

**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>  06-30-400-016
	<b>Street Address (or common location if no address is assigned):</b>  38W158 Bowes Road, Elgin, IL 60124

<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>
	<b>Chicago, IL 60661</b>	<b>Email</b> jeremy.boone@sacw.com

<b>3. Owner of record information:</b>	<b>Name</b> Jean Churan	<b>Phone</b>
	<b>Address</b> 10N773 Rippburger Rd	<b>Fax</b>
	<b>Plato Center, IL 60170</b>	<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.**

Lease attached	11/28/17
Record Owner	Date

	11/28/17
Applicant or Authorized Agent	Date

February 27, 2018

Jean Churan (*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 northern portion of the property. The tower would be 155 ' 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 Proposed Open Space (along the creek on the west side of the property) and Resource Management. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

**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 & 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.

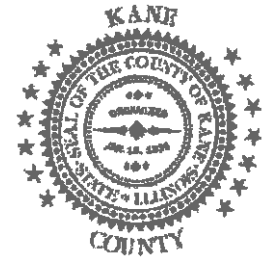
4. What is the trend of development, if any, in the general area of the property in question?

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.



NO.	DATE	BY	DESCRIPTION
1	08/17/17	JAM	ISSUED FOR REVIEW
2	08/17/17	JAM	REVISIONS

LOC. # 419972

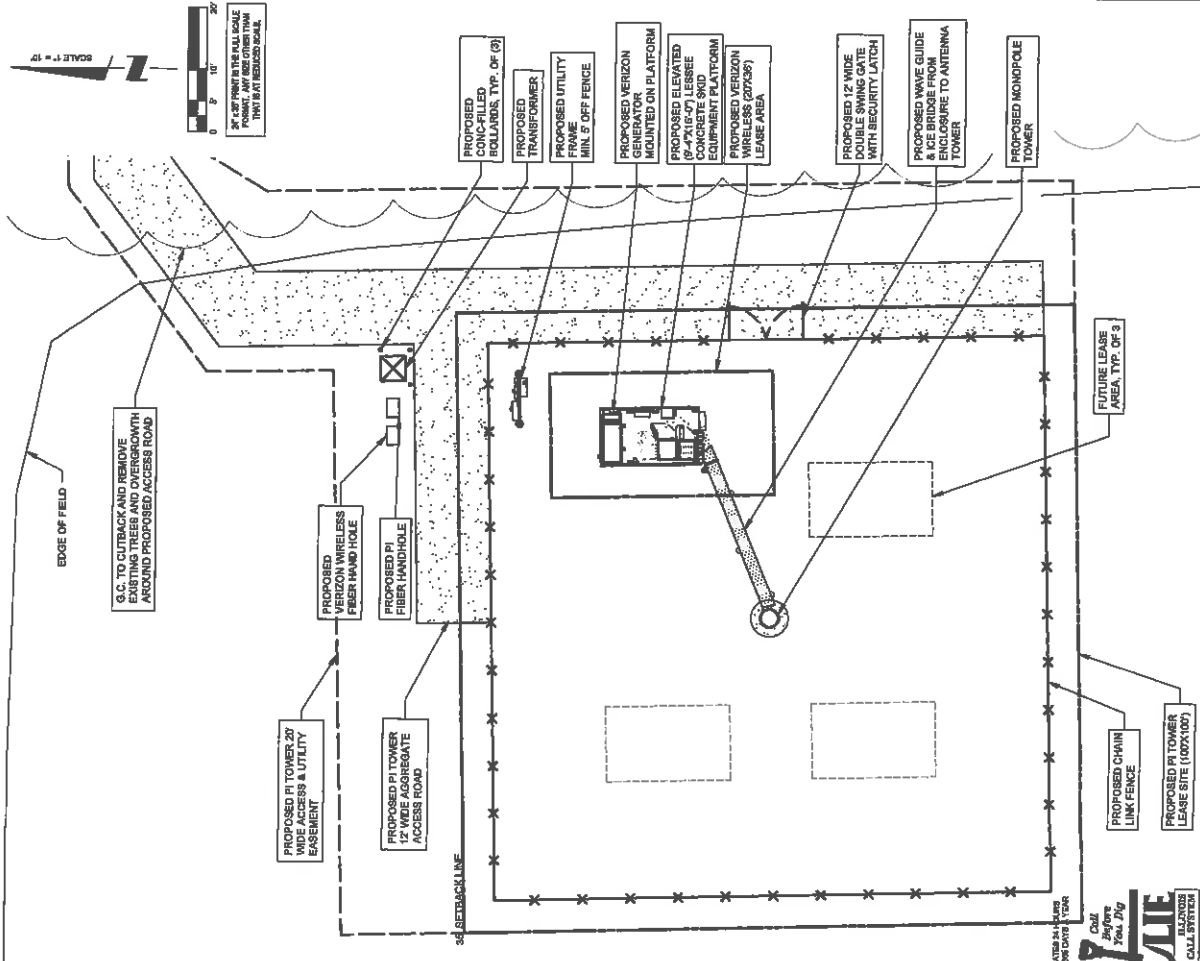
ELGIN SW

38M158 BOWERS ROAD  
ELGIN, IL 60124

DRAWN BY:	JAM
CHECKED BY:	DA
DATE:	02/17
PROJECT #:	06-103

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**C-1**



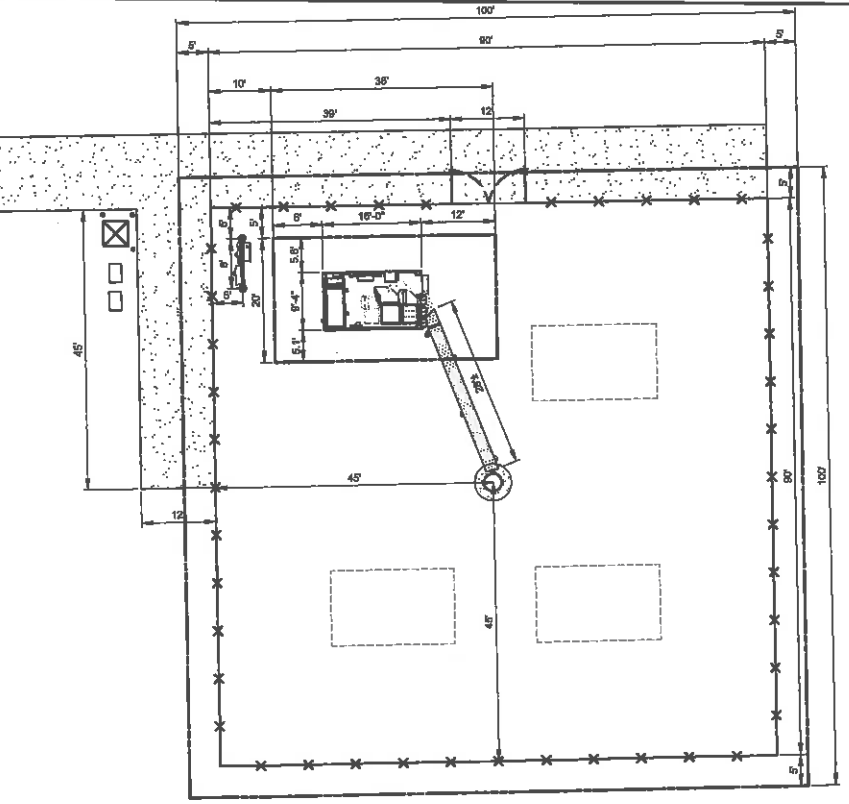
1 ENLARGED SITE PLAN  
SCALE: 1" = 10'

OPERATES 24 HOURS  
A LINK TO YOUR WORLD

Call Before You Dig

**1-800-4-A-DAWG**

CALL 48 HRS BEFORE YOU DIG



2 SITE DIMENSION PLAN  
SCALE: 1" = 10'

SURVEY PERFORMED BY:  
**williams & works**

engineers | surveyors | planners

1111 S. R. Y.  
444 S. Y.  
MIRAFI BOX SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL

1" COMPACTED AGGREGATE BASE COURSE, WITH 2" COMPACTED AGGREGATE BASE COURSE, 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 THE REPLACEMENT WITH OTHER DELETED MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

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444 S. Y.  
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ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.  
CONTAINERS ARE ILLUSTRATED AT 1.0' INTERVALS.

ACCESS ROAD (PATCHED)

444 S. Y.  
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williams & works

engineers | surveyors | planners

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REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR REVIEW
2	REVISED LEASE AREA LOCATION

LOC. # 419972

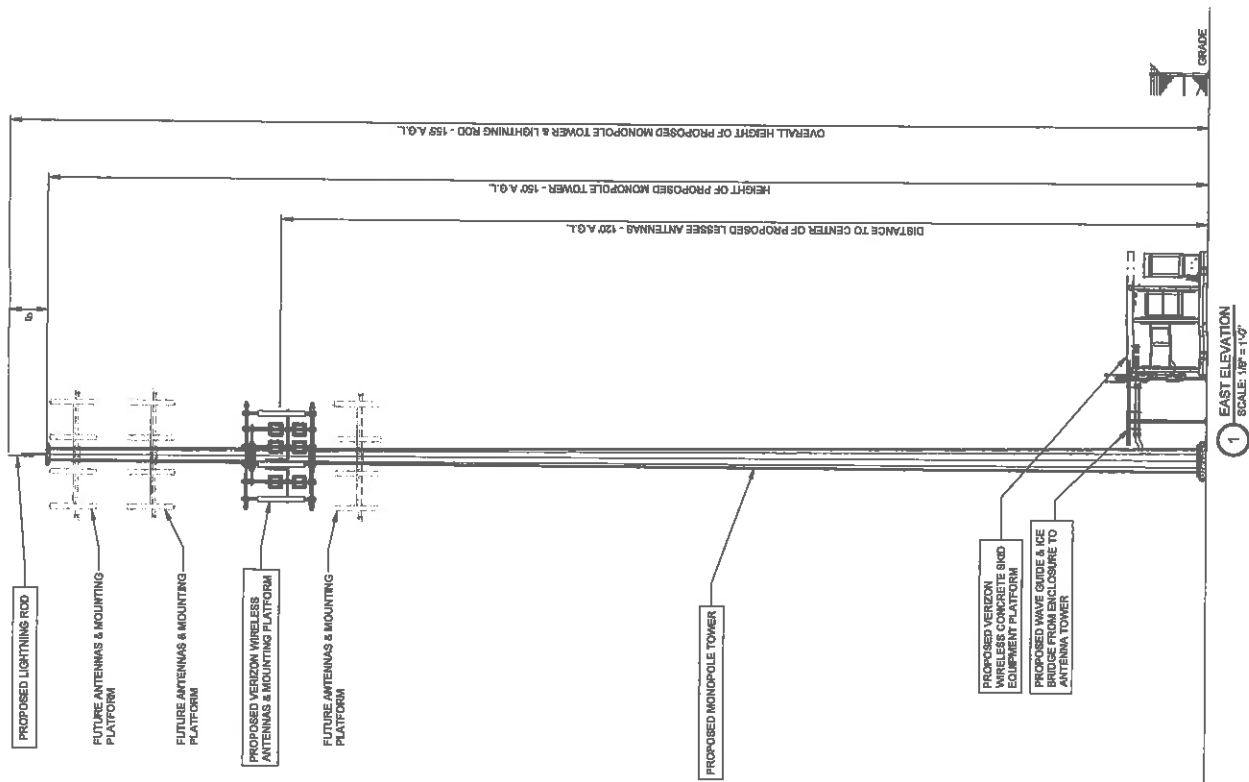
ELGIN SW

38W458 BOWES ROAD  
ELGIN, IL 60124

DRAWN BY:	JAG
CHECKED BY:	DB
DATE:	02/17
PROJECT #:	65-103

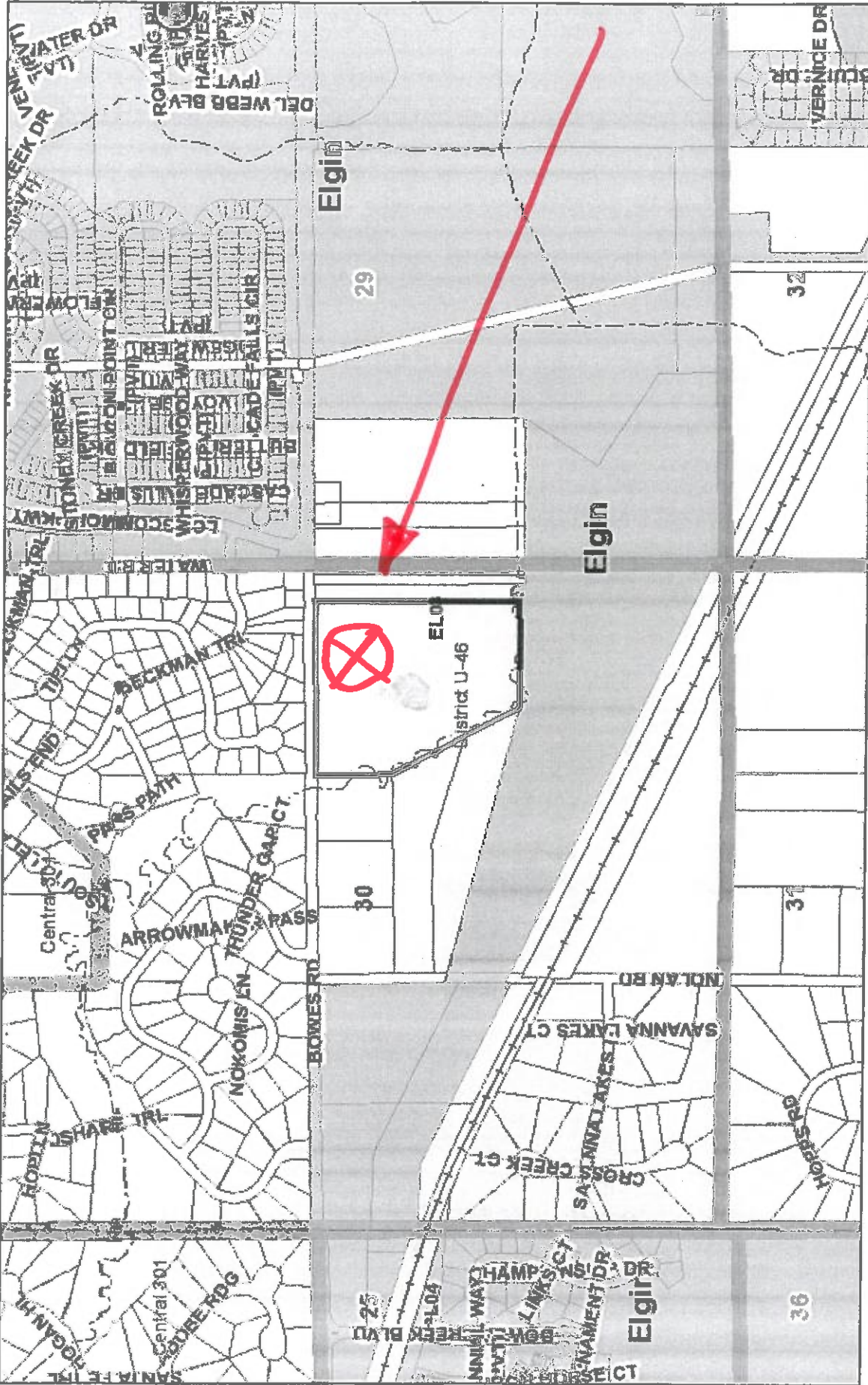
SHEET TITLE  
**SITE ELEVATION**

SHEET NUMBER  
**ANT-1**



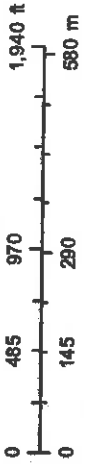
NOTE:  
THIS DRAWING IS FOR EXHIBIT AND  
LAYOUT PURPOSES ONLY.

# 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

ELGIN twp.  
T.41N - R.8E

map 6

