



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: Tyler Morris on behalf of USS Webb Solar LLC

SIGNATURE: *Tyler Morris*

DATE: 1/9/26

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 proposed Project will not be detrimental to, nor will it endanger, the public health, safety, morals, comfort, or general welfare of the public. Solar Energy Systems' operations are inherently passive in nature, the project will be monitored remotely at all times and will largely go unnoticed by neighbors. All panels and system components will be at least 350' feet from the adjacent roadway. Furthermore, vegetative screening has been proposed to mitigate the visual impact for residences within 300 feet.

As shown in the noise study, included as 07_Noise Analysis (12-03-2025), the Project will not generate any excessive noise passed the boundaries of the site. The Project will not contribute any noxious fumes or odors and will comply with all relevant standards set forth by the Illinois Pollution Control Board. The Project will benefit the surrounding community by providing clean, renewable energy to homes and businesses in a passive and non invasive manner.

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 not be injurious to the use and enjoyment of other properties in the immediate vicinity for purposes already permitted. The Project's operation and impact will be limited to the parcels included in the leased area. Additionally the project area will be fully enclosed by a fence that is compliant with all local and County regulations. The Project will not substantially diminish and impair property values within the neighborhood.

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 Project will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The project is situated on a parcel with an existing single-family dwelling, which otherwise has little options for further improvement. Additionally, according to the Noise Study referenced above, the impacts of the proposed Project will not extend beyond the parcels included in the leased area.

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

The Project will provide the facilities to interconnect and supply power to the existing grid. The Project will further provide an adequate access road for any maintenance or emergency access required. Though none are expected, the Project will provide any additional facilities that are reasonably deemed necessary.

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.

The Project will take adequate measures to provide ingress and egress to minimize traffic congestion on public roads. Before construction begins, the Project will enter into a road use agreement with the Hampshire Township highway commissioner, and any other pertinent jurisdictions, to ensure ingress and egress have been adequately designed.

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 is compliant with all regulations and conditions set forth by section 25-5-4-9 of the Kane County Ordinance and the Zoning Board of Appeals of Kane County, including, but not limited to, stipulations on studies to perform, surveys to complete, and setback to adhere to. US Solar will work with Kane County to accommodate any additional reasonable conditions presented by the Kane County Board.