



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

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

**TO:** Mayor Laurel Lunt Prussing

**FROM:** Elizabeth H. Tyler, FAICP, Community Development Director

**DATE:** June 16, 2016

**SUBJECT:** **Plan Case No. 2279-SU-16:** A request by Insight RE, Inc. on behalf of PI Tower Development, LLC. for a Special Use Permit to construct a 95-foot monopole telecommunications tower with antennas and a telecommunications equipment enclosure at 2000 N Cunningham Avenue in Urbana, Illinois.

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**Introduction and Background**

Insight RE, Inc., on behalf of PI Tower Development, LLC, has submitted an application for a Special use Permit to construct a 95-foot monopole cellular tower on a property located at 2000 North Cunningham Avenue. The property is a triangular-shaped lot totaling 0.86 acres and located at the southeast intersection of Cunningham Avenue and Interstate 74 in northern Urbana. It was annexed into the city in 2004 and remains undeveloped except for the existence of an Outdoor Advertising Sign Structure (OASS).

The applicant is seeking to locate the tower on the subject property because of its coverage requirements within the region and the unavailability of nearby towers or tall buildings to provide colocation of antennas. The tower would carry antennas for coverage of Verizon’s cellular network and provide space for possible colocation of other antennas in the future. The site would also house ground equipment in a 1,200 square foot enclosure. The enclosure would be protected by a seven foot chain-link security fence. The tower would be placed 144 feet away from the eastern property line to accommodate the required fall radius distance of 150% of the tower height from any nearby residential zone or use. The tower’s height of 95 feet would require a distance of 142.5 feet away from the Willow Springs Condominiums located immediately to the east.

According to the applicant, Verizon coverage for the northeast part of Urbana is poorly supported, meaning that nearby customers generally experience poor signals. The application states that the proposed tower would allow Verizon users to experience better cellular access, while also allowing other possible companies to colocate their antennas at the subject property in the future. Attached is a diagram of the proposed tower along with its ground equipment and potential additional antennas for colocation.

Pursuant to Section XIII-1.R.1(c) of the Urbana Zoning Ordinance, a Special Use Permit is required for

telecommunications towers within 250 feet of a residential zoning district or use. The City Council shall review and approve, approve with certain conditions, or deny the Special Use Permit application.

At their June 9, 2016, meeting, the Urbana Plan Commission held a public hearing for the Special Use Permit petition to install a telecommunications tower. Commissioners asked for clarification about the tower’s setback from the neighboring properties as well as the structural integrity of the tower design. Staff explained that the tower’s location was compliant with all setback requirements in the Zoning Ordinance. The applicant stated that the tower is designed as required by all state and federal laws and is intended to collapse within a smaller radius of 30 feet in the event of extremely high wind speeds. Commission Member David Trail asked if the tower was necessary for Verizon’s network and questioned the long-term viability of new cellular towers. He also asked questions about Verizon’s different networks and if all of their frequencies would be improved by the proposed tower. The applicant stated that the tower is designed to improve the future network needs of Verizon and other carriers. With a vote of 6 ayes and 1 nay, the Plan Commission voted to forward the case to the Urbana City Council with a recommendation of approval.

### **Adjacent Land Uses, Zoning, and Comprehensive Plan Designations**

With the exception of an OASS, the subject property is vacant and is zoned B-3, General Business. The properties to the east of the site consist primarily of the Willow Springs Condominiums which are located outside the city limits in Champaign County. Willow Springs is zoned with the Champaign County designation of R-3, Two-Family Residence. The property to the south contains a hotel and is also outside of the city with a county zoning designation of B-4, General Business. To the north of the subject property is public right-of-way for US Highway 45 (Cunningham Avenue) and Interstate 74. Across Cunningham Avenue, to the west, is the Eastland Suites Hotel and Conference Center and an automotive repair business. Both properties are zoned B-3, General Business.

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

<b>Location</b>	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Comprehensive Plan Future Land Use</b>
Subject Property	B-3, General Business	Vacant, OASS (Billboard)	Regional Business
North	Public Right-of-Way	Public Right-of-Way (US Highway 45, Interstate 74)	Public Right-of-Way
South	B-3, General Business (City of Urbana); B-4, General Business (Champaign County)	Gas Station, Hotel	Regional Business
East	R-3, Two-Family Residence (Champaign County)	Willow Springs Condominiums	Multi-Family
West	B-3, General Business	Hotel Conference Center, Public Right-of-Way	Regional Business

## Discussion

Section XIII-1.R.1(c) of the Zoning Ordinance states that any proposed new cellular tower must justify its location preference over any publically-owned properties or pre-existing colocation opportunities in the vicinity. The Zoning Ordinance also states that any tower on a B-3 property in close proximity to a residential use must seek a Special Use Permit. The applicant states that Verizon wishes to improve its cellular coverage for the area near Cunningham Avenue and Interstate 74. Because the area is absent of available public land, existing towers, or other tall buildings, the applicant proposes building a new tower to mitigate the coverage gaps for its client as well as for other cellular carriers in the future.

The Zoning Ordinance requires that the applicant provide a number of materials to justify the location preference. A cellular coverage map of the proposed tower and its relationship to other towers in the carrier's network must be provided to justify the need for a tower in that location. Additionally, an inventory of existing towers and nearby sites within a quarter mile of the subject property must validate that no other location is available.

The following zoning requirements relate directly to telecommunication towers, under Section XIII-1.

*Maximum Height and Minimum Setback:* While there is no maximum height for towers in the B-3 district, tower height is limited by the available setback distance from any nearby residential land uses or buildings. Section XIII-1.E.5 of the Zoning Ordinance requires towers to maintain a setback distance of 150% of the tower height from any residential lot or land use. The proposed tower is 95 feet tall and would need to be at least 142.5 feet away from any residential lots. The proposed tower is 144 feet from the eastern property line adjacent to the nearby condominiums. The tower is 87 feet from the southern property line and approximately 200 feet away from the nearby hotel to the south. Towards the west, the tower is set back 116 feet from Cunningham Avenue. The closest structure from the west to the subject property's property line is 296 feet. There are no other buildings within 142.5 feet to the north or west of the proposed tower.

The applicant has also provided a letter from the tower's engineer stating that the structure is designed to collapse in a radius of 30 feet, well below the fall radius required in the Zoning Ordinance. The tower's height and location is adequate for the fall radius and public safety of the property. The tower's location and setbacks have also been designed to allow further commercial development on the eastern portion of the site.

*Tower Separation Distance:* The applicant must provide evidence that no other towers or tall buildings within 1,500 feet of the subject property are available for colocation of antennas. The applicant has shown that no towers are close enough to colocate an antenna.

*Colocation:* Applicants for telecommunication towers must show that no reasonable alternatives exist for colocation on an existing tower in the area or for placement of an antenna on an existing building.

*Aesthetics:* The application is for a self-supporting monopole tower, approximately eight feet in diameter at the base and tapering to a narrower width at the top. It would be 95 feet tall at its highest point when factoring in the antennas and lightning rod. The tower would have a triangular mounting platform at the top to hold the antennas with the capacity for three more platforms and antennas below it. At the surface grade would be a six-foot tall equipment cabinet to service the cellular antenna with an enclosure surrounding it and the tower. The enclosure includes space for more cabinets to service any collocated

antennas that are later installed. The attached site plan indicates an access road with a gravel surface. The Plan Commission recommended that a condition be included with the Special Use Permit that the road be paved with an approved surface as required in Section VIII-3.2 of the Zoning Ordinance

*Landscaping:* Sections XIII-1.H.2 and XIII-1.R.7 of the Zoning Ordinance require that towers, ground equipment, and enclosures be screened with a four-foot wide vegetative buffer at least six feet tall to prevent views of the tower compound from nearby properties. It is recommended that a vegetative landscaping plan be included with the site plan as a condition for the Special Use Permit as its visual impact would not be minimal.

*Security Fencing:* The tower and ground equipment are required to be enclosed by security fencing that is at least six feet tall with anti-climbing devices according to Section XIII-1.R.6 of the Zoning Ordinance. The proposed tower calls for chain link fencing of seven feet in height with barbed wiring on top.

*Lighting:* The Zoning Ordinance prohibits towers from being artificially lit unless required by the Federal Aviation Administration (FAA). No safety lights are required for the proposed tower because it is not taller than 200 feet.

Overall, the applicant has demonstrated a need for a cellular tower in the area to improve the coverage for its client as well as to provide colocation for other carriers. The tower location is on a vacant property but would still allow for other development to be accommodated on-site. The location of the tower would be minimally obtrusive to the north and west as the site is bordered by public right-of-ways. Installation of the recommended screening buffers would reduce the visual impact of the tower to the residential and commercial areas to the east and south. With the added special use permit conditions for screening and safety, the tower should be a benefit to cellular communication without being overly detrimental to the public welfare.

## **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:

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

The applicant states that the proposed tower would improve cellular communication for a major carrier and potentially three other major carriers. The improved cellular connection for Verizon and other carriers would benefit nearby residents, businesses, and transportation along a major interstate.

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

The applicant states that the tower will be designed and constructed to meet applicable governmental and industry safety standards. More specifically, the tower will comply with all regulations from the Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) for its design, construction, and operation. In addition, the tower must obtain a building permit from the City's Building Safety division and meet all applicable building code regulations.

Because the applicant did not submit any landscaping plan or screening materials for the ground equipment, staff and the Plan Commission recommended that these items be included as a condition for approval to reduce visual impacts as viewed from the nearby residential and commercial uses.

*3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

The proposed tower appears to meet the requirements set forth in Section XIII-1 of the Zoning Ordinance with regard to development regulations for telecommunication facilities. The proposed location is necessary for the applicant because of the need for coverage and absence of any pre-existing tower or tall structure to collocate an antenna. The tower will also create the opportunity for collocation of other antennas. The overall cellular coverage of the region would be improved with the location of a tower in the northern part of the city.

## **Summary of Findings**

1. The applicant, Insight RE, Inc. on behalf of PI Tower Development, LLC. has applied for a Special Use Permit to construct a 95-foot monopole telecommunications tower with antennas and telecommunications equipment enclosure at 2000 N. Cunningham Avenue.
2. The Zoning Ordinance requires a Special Use Permit for new towers located within 250 feet of a residential use.
3. The Zoning Ordinance requires documented justification for the location of a new tower to justify that Champaign-Urbana's existing telecommunications infrastructure and other sites can not accommodate the cellular carrier's new antenna.
4. The applicant has submitted an application with a site plan and tower design that is appropriately set back from residential uses, designed for collocation of other antennas, and accommodates future development on the site.
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.
6. In order to make the tower minimally obtrusive to nearby residents, a vegetative landscaping plan is recommended as a condition of approval to screen the tower at the grade level.
7. The tower location is conducive to the public convenience at that location by improving cellular coverage while minimally impacting the nearby area.
8. The tower is designed, located, and proposed to be operated so that it will not be unreasonably injurious, detrimental to its location or the public welfare.
9. At their June 9, 2016 meeting, the Urbana Plan Commission voted with 6 ayes and 1 nay to forward Plan Case 2279-SU-16 to the Urbana City Council with a recommendation of approval along with attached conditions of a paved surface road, a submitted landscaping plan, general

site plan compliance, compliance with all applicable government regulations, and removal mandate in the event of a tower abandonment.

## Options

The Urbana City Council has the following options for Plan Case No. 2279-SU-16:

1. Vote for **approval** of the Special Use Permit without additional conditions; or
2. Vote for **approval** of the Special Use Permit with additional conditions; or
3. Vote for **denial** of the Special Use Permit.

## Recommendation

At their June 9, 2016 meeting the Urbana Plan Commission voted with six ayes and one nay to forward Plan Case 2279-SU-2000 to the City Council with a recommendation of **APPROVAL** for the Special Use Permit with the following conditions:

1. The tower and equipment conform generally to the site plan submitted with the application.
2. The proposed access road shall be paved with an approved surface as defined in the Zoning Ordinance.
3. The tower and related utility equipment shall be appropriately screened with landscaping vegetation as required in Section XIII-1.R.7 of the Zoning Ordinance, subject to the approval of a submitted landscaping plan by the Zoning Administrator.
4. 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.
5. 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 & Existing Land Use Map
- B. Zoning Map
- C. Future Land Use Map
- D. Application
- E. Site Plan
- F. Site Photos
- G. Cellular Coverage Map
- H. Applicant's Tower Inventory and Location Assessment
- I. Colocation Intent Letter
- J. Letter on Structural Safety Design of Tower
- K. FAA Determination of No Hazard to Air Travel Letter

**ORDINANCE NO. 2016-06-048**

**An Ordinance Approving a Special Use Permit**

(Special Use Permit to allow construction of a 95-foot monopole telecommunications tower with antennas and a telecommunications equipment enclosure in the B-3, General Business Zoning District - Plan Case No. 2279-SU-16 / 2000 North Cunningham Avenue - Insight RE, Inc. on behalf of PI Tower Development)

WHEREAS, Insight RE, Inc. on behalf of PI Tower Development, LLC. has petitioned the City for approval of a Special Use Permit to allow a telecommunications tower with antennas and an equipment enclosure in the B-3, General Business Zoning District; and

WHEREAS, the Urbana Zoning Ordinance requires a Special Use Permit for any tower proposed on a B-3, General Business Zoning District property within 250 feet of a residential use; and

WHEREAS, the Urbana Zoning Ordinance requires documented justification for the location of a new tower to demonstrate that Champaign-Urbana's existing telecommunications infrastructure and other sites can not accommodate the cellular carrier's new antenna; and

WHEREAS, the proposed use is conducive to the public convenience at this location by improving cellular coverage while minimally impacting the nearby area; and

WHEREAS, the tower is designed, located, and proposed to be operated so that it will not be unreasonably injurious, detrimental to its location or the public welfare; and

WHEREAS, the proposed development is consistent with the development regulations for non-residential properties in the B-3 Zoning District and preserves the essential character of the district in which it shall be located; and

WHEREAS, after due publication. the Urbana Plan Commission held a public hearing on June 9, 2016 and voted with 6 ayes and 1 nay to forward

Plan Case 2279-SU-16 to the Urbana City Council with a recommendation to approve the request for a Special use Permit, subject to the conditions specified in Section 1 herein; and

WHEREAS, approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section XIII-1 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

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

Section 1. A Special Use Permit is hereby approved to allow construction of a 95-foot monopole telecommunications tower in the B-3, General Business Zoning District with the following conditions:

1. The tower and equipment conform generally to the site plan submitted with the application.
2. The proposed access road shall be paved with an approved surface as defined in the Zoning Ordinance.
3. The tower and related utility equipment shall be appropriately screened with landscaping vegetation as required in Section XIII-1.R.7 of the Zoning Ordinance, subject to the approval of a submitted landscaping plan by the Zoning Administrator.
4. 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.
5. 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.

Legal Description:

Lot 1 of Ohnstad Commercial Subdivision No. 1, as per plat recorded August 16, 2004 as Document No. 2004R26137, in Champaign County, Illinois.



PIN: 91-21-04-352-029, Address: 2000 North Cunningham Avenue

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the City Council. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

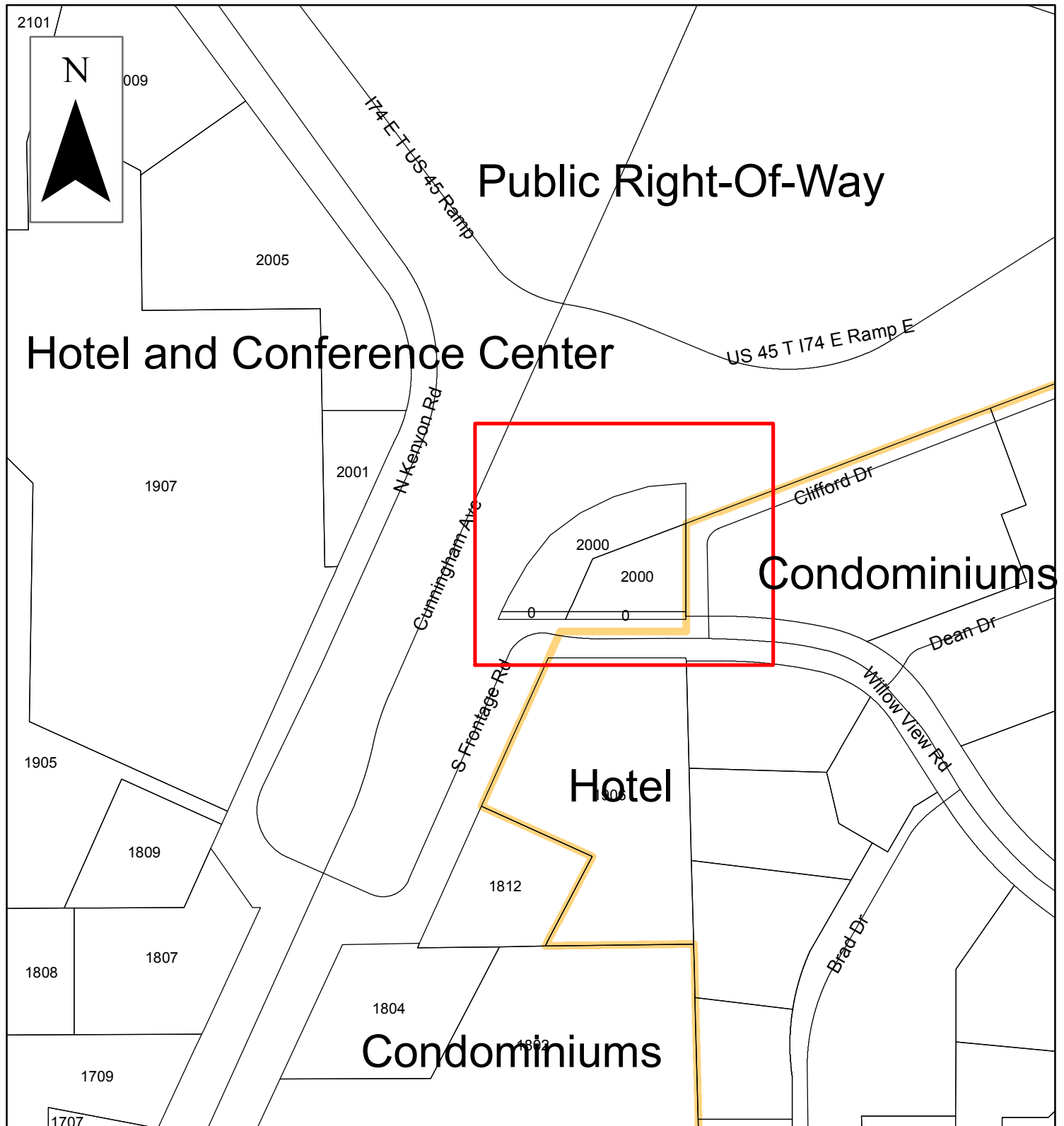
**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

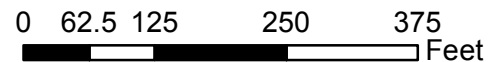
I certify that on the \_\_\_ day of \_\_\_\_\_, 2016, the City Council of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled "An Ordinance Approving a Special Use Permit (Special Use Permit to allow construction of a 95 foot monopole telecommunications tower with antennas and a telecommunications equipment enclosure in the B-3, General Business Zoning District - Plan Case No. 2279-SU-16 / 2000 North Cunningham Avenue - Insight RE, Inc. on behalf of PI Tower Development)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

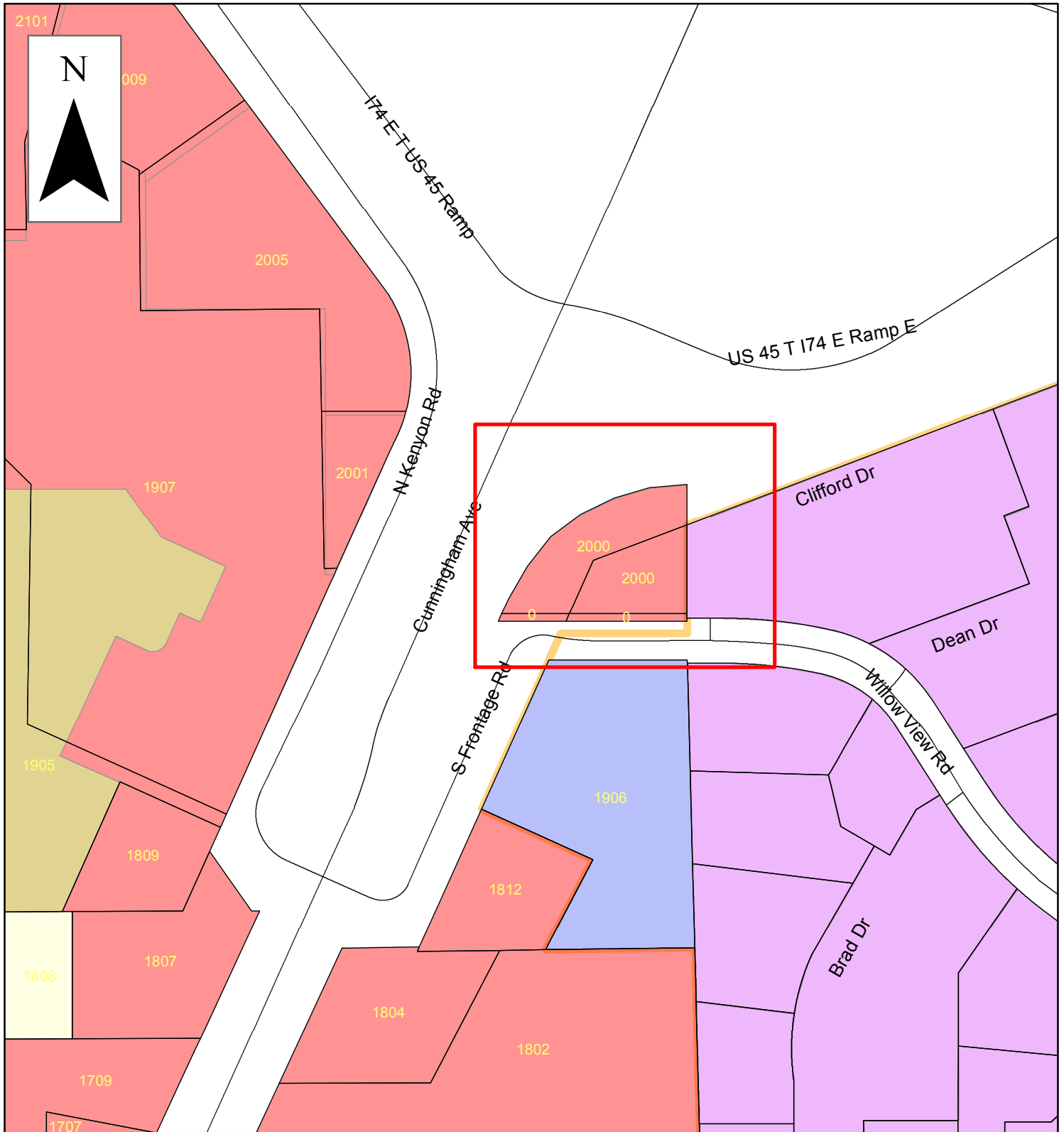
# Exhibit A: Location and Existing Land Use Map



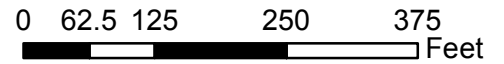
Case: Plan Case 2079-SU-16  
Subject: Special Use Permit - Cell Tower  
Location: 2000 North Cunningham  
Petitioners: Insight RE, INC.



# Exhibit B: Zoning Map

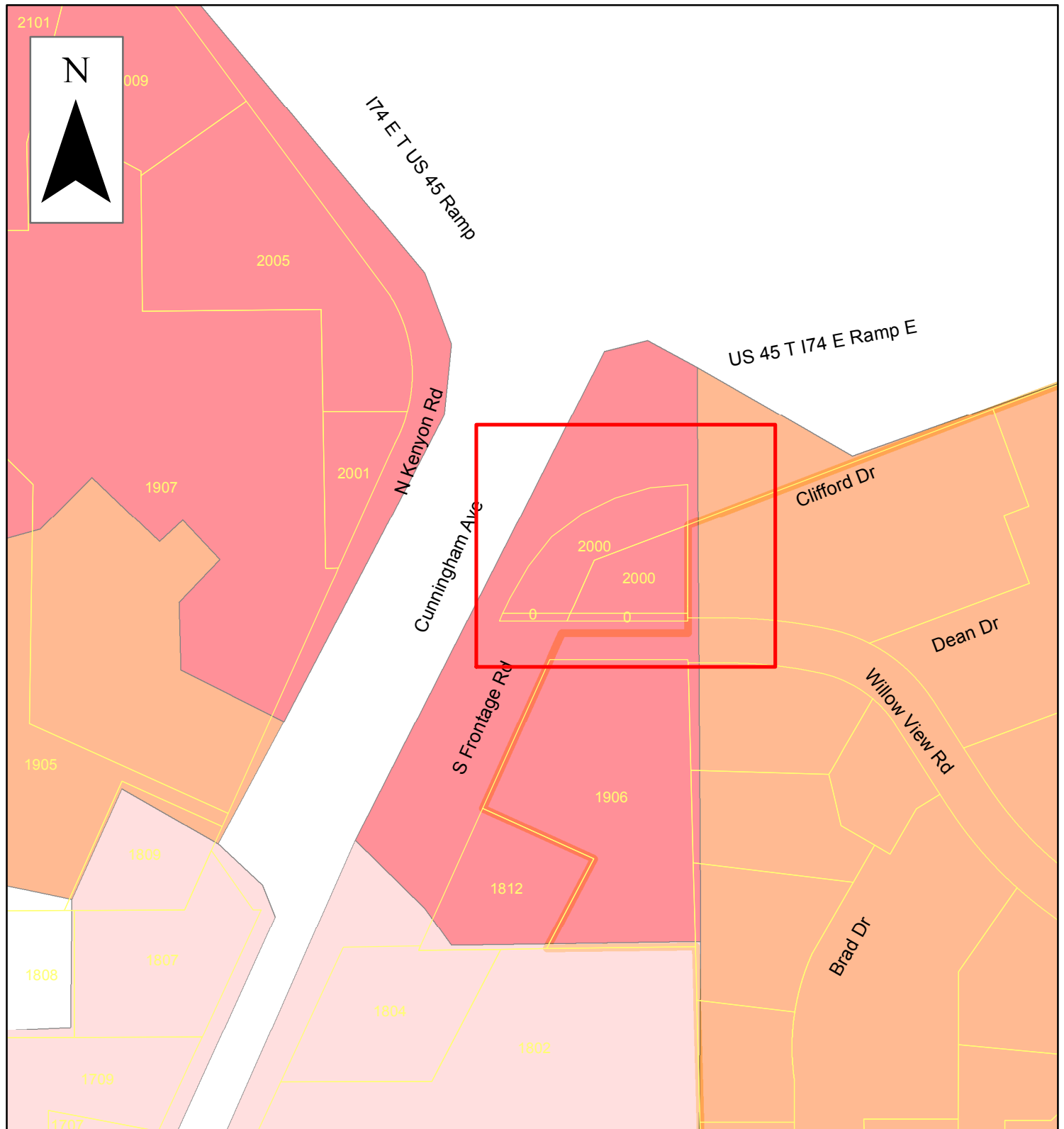


Case: Plan Case 2079-SU-16  
Subject: Special Use Permit - Cell Tower  
Location: 2000 North Cunningham  
Petitioners: Insight RE, Inc.

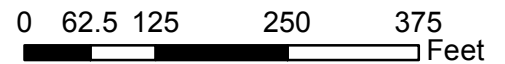


- B-4
- R-3
- B3
- R1
- R4

# Exhibit C: Future Land Use Map



Case: Plan Case 2079-SU-16  
Subject: Special Use Permit - Cell Tower  
Location: 2000 North Cunningham  
Petitioners: Insight RE, Inc.



- Multi-Family Residential
- Regional Business
- Community 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 \_\_\_\_\_ Plan Case No. \_\_\_\_\_  
Fee Paid - Check No. \_\_\_\_\_ Amount \_\_\_\_\_ Date \_\_\_\_\_

### 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 XIII -1, Q of the Urbana Zoning Ordinance to allow *(Insert proposed use)* a 90' monopole cell tower on the property described below.

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Jack Voltz, Insite RE, Inc., as an agent for PI Tower Development, LLC. Phone: 630-981-7053  
Address (street/city/state/zip code): 15660 Midwest Road, Suite 140, Oakbrook Terrace, IL 60181  
Email Address: voltz@insite-inc.com

#### 2. PROPERTY INFORMATION

Address/Location of Subject Site: 2000 North Cunningham Avenue, Urbana, IL 61802  
PIN # of Location: 91-21-04-352-029  
Lot Size: Parent parcel area is 37,299 square feet. Leased premises for 90' monopole will be 3,600 square feet.  
Current Zoning Designation: B-3  
Current Land Use (vacant, residence, grocery, factory, etc): Vacant, undeveloped  
Proposed Land Use: PI Tower Development, LLC will construct a 90' monopole cell tower within a 60'x60' lease area.

Legal Description: \_\_\_\_\_  
Lot 1 of Ohnstad Commercial Subdivision No. 1, as per plat recorded August 16, 2004 as Document No. 2004 R26137, in Champaign County, Illinois. Commonly known as 2000 N. Cunningham, Urbana, Illinois.

### 3. CONSULTANT INFORMATION

Name of Architect(s): Terra Consulting Group, LTD Phone: 847-698-6400

Address (street/city/state/zip code): 600 Busse Highway, Park Ridge, IL 60068

Email Address: joelm@terra ltd.com

Name of Engineers(s): Terra Consulting Group, LTD. Phone: 847-698-6400

Address (street/city/state/zip code): 600 Busse Highway, Park Ridge, IL 60068

Email Address: joelm@terra ltd.com

Name of Surveyor(s): Williams and Werks Phone: 616-224-1500

Address (street/city/state/zip code): 549 Ottawa Ave NW, Grand Rapids, MI 49503

Email Address:

Name of Professional Site Planner(s): Terra Consulting Group, LTD Phone: 847-698-6400

Address (street/city/state/zip code): 600 Busse Highway, Park Ridge, IL 60068

Email Address: joelm@terra ltd.com

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.

The proposed 90' monopole will host Verizon Wireless as the anchor tenant, and will be designed to accommodate at least two additional wireless carriers. The antennas on the monopole will improve the coverage of Verizon's, and hopefully other carriers' customers up and down North Cunningham Avenue, as well as within the nearby residential areas.

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 proposed tower will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, the applicant will comply with FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. Moreover, no material noise, glare, smoke, debris, traffic flow, or any other nuisance will be generated by the proposed facility.

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 proposed monopole meets the applicable requirements set forth for telecommunications facilities ~~not~~ in section XIII-1.2 of the Urbana Zoning Ordinance. The proposed use is consistent with the spirit and intent of the zoning code, which recommends siting new towers that encourage collocation in nonresidential zoning districts, should all existing telecommunications facilities be disqualified for collocation.

**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.

 as an agent for PI Tower Development, LLC  
Applicant's Signature

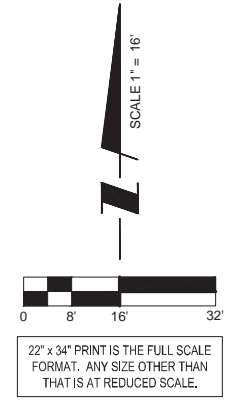
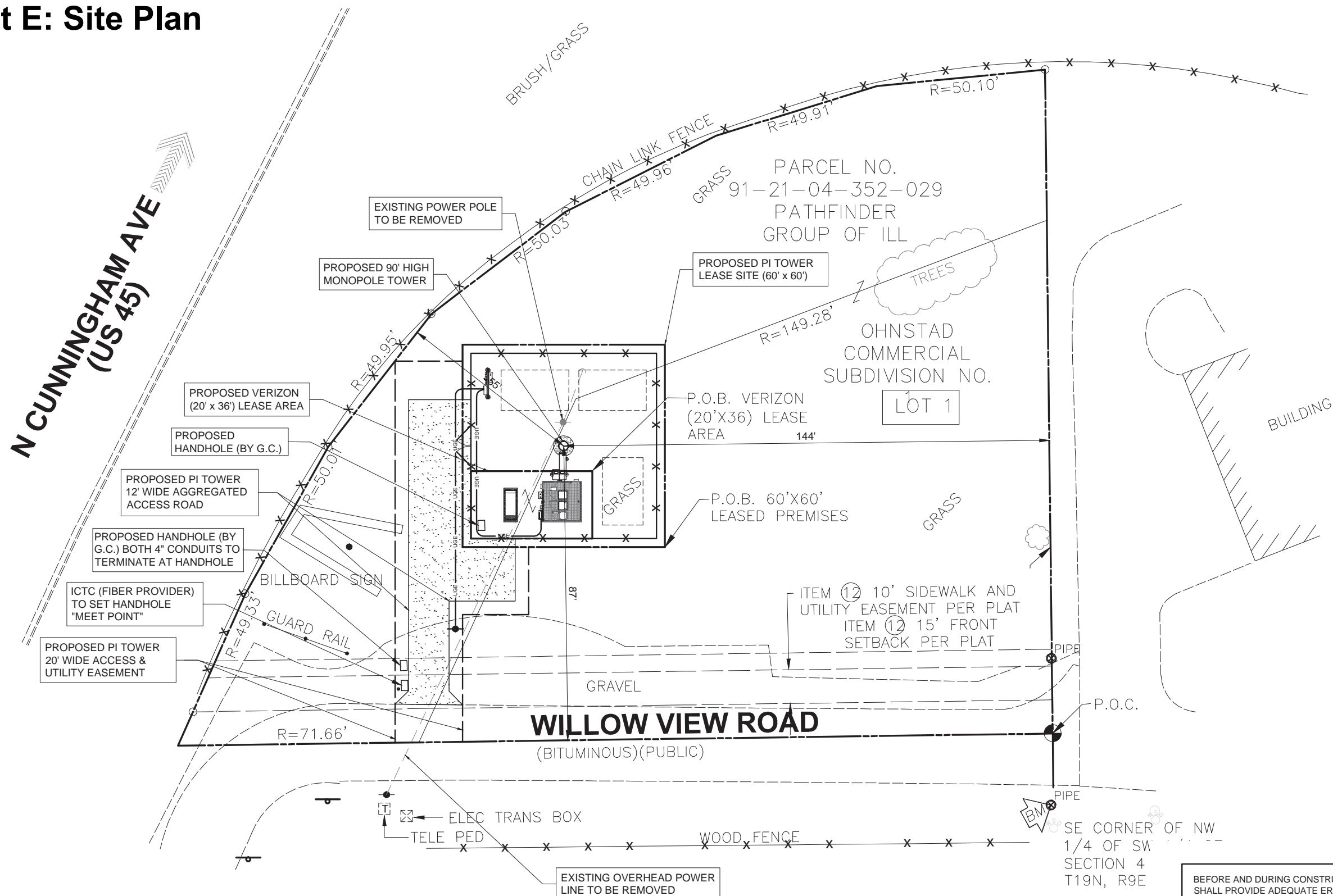
05/16/2016  
Date

**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



# Exhibit E: Site Plan



PI TELECOM  
INFRASTRUCTURE  
V, LLC



NO.	DESCRIPTION	DATE	BY	ZON	MT	MAP	JTM	BTE
1.	ISSUED FOR REVIEW	11/18/15			01/08/16			
2.	ISSUED PER FIBER COORDINATION	02/18/16			02/18/16			
3.	UPDATE PER POWER COMPANY COMMENTS	03/22/16						
4.	UPDATE PER CLIENT COMMENTS	04/27/16						

LOC. # 380227  
URBANA  
COUNTRY CLUB

2000 N CUNNINGHAM AVE  
URBANA, IL 61807

DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	11/18/15
PROJECT #:	85-007

SHEET TITLE  
LOCATION PLAN

SHEET NUMBER  
LP

OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR

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

SURVEY PROVIDED BY:

616.224.1500 phone . 616.224.1501 facsimile  
549 Ottawa Ave NW . Grand Rapids, MI 49503

BM#1) ELEV. 727.37'  
FOUND REBAR AT THE SOUTHEAST CORNER OF PROPERTY

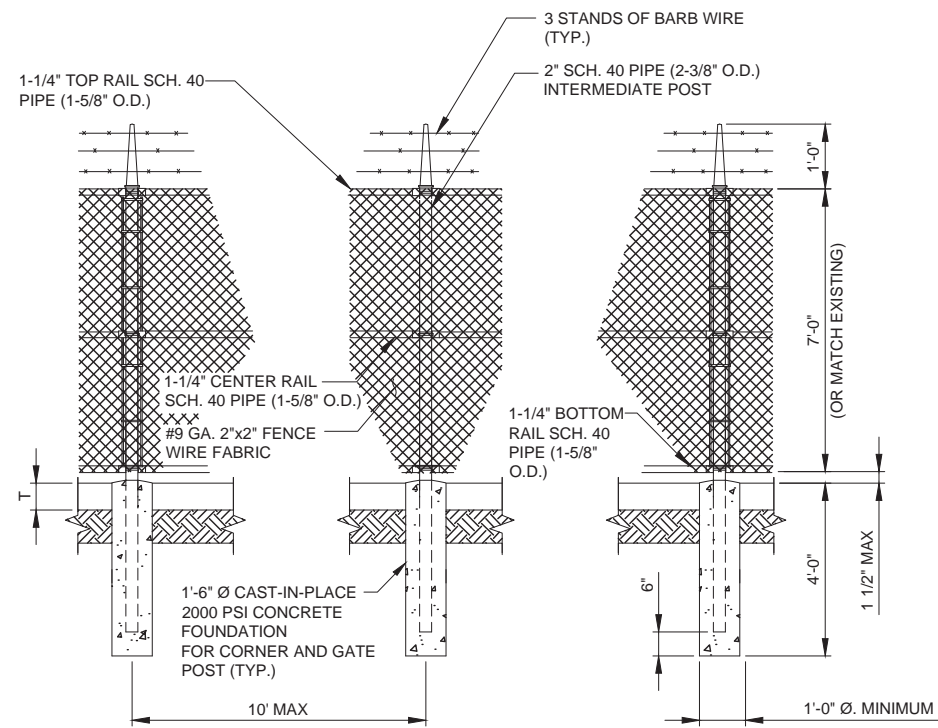
CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

1 LOCATION PLAN  
SCALE: 1" = 16'-0"

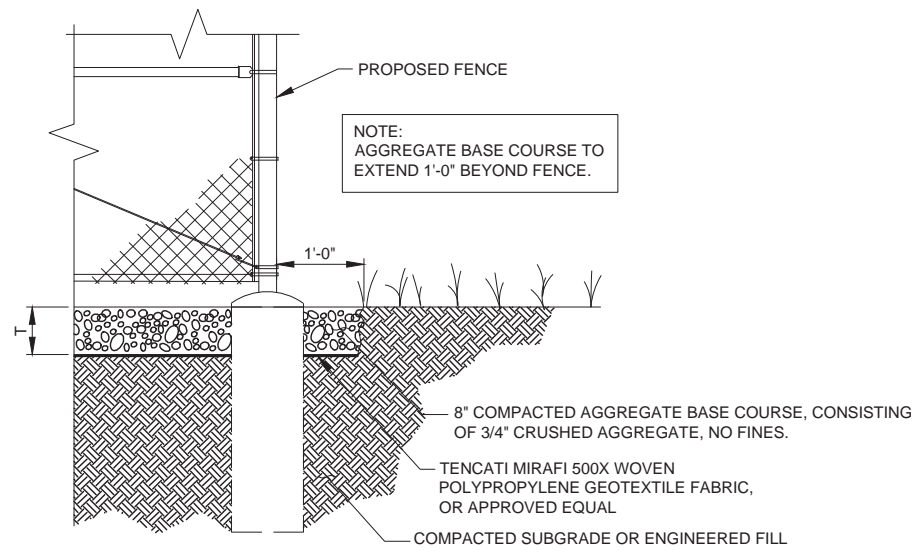
THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

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

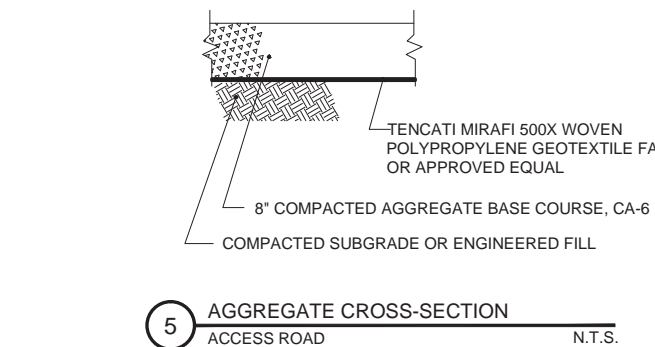
CONTRACTOR TO PROVIDE APPROXIMATE 100'x100' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.



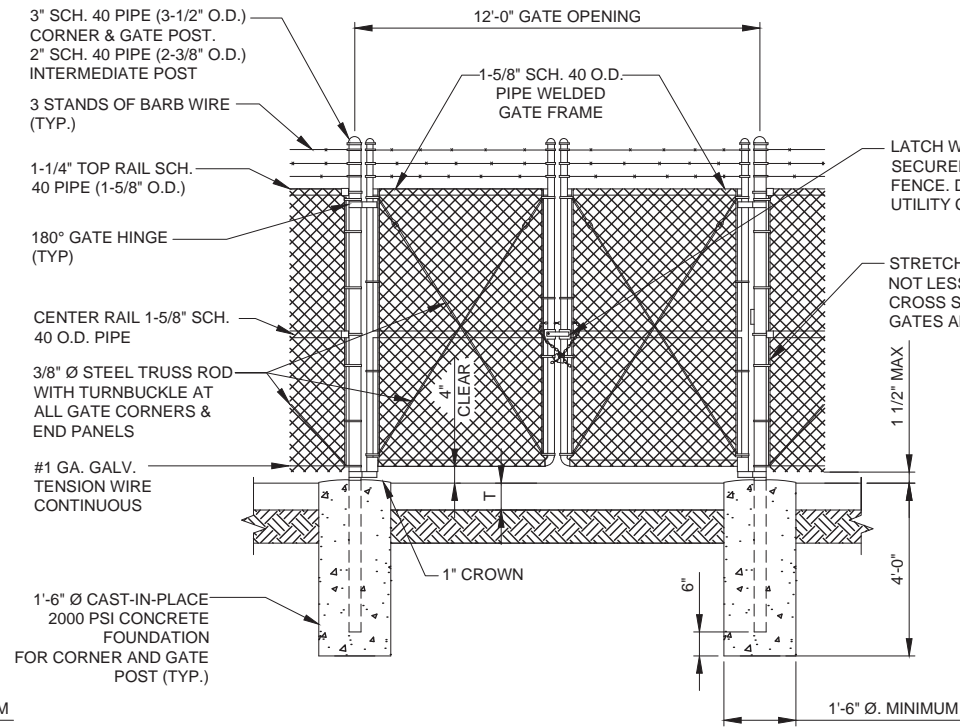
**1 FENCE POST DETAILS**  
N.T.S.



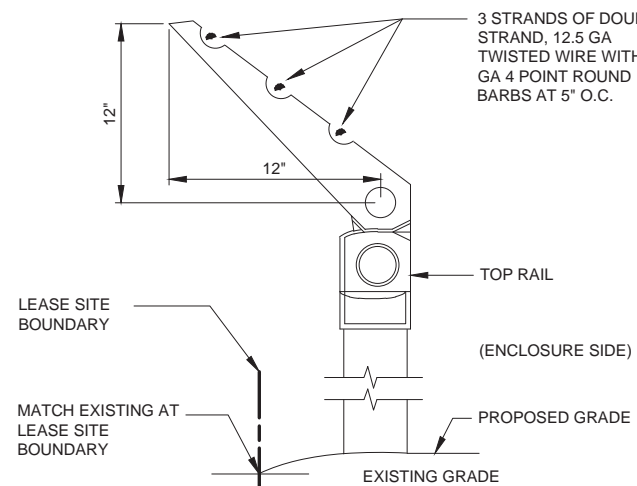
**4 AGGREGATE CROSS-SECTION**  
N.T.S.



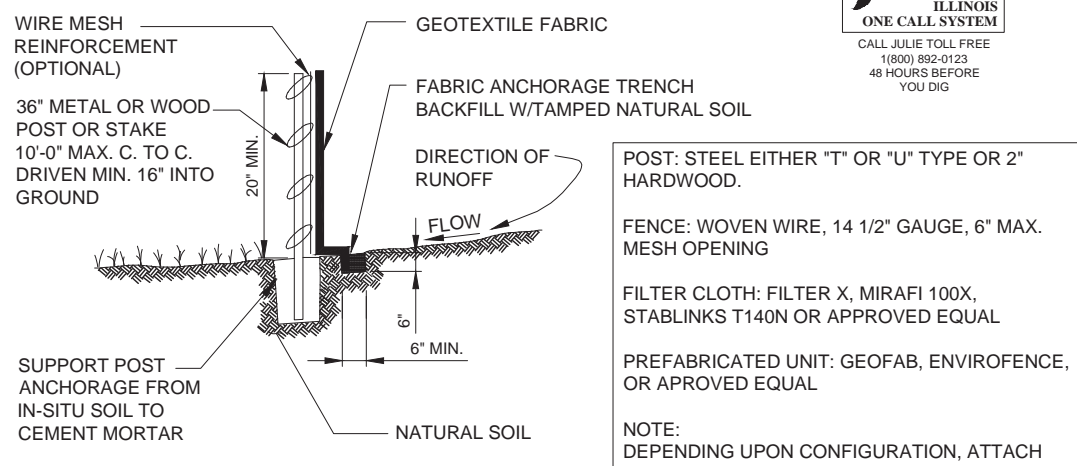
**5 AGGREGATE CROSS-SECTION**  
ACCESS ROAD N.T.S.



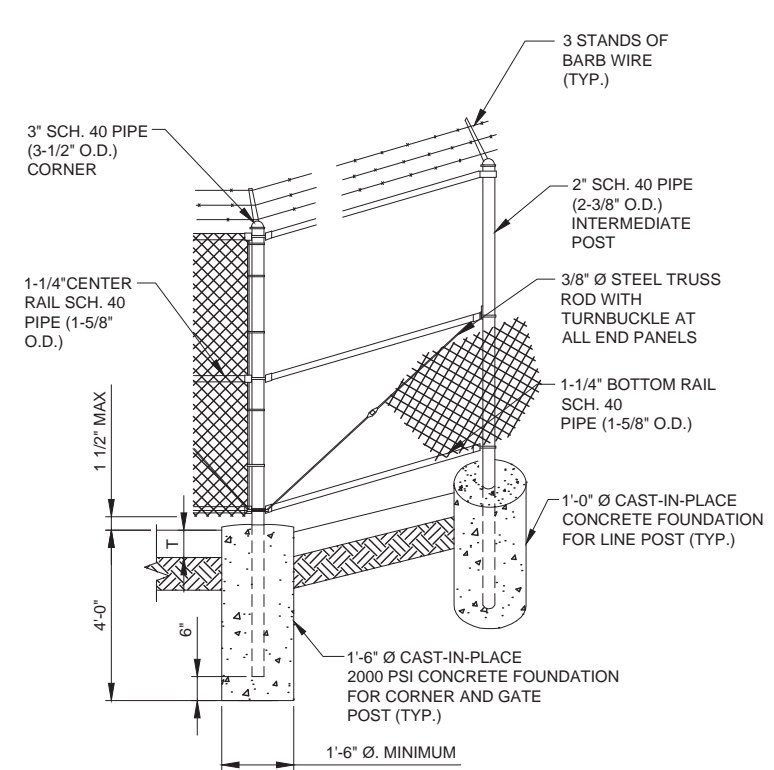
**2 12'-0\"/>**



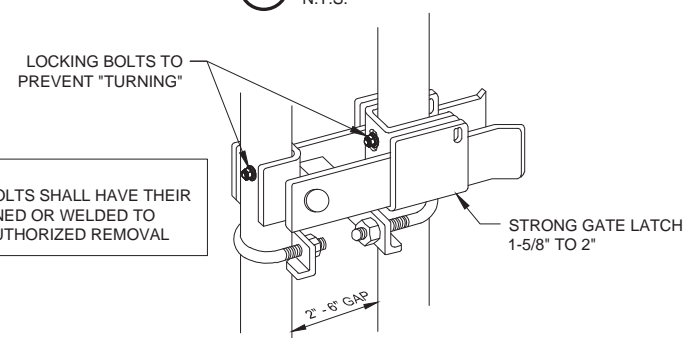
**6 BARBED WIRE DETAIL**  
N.T.S.



**8 EROSION CONTROL SILT FENCE DETAIL**  
N.T.S.



**3 CORNER POST DETAIL**  
N.T.S.



**7 STRONG ARM GATE LATCH DETAIL**  
N.T.S.

OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR

**Julie**  
ILLINOIS  
ONE CALL SYSTEM  
CALL JULIE TOLL FREE  
1(800) 892-0123  
48 HOURS BEFORE  
YOU DIG

**GENERAL NOTES**

1) G.C. IS RESPONSIBLE TO PAY AND SCHEDULE THIRD PARTY INSPECTIONS FOR BOTH TOWER AND BUILDING FOUNDATIONS. VZW GETS COPIES AT CLOSE OUT.

COPIES OF THE REPORT ARE ISSUED TO THE CONTRACTOR FOR CONVENIENCE ONLY. THE REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS. NEITHER THE OWNER NOR THE ENGINEER/ARCHITECT GUARANTEE THE ACCURACY OR VALIDITY OF THE DATA CONTAINED THEREIN, NOR DO THEY ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S USE OR INTERPRETATION OF THE DATA CONTAINED THEREIN.

GEOTEXTILE PARAMETERS		
PROPERTY	MINIMUM VALUE (a)	TEST METHOD
GRAB STRENGTH	180 LBS.	ASTM D-4632-91
PUNCTURE STRENGTH	75 LBS.	ASTM D-4833-88
BURST STRENGTH	290 LBS.	ASTM D-3786
TRAPEZOIDAL TEAR	50 LBS.	ASTM D-4571-87

(a) ALL VALUES REPRESENT MINIMUM ROLL VALUES

**NOTES:**  
THE FABRIC SHOULD BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. INTERSECTIONS OF SHEETS MUST BE SOWN OR SUFFICIENTLY OVERLAPPED (AT LEAST 24 INCHES) OR AS SPECIFIED BY THE MANUFACTURER). THE GEOTEXTILE SHEETS SHOULD ALSO BE PLACED TAUT TO REDUCE WRINKLES OR FOLDS. CARE MUST BE EXERCISED TO PREVENT PHYSICAL DAMAGE OF THE GEOTEXTILE PRIOR TO, DURING AND AFTER INSTALLATION. UTILITIES SHOULD BE INSTALLED BEFORE PLACING THE FABRIC.

**PI TELECOM  
INFRASTRUCTURE  
V, LLC**

**TERRA**  
CONSTRUCTION SERVICES, LLC  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401

NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	11/18/15	ZCN
2.	ISSUED PER FIBER COORDINATION	01/08/16	MT
3.	UPDATE WITH NEW ECR	02/18/16	MAP
4.	UPDATE PER POWER COMPANY COMMENTS	03/22/16	JTM
5.	UPDATE PER CLIENT COMMENTS	04/27/16	BTE

**LOC. # 380227**

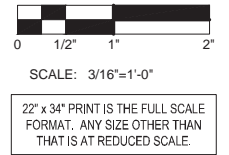
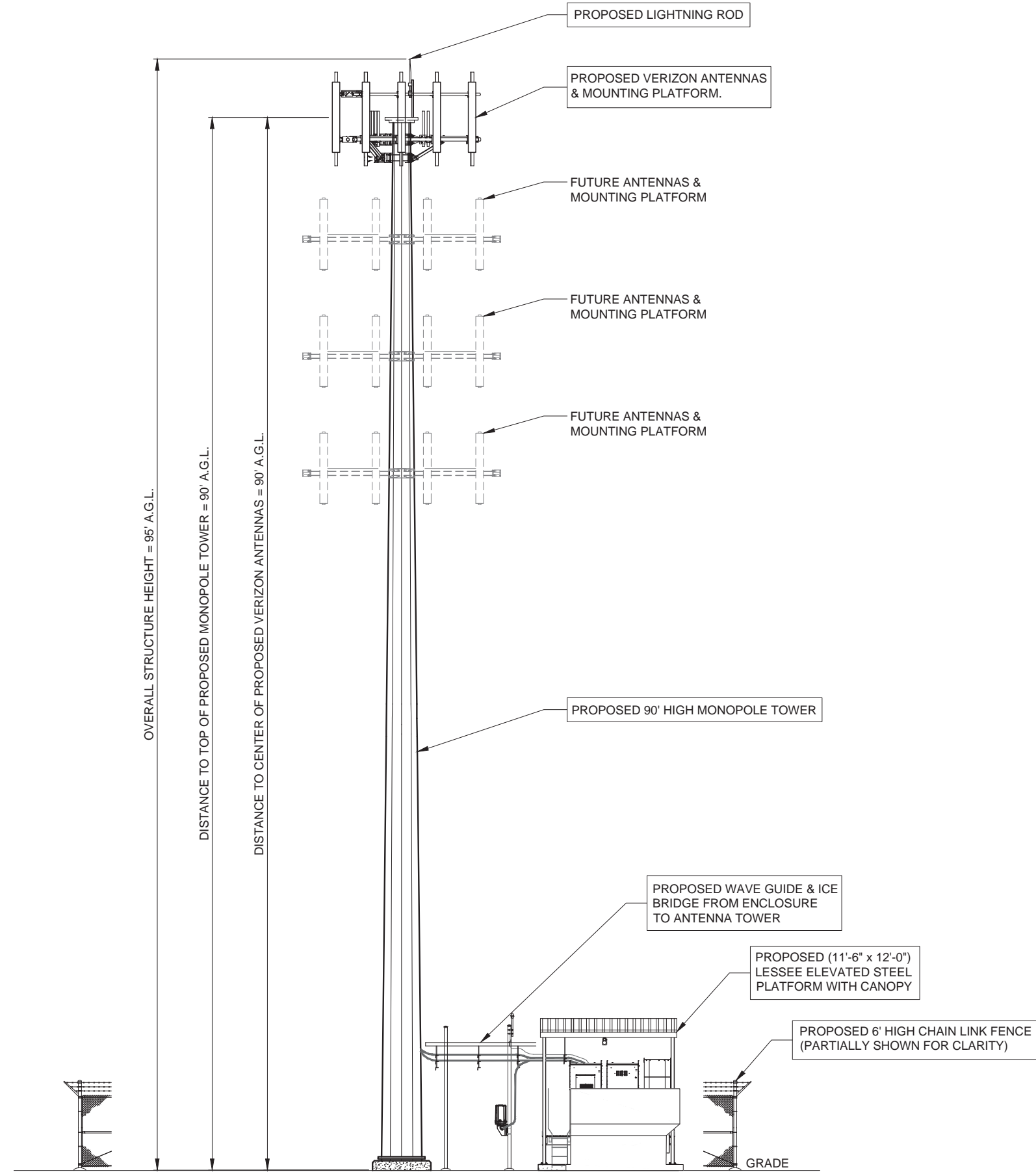
**URBANA  
COUNTRY CLUB**

2000 N CUNNINGHAM AVE  
URBANA, IL 61807

DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	11/18/15
PROJECT #:	85-007

SHEET TITLE  
**FENCE DETAILS**

SHEET NUMBER  
**C-3**



**PI TELECOM  
INFRASTRUCTURE  
V, LLC**



NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	11/18/15	ZCN
2.	ISSUED PER FIBER COORDINATION	01/08/16	MT
3.	UPDATE WITH NEW ECR	02/18/16	MAP
4.	UPDATE PER POWER COMPANY COMMENTS	03/22/16	JTM
	UPDATE PER CLIENT COMMENTS	04/27/16	BTE

**LOC. # 380227**

**URBANA  
COUNTRY CLUB**

2000 N CUNNINGHAM AVE  
URBANA, IL 61807

DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	11/18/15
PROJECT #:	85-007

SHEET TITLE  
**SITE ELEVATION**

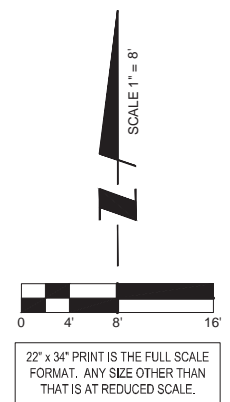
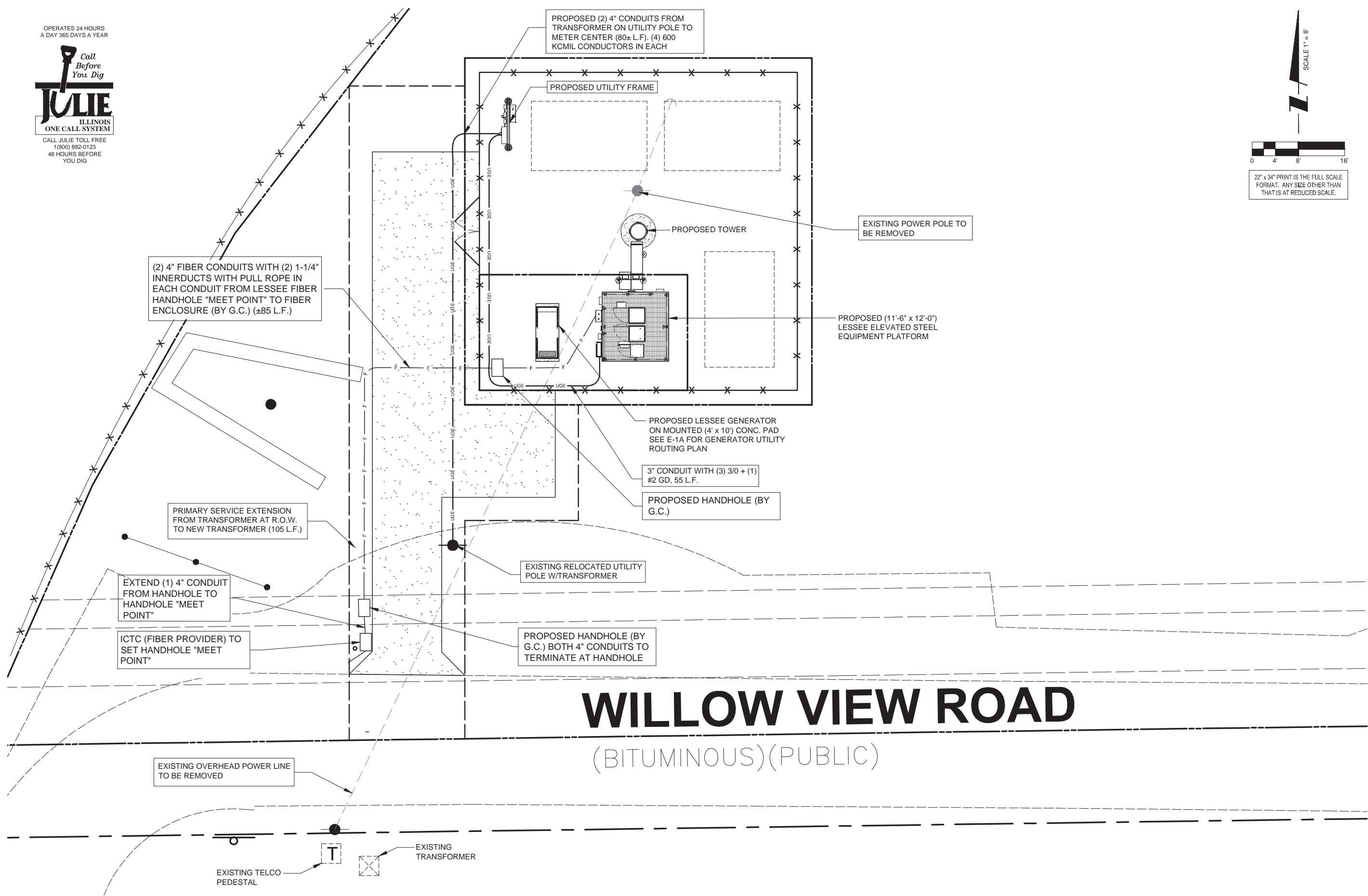
SHEET NUMBER  
**ANT-1**

**1** SITE ELEVATION  
SCALE: 3/16" = 1'-0"

OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR



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



PI TELECOM  
INFRASTRUCTURE  
V, LLC



REVISIONS		NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REVIEW	11/18/15	ZCN		
2.	ISSUED PER FIBER COORDINATION	01/08/16	MT		
3.	UPDATE WITH NEW ECR	02/18/16	MAP		
4.	UPDATE PER POWER COMPANY COMMENTS	03/22/16	JTM		
5.	UPDATE PER CLIENT COMMENTS	04/27/16	BTE		

LOC. # 380227  
URBANA  
COUNTRY CLUB

2000 N CUNNINGHAM AVE  
URBANA, IL 61807

DRAWN BY:	ZCN
CHECKED BY:	TAZ
DATE:	11/18/15
PROJECT #:	85-007

SHEET TITLE  
UTILITY ROUTING PLAN

SHEET NUMBER  
**E-1**

# WILLOW VIEW ROAD

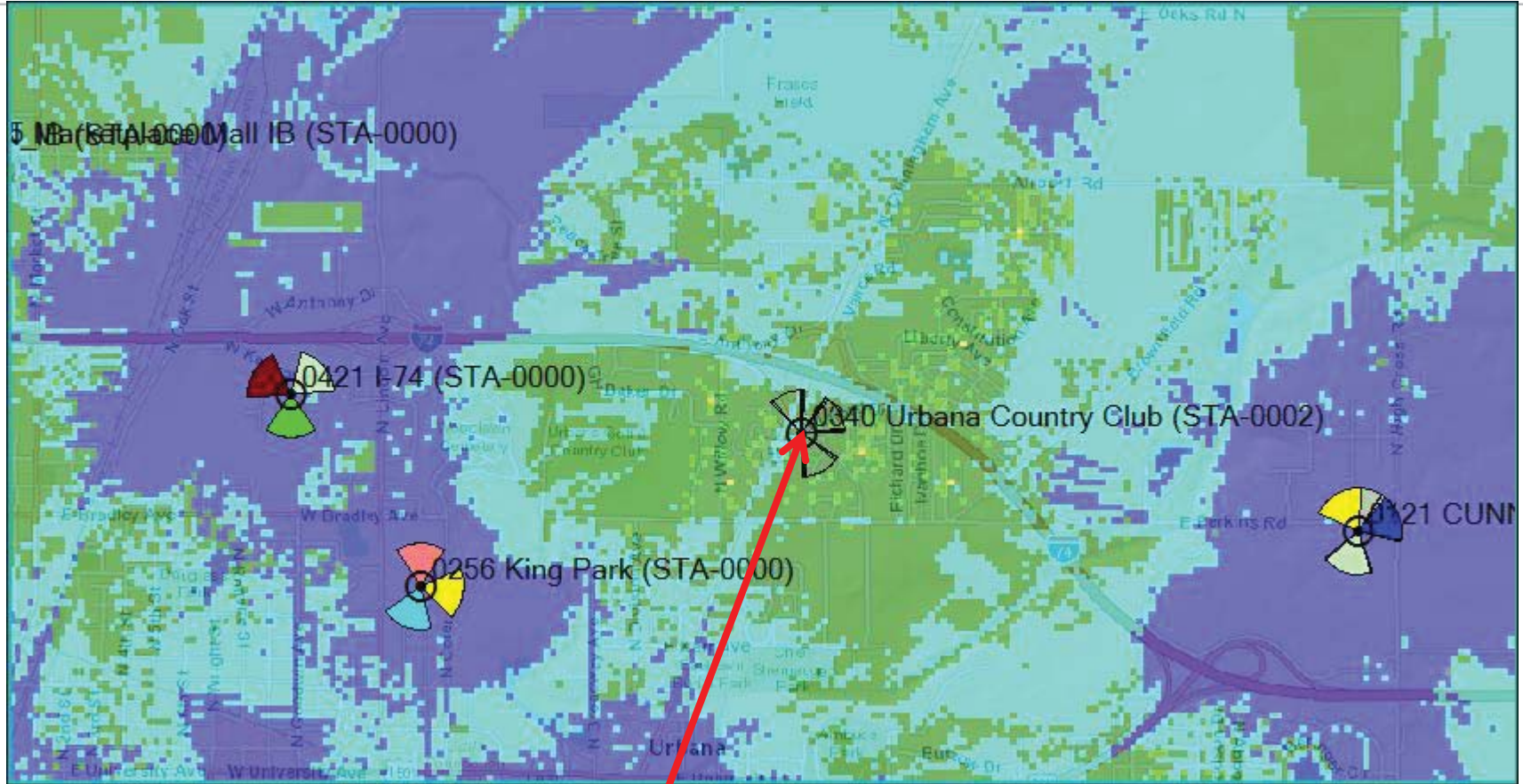
(BITUMINOUS)(PUBLIC)

## Exhibit F: Site Photos





# Exhibit G: Cellular Coverage Map With-out Proposed Site



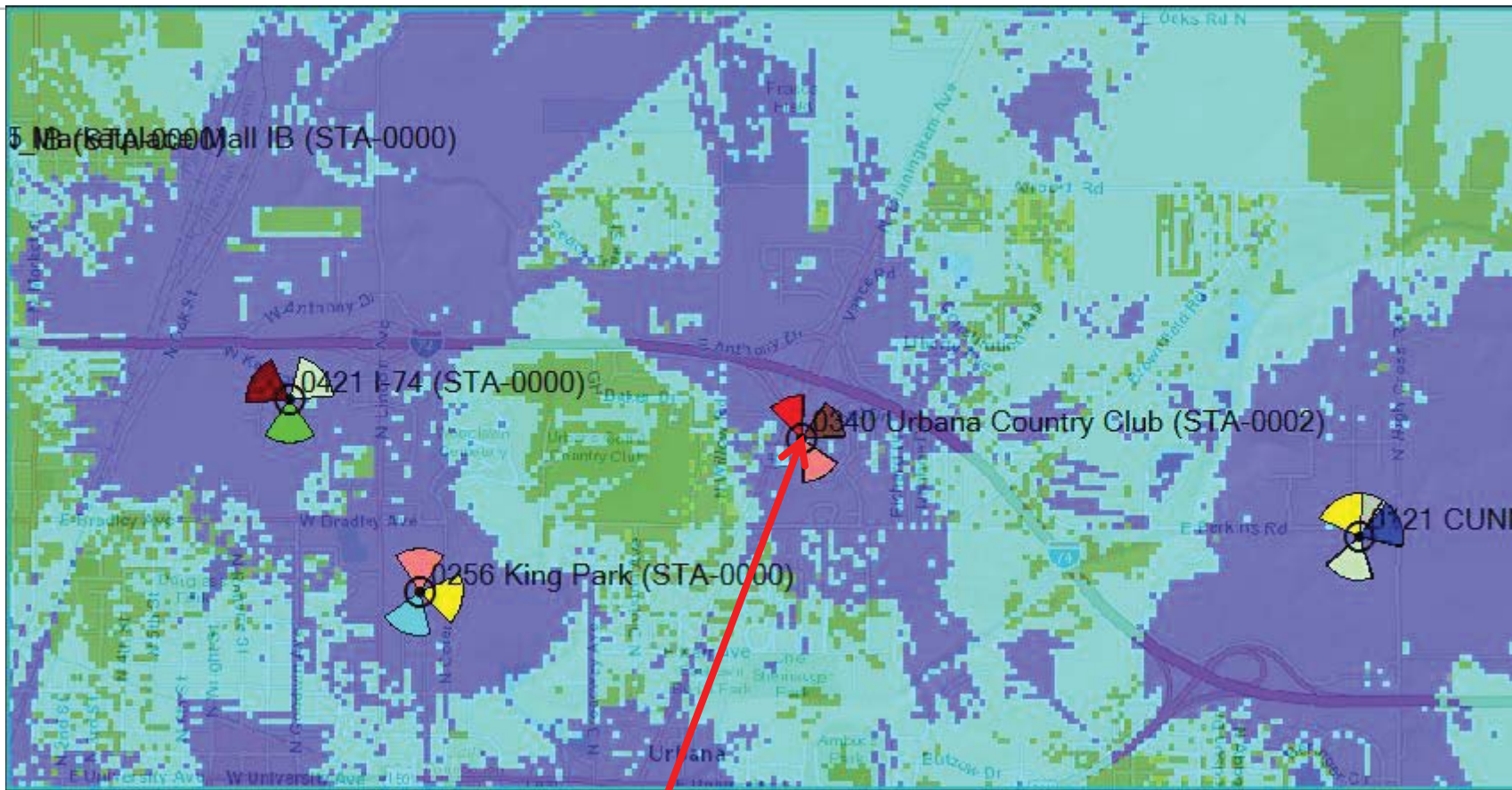
## Copy of LTE: RSRP - Coverage (0)

- Reliable In-Residence
- Un-Reliable In Residence
- Reliable In-Vehicle
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site location



# With Proposed Site



### Copy of LTE: RSRP - Coverage (0)

- Reliable In-Residence
- Un-Reliable In Residence
- Reliable In-Vehicle
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site location

# Exhibit H: Applicant's Tower Inventory and Location Assessment



Insite RE, Inc.  
1s660 Midwest Road  
Suite 140  
Oakbrook Terrace, IL 60181

June 3, 2016

City of Urbana  
Department of Community Development Services – Planning Division  
400 South Vine Street  
Urbana, IL 61801  
ATTN: Christopher Marx, Planner I

**Re: Disqualifying all existing structures within 1.5 miles of Parallel Infrastructure's proposed 90' monopole at 2000 N. Cunningham Ave which will accommodate Verizon Wireless collocation.**

Christopher,

In preparation for the Plan Commission hearing to be held on Thursday, June 9<sup>th</sup>, and in accordance with the City of Urbana Telecommunications Ordinance, please allow this letter to serve as justification for locating Parallel Infrastructure's proposed 90' monopole at the street address of 2000 North Cunningham Avenue. Verizon Wireless will be the first carrier to collocate on said tower, and the primary objective of the proposed site is to improve coverage near the Urbana Country Club and business corridor near the intersection of I-74 and Route 45. Locating Verizon antennas at the subject site will also function to add capacity to the area and off-load existing cell sites nearby. This will improve data throughout and reduce dropped calls/connections. The three existing, on air Verizon sites located within 1.5 miles of 2000 North Cunningham Avenue are as follows:

1. ATC 411753 (40.1273, -88.16485) – 3009 E. Perkins Rd., Urbana, IL 61802
  - a. This is a 150' monopole located 1.7 miles to the east
2. ATC 50607 (40.13254, -88.22462) – 1201 W. Kenyon Rd., Urbana, IL 61801
  - a. 144' monopole located 1.5 miles to the west
3. SBA IL16210-B (40.124408, -88.21721) – 1500 N. Lincoln Ave., Urbana, IL 61801
  - a. 100' monopole located 1.2 miles to the southwest

The locations of these Verizon sites are better demonstrated in the coverage map and RF justification slideshow that I have sent you. As the coverage map indicates, there is currently unreliable in-vehicle and in-residence service for Verizon customers within roughly 0.5 miles of 2000 North Cunningham Avenue. An antennae site in this general area will therefore fill in the gaps in Verizon's coverage and off-load capacity from the three nearby sites, which in turn enhances them.

In searching for a promising location for a new Verizon site, I first looked for existing structures that could accommodate collocation. There are no buildings of at least 50 feet in height within 1,500 feet of 2000 North Cunningham Avenue, so a rooftop site was out of the question. The next step in my search was to take an inventory of existing cell towers. The attached FAA ASR search lists all structures within 1.5 miles of 2000 North Cunningham Avenue. There are 15 towers, of which 3 already have Verizon as a carrier. The last tower listed is actually the proposed 90' monopole, which has already been granted FAA approval. I hope that this list serves to demonstrate that Parallel Infrastructure DOES NOT own any other towers near the subject site.



Below I will comment briefly on each of the 15 towers identified in the FAA search, and explain why each structure was disqualified as a potential Verizon site. Each number corresponds directly to the order in the attached list.

1. This tower is located 1.1 miles to the west, which is too far from the area that Verizon hopes to service. The structure also appears structurally incapable of supporting a Verizon collocation.
2. This tower is located 1.8 miles to the southwest, which is too far from the area that Verizon hopes to service.
3. This tower is located 1.1 miles to the south, which is too far from the area that Verizon hopes to service. It is also too close to an existing Verizon site.
4. This is ATC 50607, which Verizon is already collocated upon. It is also 1.5 miles to the west of 2000 North Cunningham Avenue.
5. This listing is a duplicate of #3 above.
6. This tower is in disrepair and therefore structurally incapable of accommodating a Verizon collocation.
7. This tower is located 1.5 miles to the southeast, which is too far from the area that Verizon hopes to service.
8. This tower is located 1.03 miles to the southeast, which is both too far from the area that Verizon hopes to service and too close to an existing Verizon site.
9. This listing is a duplicate of #3 above.
10. This is a Carle Foundation Hospital rooftop site that is located 1.4 miles to the southwest. The hospital is the tallest building within 1.5 miles of the subject site, further demonstrating that there are no viable rooftop options near the area that Verizon wants to service.
11. This tower is located 1.1 miles to the west, which is both too far from the area that Verizon hopes to service and too close to an existing Verizon site.
12. This is a City of Champaign transmission tower that is located 1.5 miles to the southeast.
13. This is a tower located 1.5 miles to the southwest.
14. This is SBA IL16210-B, which is located 1.2 miles to the southwest. This is an existing Verizon on-air site.
15. This is the listing for Parallel Infrastructure's proposed 90' monopole at 2000 North Cunningham Avenue. I've sent separately the FAA Determination of No Hazard letter.

As the above inventory demonstrates, all existing towers and other structures were thoroughly vetted and disqualified prior to pursuing the current proposed monopole at 2000 North Cunningham Avenue. I hope that this letter serves as an effective supplement to the Special Use Permit application that I submitted and better explains to the members of the Plan Commission the intent of locating the proposed 90' monopole at the subject location.

Sincerely,

Jack Voltz  
Insite RE, Inc., as an Authorized Agent of T-Mobile  
1s660 Midwest Road  
Suite 140  
Oakbrook Terrace, IL 60181  
Voltz@insite-inc.com  
(630) 981-7053

# Exhibit I: Colocation Intent Letter



7411 Fullerton Street | Suite 110 | Jacksonville, FL 32256  
T: 904-450-4830 | [parallelinfrastructure.com](http://parallelinfrastructure.com)

June 3, 2016

City of Urbana  
Department of Community Development Services – Planning Division  
400 South Vine Street  
Urbana, IL 61801

Re: Collocation on proposed 90 ft tall monopole  
Site Address: 2000 N. Cunningham Avenue  
Site Name: Urbana Country Club

PI Tower Development, LLC (“PI”) is an owner and developer of communications towers, and is in the business of leasing vertical real estate.

As such, and through strategic relationships with numerous wireless carriers licensed by the FCC, PI will actively market the proposed wireless telecommunications facility to licensed carriers for collocation.

The proposed 90 ft tall wireless telecommunications facility will be designed to accommodate a total of four (4) wireless carriers. This will allow the carriers to provide wireless service to the local community and traveling public without the need for the development of additional tower structures in the immediate area.

Please feel free to contact me at (904) 450-4833 or via e-mail at [jen@pitowers.com](mailto:jen@pitowers.com) if I can provide any additional information.

Very truly yours,

PI Tower Development, LLC

*Jennifer Brown*

---

Jennifer Brown  
Program Management Director



# Exhibit J: Letter on Structural Safety Design of Tower

Michael F. Plahovinsak, P.E.

April 29, 2016

Parallel Infrastructure

Re: Proposed 90-ft Monopole  
Located in Champaign Co., IL: Urbana Country Club  
MFP #23516-212 / TAPP TP-14232

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This structure is to be fabricated by TransAmerican Power Products.

I have designed this monopole to withstand a 3-second gusted wind speed of 90 mph ( $V_{asd}$ ) as recommended by ANSI/TIA-222-G for Champaign County. *The design also conforms to the requirements of the 2006-2012 International Building Code.*

This monopole has been intentionally designed to accommodate a theoretical fall radius. The upper 30' of the pole has been designed to meet the wind loads of the design, however, the lower portion of the pole has been designed with a minimum 10% extra capacity. Assuming the pole has been fabricated according to my design and well maintained, in the event of a failure due to extreme wind and a comparable appurtenance antenna loads (winds in excess of the design wind load), it would yield/buckle at the 60' elevation. The yielded section would result in a maximum 30' fall radius, but would most likely remain connected and hang from the standing section.

The structure has been designed with all of the applicable factors as required by the code. A properly designed, constructed and maintained pole has never collapsed; monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email [mike@mfpeng.com](mailto:mike@mfpeng.com).

Sincerely,



Michael F. Plahovinsak



EXP. 11/30/2016

Chris Sekol, S.E.  
Reviewing Engineer



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2015-AGL-14506-OE

# Exhibit K: FAA Letter

Issued Date: 12/16/2015

Regulatory  
 PI Telecom Infrastructure V, LLC  
 7411 Fullerton Street  
 Suite 110  
 Jacksonville, FL 32256

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole Urbana Country Club  
 Location: Urbana, IL  
 Latitude: 40-07-52.94N NAD 83  
 Longitude: 88-11-47.28W  
 Heights: 728 feet site elevation (SE)  
 100 feet above ground level (AGL)  
 828 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 L.

Any height exceeding 100 feet above ground level (828 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 06/16/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (847) 294-8084. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AGL-14506-OE.

**Signature Control No: 267694833-275245893**

( DNE )

Carole Bernacchi  
Technician

Attachment(s)  
Frequency Data

cc: FCC

**Frequency Data for ASN 2015-AGL-14506-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** June 9, 2016

**TIME:** 7:30 P.M.

**PLACE:** Urbana City Building  
Council Chambers  
400 South Vine Street  
Urbana, IL 61801

---

**MEMBERS PRESENT:** Barry Ackerson, Maria Byndom, Andrew Fell, Tyler Fitch, Christopher Stohr, David Trail, Daniel Turner

**MEMBERS EXCUSED:** Lew Hopkins, Dannie Otto

**STAFF PRESENT:** Lorrie Pearson, Planning Manager; Christopher Marx, Planner I; Teri Andel, Administrative Assistant II

**OTHERS PRESENT:** Alea Agrawal, Bette Anderson, Liz Cardman, Paul Debevec, Linda Lorenz, Diane Plewa, Mario Vailati Riboni, Adrienne Strohm, Jack Voltz

---

**COMMUNICATIONS**

Regarding Plan Case No. 2279-SU-16

- ❖ Letter from Michael F. Plahonvinsak, P.E., Updated Site Plan and a Survey

**NEW PUBLIC HEARINGS**

**Plan Case No. 2279-SU-16 – A request by Insite RE, Inc. on behalf of PI Tower Development, LLC for a Special Use Permit to construct a 90-foot monopole telecommunications tower with antennas and a telecommunications equipment enclosure at 2000 North Cunningham Avenue.**

Chair Fitch opened this item on the agenda. Christopher Marx, Planner I, presented this case to the Plan Commission. He began by noting the handouts that were passed out prior to the start of the meeting and listed under Communications in these minutes. He stated the purpose for the proposed special use permit request and described the proposed site noting the zoning, current land use and future land use as well as for surrounding adjacent properties. He discussed the zoning requirements related directly to telecommunications towers under Section XIII-1 of the

Urbana Zoning Ordinance. These requirements were regarding the following: 1) Maximum Height and Minimum Setback; 2) Tower Separation Distance; 3) Colocation; 4) Aesthetics; 5) Landscaping; 6) Security Fencing; and 7) Lighting. He reviewed the requirements for approval of a special use permit according to Section VII-4 of the Urbana Zoning Ordinance. He presented City staff's recommendation for approval including five conditions and introduced the applicant.

Chair Fitch reminded the Plan Commission members that municipalities can regulate the location of cell towers; however, they are precluded by federal law from considering the effects of microwave transmissions.

With no questions for City staff, Chair Fitch opened the hearing for public input.

Jack Voltz, applicant on behalf of PI Tower or Parallel Infrastructure (PI) and Verizon Wireless, approached the Plan Commission to speak. He mentioned that Verizon Wireless would be the anchor carrier and would have antennas to the centerline of the 90-foot monopole. Using Exhibit G, he talked about the cellular coverage area. Exhibit H identifies problems with collocating additional Verizon antennas on existing cell tower facilities. He explained details of the site elevation and pointed out that the tower is designed to accommodate three additional carriers. With regards to the conditions recommended by City staff, he had already spoken with PI and they agree to submit landscaping and paving plans when they file for a Building Permit. He stated that he would answer any questions.

Mr. Trail asked if Verizon performed the testing. Mr. Voltz replied yes. Exhibit G only shows existing towers that have Verizon antennas collocated on them.

Mr. Trail inquired if there were other towers in the area. Mr. Voltz said that there were 15 towers in total, three of which currently have Verizon antennas.

Mr. Trail asked what frequency they would use. Mr. Voltz answered PCS, AWS, and LTE.

Mr. Trail wondered about building penetration. Mr. Voltz replied that none of these frequencies would penetrate.

Mr. Trail inquired if any other carriers were interested in collocating on the proposed tower. Mr. Voltz stated that they have not advertised to see if any additional carriers are interested at this point. They want to secure the approval of constructing a tower first. Mr. Trail expressed concern that this would only end up being a tower for Verizon antennas.

Mr. Trail asked if they proposed tower would carry any older frequencies. Mr. Voltz replied that he did not know. He could only answer questions about the plans that were submitted.

Mr. Fell asked for clarification about the lease area. Mr. Voltz explained that Parallel would own the tower and would lease out areas to the carriers including Verizon. Carriers generally do not own cell towers. So, Parallel is leasing a 60' x 60' area from a land owner. Verizon intends



to lease an area of 20' x 36' from Parallel for their generator and steel platform upon which their equipment cabinets would be located.

Mr. Fell questioned the engineering of the top 30 feet of the tower if it should fall. Mr. Voltz explained that the monopoles are designed to collapse upon themselves in the event of a severe wind event. There is a 30' fall zone radius, so if the entire pole should fall, it would fall within the leased area.

Mr. Stohr questioned how deep the foundation would be for the tower. Mr. Voltz replied that the foundation would be at least 30 feet.

Mr. Fitch inquired what the requirements would be for removing the foundations if the tower needed to be torn down. Mr. Voltz stated that from his experience, in the lease agreements, sometimes there are clauses that would require a tower company to remove five to eight feet below grade.

Mr. Fitch questioned whether the applicant intends to remove an existing tree on the proposed site. Mr. Voltz said that they plan to keep the tree in the southeast corner.

Mr. Stohr commented that the proposed tower would be located close to an entrance ramp onto Interstate 74. In the case of a tornado, he asked about the monopole being pulled up out of the ground. Mr. Voltz replied that the foundation would be at least 30 feet into the ground so he believed it would be extremely unlikely for a tornado to rip the tower out of the ground.

Mr. Turner inquired about the lifespan of a cell tower. How long is a typical lease? Mr. Voltz explained that it would be a 30 year lease with 5 years for the initial term and 5 year additional extensions. As for the lifespan, there are cell towers that are almost as old as he is.

Mr. Trail wondered if the tower company had to post a bond to have the tower removed should they go bankrupt. Mr. Marx replied that the Zoning Ordinance requires the tower owner to post a bond equivalent to the cost of demolition or removal.

Mr. Trail stated that he read about an increase in the number of injuries and deaths of people working on these towers. Does a monopole have a better record than other types of towers? Mr. Voltz could not answer because it is out of his purview. He mentioned that the monopole would be constructed following all of OSHA's standards and regulations. Once it is constructed, there would be almost no maintenance except for the addition or removal of antennas.

There was no further input, so Chair Fitch closed the public input portion of the hearing and opened it up for Plan Commission discussion and/or motion(s).

Mr. Trail explained his reasoning for the line of questions he asked. He would have liked to see something that would have looked at all of the towers rather than just this one. He wondered if the City would end up with a lot of towers that would need to be removed.

Mr. Fitch asked City staff how tall street lights and telephone poles along Cunningham Avenue are. Ms. Pearson replied that some of the lights along Lincoln Avenue are in the 40 to 50 foot range, and she believed that the poles along Cunningham Avenue were similar.

Ms. Byndom moved that the Plan Commission forward Plan Case N. 2279-SU-16 to the City Council with a recommendation for approval including the five conditions as suggested by City staff. Mr. Ackerson seconded the motion. Roll call was as follows:

Ms. Byndom	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Mr. Stohr	-	Yes
Mr. Trail	-	No	Mr. Turner	-	Yes
Mr. Ackerson	-	Yes			

The motion was passed by a vote of 6 to 1. Ms. Pearson noted that this case would be forwarded to City Council on June 20, 2016.