

**KANE COUNTY DEVELOPMENT DEPARTMENT**  
 Subdivision and Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 232-3492 Fax: (630) 232-3411

<i>Received Date</i>
<i>PLD2 2017-0000355</i>

**ZONING MAP AMENDMENT AND/OR  
 SPECIAL USE APPLICATION**

*Instructions:*

*To request a zoning map amendment and/or a special use 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 help you.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b>  <i>10-22-300-004</i>
	<b>Street Address (or common location if no address is assigned):</b>  <i>47 W 543 Perry Rd, Maple Park, IL 60151</i>

<b>2. Applicant Information:</b>	<b>Name</b> <i>Eddie Finley</i>	<b>Phone</b> <i>630-557-2221</i>
	<b>Address</b> <i>47 W 543 Perry Rd Maple Park, IL 60151</i>	<b>Fax</b> <i>630-557-2229</i>
		<b>Email</b> <i>Tower works@Towerworks.net</i>

<b>3. Owner of record information:</b>	<b>Name</b> <i>Same</i>	<b>Phone</b>
	<b>Address</b>	<b>Fax</b>
		<b>Email</b>

**Zoning and Use Information:**

2030 Plan Land Use Designation of the property:

Agriculture

Current zoning of the property:

R1 Residential Districts

Current use of the property:

Residential

Proposed zoning and/or special use of the

property: Agriculture, Store materials (Pipes and tower sections) short term on Property  
It will not effect the environment in any way. The Only materials being stored is Steel

If the proposed Special Use/Map Amendment is approved, what improvements or construction is planned?

There is no improvements or construction taking place. We just need to store Steel for a short period of time.

**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.kanedupageswcd.org/land\\_use.htm](http://www.kanedupageswcd.org/land_use.htm)), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 2315 Dean Street, Suite 100, St. Charles, IL 60175.
- EcoCAT (available in pdf form at <http://dnrecocat.state.il.us/ecopublic/EcoPublicHome.aspx?TopMenu=0>) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Aerial (air photo) with property clearly highlighted contact: The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)
- In case of Special Use, site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)
- Digital submittal on CD, including Plat of Survey, Site Plan (where applicable), Aerial photo (all pdf format).

**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.**

Eddie Finley

Record Owner

5/2/17

Date

[Signature]

Applicant or Authorized Agent

5/2/17

Date

Eddie Finley  
Five Year Interim Special Use request for a tower construction company

**Special Information:** The petitioner is the property owner of the property which is the subject of the petition. The property is currently in violation for having business activities on the site. In order to utilize unused portions of his property and bring the property into compliance, the petitioner is requesting a five-year Interim Special Use. The Interim Special Use would allow him trucks, tools and parts and scrap parts of towers. The majority of equipment would be kept within the building. No modifications to the property would be made for this request.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. The Interim Special Use within the F District allows property owners to utilize land and buildings that would otherwise remain unused or vacant.

**Recommended Stipulations:**

1. The owner shall maintain the existing privacy fence located along the East property line.

**Staff recommended Finding of Facts:**

1. The Interim Special Use will bring the property into compliance.

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

# 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.

Eddie Finley  
Name of Development/Applicant

4/28/17  
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 will remain the same.

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

Agriculture

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

The zoning classification will remain the same. No buildings or structures will be added to the property. Only steel materials will be stored on a temporary basis.

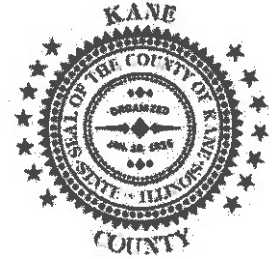
4. What is the trend of development, if any, in the general area of the property in question?

The area around the property is farmland. Agriculture

5. How does the projected use of the property, relate to the Kane County 2030 Land Use Plan?

The special use permit is for usage of the land for storing steel materials on a temporary basis. We are not changing the development of the property in any way.

# Findings of Fact Sheet – Special Use



Eddie Finley  
Special Use Request

4/28/17  
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 materials that will be stored on our property are in no way a danger to the public. We will be storing non-chemical materials that have no negative effect on the environment. We will be storing steel pipes and tower sections.

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

Stored materials will be in an isolated area near the middle of the 5 acre property out of the way of others on the property.

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

The property is fenced off and the materials stored here will not go outside the bounds of property fencing.

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

Adequate utility, access roads, drainage and other necessary facilities are provided and have been provided. The special use permit being requested will not affect this.

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

The materials being stored will not block traffic flow in any way. Access to and from the property will remain the same.

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

Yes, we will only be storing materials for a transition period of 1 month or less.

# Business Specific use

view from neighbors property

1/2 Building D has 4 trucks with tools used for out in the field. The tools are all inside the trucks,

outside Build D

1 crane business

scrap metal  
various parts: personal use

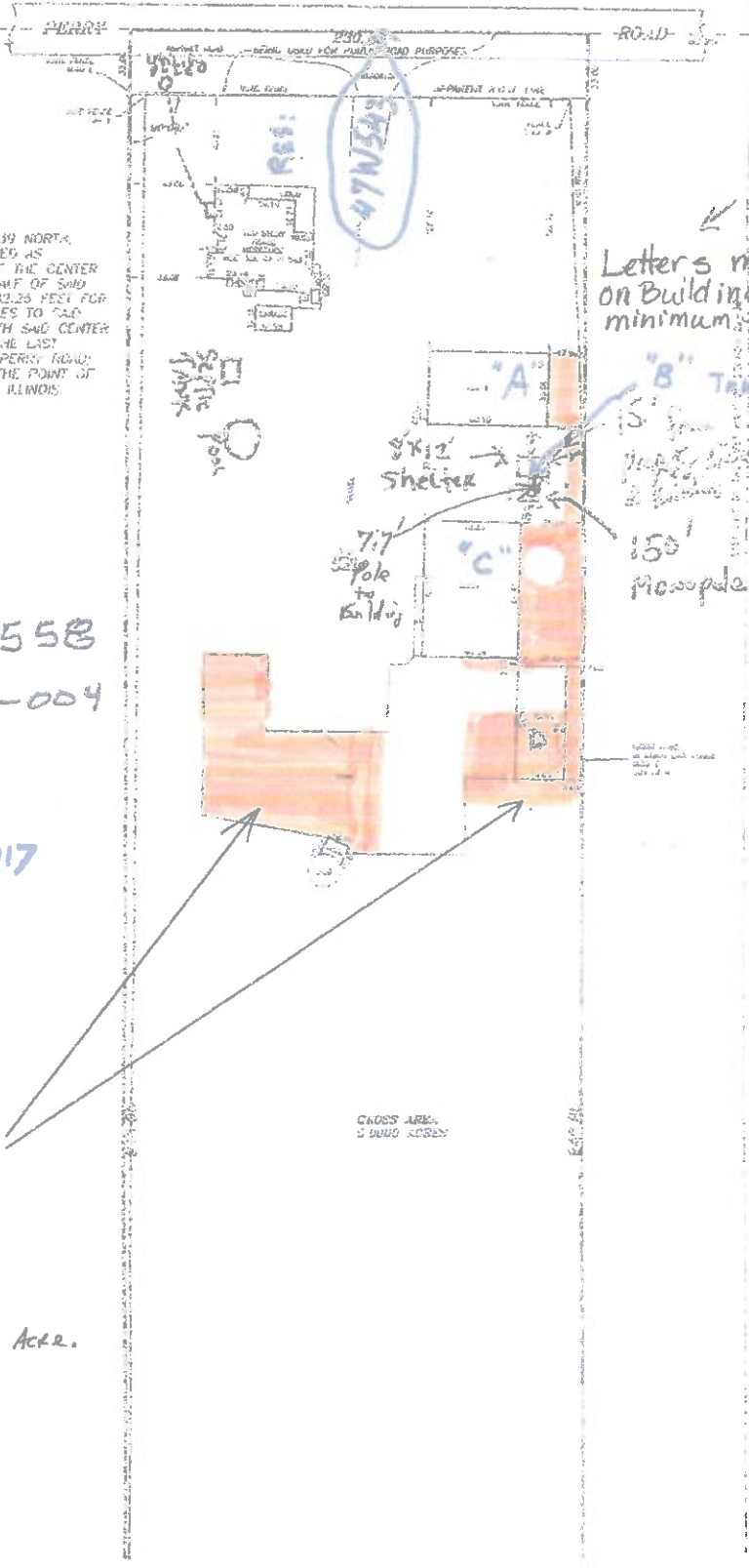
our Tower for personal  
one Tower for Customer  
to be picked up soon

one Tower scrap or sell

All other build for personal use;  
lawn care, classic cars, 2 boats  
patio furniture, pool stuff  
garden stuff man toys 4 wheeler  
etc.

# PLAT OF SURVEY

WEST HALF OF SECTION 22, TOWNSHIP 39 NORTH,  
 20 PRINCIPAL MERIDIAN, DESCRIBED AS  
 THE POINT OF INTERSECTION OF THE CENTER  
 THE EAST LINE OF THE WEST HALF OF SAID  
 TRACT ALONG SAID CENTER LINE 82.26 FEET FOR  
 ENCE SOUTHERLY AT RIGHT ANGLES TO SAID  
 THENCE WESTERLY PARALLEL WITH SAID CENTER  
 176.71 FEET TO THE CENTER LINE OF PERKY ROAD;  
 AND CENTER LINE 230 FEET TO THE POINT OF  
 OF KANEVILLE, KANE COUNTY, ILLINOIS.



← FALL  
 Zone  
 Letters must Be Posted  
 on Buildings and be a  
 minimum of 12"

"8" Tower

150' Monopole

DB -2017-7558

10-22-300-004

Address

APPROVED  
 KANE COUNTY  
 BUILDING DIV.

By: HA

Date: 2-7-2017

AREAS SHADED  
 IN ORANGE ARE  
 SLATED FOR  
 "SPECIAL USE".  
 APPROXIMATELY 1/4 ACER.

CROSS AREA  
2 1/2 ACRES



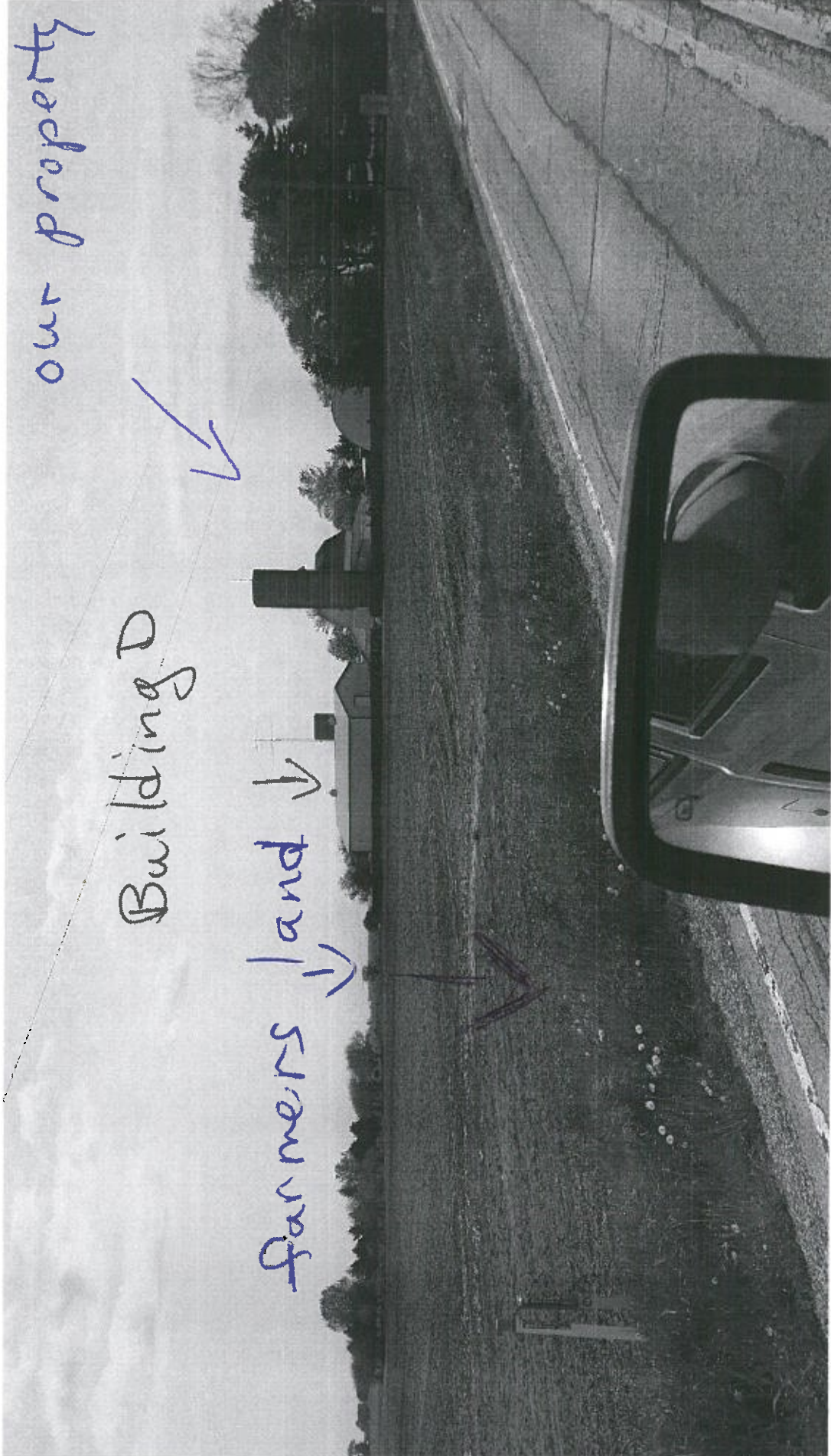
neighbors view

in front: Build D



farm field

147 W 543 Perry Rd

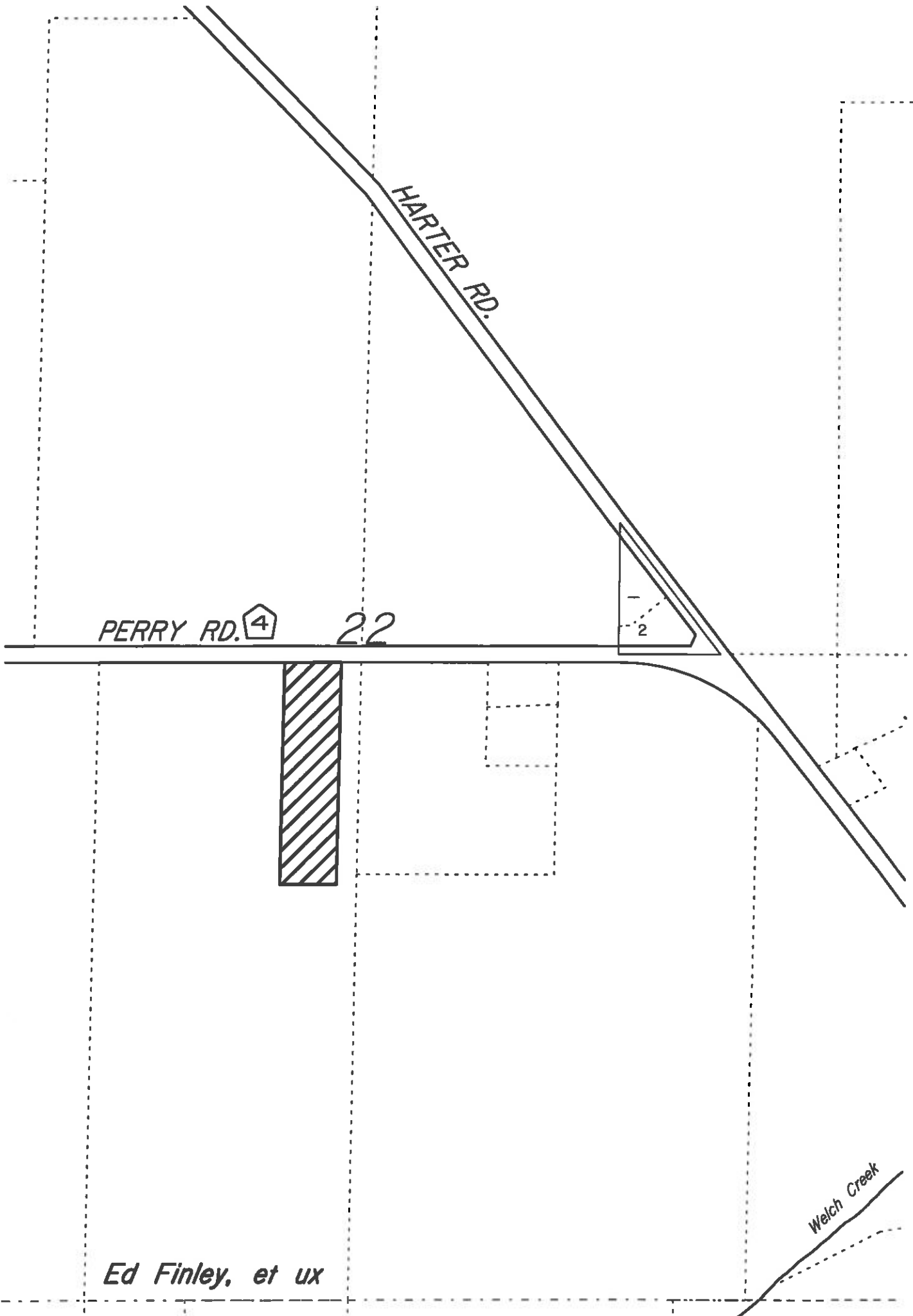


our property

Building D

farmers land

Lynnetts view



PERRY RD. 4

22

HARTER RD.

2

Welch Creek

Ed Finley, et ux

**Kane County, Illinois**  
**Building and Zoning Division**

**Mark D. VanKerkhoff, AIA**  
**Zoning Enforcing Officer**

**Kane County**  
**Government Center**  
**719 S. Batavia Ave., Bldg. A**  
**Geneva, IL 60134**

**Phone: 630-232-3492**

