

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center

719 Batavia Avenue

Geneva, Illinois 60134

Office (630) 232-3492 Fax: (630) 232-3411

Received Date



ZONING MAP AMENDMENT APPLICATION

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 12-26126035
	Street Address (or common location if no address is assigned): 129 Hart Road, Batavia, IL 60510

2. Applicant Information:	Name Pinnacle Towers LLC	Phone 847-273-0471
	Address 10 N. Martingale Road suite 440	Fax
	Schaumburg, IL 60173	Email brad.bell@pinnacle.com

3. Owner of record information:	Name Pinnacle Towers Inc.	Phone 847-273-0471
	Address 10 N Martingale Road suite 440	Fax
	Schaumburg, IL 60173	Email brad.bell@pinnacle.com

Zoning and Use Information:

2030 Plan Land Use Designation of the property: Urban Neighborhoods / Mixed Use Infill
2040

Current zoning of the property: F

Current use of the property: unmanned telecommunications facility

Proposed zoning of the property: Urban Neighborhoods / Mixed Use Infill = F

Proposed use of the property: unmanned telecommunications facility

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

Please see ~~attached~~ complete construction drawings.

Replacing old guyed tower with new monopole for safety reasons.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Trust Disclosure (If applicable) N/A
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Pinnacle Towers Inc. 11/16/2014
Record Owner Date

[Signature] 11/16/2014
Applicant or Authorized Agent Date



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.

Crown Castle
Name of Development/Applicant

1/13/14
Date

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

The use will continue to be a telecommunications tower, however Crown will replace the existing guyed tower with a new monopole tower.

2. What are the zoning classifications of properties in the general area of the property in question?

PFI, R1-L Single family low density, R1-M Single family Medium Density

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

The future use will be the same just with a better, safer tower, therefore the existing zoning classification is absolutely suitable

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

Single family residential homes

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

The projected use of the property employs the new 'Urban Neighborhoods/ Mixed use Infill category. This category and use of the property for telecommunications infrastructure continues to growing demand of residents connectivity to wireless devices.



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 replacement tower will provide the public with the same wireless benefits of the existing tower, but will be more aesthetically pleasing, safer, easier to maintain, and have the ability to provide service for more residents.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

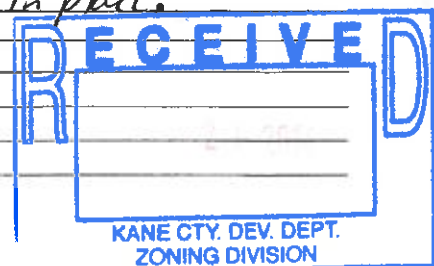
The purpose of the special use will be to meet the needs of constituents, and will improve the enjoyment of the property in the immediate vicinity.

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

As the tower will be switching from ~~one~~ a guyed tower supported by guy wires to a self supporting monopole the impact will be reduced ultimately.

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

Yes, this supporting infrastructure is already in place.

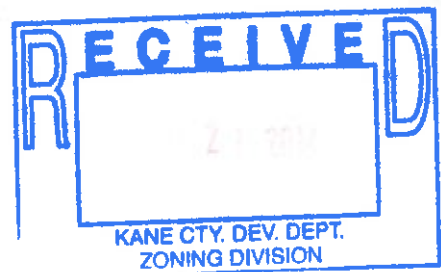


10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

Yes, the access road already exists and will continue to be the

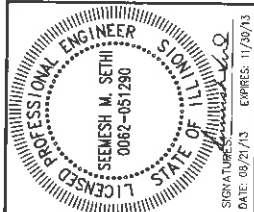
11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Yes, all regulatory approvals required for the continued use of the property as a telecommunications facility will be considered.





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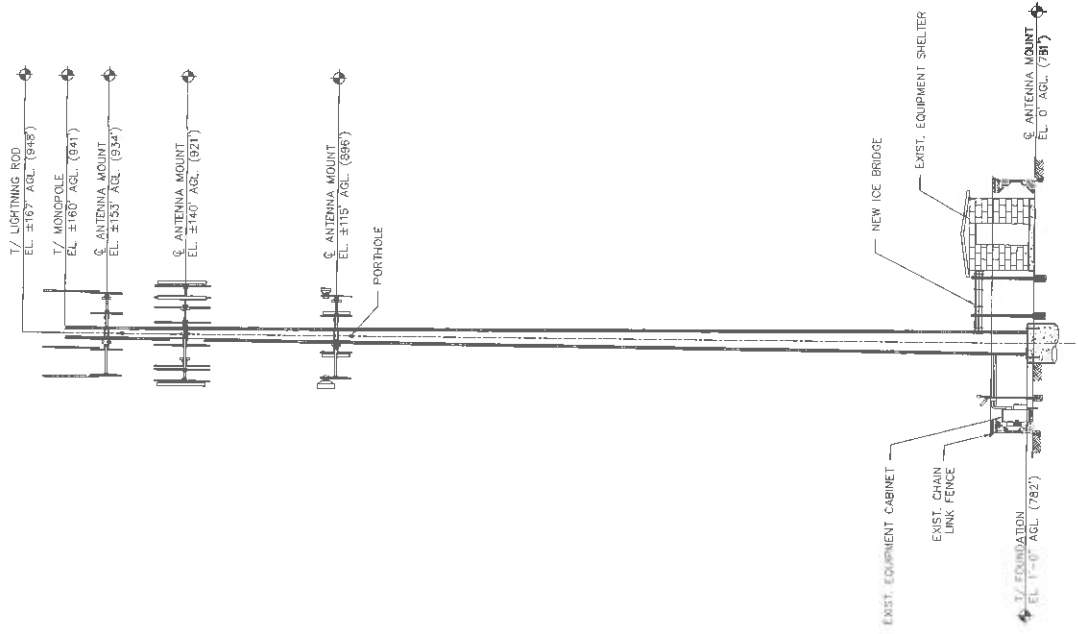
REV.	DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	8/21/13
-	ISSUED FOR REVIEW	6/28/13

BATAVIA
871568
174 HART RD.
BATAVIA, IL 60910
JEAN COUNTY

ELEVATION

Drawn By: CJ	Checked By: JH
Date: 6/19/13	Date: 6/28/13
Scale: 1/8"=1'-0"	Date: 6/28/13
Sheet Number: A-3	

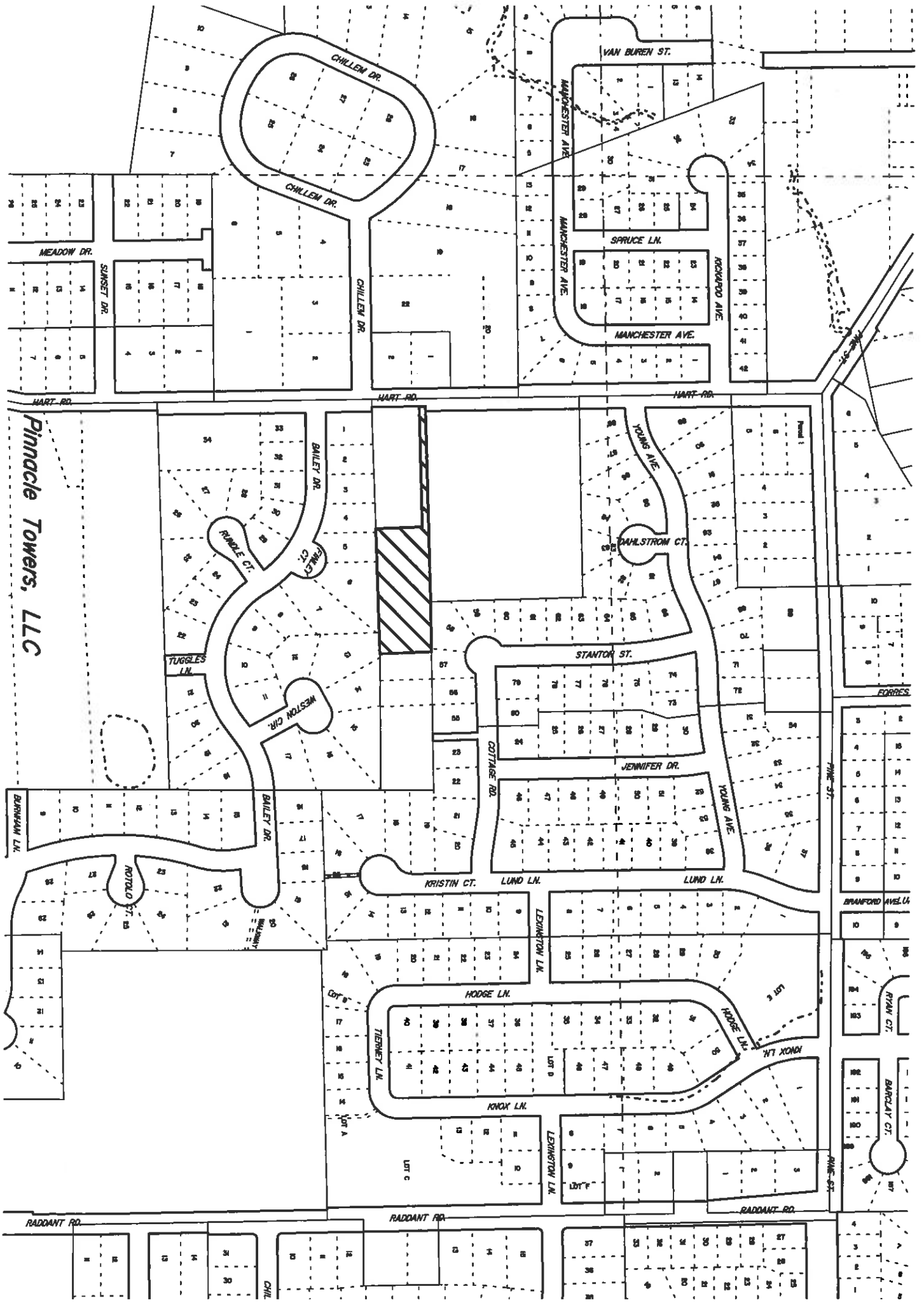
2/7/08/2013



TOWER STRUCTURAL ANALYSIS PERFORMED
BY VECTOR ENGINEERS DATED MAY 1, 2013

1 SOUTH ELEVATION (LOOKING NORTH)
A-2/ SCALE: N.T.S.

CURRENT PROJECTS\CROWN CASTLE\871568 BATAVIA\871568 A3



Pinnacle Towers, LLC





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 Carl Scheodel Mark VanKerkhoff Monica Meyers
 Petitioner

PETITION NUMBER 2014-4313 **Date** 02/20/2014

GENERAL INFORMATION

APPLICANT: PINNACLE TOWERS INC,
 BRAD BELL
 10 N. MARTINGALE, STE 620
 SCHAUMBURG 60173

PURPOSE: SPECIAL USE FOR A PRIVATE 160 FT COMMUNICATIONS TOWER.

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: SPECIAL USE FOR A PRIVATE 160 FT. COMMUNICATIONS TOWER;

SIZE: 1.74 ACRES

LOCATION: WEST SIDE OF HART RD., 200 FEET NORTH OF CHILLEM DR.. SECTION 26, BATAVIA TOWNSHIP (129 HART RD.)

SURROUNDING	ZONING	USE
NORTH	CITY OF BATAVIA	RESIDENTIAL; CHURCH
SOUTH	CITY OF BATAVIA	RESIDENTIAL;
EAST	CITY OF BATAVIA	RESIDENTIAL;
WEST	F - FARMING;	RESIDENTIAL;

EXISTING LAND USE: TOWER SITE

LAND USE PLAN DESIGNATION: URBAN RESIDENTIAL

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS SITE

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.1-2H.5 OF THE KANE COUNTY ZONING ORDINANCE

Pinnacle Towers LLC.
Special Use to allow a private communications tower

Special Information: Pinnacle Towers/Crown Castle purchased the property in 2007 with the towers. There are two towers on the site. One is a 190 ft guyed tower that is owned by Crown Castle and will be replaced if this request is approved. The second tower is a 140 ft monopole that was constructed by Sprint in 1998. Crown Castle is proposing to build a new 160 ft monopole to replace the existing guyed tower. The guyed tower was originally built at 300 ft tall and was reduced to 190 ft in 2008. No permits are on file for the original tower as it predated any Zoning and Building Department regulations of towers.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Residential. This site has been used as a tower location for at least the last 20 years. The new tower will be smaller than the existing tower and will replace an aging and outdated structure.

Staff recommendation: The Kane County Technical Staff recommends approval of the special use.

Staff recommended Finding of Facts:

1. The new tower will replace an aging/outdated tower.
2. The new tower will be smaller than the existing tower.

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