



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:

SCOTT Milison

SIGNATURE:

Scott Milison

DATE:

4/23/2024

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.

SEE ATTACHED

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.

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.

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

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.

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.

- A. Our proposed landscape supply operation is designed with the primary goal of being a quiet, clean, and contributing neighbor. We believe that with special use, we are not just establishing a business, but committing to the long-term vitality and aesthetic health of this community. Our inventory consists of natural materials—mulch, firewood, soils and stone— which are managed to prevent runoff and maintain the integrity of the local ecosystem. By providing local access to these materials, we actually encourage residents and businesses to invest in their own green spaces, which improves local air quality. Safety is our absolute priority. Our loading zones are designed to be entirely self-contained within the property, ensuring that public roadways remain clear, safe, and unobstructed for pedestrians and motorists alike. We recognize that 'comfort' is about maintaining the character of our neighborhood. We are investing in professional perimeter landscaping and/or attractive fencing, ensuring the site blends seamlessly into the landscape. We aim to be a benefit. Our establishment will provide local jobs and a convenient resource for homeowners and contractors to improve their properties. This investment directly contributes to rising property values and a sense of pride in our local surroundings. In short, we are locals serving locals. Our presence will be characterized by professional management, meticulous site maintenance, and a genuine desire to see this area flourish. We are fully committed to operating in a manner that protects—and enhances—the safety, morals, and general welfare of the community we are proud to call home.
- B. We will transform the current site into a visual asset. Our goal is to set a high standard for property maintenance that encourages neighboring owners to take similar pride in their own land. We respect the 'use and enjoyment' of our neighbors by minimizing the footprint of our operations by utilizing contained operations. All materials will be organized in clean, low-profile bins. By repurposing this land into a thriving, tax-paying, and meticulously maintained business, we eliminate the risk of the property becoming derelict or underutilized. We are not just a business moving into an area; we are a partner in the neighborhood's future. We remain fully committed to open communication with our neighbors to ensure that our operations never interfere with their success or comfort. We believe that the 'highest and best use' of this land is one that supports the growth of the community. By providing the tools for local beautification while maintaining an immaculate property, we will ensure that our neighbors continue to enjoy their properties—and see their investments grow—for years to come.
- C. The primary function of a landscape supply company is to provide the essential raw materials for development: mulch, firewood, soils and stone. By containing all loading and unloading within our property boundaries, we ensure that public rights-of-way

remain open and unobstructed. Our investment in the site's utilities, drainage, and access points is being executed with an eye toward the future, ensuring that our footprint respects and aligns with the long-term planning goals of the county. Our goal is to be an asset that makes the surrounding land *more* attractive.

- D. We have taken a 'forward-thinking' approach to the site's development, ensuring that our utility and access needs are met without placing any additional strain on municipal resources. All necessary utilities—including water, electricity, and communications—are already available. We will work to ensure our connections are seamless and do not interfere with the service quality of surrounding residents or businesses.
- E. Our ingress and egress strategy has been meticulously designed with a 'property-first' philosophy, ensuring that any commercial activity remains entirely contained within our boundaries, leaving public roads free for the community. We have worked with site engineers to identify the optimal points for ingress and egress that offer maximum sightlines for both our drivers and passing motorists. Our entrance was recommended to be moved to the east by KDOT for safer and more efficient access. By investing in on-site infrastructure and intelligent traffic routing, we are ensuring that our business supports the local economy without ever complicating the local commute.
- F. Our commitment to this community begins with a deep respect for the standards and vision established by the county. We pledge to maintain an open line of communication with county officials, ensuring that we remain proactive and responsive to any future updates in the county policy. We are eager to demonstrate that a landscape supply company can be a hallmark of order, beauty, and strict adherence to the standards that keep this community strong.