CITY OF URBANA

CITY OF URBANA
COMMITTEE OF THE WHOLE MEETING

DATE: Monday, May 05, 2025
TIME: 7:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

Chair: ***Chaundra Bishop, Ward 5***

A. Call to Order and Roll Call

B. Approval of Minutes of Previous Meeting

1. **04-28-2025 City Council Meeting Minutes**

C. Additions to the Agenda

D. Presentations and Public Input

1. **Here to Serve "U" Month Proclamation**

2. **Building Safety Month Proclamation**

E. Staff Report

F. New Business

1. **Ordinance No. 2025-05-014:** An Ordinance Amending the Urbana Zoning Ordinance (Amend Section VI-5.B for Clarity and to Update Regulations Allowing Stairs to Encroach into Required Yards / Plan Case No. 2500-T-25) – CD

2. **Ordinance No. 2025-05-015:** An Ordinance Approving a Special Use Permit (102 East Michigan Avenue / Plan Case No. 2501-SU-25 – DRA Properties, LLC) – CD

G. Old Business

1. **Ordinance No. 2025-04-013:** An Ordinance Approving a Comprehensive Plan (Imagine Urbana / Plan Case No. 2502-CP-25) – CD

H. Council Input and Communications

I. Adjournment

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at https://www.urbanail.gov/executive-department/page/urbana-public-television.

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions, and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and the general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner. Public Input will be taken in the following ways:

Email Input
Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: citycouncil@urbanail.gov. The subject line of the email must include the words "PUBLIC INPUT" and the meeting date. Your email will be sent to all City Council members, the Mayor, City Administrator, and City Clerk. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted. Copies of emails will be posted after the meeting minutes have been approved.

Written Input
Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Verbal Input
Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than two (2) hours, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting. The presiding officer may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under "Verbal Input". Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or

behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker's microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City Clerk's Office at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2366
- Email: CityClerk@urbanail.gov

CITY OF URBANA

City of Urbana
400 S. Vine Street, Urbana, IL 61801
www.urbanail.gov

MEMORANDUM TO THE MAYOR AND CITY COUNCIL

Meeting: May 5, 2025 Committee of the Whole
Subject: An Ordinance Amending the Urbana Zoning Ordinance (Amend Section VI-5.B for Clarity and to Update Regulations Allowing Stairs to Encroach into Required Yards / Plan Case No. 2500-T-25)

Summary

Action Requested

City Council is being asked to approve an amendment to the Zoning Ordinance to allow stairs that are used to access buildings and outdoor living areas to encroach into required yards up to six inches from property lines. The amendment would also clarify some language in the ordinance without changing its intent.

Plan Commission Recommendation

The Plan Commission reviewed the proposed text amendment on April 17, 2025, and unanimously recommended approval to City Council (six ayes to zero nays).

Relationship to City Services and Priorities

Impact on Core Services

Approval of the text amendment will have no direct impact on City services.

Strategic Goals & Plans

The text amendment does not relate directly to any strategic goals or plans, but does relate to several Little Moves in the draft *Imagine Urbana* plan, most significantly:

- Implement incremental steps to address immediate concerns, prior to the approval of a new Zoning Ordinance. (Little Move 2.2)
- Simplify the permitting process for residents to invest in their properties. (Little Move 7.4)

Previous Council Actions

February 10, 2025: Council denied a request for a major variance that would have allowed porch steps to encroach into the front yard at 501 West Washington Street.[1] In that case, while the Council seemed to have consensus that the request was innocuous, and that the outcome of granting the request would be preferable to following the strict letter of the Zoning Ordinance, Council found no

[1]Ord. No. 2025-02-004/ZBA-2024-MAJ-03

special circumstances to support the variance request and therefore denied it. Council then asked staff to draft an ordinance to amend the zoning regulations regarding porch stairs, which is what prompted the case at hand.

Discussion

Additional Background Information

Please see the attached Plan Commission staff report for additional background information, and for a complete explanation of the proposed changes and their rationale.

Fiscal and Budget Impact

No impact.

Recommendation

The Plan Commission unanimously recommended approval of the text amendment to City Council. Staff concur with the Plan Commission's recommendation.

Next Steps

If Council approves the text amendment, staff will amend the zoning ordinance, and stairs used to access houses and outdoor living areas would be allowed to encroach into required yards up to six inches from property lines.

Attachments

1. An Ordinance Amending the Urbana Zoning Ordinance (Amend Section VI-5.B for Clarity and to Update Regulations Allowing Stairs to Encroach into Required Yards / Plan Case No. 2500-T-25)
2. Plan Commission Staff Report (April 17, 2025)
3. Plan Commission Meeting Minutes (DRAFT) (April 17, 2025)

Originated by: Kevin Garcia, Principal Planner / Zoning Administrator
Reviewed: William Kolschowsky, Senior Management Analyst / Assistant to the City Administrator
Approved: Carol Mitten, City Administrator

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE URBANA ZONING ORDINANCE

(Amend Section VI-5.B for Clarity and to Update Regulations Allowing Stairs to Encroach into Required Yards / Plan Case No. 2500-T-25)

WHEREAS, the City Council passed Ordinance No. 9293-124 on June 21, 1993, which adopted the 1993 Comprehensive Amendment to replace the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana ("City"), which is also known as the Urbana Zoning Ordinance ("Zoning Ordinance"); and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend the Zoning Ordinance to clarify certain text and to update regulations to allow stairs that are used to access buildings and outdoor living areas to encroach into required yards up to six inches from property lines; and

WHEREAS, said petition was presented to the Plan Commission as Plan Case No. 2500-T-24; and

WHEREAS, after due publication in accordance with Section XI-7 of the Zoning Ordinance and Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), the Plan Commission held a public hearing on the petition on April 17, 2025; and

WHEREAS, the Plan Commission voted six (6) ayes and zero (0) nays on April 17, 2025, to forward Plan Case No. 2500-T-25 to the City Council with a recommendation for approval of the proposed amendment; and

WHEREAS, the amendments described herein conform to the goals, objectives, and policies of the 2005 Comprehensive Plan as amended from time to time; and

WHEREAS, after due and proper consideration, the City Council finds that amending the Zoning Ordinance as herein provided is in best interests of the residents of the City and is desirable for the welfare of the City's government and affairs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

The following provisions of the Urbana Zoning Ordinance are hereby amended and as amended shall read as set forth in Ordinance Attachment A, which is attached hereto and incorporated herein by reference:

A. Article VI, Development Regulations: Section VI-5, Yards;

Section 2.

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2025.

AYES:

NAYS:

ABSTENTIONS:

_____
Darcy E. Sandefur, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2025.

_____
DeShawn Williams, Mayor

Ordinance Attachment A

Section VI-5 Yards

…

B. Except as otherwise provided, required yards shall be kept unobstructed and open to the sky for their entire depth and area. No building, structure, or portion thereof, mechanical equipment, or swimming pool shall be erected in, occupy, or obstruct a required yard, except as follows (see Section VIII-4 for regulations regarding parking in required yards):

…

3. Uncovered stairways, stairway landings, and stoops which are used to access buildings and outdoor living areas, and which are at or below the plane of the ground floor of a building, may encroach into a required yard, but not within six inches of a property line.

…

5. Outdoor living areas such as porches, terraces, and decks, which are raised nine or more inches above existing grade and are open to the elements, may encroach up to five feet into a minimum required yard, regardless of average setback, but not within five feet of a property line. “Open to the elements” shall include covered outdoor living areas enclosed with mesh screening and screen frames, but which are not glassed in or otherwise walled or enclosed above a height of 30 inches above the floor of the raised outdoor living area and/or any balustrade required for guardrail safety.

   In an R-1, R-2, R-3, or MOR zoning district, replacement porches and porch stairs may be constructed in the location of the existing porch and porch stairs, but no closer than six inches from any property line. Replacement porch stairs may extend further by the minimum amount required to bring the rise/run of the stairs up to current Building Code standards.

…

DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Kevin Garcia, Principal Planner and Zoning Administrator

DATE: March 6, 2025

SUBJECT: **Plan Case 2500-T-25:** A request by the Urbana Zoning Administrator to amend regulations in Article VI of the Urbana Zoning Ordinance allowing porches and porch stairs to encroach into a required yard.

Introduction

The Zoning Administrator proposes a text amendment to allow stairs that are used to access buildings and outdoor living areas to encroach into required yards up to six inches from a property line. The text amendment would also amend another paragraph to make it easier to understand.

The Plan Commission is asked to review the proposed Zoning Ordinance text amendment and make a recommendation for City Council to adopt or deny the proposed changes. Staff recommends that the Plan Commission recommend approval of the proposed changes as presented.

Background and Discussion

Porch stairs are currently allowed to encroach up to five feet into a required yard, while porches are allowed to encroach five feet into a required yard, *regardless of the average setback*. In practice, this means that a porch can encroach further into a required front yard than stairs coming off of the porch. This appears to be an oversight in the Zoning Ordinance that was inadvertently created by a previous text amendment that sought to clarify how far porches could encroach into required yards, but did not address porch stairs.

This apparent oversight was brought to light during a recent case where an applicant requested a major variance to allow new front steps that would encroach into a required yard. While City Council and staff believed that the front steps would be more in character with the neighborhood and would be more appealing than an alternative that would comply with the Zoning Ordinance, Council ultimately denied the variance request because there was no special circumstance necessitating the variance. In other words, there was no compelling reason that the applicant could not comply with the Zoning Ordinance, even though all parties felt that complying with the ordinance would lead to a less desirable outcome than what the applicant had proposed. Given this, Council encouraged staff to draft a text amendment to address the situation.

Proposed Changes

The proposed changes would amend one paragraph to allow stairs to encroach into required yards with no caveats, and would amend one paragraph to make it easier to read and understand, without making any substantive changes to it.

Paragraph VI-5.B.3

This paragraph would be amended to allow stairways, landings, etc. to encroach into required yards, as follows:

> ~~Access to buildings and outdoor living areas when consisting of u~~Uncovered stairways, stairway landings, and stoops which are used to access buildings and outdoor living areas, and which are at or below the plane of the ground floor of a building, ~~constructed prior to November 6, 1950,~~ may encroach ~~up to five feet~~ into a required yard, but not within six inches of a property line.
>
> (~~Strikethrough~~ = removed text ; Underline = added text)

Discussion: It's unclear what harm would be caused by allowing stairs and landings in required yards. Countless buildings in our most cherished neighborhoods have this characteristic. If anything, our regulations should encourage, rather than deny, the option to replicate characteristics of our most cherished neighborhoods. Moreover, it seems like an oversight to allow porches and decks to encroach into required yards up to five feet, but not to allow stairs that access them to also encroach into required yards to provide access to those same porches and decks.

The proposed changes would simplify the text without causing any foreseeable harm: it would simply allow stairs in required yards, with no caveats other than being at least six inches from a property line.

While the intent of limiting this paragraph to buildings constructed before 1950 is to only allow these provisions in older neighborhoods, it's unclear what harm would arise if this were allowed in newer neighborhoods. More importantly, since this provision is limited to buildings constructed before 1950, and not to buildings on lots platted before 1950, these provisions make it harder to build a new building in an older neighborhood that matches the character of surrounding buildings. It could also make it harder to rebuild on older, narrower lots, since it does not allow stairs in side yards. Staff therefore propose eliminating the pre-1950 building requirement.

Paragraph VI-5.B.5

This paragraph would be amended for clarity as follows:

> Outdoor living areas ~~raised nine or more inches above existing grade,~~ such as porches, terraces, and decks, which are raised nine or more inches above existing grade and are open to the elements, may encroach up to five feet into a minimum required yard ~~as specified in Table VI-3~~, regardless of average setback, but not within five feet of a property line. ~~For the purposes of this provision, the definition of "open~~ "Open to the elements" shall include ~~and allow~~ any ~~roof, awning, or pergola covering a raised outdoor living area,~~ covered outdoor living area enclosed with mesh screening and screen frames, but which ~~are~~ is not glassed in or otherwise walled or enclosed above a height of 30 inches above the floor of the raised outdoor living area and/or any balustrade required for guardrail safety.
>
> ~~When replacing or upgrading an existing porch and/or porch stairs in~~ In an R-1, R-2, R-3, or MOR zoning district, replacement porches and ~~/or~~ porch stairs may be constructed in the location of the existing porch and ~~/or~~ porch stairs, but no closer than six inches from any property line~~, measured from the closest part of the structure~~. ~~The~~ Replacement porch stairs may extend further ~~encroach~~ by the minimum amount required to bring the rise/run of the stairs up to current Building Code standards.

Discussion: These changes are not substantive, but would make this section easier to read and understand.

Comprehensive Plan

The proposed text amendment would help meet the following goals and objectives of the Comprehensive Plan:

Goal 1.0	Preserve and enhance the character of Urbana's established residential neighborhoods.
Goal 2.0	New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.
Obj. 2.1	Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.
Goal 18.0	Promote infill development.

The text amendment would allow development that is more in line with established residential neighborhoods, for rehabilitating existing buildings and for new buildings (i.e. infill development).

Summary of Findings

1. The proposed amendment would modify Article VI – Development Regulations, by changing paragraph VI-5.B.3 to allow stairs that are used to access buildings and outdoor living areas to encroach into required yards up to six inches from a property line.

2. The proposed amendment would modify Article VI – Development Regulations, by altering paragraph VI-5.B.5 to make it easier to read.

3. The proposed amendment would be consistent with the goals and objectives of the 2005 Urbana Comprehensive Plan to preserve and enhance the character of established residential neighborhoods, preserve the characteristics that make Urbana unique, and ensure that new land uses are compatible with and enhance the existing community.

4. The proposed amendment conforms to the notification and other requirements for Zoning Ordinances as required by the State Zoning Act (65 ILCS 5/11-13-14).

Options

The Plan Commission has the following options in Plan Case 2500-T-25:

1. Forward the case to City Council with a recommendation to approve the text amendment as presented herein; or

2. Forward the case to City Council with a recommendation to approve the text amendment as modified by specific suggested changes; or

3. Forward the case to City Council with a recommendation of denial of the text amendment.

Staff Recommendation

Staff recommends that the Plan Commission recommend **approval** of the proposed text amendment to City Council.

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION **DRAFT**

DATE: **April 17, 2025**

TIME: **7:00 P.M.**

PLACE: **Council Chambers, City Hall, 400 South Vine Street, Urbana, Illinois**

MEMBERS ATTENDING: Dustin Allred, Will Andresen, Andrew Fell, Debarah McFarland, Karen Simms, Chenxi Yu

MEMBERS EXCUSED: Lew Hopkins, Bill Rose

STAFF PRESENT: Kevin Garcia, Principal Planner; Marcus Ricci, Planner II; Teri Andel, Planning Administrative Assistant II

OTHERS PRESENT: John Gatzmer, Kathleen Groark, Madalyn Mills

A. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:04 p.m. Roll call was taken, and there was a quorum of the members present.

…

E. NEW PUBLIC HEARINGS

…

Plan Case No. 2500-T-25 – A request by the Urbana Zoning Administrator to amend regulations in Article VI of the Urbana Zoning Ordinance to allow porches and porch stairs to encroach into a required yard.

Chair Allred opened Plan Case No. 2500-T-25. Mr. Fell recused himself based on him having a similar case come before the Zoning Board of Appeals recently and may have another one in the near future. Chair Allred stated the procedure for a public hearing.

Kevin Garcia, Principal Planner, presented this case to the Plan Commission. He began by noting the reason for the proposed text amendment. He stated that in residential zoning districts, the front yard setback varies from 15 to 25 feet depending on the setbacks of existing buildings on a block face. So, essentially when we say the City allows porches to encroach 5 feet into a required yard regardless of the average setback means that all front yards meet the minimum of 15 feet. So, one does not need to factor in the average setback. This was the zoning interpretation that was codified about 20 years ago. Using a diagram, he showed what this means visually. He talked about a recent case where an applicant requested a major variance to allow front steps to encroach into the required front yard setback. While City staff, City Council,

and the applicant believed what was being proposed was the most aesthetically pleasing and most in character with other properties on the block, but the variance request was denied because there was no compelling reason that the design of the porch and stairs could not meet the requirements in the Zoning Ordinance. City Council encouraged City staff to draft a text amendment to remedy the situation.

Mr. Garcia reviewed the specific changes to the language in Article VI of the Zoning Ordinance. He presented staff's recommendation, which is as follows: The Plan Commission forward Plan Case No. 2500-T-25 to the City Council with a recommendation for approval.

Chair Allred asked if the Plan Commission members had any questions for City staff.

Ms. Simms asked why there is a provision around glass or walls being excluded. Why did we keep this? Mr. Garcia said that the intent is to allow this just for spaces that are semi-private. He said that completely enclosed things are like a building addition and does not interact with the street or the public as does a porch that is open. We do not want to allow additions on the front to encroach into the front yard. Ms. Simms said that she still considers glass enclosure to be a porch. Mr. Garcia said that he understands, but he did not want to make other substantive changes in this text amendment because it is not the mail purpose.

Chair Allred asked if there are examples of where stairs go out to within 6 inches of the property line. Mr. Garcia said yes. He had taken pictures of two examples and meant to share it. There are many examples of stairs coming pretty close to the property line, especially in the City's older neighborhoods. Chair Allred said that someone could really exploit this and make very long steps or platforms. that almost function like a deck, that comes to within 6 inches of the property line. Mr. Garcia noted that he did see quite a few where the steps come down from the porch to a sidewalk leading to the front property line, and then there are a couple of steps leading down to the public sidewalk. He added that staff is not proposing the 6-inch provision. It is already in the existing language of the Zoning Ordinance.

Chair Allred asked if it is possible for someone to build stairs to within 6-inches of the side yard property line. How would you get off the deck without going into someone else's property? Are we setting up potential conflicts? Mr. Garcia said that a person would not want to design the steps to go directly toward the neighbor's yard. One would be better to design steps that are parallel to the house. Chair Allred said that he just wanted to make the regulation so that it avoids people having conflicts with other people. Mr. Ricci pointed out that the construction of porch stairs would have to conform to the Building Code. Mr. Garcia said that outdoor living areas may encroach up to 5 feet into a minimum required yard, but not within 5 feet of a property line. If someone wanted to have elongated steps, staff could consider that to be a series of decks or an outdoor living space, and it would not be allowed within 5 feet of the property line.

Chair Allred asked about enforcement if someone does not obtain a permit and get approval of a site plan. Mr. Garcia said that if someone has to retroactively change something, City staff deals with enforcing this pretty frequently.

Ms. Simms stated that she would like for the Plan Commission and City staff to revisit the question of "what is a porch?". Design change, weather gets warmer, and keeping something that is historical and not necessarily relevant might be something to revise. Mr. Garcia said that

one of the Big Ideas in the *Imagine Urbana* Comprehensive Plan is to rewrite the Zoning Ordinance. It contains a lot of legacy things that just because they came up with it in 1970 and has been on the books for 50 years, does not mean it is a still a good idea.

With there being no further questions for City staff and there being no audience, Chair Allred declared the public input portion of the hearing closed and opened the hearing for Plan Commission discussion and/or motion(s).

Ms. Yu moved that the Plan Commission forward Plan Case No. 2500-T-25 to the City Council with a recommendation for approval of the text amendment. Mr. Andresen seconded the motion. Roll call on the motion was as follows:

Ms. McFarland	-	Yes	Ms. Simms	-	Yes
Ms. Yu	-	Yes	Chair Allred	-	Yes
Mr. Andresen	-	Yes			

The motion was passed by unanimous vote.

Mr. Garcia noted that this case would be forwarded to Committee of the Whole on Monday, May 5, 2025.

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CITY OF URBANA

City of Urbana
400 S. Vine Street, Urbana, IL 61801
www.urbanaillinois.us

MEMORANDUM TO THE MAYOR AND CITY COUNCIL

Meeting: May 5, 2025, Committee of the Whole
Subject: An Ordinance Approving a Special Use Permit
(102 E. Michigan Ave. / Plan Case No. 2501-SU-25 – DRA Properties, LLC)

Summary

Action Requested

City Council is being asked to consider a special use permit for a wireless cellular tower with antennas ("tower") on the Urbana School District 116 campus in the CRE (Conservation-Recreation-Education) Zoning District.

Plan Commission Recommendation

On April 17, 2025, the Plan Commission reviewed and voted to recommend that Council approve a special use permit for a tower, and to waive requirements for security fencing and landscaping, with the condition that construction be in general conformance with the submitted site plan.

Relationship to City Services and Priorities

Impact on Core Services

Construction of the tower should improve response times by emergency service providers to the Urbana School District High School and Middle School campus by providing antennas in closer proximity.

Strategic Goals & Plans

The proposed tower would align with the following Objectives of the 2005 Comprehensive Plan:

> *Objective 33.1* – Work with utility providers to ensure dependable, affordable, high-quality services to the Urbana community.
>
> *Objective 33.4* – Plan for future needs of the community to ensure residents have safe and reliable utilities.

Previous Council Actions

None.

Discussion

The attached Plan Commission Staff Report and Minutes of the April 17, 2025, Plan Commission meeting (Attachment 2) contain additional background information and discussion.

As discussed in the staff report, the U.S. Congress provides state and local governments with the authority to approve the location of towers, and requires local governments to do the following when reviewing applications for telecommunication facilities:[1]

- 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 towers based on the environmental effects of radiofrequency electromagnetic (RF) emissions to the extent that such facilities comply with Federal Communications Commission (FCC) regulations for emissions.

Concerning this last requirement, the Act reserves the power to regulate placement of towers based on potential human health effects to the FCC alone. Consequently, this is a topic that City Council should refrain from discussing to avoid an appearance that an application would be denied inappropriately.

In addition, the special use permit would be subject to review by City Council at five-year intervals, to determine if changes in technology have changed such that the necessity for the permit has been eliminated or modified, and if the permit should be modified or terminated as a result of those changes.

Fiscal and Budget Impact
None.

Community Impact
No members of the public testified at the April 17, 2025, Plan Commission public hearing. Staff received two objections to the special use permit (Attachment 2).

Recommendation
The Plan Commission recommended unanimously that City Council approve the special use permit, in agreement with the staff recommendation. This recommendation included waivers of a) the requirement to provide security fencing around the tower (Section XIII-1.R.6), and b) the requirement to provide a vegetative buffer around the tower (Section XIII-1.R.7). The one condition recommended was that construction be in general conformance with the submitted site plan.

Next Steps
If approved, the applicant may apply for building permits.

Attachments
1. An Ordinance Approving a Special Use Permit (102 E. Michigan Ave. / Plan Case No. 2501-SU-25 – DRA Properties, LLC)
2. Plan Commission Staff Report and Minutes (April 17, 2025)

[1] Federal Telecommunications Act of 1996, 47 U.S.C 332(c)(7) "Preservation of local zoning authority."

Originated by: Marcus Ricci, AICP, Planner II
Reviewed: Kevin Garcia, Principal Planner
William Kolschowsky, Senior Management Analyst/Assistant to the City Administrator
Approved: Carol Mitten, City Administrator

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(102 E. Michigan Ave. / Plan Case No. 2501-SU-25 – DRA Properties, LLC)

WHEREAS, the City of Urbana ("City") is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City's home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, Kathleen Groark dba Insite RE, Inc., on behalf of DRA Properties, LLC, and Verizon Wireless, has petitioned the City for approval of a special use permit to allow wireless cellular antennas with a tower on the Urbana School District 116 campus at 102 East Michigan Avenue; and

WHEREAS, the Zoning Ordinance requires a special use permit for antennas with a tower in the CRE, Conservation-Recreation-Education, Zoning District; and

WHEREAS, the proposed use is conducive to the public convenience, as the location of the tower is nearly identical to an existing light pole and should not inconvenience anyone, and the location of the ground-based equipment is an unused area underneath the existing athletic field bleachers; and

WHEREAS, the proposed tower and its ancillary equipment are designed so they will not be unreasonably injurious or detrimental to the public, as they will be constructed to local building code and all other code requirements, including those of the Federal Communications Commission; and

WHEREAS, the proposed project would conform to the regulations and standards of, and preserve the essential character of, the CRE zoning district; and

WHEREAS, the proposed cell tower is generally consistent with the 2005 Comprehensive Plan; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on April 17, 2025, and voted with five (5) ayes, and zero (0) nays to forward Plan Case 2501-SU-25 to the Urbana City Council with a recommendation to approve the request for a special use permit; and

WHEREAS, approval of the special use permit, with the condition and waivers set forth below, is consistent with the requirements of Section VII-4 of the Urbana Zoning Ordinance, Special Use Procedures, and with the general intent of that section of the Ordinance.

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 wireless cellular antennas with a tower at 102 East Michigan Avenue, with the following condition and waivers:

- Condition: construction shall be in general conformance with the submitted site plan.
- Waiver 1: developer will not be required to provide security fencing around the tower (Section XIII-1.R.6).
- Waiver 2: developer will not be required to provide a vegetative buffer around the tower (Section XIII-1.R.7).

The area subject to the Permit shall be the areas described as the a) "Leased Space" and the b) "Proposed Tower Development Access-Utility Easement" in Exhibit 1 "Option & Land Lease," shown in red outline on Exhibit 1.C, and described more specifically as:

a) Ground equipment: shall consist of immediate area (10' x 36' = 360 SF) and future area (10' x 16 = 160 SF) totaling 520 square feet of ground space; and
b) Tower: easement rights for access to the Leased Space by vehicle or foot from the nearest public way and for the installation of utility wires, poles, cables, conduits, and pipes on the Premises.

The above description may be replaced by a legal description provided by a survey performed by an Illinois-Registered Surveyor, as provided for in Attachment A. The above area is contained wholly in:

P.I.N.: 93-21-17-402-009
Address: 102 East Michigan Avenue, Urbana, Illinois

Section 2.

According to Section XIII-1.R.2.f of the Urbana Zoning Ordinance, an ordinance granting approval of the special use permit limits the approval term to that of the term of the lease granting rights to use the property. Ordinance 2025-XX-XXX limits the term of the special use permit granted to a term of fifty (50) years, with an option to extend the permit for up to two ten (10)-year periods. This special use permit will be subject to review by City Council at five-year intervals, to determine if changes in technology have changed such that the necessity for the permit has been eliminated or modified, and if the permit should be modified or terminated as a result of those changes.

Section 3.

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this date day of Month, Year.

AYES:

NAYS:

ABSTENTIONS:

_____

Darcy E. Sandefur, City Clerk

APPROVED BY THE MAYOR this date day of Month, Year.

_____

DeShawn Williams, Mayor

ATTACHMENT A: DRAFT ORDINANCE

Exhibit 1: OPTION & LAND LEASE

This Option and Land Lease, hereinafter referred to as "Lease", is made the last day executed below by and between **Urbana School District #116, an Illinois school district,** having an address of **1101 E University Ave, Suite B, Urbana, IL 61802,** hereinafter referred to as "Lessor", and **DRA Properties, LLC,** a Missouri limited liability company, having an office at **343 S. Kirkwood Road, #5, Box# 220130, Kirkwood, MO 63122,** hereinafter referred to as "Lessee."

1. The Option.

(a) For the sum of **$500.00** (five hundred dollars and 00/100) (the "Option Fee"), to be paid to Lessor by Lessee upon execution of this Lease and other good and valuable consideration, Lessor hereby grants to Lessee the exclusive and irrevocable option for one (1) year from the date hereof (the "Initial Option Period"), to lease the Leased Space (as defined below) on the terms and conditions set forth below (the "Option"). The Option may be extended for an additional one (1) year period upon written notification to Lessor by Lessee accompanied by the payment of an additional **$500.00** (five hundred dollars and 00/100) (the "Additional Option Fee"), delivered to Lessor prior to the end of the Initial Option Period. The Initial Option Period, as it may be extended, is referred to herein as the "Option Period."

(b) In the event the Additional Option Fee is not made and/or written notice not delivered by the due date for the same, then the Option will terminate and this Lease will terminate and Lessor will be entitled to retain all previously paid sums as full payment for the Option granted hereunder. However, if Lessor accepts the Additional Option Fee, Rent (as defined below) after the due date for the same, then Lessee's failure to make timely payment of the additional fee will be deemed waived and this Lease will be reinstated. Upon Lessee's exercise of the Option, the Lease which follows will take effect and Lessee shall be not entitled to a credit for all Option Fees paid against Rent due under this Lease.

(c) During the Option Period and at times acceptable to Lessor, Lessee shall have the right to enter Lessor's property to conduct tests and studies, at Lessee's expense, to determine the suitability of the Leased Space for Lessee's intended use. The tests may include, without limitation, surveys, soil tests and environmental assessments. Lessee shall maintain liability insurance with a minimum coverage amount of $1,000,000 per occurrence and shall provide Lessor with a Certificate of insurance naming Lessor as an additional insured prior to entering Lessor's property.

(d) Lessee may exercise the Option by delivery of written notice to Lessor in accordance with the Notice provision specified herein. Upon Lessee's exercise of the Option, the Lease which follows will take effect.

2. Leased Space and Premises. Upon Lessee's exercise of the Option, Lessor shall lease, and hereby leases, to Lessee approximately **(520 square feet)** of space as depicted in Exhibit A attached hereto (the "Leased Space") within the property commonly known as **1002 S Race Street, Urbana, IL 61801 (address) (PIN:93-21-17-402-008 and 93-21-17-402-009)** with the legal description set forth in Exhibit B attached hereto ("Premises"). Lessor also hereby grants to Lessee the right to survey the Leased Space at Lessee's cost. The survey will automatically replace Exhibit A and be made a part hereof. The Leased Space legal and access and utility easement set forth in the survey will replace any parent parcel description set forth in Exhibit B as soon as it becomes available. In the event of any discrepancy between the description of the Leased Space contained herein and the survey, the survey will control. The Leased Space will be utilized to construct, support and operate a wireless communications facility, including a communications tower, antennas, cables, and related structures and improvements (collectively the "Structures"), including the uses as permitted and described in Section 11 of this Lease and for any other purpose with the Lessor's prior written consent which shall not be unreasonably withheld, conditioned or delayed.

3. Term. The term of this Lease will be for **fifty (50) years** from the date Lessee exercises its Option ("Lease Commencement Date"). Lessee may extend the Lease for **two (2)** additional terms of ten-years each subject to rent escalations described in Paragraph 4.

4. Rent. The rent for the first **five (5) years** of the Lease, Lessee will pay **$ 1,000 per month** (the "Rent"), paid in advance to Lessor, and Rent will commence first day of the month following the Lessee's exercise of the Option.

(a) Term Rent Increase. Beginning with the sixth (6^{th}) year of the Lease and every **five (5) year** period thereafter, the then current monthly rental fee will be increased by ten percent **(10%).**

(b) Additional Rent Payments. LESSEE shall pay LESSOR an additional $250 per month ($3,000/year) for each additional tenant who leases space on the tower and places equipment on the ground.

5. Ingress and Egress. Lessor hereby grants to Lessee an easement (the "Easement") for ingress, egress and regress over the Premises adjacent to the Leased Space for construction, operation and maintenance of the Structures on the Leased Space, and for installation, construction, operation and maintenance of underground and above ground telephone, fiber, and power lines, in connection with its use of the Leased Space. The term of this Easement will commence upon exercise of the Option and will continue until the expiration of the initial term or renewal term. The location and configuration of

[PAGES DELETED FOR BREVITY]

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the last day and year specified below.

LESSOR: Urbana School District #116,
an Illinois School District

By: _____
John Gutzmer

Title: Chief Information Officer

Date: 01/22/25

Witness: _____

Print Name: _____

LESSEE: DRA Properties, LLC.
a Missouri limited liability company

By: _____
Douglas K. Dolan

Title: Authorized Member

Date: 2/3/2025

Witness: _____

Print Name: DennisPaul

Notary Public:

I do hereby certify that John Gutzmer, who is personally known to me, or who has proved by sufficient evidence to be the person named herein, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 22nd day of January 2025.

Notary Signature

OFFICIAL SEAL
LORI A JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
CHAMPAIGN COUNTY
MY COMMISSION EXPIRES 10/27/2026

Notary Public:

I do hereby certify that **DOUGLAS K. DOLAN,** who is personally known to me, or who has proved by sufficient evidence to be the person named herein, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 3rd day of February, 2025.

Notary Signature

MARGIE D. OLIVER
My Commission Expires
12-30-2028
NOTARY SEAL
St. Louis
County
Commission # 12441174
NOTARY PUBLIC - STATE OF MISSOURI

Board Approved 01/21/25

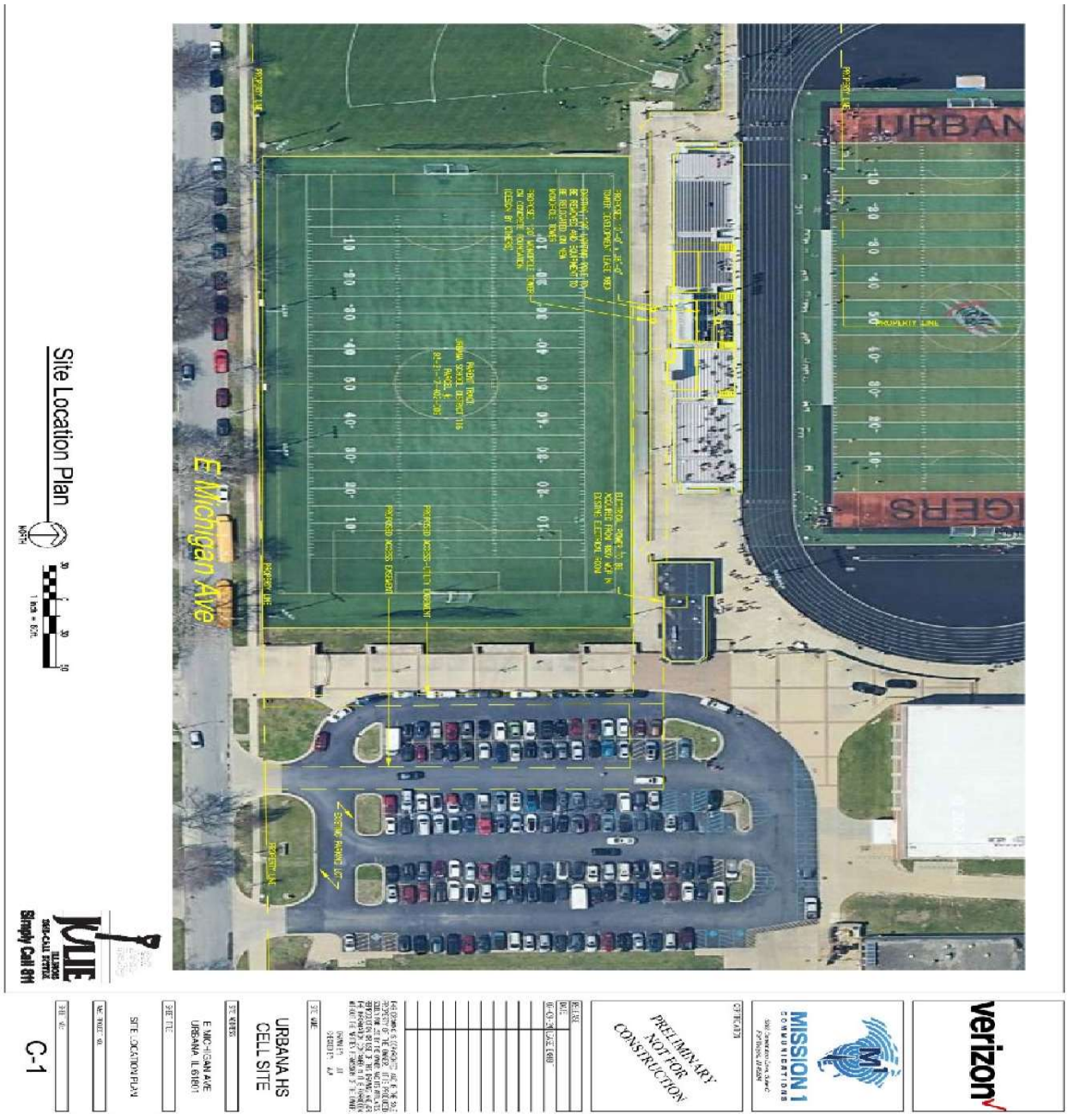
ATTACHMENT A: DRAFT ORDINANCE

Exhibit 1: EXHIBIT A (Lease Area - Text)

Current Sketch/Survey of the Leased Space within the Premises

The Leased Space shall consist of **(10' x 36' 360' SF)** and future **(10' x 16 160' SF)** totaling (**520' SF)** ground space along with easement rights for access to the Leased Space by vehicle or foot from the nearest public way and for the installation of utility wires, poles, cables, conduits and pipes on the Premises in the approximate locations as depicted below:

(Site Plan 1/2)



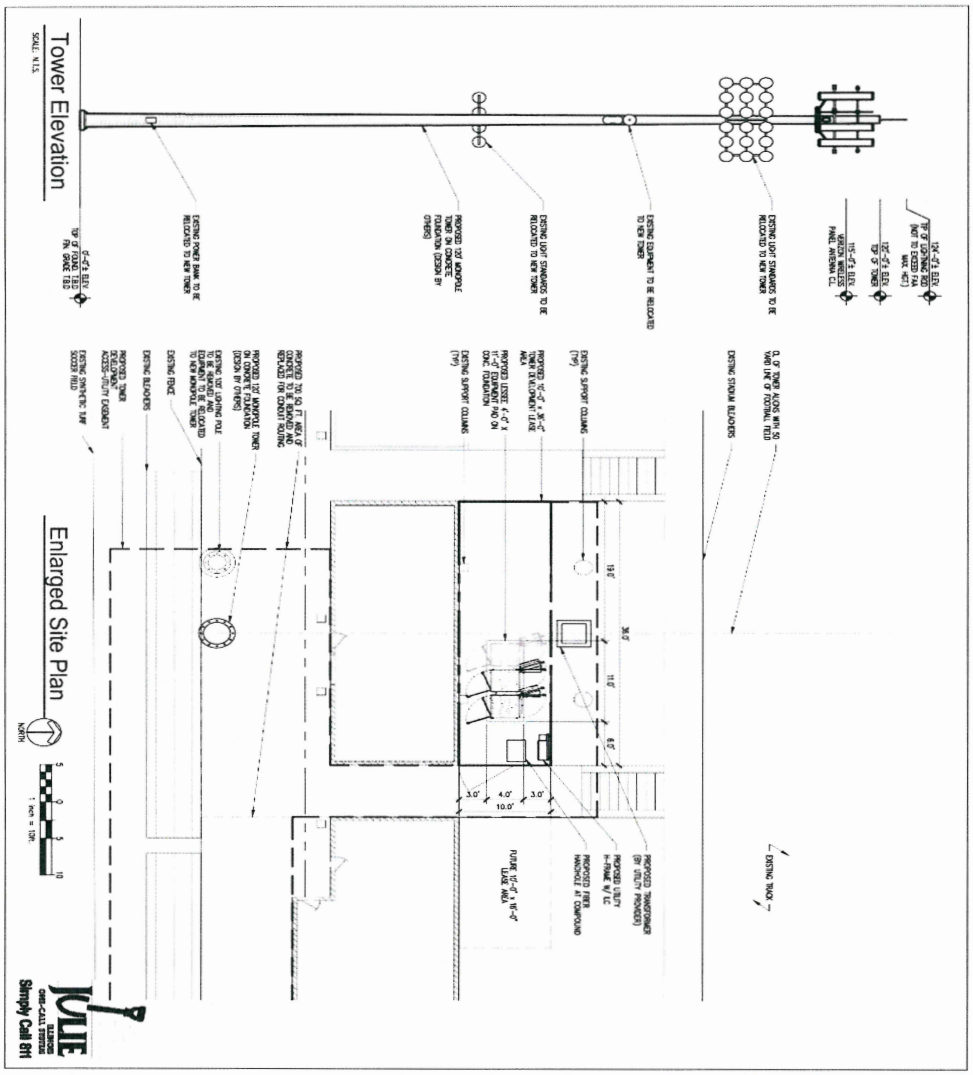
Initials: _____

Initials: _____

ATTACHMENT A: DRAFT ORDINANCE

EXHIBIT A

(Site Plan 2/2)



Initials: _____

Initials: _____

Site Name: Urbana High School
Site No.: DRA IL-1035

Exhibit 1: EXHIBIT B (Campus Area)

LEGAL DESCRIPTION

Legal Description as set forth in Deed Book 266, Page 298:
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 mina (9) Fast of the Third Principal Meridian in Champaign County, State of Illinois, for the use of said School District no. 116.

Legal Description as set forth in Deed Book 263, Page 237:
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 Illinois 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 recorders office in Champaign County, Illinois.

Legal Description as set forth in Deed Book 229, Page 290:
All that part of the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section Seventeen (17), Township Nineteen (19) north, Range Nine (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 Plat of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Seventeen (17) Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian in the city of Urbana, Champaign County, Illinois.

Legal Description as set forth in Deed Book 210, Page 515:
a part of the northwest Quarter of the Southeast Quarter of Section 17 Township 19 north, Range 9 East of the 3rd P.M. described as followed: Beginning at a point 384.81 ft. South of the center of said section 17 running thence East on the center line of Iowa St., extended 697.23 ft., more or less, to the center time of market St., 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 lines 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.

Legal Description as set forth in Deed Book 196, Page 247:
Beginning at a point 385. 84 feet South and 45.05 feet East of the center point of Section Seventeen (17) in Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, running thence East on and along the center line of Iowa Street produced 647.84 feet to the center line of Market Street produced, and thence running South on and along the center line of Market Street produced 605.30 feet to a point on the center line of Indiana Avenue produced, and thence running West on and along the center line of Indiana Avenue produced 654.18 feet to the East line of Race Street thence running North on the Last line of Race Street 605.30 feet to the place of beginning, in the City of Urbana, in the County of Champaign and State of Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. Said premises are hereby conveyed subject to all taxes and assessments levied and to be levied against the same end falling due subsequent to the date hereof. Dated this 26th day of August A. D. 1924.

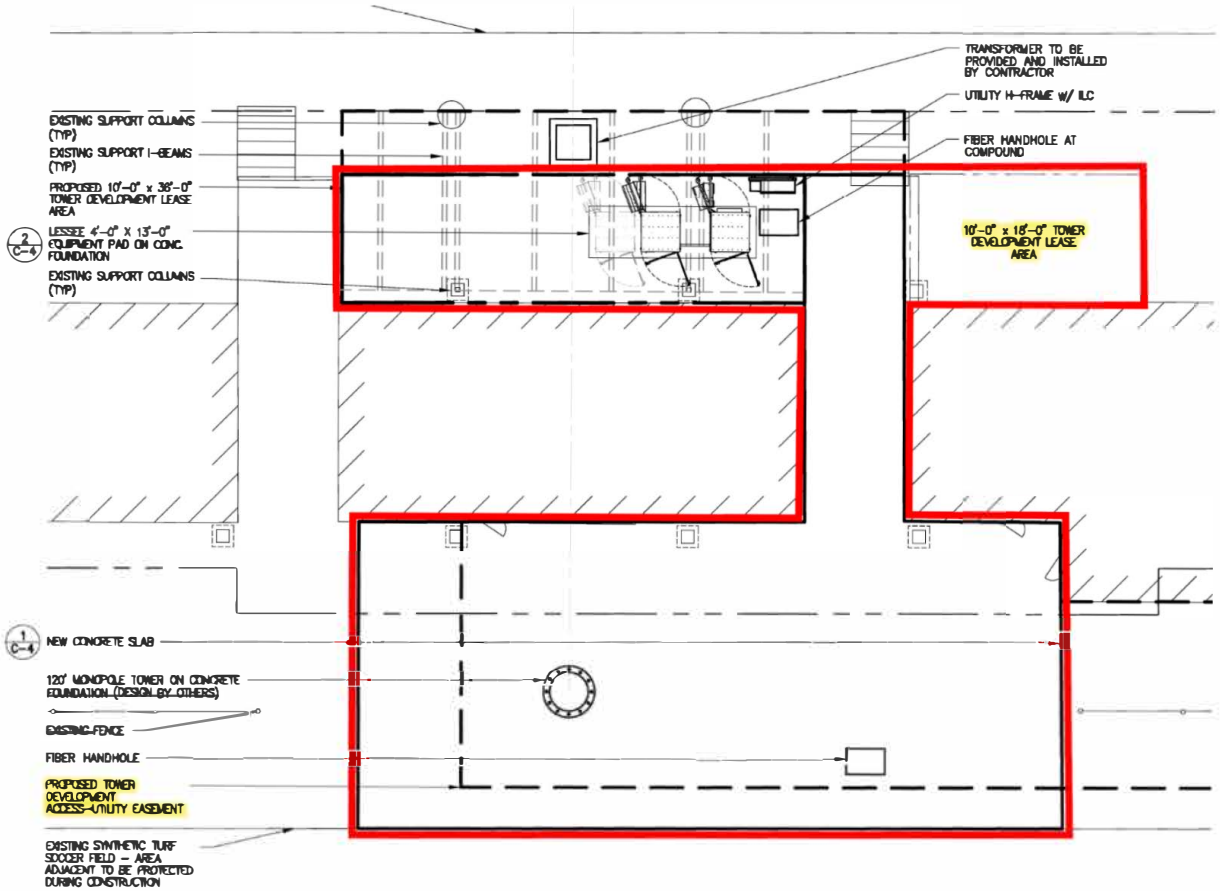
Legal Description as set forth in Deed Book 156, Page 130
A part of the North West Quarter of the South East Quarter of Section Seventeen (17) Township nineteen (19) north, Range nine (9) East of the 3rd P.M. described as follows: Beginning at a point 414.81 feet South and 377.82 feet East of the center of said Section Seventeen (17) thence running East on the south line of Iowa Street extended 20 feet, thence running South 545.3 feet more or less to the north line of Indiana Avenue extended thence running West on the north line of said Indiana avenue extended 353.3 feet, more or less, to the East line of Race Street, thence running in a Northerly direction on the East line of said Race Street 215.3 feet, more or less to the Southwest corner of the High School property heretofore conveyed to the Trustees of Schools for the use of said School District no. 116 by said Margaret De young and husband on March 30, 1912, thence running East on the South line of said High School property 331.43 feet and thence running north on the coast line of said High School property 930 feet, more or less, to the place of beginning.

Legal Description as set forth in Deed Book 152, Page 103:
A part of the North West quarter of the South East quarter of section seventeen Township Nineteen (19) North Range Nine (9) East of the 3rd p.m. described as follows: Beginning at a point 414.81 feet South and 49.25 feet East of the center of section Seventeen (17) township Nineteen (19) North Range Nine (9) East of the 3rd p.m. and running thence East 328.57 feet, thence running South 330. feet running thence West 331.43 feet and thence running North 330 feet to the place of beginning

*****Less and except the property conveyed in Deed Book 196, Page 280.*****

ATTACHMENT A: DRAFT ORDINANCE

Exhibit 1: EXHIBIT C (Image)



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Marcus Ricci, AICP, Planner II

DATE: March 20, 2025

SUBJECT: **Plan Case 2501-SU-25:** A request by Kathleen Groark dba Insite RE, Inc., on behalf of DRA Properties, LLC, and Verizon Wireless, for a Special Use Permit to allow a tower with antennas at 102 East Michigan Avenue in the CRE (Conservation-Recreation-Education) Zoning District.

Introduction

Kathleen Groark, on behalf of DRA Properties, LLC, and Verizon Wireless, requests a special use permit to allow a new wireless tower with antennas at 102 East Michigan Avenue in the CRE (Conservation-Recreation-Education) Zoning District. Section XIII-1.R.1.B of the Urbana Zoning Ordinances allows antennas with a tower in the CRE zoning district with a special use permit.

The Urbana School District ("the School District") wants to have a tower installed to improve cellular reception on its High School and Middle School campus. The proposed tower would replace an existing light tower on an athletic field, in the same general location. Initially, the tower would have one Verizon antenna installed on it, but would allow additional antennas to be installed on it in the future. The School District has agreed to lease the property to the applicants, who would construct, operate, and maintain the tower and antennas.

The Plan Commission must review the special use permit application, hold a public hearing, and make a recommendation to the City Council. The Commission should either accept the specific staff findings or articulate their own specific findings based on the application's criteria. The City Council must then approve, approve with certain conditions, or deny the request. Staff recommend the Commission recommend approval of the special use permit with one condition, based on the findings below.

Background

Description of the Site and Surrounding Properties

The proposed location for the tower is on the north side of the southern athletic field on the School District's Vine Street Campus (see Exhibit A – Location Map). The campus is approximately 35 acres.

Nearby uses include school athletic fields (north, northeast, west and south), secondary education buildings (north, east), and residential (south, west). The table below shows the zoning and 2005 Comprehensive Plan future land use designations of the site and surrounding land (Exhibits B and C).

	Zoning	Existing Land Use	Future Land Use
Site	CRE, Conservation-Recreation-Education	School athletic field	Institutional
North	CRE, Conservation-Recreation-Education	School athletic field; high school	Institutional
East	CRE, Conservation-Recreation-Education	School athletic field; parking lot; middle school	Institutional
South	CRE, Conservation-Recreation-Education; R-2 Single- and Two-Family Residential	School athletic field; homes	Institutional; Residential
West	CRE, Conservation-Recreation-Education; R-2 Single- and Two-Family Residential	School athletic fields; homes	Institutional; Residential

Table 1. Zoning, Existing Land Use, Future Land Use Designation

Proposed Use/Activities

The proposed use is to replace an existing 100-foot-tall athletic field light pole ("light pole") with a 120-foot-tall wireless tower ("cell tower"). The cell tower would be shifted six feet to the east of the light pole's location, and would align with the field's center line. It would be located 332 feet east of the South Race Street property line, and remain 229 feet north of the East Michigan Avenue property line (see Exhibit D – Application; Site Plan, Sheet C-1). The tower itself would be located in an access easement dedicated for utility access and maintenance.

The leased area for the ground-based equipment would be 520 square feet located underneath the existing bleachers (Sheet C-2). This area is currently not visible from the south side of the bleachers, and would be screened from the north side by security fence fitted with privacy slatting. The field lights from the light pole would be transferred to the cell tower and reinstalled at their original height: lights for soccer games at the lower ring and lights for football games at the upper ring. The Verizon antennas would be above the upper ring of lights, just below the top of the 120-foot tower (Sheet A-1). There would be room to install at least one additional set of antennas below the Verizon antennas. A blinking red safety beacon would not be required for this tower.

Discussion

The School District has had poor cellular reception on its campus for over a decade. Increasing demand for cellular data transmission has stretched the current network's capacity to its limit, resulting in decreased reception quality for users, including emergency responders. In 2011, a similar request for a new cell tower was submitted by US Cellular on behalf of the School District for a 150-foot-tall cell tower that was designed to appear like a flagpole, with the cellular antennas above the flag.[1] Public input at the public hearing included concerns about radio-frequency (RF) emissions and the aesthetics of a 150-foot tower. The Plan Commission continued the case to a future meeting, where they hoped to be provided with more information, but the case was withdrawn by the applicant.

There have been multiple incidents on campus recently where Police and Fire response was hampered by poor wireless reception. These have prompted the School District to again consider their options to have a new cell tower built nearby. They explored multiple alternatives, both on- and off-campus, based on input from many of their faculty and staff. The applicant also investigated the option of collocating their antennas on existing towers, which fulfills the Zoning Ordinance's requirement to

[1] Plan Case 2145-SU-11. See Exhibit E – Selected Case Items.

find a solution that does not require a new tower (see Exhibit F – Existing Towers). The best option to increase coverage reliability is to site a new tower in the center of the area of poor coverage reliability: in the middle of campus itself. A tower at that location would provide service for the general Verizon cellular network, so it should also improve reception for all nearby Verizon customers, as shown in modeling of the current versus potential coverage reliability (see Exhibit G – Justification Map). The potential addition of another cellular company's antennas on the proposed tower would improve reception for that company's users, too. The Urbana Police Department supports the proposed tower. Based on their experience, they believe that police and other emergency responders would benefit from the improved cellular coverage (see Exhibit H – UPD Support Letter).

If approved for a special use permit, the construction would be subject to required building safety reviews typical for cell tower construction or modification, and the regulations of the Federal Communications Commission (FCC). The proposed cell tower meets all other zoning requirements.

Radio-Frequency Emissions Concerns

There is disagreement between different agencies and disciplines on the purported dangers of cellular RF-emissions.[2,3] In agreement with research staff found online, John Gutzmer, Chief Information Officer for the School District, explained at the March 10, 2025, neighborhood meeting that both cellular transmission towers and cellular phones generate RF emissions. The towers generate low levels of RF emissions all the time, while phones generate them at variable levels: the farther away the nearest transmitter is, i.e., "the fewer bars you have," the harder the phone has to work, and the RF emissions increase.[4] If that is correct, the proposed cell tower might actually reduce the amount of RF emissions that campus cell phone users are exposed to, since their cell phones work not have to work as hard to keep their connection because they would closer to a transmitter.

In any case, the Federal Government has preempted local governments regulating cell tower siting based solely on environmental or health concerns related to RF emissions.[5,6] Section 704 of the 1996 Telecommunications Act states:

> "Sec. 704. Facilities Siting; Radio Frequency Emission Standards.
> B. Limitations.
> (iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities *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."

Plan Commission members are directed not to consider the environmental effects of radio frequency emissions in their decision, as the proposed tower must meet all other FCC regulations.

[2] **American Cancer Society.** https://www.cancer.org/cancer/risk-prevention/radiation-exposure/cellular-phone-towers.html. "Cell Phone Towers." Dated: June 1, 2020. Accessed: March 10, 2025.
[3] **National Cancer Institute.** https://www.cancer.gov/about-cancer/causes-prevention/risk/radiation/cell-phones-fact-sheet. "Cell Phones and Cancer Risk." Dated: April 4, 2024. Accessed: March 11, 2025.
[4] **ProPublica.** https://www.propublica.org/article/what-to-know-about-cellphone-radiation. "What to Know About Cellphone Radiation." Dated: January 4, 2023. Accessed: March 11, 2025.
[5] **Federal Communications Commission.** https://bit.ly/TelecommAct_FCC-FAQ. "FCC Fact Sheet: New National Wireless Tower Siting Policies." Accessed: March 12, 2025.
[6] **Connecticut General Assembly.** https://bit.ly/TelecommAct-1996_OLR. "Telecommunications Act of 1996." Accessed: March 12, 2025.

Aesthetic Concerns

The applicant has attempted to mitigate concerns about aesthetics by limiting the height of the proposed tower to the minimum required to provide the desired coverage. The 120-foot-tall tower would be 20 feet taller than the existing light tower, but would be 30 feet (or 20 percent) shorter than the 150-foot tower proposed in 2011. The applicant has provided photosimulations from five vantage points around the campus: these show how little of a change in view the proposed tower will create for passersby compared to the existing tower (see Exhibit I – Photosimulations).

Requirements for a Special Use Permit

According to Section VII-4.A. 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 is conducive to the public convenience. The location of the tower is nearly the same as that of the existing light pole and should not inconvenience anyone. The location of the ground-based equipment is an unused area underneath the existing athletic field bleachers. The application states:

> "Telecommunications facilities of the sort proposed by the Applicant have become commonplace in all manner of urban, suburban, exurban and rural locales, and already exist in a variety of sizes, types, and locations in the City of Urbana. Verizon has been sensitive in selecting a site that will minimize the impact on the surrounding property by replacing an existing 100' sports field monopole tower. The site will provide quality service to the nearby neighborhood. Quality wireless technology, including voice and data networks, is integral to virtually every local business, citizen, resident, and visitor to the City of Urbana. Wireless communications technology provides vital communications in "911" and other emergency situations. These services have become established and accepted as an integral part of the nation's communications infrastructure. The Urbana School District, in fact, reached out to Verizon for additional capacity at this location, especially in light of a recent bomb scare. This proposed facility and improved capacity will greatly improve the public convenience."

Staff concur with the applicant and find this criterion met.

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 cell tower and its ancillary equipment are designed so they will not be unreasonably injurious or detrimental to the public, as they will be constructed to local building code and all other code requirements, including those of the FCC. The application states:

> "No drainage, sanitation, refuse removal, parks, library or school services will be necessary for this facility. This site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. Existing police and fire protection are more than adequate to provide security for this facility. As mentioned previously, wireless communications technology provides vital communications in "911" and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and

promote the public health, safety, morals, comfort and general welfare. With hundreds of residents at this location daily, improved capacity will promote the general welfare. Verizon has carefully selected a site that will have minimal impact by replacing an existing 100' sports field monopole and screening the equipment under the existing bleachers."

Staff find this criterion met.

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 would conform to the regulations and standards of the CRE district, and preserve the essential character of the neighborhood, as the School District's campus already has 15 athletic field light poles ranging from 32 feet to 100 feet in height. The application states:

"The proposed facility is consistent with the objectives of the city's comprehensive plan and this chapter. The proposed facility will, in fact, improve the quality of life for the residents and visitors and persons doing business in Urbana for reasons stated within this application. This type of monopole installation not only meets the demand for wireless communications in the area, but it also maintains the aesthetics and integrity of the community [and] will not disrupt any future development or use of the area. Verizon's proposed facility complies with all additional regulations in this chapter specific to wireless communications facilities."

Staff find this criterion met.

In response to the requirements in Section VII-4.A. of the Zoning Ordinance, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

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 or 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
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Public Notice and Input

Staff published a legal ad in The News-Gazette to notify the public of the request and public hearing 15 days prior to the Zoning Board of Appeals meeting. Staff sent letters to 99 neighboring property owners (within 250 feet of the subject property) notifying them of the request, and posted a public hearing sign on the property. Staff received one letter of objection to the request (see Exhibit J).

Mr. Gutzmer and other District staff presented this proposal to the Urbana School Board at two meetings which were open to the public: on August 6, 2024 (Administrative Report agenda item 8.2, and on January 7, 2025 (Action Item agenda item 12.1). At the latter meeting, the Board deferred the

vote to the January 21, School Board meeting, at which time the Board voted to approve the lease of District property. Mr. Gutzmer has provided a summary of the highlights of both meetings, minutes of both meetings, and links to the video recordings of both meetings (see Exhibit K).

The March 10, 2025, neighborhood meeting was attended by myself, Mr. Gutzmer, Ms. Groark, Dr. Jennifer Ivory-Tatum (School District Superintendent), Madalyn Mills (School District IT Operations Manager), a School District Board member, and six residents, most of whom identified themselves as school campus neighbors. The presentation focused on the proposed tower and equipment's locations and configurations, and improvements to cellular coverage reliability. Questions and comments raised by attendees focused on health effects of cell tower RF emissions, and aesthetics of a wider and taller tower. Presenters responded with additional information about the relationship between cell phone and cell tower RF emissions, and speculated that the tower might reduce the RF emissions users were exposed to, due to reduced demand on the cell phone to reach the nearer transmitter. Discussion included how staff, faculty, and students used their phones on campus, and potential alternatives such as using signal boosters instead of a tower or siting the tower on the north side of the soccer field or another location further from neighboring homes. Ms. Groark stated that each cellular carrier's antenna assembly operates at less than one percent (1%) of the FCC's RF emissions limit, so that even multiple antenna-assemblies would not expose a nearby user to levels exceeding those set by the FCC.

Summary of Findings

1. The proposed use is conducive to the public convenience. The site location of the tower is nearly identical to the existing light pole and should not inconvenience anyone. The site location of the ground-based equipment is an unused area underneath the existing athletic field bleachers.
2. The proposed cell tower and its ancillary equipment are designed so they will not be unreasonably injurious or detrimental to the public, as they will be constructed to local building code and all other code requirements, including those of the Federal Communications Commission.
3. The proposed project would conform to the regulations and standards of, and preserve the essential character of, the CRE zoning district.

Options

The Plan Commission has the following options in Plan Case 2501-SU-25:

1. Recommend approval of the special use permit without any conditions.
2. Recommend approval of the special use permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the City's municipal code.
3. Recommend denial of the special use permit. If the Plan Commission elects to do so, it must articulate the findings supporting its denial.

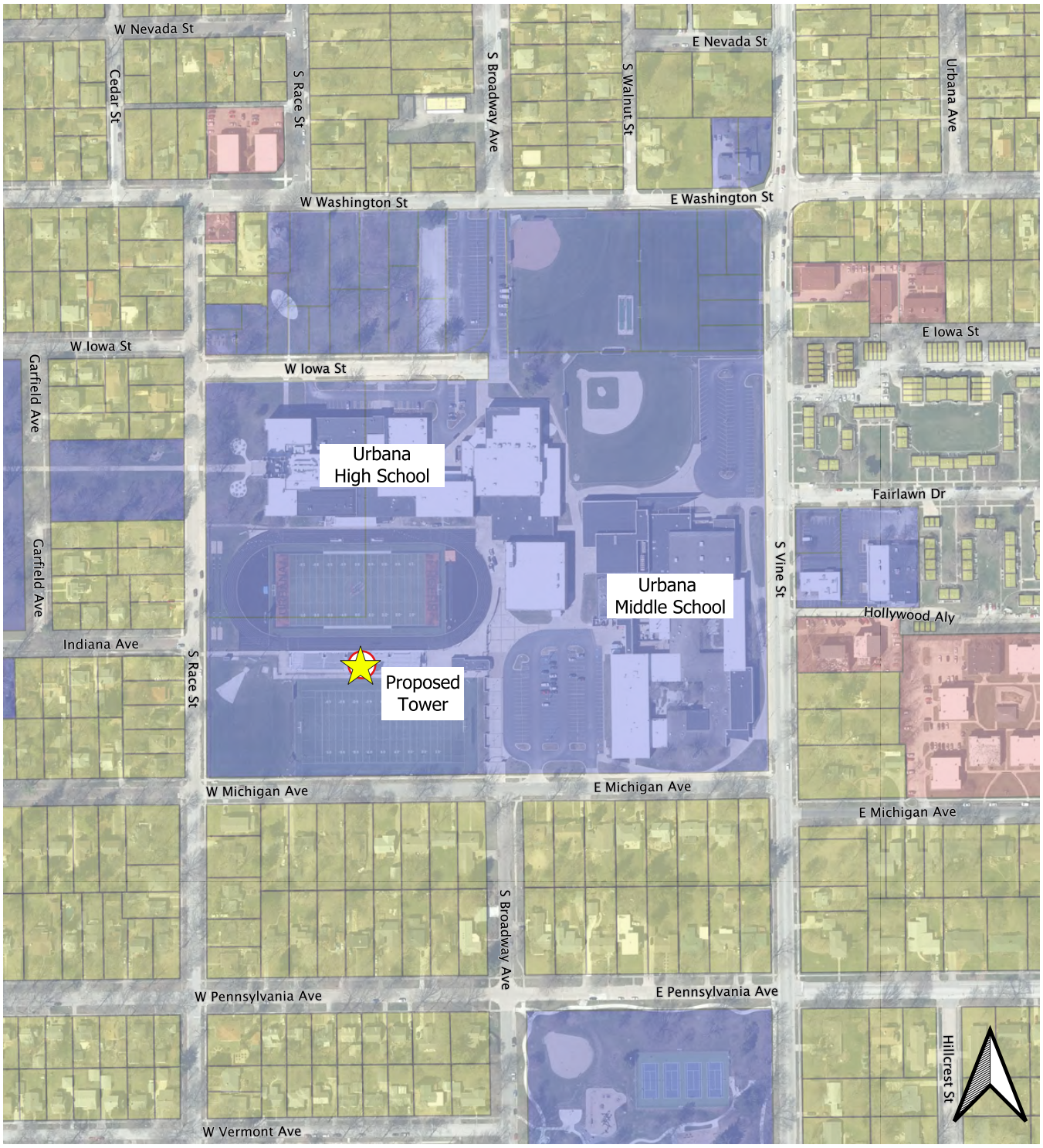
Recommendation

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. 2501-SU-25, with the following condition: the proposed tower construction shall generally conform to the submitted site plans.

Attachments:
Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Application for Special Use Permit
Exhibit E: Plan Case 2415-SU-11 – Selected Case Items
Exhibit F: Existing Towers
Exhibit G: Justification Map
Exhibit H: UPD Support Letter
Exhibit I: Photosimulations
Exhibit J: Public input
Exhibit K: School Board Meeting Information

Copy:
Katie Groark, InSite RE, Inc., Applicant
John Gutzmer, Urbana School District, Property Owner

Exhibit A - Location & Land Use

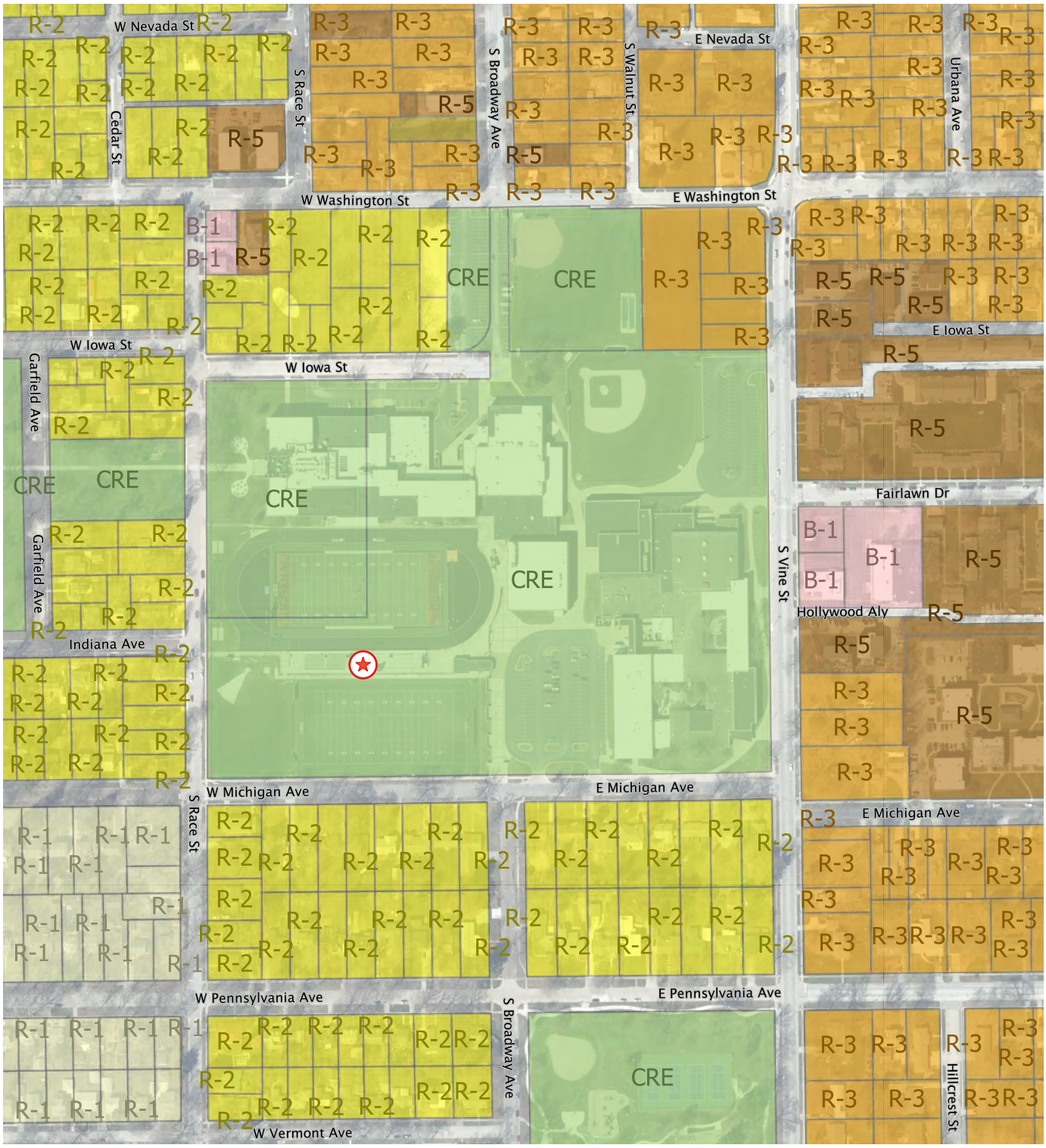


CITY OF URBANA

Case:	2501-SU-25
Subject:	Wireless Tower with Antennae
Location:	102 East Michigan Avenue
Applicant:	Kathryn Groark, dba Insite RE, Inc.

Subject property
Residential
Commercial
Institutional

Exhibit B - Zoning

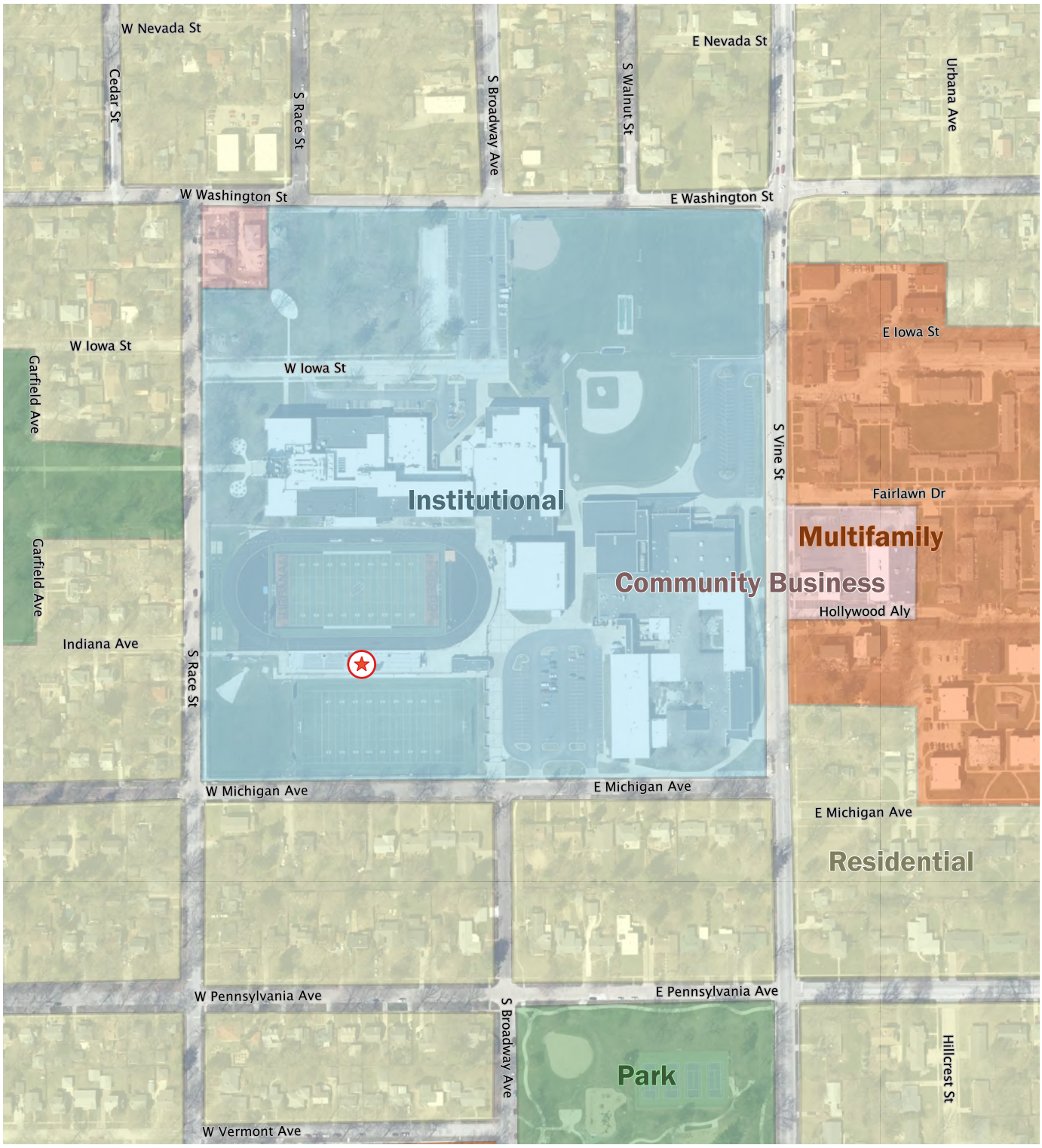


CITY OF URBANA

Case: 2501-SU-25
Subject: Wireless Tower with Antennae
Location: 102 East Michigan Avenue
Applicant: Kathryn Groark, dba Insite RE, Inc.

Subject property
B-1
CRE
R-1
R-2
R-3
R-4
R-5

Exhibit C - Future Land Use



Case:	2501-SU-25
Subject:	Wireless Tower with Antennae
Location:	102 East Michigan Avenue
Applicant:	Kathryn Groark, dba Insite RE, Inc.

Subject property
Community Business
Institutional
Multifamily
Park
Residential

1 ITEM LOGOUT

CITY OF URBANA

Navigate to...

VIEW PERMIT

Home / Services / Permits / View Permit

Make a payment

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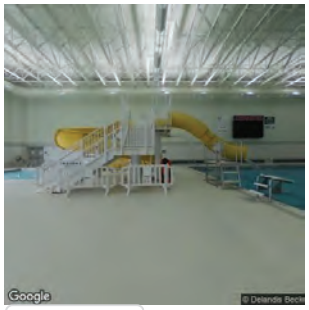
Leave message

Permit #: TCF25-000001
Project #: 25-000056
Status: Online Application Received
Balance Due: $0.00
Address: 102 East Michigan Avenue
Description: Swapping an existing 100' lightpole with 120' monopole and installing lights and telecommunications equipment.



Permit | Reviews | Documents | Inspections

Permit #:

TCF25-000001

Permit Type:

Telecommunications Zoning Review

Sub Type:

Special Use Permit - Plan Commission & City Council Review

Issue Date:

Expiration Date:

The application fee must be paid when submitting the application. For the current fee amount, please refer to the most recent version of the City's 'Schedule of Fees - Excluding Liquor License Fees', which can be found at https://www.urbanaillinois.us/fees (https://www.urbanaillinois.us/fees).

The applicant is also responsible for paying the cost of the legal ad publication fees. The News-Gazette will bill the applicant directly. Legal ad publication fees vary from $75.00 and up.

More information regarding Administrative Review vs. Special Use Permit Review can be found at https://urbanaillinois.us/businesses/building-permits-and-zoning/planning-zoning-forms/telecommunication-zoning-review-applica (https://urbanaillinois.us/businesses/building-permits-and-zoning/planning-zoning-forms/telecommunication-zoning-review-applica). If a Special Use Permit is required, you will have to complete a separate application for the Special Use Permit.

If you need assistance completing this form, please contact the Planning Department at Planning@urbanaillinois.us (mailto:planning@urbanaillinois.us) or (217) 384-2440.

INFORMATION REQUIRED FOR A TELECOMMUNICATION PERMIT

*Telecommunications Permit Review Fee

*General Site Plan showing the following:

a. Map of the surrounding area indicating the location of the property.

b. Site Plan showing the location of all existing and proposed towers, antennas, equipment enclosures and any other communications devices on the site.

c. Elevation of the proposed tower, structure, and/or antenna.

d. Location of all existing and proposed easements related to the proposed use.

e. Existing and proposed methods of screening (i.e. landscaping, fencing).

f. Attach a notarized statement whether the tower will accommodate collocation of additional antennas for future users.

Please attach General Site Plan:

Urbana HS Prelim CDs 11-20-24.pdf

PROJECT DESCRIPTION

Proposed Activities (Please provide what you are removing, installing and/or relocating and specify whether each item is on the tower or on the ground)

Remove:

Removing existing 100' light pole and existing lights.

Install:

Dolan installing new 120' monopole 6' to the east of the existing lighting pole. Reinstalling existing equipment onto the new tower. Verizon installing nine (9) antennas, six (6) radios, three (3) surge protectors, and three hybrid cables on the tower at

115'. Installing ground equipment in 10' x 36' lease area underneath the existing bleachers. Installing two (2) cabinets on 4' x 13' concrete pad.
Relocate:
New tower to be 6' east of existing lighting pole.
PROPERTY INFORMATION
Legal Description Provided by Applicant:
See attached.
Legal Description attachment:
Urbana High School Legal Description.pdf
Company Site Number:
DRA IL-1035
Company Site Name:
Urbana High School
PROPERTY OWNER INFORMATION
If the applicant is not the sole owner, please attach documentation for contact information including **name**, **email** and **phone numbers** of every owner.:
Urbana School District 116 Contact Information.pdf
TOWER OWNER INFORMATION
Name of Company:
Dolan Realty Advisors LLC
Name of Contact/Representative:
Kathleen Groark
Phone Number:
Email:
groark@insite-inc.com
EXISTING TOWER FACILITIES
Increase Tower Height:
Yes
Increase in Tower/Ground Equipment:
Yes
Change in Lighting:
No
Increase in Number of Towers:
No
Change of Location of Towers:
Yes
Increase in Number of Antennae:
Yes
Change of Location of Antennae:
Yes
Increase in Number of Equipment Boxes:

Yes
Change of Location of Equipment Boxes:
Yes
CERTIFICATION
I am:
2. Authorized to make this application on behalf of the owner.
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.
Agree:
Yes
I acknowledge that my electronic or digital signature on this application has the full legal effect as that of my written signature.
Agree:
Yes
I grant permission for City staff to post a temporary yard sign on the subject property announcing the public hearing to be held for my request (if required).
Agree:
Yes
Applicant Signature Upload:
Signer Name:
Kathleen Groark

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citizenserve
Terms of Use (TermsofUse.pdf)
Privacy Policy (PrivacyPolicy.pdf)

Legal Description as set forth in Deed Book 266, Page 298:

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 mina (9) Fast of the Third Principal Meridian in Champaign County, State of Illinois, for the use of said School District no. 116.

Legal Description as set forth in Deed Book 263, Page 237:

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 Illinois 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 recorders office in Champaign County, Illinois.

Legal Description as set forth in Deed Book 229, Page 290:

All that part of the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section Seventeen (17), Township Nineteen (19) north, Range Nine (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 Plat of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Seventeen (17) Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian in the city of Urbana, Champaign County, Illinois.

Legal Description as set forth in Deed Book 210, Page 515:

a part of the northwest Quarter of the Southeast Quarter of Section 17 Township 19 north, Range 9 East of the 3rd P.M. described as followed: Beginning at a point 384.81 ft. South of the center of said section 17 running thence East on the center line of Iowa St., extended 697.23 ft., more or less, to the center time of market St., 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 lines 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.

Legal Description as set forth in Deed Book 196, Page 247:

Beginning at a point 385. 84 feet South and 45.05 feet East of the center point of Section Seventeen (17) in Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, running thence East on and along the center line of Iowa Street produced 647.84 feet to the center line of Market Street produced, and thence running South on and along the center line of Market Street produced 605.30 feet to a point on the center line of Indiana Avenue produced, and thence running West on and along the center line of Indiana Avenue produced 654.18 feet to the East line of Race Street thence running North on the Last line of Race Street 605.30 feet to the place of beginning, in the City of Urbana, in the County of Champaign and State of Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. Said premises are hereby conveyed subject to all taxes and assessments levied and to be levied against the same end falling due subsequent to the date hereof. Dated this 26th day of August A. D. 1924.

Legal Description as set forth in Deed Book 156, Page 130

A part of the North West Quarter of the South East Quarter of Section Seventeen (17) Township nineteen (19) north, Range nine (9) East of the 3rd P.M. described as follows: Beginning at a point 414.81 feet South and 377.82 feet East of the center of said Section Seventeen (17) thence running East on the south line of Iowa Street extended 20 feet, thence running South 545.3 feet more or less to the north line of Indiana Avenue extended thence running West on the north line of said Indiana avenue extended 353.3 feet, more or less, to the East line of Race Street, thence running in a Northerly direction on the East line of said Race Street 215.3 feet, more or less to the Southwest corner of the High School property heretofore conveyed to the Trustees of Schools for the use of said School District no. 116 by said Margaret De young and husband on March 30, 1912, thence running East on the South line of said High School property 331.43 feet and thence running north on the

coast line of said High School property 930 feet, more or less, to the place of beginning.

Legal Description as set forth in Deed Book 152, Page 103:

A part of the North West quarter of the South East quarter of section seventeen Township Nineteen (19) North Range Nine (9) East of the 3rd p.m. described as follows: Beginning at a point 414.81 feet South and 49.25 feet East of the center of section

Seventeen (17) township Nineteen (19) North Range Nine (9) East of the 3rd p.m. and running thence East 328.57 feet, thence running South 330. feet running thence West 331.43 feet and thence running North 330 feet to the place of beginning

*****Less and except the property conveyed in Deed Book 196, Page 280.*****

STANDARDS FOR SPECIAL USE

Section XIII-1.R.1.b, Special Use Permits, of the City of Urbana Zoning Ordinance states in relevant part that "**Antennas with towers in any Zoning District, except R-6B, B-3, B-3U, or IN-1."**

Section VII-4, Special Use Procedures, of the City of Urbana Zoning Ordinance, states in relevant part that "**The standards and procedures for the consideration of mobile home parks and planned unit developments are specified in Article XIII. All other special uses, as designated in Table V-1, are subject to the procedures and standards stipulated herein. Except as otherwise provided, the Zoning Administrator shall not issue a special use until expressly authorized by the City Council and the following procedure has been completed:"**

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

Telecommunications facilities of the sort proposed by the Applicant have become commonplace in all manner of urban, suburban, exurban and rural locales, and already exist in a variety of sizes, types, and locations in the City of Urbana. Verizon has been sensitive in selecting a site that will minimize the impact on the surrounding property by replacing an existing 100' sports field monopole tower. The site will provide quality service to the nearby neighborhood. Quality wireless technology, including voice and data networks, is integral to virtually every local business, citizen, resident, and visitor to the City of Urbana. Wireless communications technology provides vital communications in "911" and other emergency situations. These services have become established and accepted as an integral part of the nation's communications infrastructure. The Urbana School District, in fact, reached out to Verizon for additional capacity at this location, especially in light of a recent bomb scare. This proposed facility and improved capacity will greatly improve the public convenience.

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; and

No drainage, sanitation, refuse removal, parks, library or school services will be necessary for this facility. This site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. Existing police and fire protection are more than adequate to provide security for this facility. As mentioned previously, wireless communications technology provides vital communications in "911" and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote the public health, safety, morals, comfort and general welfare. With hundreds of residents at this location daily, improved capacity will promote the general welfare. Verizon has carefully selected a site that will have minimal impact by replacing an existing 100' sports field monopole and screening the equipment under the existing bleachers.

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,

The proposed facility is consistent with the objectives of the city's comprehensive plan and this chapter. The proposed facility will, in fact, improve the quality of life for the residents and visitors and persons doing business in Urbana for reasons stated within this application. This type of monopole installation not only meets the demand for wireless communications in the area, but it also maintains the aesthetics and integrity of the community will not disrupt any future development or use of the area. Verizon's proposed facility complies with all additional regulations in this chapter specific to wireless communications facilities.

DRA PROPERTIES, LLC
WIRELESS COMMUNICATIONS FACILITY

APPLICATION FOR A SPECIAL USE PERMIT, HEIGHT VARIANCE, AND LANDSCAPING VARIANCE

102 E. MICHIGAN AVE., URBANA, IL 61801

CITY OF URBANA WIRELESS COMMUNICATIONS FACILITY
PROJECT SUMMARY

Petitioner

DRA Properties, LLC ("DRA") has entered a lease agreement with Urbana School District #116 to construct a 120' monopole antenna facility tower to replace an existing 100' sports field monopole located at 102 E. Michigan Ave., Urbana, IL 61801. A new tower is necessary for Verizon Wireless to continue to provide the City of Urbana with cutting edge wireless voice and data service. Verizon has entered an agreement with DRA to collocate its antennas on the proposed monopole tower.

Property Description

DRA, proposes to install a 120' – 0" monopole tower with new antennas at the height of 115'-0" with a 520 S. F. lease area under the existing bleachers to the north. An existing 100' – 0" monopole with lights located 6' to the west of the proposed tower will be removed. The lights on the existing monopole will be reinstalled on the new 120' monopole. No aviation lights will be required on the tower. The new monopole tower will have the capacity to accommodate additional carriers. Verizon's related equipment will be located within an approximate (10' x 18') lease area under the existing bleachers to the north of the monopole tower. The lease area under the bleachers will be enclosed by a 6' chain link fence. Access to the facility will be via a proposed easement on existing access off Michigan Ave. The proposed facility lies within the CRE Conservation-Recreation-Education district and a special use is requested.

Nature of Request/Zoning Analysis

Section XIII-1.R.1, Special Use Permits, of the City of Urbana Zoning Ordinance, states in relevant part that "**Uses requiring Special Use Permits … Antennas with towers in any Zoning District, except R-6B, B-3, B-3U, or IN-1"**

Section XIII-1.E.6, Height Limitations, of the City of Urbana Zoning Ordinance, states in relevant part that **"Towers in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, or MOR districts shall be restricted to 50 feet in height unless said height limitation is varied by the Zoning Administrator (in the case of an administratively approved permit) or the City Council (in the case of an approved special use permit) to allow co-location or if the goals of this Ordinance would be better served thereby."**

Section XIII-1.R.7, Landscaping, of the City of Urbana Zoning Ordinance, states in relevant part that "**Tower facilities shall be landscaped with a buffer of plant**

materials that effectively screens the view of the tower compound from property used for residences. The standard buffer shall consist of a landscaped strip at least four feet wide outside the perimeter of the compound."

Section VII-4, Special Use Procedures, of the City of Urbana Zoning Ordinance states in relevant part that "**A written application for a special use shall be submitted to the Secretary of the Plan Commission…"**

Pursuant to the above referenced sections of the City of Urbana Ordinance, DRA, seeks a Special Use Permit, Height Variance, and Landscaping Variance and any other permits necessary to allow the installation of its proposed wireless communications facility located at 102 E. Michigan Ave., Urbana, IL 61801.

Components and Operations

The proposed facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately once a month) by a service technician. Access to the proposed facility will be via the access off Michigan Ave. Hence, the facility will not have any material impact on traffic or parking.

The proposed facility is entirely self-monitored by sophisticated computers which connect directly to a central office and which alert personnel to equipment malfunction or breach of security. Moreover, no material noise, glare, smoke, debris, traffic flow or any other nuisance will be generated by the proposed facility.

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, Verizon, will comply with FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards.

The applicant's proposed Wireless Telecommunications Facilities shall be maintained in a safe manner, and in compliance with all conditions of the Special Use Permit, without exception, unless specifically granted relief by the City in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all applicable city, state and federal laws, rules, and regulations.

Requested Action

DRA respectfully requests a Special Use Permit, Height Variance, Landscaping Variance, and any other relief necessary to accommodate the installation of its proposed wireless communications facility on 102 E. Michigan Ave., Urbana, IL 61801.

DRA, expressly reserves all of its rights, including those available to it under the City of Urbana Zoning Ordinance or any other state, local or federal law.

OPTION & LAND LEASE

This Option and Land Lease, hereinafter referred to as "Lease", is made the last day executed below by and between **Urbana School District #116, an Illinois school district,** having an address of **1101 E University Ave, Suite B, Urbana, IL 61802,** hereinafter referred to as "Lessor", and **DRA Properties, LLC,** a Missouri limited liability company, having an office at **343 S. Kirkwood Road, #5, Box# 220130, Kirkwood, MO 63122,** hereinafter referred to as "Lessee."

1. The Option.

(a) For the sum of **$500.00** (five hundred dollars and 00/100) (the "Option Fee"), to be paid to Lessor by Lessee upon execution of this Lease and other good and valuable consideration, Lessor hereby grants to Lessee the exclusive and irrevocable option for one (1) year from the date hereof (the "Initial Option Period"), to lease the Leased Space (as defined below) on the terms and conditions set forth below (the "Option"). The Option may be extended for an additional one (1) year period upon written notification to Lessor by Lessee accompanied by the payment of an additional **$500.00** (five hundred dollars and 00/100) (the "Additional Option Fee"), delivered to Lessor prior to the end of the Initial Option Period. The Initial Option Period, as it may be extended, is referred to herein as the "Option Period."

(b) In the event the Additional Option Fee is not made and/or written notice not delivered by the due date for the same, then the Option will terminate and this Lease will terminate and Lessor will be entitled to retain all previously paid sums as full payment for the Option granted hereunder. However, if Lessor accepts the Additional Option Fee, Rent (as defined below) after the due date for the same, then Lessee's failure to make timely payment of the additional fee will be deemed waived and this Lease will be reinstated. Upon Lessee's exercise of the Option, the Lease which follows will take effect and Lessee shall be not entitled to a credit for all Option Fees paid against Rent due under this Lease.

(c) During the Option Period and at times acceptable to Lessor, Lessee shall have the right to enter Lessor's property to conduct tests and studies, at Lessee's expense, to determine the suitability of the Leased Space for Lessee's intended use. The tests may include, without limitation, surveys, soil tests and environmental assessments. Lessee shall maintain liability insurance with a minimum coverage amount of $1,000,000 per occurrence and shall provide Lessor with a Certificate of insurance naming Lessor as an additional insured prior to entering Lessor's property.

(d) Lessee may exercise the Option by delivery of written notice to Lessor in accordance with the Notice provision specified herein. Upon Lessee's exercise of the Option, the Lease which follows will take effect.

2. Leased Space and Premises. Upon Lessee's exercise of the Option, Lessor shall lease, and hereby leases, to Lessee approximately **(520 square feet)** of space as depicted in Exhibit A attached hereto (the "Leased Space") within the property commonly known as **1002 S Race Street, Urbana, IL 61801 (address) (PIN:93-21-17-402-008 and 93-21-17-402-009)** with the legal description set forth in Exhibit B attached hereto ("Premises"). Lessor also hereby grants to Lessee the right to survey the Leased Space at Lessee's cost. The survey will automatically replace Exhibit A and be made a part hereof. The Leased Space legal and access and utility easement set forth in the survey will replace any parent parcel description set forth in Exhibit B as soon as it becomes available. In the event of any discrepancy between the description of the Leased Space contained herein and the survey, the survey will control. The Leased Space will be utilized to construct, support and operate a wireless communications facility, including a communications tower, antennas, cables, and related structures and improvements (collectively the "Structures"), including the uses as permitted and described in Section 11 of this Lease and for any other purpose with the Lessor's prior written consent which shall not be unreasonably withheld, conditioned or delayed.

3. Term. The term of this Lease will be for **fifty (50) years** from the date Lessee exercises its Option ("Lease Commencement Date"). Lessee may extend the Lease for **two (2)** additional terms of ten-years each subject to rent escalations described in Paragraph 4.

4. Rent. The rent for the first **five (5) years** of the Lease, Lessee will pay **$ 1,000 per month** (the "Rent"), paid in advance to Lessor, and Rent will commence first day of the month following the Lessee's exercise of the Option.

(a) Term Rent Increase. Beginning with the sixth (6^{th}) year of the Lease and every **five (5) year** period thereafter, the then current monthly rental fee will be increased by ten percent **(10%).**

(b) Additional Rent Payments. LESSEE shall pay LESSOR an additional $250 per month ($3,000/year) for each additional tenant who leases space on the tower and places equipment on the ground.

5. Ingress and Egress. Lessor hereby grants to Lessee an easement (the "Easement") for ingress, egress and regress over the Premises adjacent to the Leased Space for construction, operation and maintenance of the Structures on the Leased Space, and for installation, construction, operation and maintenance of underground and above ground telephone, fiber, and power lines, in connection with its use of the Leased Space. The term of this Easement will commence upon exercise of the Option and will continue until the expiration of the initial term or renewal term. The location and configuration of

the Easement will be agreed upon by the parties within ten (10) business days after the latter of Lessee's exercise of the Option, or Lessor's approval of the survey. The Easement shall be included in any recorded Memo (as hereinafter defined) of this Lease. In addition, at Lessee's request and expense, this Easement will be set forth in a separate easement agreement (the "Easement Agreement") which Lessor and Lessee agree to negotiate and execute and which Lessee will have recorded as an encumbrance on the property of Lessor. In all events, the Easement and this Lease shall be binding upon all subsequent owners, successors and assigns.

Lessee agrees that Lessor may, at Lessor's expense, relocate the above described easements to another comparable location on the Premises provided that: (a) Lessee receives no less than sixty (60) days prior written notice thereof; (b) Lessee approves the proposed new location of the easement, which approval will not be unreasonably withheld or delayed; (c) Lessee's access and beneficial use and enjoyment of the Leased Space is not interrupted, obstructed or materially affected; and (d) the utility services to the Leased Space are not interrupted.

6. Title and Quiet Possession. Lessor represents and covenants that Lessor owns the Leased Space in fee simple terms, free and clear of all liens, encumbrances and restrictions of every kind and nature, except for those as set forth below:

Name of Lien holder	Type of Lien
No Liens known to Lessor	**None**

Lessor represents and warrants that there are no matters affecting title that would prohibit, restrict or impair the leasing of the Leased Space or use or occupancy thereof in accordance with the terms and conditions of the Lease. Lessor represents and warrants to Lessee that Lessor has the full right to make this Lease and that Lessee will have quiet and peaceful possession of the Leased Space throughout the initial term or renewal term.

7. Subordination, Non-disturbance and Attornment.

(a) Lessee agrees that this Lease will be subject and subordinate to any mortgages or deeds of trust now or hereafter placed upon the Leased Space and to all modifications thereto, and to all present and future advances made with respect to any such mortgage or deed of trust; provided that, the holder of any such instrument agrees in writing that Lessee's possession of the Leased Space will not be disturbed so long as Lessee will continue to perform its duties and obligations under this Lease and Lessee's obligation to perform the duties and obligations will not be in any way increased or its rights diminished by the provisions of this paragraph. Lessee agrees to attorn to the mortgagee, trustee, or beneficiary under any such mortgage or deed of trust, and to the purchaser in a sale pursuant to the foreclosure thereof; provided that, Lessee's possession of the Leased Space will not be disturbed so long as Lessee will continue to perform its duties and obligations under this Lease. Lessee's obligations hereunder are conditioned upon receipt by Lessee, within ten (10) business days after Lessee's notice of its intent to exercise the Option, or within ten (10) business days after the date of creation of any future mortgages or deeds of trust, of a Subordination, Non-disturbance and Attornment Agreement in form reasonably acceptable to Lessee, from any holder of a mortgage, deed to secure debt, or deed of trust to which this Lease is, or will become, subordinate.

(b) Secured Parties. Lessee may from time to time grant to certain lenders selected by Lessee and its affiliates (the "Lenders") a lien on and security interest in Lessee's interest in the Lease and all assets and personal property of Lessee located on the Leased Space (the "Personal Property") as collateral security for the repayment of any indebtedness to the Lenders. Lessor hereby agrees to subordinate any security interest, lien, claim or other similar right, including, without limitation, rights of levy or distraint for rent, Lessor may have in or on the Personal Property, whether arising by agreement or by law, to the liens and/or security interests in favor of the Lenders, whether currently existing or arising in the future. Nothing contained herein shall be construed to grant a lien upon or security interest in any of Lessor's assets. Should Lender exercise any rights of Lessee under the Lease, including the right to exercise any renewal option(s) or purchase option(s) set forth in the Lease, Lessor agrees to accept such exercise of rights by Lenders as if same had been exercised by Lessee, and Lessee, by signing below, confirms its agreement with this provision. If there shall be a monetary default by Lessee under the Lease, Lessor shall accept the cure thereof by Lenders within fifteen (15) days after the expiration of any grace period provided to Lessee under the Lease to cure such default, prior to terminating the Lease. If there shall be a non-monetary default by Lessee under the Lease, Lessor shall accept the cure thereof by Lenders within thirty (30) days after the expiration of any grace period provided to Lessee under the Lease to cure such default, prior to terminating the Lease. The Lease may not be amended in any respect which would be reasonably likely to have a material adverse effect on Lenders' interest therein or surrendered, terminated or cancelled, without the prior written consent of Lenders. If the Lease is terminated as a result of a Lessee default or is rejected in any bankruptcy proceeding, Lessor will enter into a new lease with Lenders or their designee on the same terms as the Lease within fifteen (15) days of Lenders' request made within thirty (30) days of notice of such termination or rejection, provided Lenders pay all past due amounts under the Lease. The foregoing is not applicable to normal expirations of the term of the Lease. In the event Lessor

gives Lessee any notice of default under the terms of the Lease, Lessor shall simultaneously give a copy of such notice to Lender at an address to be supplied by Lessee. Lessee shall have the right to record a memorandum of the terms of this paragraph.

8. Governmental Approvals and Compliance. During the initial term or renewal term, Lessee shall comply with all applicable laws affecting Lessee's use or occupancy of the Leased Space, the breach of which might result in a penalty on Lessor or forfeiture of Lessor's title to the Leased Space. Lessee will not commit, or suffer to be committed, any waste on the Leased Space. Lessor agrees to reasonably cooperate with Lessee in order to obtain the necessary permits for construction and use of the Leased Space and its Structures (including any modification(s) to the tower or Leased Space or the addition(s) of equipment or sublessees to the tower or Leased Space), including, but not limited to, zoning approvals/permits and building permits. Lessor agrees not to take any action that may adversely affect Lessee's ability to obtain all of the necessary permits required for construction of the Structures. Lessee will obtain any necessary governmental licenses or authorizations required for the construction and use of Lessee's intended Structures on the Leased Space and will furnish copies of same to Lessor as same are issued. If and to the extent Lessee is at any time required to landscape or provide screening around the outside of the tower or Leased Space, Lessor hereby grants Lessee an easement ten (10) feet in width around the perimeter of and adjacent to the Leased Space in order to comply with such landscaping or screening requirements.

9. Assignment and Subleasing. Lessee may sublet all or part of the Leased Space or may assign or transfer this Lease in whole or in part with written notice to Lessor and Lessee shall comply with Additional Rent Payments as set forth in Paragraph 4(b). Lessee shall also only sublet, assign, or transfer this Lease in whole or in part to a reputable company with at least ten (10) million dollars in assets. Lessor may not assign the Rent or the Lease or any rights hereunder, or grant any interest in any portion of the Premises, except in connection with conveyance of fee simple title to the Premises, without the prior written consent of Lessee, in Lessee's sole and absolute discretion. In the event that Lessee from time to time subleases all or a portion of the Leased Space or as otherwise reasonably required by Lessee for work at the Leased Space, Lessor hereby grants to Lessee a temporary construction easement over such portion of the Premises as is reasonably necessary for such work. Following the completion of such work, Lessee shall, at Lessee's sole cost and expense, promptly repair any damage to the temporary easement area arising from Lessee's use thereof.

10. Notices. All notices, demands, requests, consents, approvals and other instruments required or permitted to be given pursuant to this Lease will be in writing, signed by the notifying party, or officer, agent or attorney of the notifying party, and will be deemed to have been effective upon delivery if served personally, including but not limited to delivery by messenger, overnight courier service or by overnight express mail, or upon posting if sent by registered or certified mail, postage prepaid, return receipt requested, and addressed as follows:

To Lessor: **Urbana School District #116, 1101 E. University Ave, Suite B, Urbana, IL 61802**

Rent Payable to: **Lessor**

To Lessee: **DRA Properties, LLC**
343 S. Kirkwood Road, #5,
Box# 220130, Kirkwood, MO 63122
RE: Urbana High School

Attn: Douglas K. Dolan
Phone# (314) 963-7710

The address to which any notice, demand, or other writing may be delivered to any party as above provided may be changed by written notice given by the party as above provided. Simultaneously with any notice of default given to Lessee under the terms of this Lease, Lessor shall deliver a copy of such notice to Lender at an address to be provided by Lessee.

11. Lessee Improvements. Lessee has the right, at its sole expense, to make the improvements on the Leased Space as it may deem necessary, including any improvements necessary for the construction and operation of the Structures. Lessee shall submit all plans for improvements to Lessor for review and comment prior to performing any work. Lessee will be responsible for the cost of any site preparation work necessary to prepare the Leased Space to support the Structures. All Lessee's improvements, including but not limited to, prefabricated buildings, generators, fencing, Structures and any other improvements will remain the property of Lessee. The Structures shall be used only for the transmission, reception and relay of communication signals, including, without limitation, radio frequency signals. Upon termination of this Lease, Lessee will restore the Leased Space to its original condition at the commencement of this Lease including sub-surface removal to a depth of three feet (3').

12. Insurance. Lessor, at all times during the initial term or renewal term of this Lease, will maintain in full force a comprehensive public liability insurance policy covering all of their operations, activities, liabilities and obligations on the Leased Space, having limits not less than One Million Dollars ($1,000,000). On or before the Commencement Date, Lessor will give Lessee a certificate of insurance evidencing that such insurance is in effect. Such insurance shall be issued by an insurance company authorized to do business in the state in which the Leased Space is located. Lessor shall deliver to Lessee a renewal certificate evidencing that such insurance is

in effect within ten business days of Lessee's request for such insurance. Lessee - Lessee, at all times during the term(s) of this Lease, will maintain in full force a comprehensive public liability insurance policy covering all of its operations, activities, liabilities and obligations on the Leased Space, having limits not less than Three Million Dollars ($3,000,000). On or before the Commencement Date, Lessee will give Lessor a certificate of insurance evidencing that such insurance is in effect and naming Lessor as an additional insured. Lessee shall deliver to Lessor a renewal certificate evidencing that such insurance is in effect within ten (10) business days of Lessor's request for such certificate. The insurance policy shall be issued by an insurance company authorized to do business in the state in which the Leased Space is located and shall provide thirty (30) days prior written notice to the Lessor of any modification, cancellation, or non-renewal of such policy. Any insurance required to be provided by Lessee may be provided by a blanket insurance policy covering the Leased Space and other properties leased or owned by Lessee provided that such blanket insurance policy complies with all of the other requirements with respect to the type and amount of insurance.

13. **Operating Expense.** Lessee will pay for all water, gas, heat, light, power, telephone service, and other public utilities furnished to the Leased Space and used by Lessee throughout the initial term or renewal term hereof, and all other costs and expenses of every kind whatsoever in connection with the use, operation, and maintenance of the Leased Space and all activities conducted thereon.

14. **Taxes.** Lessee will pay any personal or real property taxes attributable to the Structures or incurred by Lessor as a result of this Lease.

15. **Maintenance.** Lessee will maintain the Leased Space in good condition and state of repair. Except insofar as Lessee is made responsible by this Lease, Lessor will maintain the premises surrounding the Leased Space in good condition and state of repair.

16. **Hold Harmless.** Lessor will be held harmless by Lessee from any and all liabilities, claims, causes of action, damages, costs, expenses, and fees (including reimbursement of reasonable attorneys' fees and all costs) arising out of or resulting from the actions or inactions of Lessee (including damages caused by or resulting from the existence of the Structures) on the Leased Space, unless the damages are caused by, or are the result of, the misconduct or negligence of Lessor or any of Lessor's agents, servants, employees, licensees or invitees. Notwithstanding any provisions herein to the contrary, it is understood and agreed that all property kept, installed, stored or maintained in or upon the Leased Space by Lessee will be so installed, kept, stored or maintained at the risk of Lessee. Lessor will not be responsible for any loss or damage to equipment owned by Lessee which might result from tornadoes, lightning, wind storms, or other Acts of God; provided, however, Lessor will be responsible for, and agrees to hold Lessee harmless from any and all liabilities, claims, causes of action, damages, costs, expenses, and fees (including reimbursement of reasonable attorneys' fees and all costs) arising out of or resulting from the actions or inactions of Lessor (including damages caused by or resulting from the existence of the Structures) on the Leased Space, unless the damages are caused by, or are the result of, the misconduct or negligence of Lessee or any of Lessee's agents, servants, employees, licensees or invitees. Except for willful misconduct and Lessee's indemnification obligation, neither Lessor nor Lessee will in any event be liable in damages for each other's business loss, business interruption or other consequential damages of whatever kind or nature, regardless of the cause of the damages, and each party, and anyone claiming by or through them, expressly waives all claims for the damages.

17. **Termination Rights.**

(a) Lessee may terminate this Lease, at its option, after giving Lessor not less than sixty (60) days prior written notice to cure, if: (i) any governmental agency denies a request by Lessee for a permit, license or approval which is required for Lessee to construct or operate the Structures on the Leased Space or any such permit is revoked; (ii) Lessee determines that technical problems or radio interference problems from other antennas or from nearby radio transmitting facilities, which problems cannot reasonably be corrected, impair or restrict Lessee from using the Leased Space for Lessee's intended purpose; (iii) Lessee determines that it does not have acceptable and legally enforceable means of ingress and egress to and from the Leased Space; (iv) Lessor does not have legal or sufficient ownership of or title to the Leased Space or Premises or the authority to enter into this Lease; (v) utilities necessary for Lessee's contemplated use of the Leased Space are not available; (vi) the Leased Space is damaged or destroyed to an extent which prohibits or materially interferes with Lessee's use of the Leased Space or Lessee's equipment and attachments thereto; (vii) the Premises now or hereafter contains a Hazardous Material; (viii) Lessee is unable to obtain a Subordination, Non-disturbance and Attornment Agreement; (ix) a material default by Lessor occurs; (x) Lessor fails to perform any of the material covenants or provisions of this Lease or if any representation or warranty contained herein is found to be untrue; (xi) the Leased Space is the subject of a condemnation proceeding or taking by a governmental authority, or quasi-governmental authority with the power of condemnation, or if the Leased Space is transferred in lieu of condemnation (rent will be abated during the period of condemnation or taking); (xii) the use of the site will not sufficiently benefit Lessee economically or commercially; (xiii) if Lessee determines, in its sole discretion that it will not be viable to use the site for its intended purpose; or (xiv) if Lessee determines, in its sole discretion, that it will be unable to use the site for any reason. In the event of termination by Lessee or Lessor pursuant to this provision, Lessee will be relieved of all

further liability hereunder. Any rental fees paid prior to the termination date will be retained by Lessor. In the event Lessor fails to perform its obligations under this Lease for any reason other than Lessee's breach, Lessee may pursue all remedies available at law and in equity.

(b) Lessor may only terminate this Lease, at its option, in the event of a material default by Lessee or Lessee's failure to pay Rent when due, which default or failure is not cured within sixty (60) days after Lessee's receipt of written notice of such default or failure. No such failure to cure a material default, however, will be deemed to exist if Lessee has commenced to cure such default within said period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a material default will be excused if due to causes beyond the reasonable control of Lessee.

18. Additional Tenants. In the event a third party approaches LESSOR with interest in placing new communications equipment on the Property, LESSOR shall direct such party to LESSEE who shall have the right of first refusal on co-locating the equipment on the Premises, as defined in Exhibit B.

19. Binding on Successors. The covenants and conditions contained herein will apply to and bind the heirs, successors, executors, administrators and assigns of the parties hereto. Further, this Lease will run with the land and all subsequent purchasers will be subject to the terms and conditions specified herein.

20. Access to Leased Space/Premises. Lessee shall have at all times during the initial term or renewal term the right of access to and from the Leased Space and all utility installations servicing the Leased Space on a 24 hours per day/7 days per week basis, on foot or by motor vehicle, including trucks, and for the installation and maintenance of utility wires, cables, conduits and pipes over, under and along the right-of-way extending from the nearest accessible public right-of-way. Lessee's access to the Leased Space shall not interfere with Lessor's operations and Lessee shall provide reasonable notice to Lessor prior to accessing the Leased Space.

21. Governing Law. The parties intend that this Lease and the relationship of the parties will be governed by the laws of the State of Illinois and the venue for any action brought to enforce the terms of this Lease shall be Champaign County, Illinois.

22. Entire Lease. All of the representations and obligations of the parties are contained herein, and no modification, waiver or amendment of this Lease or of any of its conditions or provisions will be binding upon a party unless in writing signed by that party or a duly authorized agent of that party empowered by a written authority signed by that party. The waiver by any party of a breach of any provision of this Lease will not operate or be construed as a waiver of any subsequent breach of that provision by the same party, or of any other provision or condition of the Lease.

23. Survey and Testing. Lessee will have the right during the initial term or renewal term of this Lease (and the Option Period, if applicable) to survey, soil test, and make any other investigations necessary to determine if the surface and subsurface of the Leased Space are suitable for construction and operation of the Structures. If Lessee, prior to completion of the Structures determines that for any reason the surface or subsurface of the Leased Space is not suitable to construct and operate the Structures, this Lease, upon written notice given to Lessor prior to completion of the Structures will become null and void; provided that at Lessee's sole expense the Leased Space will be promptly restored to the extent contemplated by the Lessee Improvements section above and provided further that Lessee will deliver copies of all soil tests and investigation reports to Lessor.

24. Oil, Gas and Mineral Rights. Lessor does not grant, lease, let or demise hereby, but expressly excepts and reserves here from all rights to oil, gas and other minerals in, on or under and that might be produced or mined from the Leased Space; provided, however, that no drilling or other activity will be undertaken on or beneath the surface of the Leased Space or Easement area to recover any oil, gas or minerals. This Lease is given and accepted subject to the terms and provisions of any valid oil, gas and mineral lease covering the Leased Space or any part thereof, now of record in the office of the County Clerk, provided, however, that any future oil, gas or mineral lease covering the above-described lands or any part thereof will be in all respects subordinate and inferior to the rights, privileges, powers, options, immunities, and interests granted to Lessee under the terms of this Lease.

25. Hazardous Waste.

(a) The term "Hazardous Materials" will mean any substance, material, waste, gas or particulate matter which is regulated by the local governmental authority where the Leased Space is located, the State in which the Leased Space is located, or the United States Government, including, but not limited to, any material or substance which is (i) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," or restricted hazardous waste" under any provision of state or local law, (ii) petroleum, (iii) asbestos, (iv) polychlorinated biphenyl, (v) radioactive material, (vi) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. '1251 et seq. (33 U.S.C. '1317), (vii) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. '6901 et seq. (42 U.S.C. '6903), or (viii) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act. 42 U.S.C. '9601 et Seq. (42) U.S.C. '9601). The term "Environmental Laws" will mean all statutes

specifically described in the foregoing sentence and all applicable federal, state and local environmental health and safety statutes, ordinances, codes, rules, regulations, orders and decrees regulating, relating to or imposing liability or standards concerning or in connection with Hazardous Materials.

(b) Lessor represents and warrants that, to the best of Lessor's knowledge, (i) the Leased Space has not been used for the use, manufacturing, storage, discharge, release or disposal of hazardous waste, (ii) neither the Leased Space nor any part thereof is in breach of any Environmental Laws, (iii) there are no underground storage tanks located on or under the Leased Space, and (iv) the Leased Space is free of any Hazardous Materials that would trigger response or remedial action under any Environmental Laws or any existing common law theory based on nuisance or strict liability. If any such representation is in any manner breached during the initial term or renewal term of this Lease (a "Breach"), and if a Breach gives rise to or results in liability (including, but not limited to, a response action, remedial action or removal action) under any Environmental Laws or any existing common law theory based on nuisance or strict liability, or causes a significant effect on public health, Lessor will promptly take any and all remedial and removal action as required by law to clean up the Leased Space, mitigate exposure to liability arising from, and keep the Leased Space free of any lien imposed pursuant to, any Environmental Laws as a result of a Breach.

(c) In addition, Lessor agrees to indemnify, defend and hold harmless Lessee, its officers, partners, successors and assigns from and against any and all debts, liens, claims, causes of action, administrative orders and notices, costs (including, without limitation, response and/or remedial costs), personal injuries, losses, attorneys' fees, damages, liabilities, demands, interest, fines, penalties and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by Lessee and its grantees as a result of (a) any Breach, or (b) any matter, condition or state of fact involving Environmental Laws of Hazardous Materials which existed on or arose during the initial term or renewal term of this Lease and which failed to comply with (i) the Environmental Laws then in effect or (ii) any existing common law theory based on nuisance or strict liability.

(d) Lessor represents and warrants to Lessee that Lessor has received no notice that the property or any part thereof is, and, to the best of its knowledge and belief, no part of the Premises is located within an area that has been designated by the Federal Emergency Management Agency, the Army Corps of Engineers or any other governmental body as being subject to special hazards.

(e) The covenants of this section will survive and be enforceable and will continue in full force and effect for the benefit of Lessee and its subsequent transferees, successors and assigns and will survive the initial term or renewal term of this Lease and any renewal periods thereof.

26. Mechanic's and Landlord's Liens. Lessee will not cause any mechanic's or materialman's lien to be placed on the Leased Space and Lessee agrees to indemnify, defend and hold harmless Lessor from any such lien from a party claiming by, through or under Lessee. Additionally, Lessor disclaims and waives any now existing or hereafter arising landlord's lien or other statutory or non-statutory lien or security interest in Lessee's and/or its sublessees' communication facilities, equipment, improvement, fixtures or other property.

27. Headings. The headings of sections and subsections are for convenient reference only and will not be deemed to limit, construe, affect, modify or alter the meaning of the sections or subsections.

28. Time of Essence. Time is of the essence of Lessor's and Lessee's obligations under this Lease.

29. Severability. If any section, subsection, term or provision of this Lease or the application thereof to any party or circumstance will, to any extent, be invalid or unenforceable, the remainder of the section, subsection, term or provision of the Lease or the application of same to parties or circumstances other than those to which it was held invalid or unenforceable, will not be affected thereby and each remaining section, subsection, term or provision of this Lease will be valid or enforceable to the fullest extent permitted by law.

30. Real Estate Broker. Lessor represents and warrants that Lessor has not signed a listing agreement, dealt with or otherwise agreed to pay a broker's commission, finder's fee or other like compensation to anyone in connection with the lease of the Leased Space or the transaction contemplated by this Lease and Lessor agrees to indemnify and hold Lessee harmless from and against any such claims or costs, including attorneys' fees, incurred as a result of the transaction contemplated by this Lease. Douglas K. Dolan, Principal of DRA Properties, LLC, is a licensed Missouri Real Estate Broker.

31. Further Assurances. Each of the parties agree to do such further acts and things and to execute and deliver the additional agreements and instruments (including, without limitation, requests or applications relating to zoning or land use matters affecting the Structures) as the other may reasonably require to consummate, evidence or confirm this Lease or any other agreement contained herein in the manner contemplated hereby. If Lessor fails to provide requested documentation within ninety (90) days of Lessee's request, or fails to provide any Non-Disturbance Agreement required in this Lease, Lessee may withhold and accrue the monthly rental until such time as all such documentation is received by Lessee.

32. Right to Register or Record. Lessee may request that Lessor execute a Memorandum of Option and Land Lease,

Memorandum of Land Lease or Short Form of Lease (collectively a "Memo") for recording in the public records. Lessor agrees and authorizes Lessee to attach and/or insert a certified legal description of the Leased Space, once complete, to the Memo and record same in the public records.

33. **Interpretation.** Each party to this Lease and its counsel have reviewed and had the option to revise this Lease. The normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Lease or of any amendments or exhibits to this Lease.

34. **Condemnation.** Lessor shall fully advise Lessee in a timely manner of all condemnation proceedings or prospective condemnation proceedings in order that Lessee may fully protect and prosecute its rights and claims relating to the Leased Space. If the whole of the Leased Space shall be taken or condemned by, or transferred in lieu of condemnation to, any governmental or quasi-governmental authority or agency with the power of condemnation during the initial Option Period, Additional Option Period or initial term or renewal term of this Lease, Lessee shall be entitled to any award based upon its leasehold interest as set forth in this Lease, along with the value of all Lessee's improvements, including, but not limited to, the Structures, prefabricated buildings, generators, fencing and any other improvements and for all of Lessee's other personal property, trade fixtures, fixtures, moving expenses, business damages, business interruption, business dislocation, prepaid Rent or other losses or expenses as may be incurred. In the event only a portion of the Premises, which portion does not include the whole of the Leased Space, shall be taken or condemned by, or transferred in lieu of condemnation to any governmental or quasi-governmental authority or agency with the power of condemnation during the Initial Option Period, Additional Option Period or initial term or renewal term of this Lease, Lessee shall have the option to either: (1) terminate this Lease; or (2) continue in possession of the property pursuant to the terms of this Lease with a proportionate reduction in Rent equal to that portion, if any, of the Leased Space so taken, condemned or transferred in lieu of condemnation. In either event, Lessee shall be entitled to any award based upon its leasehold interest in the portion of the Premises condemned, taken or transferred in lieu of condemnation, along with the value of all Lessee's improvements, including, but not limited to, the Structures, prefabricated buildings, generators, fencing and any other improvements and for all of Lessee's other personal property, trade fixtures, fixtures, moving expenses, business damages, business interruption, business dislocation, prepaid Rent or other losses or expenses as may be incurred. Nothing contained herein shall prohibit Lessee from making its own claims against any condemning authority for any losses or damages Lessee shall incur as a result of a condemnation, or sale in lieu of condemnation, of the whole or any portion of the Premises.

35. **Right of First Refusal.** If at any time during the term of the Lease, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease, factor or otherwise transfer or create any interest in the current or future Rent, this Lease, the Leased Space or the Premises, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to acquire the interest described in the Offer on the terms set forth in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice and terms to exercise Lessee's right of first refusal by notifying Lessor in writing. If Lessee has not exercised its right of first refusal in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

36. **Date of Lease.** The parties acknowledge that certain obligations of Lessor and Lessee are to be performed within certain specified periods of time which are determined by reference to the date of execution of this Lease. The parties therefore agree that wherever the term "date of execution of this Lease," or words of similar import are used herein, they will mean the date upon which this Lease has been duly executed by Lessor and Lessee whichever is the later to so execute this Lease. The parties further agree to specify the date on which they execute this Lease beneath their respective signatures in the space provided and warrant and represent to the other that such a date is in fact the date on which each duly executed his or her name.

COMMENCEMENT DATE: The date that Lessee exercises its Option.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the last day and year specified below.

LESSOR: Urbana School District #116,
an Illinois School District

By: John Gutzmer

Title: Chief Information Officer

Date: 01/22/25

Witness: Mary A Schlor

Print Name: Mary A Schlor

LESSEE: DRA Properties, LLC.
a Missouri limited liability company

By: Douglas K. Dolan

Title: Authorized Member

Date: 2/3/2025

Witness: Dennis Paul

Print Name: Dennis Paul

Notary Public:

I do hereby certify that John Gutzmer, who is personally known to me, or who has proved by sufficient evidence to be the person named herein, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 22nd day of January 2025.

Notary Signature

OFFICIAL SEAL
LORI A JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
CHAMPAIGN COUNTY
MY COMMISSION EXPIRES 10/27/2026

Notary Public:

I do hereby certify that **DOUGLAS K. DOLAN,** who is personally known to me, or who has proved by sufficient evidence to be the person named herein, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 3rd day of February 2025.

Notary Signature

MARGIE D. OLIVER
My Commission Expires
12-30-2028
NOTARY SEAL
St. Louis
County
Commission # 12441174
NOTARY PUBLIC - STATE OF MISSOURI

Board Approved 01/21/25

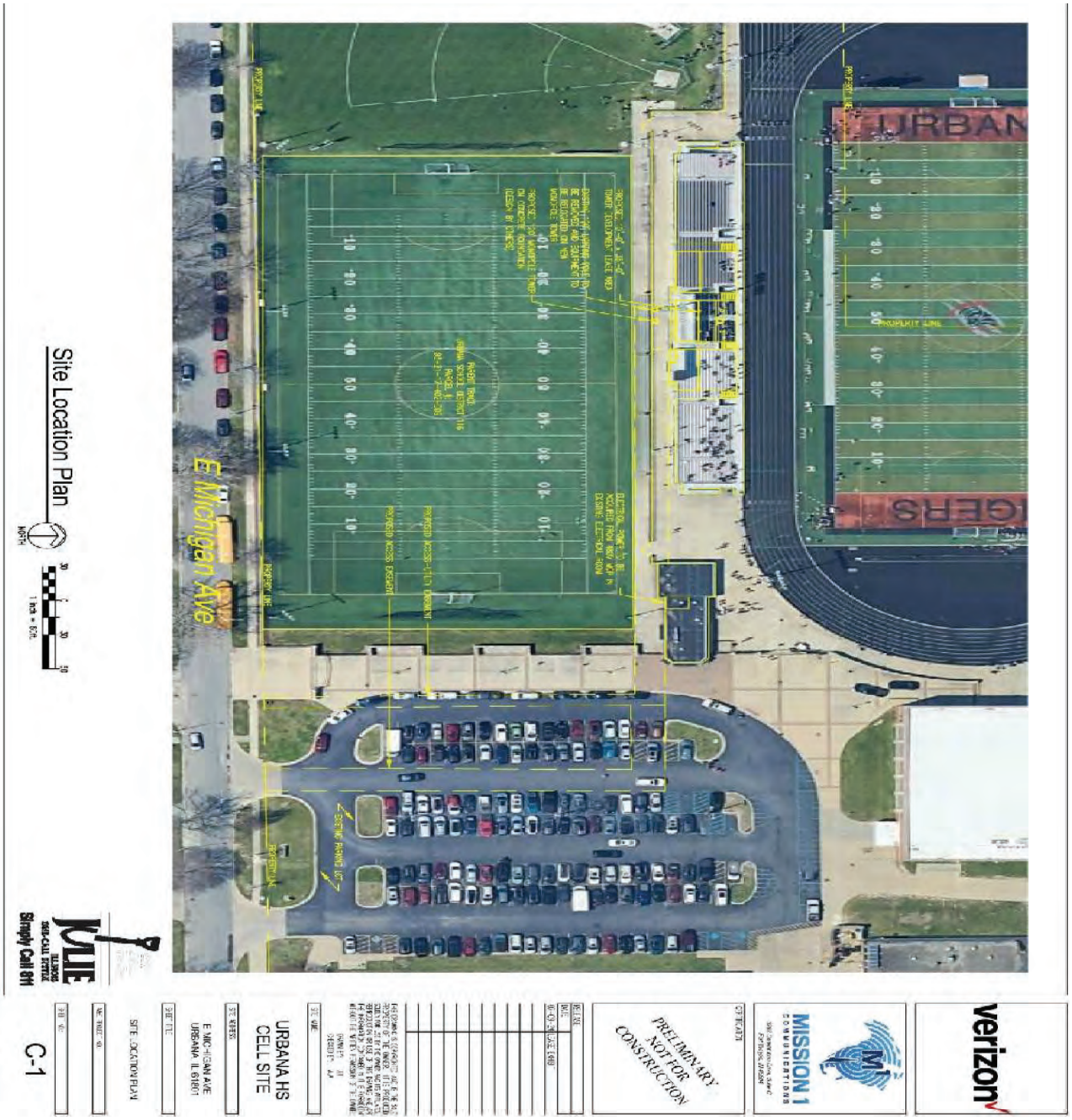
Site Name: Urbana High School
Site No.: DRA IL-1035

EXHIBIT A

Current Sketch/Survey of the Leased Space within the Premises

The Leased Space shall consist of **(10' x 36' 360' SF)** and future **(10' x 16 160' SF)** totaling (**520' SF)** ground space along with easement rights for access to the Leased Space by vehicle or foot from the nearest public way and for the installation of utility wires, poles, cables, conduits and pipes on the Premises in the approximate locations as depicted below:

(Site Plan 1/2)



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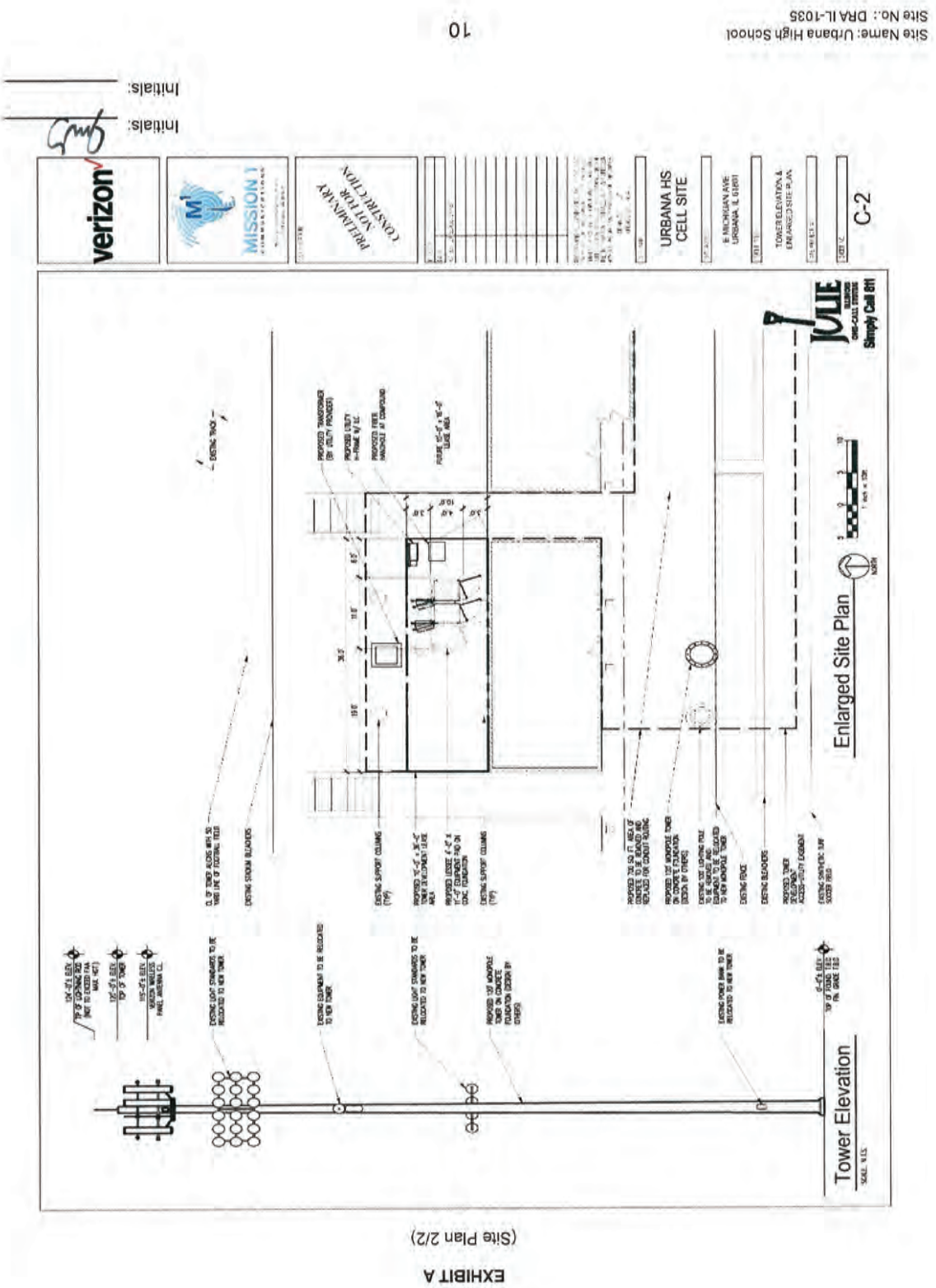
Site Name: Urbana High School
Site No.: DRA IL-1035
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MISSION 1
PRELIMINARY NOT FOR CONSTRUCTION
URBANA HS
CELL SITE
E MICHIGAN AVE
URBANA, IL 61801
TOWER ELEVATION & ENLARGED SITE PLAN
C-2
Enlarged Site Plan
Tower Elevation
Simply Call 811
EXHIBIT A
(Site Plan 2/2)

EXHIBIT B

LEGAL DESCRIPTION

(1 of 2)

Legal Description as set forth in Deed Book 266, Page 298:
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 mina (9) Fast of the Third Principal Meridian in Champaign County, State of Illinois, for the use of said School District no. 116.

Legal Description as set forth in Deed Book 263, Page 237:
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 Illinois 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 recorders office in Champaign County, Illinois.

Legal Description as set forth in Deed Book 229, Page 290:
All that part of the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section Seventeen (17), Township Nineteen (19) north, Range Nine (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 Plat of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Seventeen (17) Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian in the city of Urbana, Champaign County, Illinois.

Legal Description as set forth in Deed Book 210, Page 515:
a part of the northwest Quarter of the Southeast Quarter of Section 17 Township 19 north, Range 9 East of the 3rd P.M. described as followed: Beginning at a point 384.81 ft. South of the center of said section 17 running thence East on the center line of Iowa St., extended 697.23 ft., more or less, to the center time of market St., 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 lines 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.

Legal Description as set forth in Deed Book 196, Page 247:
Beginning at a point 385. 84 feet South and 45.05 feet East of the center point of Section Seventeen (17) in Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, running thence East on and along the center line of Iowa Street produced 647.84 feet to the center line of Market Street produced, and thence running South on and along the center line of Market Street produced 605.30 feet to a point on the center line of Indiana Avenue produced, and thence running West on and along the center line of Indiana Avenue produced 654.18 feet to the East line of Race Street thence running North on the Last line of Race Street 605.30 feet to the place of beginning, in the City of Urbana, in the County of Champaign and State of Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. Said premises are hereby conveyed subject to all taxes and assessments levied and to be levied against the same end falling due subsequent to the date hereof. Dated this 26th day of August A. D. 1924.

Legal Description as set forth in Deed Book 156, Page 130
A part of the North West Quarter of the South East Quarter of Section Seventeen (17) Township nineteen (19) north, Range nine (9) East of the 3rd P.M. described as follows: Beginning at a point 414.81 feet South and 377.82 feet East of the center of said Section Seventeen (17) thence running East on the south line of Iowa Street extended 20 feet, thence running South 545.3 feet more or less to the north line of Indiana Avenue extended thence running West on the north line of said Indiana avenue extended 353.3 feet, more or less, to the East line of Race Street, thence running in a Northerly direction on the East line of said Race Street 215.3 feet, more or less to the Southwest corner of the High School property heretofore conveyed to the Trustees of Schools for the use of said School District no. 116 by said Margaret De young and husband on March 30, 1912, thence running East on the South line of said High School property 331.43 feet and thence running north on the coast line of said High School property 930 feet, more or less, to the place of beginning.

EXHIBIT B

LEGAL DESCRIPTION

(2 of 2)

Legal Description as set forth in Deed Book 152, Page 103:
A part of the North West quarter of the South East quarter of section seventeen Township Nineteen (19) North Range Nine (9) East of the 3rd p.m. described as follows: Beginning at a point 414.81 feet South and 49.25 feet East of the center of section Seventeen (17) township Nineteen (19) North Range Nine (9) East of the 3rd p.m. and running thence East 328.57 feet, thence running South 330. feet running thence West 331.43 feet and thence running North 330 feet to the place of beginning

*****Less and except the property conveyed in Deed Book 196, Page 280.*****

Initials: JmB
Initials: _____

DOLAN
REALTY ADVISORS, LLC

URBANA HS
CELL SITE

LOCATION NO. 5000047129
PROJECT NO. 20141048580

E MICHIGAN AVE
URBANA, IL 61801
CHAMPAIGN COUNTY

120' MONOPOLE TOWER
WITH COMMUNICATIONS EQUIPMENT

APPLICANT
VERIZON WIRELESS
OCTAVIO HERRERA
1515 WOODFIELD ROAD, SUITE 1000
SCHAUMBURG, IL 60173
PH: (847) 619-4142
EMAIL: OCTAVIO.HERRERA@VERIZONWIRELESS.COM

SITE ACQUISITION
CHAILLE TOWER CONSULTANTS, LLC
FRED LOW
PH: (317) 538-9856
EMAIL: FREDLOW@CHAILLETOWERCONSULTANTS.COM

SURVEYOR
MERIDIAN SURVEYING, LLC
CRAIG KEACH
N9637 FRIENDSHIP DRIVE
KAUKAUNA, WI 54130
PH: (920) 993-0881
EMAIL: CKEACH@MERIDIAN-WI.COM

ARCHITECTURAL AND ENGINEERING
MISSION 1 COMMUNICATIONS
MARK ALLEN
6202 CONSTITUTION DRIVE, SUITE C
FORT WAYNE, IN 46804
PH: (260) 436-3922
EMAIL: MALLEN@M1COMM.COM

UTILITIES - ELECTRIC
TBD

UTILITIES - FIBER
TBD
FIBER PROVIDER NOT SELECTED AT THE TIME OF RELEASE

POLICE DEPARTMENT
URBANA POLICE DEPT
400 S VINE ST,
URBANA, IL 61801
PH: (217) 384-2320

FIRE DEPARTMENT
URBANA FIRE DEPT #1
402 S VINE ST,
URBANA, IL 61801
PH: (217) 384-2420

CONSULTANT TEAM

PROJECT DESCRIPTION

INSTALLATION OF PANEL ANTENNA, ASSOCIATED APPLIANCES, COAXIAL CABLE AND MOUNTS ON AN 120' MONOPOLE TOWER.

INSTALLATION OF A 4'-0" X 13'-0" UNMANNED EQUIPMENT PAD ON CONCRETE FOUNDATION.

NEW TELEPHONE (FIBER) SERVICE TO SITE AND EQUIPMENT SKID. NO WATER SUPPLY OR SEWAGE TO/FROM THE SITE.

SITE COORDINATES AND ELEVATION

LATITUDE - N40° 06' 09.62"
LONGITUDE - W88° 12' 30.10"
GRD ELEV. - ±728.9' AMSL (SURVEY)

PROJECT DESCRIPTION

DIRECTIONS TO SITE

VICINITY MAP — MAP PROVIDED BY GOOGLE MAPS

LOCATION MAP — AERIAL MAP PROVIDED BY GOOGLE EARTH

DRAWING INDEX

TOWER DEVELOPMENT OWNER CONSTRUCTION SECTION

T-1 PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX

1 OF 3 SITE SURVEY
2 OF 3 SITE SURVEY
3 OF 3 SITE SURVEY

GN-1 GENERAL CONSTRUCTION NOTES

C-1 SITE LOCATION PLAN
C-2 DEVELOPED SITE PLAN
C-2.1 EXISTING UTILITIES PLAN
C-2.2 DEMOLITION PLAN
C-3 ENLARGED SITE PLAN
C-3.1 UNDERGROUND CONDUIT PLAN
C-3.2 DIMENSIONED SITE PLAN
C-4 SITE CIVIL, ICE BRIDGE, AND FOUNDATION DETAILS

EP-1 4'-0"x13'-0" EQUIPMENT PAD PLAN
EP-2 EQUIPMENT PAD - ELEV VIEW

A-1 TOWER ELEVATION AND ANTENNA INFORMATION
A-2 ANTENNA EQUIPMENT INFORMATION
A-3 ANTENNA EQUIPMENT INFORMATION
A-4 ANTENNA EQUIPMENT INFORMATION

E-1 UTILITY SITE PLAN, AND NOTES
E-2 ENLARGED UTILITY PLAN
E-3 ELECTRIC AND TELCO UTILITY DETAILS
E-3.1 ONE-LINE DIAGRAM AND PANEL SCHEDULE
E-4 ENLARGED GROUNDING PLAN
E-5 GROUNDING SCHEMATIC
E-6 GROUNDING DETAILS

SP-1 SPECIFICATIONS
SP-2 SPECIFICATIONS

TRANSPORT BY OTHERS.
FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

DOLAN
REALTY ADVISORS, LLC

MISSION 1 COMMUNICATIONS
6202 Constitution Drive, Suite C
Fort Wayne, IN 46804

CERTIFICATION:
PRELIMINARY NOT FOR CONSTRUCTION

RELEASE	
DATE	
07-09-24	LEASE EXHIBIT
08-16-24	PRELIM CDs
11-20-24	PRELIM CDs

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY: JJT
CHECKED BY: MJA

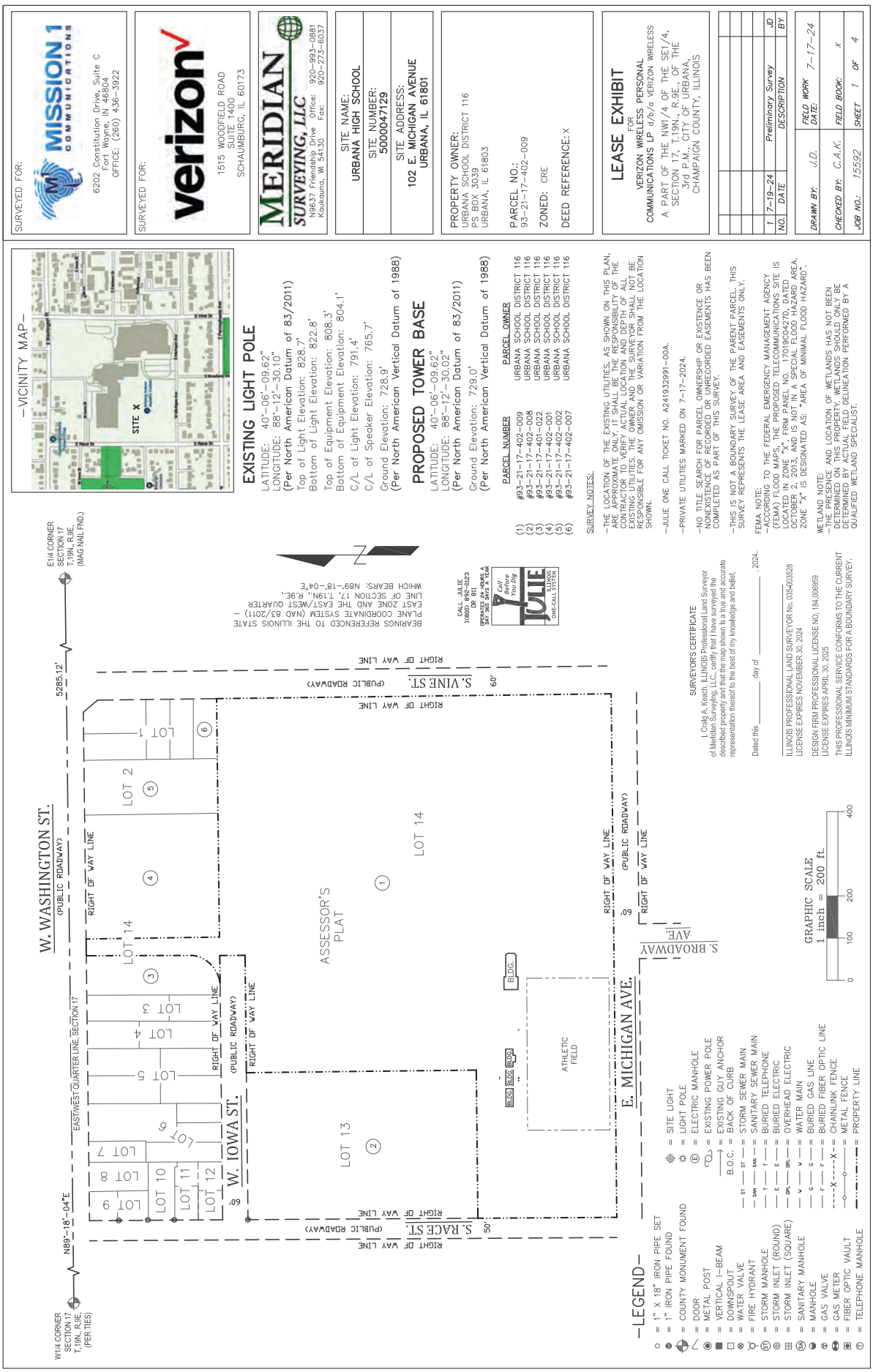
SITE NAME:
URBANA HS
CELL SITE

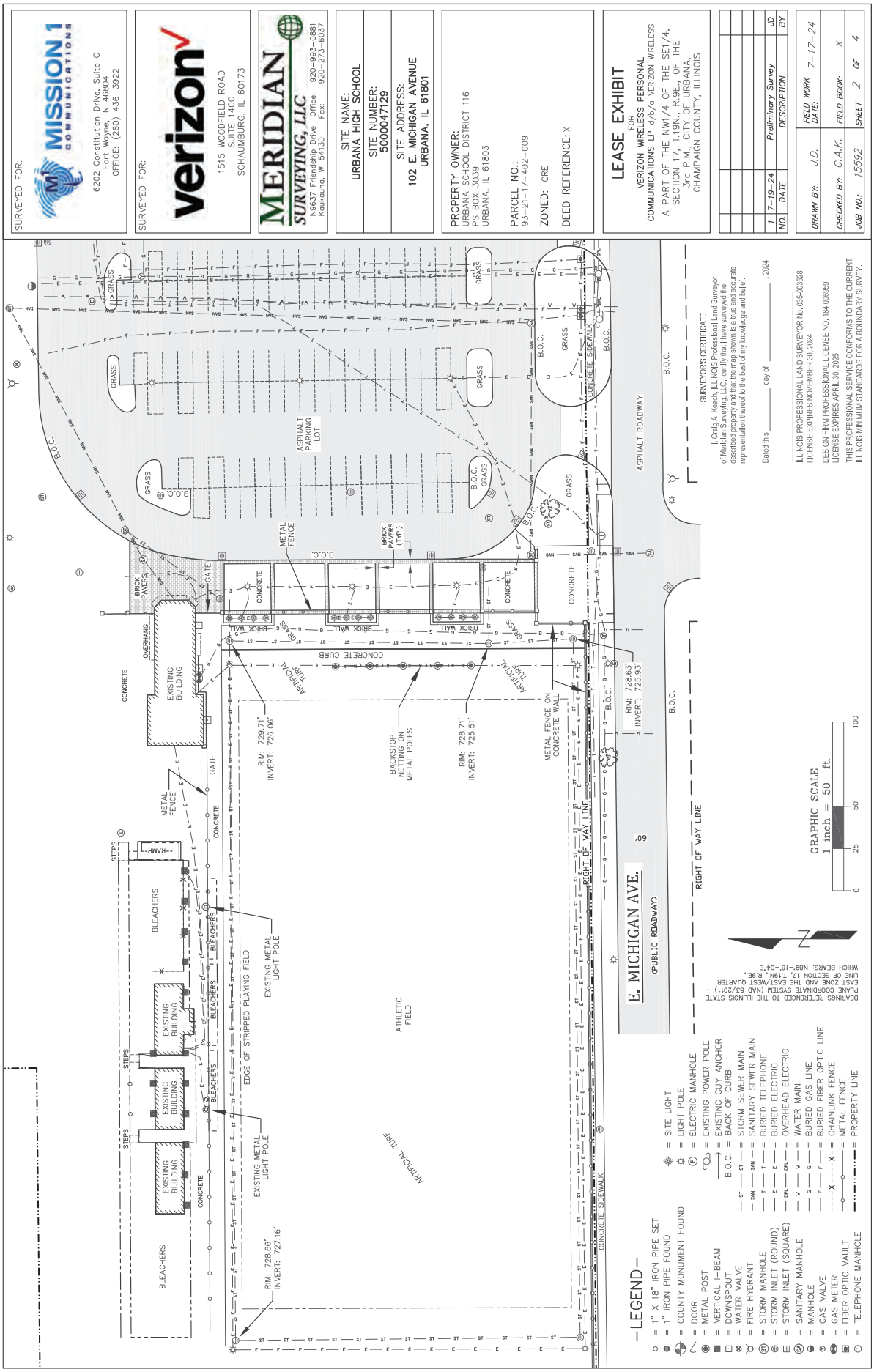
SITE ADDRESS:
E MICHIGAN AVE
URBANA, IL 61801

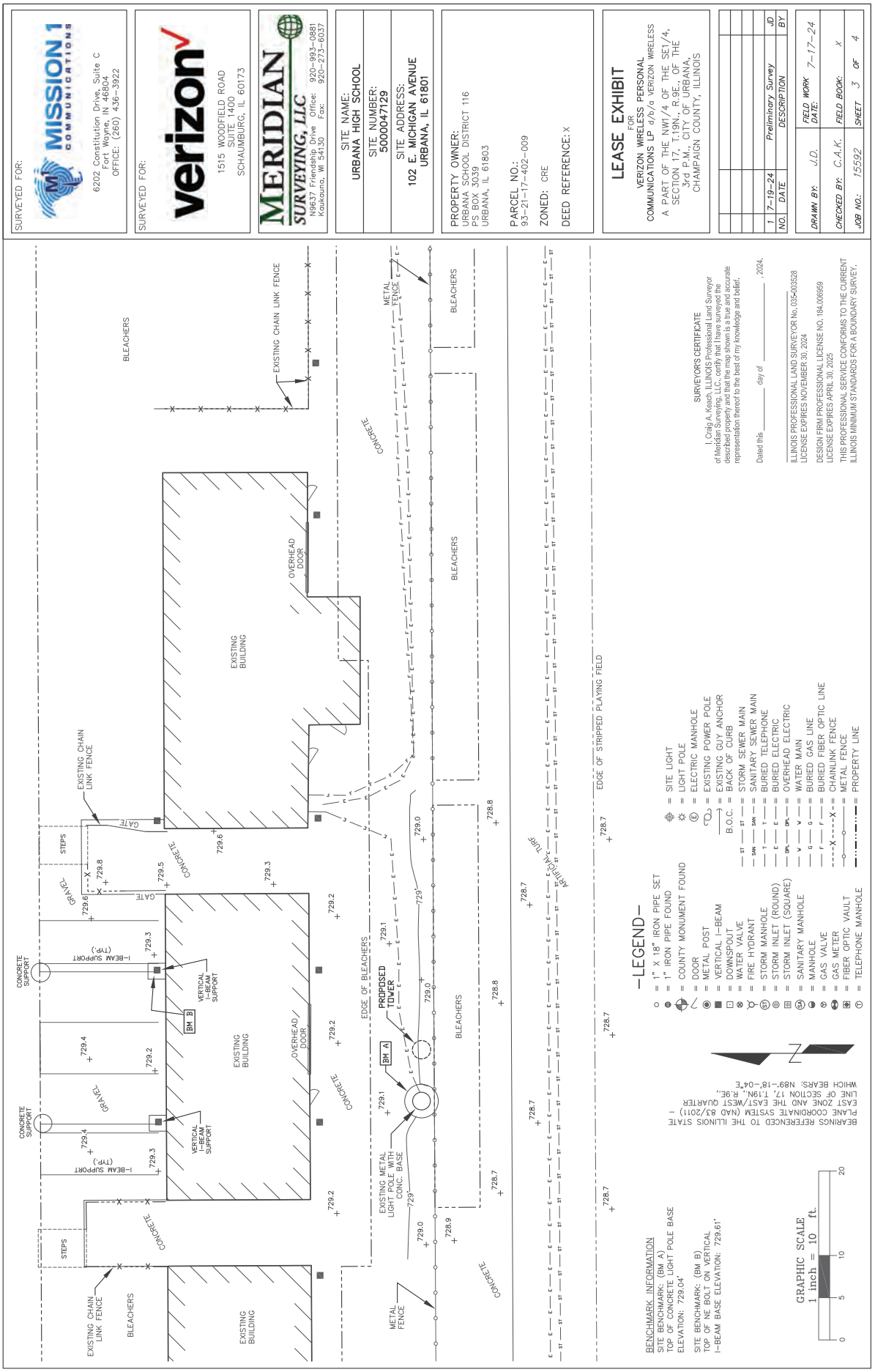
SHEET TITLE:
PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX

A&E PROJECT NO.:

SHEET NO.:
T-1


SURVEYED FOR:
MISSION 1 COMMUNICATIONS
6202 Constitution Drive, Suite C
Fort Wayne, IN 46804
OFFICE: (260) 436-3922
SURVEYED FOR:
verizon
1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173
MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Kaukauna, WI 54130
Office: 920-993-0881
Fax: 920-273-6037
SITE NAME:
URBANA HIGH SCHOOL
SITE NUMBER:
5000047129
SITE ADDRESS:
102 E. MICHIGAN AVENUE
URBANA, IL 61801
PROPERTY OWNER:
URBANA SCHOOL DISTRICT 116
PS BOX 3039
URBANA, IL 61803
PARCEL NO.:
93-21-17-402-009
ZONED: CRE
DEED REFERENCE: X
LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS
A PART OF THE NW1/4 OF THE SE1/4, SECTION 17, T.19N., R.9E., OF THE 3rd P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS
1 7-19-24 Preliminary Survey JD
NO. DATE DESCRIPTION BY
DRAWN BY: J.D. FIELD WORK DATE: 7-17-24
CHECKED BY: C.A.K. FIELD BOOK: X
JOB NO.: 15592 SHEET 1 OF 4
VICINITY MAP
SITE X
EXISTING LIGHT POLE
LATITUDE: 40°-06'-09.62"
LONGITUDE: 88°-12'-30.10"
(Per North American Datum of 83/2011)
Top of Light Elevation: 828.7'
Bottom of Light Elevation: 822.8'
Top of Equipment Elevation: 808.3'
Bottom of Equipment Elevation: 804.1'
C/L of Light Elevation: 791.4'
C/L of Speaker Elevation: 765.7'
Ground Elevation: 728.9'
(Per North American Vertical Datum of 1988)
PROPOSED TOWER BASE
LATITUDE: 40°-06'-09.62"
LONGITUDE: 88°-12'-30.02"
(Per North American Datum of 83/2011)
Ground Elevation: 729.0'
(Per North American Vertical Datum of 1988)
PARCEL NUMBER PARCEL OWNER
(1) #93-21-17-402-009 URBANA SCHOOL DISTRICT 116
(2) #93-21-17-402-008 URBANA SCHOOL DISTRICT 116
(3) #93-21-17-401-022 URBANA SCHOOL DISTRICT 116
(4) #93-21-17-402-001 URBANA SCHOOL DISTRICT 116
(5) #93-21-17-402-002 URBANA SCHOOL DISTRICT 116
(6) #93-21-17-402-007 URBANA SCHOOL DISTRICT 116
SURVEY NOTES:
-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND LOCATE ALL OF THE EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.
-JULIE ONE CALL TICKET NO. A241932991-00A.
-PRIVATE UTILITIES MARKED ON 7-17-2024.
-NO TITLE SEARCH FOR PARCEL OWNERSHIP OR EXISTENCE OR NONEXISTENCE OF RECORDED OR UNRECORDED EASEMENTS HAS BEEN COMPLETED AS PART OF THIS SURVEY.
-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.
FEMA NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", FIRM PANEL NO. 17019C0427D, DATED OCTOBER 2, 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREA OF MINIMAL FLOOD HAZARD".
WETLAND NOTE:
-THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.
BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83/2011) - EAST ZONE AND THE EAST/WEST QUARTER LINE OF SECTION 17, T.19N., R.9E., WHICH BEARS: N89°-18'-04"E
CALL JULIE 1(800) 892-0123 OR 811
DATE: JULY 17, 2024 AT 9:43 AM
Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
SURVEYOR'S CERTIFICATE
I, Craig A. Keach, ILLINOIS Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.
Dated this _____ day of _____ 2024.
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-003528
LICENSE EXPIRES NOVEMBER 30, 2024
DESIGN FIRM PROFESSIONAL LICENSE NO. 184.006959
LICENSE EXPIRES APRIL 30, 2025
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
W. WASHINGTON ST. (PUBLIC ROADWAY)
E14 CORNER SECTION 17 T.19N., R.9E. (MAG NAIL FND.)
W14 CORNER SECTION 17 T.19N., R.9E. (PER TIES)
N89°-18'-04"E
5285.12'
EAST/WEST QUARTER LINE, SECTION 17
W. IOWA ST. (PUBLIC ROADWAY)
S. VINE ST. (PUBLIC ROADWAY)
S. RACE ST. (PUBLIC ROADWAY)
S. BROADWAY AVE.
E. MICHIGAN AVE. (PUBLIC ROADWAY)
RIGHT OF WAY LINE
ASSESSOR'S PLAT
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
ATHLETIC FIELD
50'
60'
.09
GRAPHIC SCALE
1 inch = 200 ft.
0 100 200 400
-LEGEND-
1" X 18" IRON PIPE SET
1" IRON PIPE FOUND
COUNTY MONUMENT FOUND
DOOR
METAL POST
VERTICAL I-BEAM
DOWNSPOUT
WATER VALVE
FIRE HYDRANT
STORM MANHOLE
STORM INLET (ROUND)
STORM INLET (SQUARE)
SANITARY MANHOLE
MANHOLE
GAS VALVE
GAS METER
FIBER OPTIC VAULT
TELEPHONE MANHOLE
SITE LIGHT
LIGHT POLE
ELECTRIC MANHOLE
EXISTING POWER POLE
EXISTING GUY ANCHOR
B.O.C. = BACK OF CURB
STORM SEWER MAIN
SANITARY SEWER MAIN
BURIED TELEPHONE
BURIED ELECTRIC
OVERHEAD ELECTRIC
WATER MAIN
BURIED GAS LINE
BURIED FIBER OPTIC LINE
CHAINLINK FENCE
METAL FENCE
PROPERTY LINE


SURVEYED FOR:
MISSION 1 COMMUNICATIONS
6202 Constitution Drive, Suite C
Fort Wayne, IN 46804
OFFICE: (260) 436-3922
SURVEYED FOR:
verizon
1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173
MERIDIAN SURVEYING, LLC
N9637 Friendship Drive
Kaukauna, WI 54130
Office: 920-993-0881
Fax: 920-273-6037
SITE NAME:
URBANA HIGH SCHOOL
SITE NUMBER:
5000047129
SITE ADDRESS:
102 E. MICHIGAN AVENUE
URBANA, IL 61801
PROPERTY OWNER:
URBANA SCHOOL DISTRICT 116
PS BOX 3039
URBANA, IL 61803
PARCEL NO.:
93-21-17-402-009
ZONED: CRE
DEED REFERENCE: X
LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
A PART OF THE NW1/4 OF THE SE1/4, SECTION 17, T.19N., R.9E., OF THE 3rd P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS
NO. DATE DESCRIPTION BY
1 7-19-24 Preliminary Survey JD
DRAWN BY: J.D.
FIELD WORK DATE: 7-17-24
CHECKED BY: C.A.K.
FIELD BOOK: X
JOB NO.: 15592
SHEET 2 OF 4
-LEGEND-
1" X 18" IRON PIPE SET
1" IRON PIPE FOUND
COUNTY MONUMENT FOUND
DOOR
METAL POST
VERTICAL I-BEAM
DOWNSPOUT
WATER VALVE
FIRE HYDRANT
STORM MANHOLE
STORM INLET (ROUND)
STORM INLET (SQUARE)
SANITARY MANHOLE
MANHOLE
GAS VALVE
GAS METER
FIBER OPTIC VAULT
TELEPHONE MANHOLE
SITE LIGHT
LIGHT POLE
ELECTRIC MANHOLE
EXISTING POWER POLE
EXISTING GUY ANCHOR
BACK OF CURB
STORM SEWER MAIN
SANITARY SEWER MAIN
BURIED TELEPHONE
BURIED ELECTRIC
OVERHEAD ELECTRIC
WATER MAIN
BURIED GAS LINE
BURIED FIBER OPTIC LINE
CHAINLINK FENCE
METAL FENCE
PROPERTY LINE
E. MICHIGAN AVE.
(PUBLIC ROADWAY)
RIGHT OF WAY LINE
GRAPHIC SCALE
1 inch = 50 ft.
0 25 50 100
BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83/2011) - EAST ZONE AND THE EAST/WEST QUARTER LINE OF SECTION 17, T.19N., R.9E., WHICH BEARS: N89°-18'-04"E
SURVEYOR'S CERTIFICATE
I, Craig A. Keach, ILLINOIS Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.
Dated this _____ day of _____, 2024.
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-003528
LICENSE EXPIRES NOVEMBER 30, 2024
DESIGN FIRM PROFESSIONAL LICENSE NO. 184.006959
LICENSE EXPIRES APRIL 30, 2025
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
ASPHALT PARKING LOT
ASPHALT ROADWAY
CONCRETE SIDEWALK
CONCRETE CURB
BRICK PAVERS
BRICK PAVERS (TYP.)
METAL FENCE
GATE
CONCRETE
OVERHANG
EXISTING BUILDING
BRICK WALL
GRASS
ARTIFICIAL TURF
BACKSTOP NETTING ON METAL POLES
METAL FENCE ON CONCRETE WALL
RIM: 729.71'
INVERT: 726.06'
RIM: 728.71'
INVERT: 725.51'
RIM: 728.63'
INVERT: 725.93'
RIM: 728.66'
INVERT: 727.16'
EDGE OF STRIPPED PLAYING FIELD
EXISTING METAL LIGHT POLE
BLEACHERS
STEPS
RAMP
ATHLETIC FIELD
B.O.C.
.09


SURVEYED FOR:
MISSION 1 COMMUNICATIONS
6202 Constitution Drive, Suite C
Fort Wayne, IN 46804
OFFICE: (260) 436-3922
SURVEYED FOR:
verizon
1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173
MERIDIAN SURVEYING, LLC
N9637 Friendship Drive Kaukauna, WI 54130
Office: 920-993-0881
Fax: 920-273-6037
SITE NAME: URBANA HIGH SCHOOL
SITE NUMBER: 5000047129
SITE ADDRESS: 102 E. MICHIGAN AVENUE URBANA, IL 61801
PROPERTY OWNER: URBANA SCHOOL DISTRICT 116
PS BOX 3039
URBANA, IL 61803
PARCEL NO.: 93-21-17-402-009
ZONED: CRE
DEED REFERENCE: X
LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a VERIZON WIRELESS
A PART OF THE NW1/4 OF THE SE1/4, SECTION 17, T.19N., R.9E., OF THE 3rd P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS
NO. DATE DESCRIPTION BY
1 7-19-24 Preliminary Survey JD
DRAWN BY: J.D. FIELD WORK DATE: 7-17-24
CHECKED BY: C.A.K. FIELD BOOK: X
JOB NO.: 15592 SHEET 3 OF 4
-LEGEND-
1" X 18" IRON PIPE SET
1" IRON PIPE FOUND
COUNTY MONUMENT FOUND
DOOR
METAL POST
VERTICAL I-BEAM
DOWNSPOUT
WATER VALVE
FIRE HYDRANT
STORM MANHOLE
STORM INLET (ROUND)
STORM INLET (SQUARE)
SANITARY MANHOLE
MANHOLE
GAS VALVE
GAS METER
FIBER OPTIC VAULT
TELEPHONE MANHOLE
SITE LIGHT
LIGHT POLE
ELECTRIC MANHOLE
EXISTING POWER POLE
EXISTING GUY ANCHOR
B.O.C. = BACK OF CURB
STORM SEWER MAIN
SANITARY SEWER MAIN
BURIED TELEPHONE
BURIED ELECTRIC
OVERHEAD ELECTRIC
WATER MAIN
BURIED GAS LINE
BURIED FIBER OPTIC LINE
CHAINLINK FENCE
METAL FENCE
PROPERTY LINE
BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
TOP OF CONCRETE LIGHT POLE BASE
ELEVATION: 729.04'
SITE BENCHMARK: (BM B)
TOP OF NE BOLT ON VERTICAL I-BEAM BASE ELEVATION: 729.61'
BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83/2011) - EAST ZONE AND THE EAST/WEST QUARTER LINE OF SECTION 17, T.19N., R.9E., WHICH BEARS: N89°-18'-04"E
GRAPHIC SCALE
1 inch = 10 ft.
0 5 10 20
SURVEYOR'S CERTIFICATE
I, Craig A. Keach, ILLINOIS Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.
Dated this _____ day of _____, 2024.
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-003528
LICENSE EXPIRES NOVEMBER 30, 2024
DESIGN FIRM PROFESSIONAL LICENSE NO. 184.006959
LICENSE EXPIRES APRIL 30, 2025
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
EXISTING BUILDING
EXISTING CHAIN LINK FENCE
BLEACHERS
CONCRETE
STEPS
GRAVEL
GATE
CONCRETE SUPPORT
I-BEAM SUPPORT (TYP.)
VERTICAL I-BEAM SUPPORT
BM B
BM A
OVERHEAD DOOR
EDGE OF BLEACHERS
PROPOSED TOWER
EXISTING METAL LIGHT POLE WITH CONC. BASE
METAL FENCE
EDGE OF STRIPPED PLAYING FIELD
ARTIFICIAL TURF

Abbreviations and Symbols

A/C	AIR CONDITIONING
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
APPROX	APPROXIMATELY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BLK	BLOCK
BMR	BASE MOBILE RADIO
B/S	BUILDING STANDARD
CLG	CEILING
CLR	CLEAR
CND,C	CONDUIT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DIA,ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DTL,DETL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EL,ELEV	ELEVATION
ELECT	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
FIN	FINISH
FLUOR	FLUORESCENT
FLR	FLOOR
FT	FOOT
GA	GAUGE
GALV	GALVANIZE(D)
GC	GENERAL CONTRACTOR
GRND	GROUND
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
HARD'WD	HARDWOOD
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTING & AIR CONDITIONING
ID	INSIDE DIA.
IN	INCH
INFO	INFORMATION
INSUL.	INSULATION
INT	INTERIOR
LB(S)	POUND(S)
MAX	MAXIMUM
MECH	MECHANICAL
MET,MTL	METAL
MFR	MANUFACTURER
MGR	MANAGER
MIN	MINIMUM
MISC	MISCELLANEOUS

N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O/C,O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OPG	OPENING
OPP	OPPOSITE
PLYWD	PLYWOOD
PR	PAIR
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
THRU	THROUGH
TINND	TINNED
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WEST
W/	WITH
WIN	WINDOW
W/O	WITHOUT
WP	WATERPROOF
∠	ANGLE
&	AND
℄	CENTER LINE
℄	PROPERTY LINE
@	AT
#	NUMBER

Symbols

- 1 — REVISION
- <1> — KEY NOTE
- 100 — ROOM NUMBER
- 22 — KEYED NOTE
- 1 / T-1 — DETAIL REFERENCE
- 1 / T-1 — ELEVATION REFERENCE
- 1 / T-1 — SECTION REFERENCE

General Notes

1. SCHEDULE: THE CONSTRUCTION OF THE SITE REQUIRES A CERTAIN SEQUENCE OF EVENTS TO MINIMIZE CONSTRUCTION TIME REQUIRED UNTIL AVAILABILITY OF CELLULAR TELEPHONE SERVICE.
2. CONSTRUCTION STAKING: THE GENERAL CONTRACTOR SHALL CONTACT THE SURVEYOR TO SCHEDULE CONSTRUCTION STAKING. SURVEYOR TO STAKE LEASE AREA CORNERS, EQUIPMENT PAD CORNERS, CENTER OF THE 3 TOWER LEGS (VERIFY LEG CENTER LINE DIMENSION WITH TOWER DRAWINGS) AND CENTERLINE OF ALL ACCESS AND UTILITY EASEMENTS.
3. SITE CLEARING – EXCAVATION AND FILL: ALL NEW EQUIPMENT PAD AND TOWER LOCATIONS SHALL BE CLEARED OF ALL TOPSOIL AND VEGETATION. CONTRACTOR SHALL USE EXCAVATED MATERIAL FROM FOUNDATION EXCAVATION AND SHALL PROVIDE, SPREAD AND COMPACT BANK RUN GRAVEL AS REQUIRED TO BRING EQUIPMENT PAD UP TO ELEVATIONS AS INDICATED BY THE FINAL SUB-GRADE ELEVATIONS AS SHOWN ON THE PLANS.
4. EQUIPMENT SKID FOUNDATIONS: THE CONTRACTOR SHALL INSTALL THE EQUIPMENT EQUIPMENT PAD FOUNDATION AND TOWER FOUNDATION(S) INCLUDING THE ANCHOR BOLTS AS FURNISHED BY THE TOWER MANUFACTURER (TOWER FABRICATION, ERECTION, AND ANTENNA INSTALLATION SHALL BE BY OTHERS). CONTRACTOR SHALL CONTACT THE GEOTECHNICAL CONSULTANT FOR ON SITE INSPECTIONS PRIOR TO POURING CONCRETE FOR TOWER AND EQUIPMENT PAD FOUNDATIONS. CONCRETE CORES (THREE (3) CYLINDERS PER TRUCK) TO BE TAKEN AND TESTED BY THE CONSULTANT AND PROVIDE THREE (3) COPIES OF THE TESTING RESULTS TO THE VERIZON WIRELESS PROJECT MANAGER.
5. PREFABRICATED EQUIPMENT PAD: THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS FOR THE PROPER LIFTING OF THE EQUIPMENT PAD FROM THE TRANSPORT TRUCK BED TO THE FINAL POSITION ON THE CONCRETE FOUNDATION. THE EQUIPMENT PAD SHALL BE LIFTED INTO PLACE BY USING EIGHT (8) LIFTING EYELETS PROVIDED BY THE EQUIPMENT PAD MANUFACTURER. THE EQUIPMENT PAD MANUFACTURER REQUIRES EIGHT (8) 3/4" DIA., 15' LONG STEEL CABLES CONNECTED THE SPREADER BAR. IF THE SPREADER BAR IS AT LEAST TWO FEET WIDER THAN THE EQUIPMENT PAD, CORNER PROTECTORS WILL NOT NEED TO BE USED. THE APPROXIMATE WEIGHT OF THE EQUIPMENT PAD WITH THE TELEPHONE EQUIPMENT IS 72,000 LBS (REFER TO EQUIPMENT PAD LIFTING INSTRUCTIONS ON SHEET B-1). THE CONTRACTOR SHALL ANCHOR THE EQUIPMENT PAD TO THE CONCRETE SLAB WITH STEEL PLATES AND ANCHOR BOLTS PROVIDED BY THE EQUIPMENT PAD MANUFACTURER. THE VERIZON WIRELESS EQUIPMENT PAD SHALL NOT BE USED FOR THE STORAGE OF ANY MATERIALS, TOOLS, ETC. USED BY THE CONTRACTOR OR SUB-CONTRACTORS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE ELECTRICAL DISCONNECT, EXTERIOR LIGHT FIXTURE, DOOR CANOPIES (WITH CAULKING), MUFFLER AND LOOSE SHIP MATERIALS, INCLUDING FUELING, START UP AND TESTING (COORDINATE WITH OPERATIONS TO SET GENERATOR ROUTINE RUN DATE).
7. THE GENERAL CONTRACTOR SHALL INSTALL THE TOWER FOUNDATION, INCLUDING THE ANCHOR BOLTS AS FURNISHED BY THE TOWER MANUFACTURER. TOWER FABRICATION, ERECTION, AND ANTENNA INSTALLATION SHALL BE BY OTHERS.
8. ACCESS DRIVEWAY: THE GENERAL CONTRACTOR SHALL CONSTRUCT THE ACCESS DRIVEWAY PER THE ALIGNMENT AND CROSS SECTION ON THE DRAWINGS. IF ANY AREA OF CONSTRUCTION REQUIRES MORE FILL OF AGGREGATE STONE THAN SHOWN ON THE DRAWINGS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL OF THE SIZE, TYPE AND QUANTITY OF STONE/FILL NECESSARY, AND SHALL NOT BE USED UNTIL APPROVAL BY THE ARCHITECT/ENGINEER.
9. UTILITIES: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXCAVATION AND PROPER BACK FILLING OF TRENCHES REQUIRED FOR UNDERGROUND TELEPHONE AND ELECTRICAL UTILITIES. REFER TO ELECTRICAL SHEETS FOR THE UTILITY TRENCH PLAN AND DETAILS COORDINATE, SERVICE DATE WITH THE RESPECTIVE UTILITY COMPANIES.
10. ANTENNAS INSTALLATION: ALL ANTENNAS AND LINES AND ICE BRIDGE SHALL BE INSTALLED BY ANTENNA CONTRACTOR. DURING THIS WORK THE GENERAL CONTRACTOR SHALL BE LIMITED TO THE WORK WHICH CAN BE PERFORMED IN THE VICINITY OF THE WATER TOWER.
11. HERBICIDE: AFTER PLACEMENT AND COMPACTING OF FILL AROUND THE PREFABRICATED EQUIPMENT PAD AND BEFORE PLACEMENT OF LIMESTONE SURFACE, A WEED BARRIER SHALL BE PLACED AND HERBICIDE SHALL BE SPRAYED OVER ALL DISTURBED AREAS.
12. TRASH REMOVAL: THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AS CREATED BY HIMSELF AND HIS SUBCONTRACTORS AND ALSO BY OTHER CONTRACTORS INCLUDING CABLE REELS, CARDBOARD BOXES, AND PACKAGING. THE GENERAL CONTRACTOR SHALL PROVIDE A TRASH DUMPSTER (40 YARD ROLL OFF) ON THE SITE UNTIL ALL CONSTRUCTION WORK AND EQUIPMENT INSTALLATION WORK HAS BEEN COMPLETED. ALL TRASH SHALL BE REMOVED FROM THE SITE IN A TIMELY FASHION TO A LEGAL DISPOSAL AREA. FAILURE TO PROVIDE A DUMPSTER ON SITE WILL RESULT IN A $1000.00 REDUCTION IN THE CONTRACT AMOUNT.
13. FINAL CLEAN UP: UPON COMPLETION OF ALL WORK BY THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS ON THIS PROJECT, THE GENERAL CONTRACTOR SHALL STRIP AND CLEAN THE FLOOR OF THE EQUIPMENT PAD, USING AN INDUSTRIAL STRIPPING MACHINE. THE FINISHED FLOOR SHALL BE CLEAN AND DUST FREE. NO SURFACE FINISHES SHALL BE APPLIED. THE GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL OF ALL EXCESS MATERIALS FROM INSIDE THE EQUIPMENT PAD ALONG WITH SHIPMENT OF NOTED MATERIALS BACK TO THE OWNER.
14. GENERAL CONTRACTOR SHALL REQUEST DELIVERY OF VERIZON WIRELESS ANTENNAS AND MISCELLANEOUS MATERIALS WHEN READY TO RECEIVE AND INVENTORY. ANY SHORTAGES MUST BE REPORTED TO THE VERIZON WIRELESS PROJECT MANAGER WITHIN 48 HOURS OF DELIVERY. REQUEST FOR FINAL CLEAN UP WILL BE AT THE DIRECTION OF THE VERIZON WIRELESS PROJECT MANAGER.
15. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A PORTABLE TOILET ON SITE DURING THE DURATION OF THE CONSTRUCTION PROJECT.
16. INDIANA PROTECTION SERVICE: CONTACT IUPS (800) 382-5544 IN INDIANA OR (800) 428-5200 OUTSIDE INDIANA AT LEAST 48 HOURS PRIOR TO DIGGING.
17. THE GENERAL CONTRACTOR SHALL NOTIFY THE PROJECT ADMINISTRATOR 48 HOURS PRIOR TO POURING CONCRETE FOR EQUIPMENT PAD FOUNDATION.
18. 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 TO PERMIT VERIFICATION OF THE CONDITIONS, 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 STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.
19. 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 (WHEN PRESENT) SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.
20. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVED, CONCRETE, OR GRAVEL PARKING AREAS AND DRIVES. CONTRACTORS SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PARKING AREAS AND DRIVES PRIOR TO CONSTRUCTION, ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.
21. GRADE ALL AREAS DISTURBED DURING CONSTRUCTION TO MATCH EXISTING SURROUNDINGS AFTER WORK IS COMPLETE OR AS WEATHER PERMITS WITH APPROVAL FROM THE PROPERTY OWNER.

SOME NOTES MAY NOT APPLY

Geotechnical Information

1. REFER TO THE PROJECT MANUAL FOR ADDITIONAL INFORMATION AND REQUIREMENTS RELATED TO CONSTRUCTION.
2. THE OWNER HAS CAUSED A GEOTECHNICAL EXPLORATION TO BE PERFORMED AT THE SITE BY:
   TBD
3. THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION. 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
TENSILE STRENGTH	200 LBS.	ASTM D-4632
PUNCTURE STRENGTH	90 LBS.	ASTM D-4833
MULLEN BURST	400 LBS.	ASTM D-3786
TRAPEZOIDAL TEAR	75 LBS.	ASTM D-4533
(a) ALL VALUES REPRESENT MINIMUM ROLL VALUES		

NOTES:
THE FABRIC SHOULD BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. INTERSECTIONS OF SHEETS MUST BE SEWN 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 GEOTEXTILE FABRIC.

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Fort Wayne, IN 46804

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RELEASE	
DATE	
07-09-24	LEASE EXHIBIT
08-16-24	PRELIM CDs
11-20-24	PRELIM CDs

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DRAWN BY: JJT
CHECKED BY: MJA

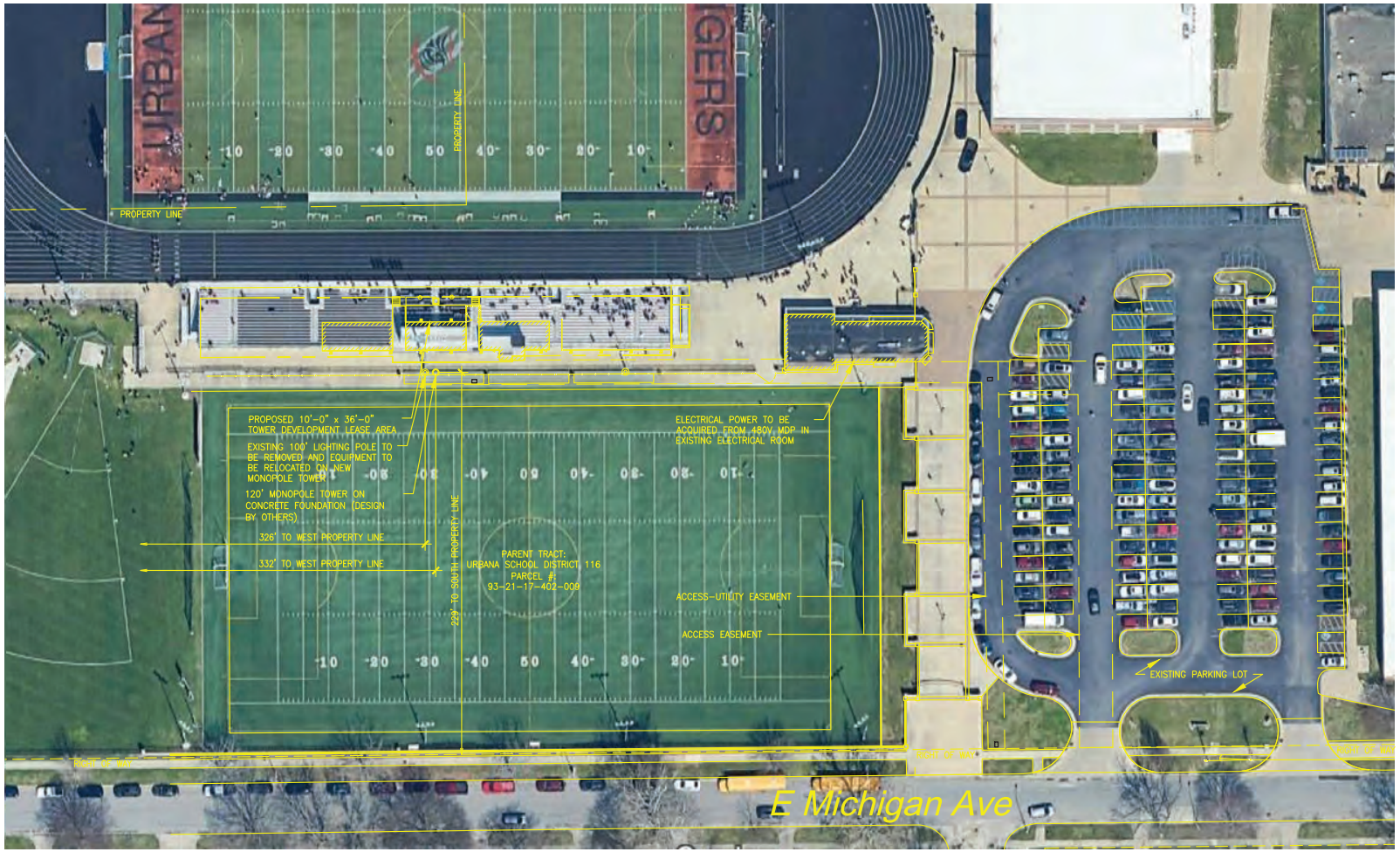
SITE NAME:
URBANA HS
CELL SITE

SITE ADDRESS:
E MICHIGAN AVE
URBANA, IL 61801

SHEET TITLE:
GENERAL CONSTRUCTION NOTES

A&E PROJECT NO.:

SHEET NO.:
GN-1



Site Location Plan

NORTH

30 0 30 60
1 inch = 60ft.

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DRAWN BY: JJT
CHECKED BY: MJA

SITE NAME:

URBANA HS CELL SITE

SITE ADDRESS:

E MICHIGAN AVE
URBANA, IL 61801

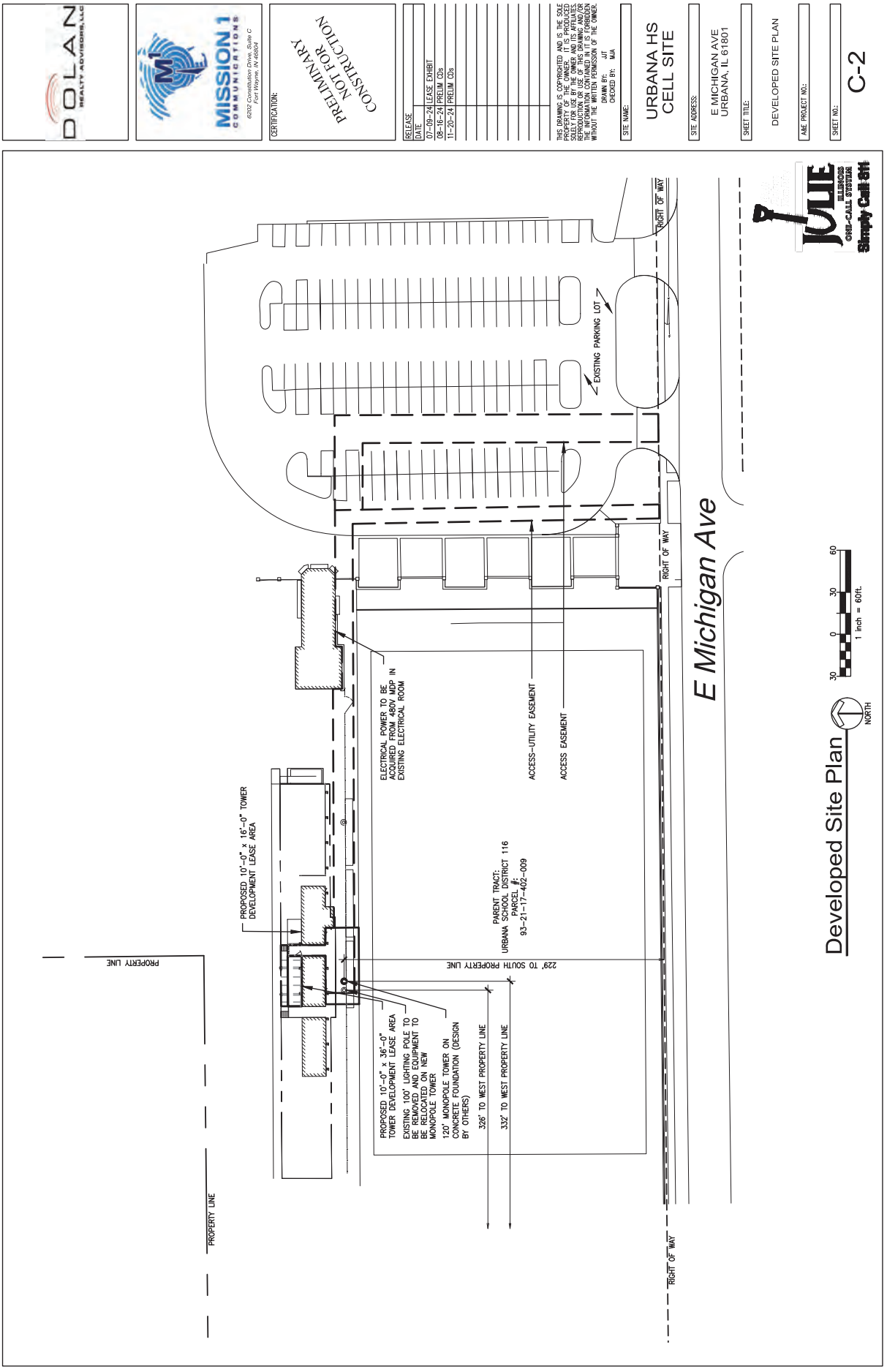
SHEET TITLE:

SITE LOCATION PLAN

A&E PROJECT NO.:

SHEET NO.:

C-1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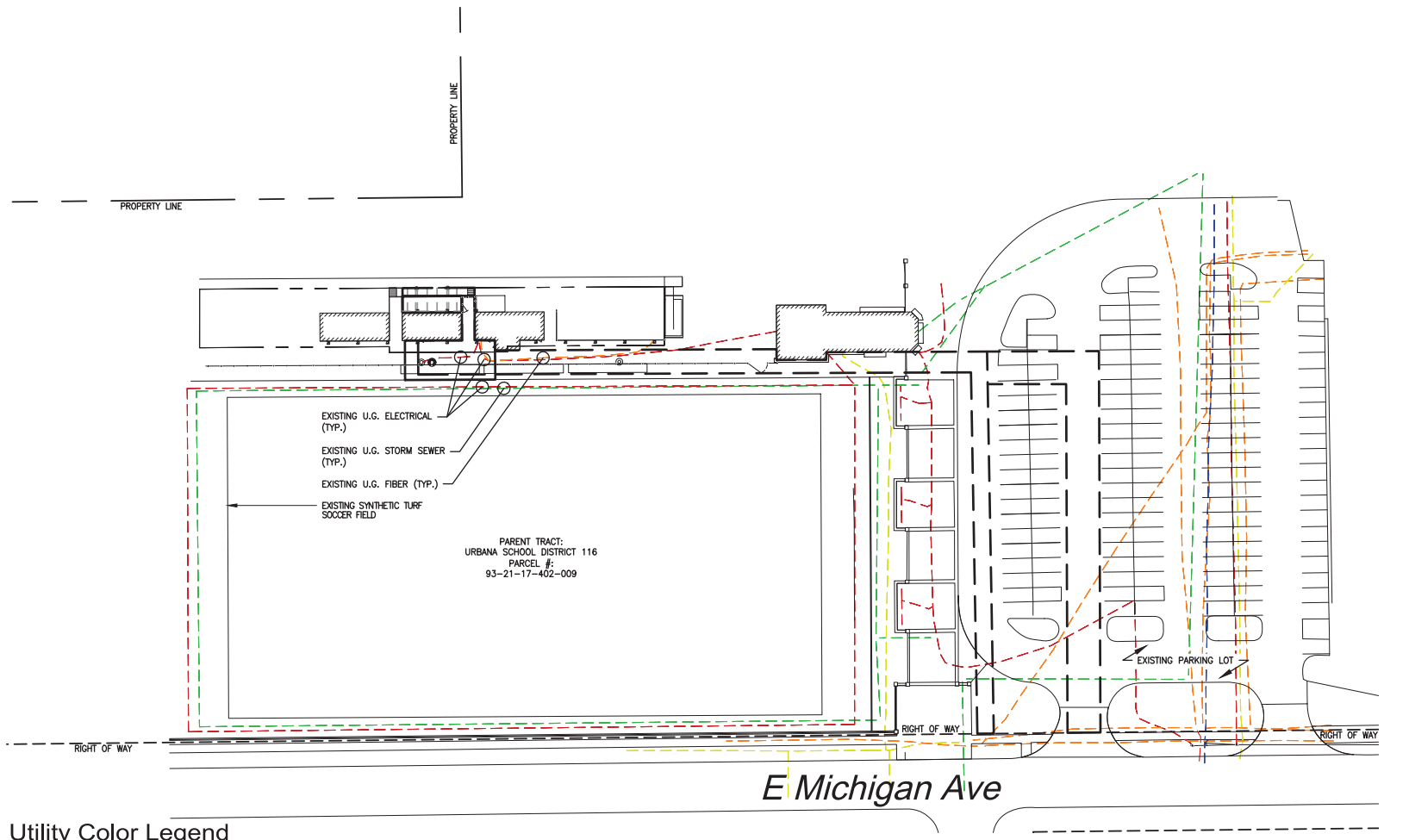
CHECKED BY: MAA
SITE NAME:
URBANA HS
CELL SITE
SITE ADDRESS:
E MICHIGAN AVE
URBANA, IL 61801
SHEET TITLE:
DEVELOPED SITE PLAN
A&E PROJECT NO.:
SHEET NO.:
C-2
JULIE
ILLINOIS
ONE-CALL SYSTEM
Simply Call 811
Developed Site Plan
NORTH
30 0 30 60
1 inch = 60ft.
E Michigan Ave
RIGHT OF WAY
EXISTING PARKING LOT
ELECTRICAL POWER TO BE ACQUIRED FROM 480V MDP IN EXISTING ELECTRICAL ROOM
ACCESS-UTILITY EASEMENT
ACCESS EASEMENT
PROPOSED 10'-0" x 16'-0" TOWER DEVELOPMENT LEASE AREA
PARENT TRACT:
URBANA SCHOOL DISTRICT 116
PARCEL #:
93-21-17-402-009
229' TO SOUTH PROPERTY LINE
PROPERTY LINE
PROPOSED 10'-0" x 36'-0" TOWER DEVELOPMENT LEASE AREA
EXISTING 100' LIGHTING POLE TO BE REMOVED AND EQUIPMENT TO BE RELOCATED ON NEW MONOPOLE TOWER
120' MONOPOLE TOWER ON CONCRETE FOUNDATION (DESIGN BY OTHERS)
326' TO WEST PROPERTY LINE
332' TO WEST PROPERTY LINE
PROPERTY LINE
RIGHT OF WAY



Utility Color Legend

- ELECTRIC
- GAS, OIL, STEAM
- COMMUNICATIONS
- POTABLE WATER
- RECLAIMED WATER
- SEWER/ DRAINAGE
- SURVEY MARKS

Existing Utilities Plan

NORTH

30 0 30 60
1 inch = 60ft.

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DRAWN BY: JJT
CHECKED BY: MJA

SITE NAME:

URBANA HS
CELL SITE

SITE ADDRESS:

E MICHIGAN AVE
URBANA, IL 61801

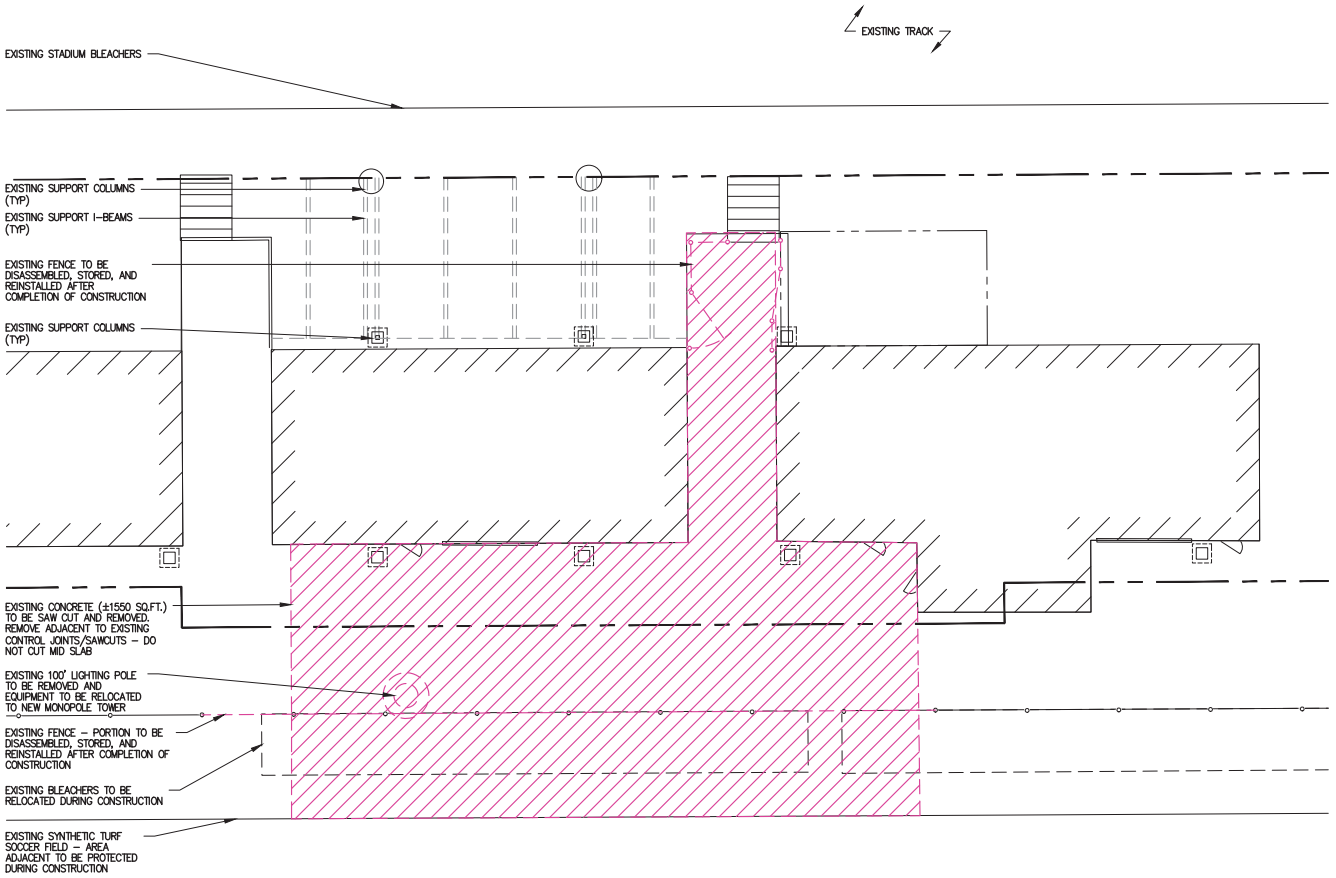
SHEET TITLE:

EXISTING UTILITIES PLAN

A&E PROJECT NO.:

SHEET NO.:

C-2.1



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DRAWN BY: JJT
CHECKED BY: MJA

SITE NAME:

URBANA HS CELL SITE

SITE ADDRESS:

E MICHIGAN AVE
URBANA, IL 61801

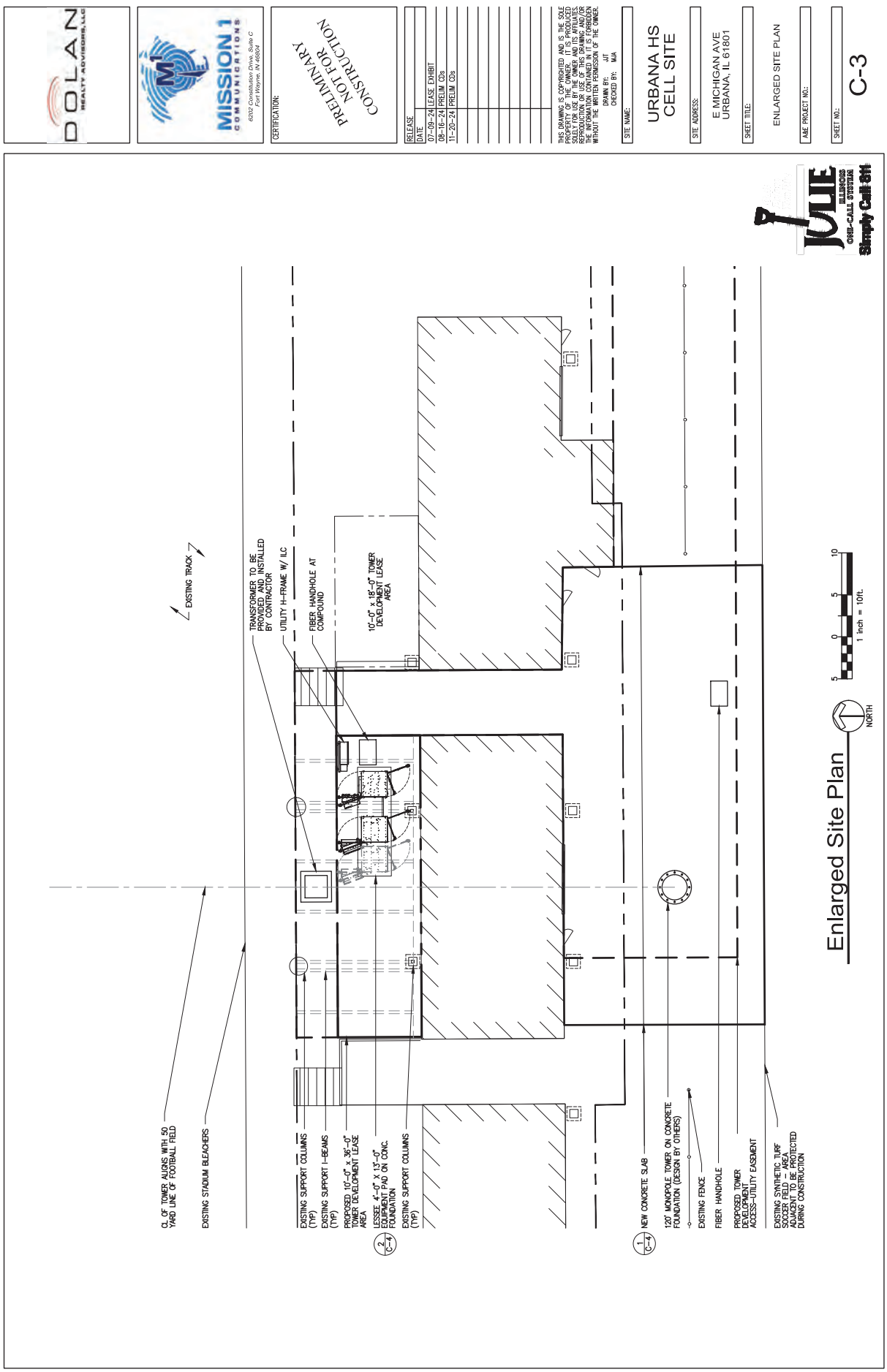
SHEET TITLE:

DEMOLITION PLAN

A&E PROJECT NO.:

SHEET NO.:

C-2.2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NOT FOR
CONSTRUCTION
RELEASE
DATE
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08-16-24 PRELIM CDs
11-20-24 PRELIM CDs
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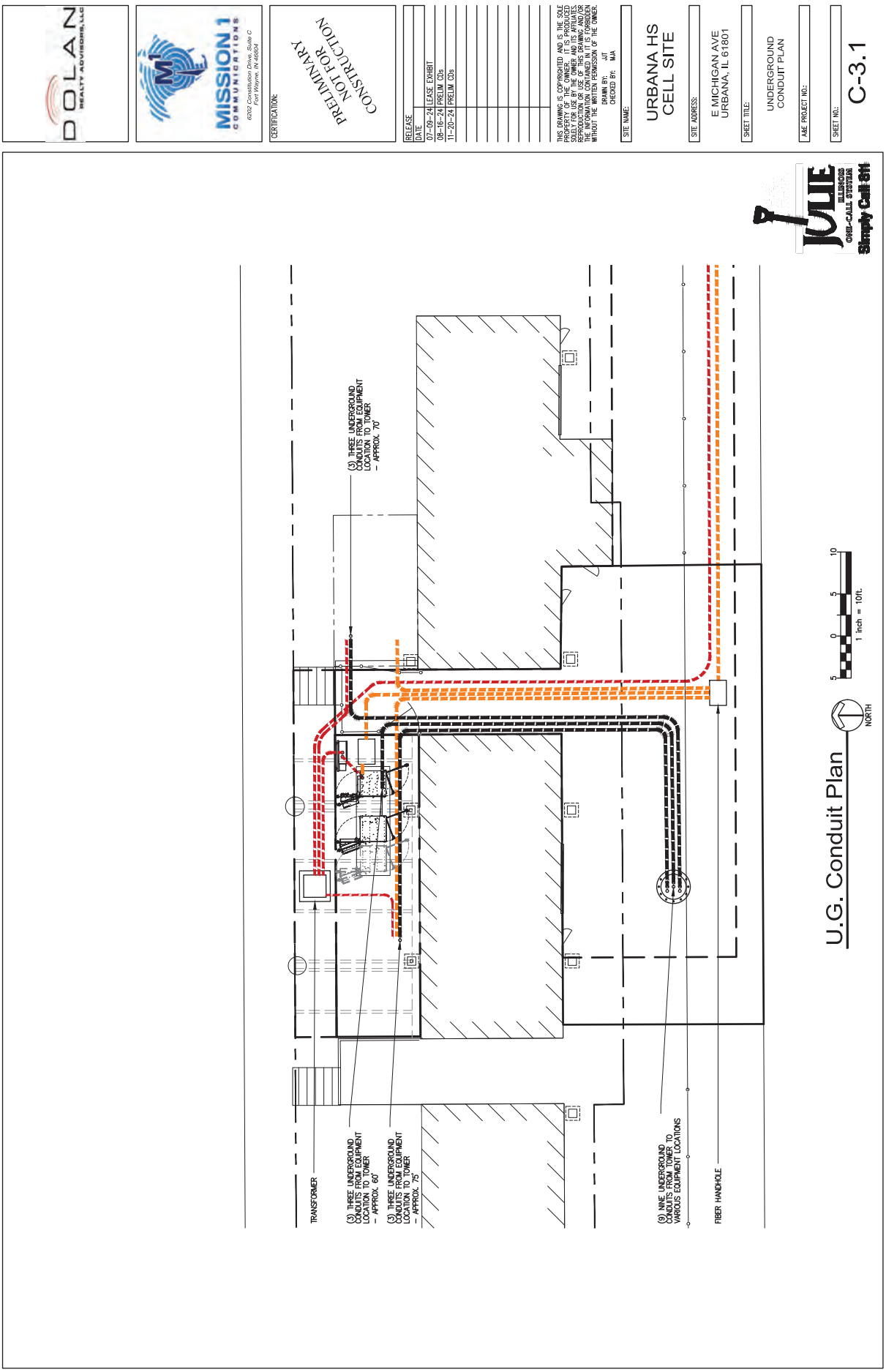
DRAWN BY: JJT
CHECKED BY: MAA
SITE NAME:
URBANA HS
CELL SITE
SITE ADDRESS:
E MICHIGAN AVE
URBANA, IL 61801
SHEET TITLE:
ENLARGED SITE PLAN
A&E PROJECT NO.:
SHEET NO.:
C-3
JULIE
ILLINOIS
ONE-CALL SYSTEM
Simply Call 811
Enlarged Site Plan
NORTH
1 inch = 10ft.
EXISTING TRACK
TRANSFORMER TO BE PROVIDED AND INSTALLED BY CONTRACTOR
UTILITY H-FRAME W/ ILC
FIBER HANDHOLE AT COMPOUND
10'-0" x 18'-0" TOWER DEVELOPMENT LEASE AREA
CL OF TOWER ALIGNS WITH 50 YARD LINE OF FOOTBALL FIELD
EXISTING STADIUM BLEACHERS
EXISTING SUPPORT COLUMNS (TYP)
EXISTING SUPPORT I-BEAMS (TYP)
PROPOSED 10'-0" x 35'-0" TOWER DEVELOPMENT LEASE AREA
LESSEE 4'-0" X 13'-0" EQUIPMENT PAD ON CONC. FOUNDATION
EXISTING SUPPORT COLUMNS (TYP)
2/C-4
NEW CONCRETE SLAB
1/C-4
120' MONOPOLE TOWER ON CONCRETE FOUNDATION (DESIGN BY OTHERS)
EXISTING FENCE
FIBER HANDHOLE
PROPOSED TOWER DEVELOPMENT ACCESS-UTILITY EASEMENT
EXISTING SYNTHETIC TURF SOCCER FIELD - AREA ADJACENT TO BE PROTECTED DURING CONSTRUCTION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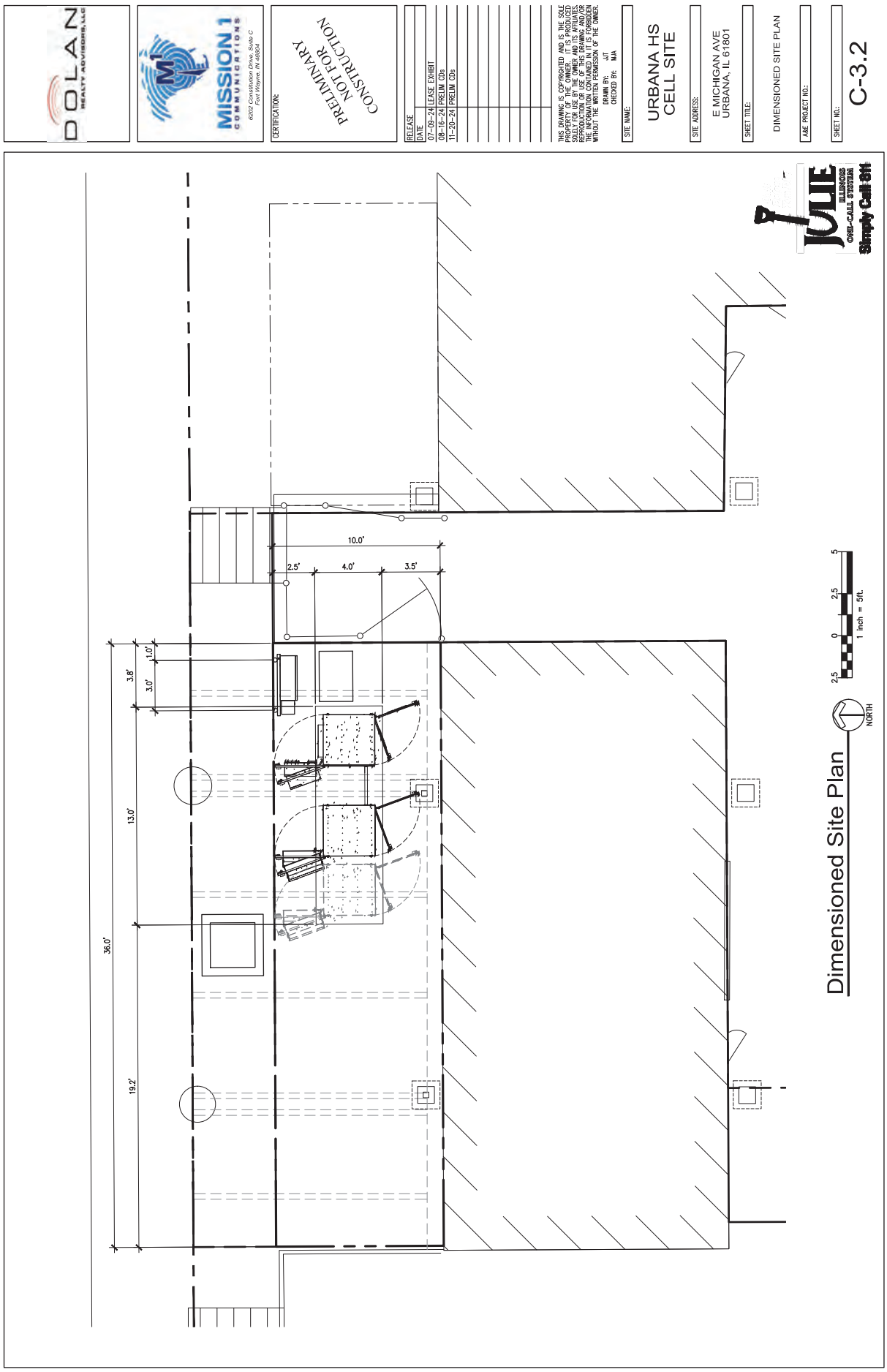
DRAWN BY: JJT
CHECKED BY: MAA
SITE NAME:
URBANA HS
CELL SITE
SITE ADDRESS:
E MICHIGAN AVE
URBANA, IL 61801
SHEET TITLE:
UNDERGROUND
CONDUIT PLAN
A&E PROJECT NO.:
SHEET NO.:
C-3.1
JULIE
ILLINOIS
ONE-CALL SYSTEM
Simply Call 811
U.G. Conduit Plan
NORTH
1 inch = 10ft.
(3) THREE UNDERGROUND CONDUITS FROM EQUIPMENT LOCATION TO TOWER – APPROX. 70'
TRANSFORMER
(3) THREE UNDERGROUND CONDUITS FROM EQUIPMENT LOCATION TO TOWER – APPROX. 60'
(3) THREE UNDERGROUND CONDUITS FROM EQUIPMENT LOCATION TO TOWER – APPROX. 75'
(9) NINE UNDERGROUND CONDUITS FROM TOWER TO VARIOUS EQUIPMENT LOCATIONS
FIBER HANDHOLE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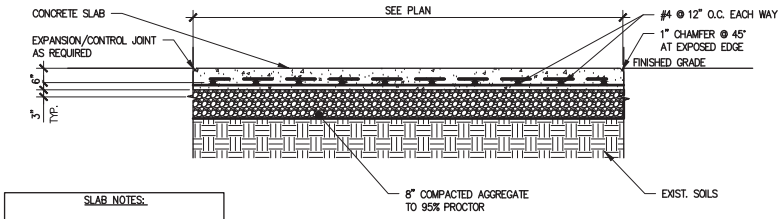
DRAWN BY: JJT
CHECKED BY: MAA
SITE NAME:
URBANA HS
CELL SITE
SITE ADDRESS:
E MICHIGAN AVE
URBANA, IL 61801
SHEET TITLE:
DIMENSIONED SITE PLAN
A&E PROJECT NO.:
SHEET NO.:
C-3.2
JULIE
ILLINOIS
ONE-CALL SYSTEM
Simply Call 811
10.0'
2.5'
4.0'
3.5'
1.0'
3.8'
3.0'
13.0'
36.0'
19.2'
Dimensioned Site Plan
NORTH
2.5
0
2.5
5
1 inch = 5ft.



SLAB NOTES:

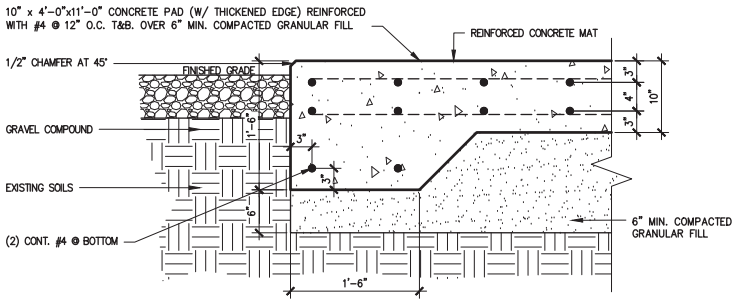
1. REFER TO C-3 FOR SLAB ORIENTATION.
2. TOP OF SLAB TO MATCH ELEVATION OF EXISTING SIDEWALK.

1 Concrete Slab Detail

SCALE: 3/8" = 1'-0"

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
2. EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF F'c=4000 PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED WITH 6% AIR CONTENT.
3. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
4. UNLESS NOTED OTHERWISE, ALL SLABS-ON-GRADE SHALL BE REINFORCED WITH (1) LAYER OF 6x6 W2.1xW2.1 W.W.F..
5. ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 3'-6" BELOW FINISHED GRADES.
6. PLACE ALL SLABS ON GRADE WITH AN APPROVED PATTERN AND SEQUENCE OF CONSTRUCTION AND CONTROL JOINTS (MAXIMUM OF 15'-0" O.C.) TO MINIMIZE SHRINKAGE CRACKS.
7. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ARCHITECT / ENGINEER FOR REVIEW.
8. ALL FOOTINGS TO BEAR ON MINIMUM NET ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF TO BE VERIFIED IN FIELD.



PAD NOTES:

1. REFER TO C-3 FOR PAD ORIENTATION.
2. TOP OF PAD TO MATCH ELEVATION OF EXISTING SIDEWALK.

2 Concrete Pad Section

SCALE: 3/4" = 1'-0"

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08-16-24	PRELIM CDs
11-20-24	PRELIM CDs

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DRAWN BY: JJT
CHECKED BY: MJA

SITE NAME:

URBANA HS CELL SITE

SITE ADDRESS:

E MICHIGAN AVE
URBANA, IL 61801

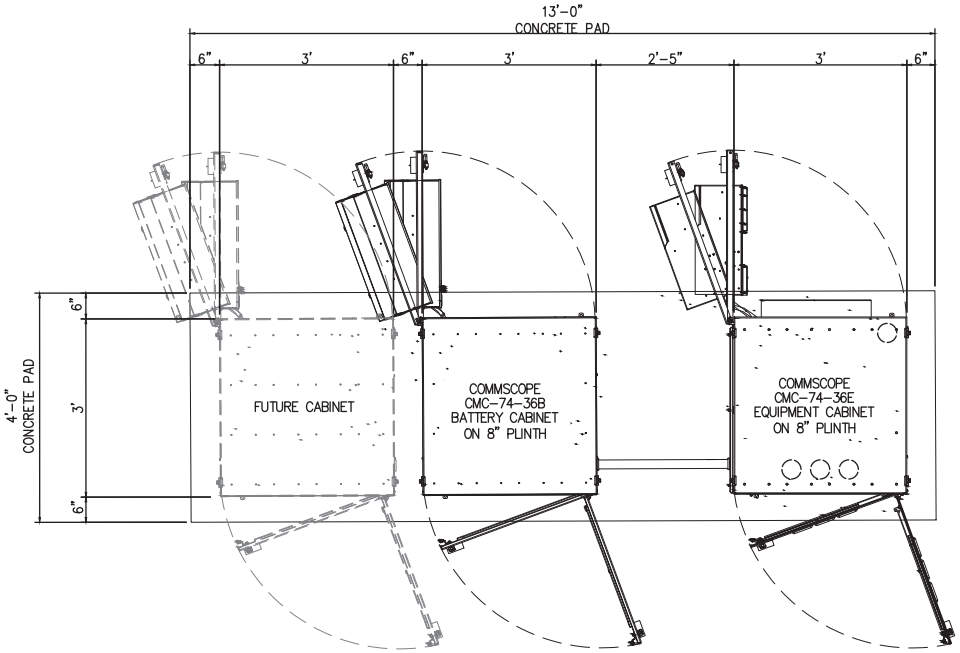
SHEET TITLE:

SITE CIVIL DETAILS

A&E PROJECT NO.:

SHEET NO.:

C-4



1 Equipment Pad - Layout Plan
SCALE: 1/2" = 1'-0"

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DRAWN BY: JJT
CHECKED BY: MJA

SITE NAME:

URBANA HS
CELL SITE

SITE ADDRESS:

E MICHIGAN AVE
URBANA, IL 61801

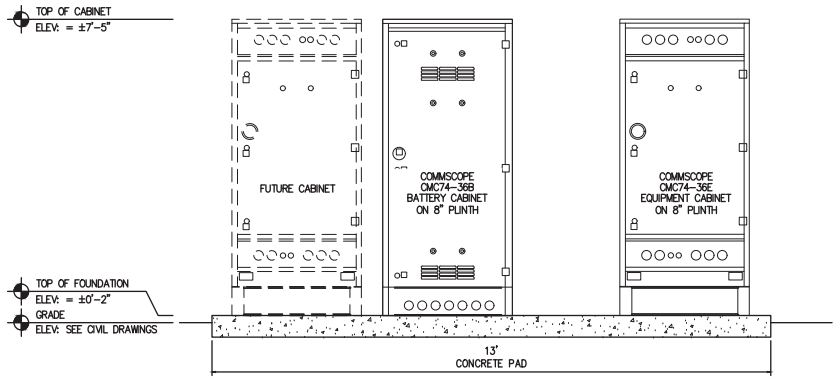
SHEET TITLE:

4'-0"x13'-0" EQUIPMENT PAD PLAN

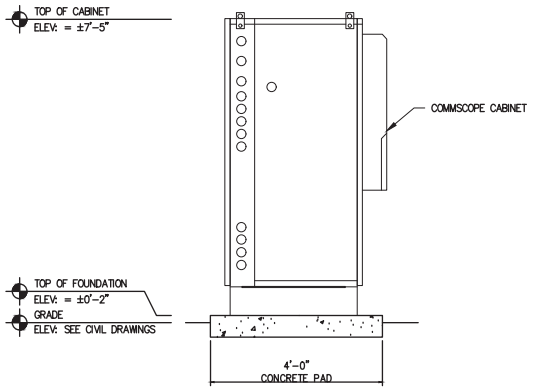
A&E PROJECT NO.:

SHEET NO.:

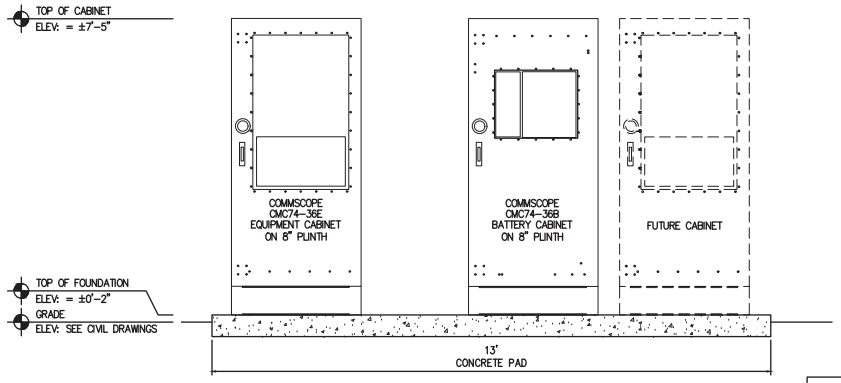
EP-1



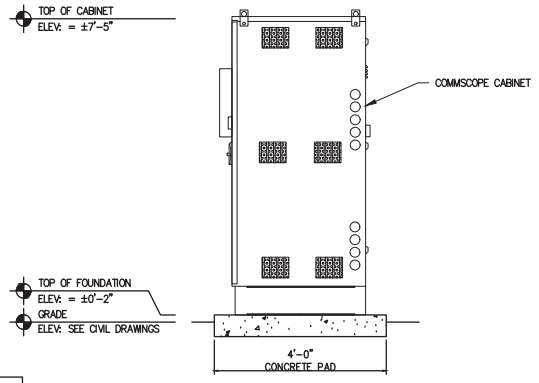
1 Equipment Pad Elevation
SCALE: 3/8" = 1'-0"



2 Equipment Pad Elevation
SCALE: 3/8" = 1'-0"



3 Equipment Pad Elevation
SCALE: 3/8" = 1'-0"



4 Equipment Pad Elevation
SCALE: 3/8" = 1'-0"

PAD NOTES:
1. REFER TO C-3 FOR PAD ORIENTATION.
2. TOP OF PAD TO MATCH ELEVATION OF EXISTING SIDEWALK.

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DRAWN BY: JJT
CHECKED BY: MJA

SITE NAME:
URBANA HS
CELL SITE

SITE ADDRESS:
E MICHIGAN AVE
URBANA, IL 61801

SHEET TITLE:
EQUIPMENT PAD -
ELEV VIEW

A&E PROJECT NO.:

SHEET NO.:
EP-2

verizon
NPP RFDS

MIDWEST > Upper Midwest > Illinois/Wisconsin > Springfield-1 > Urbana High School - A
Shata_Abdelnasir - abdelnasir.shata@verizonwireless.com - 20040711_171737

Antenna Summary

Added Antenna

700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantit
					5G	Ericsson	AIR6419	115	116.2	0(1),140(2),240(3)	PHYSICAL	3
LTE	LTE	LTE	LTE	LTE		JMA Wireless	MX06FHG665-HG	115	118	0(1),140(2),240(3)	PHYSICAL	6

Removed Antenna

700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantit

Retained Antenna

700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantit

Added: 9 | Removed: 0 | Retained: 0

Services — 700 LTE — 9902 (153267)

Services — AWS LTE — 9902 (153267)

Services — 850 LTE — 9902 (153267)

Services — AWS3 LTE — 9902 (153267)

Services — 1900 LTE — 9902 (153267)

Services — GRAND NR — 9902 (153267)

RF EMISSIONS REPORT REQUIRED

☐ YES ☐ NO

DATE OF REPORT: _____

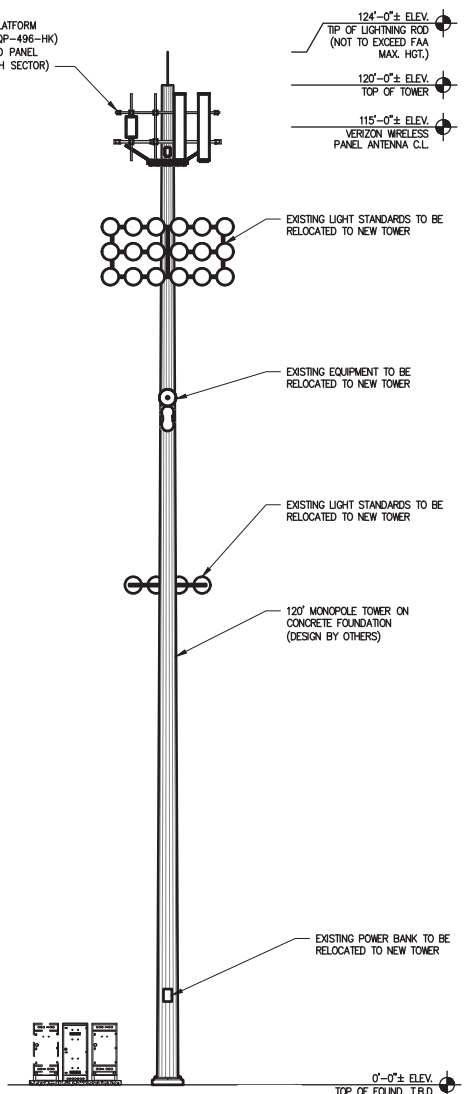
General Notes

1. VERIFY EACH COAXIAL CABLE LENGTH, ROUTING, AND ALL MOUNTING APPURTENANCES WITH OWNER PRIOR TO ORDERING.
2. THE MAXIMUM COAXIAL CABLE AND DC-FIBER HYBRID CABLE LENGTH HAS BEEN ESTIMATED AT 171 FEET WITH A CORRESPONDING CABLE DIAMETER OF 1 5/8". THIS CABLE LENGTH IS APPROXIMATE AND IS NOT USED FOR CONSTRUCTION. ACTUAL CABLE LENGTHS MAY VARY FROM ESTIMATED MAXIMUM LENGTH AND MUST BE VERIFIED.
3. COLOR CODE ALL MAIN CABLES, VERIFY COLOR CODES WITH VERIZON CONSTRUCTION MANAGER. CABLES TO BE TAGGED IN THREE (3) LOCATIONS:
   A. TOP OF TOWER AT ANTENNA
   B. INSIDE EQUIPMENT PAD NEAR THE COAX BUILDING ENTRY PANEL
   C. OUTSIDE EQUIPMENT PAD NEAR THE COAX BUILDING ENTRY PANEL
4. EACH COAX CABLE SHALL BE SUPPORTED WITH COLUMN GRIP HUNG FROM A J-HOOK AT THE TOP OF THE TOWER.
5. EACH COAX CABLE SHALL BE GROUNDED AT THREE (3) LOCATIONS:
   A. TOWER PLATFORM OR T-FRAME
   B. TOWER BASE
   C. OUTSIDE EQUIPMENT PAD AT COAX BUILDING ENTRY PANEL
6. COAX CABLE TO BE SUPPORTED EVERY 3' O.C. ON PLATFORM OR T-FRAME WITH STAINLESS STEEL HANGERS.
7. COAX CABLES TO BE SUPPORTED ON THE TOWER EVERY 18" WITH STAINLESS STEEL HANGERS.

HYBRID CABLE ESTIMATE	
RAD CENTER	115'
OVP	10'
PORT HEIGHT	-9'
CONDUIT RUN	55'
ESTIMATED LENGTH	171'

NOTES:

CONTRACTOR TO COORDINATE WITH TOWER MANUFACTURE FOR INSTALLATION AND RELOCATION OF EXISTING STADIUM LIGHTING AND OTHER APPURTENANCES.



1 Tower Elevation
SCALE: N.T.S.

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CHECKED BY: MJA

SITE NAME:

URBANA HS CELL SITE

SITE ADDRESS:

E MICHIGAN AVE
URBANA, IL 61801

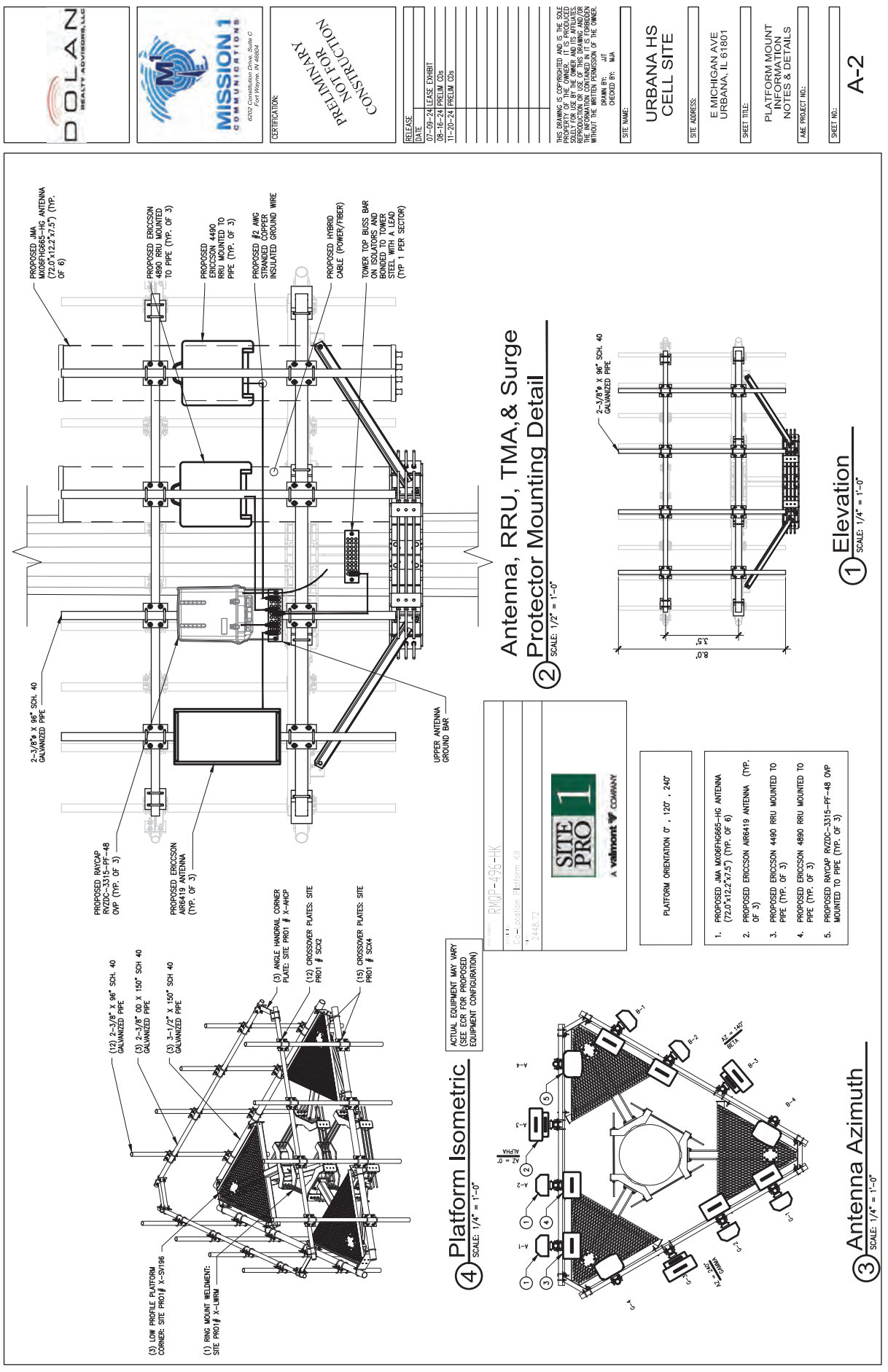
SHEET TITLE:

TOWER ELEVATION, ANTENNA INFORMATION, NOTES AND DETAILS

A&E PROJECT NO.:

SHEET NO.:

A-1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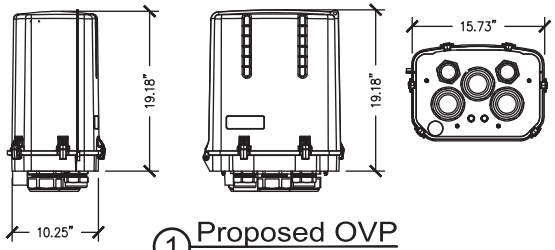
CHECKED BY: MAA
SITE NAME:
URBANA HS
CELL SITE
SITE ADDRESS:
E MICHIGAN AVE
URBANA, IL 61801
SHEET TITLE:
PLATFORM MOUNT
INFORMATION
NOTES & DETAILS
A&E PROJECT NO.:
SHEET NO.:
A-2
PROPOSED JMA MX06FHG665-HG ANTENNA (72.0"x12.2"x7.5") (TYP. OF 6)
PROPOSED ERICSSON 4890 RRU MOUNTED TO PIPE (TYP. OF 3)
PROPOSED ERICSSON 4490 RRU MOUNTED TO PIPE (TYP. OF 3)
PROPOSED #2 AWG STRANDED COPPER INSULATED GROUND WIRE
PROPOSED HYBRID CABLE (POWER/FIBER)
TOWER TOP BUSS BAR ON ISOLATORS AND BONDED TO TOWER STEEL WITH A LEAD (TYP 1 PER SECTOR)
2-3/8"ø X 96" SCH. 40 GALVANIZED PIPE
PROPOSED RAYCAP RVZDC-3315-PF-48 OVP (TYP. OF 3)
PROPOSED ERICSSON AIR6419 ANTENNA (TYP. OF 3)
UPPER ANTENNA GROUND BAR
Antenna, RRU, TMA,& Surge Protector Mounting Detail
SCALE: 1/2" = 1'-0"
2-3/8"ø X 96" SCH. 40 GALVANIZED PIPE
8.0'
3.5'
Elevation
SCALE: 1/4" = 1'-0"
(12) 2-3/8" X 96" SCH. 40 GALVANIZED PIPE
(3) 2-3/8" OD X 150" SCH 40 GALVANIZED PIPE
(3) 3-1/2" X 150" SCH 40 GALVANIZED PIPE
(3) ANGLE HANDRAIL CORNER PLATE: SITE PRO1 # X-AHCP
(12) CROSSOVER PLATES: SITE PRO1 # SCX2
(15) CROSSOVER PLATES: SITE PRO1 # SCX4
(3) LOW PROFILE PLATFORM CORNER: SITE PRO1# X-SV196
(1) RING MOUNT WELDMENT: SITE PRO1# X-LWRM
ACTUAL EQUIPMENT MAY VARY (SEE EOR FOR PROPOSED EQUIPMENT CONFIGURATION)
RMQP-496-HK
Location Platform Kit
2448.72
SITE PRO 1
A valmont COMPANY
PLATFORM ORIENTATION 0°, 120°, 240°
1. PROPOSED JMA MX06FHG665-HG ANTENNA (72.0"x12.2"x7.5") (TYP. OF 6)
2. PROPOSED ERICSSON AIR6419 ANTENNA (TYP. OF 3)
3. PROPOSED ERICSSON 4490 RRU MOUNTED TO PIPE (TYP. OF 3)
4. PROPOSED ERICSSON 4890 RRU MOUNTED TO PIPE (TYP. OF 3)
5. PROPOSED RAYCAP RVZDC-3315-PF-48 OVP MOUNTED TO PIPE (TYP. OF 3)
Platform Isometric
SCALE: 1/4" = 1'-0"
Antenna Azimuth
SCALE: 1/4" = 1'-0"

DC Surge Protection for RRH/Integrated Antenna Radio Head
RCMDC-3315-PF-48
Tower / Base / Rooftop / Rooftop Distribution Models



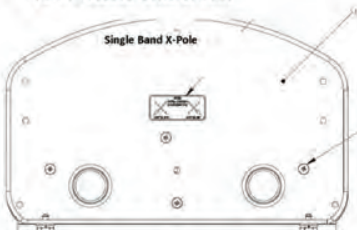
① Proposed OVP
N.T.S.

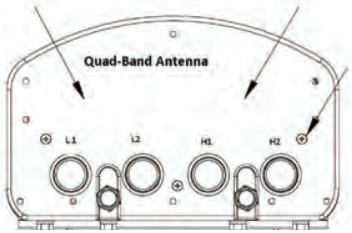
Triplexer

Diplexer

RET Portable Control Unit

RET Cable





③ Proposed Components
N.T.S.

② Proposed RRU
N.T.S.

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CHECKED BY: MJA

SITE NAME:

URBANA HS
CELL SITE

SITE ADDRESS:

E MICHIGAN AVE
URBANA, IL 61801

SHEET TITLE:

ANTENNA EQUIPMENT INFORMATION

A&E PROJECT NO.:

SHEET NO.:

A-3

Remote Radio Hybrid Cable

Cell Tower Applications

Single-Cable Power and Fiber Solution

RRH with Corrugated Aluminum Shield

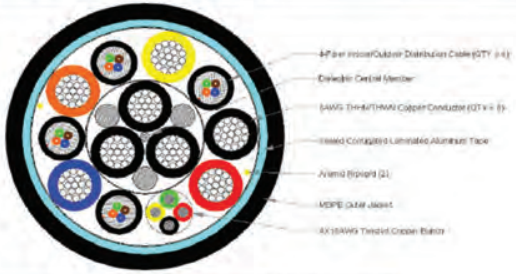
Fiber Cable: Four 4-fiber Subunits

Copper Conductors: 8X8AWG THWN/THHN and a 4X18AWG Twisted Bunch

COMMSCOPE®

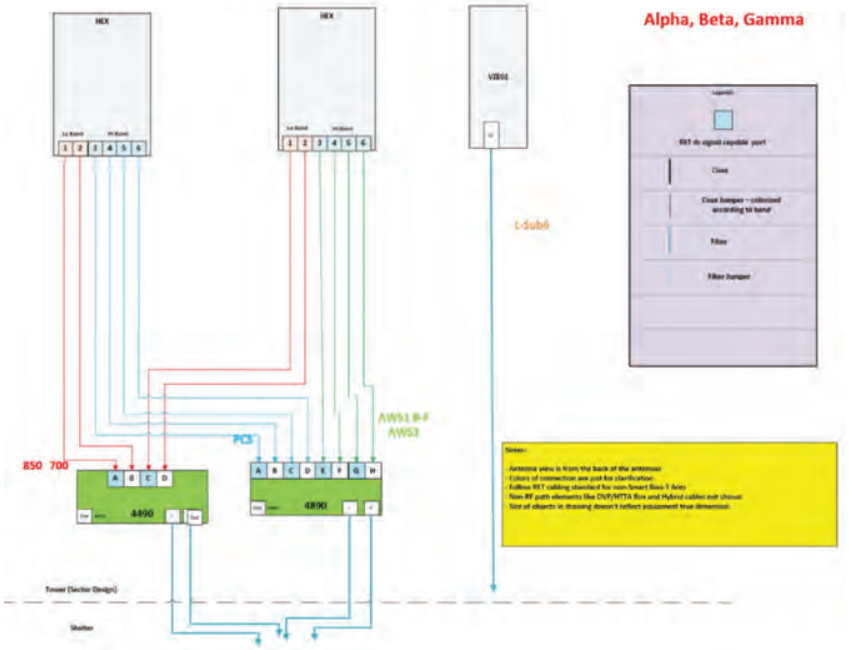
1100 CommScope Place SE
P.O. Box 1729
Hickory, NC 28603-1729
(828) 324-2200
Fax: (828) 328-3400
Int'l Fax: (828) 323-4969
www.commscope.com

ISO 9001:2008 REGISTERED COMPANY



Cable Summary	Cable Type	RFF-1410A-0050-010-APR	
	Outer Jacket	MDPE	
	Shielding	Corrugated Aluminum	
	Water Block	Tape	
	Ripcord	Aramid (QTY x 2)	
	Conductors	8 x 8AWG and 4X18AWG bunch	
	Fiber Cables	4 x 4.5M fibers	
	Strength Member	GRP	
Optical Fiber Details for Fiber Cable 1	Fiber type	Single Mode G.652.D	
	Fiber Coating Diameter	0.9mm Tight Buffer	
	Number of Fiber Subunits	4	
	Fiber count (each subunit)	4	
	Fiber Subunit Diameter (mm)	5.07	
	Max attenuation, 1310 nm	0.5	dB/km
	Max attenuation, 1550 nm	0.5	dB/km
Copper Conductor Details	Number, Size	8 x 8awg	
	DC resistance	0.628 (2.06)	ohm/kft (ohm/km)
Cable Details	Outer Diameter	1.09 (27.7)	inch (mm)
	Weight	0.75 (1.12)	lb/ft (kg/m)
	Minimum Bend Radius - loaded	21.9 (553)	inch (mm)
	Minimum Bend Radius - unloaded	10.9 (277)	inch (mm)
	Max Tensile Load - short term	890 (3960)	lb (N)
	Max Tensile Load - long term	240 (1070)	lb (N)
	Operating Temperature Range	-40 to +65	°C
	Installation Temperature Range	-30 to +70	°C
	Storage Temperature Range	-40 to +80	°C
	Crush resistance, FOTP-41	22	N/mm
	Impact resistance, FOTP-25	20 impacts of 2.94 Nm	
	Flexing, FOTP-104	5 cycles	
	Twisting, FOTP-85	5 cycles	

RoHS COMPLIANT



1 Proposed Configuration

Non Antenna Summary

Added Non Antenna

Equipment Type	Locatio	700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Install Type	Quantity
RRU	Tower	LTE	LTE					Ericsson	4490	PHYSICAL	3
RRU	Tower			LTE	LTE	LTE		Ericsson	4890	PHYSICAL	3
RRU	Tower						5G	Ericsson	AIR6419_B77D	PHYSICAL	0
Hybrid Cable	Tower							COMMSCOPET-001	HFT1206-24SV4-xxxG	PHYSICAL	3
OVP	Tower							RAYCAPINC-001	RVZDC-3315-PF-48	PHYSICAL	3

Removed Non Antenna

Equipment Type	Locatio	700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Install Type	Quantity

Retained Non Antenna

Equipment Type	Locatio	700	850	1900	AWS	AWS3	L-Sub6	Make	Model	Install Type	Quantity

Added: 12	Removed: 0	Retained: 0

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DRAWN BY: JJT
CHECKED BY: MJA

SITE NAME:

URBANA HS CELL SITE

SITE ADDRESS:

E MICHIGAN AVE
URBANA, IL 61801

SHEET TITLE:

ANTENNA EQUIPMENT INFORMATION

A&E PROJECT NO.:

SHEET NO.:

A-4

General Notes

WORK INCLUDES
THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

CODES, PERMITS, AND FEES

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

GROUNDING ELECTRODE SYSTEM

1. CONNECTIONS
   ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE "CADWELD" PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL CADWELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINIUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE:
   GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE "CADWELD" PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE "CADWELD" PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
5. UTILITY COMPANY COORDINATION:
   ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
6. GROUND TEST:
   GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY VERIZON STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   1. ONE (1) COPY TO OWNER REPRESENTATIVE
   2. ONE (1) COPY TO ENGINEER
   3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

RACEWAYS AND WIRING

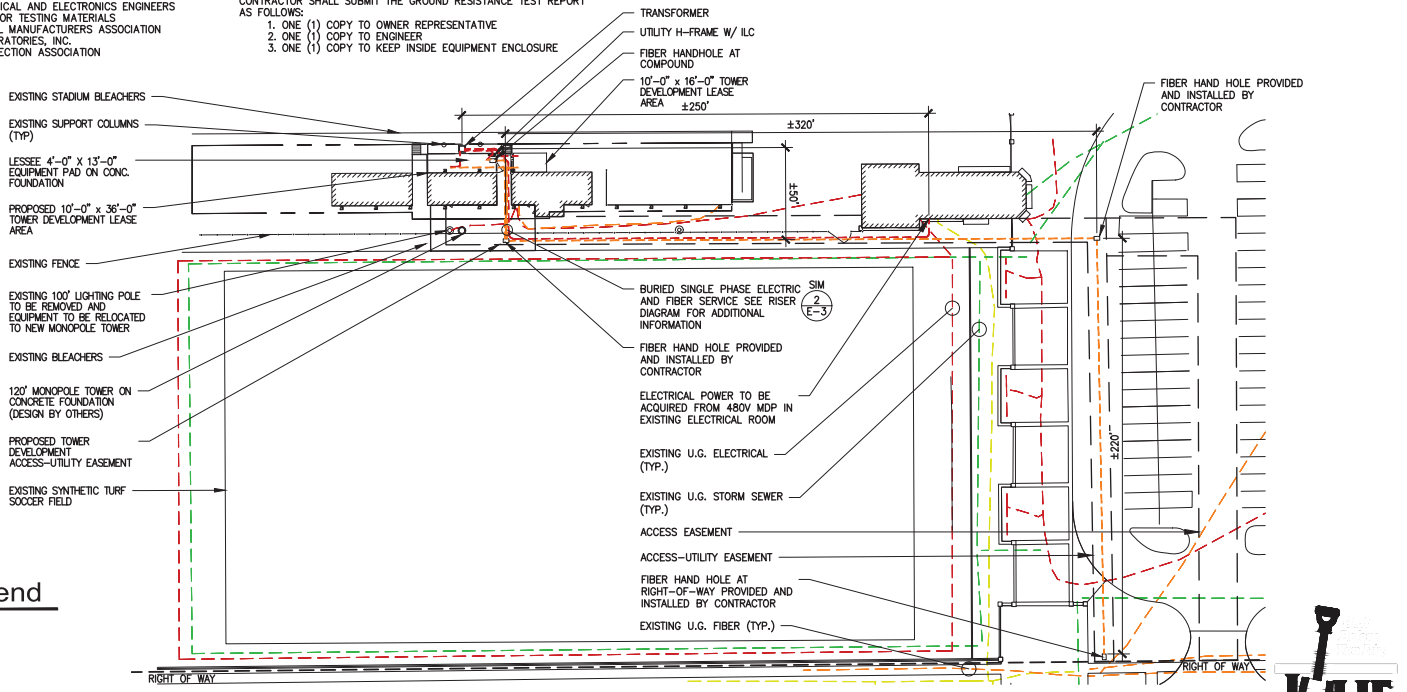
1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

GENERAL NOTES:

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

COORDINATION WITH UTILITY COMPANY

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVERCURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.



Utility Color Legend

- ELECTRIC
- GAS, OIL, STEAM
- COMMUNICATIONS
- POTABLE WATER
- RECLAIMED WATER
- SEWER/ DRAINAGE
- SURVEY MARKS

Utility Plan

NORTH

30 0 30 60
1 inch = 60ft.

JULIE ILLINOIS ONE-CALL SYSTEM Simply Call 811

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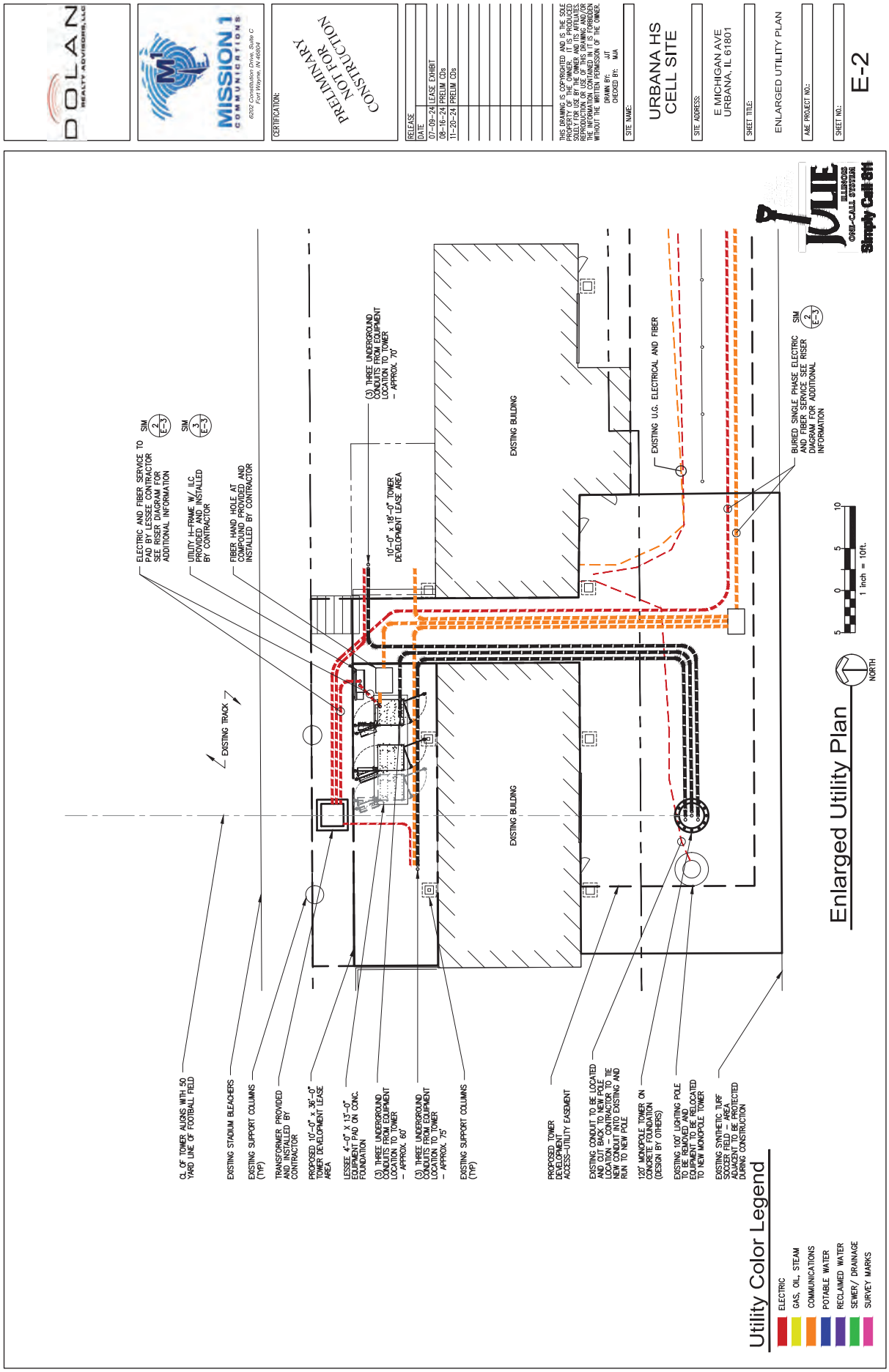
SHEET TITLE:
UTILITY PLAN AND GENERAL NOTES

A&E PROJECT NO.:

SHEET NO.:
E-1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ENLARGED UTILITY PLAN
A&E PROJECT NO.:
SHEET NO.:
E-2
Enlarged Utility Plan
NORTH
1 inch = 10ft.
JULIE
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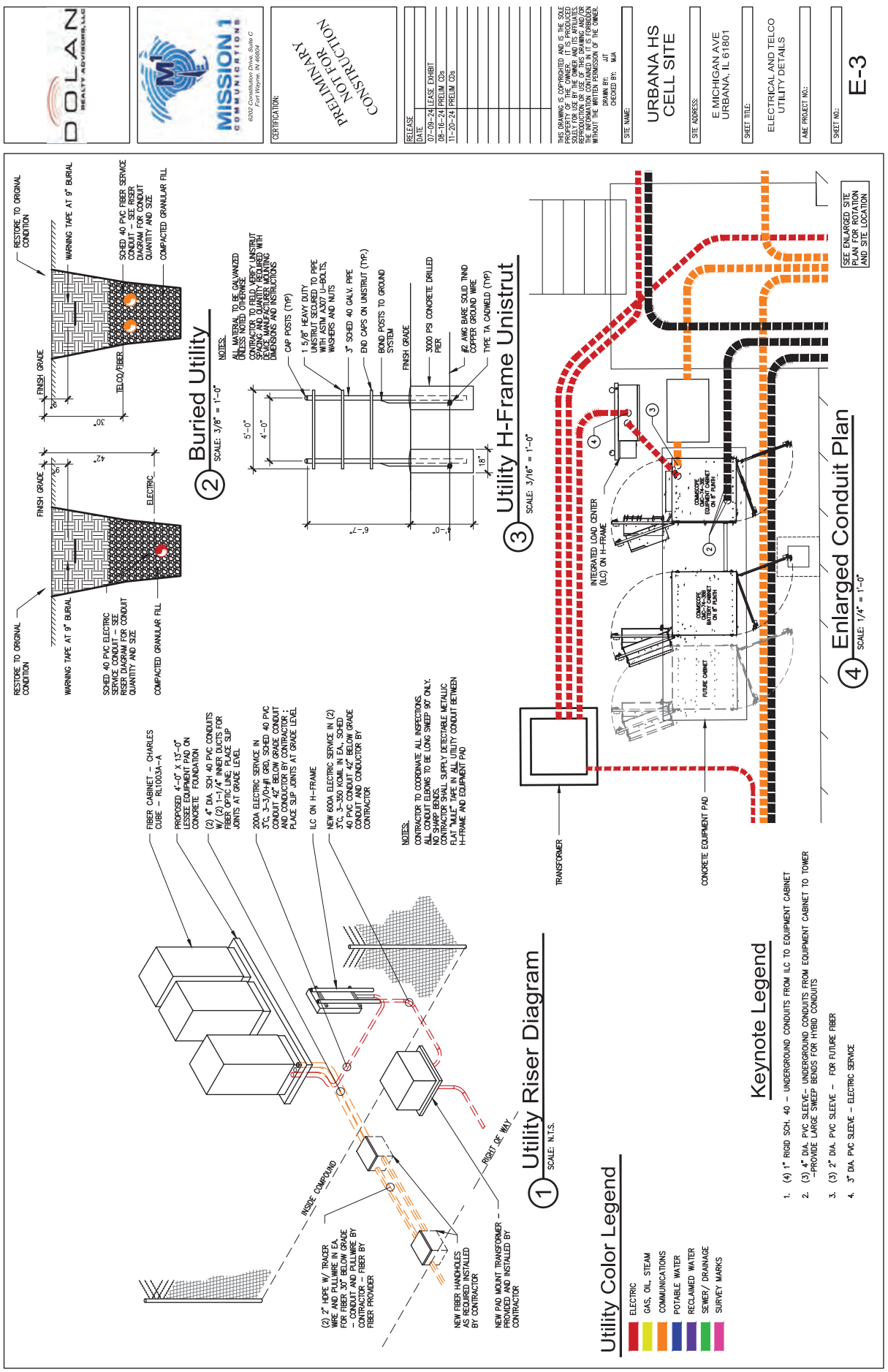
Simply Call 811
EXISTING BUILDING
EXISTING BUILDING
EXISTING TRACK
EXISTING U.G. ELECTRICAL AND FIBER
BURIED SINGLE PHASE ELECTRIC AND FIBER SERVICE SEE RISER DIAGRAM FOR ADDITIONAL INFORMATION
SIM
(3) THREE UNDERGROUND CONDUITS FROM EQUIPMENT LOCATION TO TOWER - APPROX. 70'
10'-0" x 18'-0" TOWER DEVELOPMENT LEASE AREA
ELECTRIC AND FIBER SERVICE TO PAD BY LESSEE CONTRACTOR SEE RISER DIAGRAM FOR ADDITIONAL INFORMATION
UTILITY H-FRAME W/ ILC PROVIDED AND INSTALLED BY CONTRACTOR
FIBER HAND HOLE AT COMPOUND PROVIDED AND INSTALLED BY CONTRACTOR
Utility Color Legend
ELECTRIC
GAS, OIL, STEAM
COMMUNICATIONS
POTABLE WATER
RECLAIMED WATER
SEWER/ DRAINAGE
SURVEY MARKS
℄ OF TOWER ALIGNS WITH 50 YARD LINE OF FOOTBALL FIELD
EXISTING STADIUM BLEACHERS
EXISTING SUPPORT COLUMNS (TYP)
TRANSFORMER PROVIDED AND INSTALLED BY CONTRACTOR
PROPOSED 10'-0" x 36'-0" TOWER DEVELOPMENT LEASE AREA
LESSEE 4'-0" X 13'-0" EQUIPMENT PAD ON CONC. FOUNDATION
(3) THREE UNDERGROUND CONDUITS FROM EQUIPMENT LOCATION TO TOWER - APPROX. 60'
(3) THREE UNDERGROUND CONDUITS FROM EQUIPMENT LOCATION TO TOWER - APPROX. 75'
EXISTING SUPPORT COLUMNS (TYP)
PROPOSED TOWER DEVELOPMENT ACCESS-UTILITY EASEMENT
EXISTING CONDUIT TO BE LOCATED AND CUT BACK TO NEW POLE LOCATION - CONTRACTOR TO TIE NEW CONDUIT INTO EXISTING AND RUN TO NEW POLE
120' MONOPOLE TOWER ON CONCRETE FOUNDATION (DESIGN BY OTHERS)
EXISTING 100' LIGHTING POLE TO BE REMOVED AND EQUIPMENT TO BE RELOCATED TO NEW MONOPOLE TOWER
EXISTING SYNTHETIC TURF SOCCER FIELD - AREA ADJACENT TO BE PROTECTED DURING CONSTRUCTION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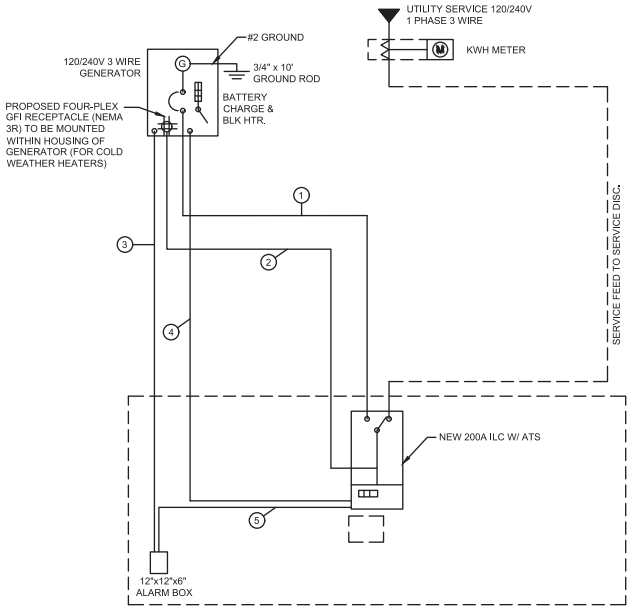
ELECTRICAL AND TELCO UTILITY DETAILS
A&E PROJECT NO.:
SHEET NO.:
E-3
2 Buried Utility
SCALE: 3/8" = 1'-0"
NOTES:
ALL MATERIAL TO BE GALVANIZED UNLESS NOTED OTHERWISE
CONTRACTOR TO FIELD VERIFY UNISTRUT SPACING AND QUANTITY REQUIRED WITH EQUIPMENT MANUFACTURING DIMENSIONS AND INSTRUCTIONS
CAP POSTS (TYP)
1 5/8" HEAVY DUTY UNISTRUT SECURED TO PIPE WITH ASTM A307 U-BOLTS, WASHERS AND NUTS
3" SCHED 40 GALV. PIPE
END CAPS ON UNISTRUT (TYP.)
BOND POSTS TO GROUND SYSTEM
FINISH GRADE
3000 PSI CONCRETE DRILLED PIER
#2 AWG BARE SOLID TINNED COPPER GROUND WIRE TYPE TA CADWELD (TYP)
5'-0"
4'-0"
18"
RESTORE TO ORIGINAL CONDITION
WARNING TAPE AT 9" BURIAL
SCHED 40 PVC ELECTRIC SERVICE CONDUIT – SEE RISER DIAGRAM FOR CONDUIT QUANTITY AND SIZE
COMPACTED GRANULAR FILL
FINISH GRADE
TELCO/FIBER
ELECTRIC
30"
42"
3 Utility H-Frame Unistrut
SCALE: 3/16" = 1'-0"
TRANSFORMER
INTEGRATED LOAD CENTER (ILC) ON H-FRAME
CONCRETE EQUIPMENT PAD
FUTURE CABINET
COMMSCOPE OVB-77-96 BATTERY CABINET ON 8' PLINTH
COMMSCOPE OVB-77-96 BATTERY CABINET ON 8' PLINTH
SEE ENLARGED SITE PLAN FOR ROTATION AND SITE LOCATION
4 Enlarged Conduit Plan
SCALE: 1/4" = 1'-0"
1 Utility Riser Diagram
SCALE: N.T.S.
FIBER CABINET – CHARLES CUBE – RL1003A-A
PROPOSED 4'-0" X 13'-0" LESSEE EQUIPMENT PAD ON CONCRETE FOUNDATION
(2) 4" DIA. SCH 40 PVC CONDUITS W/ (2) 1-1/4" INNER DUCTS FOR FIBER OPTIC LINE; PLACE SLIP JOINTS AT GRADE LEVEL
200A ELECTRIC SERVICE IN 3"Ø, 3-350 KCMIL SCHED 40 PVC CONDUIT 42" BELOW GRADE AND CONDUCTOR BY CONTRACTOR ; PLACE SLIP JOINTS AT GRADE LEVEL
ILC ON H-FRAME
NEW 600A ELECTRIC SERVICE IN (2) 3"Ø, 3-350 KCMIL IN EA. SCHED 40 PVC CONDUIT 42" BELOW GRADE AND CONDUCTOR AND CONDUCTOR BY CONTRACTOR
NOTES:
CONTRACTOR TO COORDINATE ALL INSPECTIONS.
ALL CONDUIT ELBOWS TO BE LONG SWEEP 90° ONLY.
NO SHARP BENDS.
CONTRACTOR SHALL SUPPLY DETECTABLE METALLIC FLAT "MULE" TAPE IN ALL UTILITY CONDUIT BETWEEN H-FRAME AND EQUIPMENT PAD
(2) 2" HDPE W/ TRACER WIRE AND PULLWIRE IN EA. FOR FIBER 30" BELOW GRADE – CONDUIT AND PULLWIRE BY CONTRACTOR – FIBER BY FIBER PROVIDER
NEW FIBER HANDHOLES AS REQUIRED INSTALLED BY CONTRACTOR
NEW PAD MOUNT TRANSFORMER – PROVIDED AND INSTALLED BY CONTRACTOR
INSIDE COMPOUND
RIGHT OF WAY
Utility Color Legend
ELECTRIC
GAS, OIL, STEAM
COMMUNICATIONS
POTABLE WATER
RECLAIMED WATER
SEWER/ DRAINAGE
SURVEY MARKS
Keynote Legend
1. (4) 1" RIGID SCH. 40 – UNDERGROUND CONDUITS FROM ILC TO EQUIPMENT CABINET
2. (3) 4" DIA. PVC SLEEVE– UNDERGROUND CONDUITS FROM EQUIPMENT CABINET TO TOWER –PROVIDE LARGE SWEEP BENDS FOR HYBID CONDUITS
3. (3) 2" DIA. PVC SLEEVE – FOR FUTURE FIBER
4. 3" DIA. PVC SLEEVE – ELECTRIC SERVICE

KEY

1. (3) #3/0 & (1) #2 GND IN 2-1/2" C
2. (4) #12 & (1) #12 GND IN 1" C (SEE NOTE)
3. (2) CAT-5 BELDEN IN 1" C FROM GENERATOR TO ALARM BOX. LEAVE 25' SPOOLED IN ALARM BOX
4. (2) #12 THWN IN 3/4" C
5. (2) #16 THWN. LEAVE 25' OF #16 IN ALARM BOX

NOTE:
E.C. TO PROVIDE (2) 20A 1-POLE CIRCUIT BREAKERS FOR BATTERY CHARGER AND JACKET HEATER



1 One-line Diagram

SCALE: N.T.S.

VERIZON WIRELESS PANEL "A" SCHEDULE

MAIN: 400 VOLTAGE: 120/240 PHASE: 1 WIRE: 3

TO AUTOMATIC TRANSFER SWITCH — 200A/2

DESCRIPTION	BRKR.	WATTS	S/G	A	B	S/N	WATTS	BRKR.	DESCRIPTION
RECTIFIER 1	40/2	1250	1			2	1250	40/2	RECTIFIER 5
		1250	3			4	1250		
RECTIFIER 2	40/2	1250	5			6	1250	40/2	RECTIFIER 6
		1250	7			8	1250		
RECTIFIER 3	40/2	1250	9			10	1250	40/2	RECTIFIER 7
		1250	11			12	1250		
RECTIFIER 4	40/2	1250	13			14	1250	40/2	RECTIFIER 8
		1250	15			16	1250		
SPACE			17			18		20/1	SPARE
SPACE			19			20		20/1	SPARE
SPACE			21			22			SPACE
SPACE			23			24			SPACE
SPACE			25			26			SPACE
SPACE			27			28			SPACE
SPACE			29			30			SPACE
SPACE			31			32			SPACE
SPACE			33			34			SPACE
SPACE			35			36			SPACE
LIGHTS	20/1		37			38	360	20/1	GFCI RECEPTACLE *
SMOKE DETECTORS	20/1		39			40	1200	20/1	EQUIPMENT
EMERG LIGHTS/ EQUIP	20/1		41			42	1000	20/1	GEN. GFCI RECEPTACLE *
			SURGE ARRESTOR						
SUBTOTALS:		6000 5000					6360 6200		
TOTAL:							23.56kW (98.2A)		

SURFACE MOUNTED NEMA 3R w/ DOOR
22K AIC BREAKERS
(CONTRACTOR SHALL VERIFY AIC RATINGS W/ LOCAL POWER CO.)

NOTE:
1. VERIZON WIRELESS EQUIPMENT ENGINEERING TO SUPPLY BREAKER FOR RADIO AND POWER CABINETS

2. GENERAL CONTRACTOR TO SUPPLY BREAKERS NOTED WITH " * "

2 Panel Schedule

SCALE: N.T.S.

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SHEET TITLE:

ONE-LINE DIAGRAM AND PANEL SCHEDULE

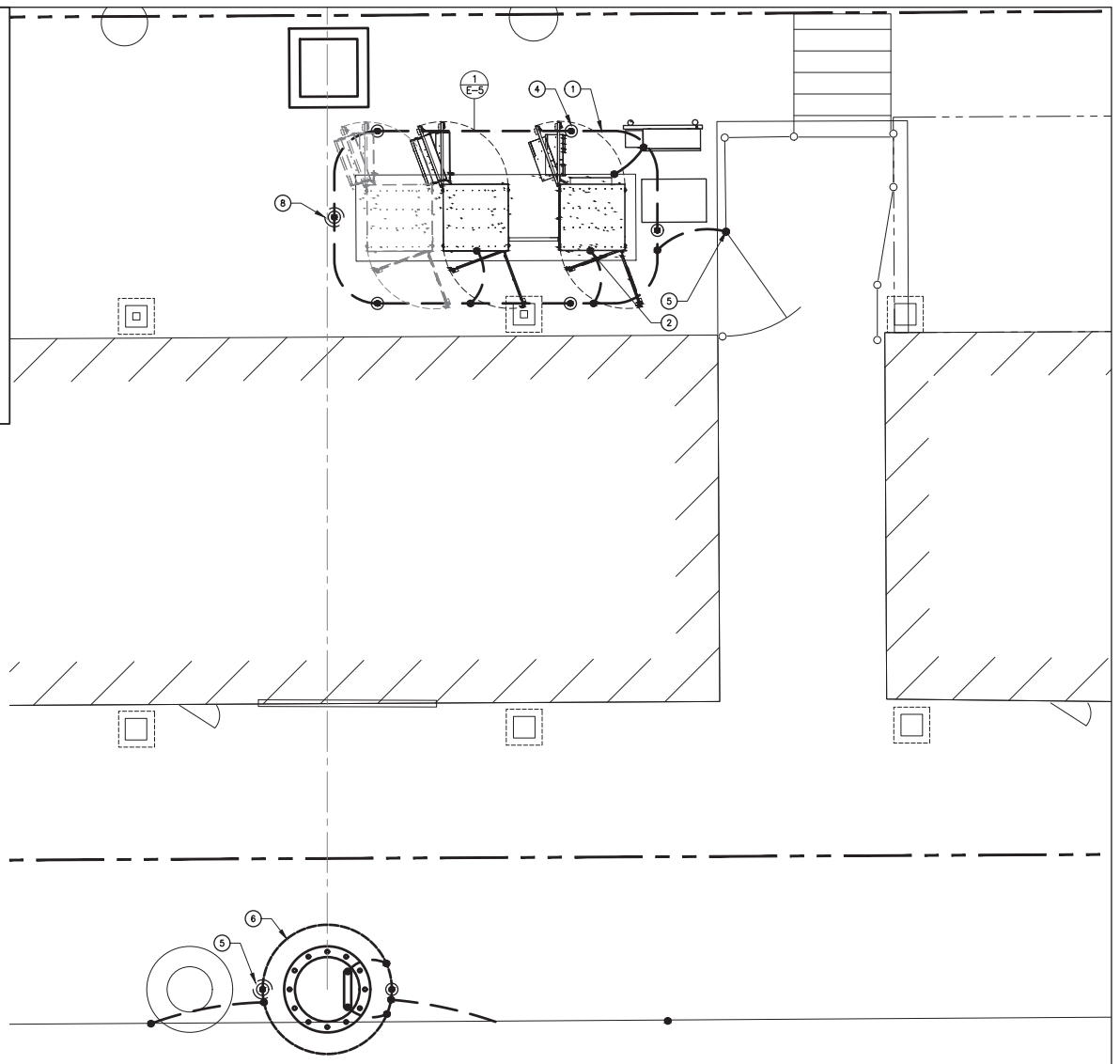
A&E PROJECT NO.:

SHEET NO.:

E-3.1

TYPICAL GROUNDING NOTES

1. #2 AWG TINNED SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS
2. CABINET GROUND BOLTED TO UNIT HOUSING
3. DISCONNECT AND ELECTRIC SERVICE GROUND TO GROUND ROD
4. 5/8" X 10' COPPER CLAD GROUND ROD
5. GROUND CHAIN LINK FENCE (TYPICAL) EXOTHERMIC CONNECTION (TYPE VS) GROUND FENCE POSTS WITHIN 6 FEET OF PAD AND 25 FEET OF TOWER. (SEE DETAIL, SHEET E-6.)
6. TOWER GROUND RING (V.I.F.)
7. BOND PROPOSED TOWER GROUND RING TO PROPOSED GROUND RING WITH #2 AWG TNND SOLID COPPER CONDUCTOR IN 2 LOCATIONS.
8. COPPER CLAD GROUND ROD WITH INSPECTION WELL TOP OF GROUND ROD MAX 24" BURY. SEE DETAIL SHEET E-6.
9. MGB MOUNTED TO METER



Grounding Legend

- GROUND ROD
- GROUND SYSTEM TEST WELL (HAND HOLE)
- CADWELD CONNECTION
- FENCE LINE

Enlarged Grounding Plan

NORTH

2,5 0 2,5 5
1 inch = 5ft.

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ENLARGED GROUNDING PLAN

A&E PROJECT NO.:

SHEET NO.:

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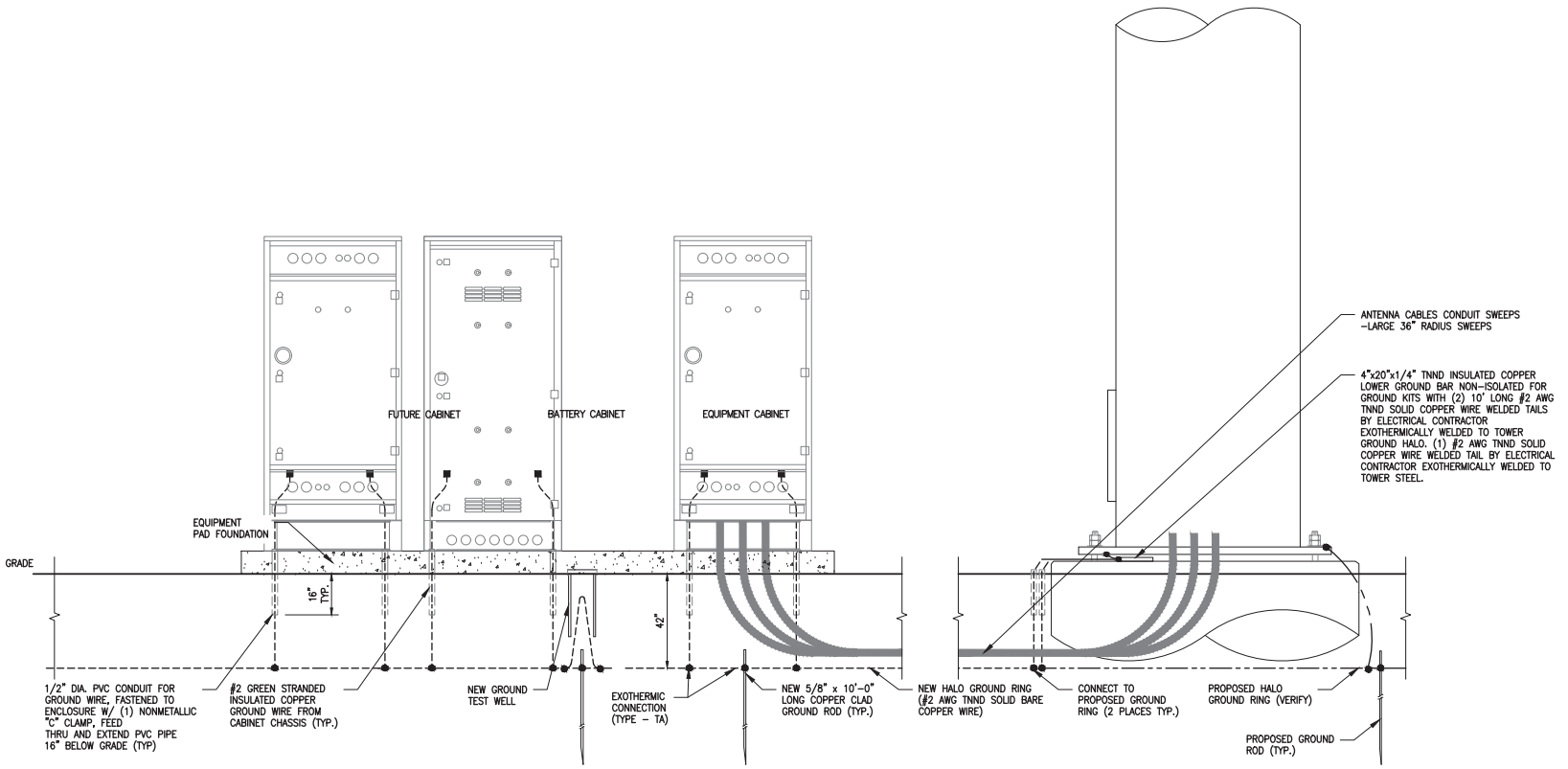

1 Skid and Tower Grounding Elevation Schematic

SCALE: N.T.S.

SEE SITE PLAN FOR EQUIPMENT LOCATION AND ORIENTATION

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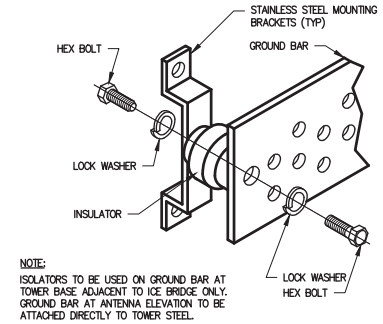
SHEET TITLE:

GROUNDING SCHEMATIC AND DETAILS

A&E PROJECT NO.:

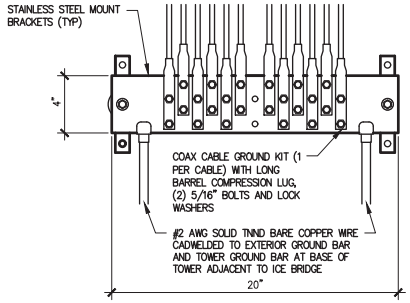
SHEET NO.:

E-5



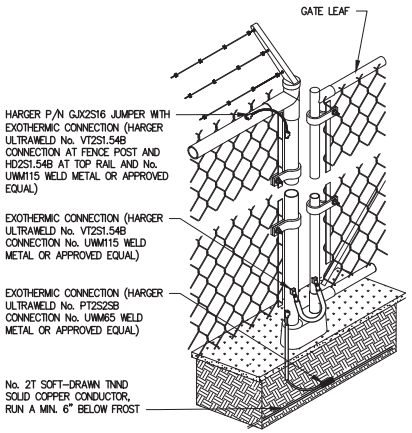
1 Ground Bar Installation

SCALE: 3" = 1'-0"



2 Tower Ground Bar

SCALE: 1 1/2" = 1'-0"



3 Fence and Gate Grounding

SCALE: N.T.S.

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DRAWN BY: JJT
CHECKED BY: MJA

SITE NAME:

URBANA HS
CELL SITE

SITE ADDRESS:

E MICHIGAN AVE
URBANA, IL 61801

SHEET TITLE:

GROUNDING DETAILS

A&E PROJECT NO.:

SHEET NO.:

E-6

GENERAL

THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED.
WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS.
COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS

SECTION 01700 – PROJECT CLOSEOUT

PART 1 – GENERAL

1. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.
2. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.
3. COMPLETE FINAL CLEAN UP REQUIREMENTS, INCLUDING TOUCH-UP PAINTING. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

PART 2 – FINAL CLEANING

1. **COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION** FOR CERTIFICATION OF COMPLETION.
   A. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.
   B. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE.
   C. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.
   D. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
   E. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.
   F. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.
   G. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
   H. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.
   I. DUST-OFF ALL EQUIPMENT, INCLUDING BATTERY PACKS, WITHIN EQUIPMENT ENCLOSURE.
   J. STRIP, WASH AND WAX FLOOR WITHIN EQUIPMENT ENCLOSURE WITH NON-STATIC WAX.
2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK

SECTION 02200 –EARTHWORK AND DRAINAGE

PART 1 – GENERAL

1. WORK INCLUDED: SEE SITE PLAN
2. DESCRIPTIONS
   ACCESS DRIVE WITH TURNAROUND AREA, LEASE AREA, AND IF APPLICABLE UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.
3. QUALITY ASSURANCE
   A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).
   B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
   C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.
4. SEQUENCING
   A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
   B. COMPLETELY GRUB THE ACCESS DRIVE WITH TURNAROUND, UNDERGROUND UTILITY EASEMENTS, (IF APPLICABLE) AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB-BASE MATERIAL.
   C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.
   D. BRING THE LEASE AREA AND ACCESS DRIVE WITH TURNAROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.
   E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
   F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE WITH TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.
   G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
   H. **AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.**
5. SUBMITTALS
   A. BEFORE CONSTRUCTION
      IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD (REFER TO PLANS FOR LANDSCAPING REQUIREMENTS).
   B. AFTER CONSTRUCTION
      1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED,
      2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER
      3. LANDSCAPING WARRANTY STATEMENT.
6. WARRANTY
   A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.
   B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
   C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.
   D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 – PRODUCTS

1. MATERIALS
   A. SOIL STERILIZER SHALL BE EPA-REGISTERED, PRE-EMERGENCE LIQUID:

TOTAL KILL PRODUCT 910 EPA 10292-7	PHASAR CORPORATION P.O. BOX 5123 DEARBORN, MI 48128 (313) 563-8000
AMBUSH HERBICIDE EPA REGISTERED	FRAMAR INDUSTRIAL PRODUCTS 1435 MORRIS AVE. UNION, NJ 07083 (800) 526-4924

   B. ROAD AND SITE MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS FILL MATERIAL (UNLESS OTHERWISE NOTED) – ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS.
   C. SOIL STABILIZER FABRIC SHALL BE MIRAFI – 500X.

PART 3 – EXECUTION

1. INSPECTIONS
   LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
2. PREPARATION
   A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE WITH TURN-AROUND AND UNDER GROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
   B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX (6) INCHES BELOW GRADE.
   C. UNLESS OTHERWISE INSTRUCTED BY VERIZON WIRELESS, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
   D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
   E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
3. INSTALLATION
   A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE WITH TURNAROUND AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SPOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISH GRADES, OR INDICATED SLOPES.
   B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY VERIZON WIRELESS CONSTRUCTION MANAGER AND AGREED TO BY LANDOWNER.
   C. BRING THE ACCESS DRIVE WITH TURNAROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
   D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
   E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
   F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
   G. PLACE SCE FILL OR STONE IN SIX (6) INCH MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
   H. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
   I. APPLY RIPRAP TO THE SIDE SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS, AND ALL OTHER SLOPES GREATER THAN 2:1.
   J. APPLY RIPRAP TO THE SIDES OF DITCHES OR DRAINAGE SWALES.
   K. RIPRAP ENTIRE DITCH FOR SIX (6) FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
   L. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.
   M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO EQUIPMENT PAD OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
   N. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAT 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX (6) FEET ABOVE THE CULVERT ENTRANCE.
   O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
   P. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
   Q. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.
4. FIELD QUALITY CONTROL
   COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.
5. PROTECTION
   A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
   B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2" x 2" x 4'-0" WOODEN STAKES EXTENDING TWO-FEET INTO THE GROUND ON FOUR SIDES OF OF THE TREE.
   C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 – FENCING AND GATE(S)

PART 1 –GENERAL

1. WORK INCLUDED
   SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATE(S).
2. QUALITY ASSURANCE
   ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE 'E' ZINC, 18 OUNCES PER SQUARE FOOT.
3. SEQUENCING
   IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
4. SUBMITTALS
   A. MANUFACTURER'S DESCRIPTIVE LITERATURE.
   B. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 – PRODUCTS

1. FENCE MATERIAL
   A. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
   B. FABRIC SHALL BE SEVEN-FOOT HIGH OR TO MATCH EXISTING FENCE TWO" CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE.
      THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES.
      FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
   C. BARBED WIRE SHALL BE DOUBLE-STRAND, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4-POINT ROUND BARBS SPACED ON FIVE" CENTERS.
   D. ALL POSTS SHALL BE SCHEDULE – 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIA.

LINE	2 1/2" SCHEDULE 40 (3" O.D.)
CORNER	3" SCHEDULE 40 (3 1/2" O.D.)
GATE	4" SCHEDULE 40 (4 1/2" O.D.)

   E. GATE POSTS SHALL BE EXTENDED 12 INCHES, INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.
   F. ALL TOP AND BRACE RAILS SHALL BE 1 5/8" DIA. DIA. SCHEDULE – 40 MECHANICAL-SERVICE PIPE.
   G. GATE FRAMES AND BRACES SHALL BE 2" DIA. SCHEDULE 40 MECHANICAL-SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
   H. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
   I. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
   J. THE GUIDE (LATCH ASSEMBLY) SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH, SEE DETAIL.
   K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.
   L. PLUNGER ROD COMPLETE WITH RECEPTOR TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.
   M. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION
   N. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
   O. A SIX" BY 1/2" DIA. EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
   P. STRETCHER BARS SHALL BE 3/16" BY 3/4" OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.
   Q. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8" TRUSS ROD WITH TURNBUCKLES.
   R. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
   S. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
   T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
   U. BARBED WIRE SUPPORT ARMS SHALL BE PRESSED STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.
   V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.
   W. WHERE THE USE OF CONCERTINA HAS BEEN SPECIFIED, 24" DIA. COIL. BARBED TAPE, STAINLESS STEEL, CYCLONE FENCE MODEL CRP TO TYPE III SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX (6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.

PART 3 – EXECUTION

1. INSPECTION
   TO CONFIRM PROPER DEPTH AND DIA. OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.
2. INSTALLATION
   A. FOUNDATIONS SHALL HAVE A MINIMUM SIX (6) INCH CONCRETE COVER UNDER POST.
   B ALL FENCE POSTS SHALL BE VERTICALLY PLUMB ; ONE QUARTER (1/4) INCH
   C. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN(15) INCH INTERVALS.
   D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
   E. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO (2) FOOT INTERVALS.
   F. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.
   G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
   H. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
   I. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.
3. PROTECTION
   UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.
   APPLICABLE STANDARDS

ASTM-A120	SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM-A123	ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM-A153	STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
ASTM-A392	SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
ASTM-A491	SPECIFICATION FOR ALUMINIUM-COATED STEEL CHAIN LINK FENCE FABRIC.
ASTM-A525	STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
ASTM-A570	SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.
ASTM-A535	SPECIFICATION FOR ALUMINIUM COATED STEEL BARBED WIRE.

   FEDERAL SPECIFICATION RR-F-191- FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

DIVISION 3: CONCRETE

SECTION 03000 –BASIC CONCRETE MATERIALS AND METHODS

PART 1 – GENERAL

1. WORK INCLUDED
   FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
2. INSPECTIONS
   A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.
   B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
   C. THE VERIZON WIRELESS CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
3. QUALITY ASSURANCE
   A. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ACI 318.
   B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
   C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
   D. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
4. SUBMITTALS
   SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY VERIZON WIRELESS CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 – PRODUCTS

1. REINFORCEMENT MATERIALS
   A. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.
   B. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.
   C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OF REINFORCING.
   D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184
2. CONCRETE MATERIALS
   A. CEMENT: ASTM C150, PORTLAND TYPE
   B. FINE AND COURSE AGGREGATES: ASTM C33 – MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED ; ONE (1) INCH SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
   C. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE
   D. AIR ENTRAINING ADMIXTURE: ASTM C260
   E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
   F. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE. CEMENT, WATER REDUCING AND PLASTICISING AGENTS.

CONTINUED ON SHEET SP-2

DOLAN REALTY ADVISORS, LLC

MISSION 1 COMMUNICATIONS
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Fort Wayne, IN 46804

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CHECKED BY: MJA

SITE NAME:

URBANA HS
CELL SITE

SITE ADDRESS:

E MICHIGAN AVE
URBANA, IL 61801

SHEET TITLE:

SPECIFICATIONS

A&E PROJECT NO.:

SHEET NO.:

SP-1

3. CONCRETE MIX
   A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
   B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.
   C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
      1. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE TOWER MANUFACTURER DRAWINGS FOR CAISSON CONCRETE COMPRESSIVE STRENGTH
      2. SLUMP: 3 INCHES

PART 3 – EXECUTION

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
   A. THE CONTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
   B. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
   C. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
   D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.
2. REINFORCEMENT PLACEMENT
   A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
   B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
   C. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
   D MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
   E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES NOR BE LESS THAN 2 INCHES.
3. PLACING CONCRETE
   A. VIBRATE ALL CONCRETE.
   B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY
4. CURING
   A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
   B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
6. FIELD QUALITY CONTROL
   A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS – TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C-31 AND C-39.
   B. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER – TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
   C. SUBMIT ONE (1) SLUMP TEST – TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
   D. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS INCURRED ASSOCIATED WITH CONCRETE TESTING.
7. DEFECTIVE CONCRETE
   MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.

DIVISION 5: METALS

SECTION 05000 – METALS

PART 1 – GENERAL

1. SECTION INCLUDES:
   STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUTING UNDER BASE PLATES.
2. SUBMITTALS:
   SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.
3. QUALITY ASSURANCE
   A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
   B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 – PRODUCTS

1. MATERIALS:

A.	STRUCTURAL STEEL MEMBERS:	ASTM A572, GRADE 50
B.	STRUCTURAL TUBING:	ASTM A500, GRADE B
C.	PIPE:	ASTM A53, TYPE E OR S, GRADE B
D.	BOLTS, NUTS, AND WASHERS:	ASTM A325
E.	ANCHOR BOLTS:	ASTM A307
F.	WELDING MATERIALS:	AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
G.	GROUT:	NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 psi AT 28 DAYS.
H	SHOP AND TOUCH-UP PRIMER:	SSPC 15, TYPE 1, RED OXIDE
I.	TOUCH-UP PRIMER FOR GALV. SURFACES:	ZINC RICH TYPE

2. FABRICATION:
   CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
3. FINISH:
   A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC
   B. SP-1 TO SP-10 PROCEDURES.
   C. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 – EXECUTION

1. EXAMINATION AND PREPARATION:
   VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
2. ERECTION:
   A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
   B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
   C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
   D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCH-UP PRIMERS AS SPECIFIED UNDER SECTION 05000,–METALS, PART 2 – PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
3. FIELD QUALITY CONTROL:
   FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

DIVISION 16: ELECTRICAL

SECTION 16050 – BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTORS SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIESOR CONFLICTING INFORMATION.
2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "I" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
5. ALL CONDUIT SHALL HAVE A PULL CORD.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY IBC, NEC AND ALL APPLICABLE CODES.
9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERS PLATES.

SECTION 16400 – SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
4. CONDUIT:
   A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS TAPE PROCESS NO. 3.
   B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
   C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.
   D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE.
5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE 1/4–INCH). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

8. GROUNDING ELECTRODE SYSTEM
   A. PREPARATION
      1. SURFACE PREPARATION:
         ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.
      2. GROUND BAR PREPARATION:
         ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
      3. SLEEVES:
         ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.
   B. GROUND BARS
      1. ALL GROUND BARS SHALL BE 1/4–INCH THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
      2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
         A. BOLT–HEAD
         B. 2–HOLE LUG
         C. TINNED COPPER BUSS BAR
         D. STAR WASHER
         E. NUT
   C. EXTERNAL CONNECTIONS
      1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
      2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.
   D. GROUND RODS
      ALL GROUND RODS SHALL BE 5/8–INCH DIAMETER X 10'–0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.
   E. GROUND CONDUCTORS
      ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
   F. LUGS
      1. LUGS SHALL BE 2–HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548 BE OR EQUIVALENT

A.	535 MCM DLO	54880BE
B.	262 MCM DLO	54872BE
C.	#1/0 DLO	54862BE
D.	#4/0 THWN AND BARE	54866BE
E.	#2/0 THWN	54862BE
F.	#2 THHN	54207BE
G.	#6 DLO	54205BE

      2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

GROUNDING CONDUCTOR SIZE	RADIUS TO INSIDE EDGE
NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/0 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

   G. GROUND RING
      1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN THE EQUIPMENT PAD ANCHORS SHALL BE MINIMUM NO. 2 A.W.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT (8) INCHES.
      2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUGS OR CLAMPS WILL BE ACCEPTED.
   H. FENCE/GATE
      GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON THE DRAWINGS. FENCING WITHIN 6' OF PAD SHOULD BE TIED TO THE GROUND RING AT EVERY OTHER FENCE POST (8') .GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD–GALVANIZED PAINT.
9. I.E.E.E. FALL POTENTIAL TESTS
   CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:
   A. FOR RAW LAND SITE
      1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81–1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL–BALANCE EARTH TESTER (MEGGER #250220–2 OR EQUIVALENT)
   B. EQUIPMENT PAD
      1. FIRST TEST – SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST. AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
      2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.
   C. TOWER
      1. FIRST TEST – SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE EQUIPMENT PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
      2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.
   D. EQUIPMENT PAD AND TOWER
      1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
      2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.
10. GROUNDING RESISTANCE TEST REPORT
    UPON COMPLETION OF THE TESTING FOR EACH SITE. A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT FIVE (5) FEET AND TEN (10) FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10–15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFIL. TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 – POLES, POSTS, AND STANDARDS
(SINGLE MAST AND SELF SUPPORTING TOWERS)

1. GENERAL
   A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.
   B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.
   C. GROUNDING:
      GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.
      NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT.

SECTION 16745 – TELECOMMUNICATIONS WIRING COMPONENTS
(COAXIAL ANTENNA CABLE)

1. GENERAL
   A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
   B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS
   C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.
2. MATERIALS:
   A. COAXIAL CABLE:
      1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'–0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURERS' REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
      2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1–5/8", ALL COAX RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1–1/4", AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".
3. ANTENNA AND COAXIAL CABLE GROUNDING
   A. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)
4. COAXIAL CABLE IDENTIFICATION
   A. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:
      1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
      2. SECOND LOCATION IS INSIDE THE EQUIPMENT PAD NEAR THE WAVEGUIDE ENTRY PORT.
   B. USE ANDREW CABLE TIES (PT.# 27290) TO SECURE IDENTIFICATION TAGS.
5. TESTING
   TENANT SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE VERIZON WIRELESS WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

DOLAN REALTY ADVISORS, LLC

MISSION 1 COMMUNICATIONS
6202 Constitution Drive, Suite C
Fort Wayne, IN 46804

CERTIFICATION:

PRELIMINARY NOT FOR CONSTRUCTION

RELEASE DATE	
07–09–24	LEASE EXHIBIT
08–16–24	PRELIM CDs
11–20–24	PRELIM CDs

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DRAWN BY: JJT
CHECKED BY: MJA

SITE NAME:

URBANA HS
CELL SITE

SITE ADDRESS:

E MICHIGAN AVE
URBANA, IL 61801

SHEET TITLE:

SPECIFICATIONS

A&E PROJECT NO.:

SHEET NO.:

SP-2

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.

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 approve 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

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IG Consulting, Inc., gered@igconsulting.net
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Preston Williams, Urbana School District Superintendant, williapr@cmi.k12.il.us

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

Architectural Rendering

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

Proposal
For
Urbana High School

Urbana Plan Commission
Meeting
June 9, 2011

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Agenda

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

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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

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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

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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 to 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

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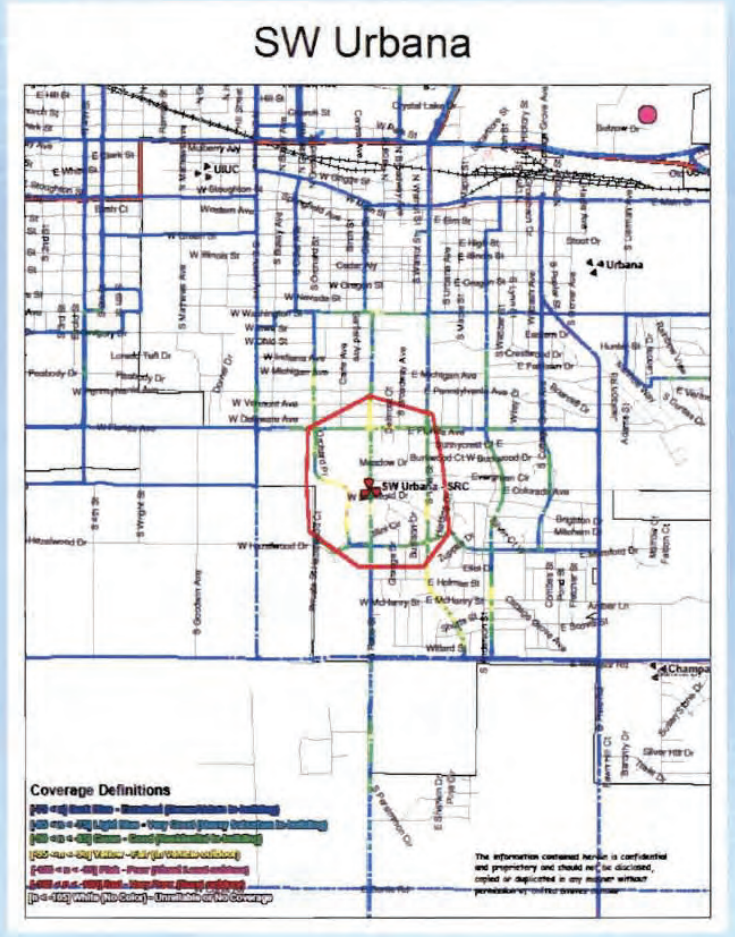
Search Area



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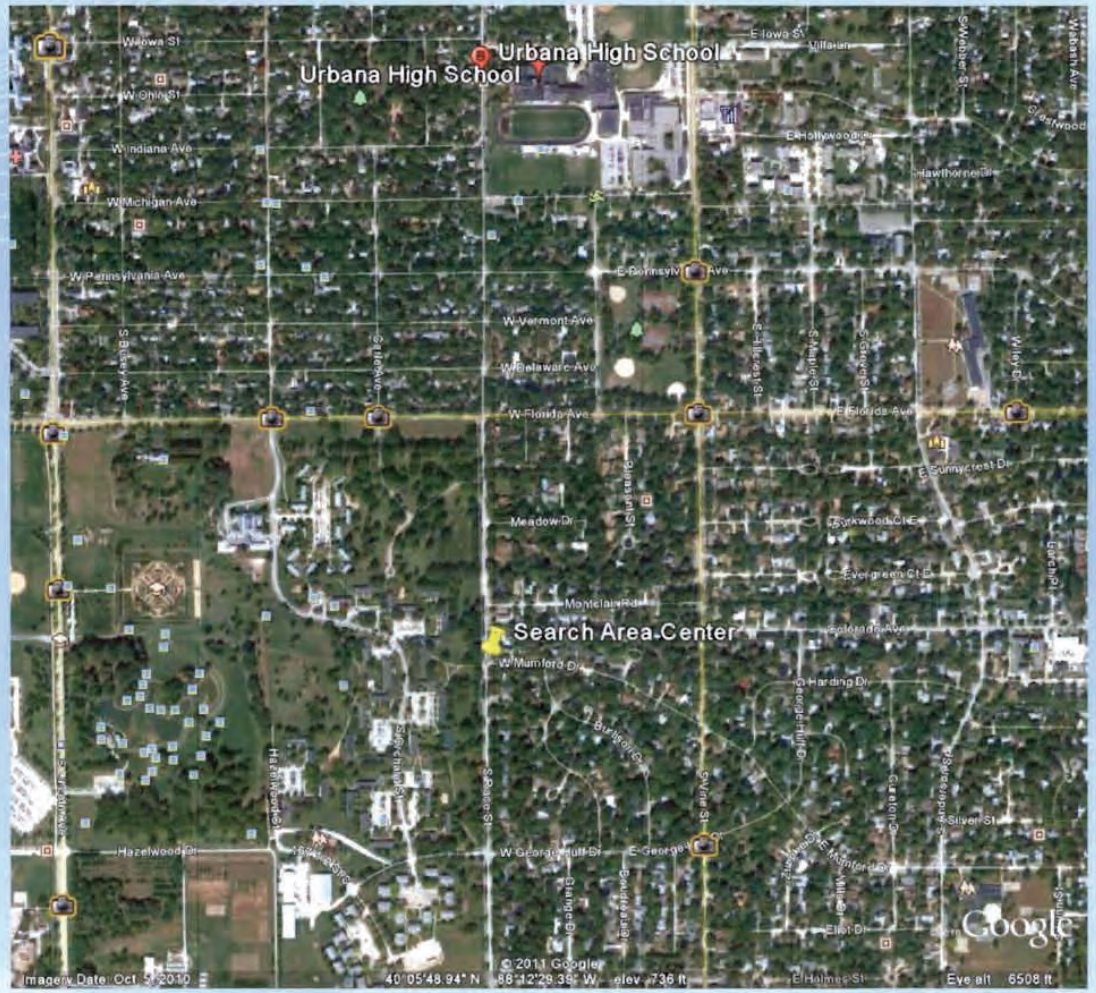
Area Map



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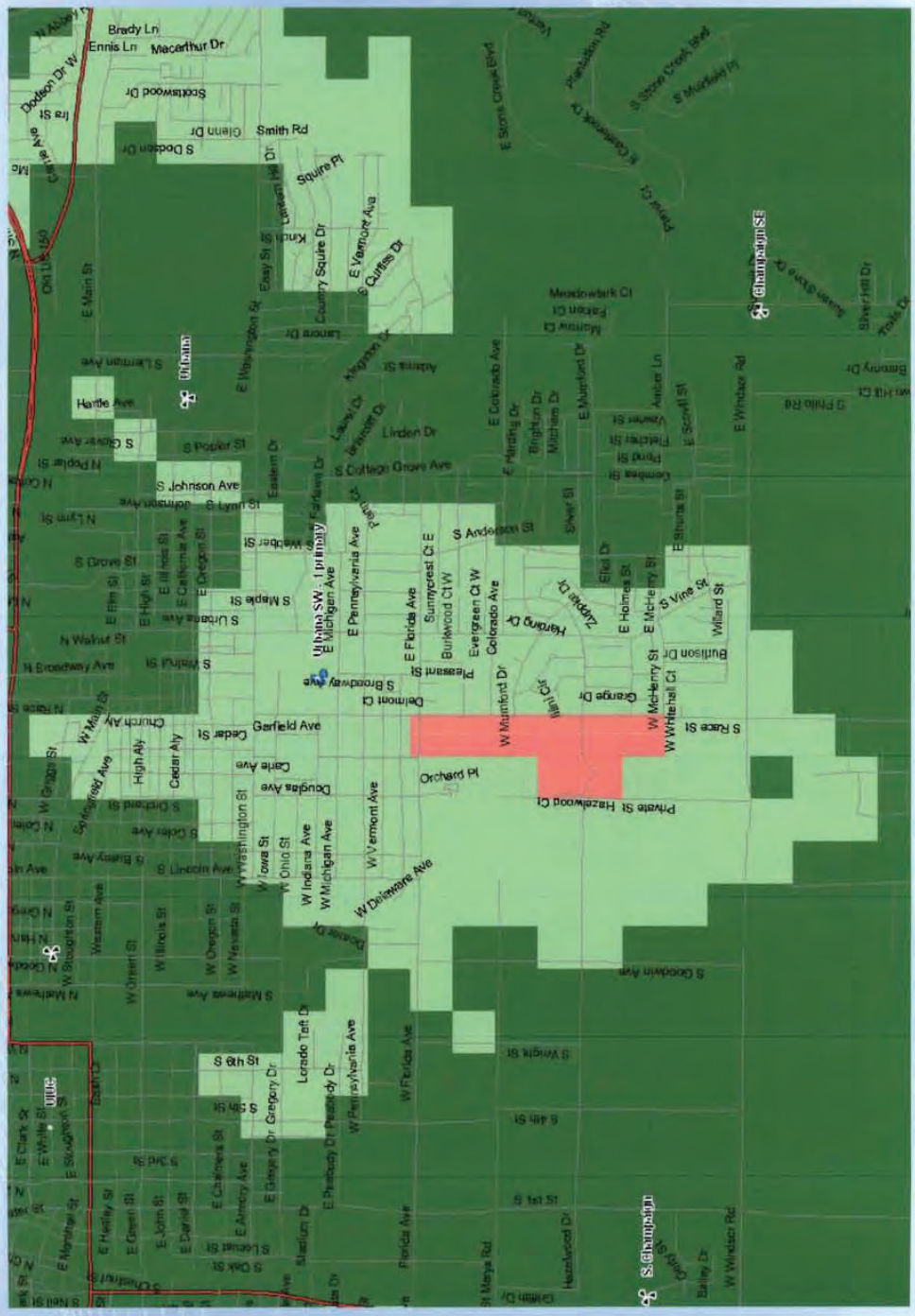
Pre-Coverage Map



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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

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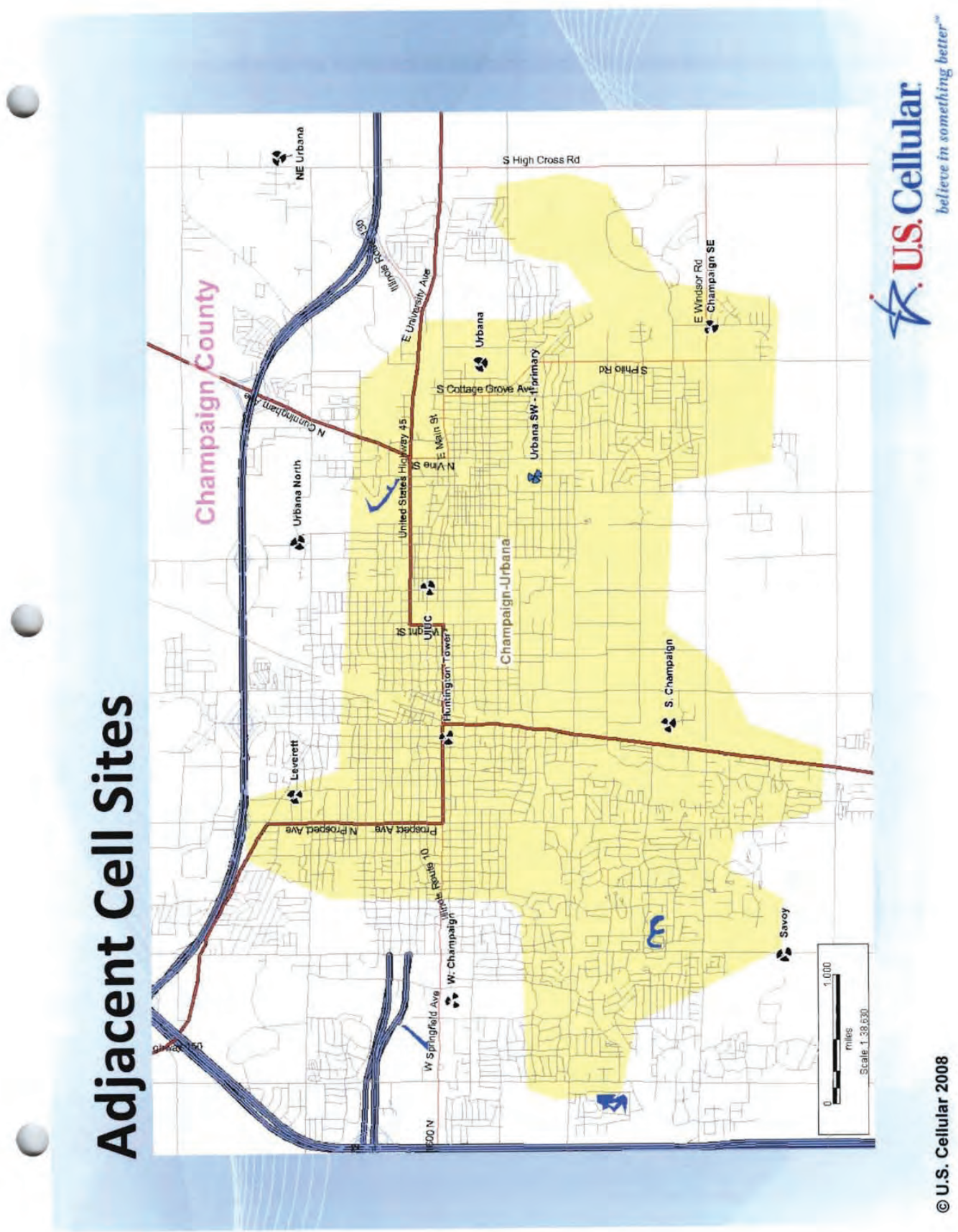
Adjacent Cell Sites
Champaign County
Champaign-Urbana
NE Urbana
Urbana North
Urbana
Urbana SW - Primary
S. Champaign
W. Champaign
Savoy
Leverett
S High Cross Rd
E University Ave
S Cottage Grove Ave
E Main St
N Vine St
S Philo Rd
E Windsor Rd
E Champaign SE
N Prospect Ave
Prospect Ave
W Springfield Ave
United States Highway 45
Illinois Route 10
N Cunningham Ave
Huntington Tower
UIUC
Main St
0
1,000
miles
Scale 1:38,630
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Post-Coverage Map

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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

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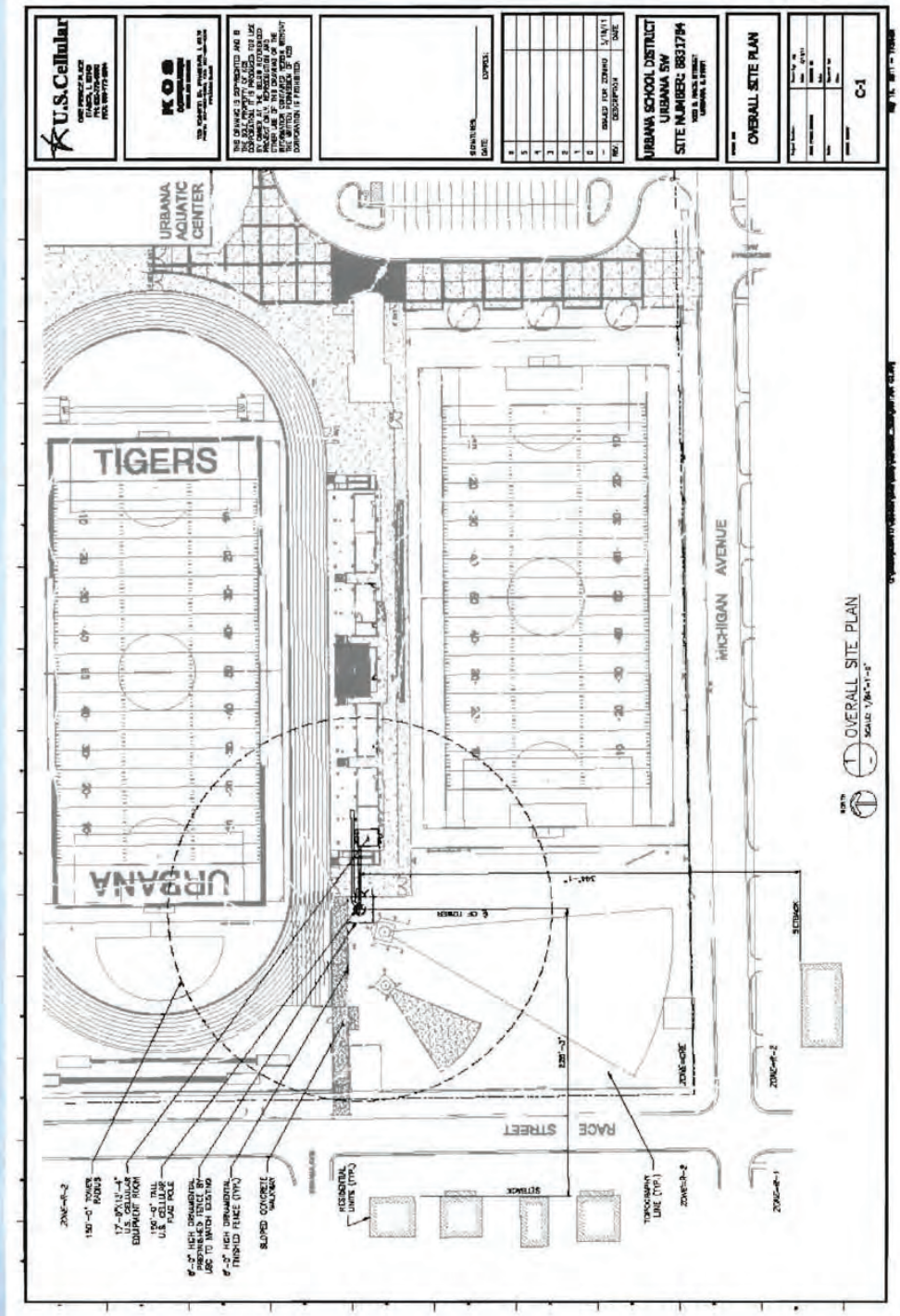
Overall Site Plan



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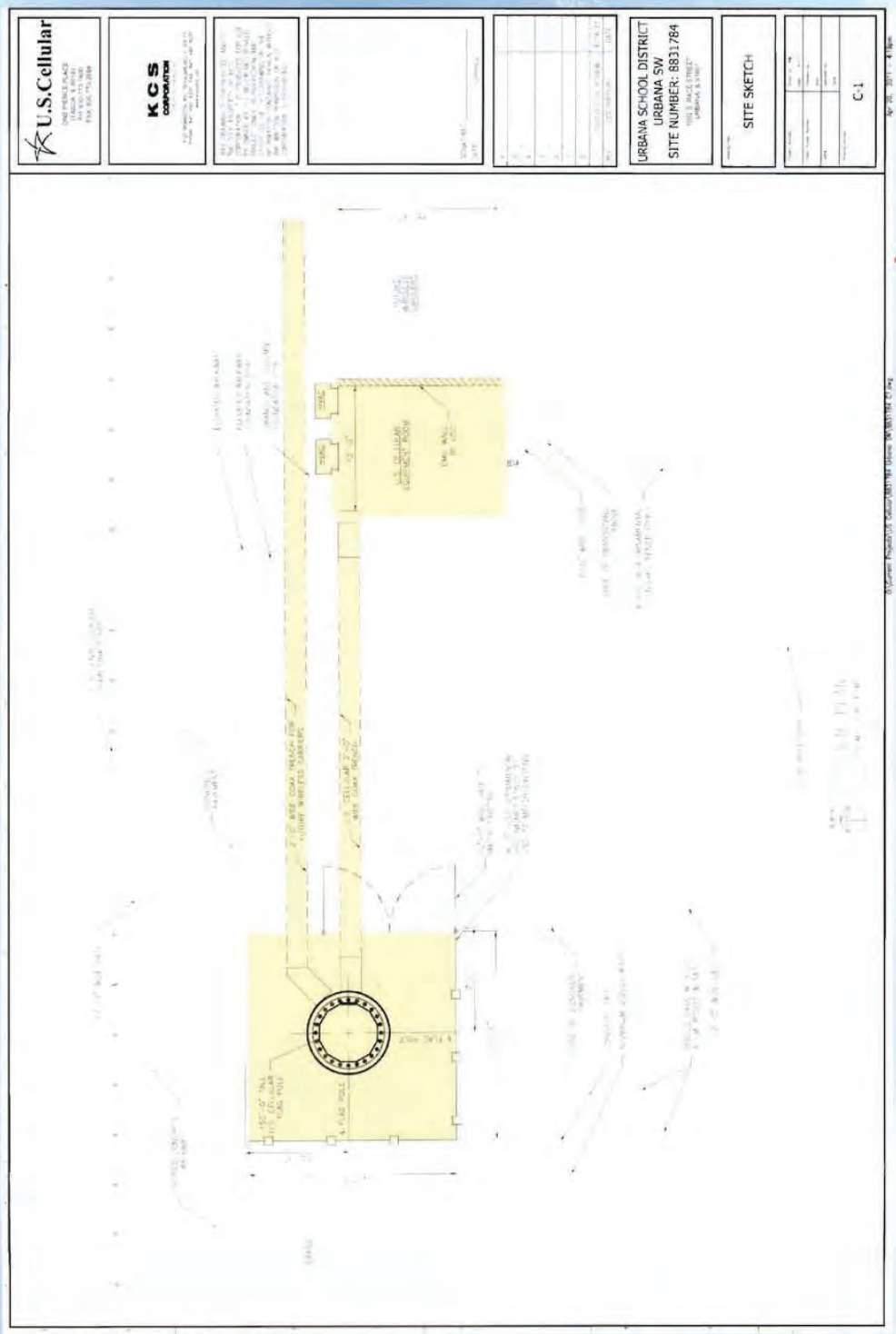
Enlarged Site Plan



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Elevation

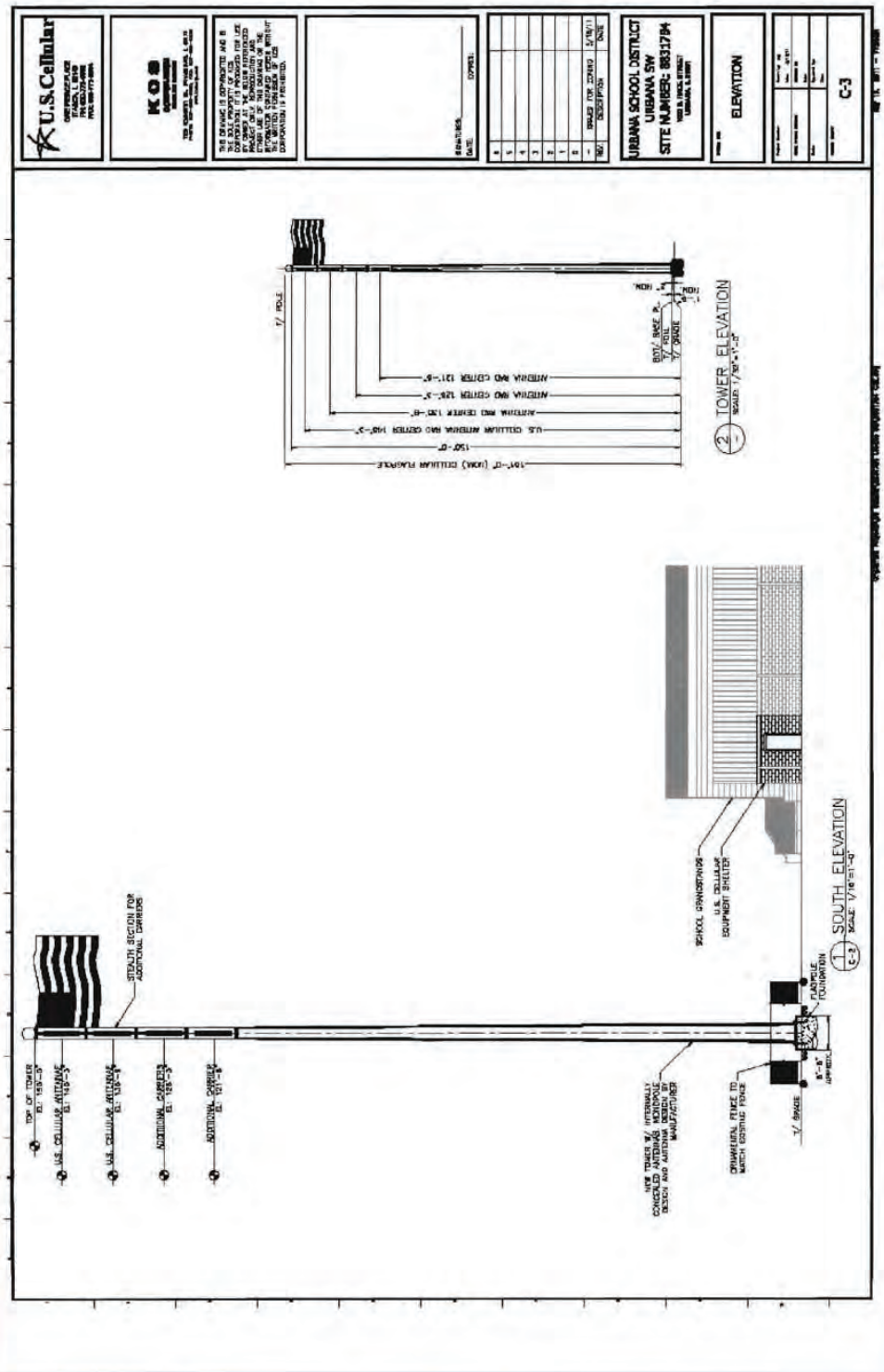

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Photo Simulation #1 - South View

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

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Photo Simulation #2 – West View

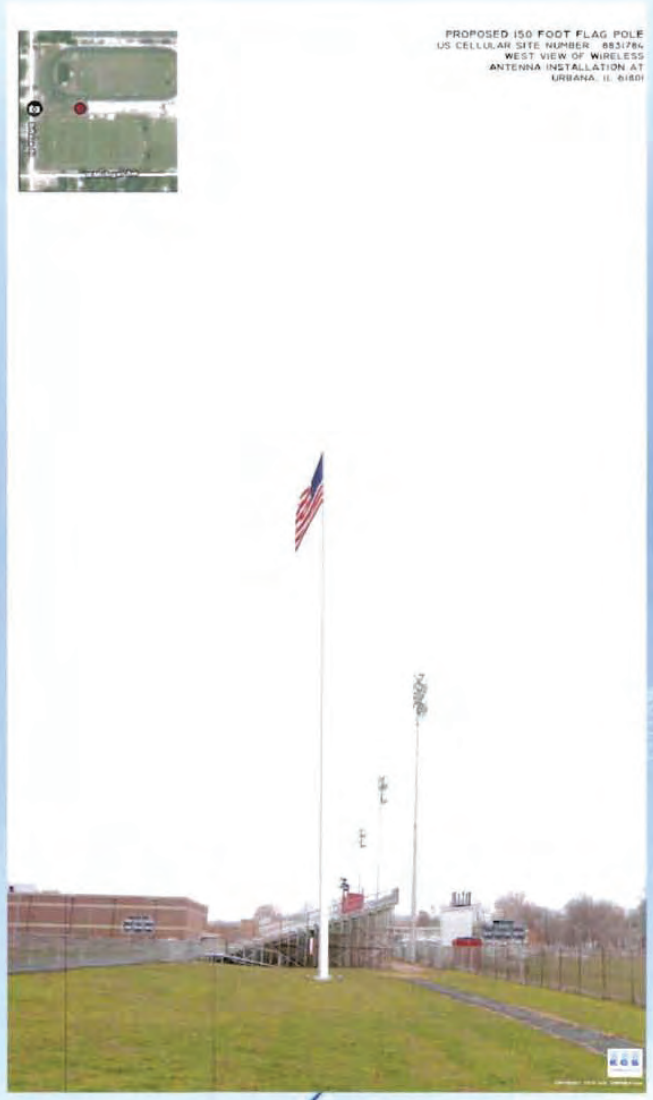

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Photo Simulation #3 – Northeast View

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

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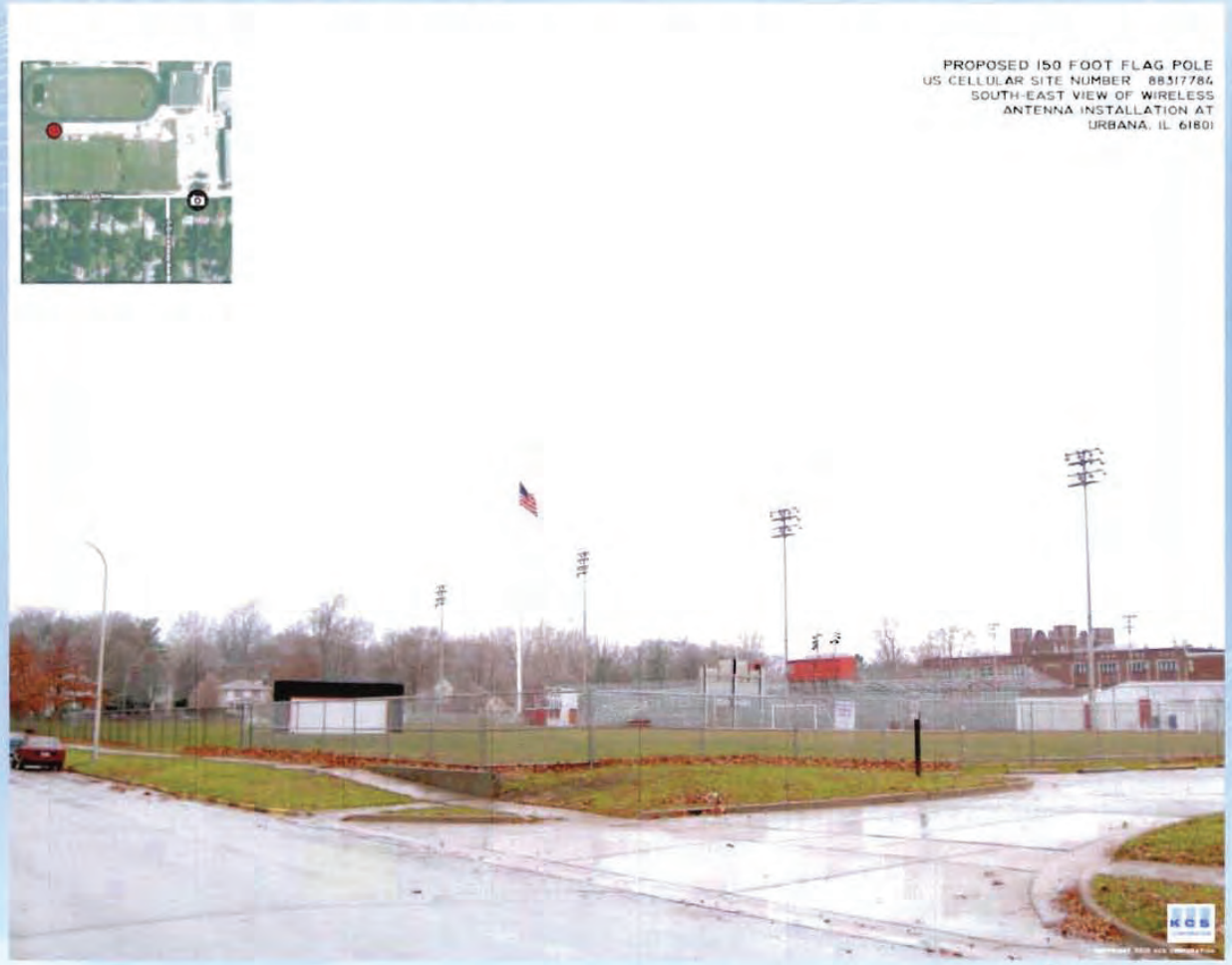
Photo Simulation #5 – Southeast View



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Architectural Rendering

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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

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Thank You

For Your Consideration

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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

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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 particulary 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

June 9, 2011

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION **APPROVED**

DATE: June 9, 2011

TIME: 7:30 P.M.

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

MEMBERS PRESENT:	Jane Burris, Andrew Fell, Tyler Fitch, Lew Hopkins, Dannie Otto, Michael Pollock
MEMBERS EXCUSED:	Ben Grosser, Bernadine Stake, Marilyn Upah-Bant
STAFF PRESENT:	Robert Myers, Planning Manager; Rebecca Bird, Planner I; Teri Andel, Planning Secretary
OTHERS PRESENT:	Walter Alspaugh, Linda Bauer, Clark Bullard, Michael Doran, Darwin Fields, Ruth Ann Fisher, Mark Foley, Andrew Graumlich, John Jakobsze, Ralph Langenheim, Imran Malik, Donald and Sandee Moore, Gary and Michele Olsen, Peggy Patten, William and Grace Schoedel, Susan Taylor, Lisa Travis, Gale Walden

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

Chair Pollock called the meeting to order at 7:37 p.m. The roll was called and a quorum was declared present.

2. CHANGES TO THE AGENDA

Due to a large number of people in the audience present to hear other cases on the agenda, Chair Pollock said that he wished to move Plan Case No. 2142-T-11 to the end of the agenda. The Plan Commission agreed.

3. APPROVAL OF MINUTES

The minutes of the May 5, 2011 Plan Commission meeting were presented for approval. Mr. Fitch moved that the Plan Commission approve the minutes as presented. Mr. Hopkins seconded the motion but on page 10, line 6 from the top, replacing the word "quarter" with the word "corridor." The minutes were approved by unanimous voice vote as amended.

June 9, 2011

4. COMMUNICATIONS

- Email from Fran Ansel regarding Plan Case No. 2145-SU-11
- Email from Jeff Unger regarding Plan Case No. 2145-SU-11
- Section 2-4 of the Urbana City Code. Public Meetings
- Planning Commissioner's Journal – Number 82, Spring 2011

5. NEW PUBLIC HEARINGS

Plan Case No. 2145-SU-11 – A request by US Cellular on behalf of the Urbana School District for a Special Use Permit to construct a 150-foot monopole telecommunications tower with antennas, and a telecommunications equipment enclosure at 1201 South Vine Street in the City's CRE, Conservation-Recreation-Education Zoning District.

Chair Pollock announced that as an employee of the Urbana School District that he would abstain from this case. He then asked for a nomination for another member of the Plan Commission to serve as Acting Chairperson. Ms. Burris nominated Tyler Fitch, and Mr. Hopkins seconded the nomination. The Plan Commission voted approval of the motion. Chair Pollock then left the meeting and Mr. Fitch assumed the position of Acting Chairperson.

Robert Myers, Planning Manager, presented this case to the Plan Commission. He stated the purpose of the special use permit request. He spoke about the different types of towers and showed photos of towers in other areas, some of which are similar to the proposed tower in this case. He noted the location, existing land use and zoning of the proposed site as well as that of the surrounding properties. He reviewed the site plan noting the distance that the proposed tower would be located from homes along Race Street. He explained why the petitioner feels that the proposed tower should be located at this location rather than elsewhere on the School District's property. He summarized the requirements of the Federal Telecommunications Act of 1996 for local governments reviewing cell tower applications. He also reviewed the requirements for a Special Use Permit according to Section VII-4 of the Urbana Zoning Ordinance. He read the options of the Plan Commission and presented staff's recommendation.

Mr. Fell asked if the height of the tower is part of the Special Use Permit or will the petitioner need a separate zoning variance for it. Mr. Myers replied that the height of the tower is a waiver which could be approved as part of the special use approval. Mr. Fell wondered if it is held to the standards that are required to get a zoning variance. Mr. Myers said no. The criterion provided in the Zoning Ordinance is that if the Plan Commission and the City Council feel that the goals of the ordinance are better served with tower being at this particular location then they can approve it.

Mr. Hopkins inquired as to why the proposed tower has to comply with Section 106 of the National Historic Preservation Act. Is it because the Urbana High School is listed? Mr. Myers replied that it is because they are need a federal license, and anytime you use federal money or request a federal license, the project has to comply with Section 106 of the National Historic Preservation Act and Section 707 of the State Historic Act.

Mr. Otto asked that Mr. Myers elaborate more about what the results could be if the Plan Commission allowed discussion concerning environmental effects of radiofrequency electromagnetic (RF) emissions. He knows that in the discussions at the neighborhood meetings with US Cellular, some residents voiced concern with this. Mr. Myers explained that although this sort of discussion could take place at a neighborhood or School Board meeting, local governments must comply with the Federal Telecommunications Act of 1996 in reviewing tower applications. The Federal Communications Commission (FCC) is responsible for regulating telecommunication towers in terms of health and safety concerning RF emissions. Based on the law, a court overturned a Peoria County, Illinois denial of a tower based in part possible health effects and so it's clear that this aspect should not be part of our consideration. Mr. Otto stated that he felt this is important to clarify for the people in the audience who would like to comment later during the public hearing.

Mr. Otto continued by saying that there are other health and safety issues that are not related to RF emissions that they can discuss, such as electrical storms hitting the utility structure located under the bleachers. Mr. Myers said that is correct. They can also discuss the possibility of a tower collapsing, security, etc.

Mr. Otto wondered if the Quincy photo that was shown during the City staff presentation was real or touched up using Photo Shop software. Mr. Myers said that it is a photo of an existing tower in Quincy, Illinois provided by the applicants. It's not a simulated photo.

There were no further questions for City staff, so Acting Chair Fitch opened the hearing for public input.

John Jakobsze, of US Cellular, approached the Plan Commission and introduced the other members of his team, Michael Doran (Site Acquisition Consultant) and Imran Malik (Senior RF Engineer). He thanked Mr. Myers for his thoroughness and his outstanding preparation. He then gave a presentation on the following:

- Background of US Cellular
- US Cellular's On-Going Commitment to Customers and Communities It Serves

Mr. Malik continued their presentation by talking about the following:

- Pre-Coverage Map – *Pink area shows problematic area where customers are experiencing the most connection issues.*
- Area Map used to choose possible tower sites
- Existing Sites within Urbana or within 1.5 miles
- Adjacent US Cellular Sites
- Site Selection Process
- Typical Cell Sites
- Search Area
- Existing Structures that were 1st and 2nd Preferred
  - United Methodist Church

  - City Hall Tower
  - Hendrick's House
  - WILL Tower
  - T-Mobile/Sprint Tower
  - Met Cad Towers
  - Champaign County Courthouse
  - Other Preferred Locations
- Urbana High School Location
- Post-Coverage Map

Mr. Jakobsze discussed the following:

- Proposed Cell Site Characteristics of the Urbana High School Location
- Overall Site Plan
- Enlarged Site Plan showing the tower surrounded by a 6' high fence and underground ducts
- Elevation
- Photo Simulations
- Benefits to the Community
- Addresses Goals of Zoning Ordinance

He thanked the Plan Commission for their consideration and mentioned that they are available to answer any questions that they may have.

Mr. Fell questioned what the estimated life span of a tower. Mr. Jakobsze answered that although towers have a "book value" of 40 years, with proper maintenance they can last a lot longer than that.

Mr. Fell wondered when the tower is no longer used, who will have to tear the tower down? Mr. Jakobsze responded that US Cellular would be required by the lease agreement they will have with the Urbana School District to remove the tower if no longer used.

Mr. Fell noticed that on the site plan, there appears to be an access easement for the tower, but there is no easement for the equipment building. What is the possibility when there are more users located on the tower that they would need to access the equipment building? Would this mean that they could tear down the bleachers? Mr. Jakobsze replied that under the bleachers there will be a series of storage rooms, and US Cellular will lease one of the storage rooms for their equipment. The lease agreement with the School District for the storage room will also address easements and leasing the location of the tower. Mr. Hopkins wondered how big the storage rooms would be. Mr. Jakobsze said their unit would be about 12 feet by 15 feet.

Mr. Hopkins wondered what would happen when lightning strikes. Mr. Jakobsze explained that the structures are grounded per specific standards.

Mr. Hopkins asked Mr. Jakobsze to elaborate on why none of the University of Illinois sites were acceptable. Mr. Jakobsze explained that US Cellular approached the University, but they had difficulty in reaching an agreement with them.

Acting Chair Fitch noted that they received two written communications from individuals via email. One email is from Fran Ansel and the other is from Jeff Unger.

William Schoedel, 1207 South Race Street, mentioned that he lives across the street from the site of the proposed tower. His main concern is that the tower will not be aesthetically pleasing and will not fit because it is too big. People in the community have spent a lot of money on the Urbana High School because it is a building of architectural distinction, and the school is in the middle of a redevelopment of the grounds. It seems odd to place something there that will not fit and will look tacky. He urged the Plan Commission to try to avoid this.

Walter Alspaugh, 206 West Indiana Avenue, stated that he can see the proposed site from where he lives. When the story was first published in the *News-Gazette* it referenced microwaves. He asked the applicants if they leave their microwave door open in their homes. Chairman Fitch asked the speaker to address their comments to the Commission and not the applicants. Mr. Alspaugh continued that many young people in the community are going to school in this area, and we are not sure if cell towers are safe. Mr. Fitch said he felt uncomfortable with the direction of these comments because it's a topic which can't be a factor in making a decision. Mr. Alspaugh pointed out that there is a discrepancy in the reason for the tower being located on the proposed site. City staff mentioned that it is to allow for school building expansion, but the petitioner said it was due to the current plans to redevelop the grounds. He asked if they turn the power off when a maintenance person works on the tower. Acting Chair Fitch replied that he feels confident that OSHA (Occupational Safety and Health Administration) and FCC regulations would apply. Mr. Alspaugh is unhappy with the proposed Special Use Permit request. He suggested that the petitioner research locating the proposed tower on University property again.

Ralph Langenheim, 401 West Vermont Avenue, supports the preservation of the historic and cultural values inherent not just in the high school itself, but how the high school, fountain in Carle Park, and Abraham Lincoln statue form an outdoor area which should be protected. One of the top 20 statues of Abraham Lincoln in the nation is located across the street from the high school. In front of the statue, Congressman Tim Johnson declared his candidacy and people get married there. The façade of the high school is one of the better public buildings from the point of architecture. When looking at the proposed plans he does not feel that they are as bad as they could be. However, it will still be obtrusive. It will not add any value to the cultural monument of the Lincoln statue. He has been monitoring his email and listening to the West Urbana Neighborhood Association (WUNA) and has found that a large number of his constituents are unhappy with the proposed tower as well.

Clark Bullard, 509 West Washington Street, feels that the proposed tower will be a terribly ugly intrusion next to a historic building that the taxpayers are still paying for from the referendum when they rehabbed it in order to preserve it to the community. The written documents in the

packet of information only talk about the view from a few residences. However, every citizen of the community and every visitor will be exposed to the view.

Mr. Bullard went on to say that the Findings of Fact in the packet are only blanket assertions that say the proposed tower would be good for the public convenience. One of the proposed findings actually uses the name of a different city instead of Urbana. At one of the previous meetings between the School Board and the neighborhood, some residents asked US Cellular what the problem is that they are trying to solve. How many people are affected? Is it just affecting US Cellular customers? US Cellular refused to answer these questions, and he hasn't heard any answers during this meeting. He spoke with an engineer who told him that 9-1-1 works with any carrier as long as they have coverage in an area. So, are the dropped calls because US Cellular is unwilling to pay roaming charges to a competitor who has better coverage in the area? As a result, he feels there are technical questions that have not been asked or answered effectively.

He mentioned that he is an engineer. If this proposal is a result of a standard engineering analysis, then you are looking at the solution that is the least costly and most profitable for US Cellular. There has not been much evidence that alternatives will not work. He suggested increasing power at the existing transmitters so they reach farther or the alternative of having multiple smaller towers. He wondered why the other eight alternative locations were located north of High Street when the underserved area is more than a half of a mile south of the Urbana High School. There were not any preferred sites located in the southern area. Why not replace one of the existing ugly towers with one of these beautiful poles. Have people really tried to be imaginative about solving the problem? Is this a public problem or is it something that only affects a hand-full of people?

Mark Foley, 411 West Illinois, stated that he has two young children who will be going through the Urbana School District. He also is a teacher at the Urbana High School. His classroom will be the closest room to the proposed tower. He mentioned that the last thing the high school needs is better reception because the students do enjoy texting during class. The high school is probably the one place in the City where the most human beings are for most of the time during the week. He feels installing a telecommunications tower that has a lot of power and electricity going through it in the midst of all these people could be potentially dangerous. He is very anxious and excited about getting new athletic grounds and stadium coming in. Everyone he has spoken with agree that the proposed tower would be an eyesore and would diminish the beauty of the new stadium. He stated that he was speaking as a citizen and not as a teacher. He only represented himself and not the School District or anyone else.

Gale Walden, 306 West Washington Street, mentioned that she has a daughter who is 13 years old and attends the Urbana Middle School. No one is listening to the children's concerns. Her daughter told her that the proposed tower would make her feel bad about her school if the School District was so financially desperate to allow something like this. Ms. Walden has a problem with corporations inside publicly funded entities, specifically educational entities. What does this teach the children?

Mr. Otto asked if the Findings of Fact were drafted by City staff or by US Cellular. Mr. Myers pointed out that the Findings of Fact that Mr. Bullard had referred to are part of the petitioner's

application and was drafted by the applicant. City staff's proposed Findings of Fact are included in the City staff memo.

Mr. Jakobsze re-approached the Plan Commission. He commented that in doing research on existing structures in the area, one of the towers that they identified was a Verizon tower which was approved under a Special Use Permit by the City Council in 1993. He noticed that the 200% fall zone requirement was not conformed to in that permit, so it appears to be a precedent already established for one carrier. He is not sure when the 200% fall zone requirement came into effect.

He asked the Plan Commission what they would like to see in a subsequent presentation if this case is continued to the next meeting. Mr. Otto replied that he would like to see someone come to the meeting that can represent and speak on behalf of the School Board. He would also like to hear more about the basis for an agreement with the University of Illinois being unacceptable. Mr. Jakobsze said that he would present responses to these concerns.

There was no further public input. Acting Chair Fitch closed the public input portion of the hearing, and he opened it up for Plan Commission discussion.

Mr. Hopkins asked for clarification regarding the 200% fall zone. Does the Zoning Ordinance set the 200% limit relative to the parcel boundary? Mr. Myers stated that the Zoning Ordinance requires a setback of 200% of the tower height from the front-yard setback line of the nearest residential zoning district. So basically the proposed tower should be setback 300 feet from the front-yard setback line of the houses located on the west side of Race Street. It will be about 75 feet short of complying with this requirement. This setback requirement is more stringent in residential zoning districts than it is in a business or industrial zoning district. Urbana's telecommunications ordinance specifically defines the CRE (Conservation-Recreation-Education) zone as a type of residential zone, and so a 200% setback is required unless waived as part of the Special Use Permit approval. There needs to be a reason for waiving the requirement. In this case there are barriers for locating the tower elsewhere on the High School/Junior High property, but on the other hand it's really a large area (five square blocks). Therefore, he recommends that the City staff meet with the petitioner and discuss other possible locations on the property which would meet the 300 foot setback requirement. This way City staff could advise the Plan Commission at the next meeting on whether a waiver would be justified if the tower remains there.

Mr. Hopkins said that there seems to be two levels of questions that would be of interest. What are the explicit trade-offs of the locations on the high school/middle school site itself? His initial reaction is to locate the proposed tower in the middle of the site. However, the middle of the site may be over the sanitary sewer easement. Is there really no place to locate the tower elsewhere? What do we know about the foundation requirements for a telecommunications tower? Knowing a little more about why it doesn't make sense to construct the proposed tower in the middle of the school site would be important, especially when considering the waiver.

Mr. Fell agrees with Mr. Hopkins. He feels uncomfortable lumping in a zoning variance with a Special Use Permit because he does not believe that they meet the criteria for a zoning variance. He asked for clarification on why the City can lump the zoning variance in with the Special Use

Permit and not require a separate review for it. Mr. Myers explained that the Zoning Ordinance authorizes a few waivers to be approved with the Special Use Permit process. For instance landscaping is normally required around the base of cell towers, but the Zoning Ordinance allows waivers for landscaping in the Special Use Permit process if the City Council feels that the area would be better served without the landscaping. The radio tower for the Independent Media Center was just approved without landscaping, at the request of the Plan Commission and approval of the City Council.

Mr. Hopkins stated that the second level of questions is more explicit explanation of the trade-offs with alternative sites. Because of the tower requirements, there are not many potentially legal locations for such a tower within the area of interest other than University properties or the Urbana High School property. There are not that many large sites where they could place a tower that far away from residential. This means that alternative sites would need to include something other than 150' towers. Maybe they could replace the City's tower or they could use multiple smaller towers. In any case, this is the kind of information that the Plan Commission needs.

Mr. Fitch also feels that some continued discussion and further research into the two levels of questions would potentially be helpful.

The Plan Commission continued the hearing until the next Plan Commission meeting, scheduled for June 23, 2011.

Plan Case No. 2146-M-11 – A request by Gary Olsen on behalf of Verdant Prairies, LLC to rezone a 4.01 acre parcel at 704 East Windsor Road from CRE, Conservation-Recreation-Education District, to R-3, Single and Two-Family Residential Zoning District.

Plan Case No. 2146-PUD-11 – A request by Gary Olsen on behalf of Verdant Prairies, LLC for preliminary approval for a Residential Planned Unit Development at 704 East Windsor Road under Section XIII-3 of the Urbana Zoning Ordinance.

Rebecca Bird, Planner I, presented these two cases together to the Plan Commission. She explained the purpose for the proposed rezoning and residential planned unit development (PUD). She noted the location of the site and described the proposed PUD project. She discussed the existing zoning and land use of the site as well as that of the surrounding properties. She discussed how the proposed project relates to the goals and objectives of the Urbana Comprehensive Plan. She reviewed the LaSalle criteria for rezoning of the property. She then discussed the PUD preliminary approval process. She reviewed the PUD criteria noting the requirements and the recommended design features according to Section XIII-3 of the Urbana Zoning Ordinance. She read the options of the Plan Commission and presented City staff's recommendation for approval for both applications.

Mr. Fitch noted that some of the proposed structures are not permitted in the R-3 Zoning District by right. Would this require additional review and action by another board or commission? Ms. Bird said no. The purpose of a planned unit development is to allow greater flexibility in the regular development regulations for a zoning district. While the PUD Ordinance requires a

higher quality of design and features, the developer is allowed greater flexibility in uses and development regulations. The only waiver the developer requests for the proposed project is for the building height.

With no questions for City staff, Acting Chair Fitch asked if the petitioner had any additional information for the Plan Commission's consideration.

Gary Olsen and Andrew Graumlich, Olsen & Associates Architects, approached the Plan Commission. Mr. Olsen mentioned that he had been working with City staff for over a year on the proposed project. He believes together they have come up with a development that will be successful in revitalizing the property.

He gave a presentation on the following:

- Aerial Plan of Site
- Proposed Site Plan
- Time Expected to Complete
- Layout of One Story Duplex Dwelling Unit
- Fourplex Building Plan – First Floor
- Fourplex Building Plan – Second Floor
- Fourplex Building – Front Elevation
- Fourplex Building – Side Elevation
- Parking Level Floor Plan – Twelveplex Building
- First Floor Plan – Twelveplex Building
- Second Floor Plan – Twelveplex Building
- Third Floor Plan – Twelveplex Building
- 3 Story 12 DU – Front Elevation
- 3 Story 12 DU – Side Elevation
- Club House
- Variance for height of 3 story 12 DU buildings
- Modular Building Construction

Mr. Fell asked if the interior street would be dedicated to the City of Urbana. Mr. Olsen replied that the entryway would belong to the City and the rest of the interior street would remain privately owned and maintained.

Mr. Fell wondered who owns the strip of land where the sidewalk is on the northwest side. Mr. Olsen believes that this strip was deeded over as open space by the previous owner. Ms. Bird stated that this strip is owned by an owner of property on Scovill that is adjacent to it. The sidewalk across this property has a public access easement.

Mr. Fell stated that he has no objection to granting a variance for the height of a building; however, he objects to granting it as a blanket variance across the entire property because although he feels it is appropriate for the buildings that will face Windsor Road, it is not appropriate for the area on the north part of the property. If Mr. Olsen sells the property to someone else they could then construct all the buildings higher than in this proposal. Ms. Bird

noted that the waiver is cited in the City staff recommendation on Page 13 of the written staff report and states, "Maximum height for the two twelve-unit buildings as shown in the attached elevation drawing marked '3 Story 12 DU – Front (South) Elevation' (Exhibit G)".

Mr. Otto asked for clarification regarding stormwater detention. Mr. Olsen pointed out that on the east and west sides, and in front along Windsor Road, there will be dry basins that will fill up as rain gardens where water will slowly soak into the ground. Ms. Bird added that it will be necessary for the petitioner to submit a detailed stormwater management plan when they ask for approval of the final PUD. This plan will need to be approved by the City Engineer, Bill Gray.

Mr. Otto questioned whether the petitioner was asking for any waivers from the standard stormwater requirements for a development like this. Ms. Bird said no.

Mr. Olsen explained that they are requesting approval of the proposed preliminary residential PUD so they can start working on the final documents. Final documents will show how the stormwater plan will work and all the details of it. They do intend to build the development as shown in the preliminary plans. There might be some variation in how things look in Phase 3 depending on how the construction of the other buildings goes.

Mr. Otto explained that he is concerned about detention because from the proposed plans it appears that most of the proposed site will be roofed over and paved over. The surrounding property owners will be concerned about stormwater drainage as well. Mr. Olsen responded that all the hard surfaces will be permeable concrete except for the sidewalks.

Mr. Myers noted that the PUD offers flexibility when it comes to zoning, but it doesn't offer waivers from the Subdivision and Land Development Code. Before the petitioner will be able to get building permits, they will need to submit a stormwater plan that meets the stormwater requirements in terms of retention. The permeable surfaces and rain gardens are good features but can't take the place of flood control measures.

Mr. Fell inquired as to whether the petitioner will be going for LEED Certification. Mr. Olsen said no.

Mr. Fell asked if City staff was planning to install a stop sign. There are not very many arterial streets that come out on Windsor Road. Mr. Olsen answered that they do want to control the traffic in this area. City staff is considering what would be the best way to do this.

Mr. Fitch opened the meeting to public comment.

Linda Bauer, 709 Scovill Street, said that the proposed development will abut their rear property line. She and her husband are concerned about noise, lack of privacy, lights and stormwater drainage. They feel that 48 units seem like a lot for the proposed site. However, she would rather have the proposed development be constructed than a liquor store or flimsy apartments which could be denser. She recommends that the petitioner provide some screening along the common property line. The proposed development appears to be well planned, but ask her again

in a year. She believes overall that it could improve property values and she is hoping for the best.

Mr. Fitch questioned whether the final PUD plans would address screening. Mr. Myers said yes.

Don Moore, 901 Scovill Street, stated that he agrees with his neighbor's comments in that the proposed project is better than the dirt they currently have to look at and better than some of the options that could be developed on the site. He is also concerned about traffic in this area already and feels that the traffic going in and out of Meadowbrook Park needs better protection. He mentioned that he is the only one on Scovill Street that already has a privacy fence in his back yard. He would prefer that the north sidewalk be eliminated. He is also concerned about drainage. They want to make sure there is a good demarcation where the drainage would not come into his back yard. The proposed PUD has some good potential, and he does not stand in opposition.

With no further comments or questions from the public audience, Acting Chair Fitch closed the public input portion of the hearing. He then opened it up for Plan Commission discussion and/or motions.

Mr. Fitch stated that his major concern is traffic on Windsor Road. There needs to be something at Vine Street and Windsor Road to create a safer environment for pedestrians crossing the road.

Mr. Fell wondered if the PUD has to conform to the screening requirements in a multi-family residential zoning district. Mr. Myers said that appropriate screening should be provided. The City can deal with screening when the petitioner submits the final PUD plans for approval. The idea behind having a two-step approval process is to provide a general plan during the preliminary process and receive public comments, and in the final process the developer would submit a more refined plan that deals with specific issues identified at the preliminary public hearing. Mr. Fitch agreed and thanked the residents in the nearby neighborhood for attending the public hearing and voicing their concerns.

Mr. Fell expressed his concerns about the height waiver. It seems too specific. A number of variables can cause the height of a building to change. For instance soil conditions might require a slightly lower or higher foundation and building height. How much leeway should the City give the petitioner? He is inclined to provide some leeway because the height variance is for the buildings facing Windsor Road where he feels taller buildings are more appropriate; however, there should be a limit. Mr. Olsen commented that he is only asking for a height waiver up to 6 feet 8 inches and not any more. Mr. Fell suggested wording the language to say that the height variance would be up to 10 feet without reconsideration.

Mr. Hopkins pointed out that when the Plan Commission reviews the final PUD plans this issue will come up again. He asked if they need to approve it twice or just wait until the final PUD plans are submitted. Ms. Bird replied that it is good that they discuss this issue and have something as part of the preliminary approval so that the petitioner knows in his refining of the plans whether or not he can continue to include the extra height. Mr. Fell said that they could

leave it at 6 feet 8 inches for now and raise it later if necessary when the petitioner submits the final PUD plans.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2146-M-11 to the City Council with a recommendation for approval. Mr. Otto seconded the motion. Roll call was taken and was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Mr. Otto	-	Yes
Ms. Burris	-	Yes			

The motion was approved by unanimous vote.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2146-PUD-11 to the City Council with a recommendation for approval. Mr. Otto seconded the motion. Roll call was taken and was as follows:

Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Otto	-	Yes	Ms. Burris	-	Yes
Mr. Fell	-	Yes			

The motion was approved by unanimous vote.

Acting Chair Fitch announced that these two cases will then be forwarded to the June 20, 2011 City Council meeting.

6. CONTINUED PUBLIC HEARINGS

Plan Case No. 2142-T-11: Request by the Zoning Administrator to amend Section VI-9 of the Urbana Zoning Ordinance regarding portable storage containers.

Robert Myers, Planning Manager, recommended continuing this case to the next scheduled meeting of the Plan Commission due to the late hour of the evening. The Plan Commission agreed, and Mr. Fitch announced that this case would be forwarded to the June 23, 2011 meeting.

7. OLD BUSINESS

There was none.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

June 9, 2011

10. STAFF REPORT

There was none.

11. STUDY SESSION

There was none.

12. ADJOURNMENT OF MEETING

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

_____
Robert Myers, AICP, Secretary
Urbana Plan Commission

Insite inc.
Real Estate Consulting Services

Insite RE, Inc.
1s660 Midwest Road
Suite 308
Oakbrook Terrace, IL 60181

February 12, 2025

Community Development Services Department
City of Urbana
400 S. Vine St.
Urbana, IL 61801

RE: Future Collocation Capability of Proposed Tower at 102 E. Michigan Ave, Urbana, IL

Dear Community Development Services Department,

The proposed monopole tower at 102 E. Michigan Ave., Urbana, IL will be capable of accommodating the collocation of additional antennas for future users.

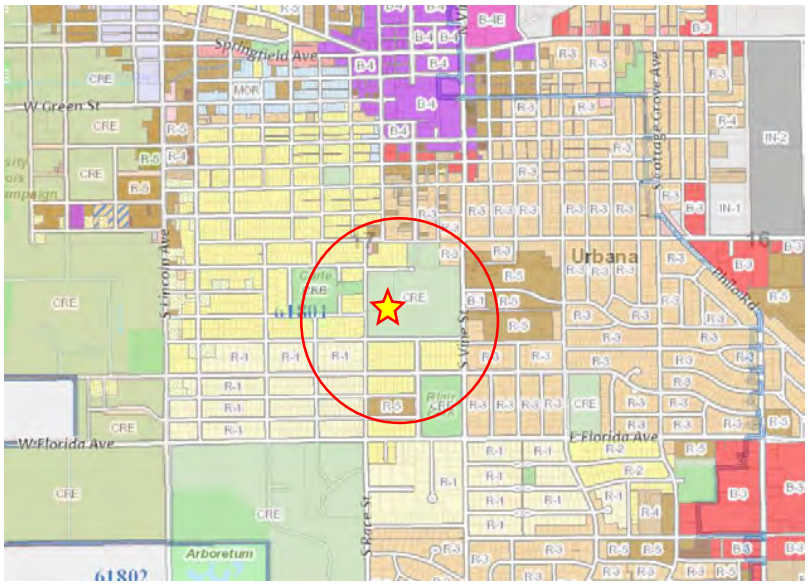
Feel free to contact me with any questions or concerns regarding this matter.

Sincerely,

Kathleen H. Groark
Insite RE Inc., agent for Dolan Realty Advisors, LLC
1s660 Midwest Road, Suite 308
Oakbrook Terrace, IL 60181
(224) 531-1370
groark@insite-inc.com

OFFICIAL SEAL
AMANDA FARINELLA
Notary Public - State of Illinois
My Commission Expires 05/11/2026

Zoning Map with .25mi Search Ring



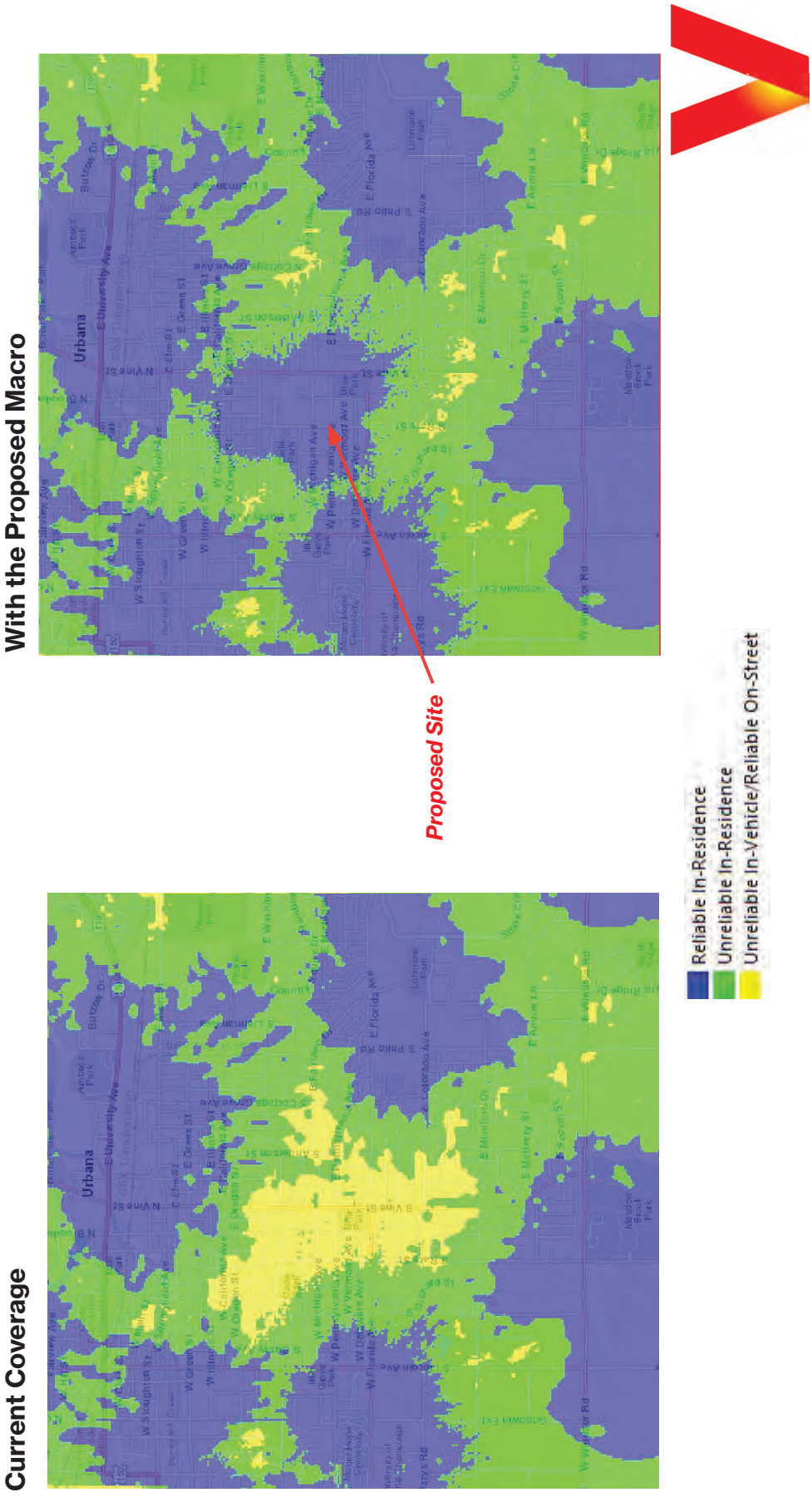
.25mi Search Ring and Surrounding Verizon Sites (VZW on Blue Star Locations)

1. Pennsylvania Avenue Baptist Church
   304 South Race Street
   Approx 65’
   No interest in leasing
2. American Tower Corporation Tower
   602 s Glover St
   Approx 190’
   Collocation will not sufficiently cover targeted area
3. MetCad Towers
   1905 E Main St
   Approx 220’
   Collocation will not sufficiently cover targeted area.
4. City Hall Tower
   400 S Vine St
   Not structurally capable for collocation

Urbana High School

Proposed New Build Macro

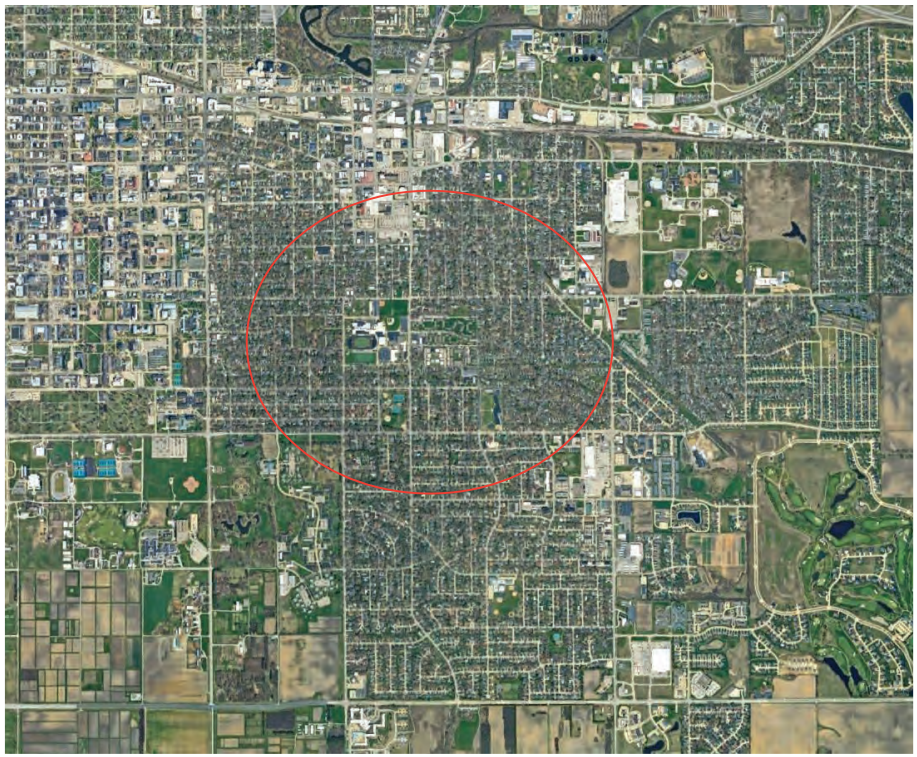
2024


With the Proposed Macro
Proposed Site
Current Coverage
Reliable In-Residence
Unreliable In-Residence
Unreliable In-Vehicle/Reliable On-Street
Urbana

Summary:

As shown in maps, Verizon Wireless has unreliable In-residence coverage around the High School.

A new site is needed at the proposed location, to bridge this service gap. The Approved location has been chosen as the most feasible candidate to meet the connectivity and coverage goals.



Project Objectives:

- Provide enhanced coverage that will support Emergency Services and Public Safety.
- Improve Indoor and in-vehicle coverage around and along the High School.
- Improve data connectivity and speed for daily commuters and local businesses/residences.

Larry D. Boone
Chief of Police

Urbana Police Department
400 South Vine Street
Urbana, IL 61801
217-384-2320 – Front Desk
217-384-2363 – Fax
www.urbanaillinois.us/police

Urbana Police Department Input – Cell Tower Installation on USD #116 Property

Mr. Ricci,

The Urbana Police Department supports the proposal to install a wireless cellular tower on Urbana School District property near Urbana Middle School and Urbana High School. This recommendation is based on several public safety considerations that directly impact our ability to respond effectively to emergency situations on these campuses.

In recent years, Urbana schools have received multiple bomb and shooter threat calls. While these threats have often been traced to individuals outside the area, verifying the caller's location has been challenging in some instances. Improved coverage from the proposed tower could enhance our ability to determine the origin of emergency calls and better assess their credibility in real-time.

Additionally, our School Resource Officer (SRO) Officer Burnett expressed support for the proposal, citing consistent concerns about poor cellular reception within Urbana High School in particular. According to SRO Burnett, the reliability of cellular service inside the school is "hit or miss," posing a potential risk in emergency situations where immediate communication is critical. Improved cellular coverage would enhance the ability of students, staff, and first responders to communicate effectively during an incident.

Lastly, the Urbana Police Department SRO Officer Burnett has received positive feedback from school administrators regarding this proposal. The improved cellular service would provide a safer and more connected environment for students and staff alike.

For these reasons, we believe the installation of the proposed cellular tower is in the best interest of public safety, and we respectfully encourage its approval.

Respectfully submitted by:

Michael Cervantes 422

Lt. Mike Cervantes #422
UPD – Patrol Lieutenant
Date: 3/12/2025

verizon
Urbana HS Cell Site
120' Monopole Photosimulation
Photo Location Map
MISSION 1
COMMUNICATIONS
Site Location
40°06'09.62"N
88°12'30.02"W
S Vine St
S Vine St
S Vine St
E Michigan Ave
W Michigan Ave
W Michigan Ave
W Washington St
W Washington St
W Iowa St
W Indiana Ave
Race St
Cedar St
County Rd 1550 N
E Fairlawn Dr
E Hollywood
1
2
3
4
5

STOP
verizon
Urbana HS Cell Site
120' Monopole Photosimulation
Existing Photo Location #1
MISSION 1
COMMUNICATIONS

STOP
verizon
Urbana HS Cell Site
120' Monopole Photosimulation
Proposed Photo Location #1
MISSION 1
COMMUNICATIONS

verizon
Urbana HS Cell Site
120' Monopole Photosimulation
Existing Photo Location #2
MISSION 1
COMMUNICATIONS

verizon
Urbana HS Cell Site
120' Monopole Photosimulation
Proposed Photo Location #2
MISSION 1
COMMUNICATIONS

verizon
Urbana HS Cell Site
120' Monopole Photosimulation
Existing Photo Location #3
MISSION 1
COMMUNICATIONS

verizon
Urbana HS Cell Site
120' Monopole Photosimulation
Proposed Photo Location #3
MISSION 1
COMMUNICATIONS

verizon
Urbana HS Cell Site
120' Monopole Photosimulation
Existing Photo Location #4
MISSION 1
COMMUNICATIONS

verizon
Urbana HS Cell Site
120' Monopole Photosimulation
Proposed Photo Location #4
MISSION 1
COMMUNICATIONS

verizon
Urbana HS Cell Site
120' Monopole Photosimulation
Existing Photo Location #5
MISSION 1
COMMUNICATIONS

verizon
Urbana HS Cell Site
120' Monopole Photosimulation
Proposed Photo Location #5
MISSION 1
COMMUNICATIONS

Marcus Ricci

From: Stephanie Nevins <snevins@toast.net>
Sent: Thursday, March 6, 2025 7:27 PM
To: Marcus Ricci
Subject: opposed to cellular tower on the high-middle school campus

*** Email From An External Source ***
Use caution when clicking on links or opening attachments.

Dear Mr. Ricci,
I would like to register my opposition to the latest proposal to add a cell tower on school property, from the press box of the football field. I feel that nothing has changed since the school board last considered—and rejected—a similar proposal in 2011:

1. There are health concerns involving not only the school children but the residents in adjacent neighborhoods (some of whom will be living very close to it!) 2. The aesthetic impact will be negative and particularly obvious to guests attending football and soccer games, marching band shows, and track meets (etc.) 3. There are ethical concerns in partnering with a for-profit enterprise 4. The district has only been promised a small amount of revenue

I urge the city to do everything possible to stop this proposal from moving forward.

Thank you so much. I love Urbana and want to keep it wonderful!
Yours,
Stephanie Nevins

Marcus Ricci

From: Jeff Unger <jsunger@gmail.com>
Sent: Thursday, March 13, 2025 10:19 AM
To: Planning
Subject: cellphone antenna project at Urbana High School

Follow Up Flag: Follow up
Flag Status: Flagged

107 W. Michigan Ave.
Urbana, IL 61801

12 March 25

Urbana Plan Commission
Urbana, Illinois

Dear Members of the Plan Commission:

We have lived in our house for 33 years. Our two sons attended Leal and graduated from Urbana High. Both of us have mentored students through the One-to-One program. I have been an assistant coach for the Urbana High boys and girls tennis teams since retiring from the University of Illinois in 2015.

In the time we have lived on Michigan, we have seen many changes to the school grounds, including the construction of the aquatic center and the creation of the blacktopped parking lot to accommodate swimmers and staff at the middle school. The major project during that time was the creation of an artificial turf athletic field directly south of the football field and the erection of lights to allow for night games.

We are sports fans, and realize there is a tradeoff living across the street from school grounds. I pick up litter along Michigan nearly every day, especially after games, and we know the construction of the field, with lights, affected our property value.

Now we learn that there is a proposal to replace the tall light pole directly south of the press box with an even taller and wider pole, topped with antennas to address poor cellphone reception in the schools. The new tower would be less than 10 feet behind the press box.

We wonder why the proposed tower wasn't located on the north side of the football field, farther away from neighborhood homes and closer to the school, or in the student/staff parking lot on the north side of the school. If the issue is poor signal strength, locating the pole nearer the school would surely result in a stronger signal. That also would diminish the visual impact of a massive pole and antenna(s) for the homeowners on Michigan between Broadway and Race. The reasoning that there already is unused storage beneath the bleachers that could accommodate Verizon's equipment is valid, but such storage could be built elsewhere on the school grounds.

Has the commission taken into account the numerous studies questioning the long-term health effects of cellphone towers? In July 2023, the Environmental Health Trust said:

> "Cell towers have wireless antennas that emit radio frequency (RF) non-ionizing radiation. *When these antennas are close to our homes and schools, our daily exposure to RF radiation is increased. RF radiation is considered a new form of environmental pollution.*

> "*Effects from RF documented in scientific research include increased cancer risk, cellular stress, headaches, sleep issues, genetic damage, changes to the reproductive system, memory deficits, and impacts to the nervous system.*
> "Research has found that the cumulative dose from cell tower RF can result in significant exposure over time. Young children do not use cell phones, yet they are involuntarily exposed. Cell tower radiation exposures are nonstop day and night. We can turn our cell phones off, but we cannot turn a cell tower off."

The International Association of Firefighters has officially opposed cell towers on its stations since 2004 after a study found neurological damage in firefighters with antennas on their fire stations. Cell tower radiation is classified as high risk by insurance companies.

Many school districts, including the Los Angeles Unified School District, no longer allow cell towers near schools. And many cities disallow cell towers within 1,500 feet of homes.

See article: https://ehtrust.org/health-effects-of-cell-towers-near-homes-and-schools

Even the most optimistic studies indicate that there is a degree of uncertainty about the effects of tower radiation and that more research on this subject is needed. Most studies have focused on short-to-medium-term effects; data are scarce about decades-long exposure, especially with the rollout of 5G technology.

We are quite concerned about the possible negative health effects of living so close to a large cell tower continuously emitting radiation. We are adamantly opposed to the location of this project as currently envisioned. If a light tower must be chosen for this and the commission is certain the radiation will not pose a health threat, please choose a location adjacent to the north side of the football field or in the student/staff parking lot north of Iowa Street, where the tower and antennas won't be visually obtrusive for nearby homeowners.

If the tower is built on the currently proposed site, ask yourself this: Would <u>you</u> sit at the top of the south bleachers in front of the press box for two hours during high school football games, or, better yet, let your high school son or daughter work in the press box for two hours during those games?

Sincerely,
Jeff Unger
Mary Barrineau

URBANA SCHOOL DISTRICT #116
BOARD OF EDUCATION
Study Session Minutes
303 East Fairlawn, Urbana, IL 61801
Tuesday, August 6, 2024
6:00 p.m.
www.usd116.org

The mission of Urbana School District 116, a multi-cultural community committed to educational excellence, is to ensure that all learners acquire knowledge, develop skills, and build character to achieve personal greatness and help create a better global society, by providing innovative, comprehensive programs, respecting individual learning styles and cultural differences, and fostering caring and nurturing relationships while engaging each student, every family and the entire community.	Mr. Paul Poulosky, President Ms. Tori Exum, Vice-President Ms. Sheri Langendorf, Secretary Mr. Ben Baxley, Secretary Pro Tem Ms. Jennifer Hixson, Member Ms. Lola Jones, Member Ms. Citlaly Y. Stanton, Member Dr. Jennifer Ivory-Tatum, Superintendent Ms. Lori Johnson, Recording Secretary

The public was able to view the meeting by going to bit.ly/USD116Board

1.0 CALL TO ORDER

President Poulosky called the meeting to order at 6:01 p.m.

2.0 ROLL CALL

Present: Paul Poulosky, President
Tori Exum, Vice-President
Sheri Langendorf, Secretary
Ben Baxley, Secretary Pro Tem
Jennifer Hixson, Board Member
Lola Jones, Board Member
Citlaly Y. Stanton, Board Member

Also Present: Angi Franklin, Assistant Superintendent of Human Resources
John Gutzmer, Chief Information Officer
Randy Ashman, Director of Facilities Services

3.0 ADDITIONS, CORRECTIONS AND MODIFICATIONS OF AGENDA

Correction to item 7.1, approval was requested through item 9.4, not 9.5.

4.0 CITIZEN STATEMENTS - None

5.0 CALL FOR EXECUTIVE SESSION (after current meeting)

There was a call for an executive session following the current meeting for the purpose of: litigation, when an action against, affecting or on behalf of the particular District has been filed and is pending before a court or administrative tribunal, or when the District finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the closed meeting minutes. 5 ILCS 120/2(c)(11).

6.0 APPROVAL OF AGENDA

Vice-President Exum moved to approve the agenda as corrected, seconded by Member Baxley. Motion passed.

7.0 STUDY TOPICS

7.1 School Improvement Plan Presentations
Chasity Beckless, Director of Equity and School Improvement presented the Continuous Improvement Plans for designated schools. Danielle Jackson, Principal, Dr. Preston L. Williams Jr. Elementary School, reviewed the School Improvement Plan for her school. Board approval was requested later in the meeting through, item 9.4.

7.2 Tiger Academy and Alternative Education Update
Dr. Joseph Wiemelt, Executive Director of Secondary Multilingual & Alternative Programs, Natalee Bretz and Melissa Lighty, both from gave an update to the Board on the programs housed at Tiger Academy, including Alternative Education programming and the Freedom School Program.

8.0 ADMINISTRATIVE REPORTS

8.1 Memorandum of Agreement - Champaign Urbana Public Health District (CUPHD)
The Board of Education received a Memorandum of Agreement with Champaign Urbana Public Health District (CUPHD) - for services provided by CUPHD's Child and Teen Dental Clinic. Approval was requested through item 9.5.

8.2 Preliminary Design for Update of UHS Lighting Tower to Add Cell Site
John Gutzmer, Chief Information Officer presented the initial design documents for the replacement of an existing lighting tower at the UHS athletic field with one that includes functionality for a multi-carrier cell mast.

9.0 ACTION ITEMS (individual)

9.1 Personnel Items
Approval of various personnel items were requested.

Member Stanton moved to approval item 9.1, seconded by Vice-President Exum. On a roll call vote, all members present voted "aye." Motion passed.

9.2 **Administrative Personnel Items**
Approval of administrative personnel items were requested.

Member Baxley moved to approve item 9.2, seconded by Vice-President Exum. On a roll call vote, all members present voted "aye." Motion passed.

9.3 **Approval of 2024 Urbana High School Graduates**
Approval of Urbana High School, Class of 2024, was requested.

Vice-President Exum moved to approve item 9.3, seconded by Member Baxley. On a roll call vote, all members present voted "aye." Motion passed.

9.4 **Approval of Continuous School Improvement Plans**
Approval of the continuous school improvement plans were requested as required for designated schools by the Illinois School Board of Education.

Member Staton moved to approve item 9.4, seconded by Vice-President Exum. On a roll call vote, all members present voted "aye." Motion passed.

9.5 **Memorandum of Understanding - Champaign Urbana Public Health District (CUPHD)**
Approval was requested to adopt a Memorandum of Agreement with Champaign Urbana Public Health District (CUPHD) - for services provided by CUPHD's Child and Teen Dental Clinic.

Vice-President Exum moved to approve item 9.5, seconded by Member Stanton. On a roll call vote, all members present voted "aye." Motion passed.

10.0 CALL FOR FUTURE SPECIAL/EXECUTIVE MEETINGS

11.0 SUPERINTENDENT'S REPORT

Superintendent Ivory-Tatum facilitated a discussion related to board member representation on district standing and ad-hoc committees for SY 2024-2025.

FOIA Requests - Completed

Tom Schroeder	"all "text messages" sent or received by the superintendent that included public employees or public officials. The term "text messages" is inclusive of any similar short or instant message services. Since two month, one month, two weeks, and one week were denied, messages from the four days of January 21st through 24th, 2024 are being requested.
Bob Ackerson Konica Minolta	"all copier, print production, printer leases, purchase and service agreements."
Tom Schroeder	"all communications sent or received by district administrative employees that contained the keywords "FOIA", "OMA", "Freedom of Information", or

	"Open Meetings" (any variation of capitalization). Records are requested for the current school year. Please exclude communication where a FOIA requester was a sender or recipient."
Tom Schroeder	1) Preliminary meeting minutes for the June 18th, 2024, Board meeting 2) Any meeting agendas, meeting minutes, and meeting recording of the Equity Task Force 3) Any records or communications pertaining to the drafting of the "Educational Equity Policy" such as: the manner of sharing revisions, names of contributors, and/or revision history.
Vance V. Creative Energy	Email addresses for school board members/trustees within the school district. Email addresses and job titles of all current teachers within the school district Email addresses and job titles of all current principals within the school district Email address and job title of the current superintendent Email addresses and job titles of all current administrative staff within the school district.
FOIA BUDDY	"most recent copy of invoices, bills, & subscription statements for ALL software, internet, phone, cellular, broadband, & cloud services from June 2023 to present. Include the most recent invoice for all related purchases for your agency & all associated agencies if multiple are controlled by the same entity. Provide the latest billing document for each vendor, even if outside this date range."
Tom Schroeder	Narrowed FOIA request: The FOIA officer is excluded from this request. The limitation regarding FOIA requesters is removed. The time period is narrowed to a single month. I am requesting all communications sent or received by the Superintendent, Assistant Superintendents, Directors (including Executive), CTO, and CFO that contained the keywords "FOIA", "OMA", "Freedom of Information", or "Open Meetings" (any variation of capitalization). Records are requested for the month of September 2023.

12.0 BOARD REPORT

2024-2025 Board of Education Goals

The board discussed goals that it wishes to achieve this year, and any additional board topic ideas for the 24-25 Board Calendar.

13.0 ADJOURNMENT

Vice-President Exum moved to adjourn the meeting to go into executive session for the purpose of: litigation, when an action against, affecting or on behalf of the particular District has been filed and is pending before a court or administrative tribunal, or when the District finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the closed meeting minutes. 5 ILCS 120/2(c)(11). Motion seconded by Member Stanton. On a roll call vote, all members present voted "aye." Motion passed.

The Board took a ten minute recess to clear the room.

The board entered the executive session at 8:42 p.m.

Vice-President Exum moved to go back into open session, seconded by Member Baxley. Motion passed.

Vice-President Exum moved to adjourn the meeting, seconded by Member Baxley. Motion passed.

President Poulosky declared the meeting adjourned at 9:33 p.m.

_____ _____

President Secretary

URBANA SCHOOL DISTRICT #116
BOARD OF EDUCATION
Study Session Minutes
Board Room
303 East Fairlawn, Urbana, IL 61801
Tuesday, January 7, 2025
6:00 p.m.
www.usd116.org

The mission of Urbana School District 116, a multi-cultural community committed to educational excellence, is to ensure that all learners acquire knowledge, develop skills, and build character to achieve personal greatness and help create a better global society, by providing innovative, comprehensive programs, respecting individual learning styles and cultural differences, and fostering caring and nurturing relationships while engaging each student, every family, and the entire community.	Mr. Paul Poulosky, President Ms. Tori Exum, Vice-President Ms. Sheri Langendorf, Secretary Mr. Ben Baxley, Secretary Pro Tem Ms. Jennifer Hixson, Member Ms. Lola Jones, Member Ms. Citlaly Y. Stanton, Member Dr. Jennifer Ivory-Tatum, Superintendent Ms. Lori Johnson, Recording Secretary

The meeting was able to be viewed by going to: bit.ly/USD116Board

1.0 CALL TO ORDER

President Poulosky called the meeting to order at 6:00 p.m.

2.0 ROLL CALL

Present: Paul Poulosky, President
Tori Exum, Vice-President
Sheri Langendorf, Secretary
Ben Baxley, Secretary Pro Tem
Jennifer Hixson, Board Member
Lola Jones, Board Member
Citlaly Y. Stanton, Board Member (6:02 p.m.)

Also Present: Jennifer Ivory-Tatum, Superintendent
Angi Franklin, Assistant Superintendent of Human Resources
Mary Ann Schloz, Chief Financial Officer
John Gutzmer, Chief Information Officer
Randy Ashman, Director of Facilities Services

Student Ambassador: Citlaly Cortes Alvarez

3.0 ADDITIONS, CORRECTIONS AND MODIFICATIONS OF AGENDA

4.0 CITIZEN STATEMENTS - None

5.0 BOARD REPORT

5.1 Superintendent Evaluation

President Poulosky discussed a timeline and process of completing the Superintendent's evaluation with the Board of Education members. Vice-President Exum will be meeting with John Gutzmer to send out electronic surveys/evaluations. It is the hope to hold the Superintendent's evaluation after the February 18, 2025, business meeting.

5.2 BOE Event Availability

The Board of Education discussed community-based and school-based events that they would like to see on a calendar/list as opportunities to connect with parents, teachers, and community. A calendar will be developed with the Board of Education (limit of two per event) and will be shared with the board members.

6.0 CALL FOR EXECUTIVE SESSION (after current meeting)

There was a call for an executive session after the current meeting for the purpose of: the appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors, or specific volunteers of the District or legal counsel for the District, including hearing testimony on a complaint lodged against an employee, a specific individual who serves as an independent contractor, or a volunteer of the District or against legal counsel for the District to determine its validity. However, a meeting to consider an increase in compensation to a specific employee of a public body that is subject to the Local Government Wage Increase Transparency Act may not be closed and shall be open to the public and posted and held in accordance with this Act. 5 ILCS 120/2(c)(1), amended by P.A. 101-459.

7.0 APPROVAL OF AGENDA

Vice-President Exum moved to approve the agenda as presented, seconded by Member Baxley. Motion passed.

8.0 STUDENT AMBASSADOR REPORT

9.0 STUDY TOPICS

9.1 National Mentoring Month/Community Involvement

BOE Goal: 1, 2, and 5
EAP Goal: 3 and 5
Ms. Angie Armstrong, District Mentoring and Community Involvement Coordinator, gave the Board of Education a report focusing on both the mentoring and community volunteer programs.

10.0 ADMINISTRATIVE REPORTS

10.1 Voltus - Power Procurement Group Presentation

BOE Goal: 3 and 4
EAP Goal:
Kurt Brown, Voltus, presented a current proposal to the Board of Education. Approval will be requested during the January 21, 2025 business meeting.

10.2 Technology in Our Schools

BOE Goal: 1, 2, 3, and 5
EAP Goal: 1, 2, 3 and 4
John Gutzmer, Chief Information Officer, shared with the Board of Education an update on the use of technology in our schools and other tech-related initiatives and programming.

11.0 POLICY REVIEW

11.1 PRESS Plus 117 and Legislative Update

Dr. Ivory-Tatum, Superintendent, reviewed policy and legislative updates, five-year reviews, or new board policies included in the PRESS Plus Issue 117 with the Board of Education. Approval will be requested during the January 21, 2025, business meeting.

12.0 ACTION ITEMS (individual/consent)

12.1 Cell Tower Lease Agreement

John Gutzmer, Chief Information Officer, requested approval to enter into a 50-year lease Agreement with DRA Properties, LLC.

Vice-President Exum moved to approve item 12.1, seconded by Member Baxley.

Secretary Langendorf moved to amend the motion, deferring this vote until January 21, 2025 Business Meeting. The motion was seconded by Member Baxley. Motion passed.

12.0 CALL FOR FUTURE SPECIAL/EXECUTIVE MEETINGS

14.0 SUPERINTENDENT'S REPORT

FOIA Requests - completed

Tom Schroeder (narrowed)

1. Remove "SIPC as a keyword in Part 1
2. Further limit the search period to begin on September 26, 2022, rather than July 1, 2022, as informed by previous received emails.
3. Limit "District administrators" to include only member of the "Executive Team" for the relevant time period, which, as I understand it, would likely be: Dr. Ivory-Tatum, Kim Norton, Todd Taylor, Caty Roland, John Gutzmer, Angie Franklin, and Randy Ashman.

4. Clarify that “District official” included the School Treasurer, particularly with regard to this potential use of a personal email Account.
5. Exclude from this request any records that were previously released to the public, such as agendas or other documents from public meetings, or records provided to me in response to prior requests.

Original FOIA
1) (containing “schools of Illinois Public Cooperative”, “SIPC”, “schoolsofillinois.org” or known alternatives or variations)
2) containing “1187 Consulting”, “1187consulting.com”, “Kay Dosier”, or known alternatives or variations.
3) containing both “Veregy” and “RFP”, “Request for Proposal”, or “procurement”, or known alternatives or variations.
4) that included “Gordon Schweitzer” or Veregy as a sender or recipient of communication or other records.
The search can be limited from July 1, 2022 to June 31, 2023

Tom Schroeder — …requesting records from November 14th through November 20th related to the security incident at Urbana High School, with particular emphasis on:

1. Text messages exchanged between administrators and District employees or District officials, which may be located on personal phones.
2. Email correspondence exchanged between administrators and District employees or District officials.
3. Communication or records exchanged between District employees and City of Urbana employees or City officials.

Tom Schroeder — …requesting any document or communications provided to the Board Attorney regarding the proposed public comment policy, whether before or after the December 3rd board meeting.

15.0 BOARD REPORT

16.0 ADJOURNMENT

Vice-President Exum moved to go into closed session after a 10 minute recess for the purpose: the appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors, or specific volunteers of the District or legal counsel for the District, including hearing testimony on a complaint lodged against an employee, a specific individual who serves as an independent contractor, or a volunteer of the District or against legal counsel for the District to determine its validity. However, a meeting to consider an increase in compensation to a specific employee of a public body that is subject to the Local Government Wage Increase Transparency Act may not be closed and shall be open to the public and posted and held in accordance with this

Act. 5 ILCS 120/2(c)(1), amended by P.A. 101-459. Motion was seconded by Member Baxley. On a roll call vote, all members present voted "aye." Motion passed. There was no action following the closed session.

Vice-President moved to go back into open session, seconded by Member Baxley. Motion passed.

President Poulosky declared the meeting adjourned at 9:56 p.m.

_____ _____

President Secretary

DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Marcus Ricci, AICP, Planner II

DATE: April 17, 2025

SUBJECT: **Plan Case 2501-SU-25:** A request by Kathleen Groark dba Insite RE, Inc., on behalf of DRA Properties, LLC, and Verizon Wireless, for a Special Use Permit to allow a tower with antennas at 102 East Michigan Avenue in the CRE (Conservation-Recreation-Education) Zoning District.

Supplemental Memorandum

This supplemental staff report addresses the individual requirements of the Urbana Zoning Ordinance that were not specifically addressed in the original staff report. Much of this information remains unchanged from the proposal in 2012 to install a telecommunications tower on the USD 116 campus, and was provided in the staff report written by former Planning Manager Robert Myers, AICP (see Exhibit E of March 20 staff report).[1]

Federal and Local Roles

The U.S. Congress provided state and local governments with the authority to approve the location of cell towers, and requires local governments to do the following when reviewing applications for telecommunication facilities:[2]

- 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 off 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 (FCC) 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

[1] Plan Case 2145-SU-11.
[2] Federal Telecommunications Act of 1996, 47 U.S.C 332(c)(7) "Preservation of local zoning authority."

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.

Zoning Ordinance Requirements

General Requirements. Section XIII-1.E. As this would be a new, full-service wireless tower, it would not be a use or structure exempted by Section XIII-1.D. Exemptions. It would be an accessory use to the principal use "Junior or Senior High School" use which is permitted by right in the CRE district..

Setbacks. Section XIII-1.E.5. The CRE Zoning District is defined by the Telecommunications Ordinance as a residential zoning district. Within residential districts, the Zoning Ordinance requires setbacks from minimum building setbacks on adjoining properties of 200 percent of the tower height, which would be 240 feet in this case. The proposed tower meets this requirement with setbacks of 710 feet (north), 960 feet (east), 280 feet (south), and 380 feet (west). Staff find this criterion met.

Height Limitations. Section XIII-1.E.6. The Zoning Ordinance does not impose a maximum height for towers in CRE Zoning Districts, however, height is reviewed on a case-by-case basis through the special use permit process. The application is for a self-supporting monopole tower, with no guy wire supports. The tower's proposed height of 120 feet would be 20 feet taller than any of the other athletic field light towers, and far taller than the typical building height and tree canopy in the neighborhood. This factor can be part of the special use permit consideration.

Tower Separation Distance. Section XIII-.E.7. This criterion only applies if other towers are located within 1,500 feet of a proposed tower. No towers exist within 1,500 feet, so this criterion does not apply in this case.

Location Preference. Section XIII-1.F. The proposed location is in the lowest-priority location for a new personal wireless service facility. The first preference is on City property, the second is on property owned by another public agency *except* parks or schools, and the third preference lists other property, in descending order of preference. Residential areas, which Article XIII defines as including the CRE district, are at the bottom of that list.

Collocation. Section XIII.F.1.i. Applicants 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 an analysis of why those sites cannot be used instead of the proposed site. (Subsection F.4.; see Exhibit E). Additionally, the proposed tower would provide space for collocation of at least one additional provider's antennas.

Site Selection Criteria. Section XIII.G. The applicant has submitted evidence that the proposed location would resolve a gap in the telecommunications coverage for Verizon and has stated that the proposed 120-foot height is the minimum necessary to provide this additional coverage (see Exhibit D. "Standards for Variance"). Additionally, Verizon is a FCC-licensed telecommunications provider.

Aesthetics. Section XIII.H. First, the proposed tower will meet the requirement to be galvanized steel to better blend with the surrounding context and reduce visual obtrusiveness (Subsection H-1). Second, the equipment enclosure should be screened from residences to the extent possible with evergreen vegetation (Subsection H.2). In this case. the equipment enclosure will be located underneath the athletic field bleachers, and cables connecting the tower and the equipment enclosure will be run underground. The enclosure will be secured with a six-foot chain-link fence with added

privacy slatting and would not be visible from adjacent residences because it will be hidden by the bleachers. The applicant is therefore requesting a waiver of the requirement to screen the tower itself with vegetation.

Lighting. Section XIII-1.I. The Zoning Ordinance prohibits towers from being artificially lit unless required by the Federal Aviation Administration (FAA). The proposed tower will not have blinking safety lights because it is shorter than the threshold height of 200 feet, nor will it be artificially lit in any other way.

State or Federal Requirements. Section XIII-1.J. The proposed tower must meet all regulations of the FCC, FAA, and all other state and federal agencies which regulate towers and antennas. If regulations are updated, the proposed tower and equipment would need to be modified to meet those new requirements, or the tower would need to be removed at the owner's expense.

Building Codes and Safety Standards. Section XIII-1.K. The owner of the proposed tower must ensure that the tower is maintained to state and local building codes and those codes published by the Electronic Industries Association. If the City of Urbana concludes, upon inspection, that the tower and/or antennas fails to comply with these codes and constitutes a danger to persons or property, then it may issue notice to the owner to bring the tower and/or antennas into compliance within 30 days, or remove the tower and/or antennas at the owner's expense.

Special Use Permit Requirements for Towers

As stated earlier, a new tower with antennas in the CRE zoning district is permitted as a special use (Section XIII-1.R.1.b).

Special use permit term limitation. Section XIII-1.R.2.f. In granting a special use permit for a personal wireless service tower, the ordinance granting approval limits the permit approval term to the term of the lease or other agreement granting rights to use the property. The special use permit shall be subject to review by City Council at five-year intervals, to determine if changes in technology have changed such that the necessity for the permit has been eliminated or modified, and if the permit should be modified or terminated as a result of those changes.

Required Submittals. Section XIII-R.3. The application has provided all of the required information, including setback distances, method of fencing, and compliance with the Zoning Ordinance and applicable federal and state regulations.

Factors Considered in Granting Special Use Permits for Towers. Section XIII-R.4. In addition to the typical standards for the consideration of special use permits, the following factors should be considered by Plan Commission and City Council when recommending that City Council waive or reduce the burden on the applicant to meet the criteria of the Zoning Ordinance:

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

Availability of Suitable Existing Towers. Section XIII-R.5. The applicant must demonstrate to the reasonable satisfaction of Plan Commission and City Council that no existing tower, structure, or alternative technology exists to reach the desired result of improved cellular coverage.

Security Fencing. Section XIII-1.R.6. In addition to requiring fencing for the equipment enclosure, the Zoning Ordinance requires towers to be enclosed by security fencing six feet or taller, as well as be equipped with an appropriate anti-climbing device. However, Plan Commission may recommend that City Council may waive such requirements, as deemed appropriate. The applicant requests a waiver of this requirement for several reasons: the entire athletic field is enclosed by security fencing, the other light poles around the athletic fields do not have additional security fencing, and the tower is designed to be unscalable without specialized equipment and training. Staff recommend that Plan Commission recommend that City Council grant a waiver from Section XIII-1.R.6 for security fencing around the tower.

Landscaping. Section XIII-1.R.7. The Zoning Ordinance also requires towers and their facilities to be screened by a four-foot deep vegetative buffer preventing views of the tower compound from residential properties. The proposed tower will be visible from the residential properties to the south, but not the west. The equipment enclosure will not be visible from residences. The applicant requests a waiver of this requirement for the tower because the required vegetation would be out of character for the athletic field, as none of the other light poles have a vegetative buffer around them. Staff recommend that Plan Commission recommend that City Council grant a waiver from Section XIII-1.R.7 for a vegetative buffer around the tower.

Removal of Abandoned Antennas and Towers. Section XIII-1.T. Any tower or antenna that is abandoned must be removed within 180 days of notice by the City of Urbana of such abandonment. The owner of the tower or antenna must post bond payable to the City of Urbana equivalent to the cost of demolition or removal of the tower and/or antennas, and is periodically reviewable by the city to increase the bond's amount to reflect increasing costs of removal.

Variances Requested

As stated earlier, the applicant requests waivers of the following requirements:

- to provide security fencing around the tower itself (Section XIII-1.R.6).
- to provide a vegetative buffer around the tower itself (Section XIII-1.R.7).

Staff recommend that Plan Commission make a recommendation to City Council to waive these requirements, and to approve the special use permit.

Copy: Katie Groark, InSite RE, Inc., Applicant
John Gutzmer, Urbana School District, Property Owner

THIS SECTION RESERVED FOR
MINUTES OF APRIL 17, 2025,
PLAN COMMISSION MEETING

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION **DRAFT**

DATE: **April 17, 2025**

TIME: **7:00 P.M.**

PLACE: **Council Chambers, City Hall, 400 South Vine Street, Urbana, Illinois**

MEMBERS ATTENDING: Dustin Allred, Will Andresen, Andrew Fell, Debarah McFarland, Karen Simms, Chenxi Yu

MEMBERS EXCUSED: Lew Hopkins, Bill Rose

STAFF PRESENT: Kevin Garcia, Principal Planner; Marcus Ricci, Planner II; Teri Andel, Planning Administrative Assistant II

OTHERS PRESENT: John Gatzmer, Kathleen Groark, Madalyn Mills

A. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:04 p.m. Roll call was taken, and there was a quorum of the members present.

B. CHANGES TO THE AGENDA

Kevin Garcia, Principal Planner, proposed hearing Plan Case No. 2501-SU-25 before Plan Case No. 2500-T-25 because the applicants for Plan Case No. 2501-SU-25 is the only people in the audience. Chair Allred agreed.

Mr. Fell moved that the Plan Commission make the change to the agenda as recommended by City staff. Mr. Andresen seconded the motion. The motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES OF PREVIOUS MEETING

There were none.

D. COMMUNICATIONS

- Supplemental Memorandum for Plan Case No. 2501-SU-25
- Updated Exhibit B and Exhibit C for Plan Case No. 2501-SU-25
- Email from Jeff Unger in opposition to Plan Case No. 2501-SU-25

E. NEW PUBLIC HEARINGS

Plan Case No. 2501-SU-25 – A request by Kathleen Groark, dba Insite RE, Inc., on behalf of DRA Properties, LLC and Verizon Wireless, for a Special Use Permit to allow a tower with antennas at 102 East Michigan Avenue in the CRE (Conservation-Recreation-Education) Zoning District.

Chair Allred opened Plan Case No. 2501-SU-25. He reviewed the procedure for a public hearing. Marcus Ricci, Planner II, presented the case to the Plan Commission. He began by stating the reason for the special use permit request, which is to allow a tower with antennas in the CRE Zoning District. He described the proposed location of the tower and of the surrounding properties noting the zoning, existing land use, and future land use of each. He showed a photo of the existing light pole that would be replaced if the special use permit is approved. He reviewed the site plan that was submitted as part of the application. He talked about a similar request by US Cellular in 2011, which was withdrawn, about radio-frequency emission concerns, and about aesthetic concerns of neighboring residents. He showed images of the proposed view of the tower from different directions. He reviewed the requirements for a special use permit according to Section VII-4.A of the Urbana Zoning Ordinance. He talked about the public notification steps that were taken prior to this meeting and about the input received from the public.

Mr. Ricci referred to the Supplement Memorandum, which was handed out to the Plan Commission members before the start of the meeting. He reviewed the requirements mentioned in the supplemental memorandum, which pertained to the following: 1) general requirements, 2) setbacks, 3) height limitations, 4) tower separation distance, 5) location preference, 6) collocation, 7) coverage area, 8) aesthetic requirements, 9) State and Federal requirements, and 10) special use permit term limitation for a wireless service tower. He also reviewed the factors that the Plan Commission should consider in granting a special use permit for the proposed tower. He talked about security fencing, landscaping, and removal of abandoned antennas and towers. He discussed the variances requested for waivers to provide security fencing around the tower and to provide a vegetative buffer around the tower. He presented staff's recommendation that the Plan Commission recommend APPROVAL of the proposed special use permit to City Council with the following condition: 1) The proposed tower construction shall generally conform to the submitted site plans, 2) to waive the requirement to provide security fencing around the tower itself, and 3) to waive the requirement to provide a vegetative buffer around the tower itself. He noted that the applicant and members of the school district were in the audience to speak on behalf of their application.

Chair Allred asked the Plan Commission members if they had any questions for City staff.

Mr. Fell said that he served on the Plan Commission when the original tower was proposed. He recalled the reason the case was deferred was because the applicants were proposing to have a light on the tower to shine on the American flag they intended to hang on the tower. He said that the pole would have been lit 24 hours a day.

Mr. Ricci stated that he had not mentioned a requirement for a flashing safety beacon by the Federal Aviation Administration (FAA) because the proposed pole is less than 200 feet in height, and there is no additional lighting proposed other than what it would shine itself when it is lit.

Mr. Fell asked if there is any concern that there is an Urbana High School (UHS) light now hanging on a Verizon pole. Will UHS need permission to use the proposed pole? Mr. Ricci deferred this question for the applicants to answer when they speak. He said that there is a pretty detailed lease agreement between the Urbana High School and Insite RE, Inc. Mr. Fell said that it may not be of the concern of the Plan Commission.

Chair Allred made a clarification regarding variances and waivers. He said that waivers in some cases are described as variances and in other cases as waivers. Variances are usually approved by the Zoning Board of Appeals; however, in this case, there are specific standards that describe the possibility of waivers in Section 13.1, which addresses telecommunications equipment. Mr. Ricci said that this is correct.

With there being no further questions for City staff, Chair Allred opened the hearing for public input. He invited the applicant(s) to come forward.

Katie Groark, on behalf of Verizon Wireless and DRA Realty, approached the Plan Commission to speak. She thanked the Plan Commission for their time in considering the proposed request. She gave a presentation on the following:

- Release of a Search Ring – She explained that each network has different cells that demands pull on. So, when there is an increased demand from either data or calls, it shrinks the amount of area that the cell can handle. What has happened in this area is there are more drops and gaps in coverage because there is more demand in the area. This area has been identified as an area where additional service is needed.
- Diagram of the Proposed Tower – She stated that the tower pole would be 120 feet in height and would have the existing lights on it. She confirmed that the equipment would be located under the bleachers.
- Ever Growing Demand for Wireless Service
- Increasingly Vital to Public Safety – She noted that more than 80% of 911 calls are made from cell phones. 78% of parents site safety as the primary reason why they have purchased a phone for their child. Wireless phones are the only phones that most people have nowadays.

John Gatzmer, Chief Information Officer for Urbana School District, approached the Plan Commission to speak in favor of the proposed request. He stated why UHS came to Verizon and asked them to investigate some additional resources in our area. He explained that every school day, there are about 2100 students and an additional 400 staff members in the high school and middle school. When he first started working for the Urbana School District, he was asked to do something about the cell reception at the schools. There have been some false bomb threats and gun threats at UHS where the schools had to go on full lockdown. Parents are very anxious when there are 20 police officers outside a school, and they cannot get ahold of their children. Three years ago, Urbana School District switched to our Primary Crisis System, which lets the schools send rapid communications in the event of an emergency (fire, tornado, or school shooter). This system allows the school to send rapid communications to all staff and students in any school building. This system would be great if people would be able to get the messages. Currently, with the existing cell service in the high school and middle school, it has been very difficult sometimes to get these emergency messages or the messages come up a little later. Therefore, he feels that there is a real public need for additional cell coverage. He said that he would be happy to answer any questions.

Ms. Yu said that they showed the Plan Commission according to the Verizon's network where the limitation of surface is and how the proposed tower will be enhancing that. However, not everyone has Verizon service. So, how are we ensure this kind of vital infrastructure is also available for people using other cell services? Ms. Groark said that the proposed tower would be

primarily for Verizon. They do have available location for one additional carrier to collocate. An additional carrier would need to get permission from the City to collocate on the tower. Mr. Gatzmer added that Verizon service is one of the biggest problems that the schools have been having at the high school and middle school. T-Mobile service is generally okay. AT&T service is another carrier that they have had some problems with.

Mr. Gatzmer mentioned that the school has formed a corporate partnership with some of the other carriers. He also stated that AT&T had installed a microcell, which is a small light post cell tower on Vine Street just north of Michigan Avenue. It has alleviated some of the problems in the middle school. Because the cells are smaller, it has not helped at the high school.

Mr. Fell asked if Verizon had the ability to refuse another carrier on their pole. How is the pole regulated? Ms. Groark replied that the pole would be owned by Dolan Realty, and they will market the tower to other carriers.

Mr. Fell asked if they had considered other locations for the tower. He mentioned that Blair Park is a block away with similar conditions. Ms. Groark said that she did look at other locations, including several parks. They are not desirable in terms of camouflage. The Park District did not show much interest in moving forward to locate a cell tower in one of them. She noted that she also reached out to several churches in the area. Most of the area is residential and does not offer many locations for a tall tower. She explained that they also looked at other poles on the school property to locate the tower, and they wound up at the proposed location because the existing pole is the tallest and would be the least amount of change. It also provides them the ability to place the equipment under the bleachers, where it would be easily camouflaged. Mr. Gatzmer confirmed that this is the best location on school property.

Ms. Simms asked how much of the problem would the proposed cell tower solve or how much of a dent would the proposed tower make for overall coverage. Also, because we do not like for students to use their phones while they are in school, does this help remedy the problem as well? Ms. Groark explained that the cell network is set up so that they all work together. There is an increased demand on the cells that are covering the school, which is why the coverage shrunk. So, in addition to alleviating the area that does not have coverage, the proposed tower and antennas will help the existing antennas because they would no longer be trying to support this area.

Mr. Gatzmer said that the Urbana Middle School has been piloting a program called, Yonder Bags", where at the beginning of the day, students put their phones in lockable bags. Teachers have been happy with the success of this program. This allows students to still have their phones with them. If something bad happens, students are to keep their phones silenced but are still turned on. Parents are supplying younger children with phones to make sure that their children are doing what they are supposed to be doing.

With there being no other public in the audience, Chair Allred closed the public input portion of the hearing. He opened the hearing for Plan Commission discussion and/or motion(s).

Ms. Yu stated that she felt the applicant was doing a pretty good job hiding the tower with the pole. Given that there is not much other option, she thinks this plan is okay.

Chair Allred said that before he looked at the photo simulations, he walked around and tried to see the existing light towers, which is pretty hard. You have to be in the clear on Race Street or on one of the side streets to see the towers.

Mr. Fell agreed that installing a cell tower and combining it with all the other functions that the existing light tower has is kind of the best of all worlds that could be done. Anecdotally, he said that there is a need for better cell service at the high school. His wife's classroom was in the girls' locker room from 1914. He was not able to talk with his wife during the school day at all.

Chair Allred mentioned that his son went to Urbana High School. He assumed that not being able to get a signal in there had to do with the thickness of the walls. It is good to hear that this is not the issue, and that the issue can be remedied.

Mr. Fell moved that the Plan Commission forward Plan Case No. 2501-SU-25 to the City Council with a recommendation for approval with the conditions that it generally conforms to the site plan given, to waive the security fencing around the tower itself, and to waive the vegetation buffer around the tower itself. Mr. Andresen seconded the motion. Roll call on the motion was as follows:

Mr. Andresen	-	Yes	Mr. Fell	-	Yes
Ms. McFarland	-	Yes	Ms. Simms	-	Yes
Ms. Yu	-	Yes	Chair Allred	-	Yes

The motion passed by unanimous vote.

Mr. Garcia noted that Plan Case No. 2501-SU-25 would be forwarded to Committee of the Whole on Monday, May 5, 2025.

...

H. ADJOURNMENT

The meeting was adjourned at 8:38 pm.

Respectfully submitted,

Kevin Garcia, Secretary
Urbana Plan Commission

CITY OF URBANA

City of Urbana
400 S. Vine Street, Urbana, IL 61801
http://www.urbanaillinois.us/ www.urbanail.gov

MEMORANDUM TO THE MAYOR AND CITY COUNCIL

Meeting: April 21, 2025 Committee of the Whole
Subject: An Ordinance Approving a Comprehensive Plan (*Imagine Urbana* / Plan Case No. 2502-CP-25)

Summary

Action Requested

City Council is being asked to approve the *Imagine Urbana* Comprehensive Plan. The draft plan is hosted online and can be found at: https://online.encodeplus.com/regs/urbana-il

Plan Commission Recommendation

Since the initial draft of *Imagine Urbana* was published on August 20, 2024, the Plan Commission has iteratively reviewed its themes, sections, and content over the course of eleven public study sessions and a series of public hearings. The Commission held public hearings on the draft plan on March 13, March 27, April 3, and April 10, 2025. The Plan Commission unanimously voted to recommend approval of *Imagine Urbana* to City Council (five ayes to zero nays) at its meeting on April 10, 2025.

Relationship to City Services and Priorities

Impact on Core Services

Approval of the plan would have no direct impact on City services. However, the policy guidance provided by *Imagine Urbana* is intended to inform priorities and investments going forward.

Strategic Goals & Plans

The policy guidance contained in *Imagine Urbana* generally aligns with the four strategic areas in the Mayor/Council Strategic Goals (Public Health & Safety, Housing, Infrastructure, and Economic Health). Once adopted, the plan would replace the 2005 Comprehensive Plan. In addition, the adopting ordinance contains language to adopt several existing plans, which had previously been adopted as amendments to the 2005 plan, as stand-alone plans. This approach would ensure that these plans can still be used once the 2005 plan is replaced with *Imagine Urbana.*

Previous Council Actions

On April 11, 2005, Council adopted Ordinance No. 2005-03-050, which adopted the 2005 Comprehensive Plan. *Imagine Urbana* would replace the 2005 plan. Council has also adopted 16 amendments to the 2005 plan, including several targeted plans, such as the Bicylce Master Plan and Hazard Mitigation Plan.

Discussion

Additional Background Information

Imagine Urbana is the culmination of a five-year planning process, which began in early 2020. The process included multiple phases of public outreach, staff working groups, research, analysis, and ultimately, drafting of the plan. (More detailed information on the public engagement process can be found in *Section II - Background*.)

Beginning August 20, 2024 with the release of the first draft of the Plan, the Plan Commission held 11 study sessions between August 22, 2024 and February 20. 2025 to discuss and refine elements of the plan. During September and October, 2024, staff also presented the draft plan to and received quality feedback from the Arts & Culture Commission, Bicycle & Pedestrian Advisory Commission, Community Development Commission, Historic Preservation Commission, and Sustainability Advisory Commission. As with all commission meetings, each of the 11 study sessions at Plan Commission, and each session at the aforementioned commissions was open to the public to both observe and provide comment. On March 13, 2025, the Plan Commission opened the public hearing on *Imagine Urbana* and kept the hearing open for four meetings before making their recommendation to City Council on April 10.

Imagine Urbana begins with an **Introduction** and **Background**, followed by the **Vision & Values** section. The core of the plan lies in the following sections, which include **Big Ideas**, **Big Moves, Little Moves**, **Maps**, and **Tracking Progress**. These are briefly described as follows:

Big Ideas are the four overarching goals for Urbana's future.
Big Moves are the strategies to achieve the Big Ideas.
Little Moves are the actions that provide specific steps to implement each Big Move.
The **Maps** section contains three maps to guide future development and redevelopment of the City: Place Types, Connected City, and Development Opportunities.
Tracking Progress contains two types of Metrics that will be used to track progress: Community Metrics and metrics assigned to each Little Move used to track progress toward each Big Move.

The plan concludes with a brief section on **Evaluation and Reporting**, followed by an **Appendix**.

Policy or Statutory Impacts

The *Imagine Urbana* Comprehensive Plan is the main policy document guiding land development and redevelopment for the City for the next two decades. It is important that Imagine Urbana be treated as an organic document, responding to changing conditions and updated regularly. One of the identified deficiencies of the 2005 plan was the lack of updating and follow-through.

Fiscal and Budget Impact
The plan itself will have no direct impact on the City's finances. In the short and medium term, fully implementing the action items -- "little moves" -- of the plan will require staff time and additional financial resources. An important long-term goal of the plan (Big Idea #2: Urbana is Both Financially and Environmentally Resilient) is that implementing the plan will lead to a more fiscally stable future for the City.

Community Impact
Imagine Urbana involved an extensive and inclusive community engagement process to identify goals and aspirations for the future development of the City and included interactive workshops; presentations to community groups; tables at City and neighborhood events; door-to-door, SMS, online, and paper surveys; ward meetings; and an online and in-person spending priorities exercise; all with an emphasis on seeking out voices not traditionally heard. Once the draft Plan was published in August, 2024, the public had in-person opportunities to meet with staff to discuss the Plan and its maps at neighborhood meetings, and provide input at Plan Commission study sessions and public hearings from August 2024 – March 2025.

Recommendation
The Plan Commission unanimously recommended approval of the plan to City Council. Staff concurs with the Plan Commission's recommendation.

Next Steps
If Council approves the plan, staff will update the plan's webpage to indicate that the plan has been adopted. City staff and City leaders would then begin using the plan immediately as policy guidance and working to implement the action items from the plan as resources allow.

Attachments

1. An Ordinance Adopting the Imagine Urbana Comprehensive Plan (Plan Case No. 2502-CP-25).

Originated by: Kevin Garcia, Principal Planner / Zoning Administrator
Reviewed: Andrea Ruedi, Strategic Advisor for Integrated Strategy Development
William Kolschowsky, Senior Management Analyst/Assistant to the City Administrator
Approved: Carol Mitten, City Administrator

ORDINANCE NO. _____

AN ORDINANCE APPROVING A COMPREHENSIVE PLAN

(Imagine Urbana / Plan Case No. 2502-CP-25)

WHEREAS, the City of Urbana ("City") is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City's home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, the City Council on April 11, 2005 in Ordinance No. 2005-03-050 adopted the 2005 City of Urbana Comprehensive Plan; and

WHEREAS, the 2005 Comprehensive Plan contained goals, objectives, policies, and other recommendations pertaining to land uses, housing, neighborhoods and public infrastructure in the community; and

WHEREAS, since 2005 various amendments to the Comprehensive Plan have been adopted; and

WHEREAS, changes in various circumstances since the 2005 Comprehensive Plan was adopted have indicated a need for a new Comprehensive Plan to address opportunities and issues facing Urbana; and

WHEREAS, an extensive and inclusive community engagement process to identify goals and aspirations for the future development of the City included interactive workshops; presentations to community groups; tables at City and neighborhood events; door-to-door, SMS, online, and paper surveys; ward meetings; and an online and in-person spending priorities exercise; all with an emphasis on seeking out voices not traditionally heard; and

WHEREAS, an initial draft of the new comprehensive plan, Imagine Urbana, was published on August 20, 2024, and after which, six neighborhood meetings, five City commission presentations, eleven Plan Commission public study sessions, and four public hearing meetings were held to gather

community feedback, and

WHEREAS, *Imagine Urbana,* contains an Introduction, Background and Trends, Process, Vision & Values, Big Ideas, Big Moves & Little Moves, Metrics, Place Types descriptions and Map, a Connected City Map, and a Development Opportunities Map; and

WHEREAS, the Plan Commission recommended that the following plans, which were adopted as amendments to the 2005 Comprehensive Plan, be adopted as individual plans by the ordinance that adopts Imagine Urbana: Bicycle Master Plan (2016), Pedestrian Master Plan (2020), Bicycle Wayfinding Plan (2020), Champaign County Greenways & Trails Plan (2014), Champaign County Hazard Mitigation Plan (2021), Crystal Lake Neighborhood Plan (2008) and Downtown Plan (2012); and

WHEREAS, after due publication, the Plan Commission held public hearings on March 13, March 27, April 3, and April 10, 2025, and voted with five (5) ayes and zero (0) nays to forward Plan Case 2502-CP-25 to the City Council with a recommendation to approve Imagine Urbana; and

WHEREAS, the City Council finds that it is in the public interest to adopt *Imagine Urbana*; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

The attached document, entitled *Imagine Urbana*, as Exhibit "A", and incorporated herein by reference, is hereby adopted as the official Comprehensive Plan of the City of Urbana and shall replace the existing 2005 Comprehensive Plan and all amendments to said plan.

Section 2.

The following plans, which were adopted as amendments to the 2005 Comprehensive Plan, are hereby adopted as individual plans, effective as of the date of their adoption as amendments to the 2005 Comprehensive Plan: Bicycle Master Plan (2016), Pedestrian Master Plan (2020), Bicycle Wayfinding Plan (2020), Champaign County Greenways & Trails Plan (2014), Champaign County Hazard Mitigation Plan (2021), Crystal Lake Neighborhood Plan (2008) and Downtown Plan (2012).

Section 3.

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this date day of Month, Year.

AYES:

NAYS:

ABSTENTIONS:

_____
Darcy E. Sandefur, City Clerk

APPROVED BY THE MAYOR this date day of Month, Year.

_____
Diane Wolfe Marlin, Mayor