



SPECIAL USE PERMIT STANDARDS

Kane County Government Center
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

INTERNAL USE ONLY

CV Project No.:

Zoning Petition No.:

Date Received:

PETITIONER NAME:

Chestnut Skies LLC

SIGNATURE:

DATE:

January 24, 2025

STANDARDS OF A SPECIAL USE (ZONING CODE SECTION 25-4-8-2)

Special Uses, as defined by the Zoning Ordinance, shall be considered at a public hearing before the Zoning Board of Appeals (ZBA). The ZBA shall make a recommendation to the County Board based on their Findings of Fact in regards to the Standards of a Special Use. The ZBA shall not recommend approval of a Special Use Permit unless it finds the following the statements to be true and accurate. **Please respond to the following statements A - F by explaining how your proposed Special Use relates to each of these factors. Responses should be as detailed as possible – if you require additional space, you may submit a separate sheet of paper.**

A. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The intended special use of the property as public boarding stables of more than ten (10) non-owner-owned horses will not materially change if approved and, therefore, should have no detrimental effect upon surrounding properties.

B. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The intended special use of the property as public boarding stables of more than ten (10) non-owner-owned horses will not materially change if approved and, therefore, should have no detrimental impact upon the value of the surrounding properties.

C. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The properties surrounding the subject property are Zoned F. The Kane County 2040 Land Use Plan projects that the surrounding property will remain primarily "Agricultural". The Applicant's intended use for the subject property is a more intensive already permitted use for the property which will not inhibit or preclude any development in the area that's consistent with the Kane County 2040 Land Use Plan.

D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.

No additional infrastructure is required to permit the intended Special Use at the subject property.

E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.

No measures are needed to provide ingress and egress to the public streets or to mitigate traffic congestion because the intended special use will not materially change if approved.

F. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

Yes, the special use will conform in all other respects to the applicable regulations, including the Kane County Zoning Ordinance and the Kane County 2040 Land Use Plan.