



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:

SIGNATURE:

DATE:

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.

Solar projects are inherently very safe and unobtrusive, without any noxious fumes, dust, noise, light, nor other impacts to neighboring properties. A solar project is no more hazardous than a greenhouse or barn. Once operational, the project will sit passively in the field. The project will be a positive contribution to the public convenience and welfare. It will help reduce the occurrence of pollutants, will add to a diverse energy mix in the state and region, will allow ComEd customers to support solar with a discount to their electric bill, and will help with local electrical system reliability.

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 project will have no off-site impacts whatsoever and thus will not impact the neighbors' quiet enjoyment of their property. Extensive research has been done on the potential effects of solar projects on neighboring property values, and no studies have demonstrated any "substantial" diminishment of nearby property values.

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.

This project will have no impact to the normal, orderly development and improvements of the surrounding properties. No road frontage will be occupied by the project and all impacts to development will be on the subject parcel, in accordance with the landowners' wishes and the Kane County Ordinance which allows this use in the F-1 district.

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

This project has approval from ComEd. Only one small access road is required, from Powers Rd, as shown on the plans. The project will have minimal to zero impact on drainage, and will comply with all County, State, and Federal drainage and runoff rules, including the Kane County Stormwater Management Ordinance. No other facilities are required.

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.

Solar projects create very little traffic. Once operational, the site is expected to receive three to eight maintenance visits per year by passenger vehicle, less than farming traffic and any other typical development. Rutland Township Road Commissioner, John Alesi, has reviewed and approved this project.

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.

The Project has been developed in accordance with Kane County's Commercial Solar Energy Facilities Ordinance and the State of Illinois siting laws.