



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Matt Wempe, Planner II

DATE: February 16, 2007

SUBJECT: Plan Case No. 2034-SU-07: A request by Insite Incorporated (as an agent for T-Mobile Communications) for a Special Use Permit to install an antenna equipment enclosure for an existing telecommunications tower at 1110 W. Main Street in the B-1, Neighborhood Business Zoning District.

Introduction

Insite Inc., as an agent for T-Mobile Communications, is requesting a Special Use Permit to allow an equipment enclosure to serve an antenna collocation on an existing telecommunications tower at 1110 W. Main Street. The subject property is owned by the University of Illinois Urbana-Champaign, and is zoned B-1, Neighborhood Business. The proposed enclosure would be located on the grounds of the WILL-FM studio in Campbell Hall at the University of Illinois. Under Section XIII-1.Q.2.(c) of the Urbana Zoning Ordinance, the antenna collocation can be administratively approved by the Zoning Administrator. However, Section XIII-1.R.1.(d) requires that an equipment enclosure located within 100 feet of any residential use or zoning must obtain a Special Use Permit.

Background

The proposed equipment enclosure will consist of up to three outdoor BTS cabinets, a metal icebridge (to carry wires from the enclosure to the tower), and an electric meter (see Exhibit H). The proposed equipment enclosure will be located in the southwest corner of an existing fenced off area that houses existing telecommunications equipment (see Exhibit H). A six-foot high wood fence will be installed around the T-Mobile lease area. A number of other antennae are located on the tower, and their equipment enclosures and ice bridge are located near the middle of the fenced off area.

Description of the Site and Surrounding Properties

The subject property is located at the northeast corner of Main Street and Goodwin Avenue, and is home to the WILL-FM studios. Immediately north and west of the subject property is the University of Illinois, including the engineering campus, North Parking Deck and a University parking lot. To the east is a multi-family apartment building, as well as parking. South of the subject property is University parking and a private business (bicycle shop).

Zoning and Land Use Table

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

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Subject Property	B-1, Neighborhood Business	WILL-FM Station	Institutional
North	R-5, Medium High Density Multiple-Family Residential	Parking Lot	Institutional
South	R-5, Medium High Density Multiple-Family Residential B-3U, General Business-University	Parking Lot Commercial	Institutional
East	R-5, Medium High Density Multiple-Family Residential B-3U, General Business-University	Multi-Family Residential	Institutional
West	R-5, Medium High Density Multiple-Family Residential R-6, High Density Multiple-Family Residential	University of Illinois	Institutional

Discussion

Requirements for a Special Use Permit

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

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

The proposed use would be conducive to the public convenience. Section XIII-1. Telecommunication Facilities, Towers and Antennas of the Urbana Zoning Ordinance encourages the collocation of multiple antennas on a single tower. This helps reduce the overall number of towers in the City and provides space for expanding technology infrastructure. The proposed equipment enclosure is necessary for the collocation. Several other antennas already exist on the tower on the subject property, and their equipment enclosures and ice bridge are located near the middle of the fenced off area (see Exhibit H).

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

The proposed use will not be injurious to the public welfare. The existing tower site is surrounded by a six-foot high chain-link fence. A number of satellite dishes of various sizes and two small buildings surround the tower. A six-foot high wood fence will surround the T-Mobile lease area which will enclose all of the proposed equipment and part of the icebridge. The icebridge will run parallel to the eastern property line under an existing satellite dish to connect to the tower. The proposed equipment enclosure will not change the essential character of the neighborhood.

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 property is zoned B-1, Neighborhood Business which is not entirely consistent with the long-term institutional use shown in the 2005 Urbana Comprehensive Plan. The majority of zoning regulations in this district are focused on small-scale business uses, and therefore would not be applicable to the proposed equipment enclosure. There are no additional provisions in Section XIII-1. Telecommunication Facilities, Towers and Antennas of the Urbana Zoning Ordinance that would regulate equipment enclosures placed at ground level.

Summary of Findings

1. The T-Mobile antenna collocation can be administratively approved by the Zoning Administrator under Section XIII-1.Q.2.(c) of the Urbana Zoning Ordinance.
2. The proposed equipment enclosure will consist of up to three outdoor BTS cabinets, a metal icebridge (to carry wires from the enclosure to the tower), and an electric meter.
3. The proposed use would be conducive to the public convenience as antenna collocations are encouraged by the Urbana Zoning Ordinance to help reduce the number of towers in the City. The proposed equipment enclosure is necessary for the collocation.
4. The proposed use will not be injurious to the public welfare as it will be screened by a six-foot high wood fence which will enclose all of the proposed equipment and part of the icebridge. The proposed equipment enclosure is in character with the existing telecommunications equipment on the subject property.
5. The B-1, Neighborhood Business Zoning District is not entirely consistent with the long-term institutional use of the subject property shown in the 2005 Urbana Comprehensive Plan. There are no additional provisions in Section XIII-1. Telecommunications etc. of the Urbana Zoning Ordinance that would regulate equipment enclosures placed at ground level.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 2034-SU-07:

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

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the proposed special use permit in Plan Case No. 2034-SU-07 to the City Council, as presented herein, with the following conditions.

1. The proposed equipment enclosure shall conform to the attached site plan (see Exhibit H).
2. The proposed equipment enclosure shall obtain all necessary building permits from the City of Urbana Building Safety Division.

Prepared by:

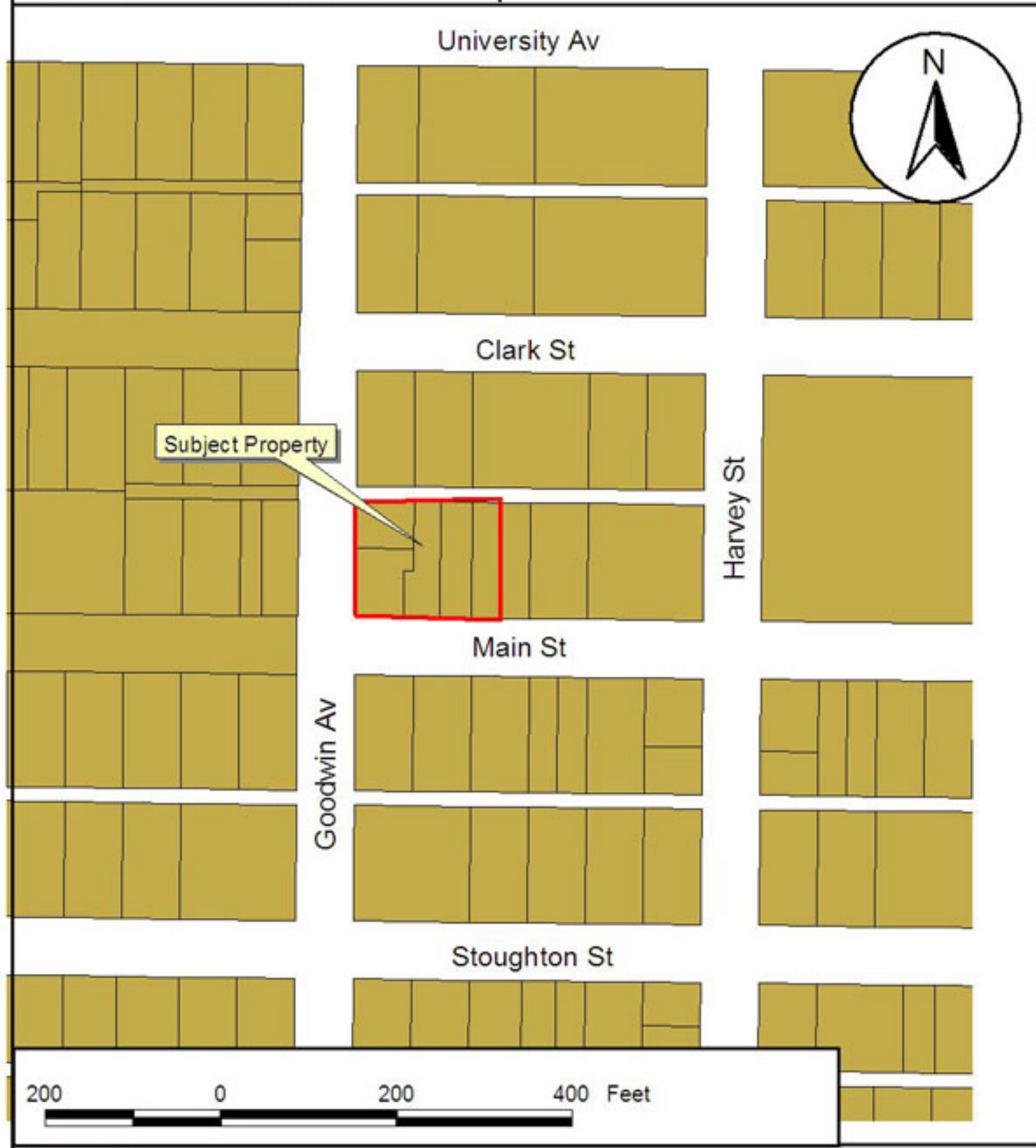
Matt Wempe, Planner II

Attachments: Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Existing Land Use Map
Exhibit D: Future Land Use Map
Exhibit E: Aerial Map
Exhibit F: Special Use Permit Application
Exhibit G: Site Photos
Exhibit H: Site Plan

Cc: Insite Inc.
Ray Shinkle
1089 Onwentsia Court
Naperville, IL 60563

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

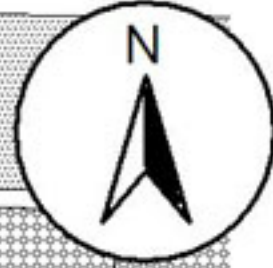
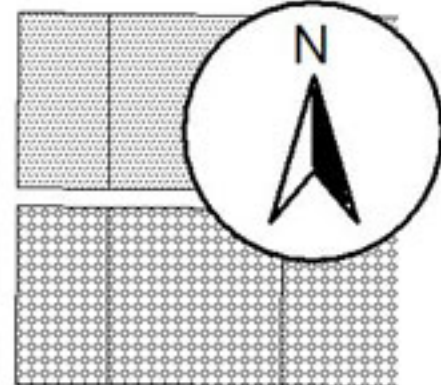
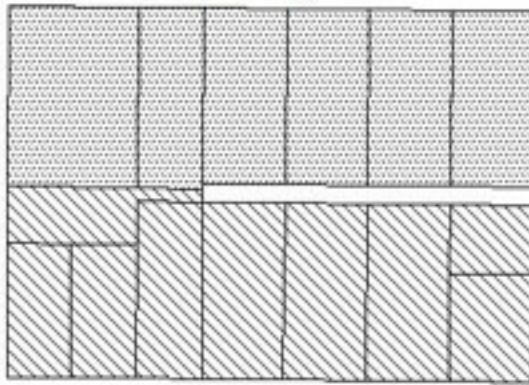
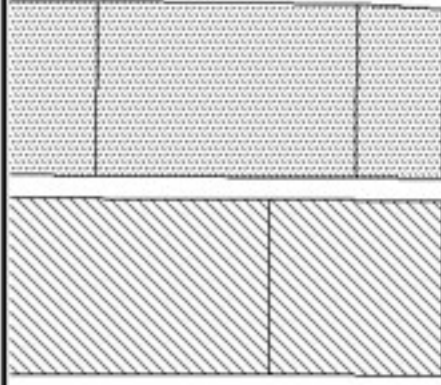
Exhibit A: Location Map



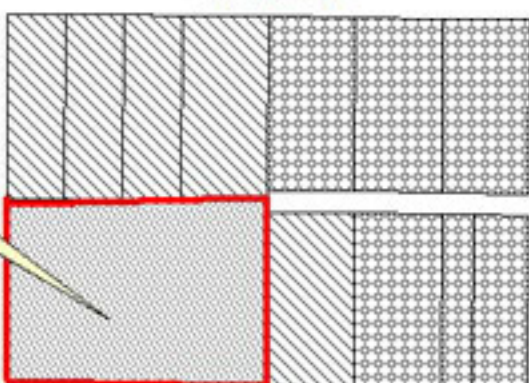
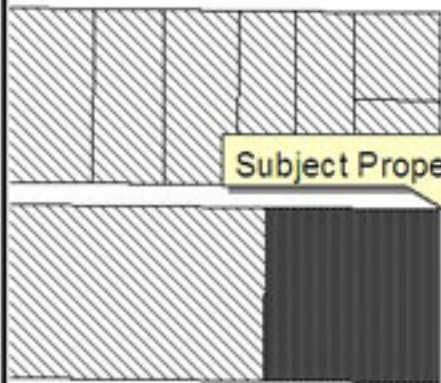
Plan Case: 2034-SU-07
Petitioner: Insite Inc. (for T-Mobile)
Location: 1110 W. Main Street
Description: Equipment Enclosure Special Use Permit

Exhibit B: Zoning Map

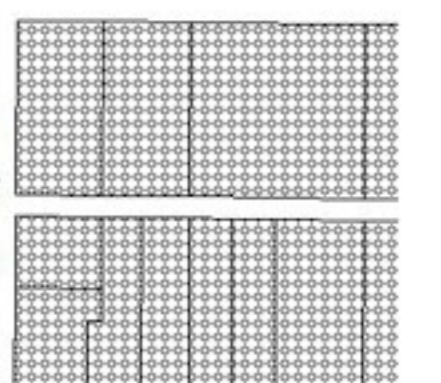
University Av



Clark St



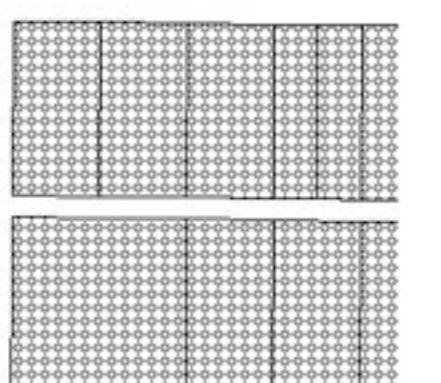
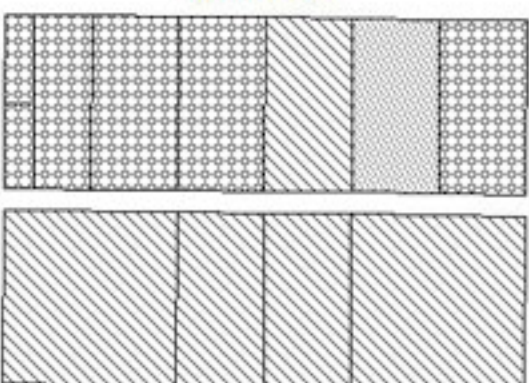
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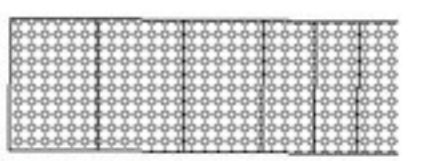
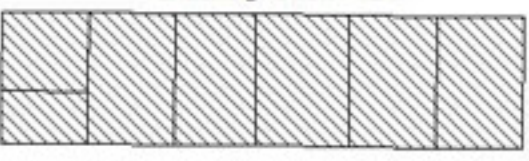
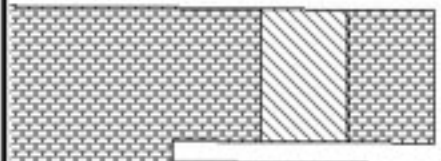
Main St



Goodwin Av










Stoughton St



200 0 200 400

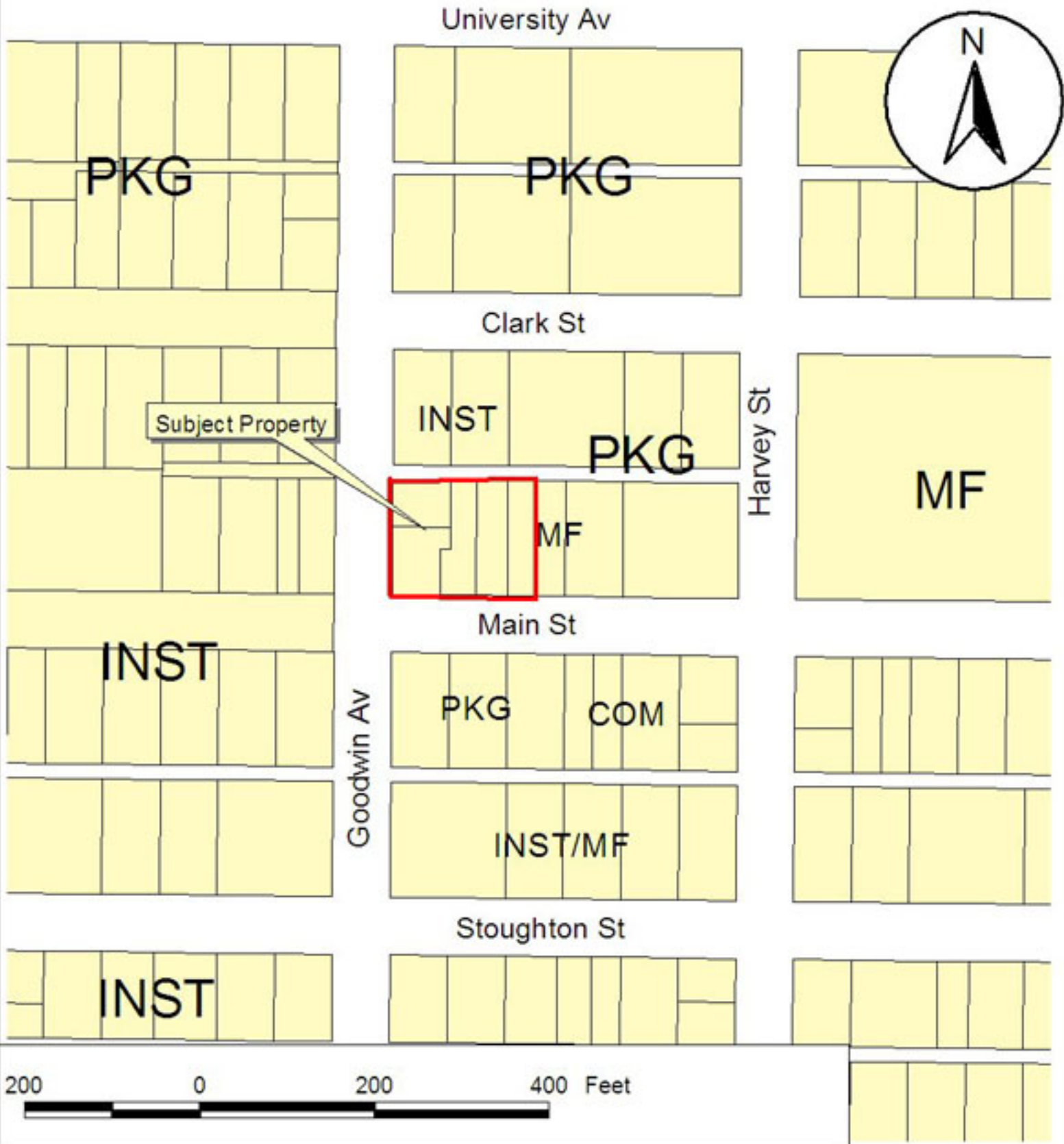


-  B1 - Neighborhood Business
-  B3 - General Business
-  B3U - General Business - University
-  R3 - Single- and Two-Family
-  R5 - Medium High Density Multiple-Family
-  R6 - High Density Multiple Family Residential
-  CRE - Conservation-Recreation-Education



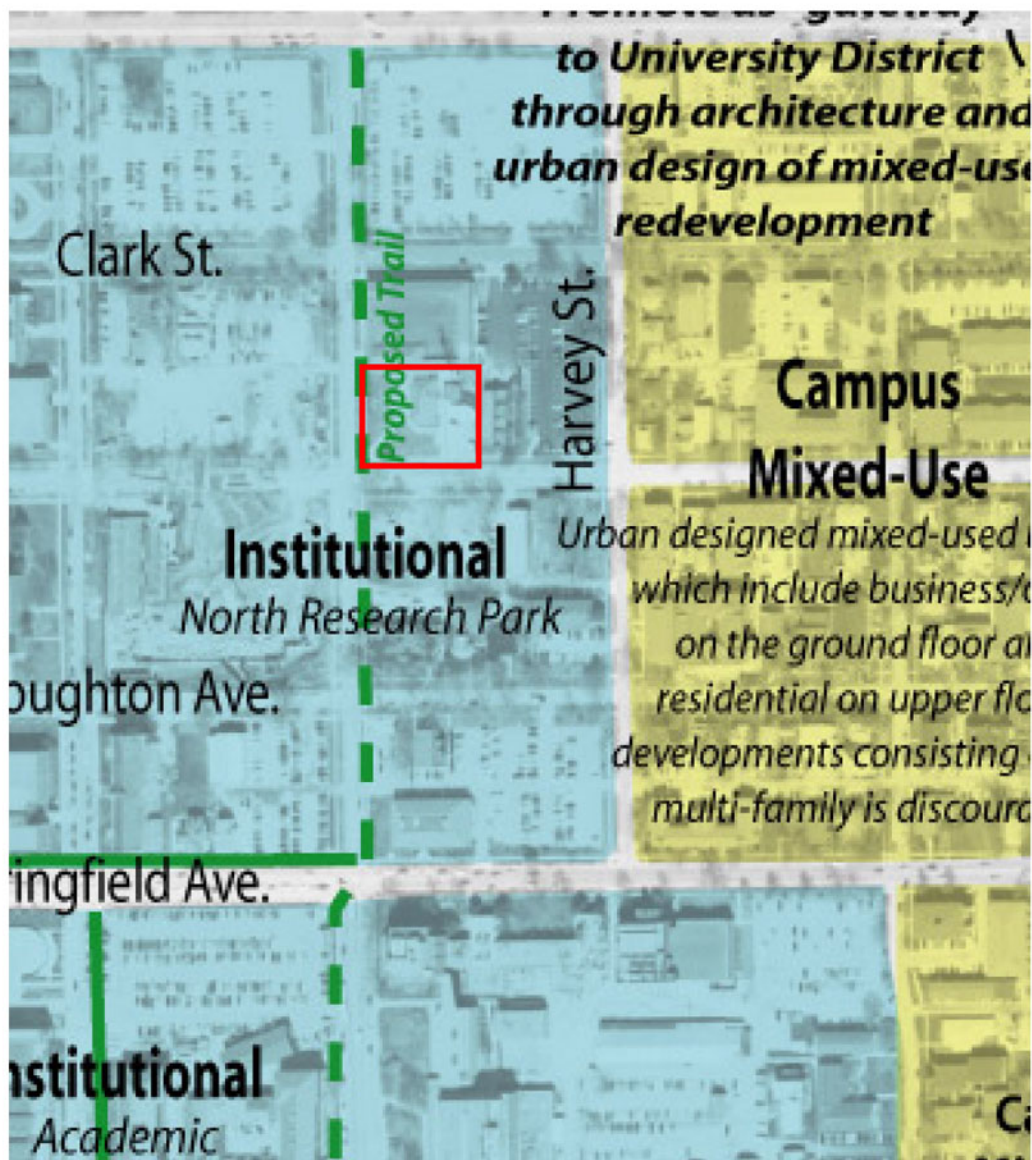
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 Petitioner: Insite Inc. (for T-Mobile)
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 Description: Equipment Enclosure Special Use Permit

Exhibit C: Existing Land Use Map



Plan Case: 2034-SU-07
Petitioner: Insite Inc. (for T-Mobile)
Location: 1110 W. Main Street
Description: Equipment Enclosure Special Use Permit

Exhibit D: Future Land Use Map



Plan Case: 2034-SU-07
Petitioner: Insite Inc. (for T-Mobile)
Location: 1110 W. Main Street
Description: Equipment Enclosure Special Use Permit

Exhibit E: Aerial Map



Plan Case: 2034-SU-07
Petitioner: Insite Inc. (for T-Mobile)
Location: 1110 W. Main Street
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Exhibit G: Site Photos



Eastern Property Line, looking north



Main Street, looking north