

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

Received Date

D2-2017-0002

**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.

1. Property Information:	Parcel Number (s):
	11-01-400-017 11-01-400-014
	Street Address (or common location if no address is assigned): NE Corner of Brundige Road and Keslinger Road.

2. Applicant Information:	Name	Phone
	Brundige 25 LLC	630-248-9969
	Address	Fax
	719 Shady Ave	
	Geneva, IL 60134	Email gerard@keatingresources.com

3. Owner of record information:	Name	Phone
	Same as Applicant	
	Address	Fax
		Email

EXECUTIVE SUMMARY

The petitioner is requesting a Major Amendment to the previously approved PUD-Planned Unit Development zoning to allow a monopole cell tower to be constructed on the northeast portion of the property.

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Resource Management

Current zoning of the property: PUD - Brundige Green Business Center

Current use of the property: Agriculture

Proposed zoning of the property: PUD

Proposed use of the property: Requesting addition of cell tower to approved uses

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

Installation of a monopole cellular tower. see attached plan for location.

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.

[Signature] _____
Record Owner Date

Applicant or Authorized Agent Date

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.

Brundige 25 UC
Name of Development/Applicant

8-18-16
Date

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

Proposed additional use for cell tower. Similar use located 3200' west of proposed location

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

PUD to west and south. Railroad to the north. Commercial to the east

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

Proposed additional use would be supported by the current PUD.

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

Commercial/Industrial along north side of Keslinger Road.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

Resource management supports land use decisions like the current PUD

Findings of Fact Sheet – Special Use



NA Special Use Request NA 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.

NA

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

NA

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

NA

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

NA

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

NA

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

NA

Brundige 25, LLC

BRUNDIGE RD.

KESLINGER RD.

U.P. R.R.

KESLINGER RD.

KESLINGER RD.

KESLINGER RD.

PL. PARCEL 1

Mill

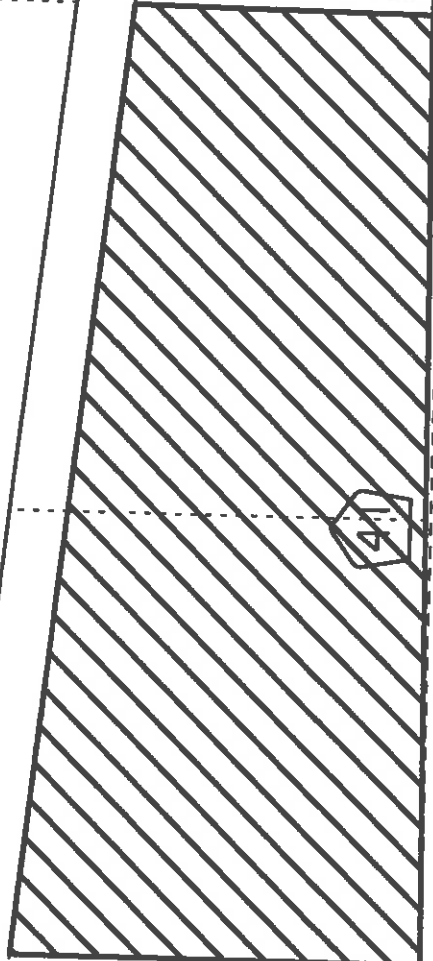
BARTELY RD.

Pl. Parcel 2

BRUNDIGE DR.

Parcel 1

PARCEL 1



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

map 11

