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

*Instructions:*

To request a map amendment (re zoning) 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.

<table>
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<tr>
<th>1. Property Information:</th>
<th>Parcel Number (s):</th>
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<tr>
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<td>09-29-100-010</td>
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| Street Address (or common location if no address is assigned): |
| 3N800 Peck Road, St. Charles, IL |

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<tr>
<th>2. Applicant Information:</th>
<th>Name</th>
<th>Phone</th>
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<tbody>
<tr>
<td></td>
<td>PI Towers LLC (dba Lendlease) c/o Jeremy Boone</td>
<td>708-473-2453</td>
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<tr>
<th>Address</th>
<th>Fax</th>
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<tr>
<td>540 W Madison St, 17th Floor</td>
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<tr>
<th>Email</th>
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<tbody>
<tr>
<td><a href="mailto:jeremy.boone@sacw.com">jeremy.boone@sacw.com</a></td>
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<th>3. Owner of record information:</th>
<th>Name</th>
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<tr>
<td></td>
<td>Campton United SC Holdings LLC</td>
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<tr>
<th>Address</th>
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<tbody>
<tr>
<td>38N800 Peck Road</td>
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<tr>
<td>St. Charles, IL 60175</td>
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Zoning and Use Information:

2040 Plan Land Use Designation of the property: ________________________________

Current zoning of the property: Farming

Current use of the property: Farming

Proposed zoning of the property: No change

Proposed use of the property: Telecommunications

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

Installation of a new multi-carrier telecommunications tower and equipment plan.

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)
☐ 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.

Lease attached 11/28/17

Record Owner Date

[Signature] 11/28/17

Applicant or Authorized Agent Date
Campton United Soccer Club Holdings, LLC (PI Towers, LLC)
Special Use for a private communications tower

Special Information: The petitioner is seeking a Special Use for a private communications tower. The facility would be located on the southwest corner of the property. The tower would be 130' in height. The petitioner states the tower will increase nearby coverage for carriers that choose to co-locate on it that assists with E-911 services.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Existing Public Open Space. The property has a large building which has been used for many years as a sports complex.

Staff recommended Findings of Fact:

Attachments: Location Map
Township Map
Petitioner’s finding of fact sheet
Findings of Fact Sheet – Map Amendment and/or Special Use

- 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.

Jeremy Boone 11/28/17
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 telecommunications use will help provide coverage to nearby residential and commercial uses.

2. What are the zoning classifications of properties in the general area of the property in question?
   Farming, E-1, & Residential

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
   The property contains proper setbacks to locate a tower that does not cause danger to nearby residential properties. It will provide capability for increased coverage.

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

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
   Property will be designed to improve infrastructure within Kane County's plan.
Findings of Fact Sheet – Special Use

11/28

Special Use Request

- 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 facility will be an unmanned facility. The proposed tower will increase nearby coverage for carriers that choose to co-locate on it that assists with E-911 services. The site is designed within standards of the FCC.

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

   The site will follow all proper setbacks to ensure health and safety are not affected at nearby and adjoining properties.

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

   The improvement will not encroach

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

   A utility drive will be provided to provide maintenance access to the facility.
   Electric and fiber utilities will be provided to power the facility.
10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

We have partnered with KDOT to ensure that the access drives will meet the standards by their department. This will be an unmanned facility with minimal intrusion.

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

Per the code, a telecommunications facility is allowed per a special use.