

**KANE COUNTY DEVELOPMENT DEPARTMENT**  
 Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 444-1236 Fax: (630) 232-3411

<i>Received Date</i>
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**APPLICATION FOR ZONING MAP AMENDMENT  
 AND/OR SPECIAL USE**

**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.**

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

<b>2. Applicant Information:</b>	<b>Name</b> PI Towers LLC (dba Lendlease) c/o Jeremy Boone	<b>Phone</b> 708-473-2453
	<b>Address</b> 540 W Madison St, 17th Floor	<b>Fax</b>
	Chicago, IL 60661	<b>Email</b> jeremy.boone@sacw.com

<b>3. Owner of record information:</b>	<b>Name</b> Campton United SC Holdings LLC	<b>Phone</b>
	<b>Address</b> 38N800 Peck Road	<b>Fax</b>
	St. Charles, IL 60175	<b>Email</b>

**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](http://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](http://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.**

<u>Lease attached</u>	<u>11/28/17</u>
Record Owner	Date
	<u>11/28/17</u>
Applicant or Authorized Agent	Date

February 27, 2018

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  
Name of Development/Applicant

11/28/17  
Date

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

The 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.

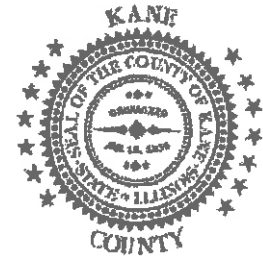
4. What is the trend of development, if any, in the general area of the property in question?

None

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

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 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.~~

**CONSULTANT TEAM**

**PROJECT CONSULTANT:**  
TERRA CONSULTING GROUP, LTD.  
500 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
(847) 988-4100

**SURVEYOR:**  
WILLIAMS AND WORKS  
549 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503  
(616) 224-1500

**APPROVALS**

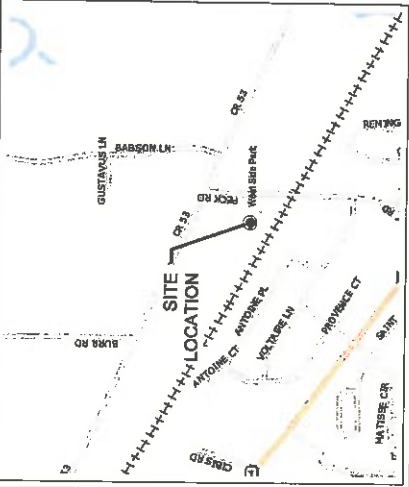
REAL ESTATE: \_\_\_\_\_  
 RE: \_\_\_\_\_  
 CONSTRUCTION: \_\_\_\_\_  
 OPERATIONS: \_\_\_\_\_  
 EQUIPMENT ENGINEERING: \_\_\_\_\_

**PROJECT TYPE**

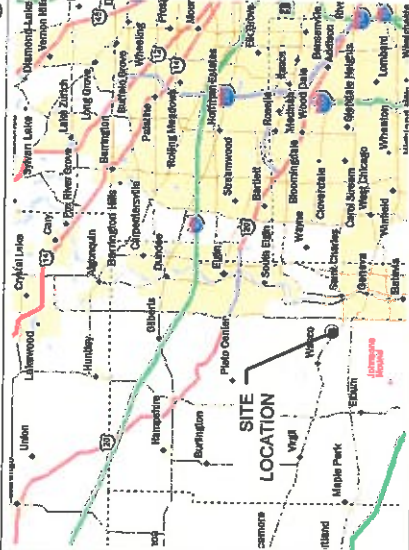
PROPOSED VERIZON ANTENNAS MOUNTED ON A NEW MONOPOLE TOWER WITH PROPOSED 9'-4" x 16'-0" EQUIPMENT PLATFORM AT BASE.

**SITE COORDINATES:**  
 LATITUDE: 41° 55' 23.81" N (1A CERTIFICATION)  
 LONGITUDE: 85° 21' 30.65" W (1A CERTIFICATION)  
 ELEVATION: 3745' (1A)  
**DRIVING DIRECTIONS:**  
 FROM VERIZON OFFICE:  
 START OUT GOING EAST ON E WOODFIELD RD TOWARD ACCESS RD (0.2 MI). TURN RIGHT ONTO MALL DR (0.3 MI). TURN RIGHT ONTO E HIGGINS RD / IL-72 (2.3 MI). KEEP LEFT AT THE FORK TO ONTO W GOOLF RD / IL-58. CONTINUE TO FOLLOW IL-58 (0.1 MI). TURN LEFT ONTO SUTTON RD / IL-58. CONTINUE TO FOLLOW IL-58 (0.7 MI). TURN LEFT ONTO STATE ROUTE 267 (0.2 MI). TURN LEFT ONTO STEARNS RD / IL-25 / COUNTY HWY-57. CONTINUE RIGHT ONTO IL-25 (3.1 MI). TURN RIGHT ONTO RED GATE RD (0.6 MI). TAKE THE 2ND LEFT ONTO STATE ROUTE 317 / IL-51 (1.0 MI). TURN RIGHT ONTO CRANE RD (1.1 MI). TURN LEFT ONTO RANDALL RD (1.1 MI). TURN RIGHT ONTO DEAN ST / COUNTY HWY-53 (1.0 MI). TURN LEFT ONTO PECK RD. ARRIVE AT SITE.

**VICINITY MAP**



**REGIONAL MAP**



**PI TOWER,**  
**CHICAGO SMSA**  
*limited partnership*  
**DEVELOPMENT LLC**

CHICAGO SMSA LIMITED PARTNERSHIP  
 d/b/a VERIZON WIRELESS  
 1515 WOODFIELD ROAD, SUITE 1400  
 SCHAUMBURG, ILLINOIS 60173  
 PHONE: (847) 819-5387 FAX: (847) 706-7415

909 LAKE CAROLYN PKWY.  
 IRVING, TX 75039

**PROJECT INFORMATION**

UTILITIES: POWER: COMED FIBER: T.B.D.  
 ACT. # 69260-42150  
 KIMBERLY MACARTHUR  
 (847) 609-2333

ZONING: KANE COUNTY  
 (SU - UNINCORPORATED ST. CHARLES TOWNSHIP)

OCCUPANCY: UNINHABITED

CONSTRUCTION TYPE: RAW LAND

PROPERTY OWNER: CAMPTON UNITED SC HOLDINGS  
 3N800 PECK ROAD  
 ST. CHARLES, IL 60175

APPLICANT: PARALLEL TOWER DEVELOPMENT, LLC  
 700 W. PECK RD. FROM ST. SUITE 110  
 JACKSONVILLE, FL 32206

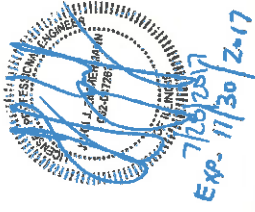
GENERATOR TYPE: DIESEL

MAKE: GENERAC

MODEL #: 6877-HM/TANK 30KW DIESEL 120/240 L-PH OUTDOOR  
 190 GALLON W/IL STYLE TANK W/ CWK BSM

LOCATION NUMBER: 420039  
 SITE NAME: RT 53 & BURR

SITE NUMBER: PIL096  
 SITE NAME: RT 53 & BURR  
 3N800 PECK ROAD  
 ST. CHARLES, IL 60175



FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). NOT TO BE USED FOR CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

LOC. # 420039  
 RT. 53 & BURR

3N800 PECK ROAD  
 ST. CHARLES, IL 60175

DRAWN BY:	JAR
CHECKED BY:	CR
DATE:	02/03/17
PROJECT #:	42-000

SHEET TITLE  
 TITLE SHEET

SHEET NUMBER  
**T-1**

NO.	DATE	DESCRIPTION
1	02/03/17	ISSUED FOR REVIEW
2	02/03/17	UPDATED WITH POWER COORDINATION
3	02/03/17	ISSUED FOR FINAL PERMITS REVIEW





NO.	DATE	BY	DESCRIPTION
1	02/07/17	LAB	ISSUED FOR PERMIT
2	02/07/17	LAB	ISSUED FOR FINAL PERMITTING

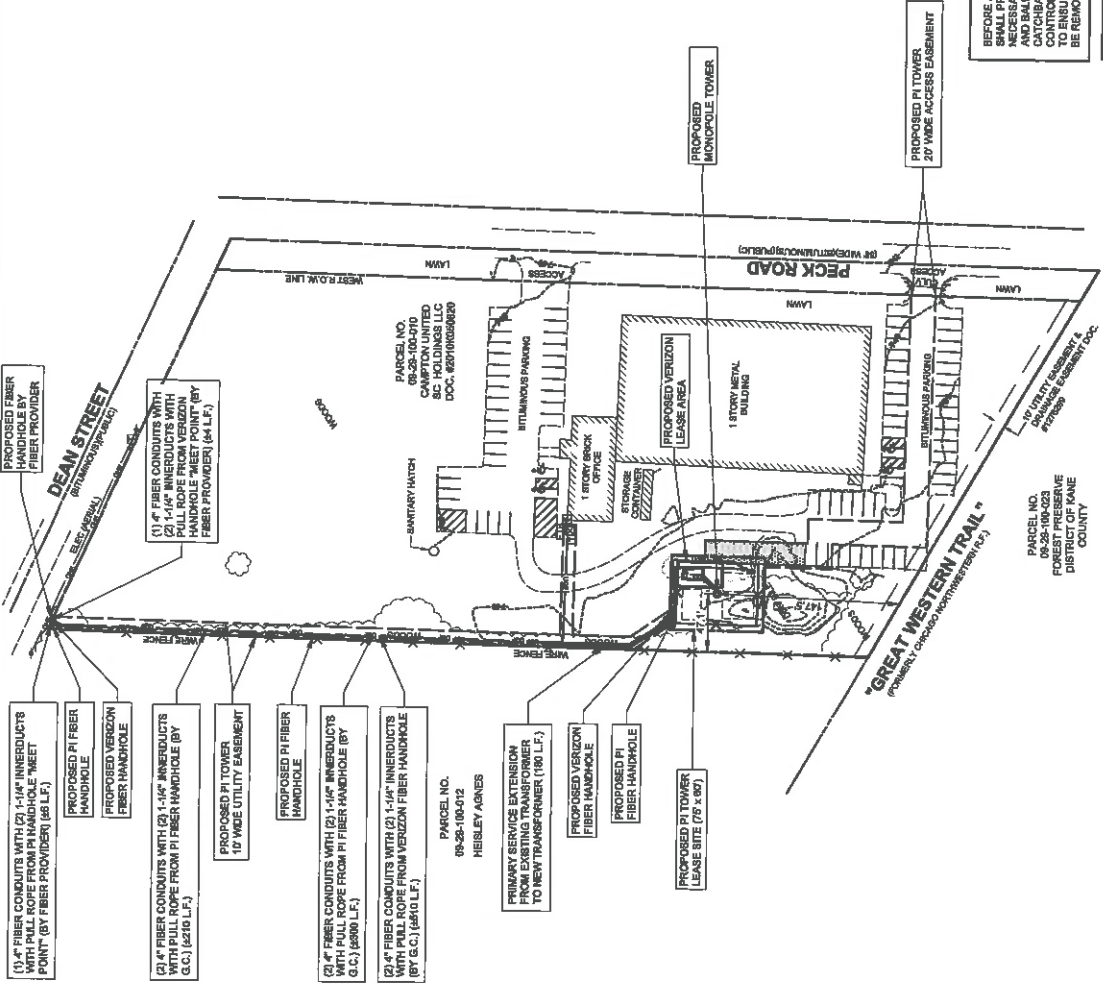
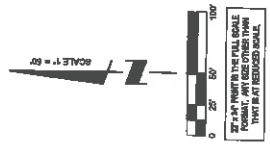
LOC. # 420039  
RT. 53 & BURR

3N800 PECK ROAD  
ST. CHARLES, IL 60175

DRAWN BY:	JLR
CHECKED BY:	DS
DATE:	02/07/17
PROJECT #:	04-000

SHEET TITLE  
**LOCATION PLAN**

SHEET NUMBER  
**LP**



- (1) 4" FIBER CONDUITS WITH (2) 1-1/4" INNERDUCTS WITH PULL ROPE FROM PI HANDHOLE "MEET POINT" (BY FIBER PROVIDER) (68 L.F.)
- PROPOSED PI FIBER HANDHOLE
- PROPOSED VERIZON FIBER HANDHOLE
- (2) 4" FIBER CONDUITS WITH (2) 1-1/4" INNERDUCTS WITH PULL ROPE FROM PI FIBER HANDHOLE (BY G.C.) (2410 L.F.)
- PROPOSED PI TOWER 10' WIDE UTILITY EASEMENT
- PROPOSED PI FIBER HANDHOLE
- (2) 4" FIBER CONDUITS WITH (2) 1-1/4" INNERDUCTS WITH PULL ROPE FROM PI FIBER HANDHOLE (BY G.C.) (2410 L.F.)
- (2) 4" FIBER CONDUITS WITH (2) 1-1/4" INNERDUCTS WITH PULL ROPE FROM VERIZON FIBER HANDHOLE (BY G.C.) (6410 L.F.)
- PARCEL NO. 09-35-100-012 HEISLEY AGNES
- PRIMARY SERVICE EXTENSION FROM EXISTING TRANSFORMER TO NEW TRANSFORMER (180 L.F.)
- PROPOSED VERIZON FIBER HANDHOLE
- PROPOSED PI FIBER HANDHOLE
- PROPOSED PI TOWER LEASE SITE (75 X 80)

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND SALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION, EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO INSURE THEY ARE MAINTAINED AND CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR TO PROVIDE APPROXIMATE 100'x100' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND SALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION, EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO INSURE THEY ARE MAINTAINED AND CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL BORINGS, NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND SALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION, EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO INSURE THEY ARE MAINTAINED AND CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. PRIOR TO CONSTRUCTION, ANY DAMAGE CAUSED TO EXISTING PAVEMENT SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

**LEGEND**

4	TRANSFORMER	4	AC UNIT
5	WELL	5	US UTILITY MARKER
6	MOVEMENT BOX	6	WATER VALVE
7	RIGHT OF WAY MARKER	7	POST INDICATOR VALVE
8	SET WORKSTAKE	8	WATER VALVE
9	POST	9	POST
10	PI - FIRE	10	GAS METER
11	FOUND BROW SIGN	11	WATER METER
12	SET BROW SIGN	12	TELEPHONE RISER
13	RR SIGN	13	ELECTRIC TRANSFORMER
14	OUT HOUSE	14	CABLE TV RISER
15	SET POLE	15	DRINK CATCH BASIN
16	SET POLE	16	PI FIBER HANDHOLE
17	SET POLE	17	PI FIBER HANDHOLE
18	ORNSMANTAL LIGHT POLE	18	TELEPHONE HANDHOLE
19	POST	19	TELEPHONE HANDHOLE
20	US UTILITY MARKER	20	HANDICAP PARKING SPACE
21	SOIL SPRING	21	WATER MARKER
22	MANHOLE	22	WATER MARKER
23	MANHOLE	23	WATER MARKER
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48	MANHOLE	48	WATER MARKER
49	MANHOLE	49	WATER MARKER
50	MANHOLE	50	WATER MARKER

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41400 LANE

BM81) ELEV 741.01  
DESCRIPTION: BOX CUT ON THE SOUTHERLY SIDE OF CONCRETE BASE TO ELECTRIC TRANSFORMER BOX WEST OF OFFICE BUILDING.  
ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.



NO.	DATE	REVISIONS
1		ISSUED FOR REVIEW
2		ISSUED FOR FINAL PENDING PERMITS

LOC. # 420039  
 RT. 53 & BURR

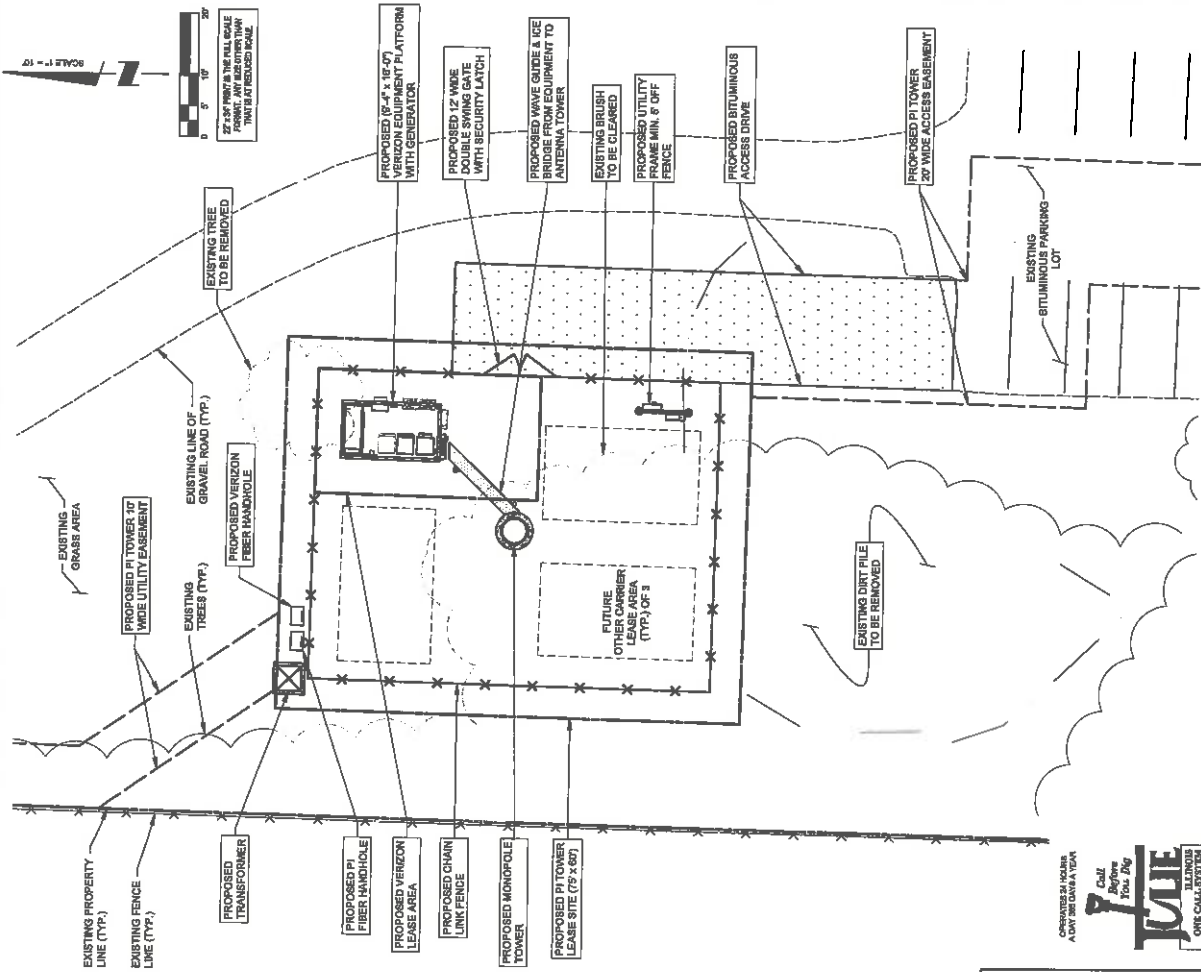
31800 PECK ROAD  
 ST. CHARLES, IL 60175

DRAWN BY:	JLR
CHECKED BY:	DS
DATE:	02/20/17
PROJECT #:	06-600

ENLARGED SITE PLAN

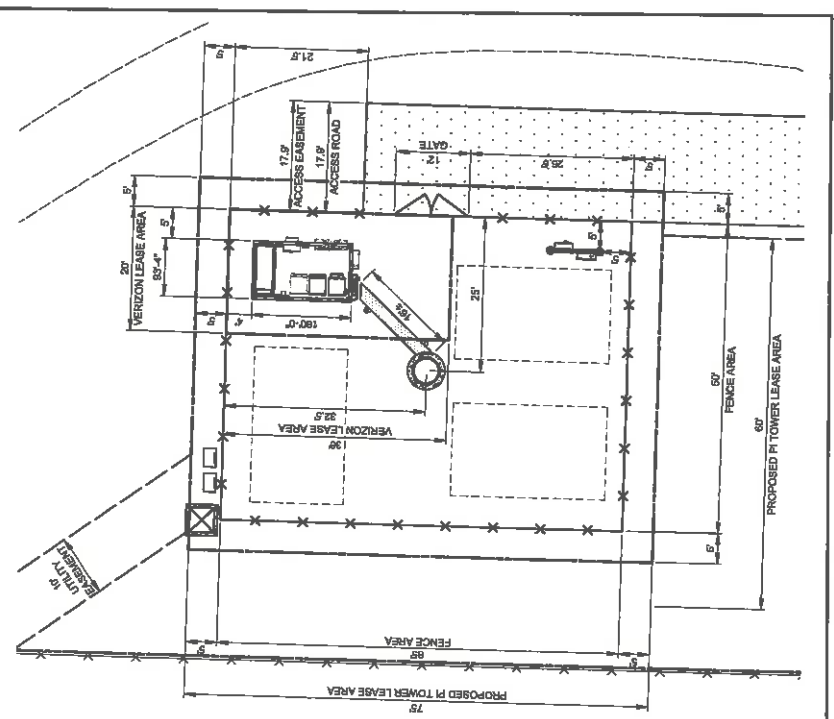
SHEET TITLE

SHEET NUMBER  
**C-1**



1 ENLARGED SITE PLAN  
 SCALE: 1" = 10'

OWNER: B. W. & M. A. V. & A. V. & A. V. & A. V.  
 CALL FOR MORE INFO: 414.488.4888  
**williams & works**  
 ENGINEERS | PLANNERS  
 ONE CALLS TOLL FREE 414.488.4888  
 548 OTTAWA AVE NW  
 CHICAGO, IL 60609



2 SITE DIMENSION PLAN  
 SCALE: 1" = 10'

**PAVEMENT MATERIAL**  
 ACCESS ROAD (PATCHED): 181# B.V. BITUMINOUS PAVEMENT  
 LEASE SITE: 300# B.V. CRUSHED AGGREGATE BASE COURSE WITH 5% CRUSHED AGGREGATE, NO FINES, OR APPROVED EQUAL SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL  
 THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND LEASE SITE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

**williams & works**  
 engineers | surveyors | planners  
 518.224.1500 phone | http://williams-works.com  
 548 Ottawa Ave NW | Grand Rapids, MI 49503  
 BM#1) ELEV. 741.01  
 DESCRIPTION: BOX CUT ON THE SOUTHERLY SIDE OF CONCRETE BASE TO ELECTRIC TRANSFORMER BOX WEST OF OFFICE BUILDING.  
 ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

NO.	DATE	BY	DESCRIPTION
1	02/20/17	JLR	ISSUED FOR REVIEW
2	02/20/17	DB	UPDATED WITH POWER COORDINATION
3	02/20/17	DB	REVISED FOR FINAL REVIEW PERISH

**LOC. # 420039**  
**RT. 53 & BURR**

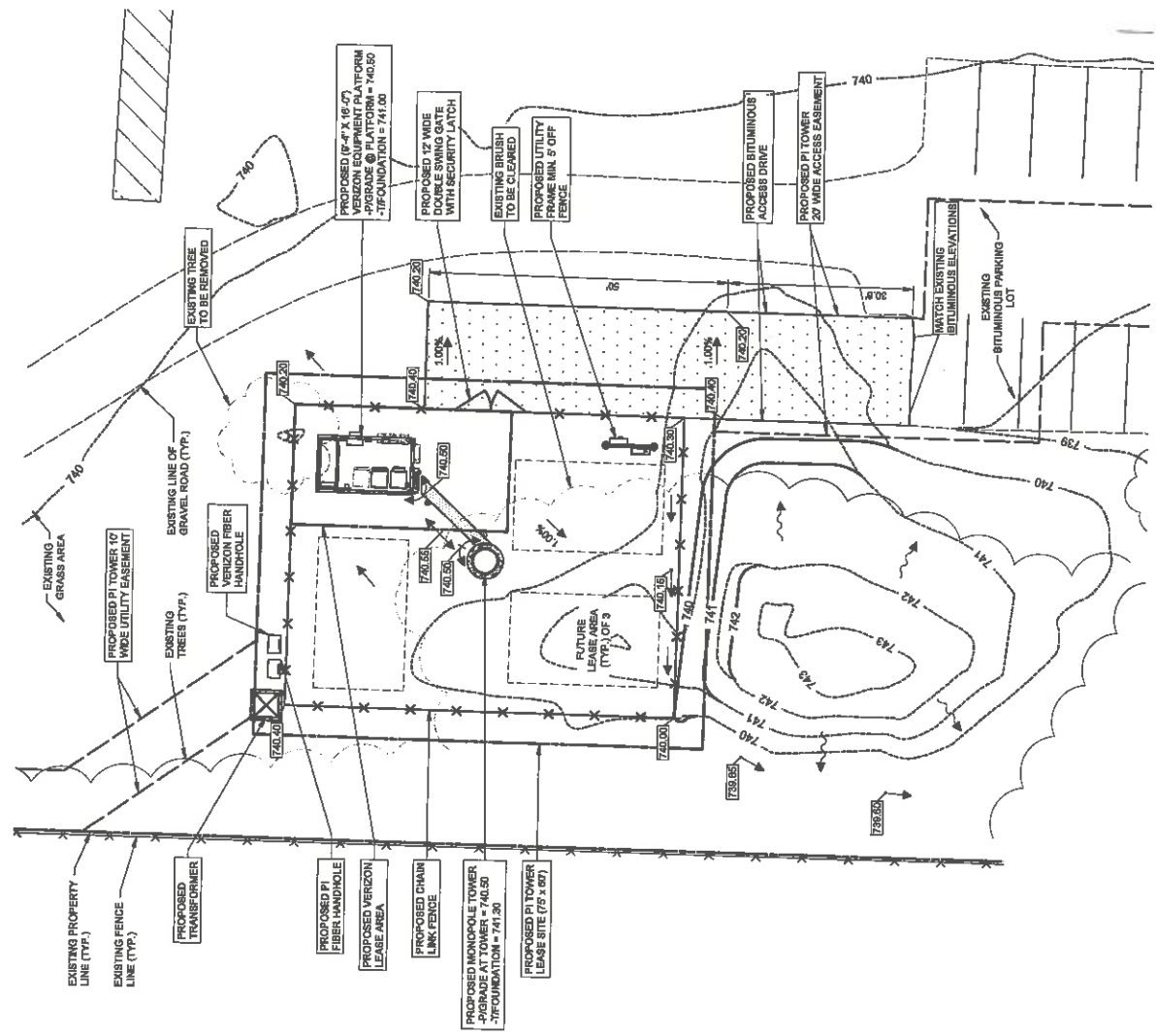
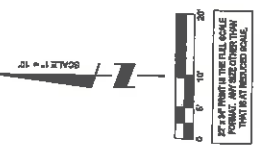
31800 PECK ROAD  
ST. CHARLES, IL 60175

DRAWN BY:	JLR
CHECKED BY:	DB
DATE:	02/20/17
PROJECT #:	15-000

**SHEET TITLE**  
**SITE GRADING PLAN**  
**(SHEET 1 OF 1)**

**SHEET NUMBER**  
**C-2**

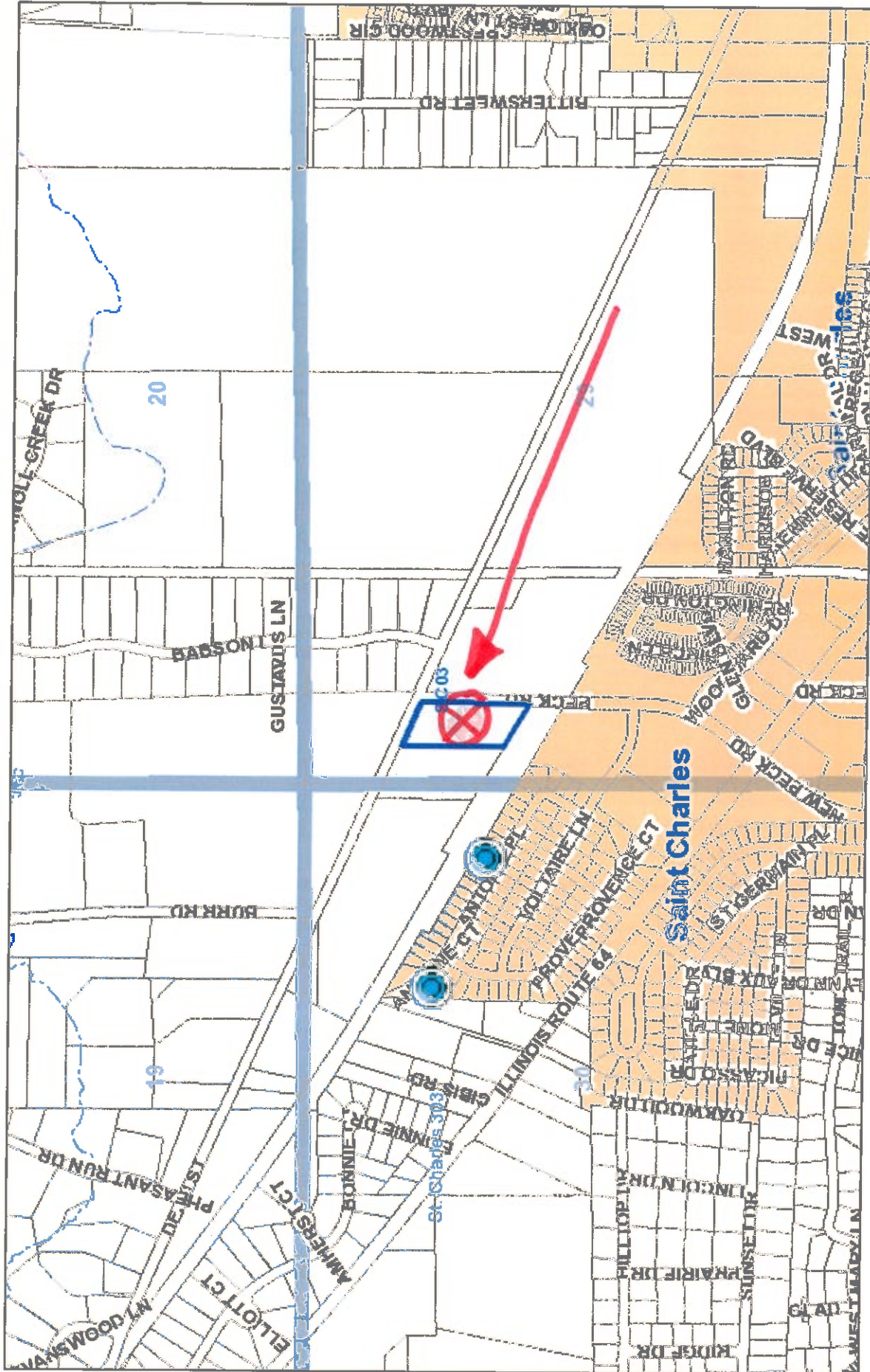
CREATES 24 HOUR  
A DAY 365 DAYS A YEAR  
**7**  
Call Before You Dig  
**7**  
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CALL 800.485.5844  
OR VISIT WWW.ONECALL.IL.GOV  
48 HOURS BEFORE YOU DIG



**LEGEND**

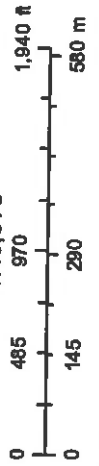
	PROPOSED GROUND DRAINAGE FLOW DIRECTION
	DRAINAGE DIRECTION ARROW
	GROUND SLOPE% WITH DIRECTION
	SUMMIT DRAINAGE DIRECTIONS
	EXISTING GROUND DRAINAGE FLOW DIRECTION
	PROPOSED SPOT GRADES
	PROPOSED ELEVATION
	PROPOSED LINES
	PROPOSED GROUND RIDGE LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED CULVERT & END SECTIONS

# Map Title



February 7, 2018

1:10,573



Source : GIS-Technologies  
GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies  
Kane County Illinois

ST. CHARLES twp.  
T.40N - R.8E

map 9

