimental to, or endanger the comprehensive plan or the public health, safety, comfort, morals or general welfare of the community. On the contrary, wireless communication technology provides vital communications in "911" and other emergency situations and is used to promote efficient and effective personal, business, governmental and agricultural communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote the comprehensive plan and the public health, safety, comfort, morals, and general welfare. Facilities of the sort proposed by US Cellular have become commonplace in all manner of urban, suburban, exurban and rural locales, and will not harm the single-family character, stability of residential areas or the taxable value of the land and buildings throughout the area. Rather, the Proposed Facility will enhance and improve all of the foregoing by improving wireless communications throughout the City of Urbana and the surrounding area utilizing a site that is uniquely best-suited for the Proposed Facility.

More particularly, US Cellular's proposed use would provide an opportunity for collocations for future wireless providers coming to the city of Urbana. As such, the proposed facility would help prevent the proliferation of towers or low rooftop sites in this given area of Urbana. Hence, it cannot be said that the Proposed Facility would give rise to a violation of the public health, safety, comfort, morals or general welfare. The co-location of wireless antenna facilities is extremely common.

The SUP if granted to US Cellular by the City of Urbana would not merely be a convenience to US Cellular and the wireless carriers that may collocate on U.S. Cellular's stealth flag pole. Instead, the wireless carriers are obligated under its FCC licenses to provide seamless wireless communications, and wireless technology can and does provide a vital communications network in the case of an emergency. A staggering number of "911" calls are placed on wireless phones. Those numbers are large in absolute terms, but also are believed to represent approximately half of all "911" calls. Just as wireline telephone service is an essential public service, so is wireless communications services. Wireless services directly compete with wireline services and increasing numbers of consumers are foregoing traditional landline service in favor of wireless service. Consumers have expressed that cellular telephone service is essential for personal, business, and emergency purposes.

2. The use and value of the area adjacent to the property included in the SUP **WILL NOT** be affected in a substantially adverse manner BECAUSE of the facts shown as follows:

*Surrounding Properties will be Properly Protected.* US Cellular has been sensitive in selecting a site that will not cause any impact on the surrounding property. The Proposed Facility will not impair the use or enjoyment of, or be otherwise injurious to, property in the immediate vicinity. The Proposed Facility would comply with all applicable operational limits and would not create any form of nuisance, and is ideally suited for this type of CRE zoned parcel of property, in the sense that a flag pole is considered a common structure found on such a parcel. The absence of any noise or traffic concerns relating to the Proposed Facility is more particularly described below. The stealth Flag pole will be a 150' structure. The Proposed Facility does not raise any bona fide aesthetic concern Facilities of this sort present no adverse effect on surrounding property values, taxable or otherwise. To the contrary, enhanced wireless communications will have a positive influence on residential, business, governmental, agricultural and other existing uses in this area.

*Traffic and Noise.* The Proposed Facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately one or two times a month). Such visits are typically conducted via car or service van, utilizing existing roads and driveways. Hence, the Proposed Facility will have no measurable impact on traffic or roads, nor would the Proposed Facility contribute to any traffic or service noise. The antennae themselves create no noise. An air conditioning unit serving a base station unit may, from time to time, emit as much noise as a typical residential air conditioning unit. Accordingly, the Proposed Facility would create no more traffic or noise than would a typical single family residence.

3. The need for the SUP **DOES** arise from some condition peculiar to the property involved BECAUSE of the facts as shown as follows:

Due to the US Cellular's FCC license obligation, and the connecting cell sites this particular site location had to be in this general .2 miles radius. Urbana Zoning ordinance requires a SUP for any communication structure in an CRE zoned Parcel and also due to its proximity to a R-2 District.

U.S. Cellular has taken into account the City of Urbana's desire to have minimal stand alone telecommunication structures and to utilize if at all possible any structure with a height over 35'. U.S. Cellular has looked at all the option's in this area and will look at any others provided by the City of Urbana. However due to the connecting cell sites the Urbana high School is the best candidate. U.S. Cellular feels it is following the City of Urbana's desire to have minimal telecommunication structures , by providing space on this structure for two (2) additional carrier's. Additionally U.S. Cellular has gone to great expense to utilize the stealth technologies in order to be providing a more cohesive plan .

There are numerous reasons why we could not utilize a rooftop type of site but the primary reason would be the plant morphology and more particularly the mature trees in the area.

US Cellular's system, as well as other wireless carriers, is highly engineered and requires towers (sites) strategically placed in order to deliver their wireless signal to consumers. US Cellular needs the height of a 150' stealth Flag pole, so that their system will work properly and deliver the coverage mandated by the FCC and US Cellular's customers. Additionally, the 150' stealth flag pole proposed by US Cellular will allow other wireless carriers to co-locate on the structure thus reducing the need for additional towers in the area. Finally, a smaller tower would severely limit co-location opportunities for other carriers thus increasing the possibility of tower proliferation in Madison County.

4. The strict application of the Zoning Ordinance **WILL** constitute an unnecessary hardship if applied to the property for which the variance is sought **BECAUSE** of the facts as shown as follows.

In this case, the strict set back requirements of the City of Urbana Zoning Ordinance will result in unnecessary hardships because the strict application of the ordinance would restrict the use of the high schools newly designed sports complex by not allowing the site to be placed on the location depicted in the site plan. Furthermore we do meet the setbacks to the south, north and east of the telecommunications site

The Approval of this SUP application will greatly enhance personal and business communications and encourage greater competition in the marketplace. Increased competition leads to lower costs and better deals provided to the public.

5. The approval **DOES NOT** interfere substantially with the Comprehensive Plan adopted by City of Urbana due to it being in a CRE zoned property and that this institution has been at this location for over 100 years and is in the process of improving the sports complex where the Stealth flag pole will be located. Additional facts shown as follows:

The general purpose of the City of Urbana's Comprehensive Plan is to protect the public health, safety, comfort, morals and the general welfare of the people of Urbana more particularly the citizens that live in and around the Urbana high school. The Proposed Facility will not be detrimental to, or endanger the Comprehensive Plan or the public health, safety, comfort, morals or general welfare of the community. Again, wireless communication technology provides vital communications in "911" and other emergency situations and is used to promote efficient and effective personal, business, governmental and agricultural communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote the Comprehensive Plan adopted by The City of Urbana , and the public health, safety, comfort, morals, and general welfare of it's residents. Facilities of the sort proposed by US Cellular have become commonplace

in all manner of urban, suburban, exurban and rural locales, and will not harm the single-family character, stability of residential areas or the taxable value of the land and buildings throughout the area. Rather, the Proposed Facility will enhance and improve all of the foregoing by improving wireless communications throughout the area utilizing a site that is uniquely best-suited for the Proposed Facility.

Signature: \_\_\_\_\_

Michael Doran  
Authorized Agent for US Cellular

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHAMPAIGN, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

#### PARCEL 1:

ALL THAT PORTION OF LAND LYING EAST OF THE PRESENT SITE OF THE URBANA HIGH SCHOOL BETWEEN IOWA STREET EXTENDED ON THE NORTH AND INDIANA AVENUE EXTENDED ON THE SOUTH, SAID TRACK OF LAND EXTENDED EAST TO THE CENTER LINE OF MARKET STREET EXTENDED ON THE EAST;

AND TO OPEN UP SAID IOWA STREET AND INDIANA AVENUE EXTENDED EAST AND AS FAR AS THE LINE OF MARKET STREET WHEN EXTENDED SOUTH, AND ALSO TO OPEN UP SAID MARKET STREET EXTENDING SAME SOUTH FROM WASHINGTON STREET TO INDIANA AVENUE ON THE SOUTH. SAID STREET TO BE OPENED UP ON OF THE WIDTH OF THE STREETS AT THE PRESENT TIME.

THIS BEING THE SAME PROPERTY CONVEYED TO URBANA SCHOOL DISTRICT NO. 116 FROM HENRY DE YOUNG, JACOB-DEYOUNG, MAGGIE, OTHERWISE KNOWN AS MARGARET DEYOUNG, GERRETT H. DE YOUNG AND MARTIN DE YOUNG DATED APRIL 19, 1919 AND RECORDED DECEMBER 30, 1932 IN BOOK 229 PAGE 52.

#### PARCEL 2:

A PART OF THE NORTHWEST QUARTER OF THE OF THE SOUTHEAST QUARTER OF SECTION 17 TOWNSHIP 19 NORTH RANGE 9 EAST OF THE 3RD P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 384.81 FT. SOUTH OF THE CENTER OF SAID SECTION 17 RUNNING THENCE EAST IN THE CENTER LINE OF IOWA ST., EXTENDED 697.22 FT., MORE OR LESS, TO THE CENTER LINE OF MARKET STREET., EXTENDED, THENCE SOUTH ON THE CENTER LINE OF MARKET ST., EXTENDED 605.30 FT., MORE OR LESS, TO THE CENTER LINE OF INDIANA AVE. EXTENDED, THENCE WEST ON THE CENTER LINE OF INDIANA AVE. EXTENDED 654.73 FT., MORE OR LESS, TO THE EAST LINE OF RACE STREET, THENCE NORTH ON THE EAST LINE OF RACE ST. 30 FT. TO THE NORTH LINE OF INDIANA AVE., EXTENDED, THENCE EAST ON THE NORTH LINE OF INDIANA AVE., EXTENDED 353.30 FT., THENCE NORTH 545.30 FEET, MORE OR LESS, TO THE SOUTH LINE OF IOWA ST., EXTENDED, THENCE WEST ALONG THE SOUTH LINE OF IOWA ST., EXTENDED 348.37 FT. TO THE EAST LINE OF RACE ST., THENCE NORTH ALONG THE EAST LINE OF RACE ST. 30 FT. TO THE CENTER LINE OF IOWA ST. EXTENDED.

THIS BEING THE SAME PROPERTY CONVEYED TO URBANA SCHOOL DISTRICT #116 FROM HENRY DEYOUNG, MAGGIE, OTHERWISE KNOWN AS MARGARET DEYOUNG, JACOB DEYOUNG, GARRETT H. DEYOUNG AND MARTIN DEYOUNG



DATED APRIL 23, 1919 AND RECORDED DECEMBER 30, 1932 IN BOOK 210 PAGE 515.

PARCEL 3:

LOT THIRTEEN (13) OF ASSESSOR'S PLAT OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SEVENTEEN (17) TOWNSHIP NINETEEN (19) NORTH RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHAMPAIGN COUNTY, ILLIONIS, AND ALL OF LOT FOURTEEN (14) OF SAID ASSESSOR'S PLAT LYING WEST OF THE CENTER LINE OF BROADWAY AVENUE EXTENDED AND SOUTH OF THE CENTER LINE OF IOWA STREET EXTENDED AS PER PLAT RECORDED IN PLAT BOOK "D", PAGE 42, IN THE RECORDER'S OFFICE IN CHAMPAIGN COUNTY, ILLINOIS.

THIS BEING THE SAME PROPERTY CONVEYED TO URBANA SCHOOL DISTRICT NO. 116 FROM GARRETT DEYOUNG, JACOB DEYOUNG AND MARTIN DEYOUNG DATED MAY 22, 1944 AND RECORDED MAY 22, 1944 IN BOOK 263 PAGE 237.

PARCEL 4:

ALL THAT PART OF LOT FOURTEEN (14), OF ASSESSOR'S PLAT OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP NINETEEN (19) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "D" PAGE 42, IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS, EXCEPT THAT PART OR PARTS HERETOFORE CONVEYED TO AND NOW OWNED BY THE TRUSTEES OF SCHOOLS OF TOWNSHIP NO. NINETEEN (19) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHAMPAIGN COUNTY, STATE OF ILLINOIS, FOR THE USE OF SAID SCHOOL DISTRICT NO. 116.

THE GRANTORS RESERVE UNTO THEMSELVES A LIFE ESTATE FOR THE SURVIVOR OF THEM IN AND TO THAT PART OF THE PREMISES DESCRIBED AS FOLLOWS: ALL THAT PART OF SAID LOT FOURTEEN (14), OF ASSESSPR'S PLAT OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP NINETEEN (19) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF IOWA STREET EXTENDED AND EAST OF THE EAST LINE OF BROADWAY EXTENDED, UPON WHICH THE HOME AND GREENHOUSE NOW ARE SITUATED.

THIS BEING THE SAME PROPERTY CONVEYED TO URBANA SCHOOL DISTRICT NO. 116 FROM GARRETT DEYOUNG, JACOB DEYOUNG AND MARTIN DEYOUNG DATED MAY 22, 1944 AND RECORDED MAY 22, 1944 IN BOOK 266 PAGE 298.

PARCEL 5:

ALL THAT PART OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4)

OF SECTION SEVENTEEN (17), TOWNSHIP NINETEEN (19) NORTH, RANGE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHAMPAIGN COUNTY, ILL. LYING SOUTH OF THE NORTH LINE OF INDIANA AVENUE EXTENDED, WEST OF THE WEST LINE OF BROADWAY AVENUE EXTENDED, NORTH OF THE NORTH LINE OF MICHIGAN AVENUE EXTENDED AND EAST OF THE EAST LINE OF RACE ST. THE SAME BEING A PORTION OF LOT FOURTEEN (14) OF ASSESSOR'S PLOT OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST (SE1/4) OF SECTION SEVENTEEN (17) TOWNSHIP NINETEEN (19), NORTH NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

THIS BEING THE SAME PROPERTY CONVEYED TO URBANA SCHOOL DISTRICT NO. 116 FROM HENRY DEYOUNG, JACOB DEYOUNG, GARRETT DEYOUNG, MARTIN DEYOUNG, AND MARGARET DEYOUNG DATED SEPTEMBER 13, 1933 AND RECORDED SEPTEMBER 16, 1933 IN BOOK 229 PAGE 290.

PARCEL ID #93-21-17-402-009

Property Commonly Known As: **1002 South Race Street Urbana, IL 61801**

U.S. Cellular

8410 West Bryn Mawr Ave

Chicago IL. 60631

RE: Collocations on U. S Cellular Tower, per section R paragraph 3 (a) required submittal Line (8).

To whom it may concern

Please take this letter as U. S. Cellular's intent to follow the City of Urbana Article XIII Special Development Provisions Section XIII-1 Telecommunication Facilities, Towers and Antennas Code of Ordinances. Under section R paragraph 3 (a) required submittal Line (8) .

The proposed tower will accommodate up to two (2) additional wireless providers.

Additional companies interested in sharing shall be required to enter into an agreement with United States Cellular Operating Company of Chicago, LLC, a Delaware limited liability company and be required to follow its standard collocation procedure. Additionally companies interested in sharing shall be required to enter into an agreement with District 116 for the placement of their base station equipment.

Regards,

A handwritten signature in blue ink, appearing to read "Michael Doran", is enclosed within a hand-drawn blue oval.

Michael Doran

Representing U.S. Cellular

STATE OF ILLINOIS )  
 )  
COUNTY OF SANGAMON )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Michael Doran, known to me to be the same person(s) whose name(s) (is) (are) subscribed above, appeared before me this day in person and (severally) acknowledged that he signed this document as his free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this 17 day of May, 2011.

Janelle Hutto

Notary Public



My commission expires 12-1-13

**Inventory of U.S. Cellular's Existing Sites Within Urbana or Within 1 and 1/2 MI.**

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>City</b>	<b>Zip Code</b>	<b>Cell Site Type</b>
883649	W. Champaign	509 SOUTH COUNTRY FAIR DR.	Champaign	61826	150 ft. monopole
883647	Leverett	1403 HARRIS AVE.	Champaign	61820	150 ft. monopole
8831322	Urbana North	1807 N COLER AVE.	Urbana	61801	150 ft. monopole
8831318	Huntington Tower	201 W. SPRINGFIELD	Champaign	61820	Rooftop
883535	UIUC	300 NORTH GOODWIN AVENUE	Urbana	61801	194 ft. leased self-support tower
8831472	NE Urbana	1902 NORTH HIGH CROSS ROAD	Urbana	61802	180 ft. monopole
883650	Urbana	604 GLOVER AVE	Urbana	61801	150 ft. monopole
8831019	Champaign SE	1705 E WINDSOR RD	Urbana	61802	210 ft. leased guyed tower
883648	S. Champaign	2010 S. GRIFFITH	Champaign	61820	150 ft. self-support lattice
883962	Savoy	2700 S. MATTIS AVE	Champaign	61874	150 ft. monopole



**Invoice #100050146 - Order Submitted**

Order Date: May 16, 2011

**Billing Address**

Mr. Michael Doran  
Roman Acquisition  
1205 W Leland Ave  
Springfield, Illinois, 62704-3546  
United States  
T: 217-726-0035

**Payment Method**

Credit Card Type: Master Card  
Credit Card Number: xxxx-9328  
Expiration Date: 05/2013

**Items Ordered**

SKU	Product Name	Price	Qty	Subtotal
LT43	<b>Letter, picture format, #10 env</b> Document Name: Easy Letter Sender -- Letter Paper Type and Color: White 28# Full Color Number of pages: 1 Double sided: Yes Copy sent to sender: No Production Cost: \$48.35 First Class Automation Letter: \$30.42 First Class Unsorted Letter: 0.44	\$79.21	Mail Pieces: 79	\$79.21
	Order Subtotal			\$79.21
	Minimum Production Charge			\$0.00
	Grand Total			\$79.21

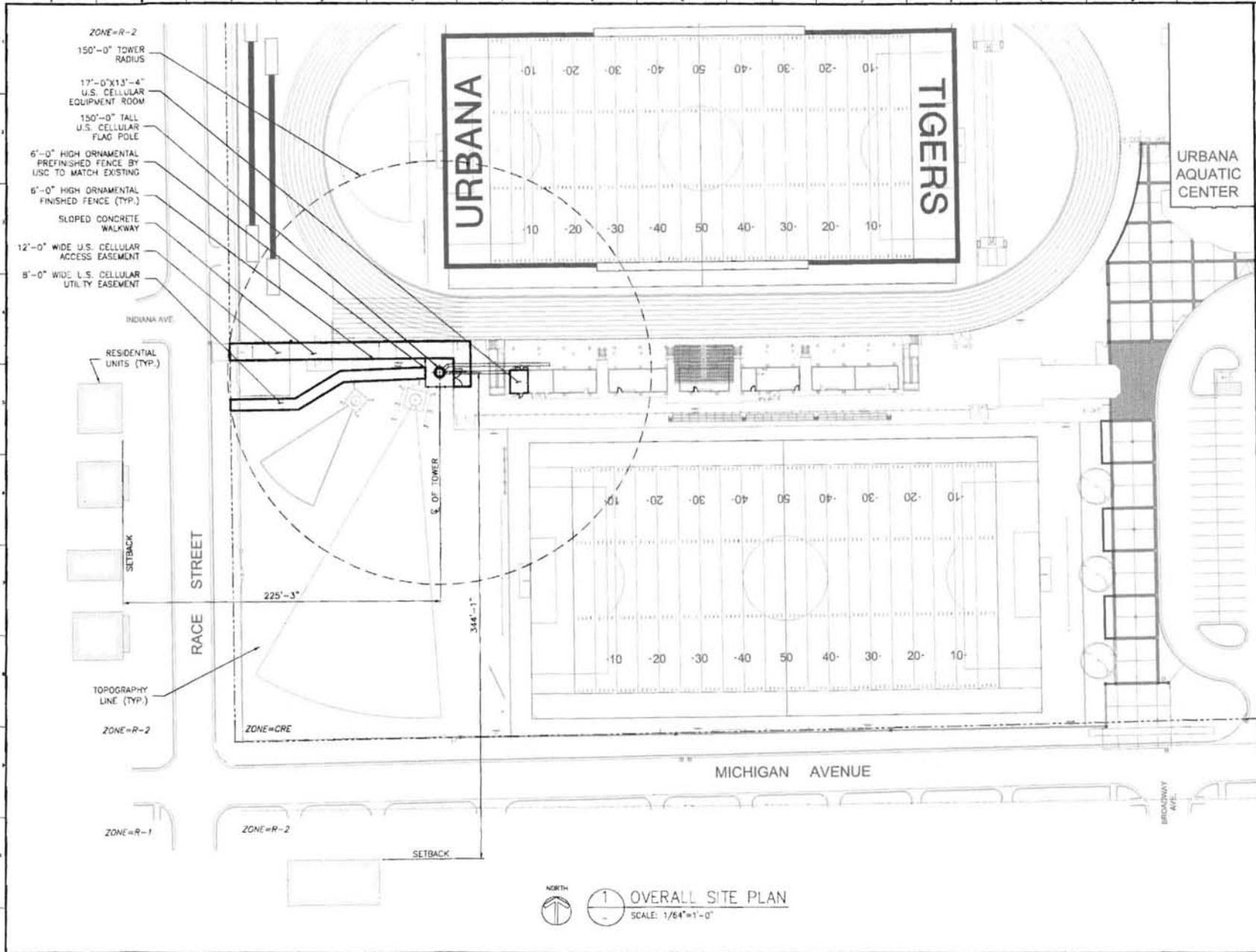
# Notices sent to the Following

First_name	Last_name	Organizatic	Address1	Address2	Address3	City_Addre	State_Addr	ZIP_Address
RAY	CATON		108 W WASHINGTON ST			URBANA	IL	6.18E+08
EARL L JR &	LILES		106 W WASHINGTON ST			URBANA	IL	6.18E+08
ALICE	FILMER		1305 BERKELEY WAY			BERKELEY	CA	9.47E+08
FREDERICK	WILKINSEN		718 S BROADWAY AVE			URBANA	IL	6.18E+08
MARY J	MANLEY		724 S BROADWAY AVE			URBANA	IL	6.18E+08
JOHN	OSBORNE		803 S WALNUT ST			URBANA	IL	6.18E+08
PATRICIA	WEBB		805 S WALNUT ST			URBANA	IL	6.18E+08
KATHRYN	FITZGERALD		1102 S GARFIELD AVE			URBANA	IL	6.18E+08
ROBERT J	WYNSTRA		1104 S GARFIELD AVE			URBANA	IL	6.18E+08
SYLVIA L TF	SAUER		1106 S GARFIELD AVE			URBANA	IL	6.18E+08
CLARK AND	MCPHAIL		208 W INDIANA AVE			URBANA	IL	6.18E+08
WALTER G	ALSPAUGH		206 W INDIANA AVE			URBANA	IL	6.18E+08
KRIS N &	LAMBERT		204 W INDIANA AVE			URBANA	IL	6.18E+08
KATHLEEN	ZANOTTI		1101 S RACE ST			URBANA	IL	6.18E+08
JOSEPH R	MUGGLI		1103 S RACE ST			URBANA	IL	6.18E+08
STEVEN	LAVIGNE		1105 S RACE ST			URBANA	IL	6.18E+08
ELIZABETH	ESSER		611 E HARDING DR			URBANA	IL	6.18E+08
CAROL	HUANG		207 W INDIANA AVE			URBANA	IL	6.18E+08
KENNETH M	BROGA		205 W INDIANA AVE			URBANA	IL	6.18E+08
KAREN	STEINER		206 MICHIGAN			URBANA	IL	6.18E+08
JOHN P	D'ANGELO		204 W MICHIGAN AVE			URBANA	IL	6.18E+08
ANDREW R	PICKERING		1201 S RACE ST			URBANA	IL	6.18E+08
YOSHI & N,	TAKEZAWA		1203 S RACE ST			URBANA	IL	6.18E+08
JOSEPH M	FUTRELLE		1205 S RACE ST			URBANA	IL	6.18E+08
WILLIAM	SCHOEDEL		1207 S RACE ST			URBANA	IL	6.18E+08
LOWELL	GENTRY		1209 S RACE ST			URBANA	IL	6.18E+08
PAUL AND	KRUTY		207 W MICHIGAN AVE			URBANA	IL	6.18E+08
PETER	ABBAMONTE		205 W MICHIGAN AVE			URBANA	IL	6.18E+08
JOHN E &	HUMMEL		203 W MICHIGAN AVE			URBANA	IL	6.18E+08
ARTHUR G	NIKELLY		1305 S RACE ST			URBANA	IL	6.18E+08
URBANA S	DIST #116		205 N RACE ST			URBANA	IL	6.18E+08
URBANA S	DIST #116		205 N RACE ST			URBANA	IL	6.18E+08
URBANA S	DIST #116		PO BOX 3039			URBANA	IL	6.18E+08
GEOFFREY	MUCKENHIRN		112 W IOWA ST			URBANA	IL	6.18E+08
JAMES D.	BANTZ		110 W IOWA			URBANA	IL	6.18E+08
MARYBETH	AMBROSE		904 S VINE ST			URBANA	IL	6.18E+08
JOHN E	BROWN		1204 S VINE ST			URBANA	IL	6.18E+08
BENJAMIN	GALEWSKY		1717 W KIRBY AVE			CHAMPAIG	IL	6.18E+08
LORENZO	BABER		1306 S RACE ST			URBANA	IL	6.18E+08
STEPHEN A	TAYLOR		1308 S RACE ST			URBANA	IL	6.18E+08
WILLIAM C	BROWN		115 W MICHIGAN AVE			URBANA	IL	6.18E+08
FLORENCE	DEPLANE		113 W MICHIGAN AVE			URBANA	IL	6.18E+08
HERBERT	KELLMAN		111 W MICHIGAN AVE			URBANA	IL	6.18E+08
MORRIS A	MOSLEY		109 W MICHIGAN AVE			URBANA	IL	6.18E+08
JEFFREY &	UNGER		107 W MICHIGAN AVE			URBANA	IL	6.18E+08
CARA L	MAURIZI		105 W MICHIGAN AVE			URBANA	IL	6.18E+08

# Notices sent to the Following

JEAN GORDON	8652 LOG RUN DR NO	INDIANAPC IN	4.62E+08
IRMA REINER	101 E MICHIGAN AVE	URBANA IL	6.18E+08
KEVIN & JC HOWARD	103 E MICHIGAN AVE	URBANA IL	6.18E+08
WILLIAM M SCHEIDEMANTAL	105 E MICHIGAN AVE	URBANA IL	6.18E+08
BRUCE W & SWANN	205 E MICHIGAN AVE	URBANA IL	6.18E+08
JANET KALMAR	723 S BROADWAY AVE	URBANA IL	6.18E+08
DEBRA L BIALESCHKI	2703 E ILL AIRPORT RD	URBANA IL	6.18E+08
BYRON ZISKA WILLIAM	807 E MICHIGAN AVE	URBANA IL	6.18E+08
URBANA SC DISTRICT 116	205 N RACE ST	URBANA IL	6.18E+08
URBANA SC DISTRICT 116	PO BOX 3039	URBANA IL	6.18E+08
BRETT COVINGTON	PO BOX 680	CHAMPAIG IL	6.18E+08
STEPHEN & CANFIELD	933 11TH ST	CHARLESTC IL	6.19E+08
BRUCE W & SWANN	205 E MICHIGAN AVE	URBANA IL	6.18E+08
DEDRICK & MARTIN	207 A DROPSEED	SAVOY IL	6.19E+08
GEORGE V KLATT	PO BOX 384	URBANA IL	6.18E+08
GLENN M & BERMAN	PO BOX 384	URBANA IL	6.18E+08
ROBERT MCCLINTOCK	611 W WASHINGTON ST	URBANA IL	6.18E+08
PHILIP & C DAVID	3304 S RACE ST	URBANA IL	6.18E+08
CAMPUS INVESTORS LLC	510 20TH ST	LAWRENCE IL	6.24E+08
MATTHEW ALONSO	901 S 1ST ST	CHAMPAIG IL	6.18E+08
WILLIAM G KOSTER	1206 S VINE ST	URBANA IL	6.18E+08
WILLIAM D FARRIS	1108 S PINE ST	CHAMPAIG IL	6.18E+08
SERIES 722 0	2712 ARLENE DR	URBANA IL	6.18E+08
BUSEY LAN 0	1710 S NEIL ST	CHAMPAIG IL	6.18E+08
BUSEY LAN 0	PO BOX 5180	CHAMPAIG IL	6.18E+08
IFR HOLDIN 0	PO BOX 5180	CHAMPAIG IL	6.18E+08
WU CHIEN 0	PO BOX 751	SAVOY IL	6.19E+08
ANDREA HARRINGTON	305A E MICHIGAN AVE	URBANA IL	6.18E+08
ANDREA HARRINGTON	PO BOX 1550	CHAMPAIG IL	6.18E+08
ANDREA HARRINGTON	PO BOX 1550	CHAMPAIG IL	6.18E+08
URBANA P, PARK DIST	3801 CLUBHOUSE DR	CHAMPAIG IL	6.18E+08
URBANA SC DISTRICT 116	303 W UNIVERSITY AVE	URBANA IL	6.18E+08
	PO BOX 3039	URBANA IL	6.18E+08
	PO BOX 3039		





**U.S. Cellular**  
 ONE PIERCE PLACE  
 ITASCA, IL 60143  
 PH: 630-773-1600  
 FAX: 630-773-2664

**KCS CORPORATION**  
 CONSULTING ENGINEERS  
 118 SUNDOWN RD. SHAWNEEBURG, IL 60173  
 PHONE: 815-480-8200 FAX: 815-480-8225  
 WWW.KCS.COM

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**LICENSED PROFESSIONAL ENGINEER**  
 SEEMESH M. SETHI  
 0062-051290  
 STATE OF ILLINOIS

SIGNATURE: *Seemesh M. Sethi*  
 DATE: 05/16/11 EXPIRES: 11/30/11

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-	ISSUED FOR ZONING	5/16/11
REV.	DESCRIPTION	DATE

**URBANA SCHOOL DISTRICT**  
**URBANA SW**  
**SITE NUMBER: 8831784**  
 1002 S. RACE STREET  
 URBANA, IL 61801

**OVERALL SITE PLAN**

Project Number	Drawn by
Client/Project Name	Date
Scale	Checked by
Block	Approved by
Sheet Number	Date

C-1

**OVERALL SITE PLAN**  
 SCALE: 1/64"=1'-0"



ONE PIERCE PLACE  
 ITASCA, IL 60143  
 PH: 630-773-1800  
 FAX: 630-773-2664



1125 REMINGTON RD., SCHALMERS, IL 60173  
 PHONE: 847-980-8200 FAX: 847-450-8223  
 www.kcsinc.com

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SIGNATURE: *Seemesh M. Sethi*  
 DATE: 05/16/11 EXPIRES: 11/30/11

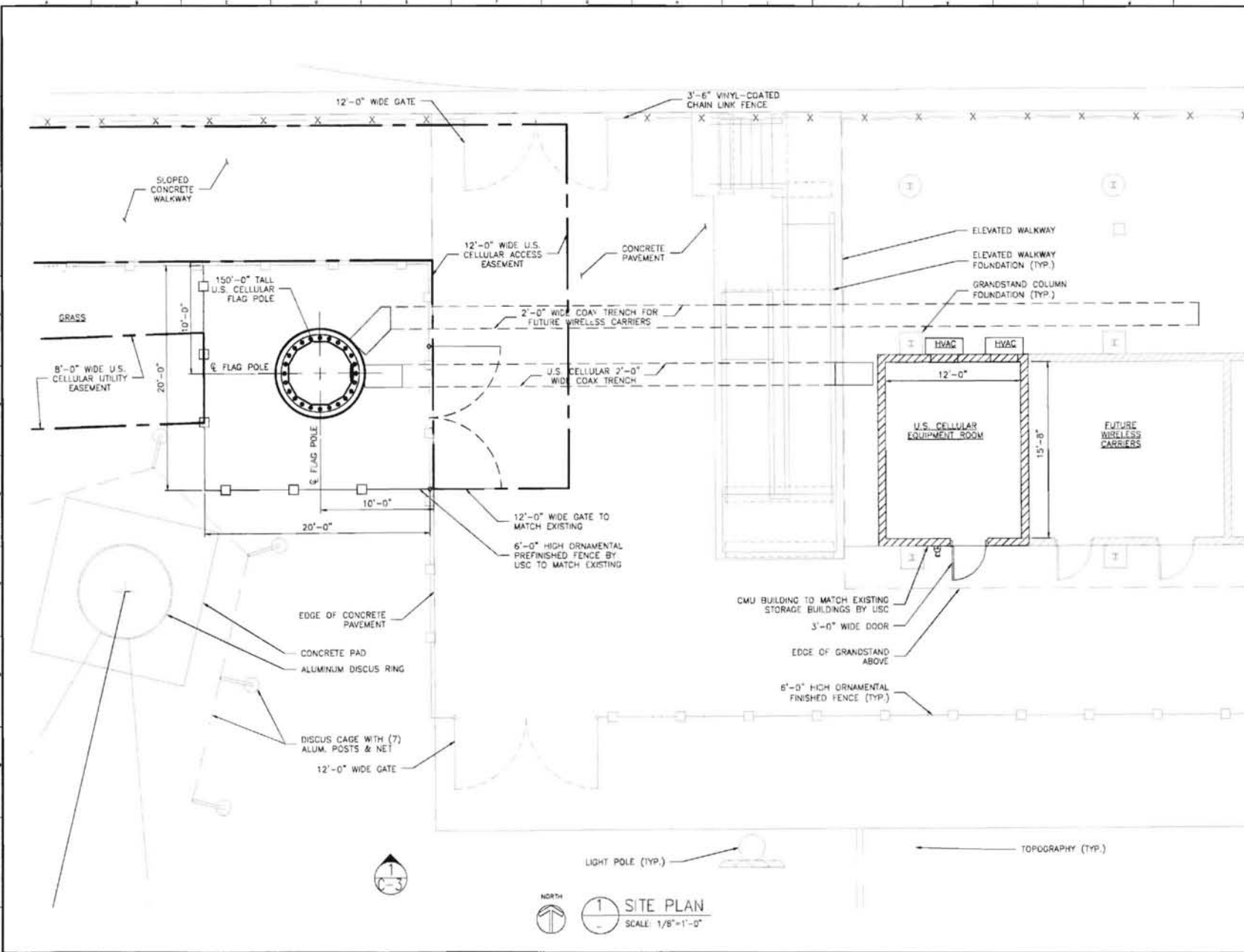
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REV.	DESCRIPTION	DATE

URBANA SCHOOL DISTRICT  
 URBANA SW  
 SITE NUMBER: 8831784  
 1000 S. RACE STREET  
 URBANA, IL 61801

**SITE PLAN**

Project Number	Sheet No. of
Client Project Number	Drawn by
Scale	Checked by
Date	Approved by
Drawing Number	Date

**C-2**



- TOP OF TOWER  
EL: 150'-0"
- U.S. CELLULAR ANTENNAE  
EL: 145'-3"
- U.S. CELLULAR ANTENNAE  
EL: 135'-9"
- ADDITIONAL CARRIERS  
EL: 126'-3"
- ADDITIONAL CARRIER  
EL: 121'-6"



STEALTH SECTION FOR  
ADDITIONAL CARRIERS

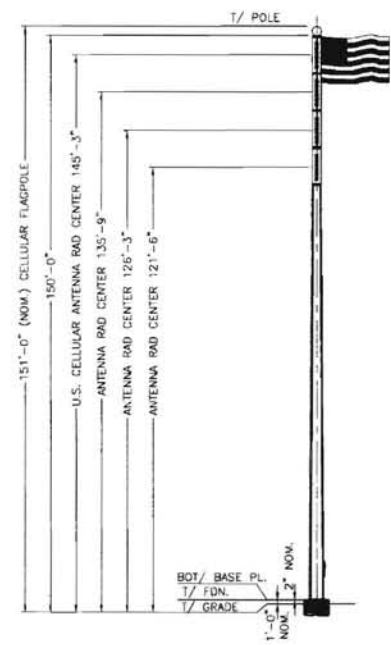
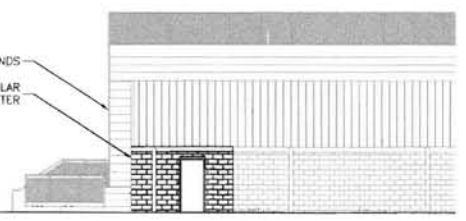
NEW TOWER W/ INTERNALLY  
CONCEALED ANTENNAS. MONOPOLE  
DESIGN AND ANTENNA DESIGN BY  
MANUFACTURER

ORNAMENTAL FENCE TO  
MATCH EXISTING FENCE

SCHOOL GRANDSTANDS  
U.S. CELLULAR  
EQUIPMENT SHELTER

T/ GRADE  
6'-6"  
APPROX.  
FLAGPOLE  
FOUNDATION

1 SOUTH ELEVATION  
SCALE: 1/16"=1'-0"



2 TOWER ELEVATION  
SCALE: 1/32"=1'-0"

**U.S. Cellular**  
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ITASCA, IL 60143  
PH: 630-773-1600  
FAX: 630-773-2684

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CONSULTING ENGINEERS  
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www.kcseng.com

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LICENSED PROFESSIONAL ENGINEER  
SEEMESH M. SETHI  
0062-051290  
STATE OF ILLINOIS

SIGNATURE: *Seemesh M. Sethi*  
DATE: 05/16/11 EXPIRES: 11/30/11

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REV	DESCRIPTION	DATE

URBANA SCHOOL DISTRICT  
URBANA SW  
SITE NUMBER: 8831784  
1002 S. RACE STREET  
URBANA, IL 61801

Drawing Name  
**ELEVATION**

Project Number	Sheet No. 08
Client Project Number	Date: 4/18/11
Scale	Checked by:
Scale	Scale:
Scale	Approved by:
Scale	Date:
Sheeting Number	<b>C-3</b>



R-4

R-6

R-4

B-1

R-2

R-4

R-2

R-2

STEALTH FLAG POLE

R-2

R-2

R-2

E Washington St

S Broadway Ave

W Iowa St

E Iowa St

E Fairlawn Dr

E Hollywood Dr

S Vine St

E Michigan Ave

W Michigan Ave



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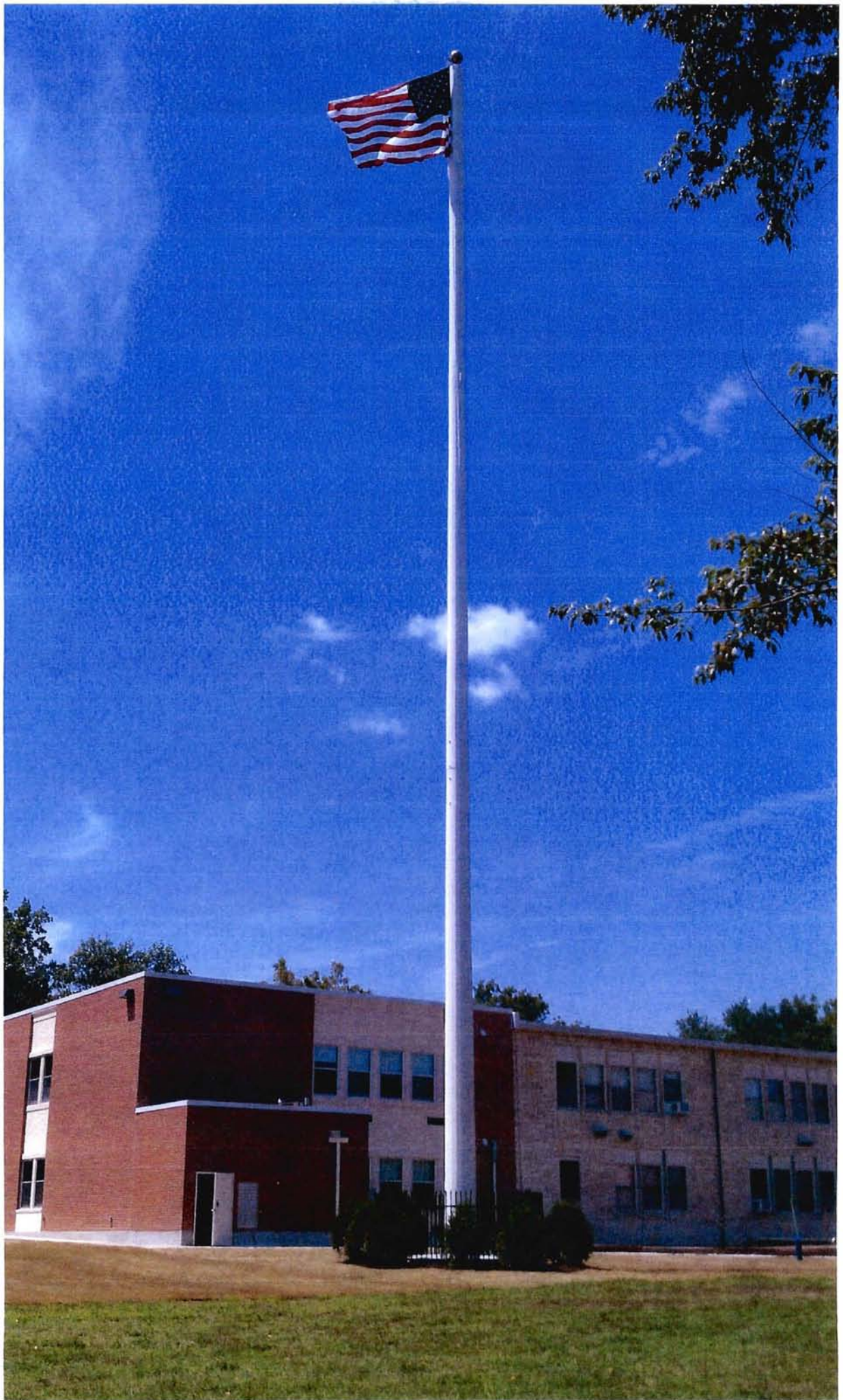
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W 88°12'25.07" N

clon 731 ft

Eye alt 2





**U.S. Cellular**  
 ONE PIERCE PLACE  
 ITASCA, IL 60143  
 PH: 630-773-1600  
 FAX: 630-773-2684

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 CONSULTING ENGINEERS

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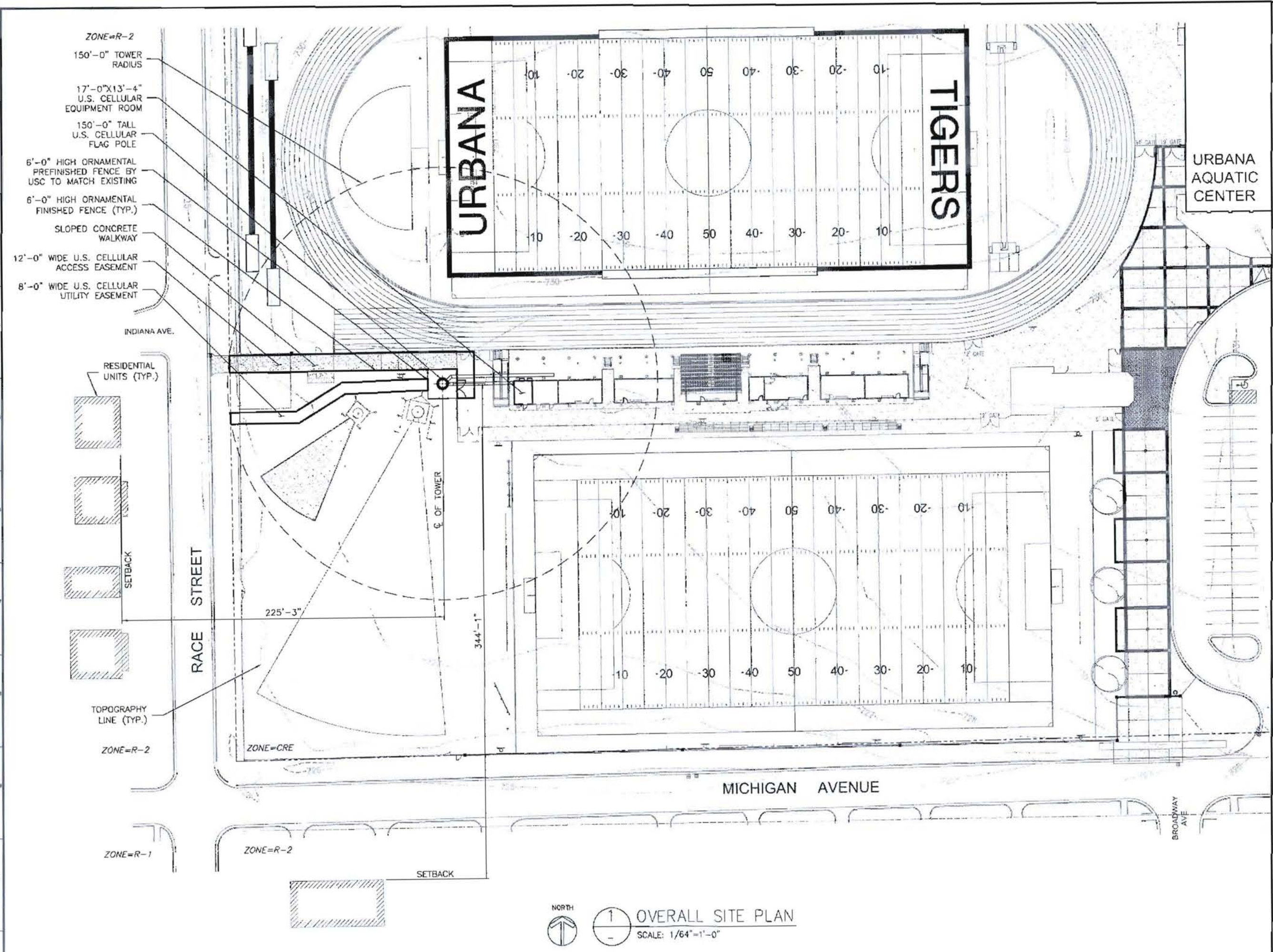
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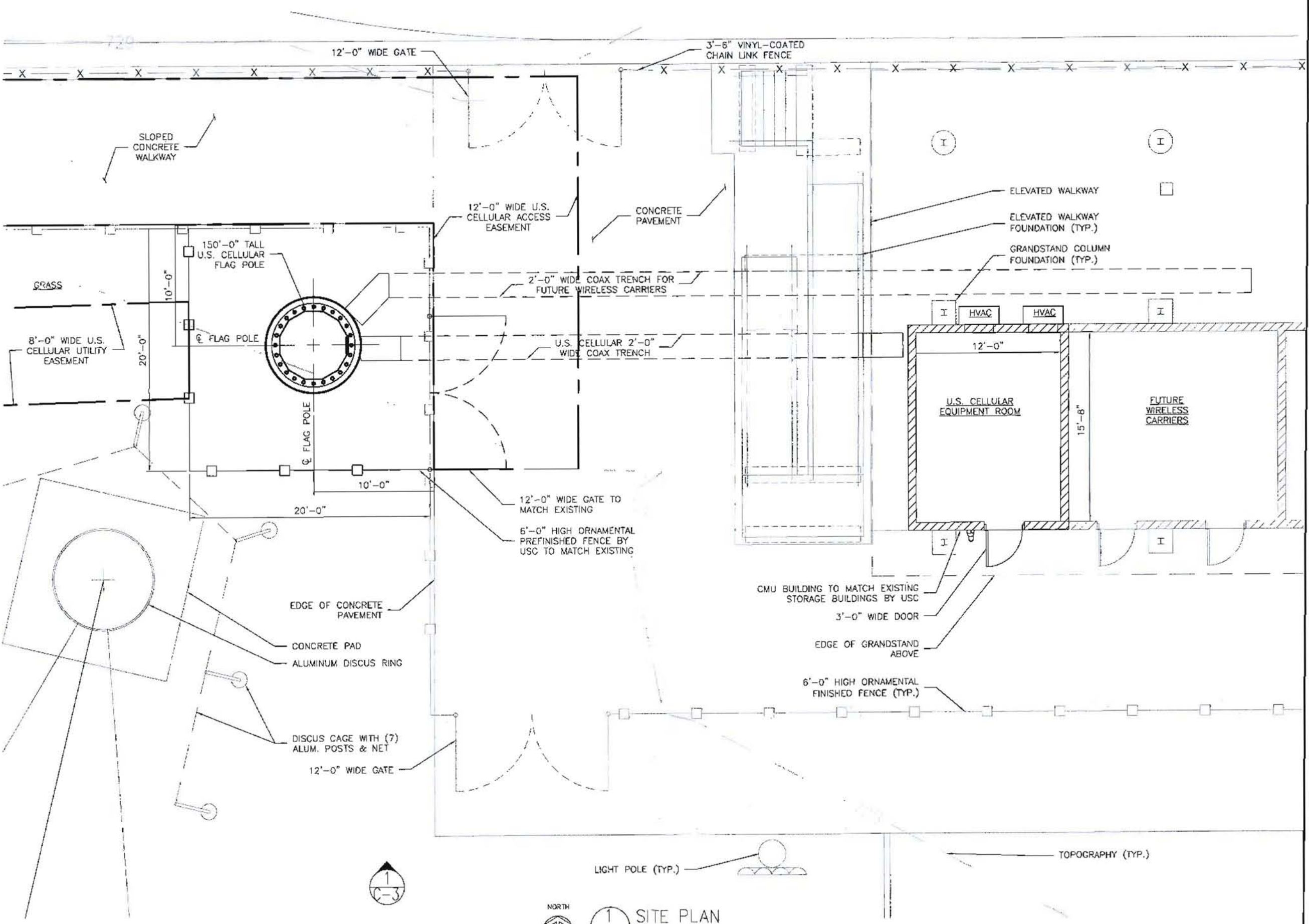
URBANA SCHOOL DISTRICT  
 URBANA SW  
 SITE NUMBER: 8831784  
 1002 S RACE STREET  
 URBANA, IL 61801

**OVERALL SITE PLAN**

Project Number	Drawn by	SM
Client Project Number	Date	5/12/11
Scale	Checked by	
Drawing Number	Approved by	
	Scale	
		C-1



NORTH  
 1 OVERALL SITE PLAN  
 SCALE: 1/64"=1'-0"



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 ONE PIERCE PLACE  
 ITASCA, IL 60143  
 PH. 630-773-1600  
 FAX: 630-773-2684

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SEEMESH M. SETHI  
 #062-051290  
 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

SIGNATURES:  
 DATE: 05/16/11 EXPIRES: 11/30/11

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REV.	DESCRIPTION	DATE

URBANA SCHOOL DISTRICT  
 URBANA SW  
 SITE NUMBER: 8831784  
 1002 S. RACE STREET  
 URBANA, IL 61801

Drawing Title  
**SITE PLAN**

Project Name	Drawn by: SW
Client Project Number	Date: 5/13/11
Scale:	Checked by:
Drawing Number	Date:
	Approved by:
	Date:

C-2

NORTH

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



**U.S. Cellular**  
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 ITASCA, IL 60143  
 PH: 630-773-1600  
 FAX: 630-773-2684

**KCS CORPORATION**  
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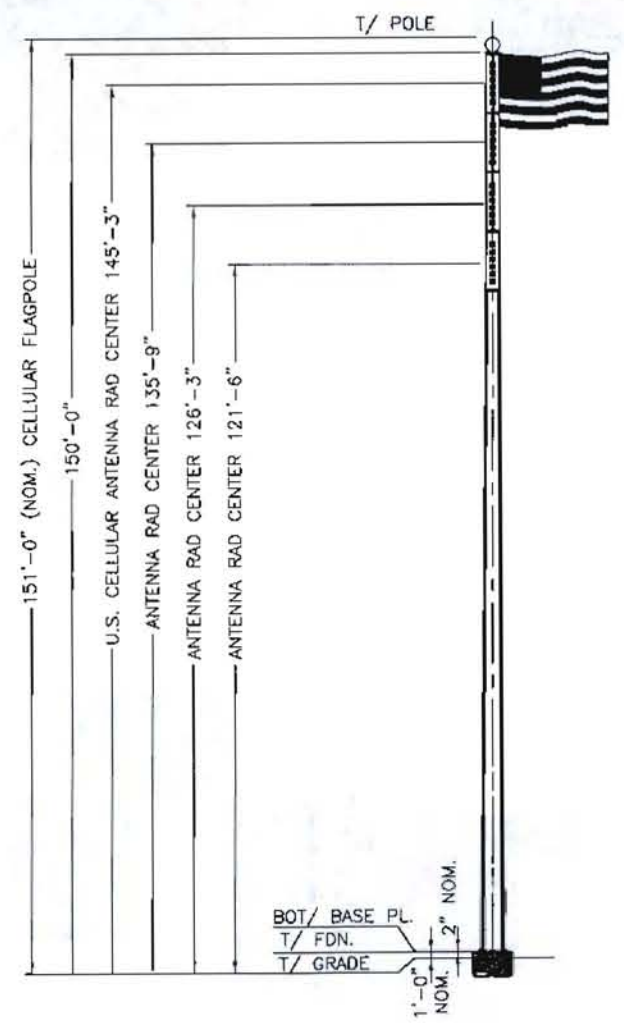
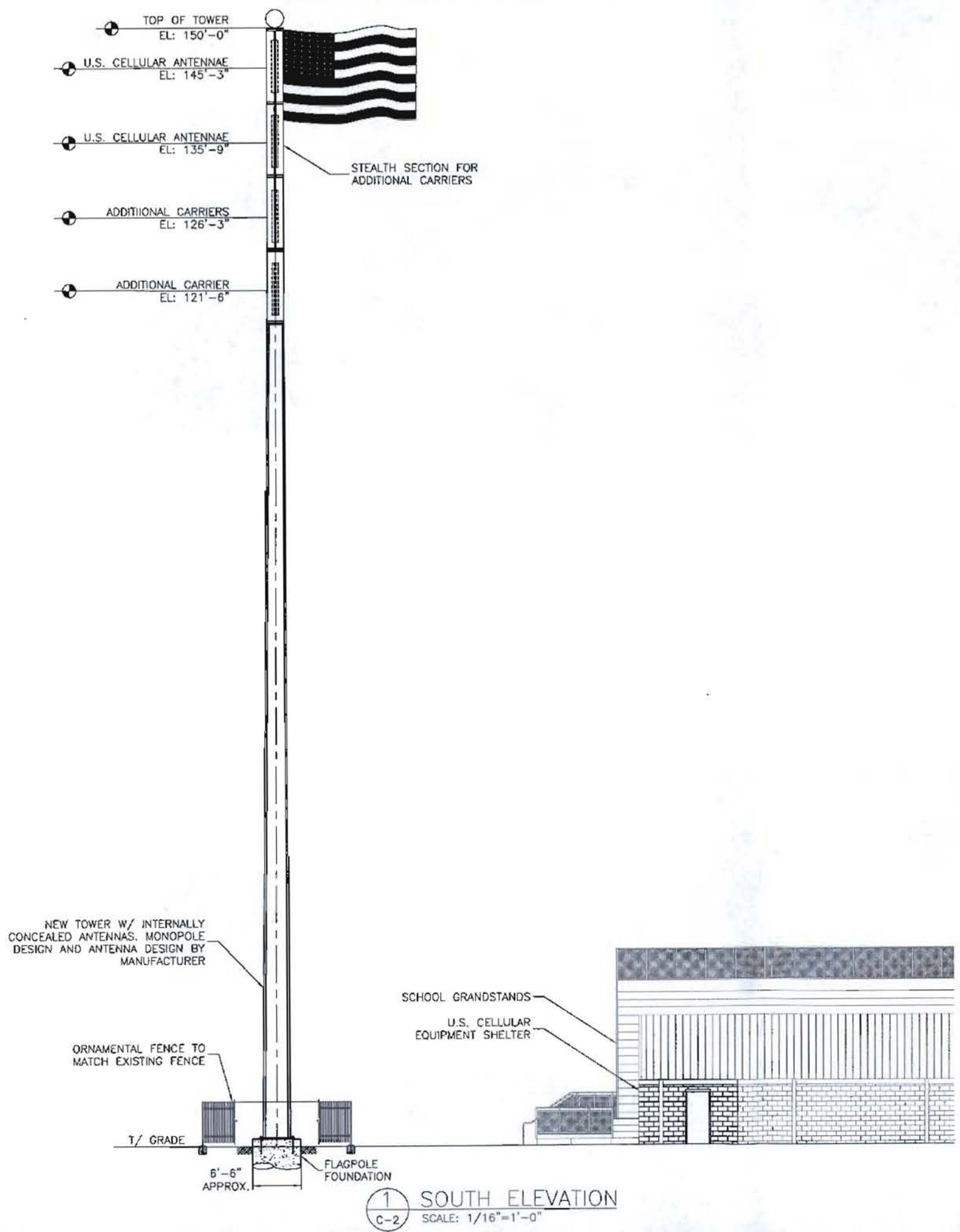
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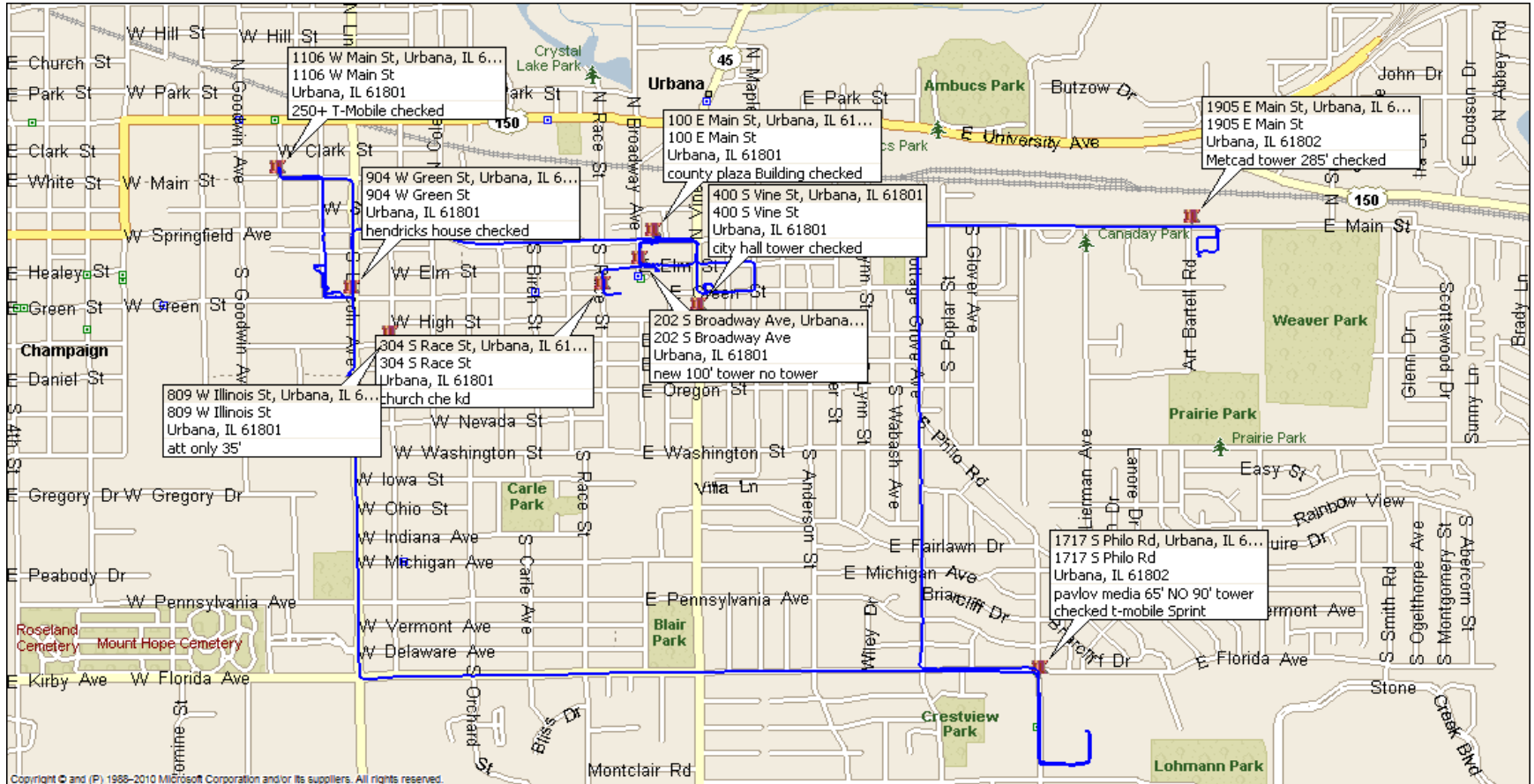
URBANA SCHOOL DISTRICT  
 URBANA SW  
 SITE NUMBER: 8831784  
 1002 S. RACE STREET  
 URBANA, IL 61801

Drawing Title:  
**ELEVATION**

Project Number:	Drawn by: ew
Client Project Number:	Date: 5/13/11
Scale:	Checked by:
Drawing Number:	Appr'd by:
	Date:
<b>C-3</b>	



# Existing Structures That Were 1<sup>st</sup> & 2<sup>nd</sup> Preferred



# United Methodist Church

40 06' 39" – 88 12' 30"

304 South Race Street

Approx. Height 65 ft.



**City Hall Tower**  
**400 South Vine Street**  
**Not structurally capable of more**



**Hendricks House**  
**40 06' 39" - 88 13' 13"**  
**904 Green Street**  
**Approx. Height 140 ft.**



**WILL Tower (With T-Mobile & Sprint)  
40 06' 53" - 88 13' 23" Elev. 728  
1106-1110 West Main Street  
Approx Height 250 ft. with 230 ft.  
available**



**T-Mobile / Sprint Tower**  
**40 05' 47'' - 88 11' 19'' Elev. 769**  
**1717 Philo Avenue**  
**Available Approx 70 ft.**



**Met Cad Towers**  
**40 06' 43'' - 88 11' 03'' Elev. 751**  
**1905 East Main Street**  
**Approx Height Available 220 ft.**  
**Collocation would be very restrictive.**





**Champaign County Courthouse**  
**40 06' 43'' - 88 13' 13'' Elev. 743**  
**101 East Main Street**  
**Height Available Approx. 70 ft.**



# Other Preferred Locations

- Illini Union Warehouse (Monopole Tower)  
509 West Hazelwood Drive
- Blair Park (175 ft. Flag-Pole Tower)  
Race Street & West Florida Avenue
- Blair Park (175 ft. Monopole Tower)  
West Delaware Avenue & South Broadway  
Avenue
- St. John's Neuman Center  
604 East Armory Avenue
- Urbana HS (150 ft. Pole Tower)  
1002 South Race Street