



VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DISCUSSION: SPECIAL USE PERMIT (VERIZON TOWER BLISS ROAD)

AGENDA: OCTOBER 21, 2025

DATE: OCTOBER 16, 2025

ISSUE

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

DISCUSSION

The Village has received an application from Crown Castle, LLC for a Special Use Permit for a commercial antenna. 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 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.

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

There is no cost to discuss this topic.

ATTACHMENTS

Plan Commission Recommendation

Project Narrative

Site Plan

RECOMMENDATION

That the Village Board discuss the proposed Special Use for a commercial antenna and provide staff with direction on preparing the necessary ordinance. Staff recommends that the Board approve proposed special use 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 open face security fence no more than 8' in height on all 4 sides.

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

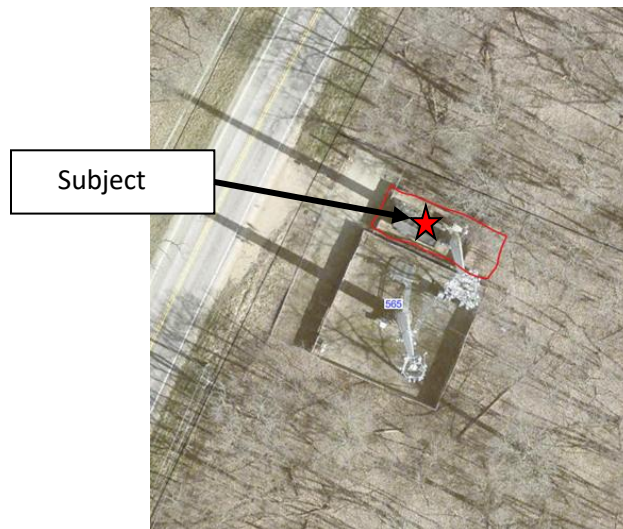
PC25-16

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

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.

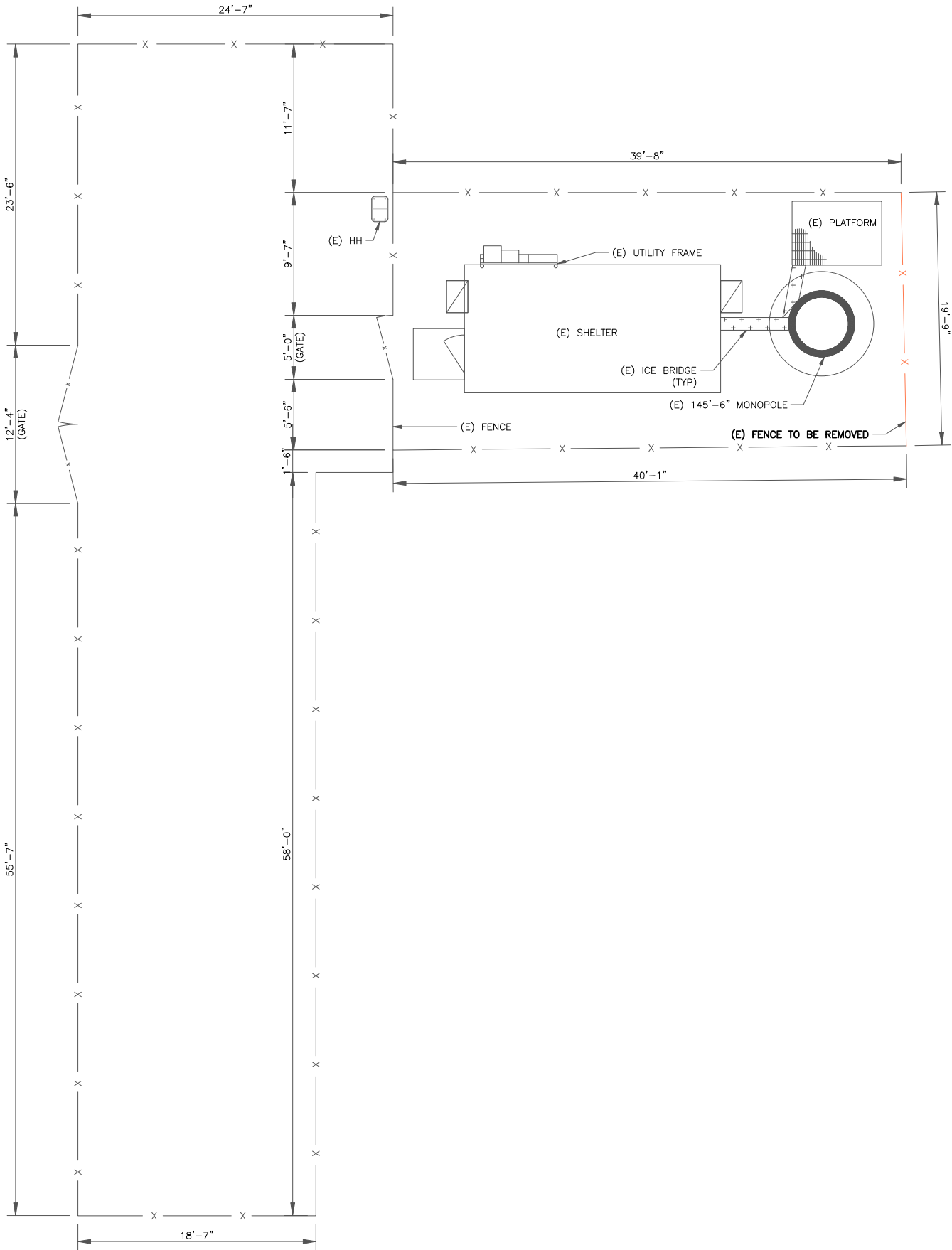
Sincerely,

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

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

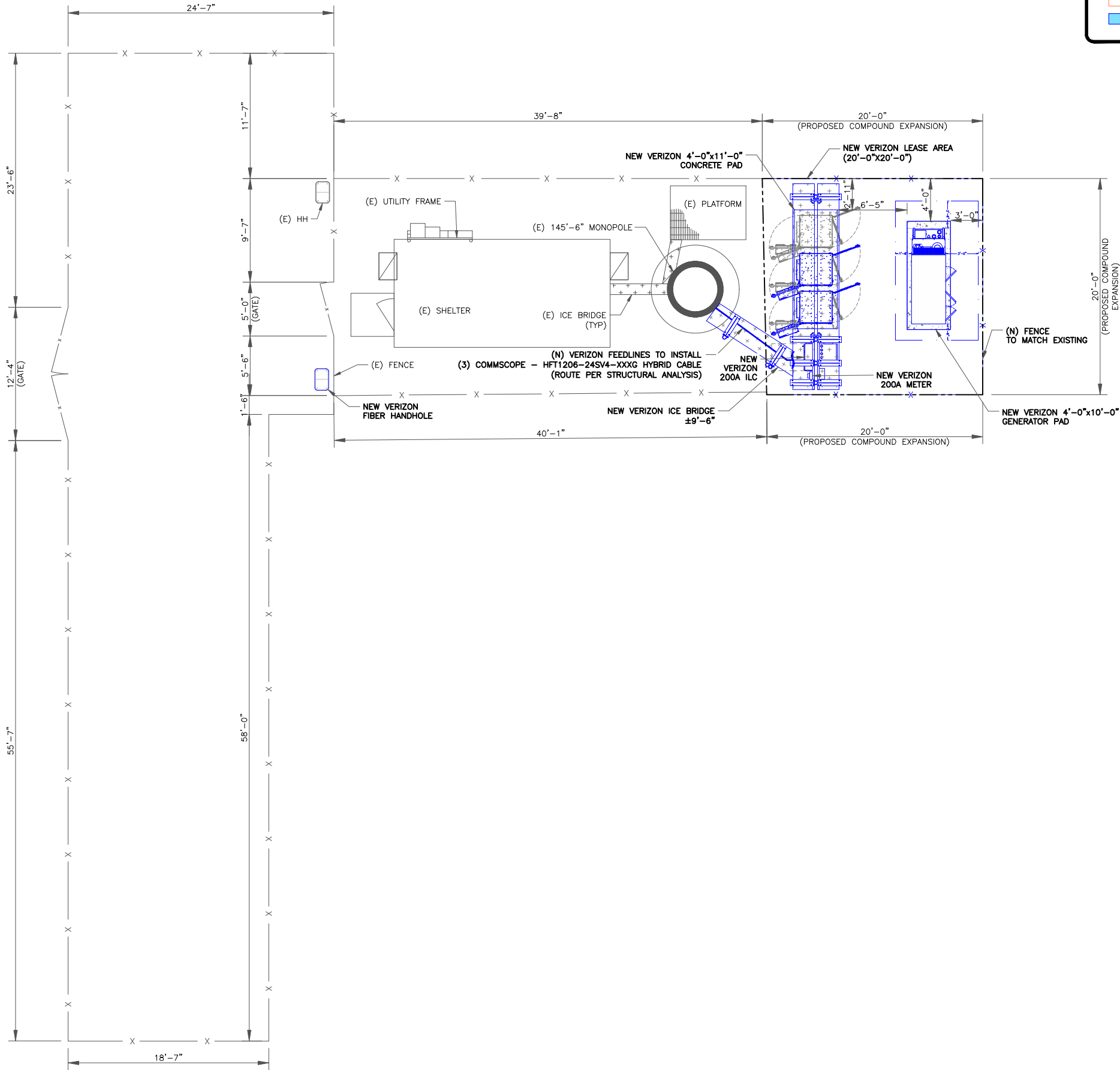
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TO ALTER THIS DOCUMENT.

SHEET NUMBER:
C-1.1

REVISION:
3

1 EXISTING SITE PLAN
SCALE: 3/16"=1'-0" (FULL SIZE)
3/32"=1'-0" (11x17)





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
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062-067337
LICENSED
PROFESSIONAL
ENGINEER

05/16/2025

EXPIRIES: 11/30/2025

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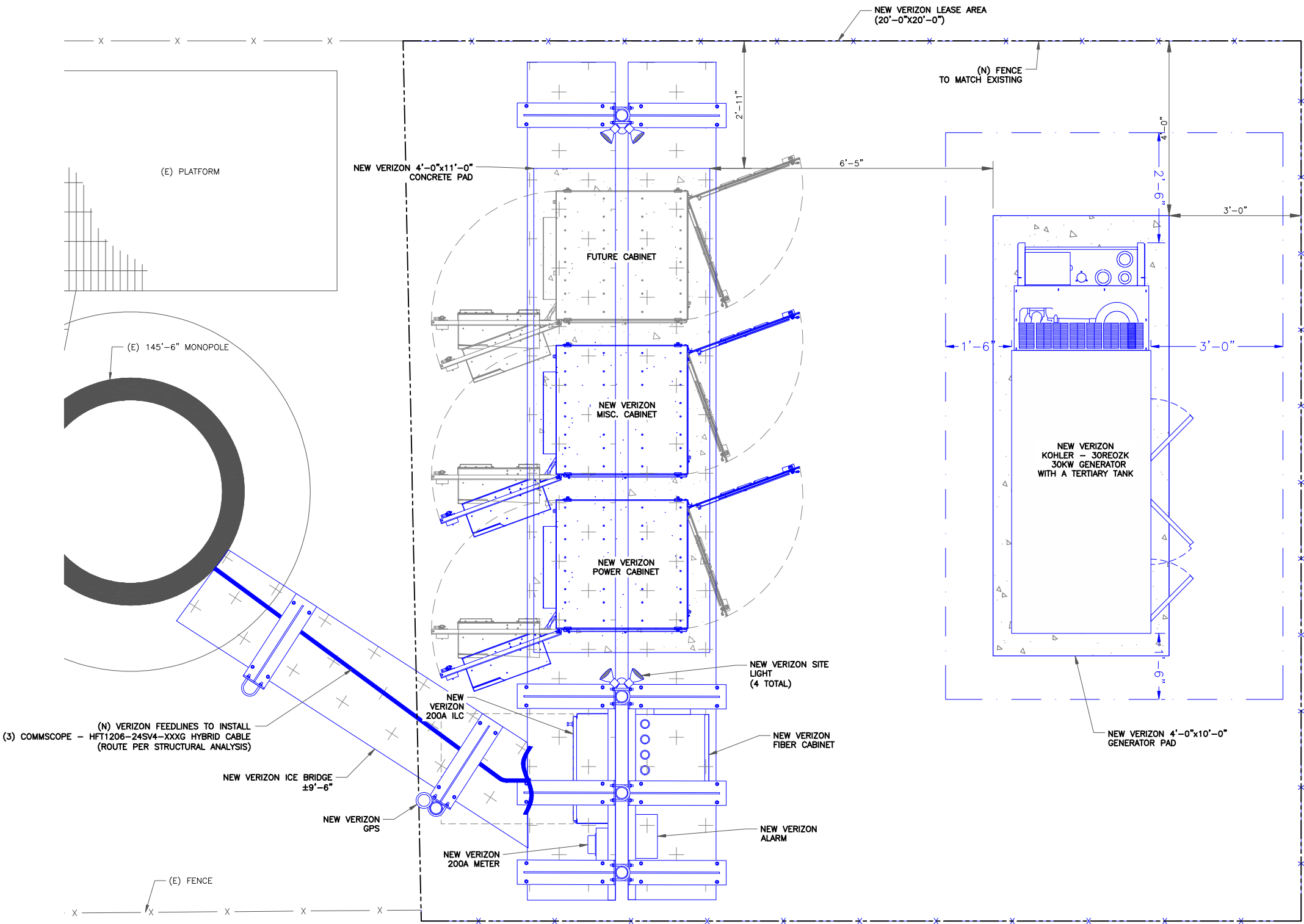
SHEET NUMBER: C-1.2

REVISION: 3

1 FINAL SITE PLAN

SCALE: 3/16"=1'-0" (FULL SIZE)
3/32"=1'-0" (11x17)





VERIZON SITE NUMBER:
5000903935

BU #: 843158

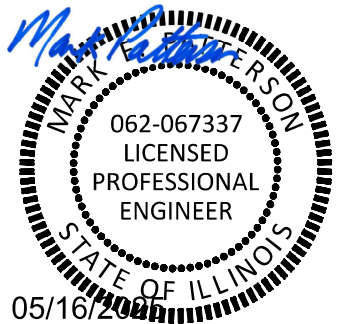
CROWN CASTLE SITE NAME
AURORA SPORTSMANS CLUB

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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SHEET NUMBER: C-1.3
REVISION: 3

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

