



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:

Cyriac Chandy, Agent of Prairie Gas Mart

SIGNATURE:

Cyriac K. Chandy

DATE:

9/30/26

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 establishment has operated for approximately three years and received a recent annual license before the County determined that it was located in a B-1 zoning district. During that time, the business has complied with all other applicable County and State laws. The items identified in Question A are not expected to be unreasonably detrimental to, or endanger, the public health, safety, or welfare. As part of this special use request, the License Holder has removed the food truck from the area and removed all unauthorized banners, roadside pricing signs and flood lights. The License Holder will install shielded downcast lighting in compliance with applicable State and local laws and ordinances. The canopy, which is the subject of a separate application, will display pricing and other information as recommended by Kane County staff. The business ownership has not changed since June 2018, including throughout the current liquor license period. There is currently no application for gaming. However, this statement does not waive the business's ability to apply for gaming in the future.

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.

For the duration of the current and prior liquor license the property has no injured the use and enjoyment of other property in the immediate vicinity, and has received a liquor license for the current year which is now a temporary license. The sale of liquor is allowed in the State of Illinois and County of Kane. The establishment will follow all laws both County and State and will continue to be a good neighbor.

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 store will not impede the normal or orderly development and improvement of surrounding property for the uses permitted in the district. The Applicant is in a well established area with similar businesses, including the sale of liquor. It is beneficial to the area to have a gas station on the corner.

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

This business and the prior business have not required any changes that would require any impact on the above, and for the approximate 2 plus years the business has been operating there it not impacted the above. This is a well established area that the Applicant has been a part of for several years, including several similar businesses.

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 location has been there for decades. The license is not changing the ingress or egress so that it impacts traffic. The County's continued renewal of the license, but for the zoning, has shown that this business has had no impact within the law or ordinances that would cause any ingress or egress issues.

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 special use is for the renewal of the liquor license, or to continue the temporary license, which the establishment conforms to all the regulations of the district, except for the zoning. As stated in the letter of May 8, 2026, the only issue is the zoning.

The business has removed all illegal banners, the food truck was removed from the premises and there will not be any food truck in any area of the premises that violates State and Local laws and ordinances. The canopy will have downward lighting in compliance with Kane County's Staff's recommendations. All flood lights shining outward on the building by the canopies have been removed.