



Zoning Request Report
County of Kane

Kane County Development
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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 2015-4353 **Date** 05/27/2015

GENERAL INFORMATION

APPLICANT: LEE CHRISTOPHER
SAC WIRELESS
1501 E. WOODFIELD RD., STE 300 E
SCHAUMBURG 60173

PURPOSE: TO BUILD A 160 FT COMMERCIAL COMMUNICATIONS TOWER

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: SPECIAL USE;

SIZE: 720 SQUARE FEET

LOCATION: WEST SIDE OF RT. 47, 950 FEET SOUTH OF SMITH RD., SECTION 20, BLACKBERRY TOWNSHIP (01S140 RT. 47)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING; SPECIAL USE	MINING
EAST	F - FARMING;	AGRICULTURAL;
WEST	F - FARMING; SPECIAL USE	MINING

EXISTING LAND USE: AGRICULTURAL; RESIDENTIAL;

LAND USE PLAN DESIGNATION: RESOURCE MANAGMENT AREA

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS SITE

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTON 8 1-2 H 5 OF THE KANE COUNTY ZONING ORDINANCE

Trust # 989
SAC Wireless / Central State Tower II
Special Use to allow a communications tower

Special Information: SAC Wireless is representing Central State Tower II, LLC in their request for a Special Use and permits to construct a 160' communications tower. They are leasing a 70' x 70' area in the southwest corner of the subject property. There is a sublease area within that 4,900 square feet where a tower for Verizon will be constructed. No new access points are proposed.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management Area. Private/commercial towers require a Special Use permit under the Zoning Ordinance. The tower will be located in the southwest corner of the property and adjacent to the LaFarge Gravel Pit. This area is also partially screened by trees. The Village of Elburn is within 1.5 miles of the site and has issued a letter of no objection to the request.

Staff recommended Finding of Facts:

1. The site is setback from the roadway and residential uses.
2. No new access points onto Rt. 47 will be required.

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

Findings of Fact Sheet – Special Use



To Allow the construction of
a New Wireless Telecommunication Facility
Special Use Request

3-25-2015
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 proposed Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community. In fact, the increased wireless coverage will offer safety and comfort to the customers in the area.

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

The proposed Special Use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity. This location for our proposed unmanned telecommunication facility was selected to minimize the impact on the surrounding area.

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

The proposed Special Use will not impede the normal, orderly development and improvement of the surrounding property. As mentioned above, this site was selected to minimize the impact on the surrounding properties.

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

The proposed Telecommunication Facility will be accessed via an existing driveway.

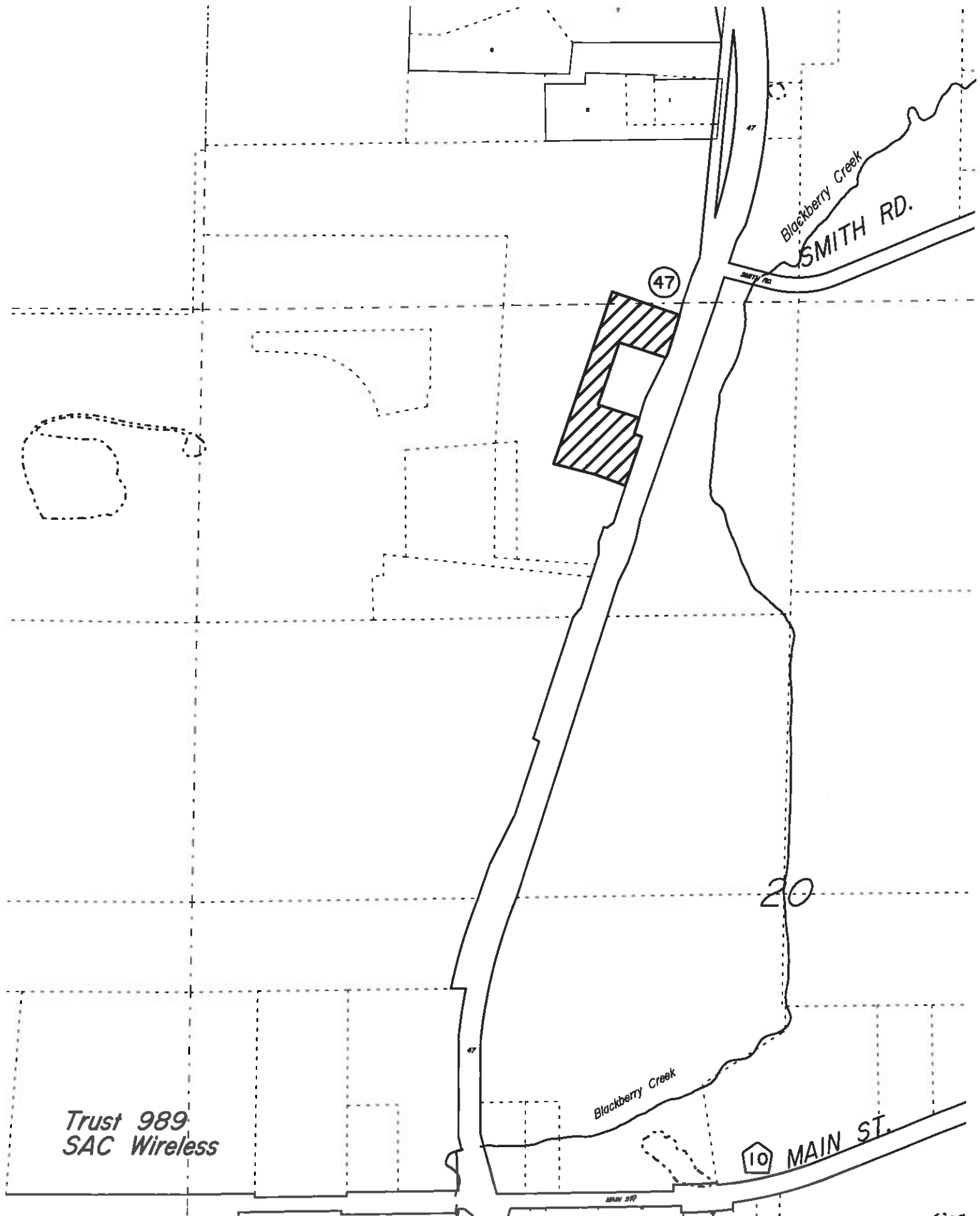
The necessary utilities are currently in the Right of Way and will be brought back to the site via a new utility easement. Drainage will not be an issue for this proposed use.

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

As previously mentioned, this will be an Unmanned Telecommunication Facility that once constructed, will be accessed approximately once a month by a service technician in a small pick up or van via the existing driveway.

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

The proposed Special Use will conform to all regulations of the district in which it's to be located.



Trust 989
SAC Wireless

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MAIN ST.

MAIN ST.

BLACKBERRY twp.
T.39N - R.7E

map 11

