Zoning Request Report
County of Kane

TO:  Kane County Zoning Board Of Appeals
     Kane County Development Committee
     County Board Member District
     Janice Hill
     Carl Schoedel
     Mark VanKerkhoff
     Monica Meyers
Petitioner

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

NORTH  F - FARMING;
SOUTH  F - FARMING; SOUTH ELGIN VACANT;
EAST  F - FARMING;
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, SECTION 8.1-2 H.5
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 YouTube, 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