



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill
Petitioner

Carl Scheodel

Mark VanKerkhoff

Monica Meyers

PETITION NUMBER 2015-4343

Date 02/25/2015

GENERAL INFORMATION

APPLICANT:	DEREK MCGREW PARALLEL INFRASTRUCTURE 103 WILSHIRE CT. NOBLESVILLE 46062	
PURPOSE:	A SPECIAL USE TO ALLOW A PRIVATE COMMUNICATIONS TOWER	
EXISTING ZONING:	F - FARMING;	
REQUESTED ACTION:	SPECIAL USE FOR A 190 FT PRIVATE COMMUNICATIONS TOWER	
SIZE:	0.13 ACRES	
LOCATION:	SOUTH SIDE OF MIDDLE ST., 980 FEET WEST OF BARRY RD., SECTION 36, ELGIN TOWNSHIP (1051 MIDDLE ST.)	
SURROUNDING	ZONING	USE
NORTH	F - FARMING;	OPEN SPACE;
SOUTH	F - FARMING; SOUTH ELGIN	VACANT;
EAST	F - FARMING;	VACANT;
WEST	F - FARMING; SOUTH ELGIN	RESIDENTIAL;
EXISTING LAND USE:	AGRICULTURAL; RESIDENTIAL;	
LAND USE PLAN DESIGNATION:	URBAN NEIGHBORHOODS	
ZONING HISTORY:	NO PREVIOUS REQUEST FOR THIS SITE	
APPLICABLE LAND USE REGULATION:	ARTICLE VIII, SECITON 8.1-2 H.5	

Sally J. King Declaration of Trust
Parallel Infrastructure
Special Use for a Private Communications Tower

Special Information: Parallel Infrastructure is proposing to construct a 190' telecommunications tower on property owned by the Sally J. King Declaration of Trust. Parallel will be constructing and own the tower. T-Mobile will be locating their infrastructure on the tower. Because the tower is not owned by T-Mobile or another public utility exempt company, the tower must have a special use to be constructed. The tower will be located in the back corner of the property and approximately 800 feet from the nearest neighboring residence. The site is also partially wooded providing some natural screening.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods. The properties surrounding this are zoned F District Farming with a few vacant parcels annexed to South Elgin. The proposed tower meets all the requirements set forth in Article V, Section 4.4-3 of the Kane County Zoning Ordinance.

Staff recommended Finding of Facts:

1. The Special Uses will permit a tower that would otherwise be permitted if it was owned by the public utility exempt company.
2. The proposed tower meets the height and setback requirements for public utility towers.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet and narrative

Findings of Fact Sheet – Rezoning

- *The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)*
- *You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.*

Derek McGrew

12/15/2014

Name of Development/Applicant

Date

- 1. How does your proposed use relate to the existing uses of property within the general area of the property in question?**

The property in question is used agriculturally and provides natural screening of the proposed use. There would be little if any effect at all to the general area. The surrounding area where the facility is proposed is vacant. There are no structures or development within over 800'.

- 2. What are the zoning classifications of properties in the general area of the property in question?**
F, R - mostly uninhabited.

- 3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?**

A Wireless Communications Facility is permitted by Special Use Permit in the F zone. The facility meets or exceeds all setback requirements and there are no structures or residential uses nearby.

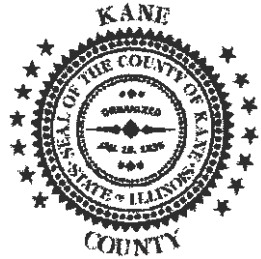
- 4. What is the trend of development, if any, in the general area of the property in question?**

There is no current trend of development in the area.

- 5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?**

The allowance of a wireless communications facility in a secluded location allows for wireless communication to penetrate the surrounding community without the concern about aesthetics. This structure built by Parallel Infrastructure allows for multiple wireless providers, minimizing the need for other facilities in the area.

Findings of Fact Sheet – Special Use



Special Use Request _____

Date _____

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
- *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:*

6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The establishment of this special use will provide wireless communication to the nearby community. There is no detrimental effect on the morals, comfort or general welfare. A facility such as this actually increases the public health and safety by providing service to an area in need.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity. The property in the surrounding area is vacant. There would be no injury to the surrounding area.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

There is no effect whatsoever to the normal development and improvement of the surrounding area.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

Yes, power and communication service will be provided to the facility as shown on the site plan.

10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

Following construction, only one visit per month on average is necessary. There will be an adequate road provided through the property for ingress and egress.

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Yes, a wireless communications facility is permitted by special use permit, and this proposal meets or exceeds all zoning requirements.

NARRATIVE

Parallel Infrastructure and T-Mobile respectfully request your consideration of a zoning approval to construct a wireless communications facility located in the just outside of South Elgin, IL on East Middle Street. There is a demonstrated need for wireless coverage in South Elgin, IL. When this site is fully constructed, T-Mobile customers and tourists traveling through the area as well as the surrounding community will be able to have state of the art wireless service, browse the internet, use other cell phone, smart phone, computer and handheld devices to use You Tube, play video games, text, send emails as well as many other data applications not mentioned.

There are no towers in the nearby vicinity. When a situation like this occurs, T-Mobile partners with a tower company such as Parallel Infrastructure who build the tower then aggressively markets the tower to all of the carriers licensed in the area. As a search for a tower site is conducted, many factors are taken into consideration, including the zone of a property, the ability of the property to meet setbacks, Landowner interest, environmental concerns, FAA, and sometimes most importantly, the surrounding general view-shed of where a tower *should* be located. This property was able to meet setbacks, and is nowhere near any residences.

Currently the property is being used agriculturally. The tower site is located on the far southern portion of the property, well placed to meet setbacks and fill the coverage gap. The size of the lease area is being proposed in order to provide space for future wireless tenants. This type of facility only requires approximately one visitor per month for maintenance. While the site is actually in operation 24 hours per day, the site is visited for maintenance during typical business hours, unless an emergency visit is required. The tower will not likely require tower lighting. The only measurable noise emitted from the site would be from a backup generator, which is housed within the prefabricated shelter. This means that this noise would be similar to a typical air conditioner, and not heard from any adjacent property.

Telecommunications facilities are often placed in Agricultural or Industrial properties, which often border highly traveled highways or dense populations. Parallel Infrastructure and T-Mobile respectfully request approval of this application.

Thank you for your time and consideration.

Derek McGrew

Agent for Parallel Infrastructure

317.507.4541

T-Mobile
stick together.
8500 BRYN MAWR AVENUE, SUITE 100
CHICAGO, ILLINOIS 60631

PLANS PREPARED FOR:
Parallel

PLANS PREPARED BY:
CelluSite, LLC

ENGINEERING LICENSE:
JACOB GORALSKI
082.066924
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
09/29/15
Jacob GoralSKI

DATE	DESCRIPTION	BY	REV
12/27/14	90% CLIENT REVIEW	SM	A
12/28/14	90% CLIENT REVIEW	SM	B
12/27/14	60% CLIENT REVIEW	SM	C
9/15/15	FINAL DVA	SM	D

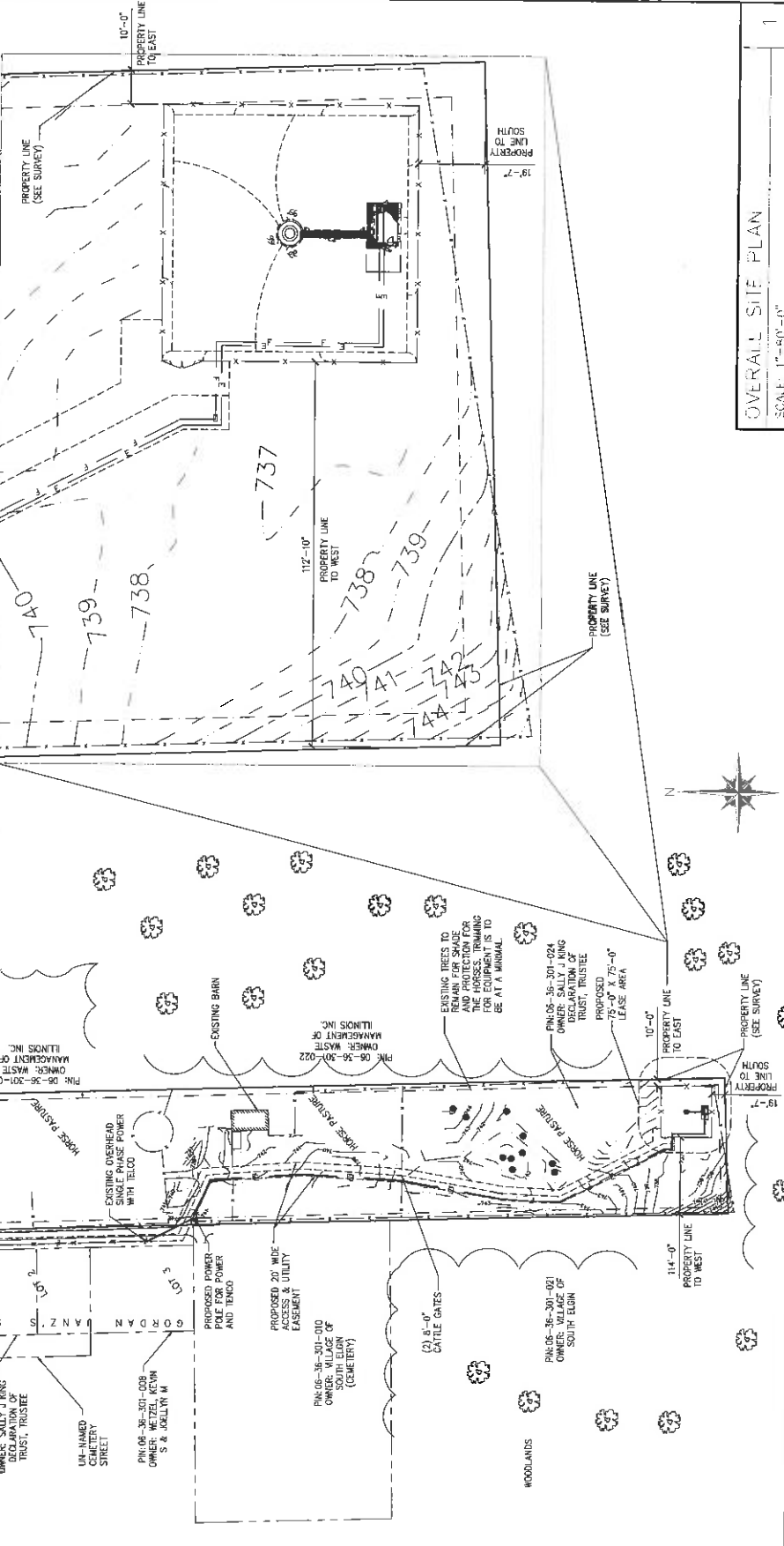
SITE INFORMATION:
CH77017F
KINGS
East Middle Street
SOUTH ELGIN, IL 60177
KANE COUNTY

SHEET TITLE:
OVERALL SITE PLAN

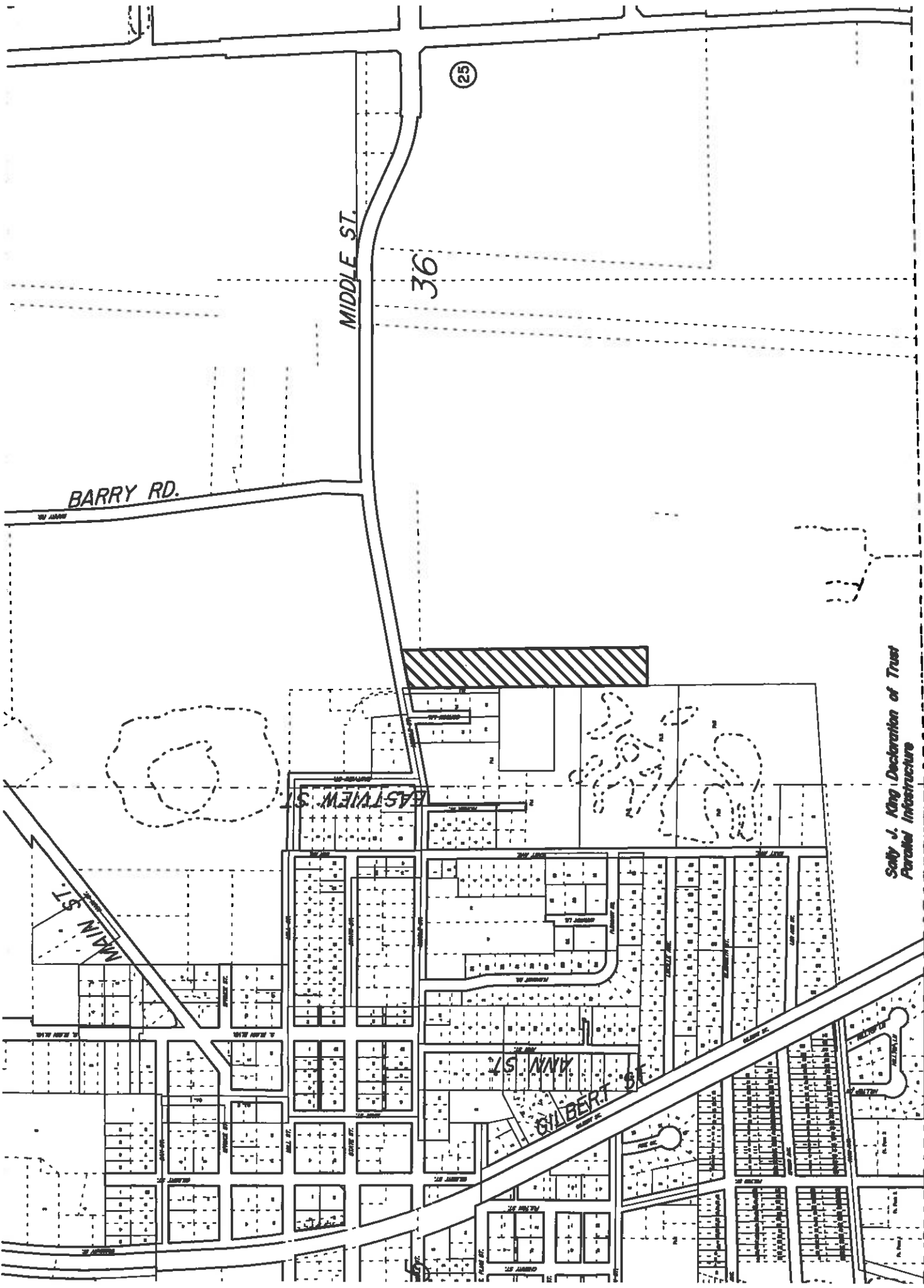
SHEET NUMBER:
C-1
PLOT SCALE: 11' @ 1" = 11'

- IMPORTANT SITE NOTES:**
- GENERAL CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CONTRACT AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
 - GENERAL CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND OWNERS RISK. ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
 - CONTRACTOR TO VERIFY ALL HEIGHTS AND ADJUSTMENTS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
 - CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

SETBACK DIMENSIONS TO PROPERTY LINES



OVERALL SITE PLAN
SCALE: 1" = 60'-0"



25

36

BARRY RD.

MIDDLE ST.

EASTVIEW ST.

MAIN ST.

KINN ST.

GILBERT ST.

*Sally J. King Declaration of Trust
Paralleled Infrastructure*