



## VILLAGE OF SUGAR GROVE BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES

**FROM:** DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** ORDINANCE: SPECIAL USE PERMIT (VERIZON TOWER BLISS ROAD)

**AGENDA:** NOVEMBER 4, 2025

**DATE:** OCTOBER 24, 2025

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### ISSUE

Shall the Village Board approve an Ordinance for a Special Use Permit for a commercial antenna located on property at 565 Bliss Road.

### DISCUSSION

At the October 21, 2025 Village Board Meeting the Village Board discussed the proposed Special Use Permit for a commercial antenna located on property at 565 Bliss Road. The applicant is requesting approval of a Special Use Permit for a commercial antenna in the A1 District. The two existing towers on the site are considered commercial antennas per Section 11-4-22 Table Of Permitted Uses; however, it is worth noting that the applicant will be installing equipment on one of the towers that the applicant refers to as antennas as well. The applicant proposes to modify the existing north tower by installing (9) antennas, (6) remote radio units (RRUs), (3) overvoltage protection systems (OVPs), and (3) hybrids. The area that the modifications will be made in is within a communications easement, and no work will be done beyond the easement. The area of work is roughly 16 feet by 20 feet.

Board members discussed the request for a Special Use permit. Since the use is already existing there were not a lot of concerns expressed by the Board. The issue of the existing fence needing to be replaced was discussed as well as requiring screening behind the fence. The Board also discussed a need for increased landscape maintenance on the site.

The Plan Commission held the required public hearing on October 15, 2025. No objectors were present. Commissioner discussion included the need to revamp the site. The idea of making the new tower look like a tree was discussed, but eventually was decided against requiring that due to environmental factors. Commissioners felt that the fence surrounding the site needed to be replaced. Commissioners unanimously voted to recommend that the Village Board approve the proposed Special Use Permit with the following conditions:

1. Additional modifications may be made to either existing tower in the future so long as the height of the towers remain the same and all work is done within the existing communication easements pertaining to the towers.
2. The existing fence must be replaced with a black metal open face security fence no more than 8' in height on all 4 sides.

**COST**

All costs associated with the request are borne by the Applicant.

**ATTACHMENTS**

- Plan Commission Recommendation
- An Ordinance Granting Approval of a Special Use Permit for a commercial antenna
- Project Narrative
- Site Plan

**RECOMMENDATION**

That the Village Board approve the Ordinance granting approval of a Special Use for a commercial antenna located at 565 Bliss Road subject to the following conditions:

1. Additional future modifications to either existing tower may be approved at the staff level so long as the height of the towers remain the same and all work is done within the existing communication easements pertaining to the towers.
2. The existing fence must be replaced with a black metal picket style security fence no more than 8 feet in height on all four sides with a 4 foot high vinyl screening or material as approved by Community Development Director.
3. The sight shall follow the Village of Sugar Grove Weed Ordinance and keep up with landscape maintenance on sight.

VILLAGE PRESIDENT  
Sue Stillwell

VILLAGE ADMINISTRATOR  
Scott Koepfel

VILLAGE CLERK  
Tracey R. Conti



VILLAGE TRUSTEES  
Heidi Lendi  
Matthew Bonnie  
Sean Michels  
Anthony Speciale  
Nora London  
Michael Roskopf

# **R E C O M M E N D A T I O N**

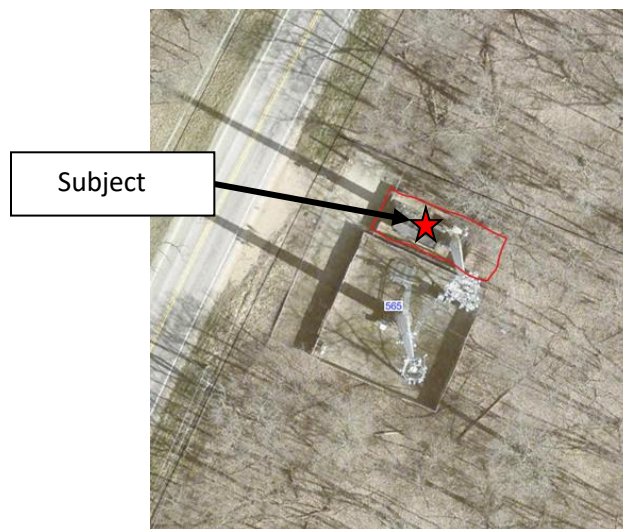
## **PC25-16**

TO: Village President and Board of Trustees  
FROM: Planning Commission  
DATE: Meeting of October 21, 2025  
PETITION: 25-014 Crown Castle - Verizon Special Use Permit for a Commerical Antenna

### **PROPOSAL**

The applicant is requesting approval of a Special Use Permit for a commercial antenna in the A1 District.

### **LOCATION MAP**



### **BACKGROUND & HISTORY**

The subject property is 565 Bliss Road, which is within the larger parcel, 475 Bliss Road. It is zoned A1

Restricted Farming District. The property was annexed into the Village with Ordinance 20021015B. The Annexation Agreement was authorized with Ordinance 20031007C. The Annexation Agreement allowed the existing towers to remain so long as no modifications or alterations were made. The Annexation Agreement has since expired; however, the towers are now legal non-conforming because towers, which are considered commercial antennas, require a Special Use Permit in all Districts in the Village, and a Special Use Permit was never obtained. Any modifications to either tower will require a Special Use Permit. Crown Castle, on behalf of Verizon, has submitted an application to modify the north tower by connecting and adding additional telecommunications equipment behind the tower. The two existing towers on the site are considered commercial antennas per Section 11-4-22 Table Of Permitted Uses; however, it is worth noting that the applicant will be installing equipment on one of the towers that the applicant refers to as antennas as well. The applicant proposes to modify the existing north tower by installing (9) antennas, (6) remote radio units (RRUs), (3) overvoltage protection systems (OVPs), and (3) hybrids. The area that the modifications will be made in is within a communications easement, and no work will be done beyond the easement. The area of work is roughly 16 feet by 20 feet.

### DISCUSSION

Commissioners discussed the proposal and determined that a condition should be added to upgrade the fencing around the tower with an open-faced, black, metal security fence, no more than 8 feet in height. Commissioners also discussed the possibility of modifying the tower to look like a tree, but came to the conclusion that it was not a good idea.

### FINDINGS OF FACT

When considering special use requests, the Zoning Ordinance provides certain standards to be considered. The Planning Commission hereby finds that the proposed Special Use:

- a) Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this zoning ordinance.

*Verizon is proposing to install (9) antennas, (6) remote radio units (RRUs), (3) overvoltage protection systems (OVPs), and (3) hybrids, which is a modification on an existing cell tower, to improve use of the Site to provide wireless telecommunications services to emergency services, businesses, and individuals in the Village of Sugar Grove.*

- b) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.

*The upgrades to the existing tower will not create noise or vibration and will be continued as its existing use.*

- c) Will not be hazardous or disturbing to existing or future neighborhood uses.



*The upgrades will not pollute, will not create any significant increase in traffic, will not create any environmental problems, and will not increase population density.*

- d) Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

*The project will not create any demand on government facilities, the project will enhance government facilities and promote the public welfare by providing a modern, more efficient system of communications for police, fire, and other emergency services, as well as provide modern telephone services to businesses, industries, and individuals.*

- e) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.

*No change to existing use.*

- f) Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

*No operation will be detrimental to any persons, property, or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*

- g) Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.

*There will be no interference with traffic on surrounding public streets or highways.*

- h) Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.

*No change to existing use, there are no confirmed waterways or potential for flood damage on the property or adjacent properties.*

- i) Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village.

*The Special Use will not result in the destruction, loss or damage of natural, scenic, or historic features of major importance to the Village.*

## **EVALUATION**

The proposed Special Use Permit for a commercial antenna would be in line with the Village's Comprehensive Plan and would not be detrimental to the surrounding areas.

Generally, this use is required to conform to the Village of Sugar Grove Special Use Standards. The following evaluation is based on the Special Use Standards.

1. Land Use/General – The proposed use remains consistent with the Comprehensive Plan and the Zoning on the property.

2. Existing Conditions – The existing use of the property will not change.

3. Lots & Buildings – There is no building on the site.

4. Parking – There is no parking on the site, nor is it required.

#### **PUBLIC RESPONSE**

After due notice, the Planning Commission held a public hearing on October 15, 2025. No objectors were present.

#### **RECOMMENDATION**

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the Special Use Permit for a commercial antenna at 565 Bliss Rd, and to incorporate the findings of fact, subject to the following conditions;

1. Additional modifications may be made to either existing tower in the future so long as the height of the towers remain the same and all work is done within the existing communication easements pertaining to the towers.
2. The fencing around the north tower shall be upgraded to an open-faced, black, metal security fence that is no more than 8 feet in height.

AYES: Airhart, Bieritz, Coia, Guddendorf, Rockwell, Dubina, Sabo

NAYES: None

ABSENT: Jones

**Motion Passed**



**Village of Sugar Grove  
Kane County, Illinois**

Ordinance No.: 2025-1104CD2

**An Ordinance Granting a Special Use Permit for a Commercial  
Antenna Located at 565 Bliss Road**

**Adopted by the  
Village Board  
of the  
Village of Sugar Grove  
November 4, 2025**

Published in pamphlet form by  
Authority of the Village Board  
of the Village of Sugar Grove,  
Kane County, November 4, 2025

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Village Clerk

(seal)



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**ORDINANCE NO.: 2025-1104CD2**

**An Ordinance Granting a Special Use Permit for a Commercial Antenna Located at  
565 Bliss Road**

**WHEREAS**, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable statutes; and,

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/11-13-1.1 provides that the corporate authorities of any municipality may in its ordinances provide for the classification of special uses; and,

**WHEREAS**, the Village President and Board of Trustees of the Village (“Village Board”) have adopted a zoning ordinance, which has been amended from time to time, which provides from the classification of special uses; and,

**WHEREAS**, Crown Castle, LLC (“Applicant”), is duly authorized to make application for a Special Use Permit for a commercial antenna on the property located at 565 Bliss Road and legally described in **Exhibit “A”** (“Property”); and,

**WHEREAS**, the Applicant has made application to request to grant a Special Use Permit for a commercial antenna on the Property; and,

**WHEREAS**, after due notice and opportunity to be heard, the Village’s Planning Commission/Zoning Board of Appeals held a public hearing on October 15, 2025, to consider the request to grant a Special Use Permit for a commercial antenna and no objectors were present; and,

**WHEREAS**, the Planning Commission/ Zoning Board of Appeals made its findings of fact and recommendation in Planning Commission Recommendation PC25-16 that the Village Board grant the Special Use Permit; and,

**WHEREAS**, the Village Board has found that the requested Special Use Permit complies with the standards as set forth in the Zoning Ordinance and concurs with the recommendation of the Planning Commission/Zoning Board of Appeals.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION ONE: INCORPORATION OF RECITALS**

1. The foregoing recital clauses are incorporated herein and adopted as the findings of fact by the Village Board of the Village of Sugar Grove.

**SECTION TWO: ADOPTION OF FINDINGS OF FACT FOR SPECIAL USE**

The Village Board hereby adopt the findings of fact for the Special Use as determined by the Planning Commission/Zoning Board of Appeals set forth on **Exhibit "B"**, and summarized below:

1. That the Special Use will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or the Village's Zoning Ordinance.
2. That the Special Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.
3. That the Special Use will not be hazardous or disturbing to exiting or future neighborhood uses.
4. That the Special Use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.
5. That the Special Use will not create excessive additional requirements at the public cost for public facilities and services and will not be detrimental to the economic welfare of the Village.
6. That the Special Use will not invoke uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
7. That the Special Use will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
8. That the Special Use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.
9. That the Special Use will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village.

**SECTION THREE: GRANTING A SPECIAL USE PERMIT**

1. That a special use for a commercial antenna is HEREBY GRANTED as follows:

- a. That a Special Use for a commercial antenna is hereby granted on the Property commonly known as 565 Bliss Road and legally described in **Exhibit "A"**, attached hereto and made a part hereof by this reference. The special use shall be in substantial accordance with **Exhibit "C"**, attached hereto and incorporated herein, except as otherwise permitted by the Zoning Officer in the final approval of plans.

### **SECTION THREE:        CONDITIONS**

That the Special Use is hereby granted upon the following conditions and restrictions pursuant to Section 11-13 of the Zoning Ordinance and as otherwise imposed by the Village Board in granting this application.

1. Additional future modifications to either existing tower may be approved at the staff level so long as the height of the towers remain the same and all work is done within the existing communication easements pertaining to the towers.
2. The existing fence must be replaced with a black metal picket style security fence no more than 8 feet in height on all four sides with a 4 foot high vinyl screening or material as approved by Community Development Director.
3. The sight shall follow the Village of Sugar Grove Weed Ordinance and keep up with landscape maintenance on sight.

**PRESENTED, PASSED AND APPROVED** by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 4<sup>th</sup>, day of November 2025.

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Sue Stillwell, Village President

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Tracey R. Conti, Village Clerk

### **BOARD VOTE:**

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>	<b>Recuse</b>
Trustee Heidi Lendi	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Trustee Matthew Bonnie	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Trustee Sean Michels	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Trustee Anthony Speciale	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Trustee Nora London	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Trustee Michael Roskopf	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

EXHIBIT A

That part of section 9, township 38 north, range 7 east of the third principal meridian, bounded and described as follows:

Commencing at the southwest corner of said section 9, thence north 20 degrees 02 minutes 00 seconds west, 1244.94 feet; thence north 67 degrees 45 minutes 00 second west, 438.56 feet; thence south 22 degrees 15 minutes 00 seconds west, 11.00 feet to the point of beginning; thence continuing south 22 degrees 15 minutes 00 seconds west, 20.00 feet; thence south 67 degrees 45 minutes 00 seconds east, 60.00 feet; thence north 22 degrees 15 minutes 00 seconds east, 20.00 feet; thence north 67 degrees 45 minutes 00 seconds west, 60.00 feet to the point or place of beginning.

EXHIBIT B

1. Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this zoning ordinance.  
*Petitioner: Verizon is proposing to install (9) antennas, (6) remote radio units (RRUs), (3) overvoltage protection systems (OVPS), and (3) hybrids, which is a modification on an existing cell tower, to improve use of the Site to provide wireless telecommunications services to emergency services, businesses, and individuals in the Village of Sugar Grove.*
2. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.  
*Petitioner: The upgrades to the existing tower will not create noise or vibration and will be continued as its existing use.*
3. Will not be hazardous or disturbing to existing or future neighborhood uses.  
*Petitioner: The upgrades will not pollute, will not create any significant increase in traffic, will not create any environmental problems, and will not increase population density.*
4. Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.  
*Petitioner: The project will not create any demand on government facilities, the project will enhance government facilities and promote the public welfare by providing a modern, more efficient system of communications for police, fire, and other emergency services, as well as provide modern telephone services to businesses, industries, and individuals.*
5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.  
*Petitioner: No change to existing use.*
6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.  
*Petitioner: No operation will be detrimental to any persons, property, or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*
7. Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.  
*Petitioner: There will be no interference with traffic on surrounding public streets or highways.*



8. Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.

*Petitioner: No change to existing use, there are no confirmed waterways or potential for flood damage on the property or adjacent properties.*

9. Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village.

*Petitioner: The Special Use will not result in the destruction, loss or damage of natural, scenic, or historic features of major importance to the Village.*

July 1, 2025

IL - VILLAGE OF SUGAR GROVE

601 HEARTLAND DRIVE

SUGAR GROVE, IL 60554

RE: 565 Bliss Road, SUGAR GROVE, KANE County, IL, 60554

Crown Site Number: 843158 / Crown Site Name: AURORA SPORTSMANS CLUB

Customer Site Number: 5000903935 / Application Number: 665769

Chicago SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless"), is a public utility and wireless telecommunications licensee of the Federal Communications Commission ("FCC"). Verizon Wireless provides wireless telephone service to emergency services, businesses, and individuals in the "Aurora\_Sportsmans\_843158" from a communications tower located in the Town of Sugar Grove at 565 Bliss Road, SUGAR GROVE (the "Site"). Verizon Wireless' adding antennas existing Cell Tower currently Verizon will install at Centerline 125' tower equipment below, please see Project Description on Construction Drawings on page T-1 for Ground Equipment details.

{N} VERIZON EQUIPMENT TO INSTAU.

{3} ERICSSON - AIR6419 ANTENNAS

{6} COMMSCOPE - NHH-65B-HG-R2B ANTENNAS

{3} ERICSSON - 4890 RADIOS

{3} ERICSSON - ~~4490~~ RADIOS

{3} RAYCAP - RVZDC-3315-PF-48 OVPs

{1} PLATFORM MOUNT {RMQP-4096-HK}

From time to time, Verizon Wireless needs to replace, modify, repair or otherwise make modifications to its equipment - including antennas on towers - as technology improves, service demands change, or network design is revised. In order to provide appropriate service to the Town of Sugar Grove Cell, Verizon Wireless needs to upgrade the existing Cell Tower at 125' as shown on the enclosed site plan prepared by Power of Design (the "Project").

This application includes, on behalf of Verizon Wireless, a request for a Special Use Permit to improve use of the Site to provide wireless telecommunications services to emergency services, businesses and individuals in the Town of Sugar Grove.

Wireless telephone use has been burgeoned since technology was introduced in the mid-1980s. Wireless technology provides a critical link for emergency services, such as ambulances, which use such services to transmit vital signs and medical information via medical telemetry.

Increasingly, police forces are relying on wireless telephones to communicate with dispatch and receive calls for assistance. Additionally, many businesses heavily rely on wireless telephone services, and individuals use it not only for their convenience, but for safety reasons as well.

Essentially, wireless telephones operate by transmitting a very low power radio signal between the wireless telephone and an antenna mounted on a tower, pole, building or other structure. The antenna feeds the signal to an electronic apparatus housed in a small equipment building near the antenna (the "base station"), where it is connected to an ordinary telephone

line and is then routed anywhere in the world. The antennas and base station are known as a "cell site."

Because of the low power, a cell site is capable of transmitting to and from wireless phones only within a limited geographic area. This limited geographic area is called a "cell." A cell site must be located within a prescribed area to provide coverage for the entire cell.

Wireless telephone technology requires that cells overlap somewhat to provide uninterrupted service. When the wireless telephone user moves into a new cell, the transmission is automatically transferred to the cell site in the new cell. If there is no cell site in the new cell, there is no wireless telephone service.

Because each cell site must be placed in such a manner as to provide service within a particular cell, and to provide overlapping (but not duplicate) coverage with the existing or planned cells around it, there is limited flexibility as to where a cell site can be placed. Wireless providers conduct a thorough engineering study, using an elaborate computer program, known as a "propagation study." A propagation study shows, based on cell boundaries, topography and other factors, where a cell site needs to be located in order to

provide cellular coverage in a particular cell. The telephone companies and RF engineers identify technologically feasible

locations for the cell site.

In this case, the area at 565 Bliss Road, SUGAR GROVE, has already been identified by Verizon Wireless, and to be approved by the Town of Sugar Grove, as being an appropriate site for its coverage requirements. The Site was in a technologically appropriate spot within that area and was available to Verizon Wireless to meet its coverage requirements. Now Verizon Wireless seeks approval to collocate its antennas to continue providing appropriate service to the existing Sugar Grove Cell.

As set forth in this application, Verizon Wireless meets the legal standards for receiving the requested approval for upgrades to its existing antenna array located on an existing tower at 565 Bliss Road, SUGAR GROVE. Moreover, the upgrades will not pollute, will not create noise or vibration, will not create any significant increase in traffic, will not create any environmental problems, will not increase population density, and will not create any demand on governmental facilities. Thus, the project will not create any detriment to adjoining properties or change the character of the neighborhood. Instead, the project will enhance governmental facilities and promote the public welfare by providing a modem, more efficient system of communications for police, fire and other emergency services, as well as provide modem wireless telephone service to businesses, industry and individuals.

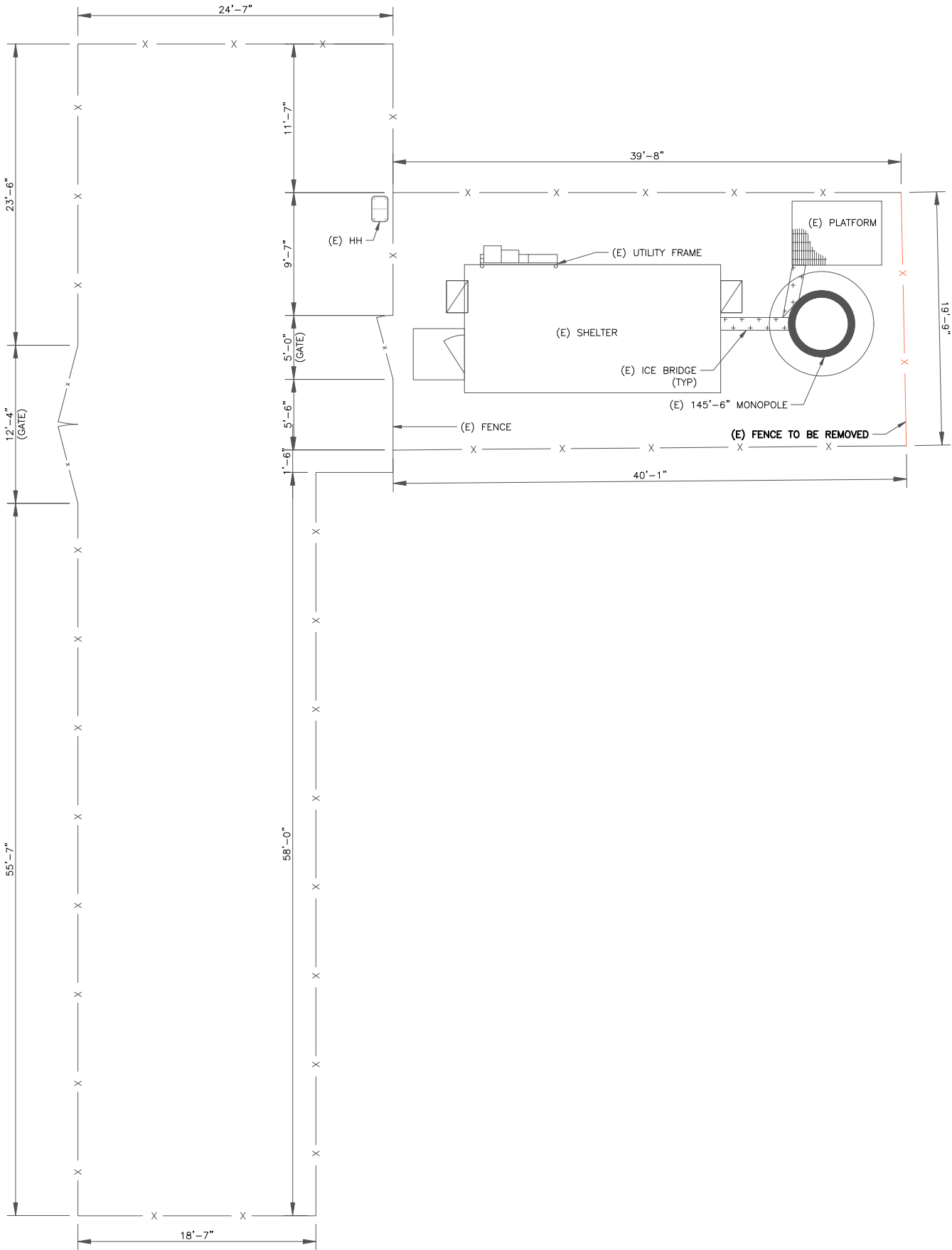
Sincerely,

*Christina Wilburn*

Christina Wilburn

Christina.Wilburn@crowncastle.com

(773) 628-4388



EQUIPMENT LEGEND:

- EXISTING
- TO BE RELOCATED/REMOVED
- NEW

VERIZON SITE NUMBER:  
5000903935

BU #: 843158

CROWN CASTLE SITE NAME  
AURORA SPORTSMANS CLUB

565 BLISS ROAD  
SUGAR GROVE, IL 60554

EXISTING 145'-6"  
MONOPOLE

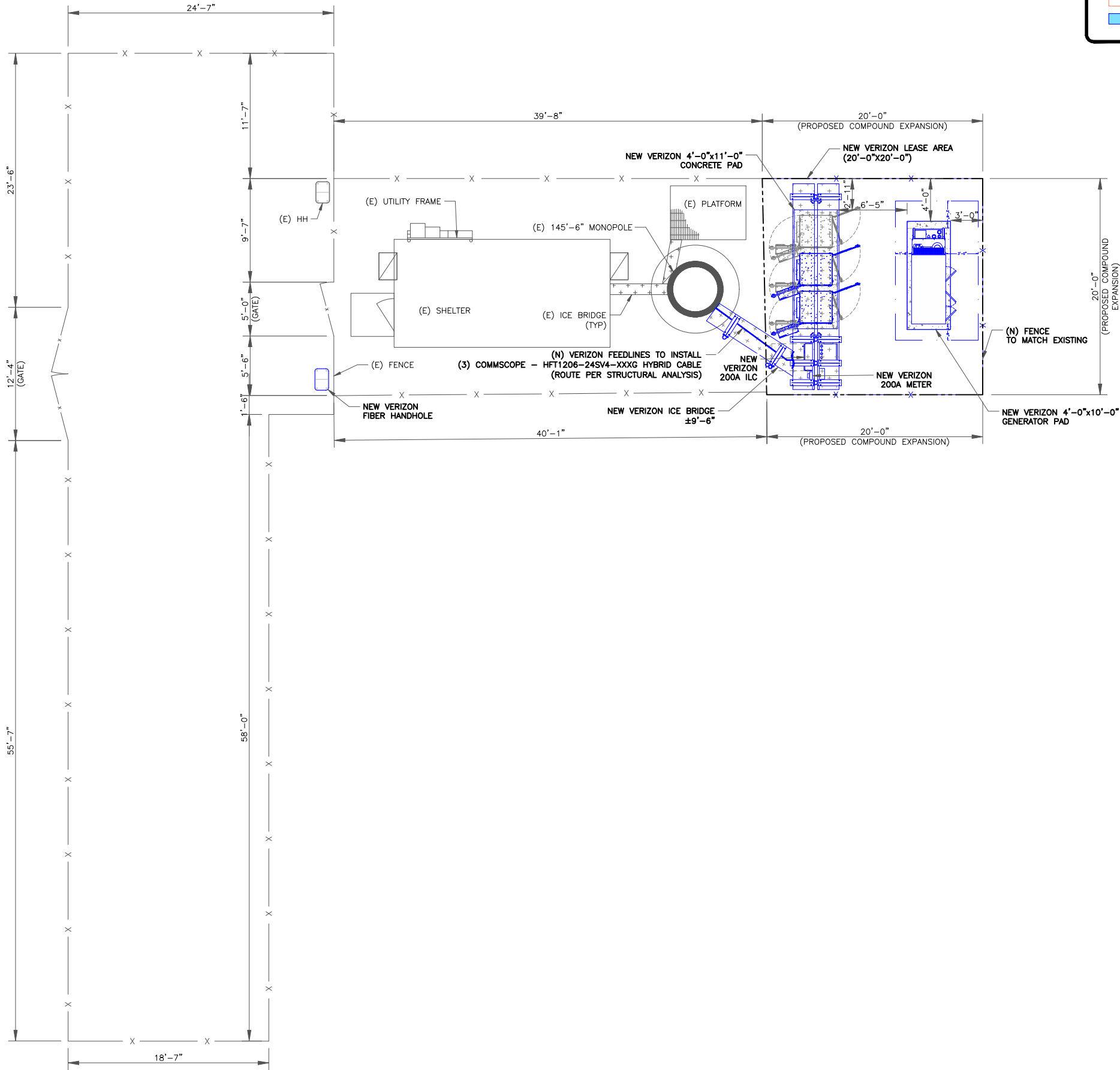
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1	04/09/2025	AS	CONSTRUCTION	MEP
2	04/11/2025	KK	CONSTRUCTION	MEP
3	05/16/2025	AS	CONSTRUCTION	MEP

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER:  
C-1.1

REVISION:  
3





EQUIPMENT LEGEND:

EXISTING

TO BE RELOCATED/REMOVED

NEW



VERIZON SITE NUMBER:  
5000903935

BU #: 843158

CROWN CASTLE SITE NAME  
AURORA SPORTSMANS CLUB

565 BLISS ROAD  
SUGAR GROVE, IL 60554

EXISTING 145'-6"  
MONOPOLE

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	9/23/2024	AS	CONSTRUCTION	MEP
1	04/09/2025	AS	CONSTRUCTION	MEP
2	04/11/2025	KK	CONSTRUCTION	MEP
3	05/16/2025	AS	CONSTRUCTION	MEP

062-067337  
LICENSED  
PROFESSIONAL  
ENGINEER

05/16/2025

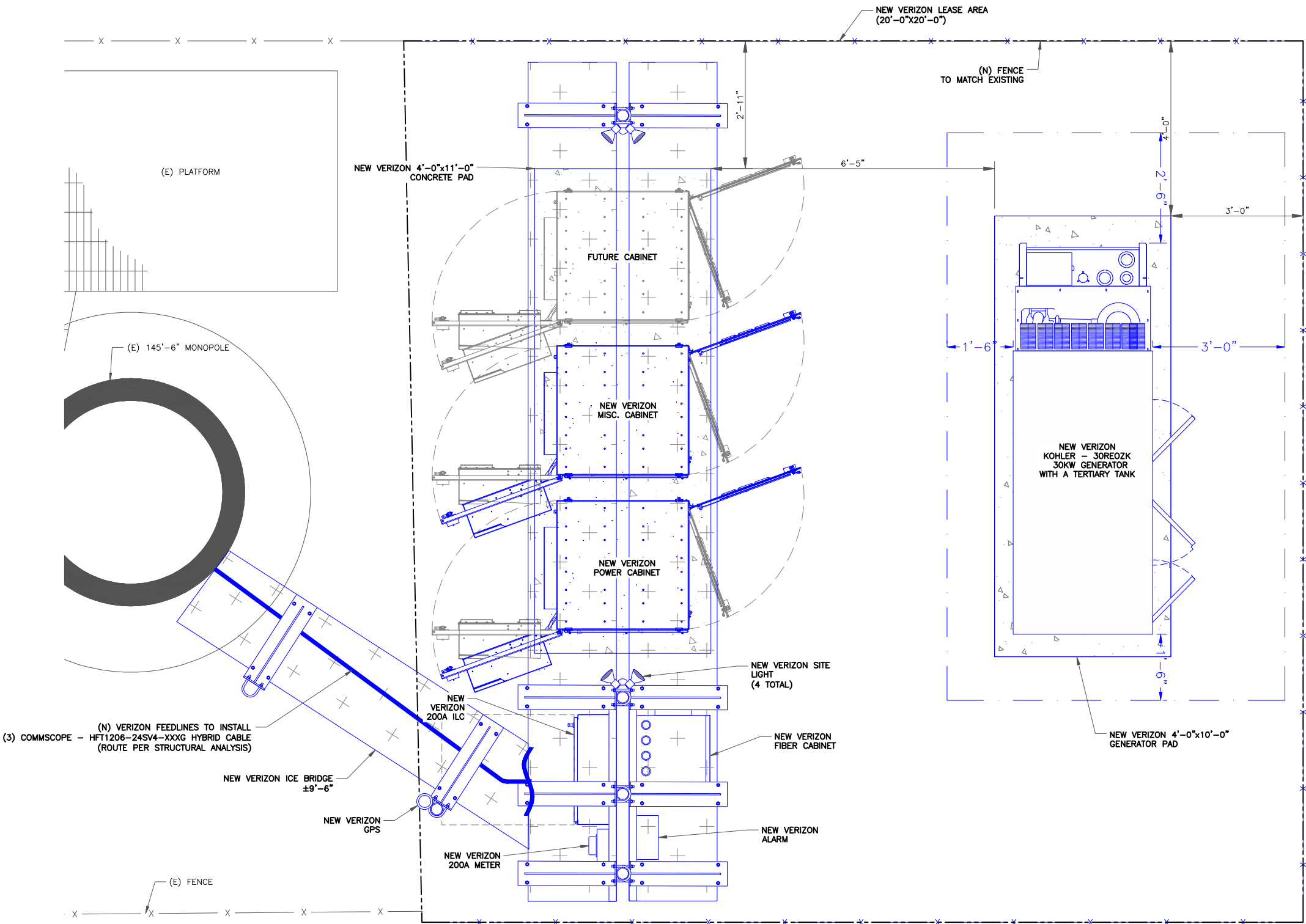
EXPIRIES: 11/30/2025

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OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-1.2

REVISION: 3





VERIZON SITE NUMBER:  
5000903935

BU #: 843158

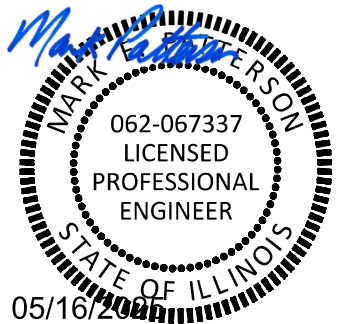
CROWN CASTLE SITE NAME  
AURORA SPORTSMANS  
CLUB

565 BLISS ROAD  
SUGAR GROVE, IL 60554

EXISTING 145'-6"  
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	9/23/2024	AS	CONSTRUCTION	MEP
1	04/09/2025	AS	CONSTRUCTION	MEP
2	04/11/2025	KK	CONSTRUCTION	MEP
3	05/16/2025	AS	CONSTRUCTION	MEP



EXPIRIES: 11/30/2025

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TO ALTER THIS DOCUMENT.

SHEET NUMBER:  
C-1.3

REVISION:  
3

1 FINAL EQUIPMENT PLAN  
SCALE: 1" = 6'-0" (FULL SIZE)  
3/4" = 1'-0" (11x17)  
3/8" = 1'-0" (11x17)





# AS-BUILT SURVEY

## 843158

AURORA SPORTSMANS CLUB

475 BLISS ROAD  
SUGAR GROVE, IL 60554  
KANE COUNTY

VICINITY MAP  
NTS



AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL		24±
TOWER COMPOUND	807	0.019
TOWER LEASE	807	0.019
ACCESS & UTILITY EASEMENT	1,367	0.031
COMMUNICATION EASEMENT	1,200	0.028

### CONTENTS

COVER SHEET
PROPERTY OVERVIEW
EASEMENT OVERVIEW
EXHIBIT
SITE OVERVIEW
SITE OVERVIEW DETAIL (INTERNAL USE)
LEGAL DESCRIPTIONS

### SURVEY PROCEDURES & EQUIPMENT

The Accuracy Of This Survey Meets Or Exceeds The Minimum Standards As Required By Illinois.  
Instruments Used:

- Trimble R10 GPS Rover on VRS Network
- Trimble S6 Robotic Total Station

### ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY

SURVEY PERFORMED FOR:



1500 Corporate Drive  
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.  
13430 NW 10th Terrace, Suite A, Alachua, FL 32615  
Tele: (386) 418-0500 | Fax: (386) 467-9986

SURVEY PERFORMED BY:

MeritCorp Group, LLC  
4222 Meridian Park, Ste 112, Aurora, IL 60504  
Tele: 630-554-6655 | Fax: 630-229-0366 | Lic. No. 184-005860

DRAWN BY: TH | CHK BY: JDS | JOB NO.: M22001

SURVEYOR'S CERTIFICATION:

I hereby certify to CCATT LLC, Crown Castle USA Inc., including its parents, subsidiaries and affiliated entities.

SURVEYOR NAME: JONATHAN D. SPINAZZOLA



ZONING:

"A1" RESTRICTED FARMING DISTRICT

FLOOD NOTE:

ZONE "X" PER MAP NO 17089C0316H, EFF. ON 8-3-2009

BEARING BASIS:

ASSUMED E. LINE OF THE PARENT PARCEL TO BE N20°02'00"W.

NOTES:

- SURVEY PERFORMED ON 01/04/2023.
- DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM NAD'83, WITH NAVD'88 VERTICAL DATUM. EPSG CODE: 3435
- BURIED UTILITIES DEPICTED HEREON WERE DETECTED AND MARKED BY OTHERS USING INDIRECT METHODS. NO SUBSURFACE EXCAVATION WAS PERFORMED TO VERIFY THE TYPE AND LOCATION OF THE BURIED UTILITIES DEPICTED HEREON. IT IS POSSIBLE THAT OTHER UTILITIES SERVING THE SUBJECT TOWER SITE EXIST THAT WENT UNDETECTED AS A PART OF THIS SURVEY.
- ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA, UNLESS OTHERWISE NOTED HEREON.
- NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

SITE INFORMATION:

Name	AURORA SPORTSMANS CLUB
BUN	843158
Address	475 BLISS ROAD SUGAR GROVE, IL 60554
County	KANE COUNTY

SITE LOCATED IN:

Section 9, Township 38 North, Range 7 East

## AS-BUILT SURVEY

SHEET: COVER SHEET

### LEGEND

Additional Land		IP / Rebar Monu		Transformer (Aerial)	
Building		IP / Rebar Monu- Found		Transformer Pad	
Asphalt Pavement		Cased Monu		Catch Basin	
Contour - Major		Cased Monu - Found		Inlet	
Contour - Minor		Traverse Point		Culvert	
Easement		Survey Point		Utility Vault	
Guiderail		Gravel		Manhole	
Jurisdiction Line		Dirt		Handhole	
Property Line		Concrete		Pull box	
Property Tie		Retaining Wall		Pedestal	
Parent Property		Stairs		Riser	
Tower Easement		Door / Gate		Meter	
Right of Way		Double Door / Gate		Valve	
Setback		Gate - Sliding		Cleanout	
Treeline		Signs		Junction Box	
Wetland		Mailbox		Pump Station	
Railroad Tracks		Column		Utility Box	
Centerline		Utility Pole		Controller	
Road Centerline		Guyed Pole		HVAC	
Stream		Pole		Generator	
Stream (Directional)		Bollard			
Ditch		Fire Hydrant			
Channel		Flag Pole			
Fence		Shrub			
Cable UG		Tree - Palm			
Combined Sewer		Tree - Conferous			
Cable TV & Elec		Tree - Deciduous			
Cable TV & Elec UG		Metal Platform			
Cable, Elec, & Tele		Fuel Tanks			
Cable, Elec, & Tele UG		Traffic Signal Controller			
Electric					
Electric UG					
Fiber					
Fiber UG					
Gas					
Sewer					
Storm					
Telephone					
Telephone UG					
Unknown Utility					
Water					
Topo - High Point					
Topo - Low Point					
Breakline					
Match line					
Property Tie					



PROPERTY INFORMATION

PARENT PARCEL

(A) JIT Investments Inc  
APN: 14-09-400-045  
Deed: Portion of Doc No 2020K032060

Address:  
475 Bliss Road  
Sugar Grove, IL 60554

(B) JIT Investments Inc  
APN: 14-16-200-052  
Deed: Portion of Doc No 2020K032060

Address:  
475 Bliss Road  
Sugar Grove, IL 60554

ADJACENT PARCELS

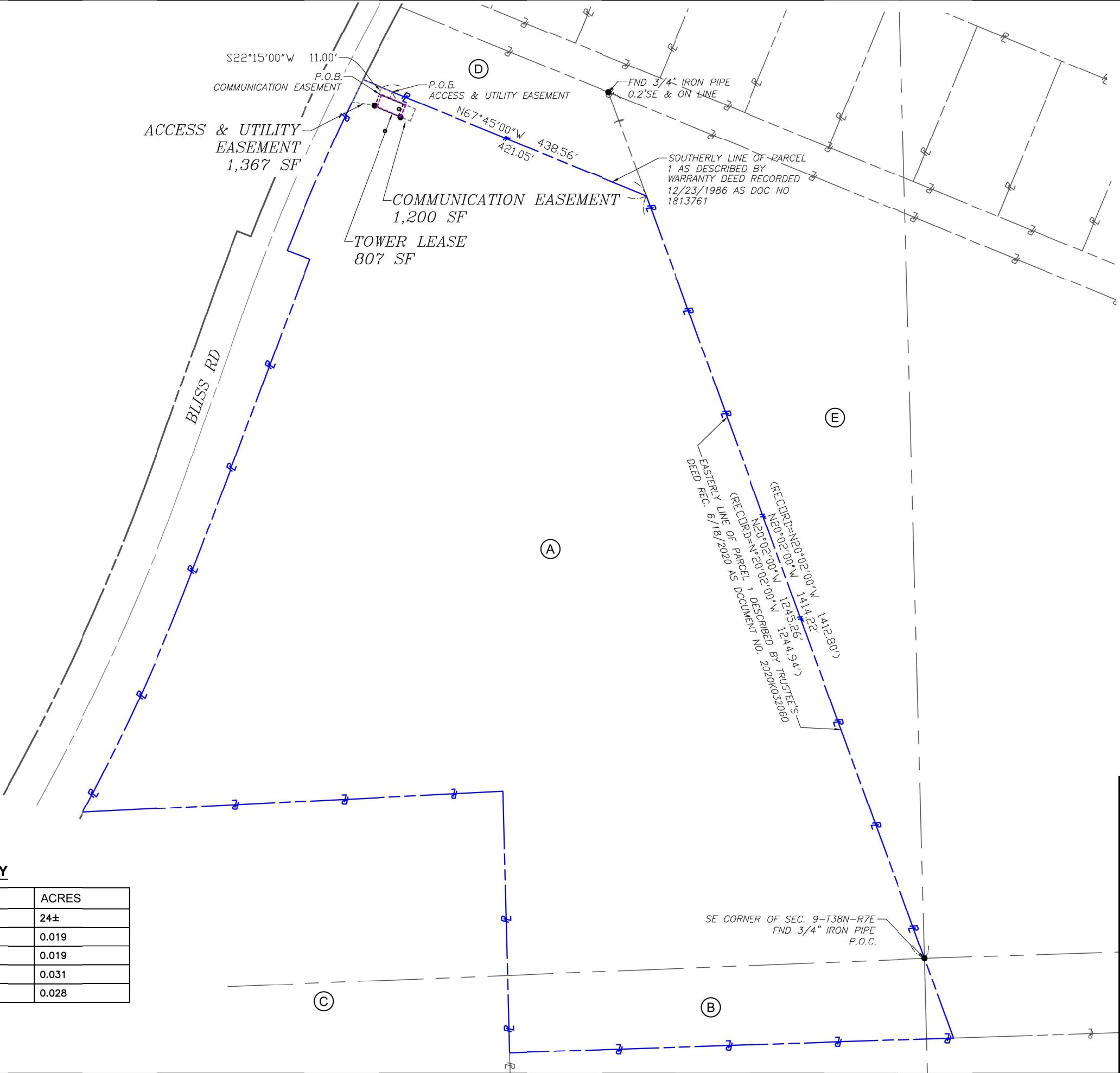
(C) JIT Investments Inc  
APN: 14-16-200-015

(D) Forest Preserve District Of Kane County  
APN: 14-09-400-040


(E) Forest Preserve District Of Kane County  
APN: 14-09-400-025

AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL		24±
TOWER COMPOUND	807	0.019
TOWER LEASE	807	0.019
ACCESS & UTILITY EASEMENT	1,367	0.031
COMMUNICATION EASEMENT	1,200	0.028



SURVEY PERFORMED FOR:



**CROWN CASTLE**

1500 Corporate Drive  
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

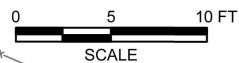
SITE INFORMATION:

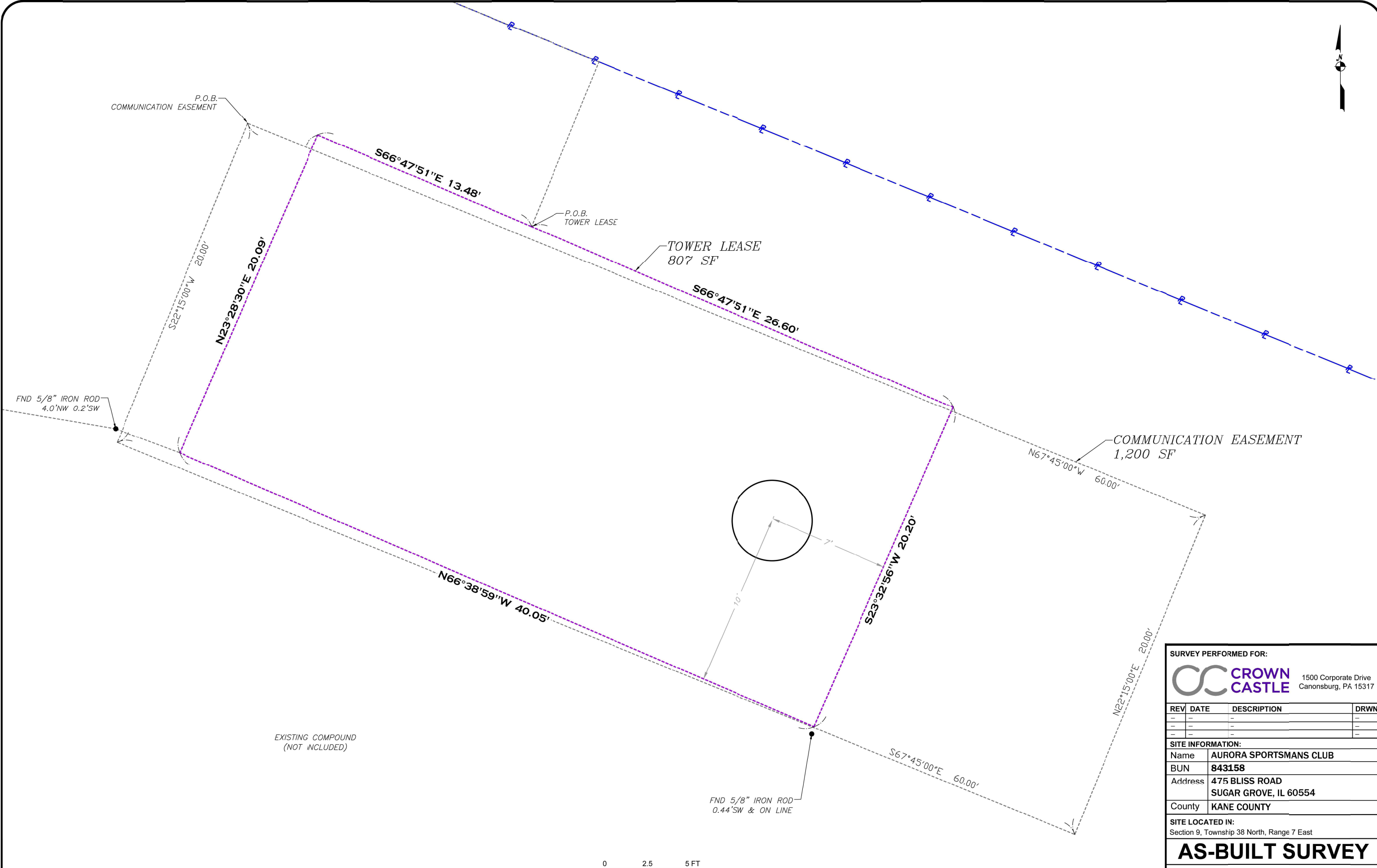
Name	AURORA SPORTSMANS CLUB
BUN	843158
Address	475 BLISS ROAD SUGAR GROVE, IL 60554
County	KANE COUNTY

SITE LOCATED IN:  
Section 9, Township 38 North, Range 7 East


**AS-BUILT SURVEY**

SHEET: PROPERTY OVERVIEW





SURVEY PERFORMED FOR:



1500 Corporate Drive  
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

SITE INFORMATION:

Name	AURORA SPORTSMANS CLUB
BUN	843158
Address	475 BLISS ROAD SUGAR GROVE, IL 60554
County	KANE COUNTY

SITE LOCATED IN:

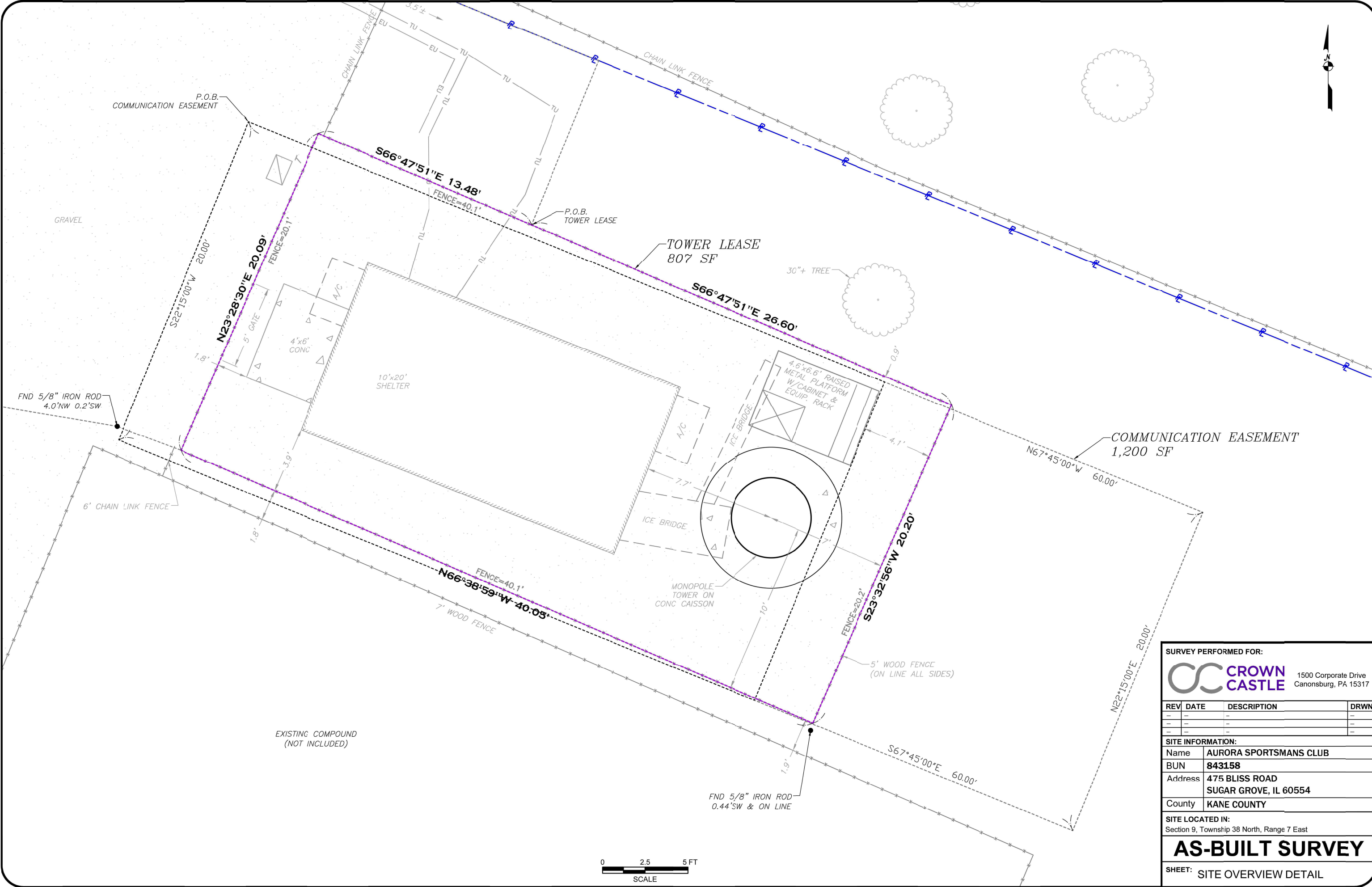
Section 9, Township 38 North, Range 7 East

AS-BUILT SURVEY


SHEET:

SITE OVERVIEW





SURVEY PERFORMED FOR:



1500 Corporate Drive  
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
-	-	-	-
-	-	-	-
-	-	-	-

SITE INFORMATION:

Name	AURORA SPORTSMANS CLUB
BUN	843158
Address	475 BLISS ROAD SUGAR GROVE, IL 60554
County	KANE COUNTY

SITE LOCATED IN:

Section 9, Township 38 North, Range 7 East

AS-BUILT SURVEY

SHEET:

SITE OVERVIEW DETAIL

## TOWER LEASE

(AS CREATED)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 20°02'00" WEST ALONG AN EASTERLY LINE OF PARCEL 1 AS DESCRIBED BY THE TRUSTEE'S DEED RECORDED JUNE 18, 2020 AS DOCUMENT NUMBER 2020K032060 IN THE KANE COUNTY RECORDER OF DEEDS, FOR A DISTANCE OF 1245.26 FEET TO THE SOUTHERLY LINE OF PARCEL 1 AS DESCRIBED BY THE WARRANTY DEED RECORDED DECEMBER 23, 1986 AS DOCUMENT NUMBER 1813761 IN THE KANE COUNTY RECORDER OF DEEDS; THENCE NORTH 67°45'00" WEST ALONG SAID SOUTHERLY LINE, 421.05 FEET; THENCE SOUTH 22°15'00" WEST, 10.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 66°47'51" EAST, 26.60 FEET; THENCE SOUTH 23°32'56" WEST, 20.20 FEET; THENCE NORTH 66°38'59" WEST, 40.05 FEET; THENCE NORTH 23°28'30" EAST, 20.09 FEET; THENCE SOUTH 66°47'51" EAST, 13.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 807 SQUARE FEET (0.019 ACRES), MORE OR LESS.

## COMMUNICATION EASEMENT

(AS PROVIDED)

THAT PART OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 20 DEGREES 02 MINUTES 00 SECONDS WEST, 1244.94 FEET; THENCE NORTH 67 DEGREES 45 MINUTES 00 SECONDS WEST, 438.56 FEET; THENCE SOUTH 22 DEGREES 15 MINUTES 00 SECONDS WEST, 11.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 22 DEGREES 15 MINUTES 00 SECONDS WEST, 20.00 FEET; THENCE SOUTH 67 DEGREES 45 MINUTES 00 SECONDS EAST, 60.00 FEET; THENCE NORTH 22 DEGREES 15 MINUTES 00 SECONDS EAST, 20.00 FEET; THENCE NORTH 67 DEGREES 45 MINUTES 00 SECONDS WEST, 50.00 FEET TO THE POINT OR PLACE OF BEGINNING.


## ACCESS & UTILITY EASEMENT

(AS CREATED)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 20°02'00" WEST ALONG AN EASTERLY LINE OF PARCEL 1 AS DESCRIBED BY THE TRUSTEE'S DEED RECORDED JUNE 18, 2020 AS DOCUMENT NUMBER 2020K032060 IN THE KANE COUNTY RECORDER OF DEEDS, FOR A DISTANCE OF 1245.26 FEET TO THE SOUTHERLY LINE OF PARCEL 1 AS DESCRIBED BY THE WARRANTY DEED RECORDED DECEMBER 23, 1986 AS DOCUMENT NUMBER 1813761 IN THE KANE COUNTY RECORDER OF DEEDS; THENCE NORTH 67°45'00" WEST ALONG SAID SOUTHERLY LINE, 421.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 22°15'00" WEST, 10.32 FEET; THENCE NORTH 66°47'51" WEST, 13.48 FEET; THENCE SOUTH 23°28'30" WEST, 20.09 FEET; THENCE NORTH 69°28'40" WEST, 3.99 FEET; THENCE NORTH 80°23'13" WEST, 34.45 FEET TO THE APPARENT EASTERLY RIGHT-OF-WAY LINE OF BLISS ROAD; THENCE 37.91 FEET ALONG SAID APPARENT EASTERLY RIGHT-OF-WAY LINE, BEING A 3407.87 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT WITH A CHORD BEARING NORTH 25°55'08" EAST, 37.91 FEET TO THE AFORESAID SOUTHERLY LINE OF PARCEL 1 AS DESCRIBED BY THE WARRANTY DEED RECORDED DECEMBER 23, 1986 AS DOCUMENT NUMBER 1813761 IN THE KANE COUNTY RECORDER OF DEEDS; THENCE SOUTH 67°45'00" EAST ALONG SAID SOUTHERLY LINE, 49.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,367 SQUARE FEET (0.031 ACRES), MORE OR LESS

<b>SURVEY PERFORMED FOR:</b>			
 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <b>CROWN CASTLE</b> </div>		1500 Corporate Drive Canonsburg, PA 15317	
<b>REV</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>DRWN</b>
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<b>SITE INFORMATION:</b>			
<b>Name</b>	AURORA SPORTSMANS CLUB		
<b>BUN</b>	<b>843158</b>		
<b>Address</b>	475 BLISS ROAD SUGAR GROVE, IL 60554		
<b>County</b>	KANE COUNTY		
<b>SITE LOCATED IN:</b> Section 9, Township 38 North, Range 7 East			
<h1 style="margin: 0;">AS-BUILT SURVEY</h1>			
<b>SHEET:   LEGAL DESCRIPTIONS</b>			