

Findings of Fact Insert for Non-General Special Uses

SELECT AND COMPLETE ONLY THE ADDITIONAL FINDINGS THAT APPLY TO THE PROPOSED USE

Special Use is *located* in a **Planned Manufacturing District (PMD)** under 17-13-0905-C.

C(1). What are the probable effects of the proposed use on existing manufacturing activities, including the potential for land use conflicts and nuisance complaints? Explain:

C(2). What are the probable effects of the proposed use on efforts to market other property within the planned manufacturing district for industrial use? Explain:

Special Use is a **Business Live/Work Unit** under 17-13-0905-E.

E(1). Explain how the floor plan for the business live/work unit provides a functional and open area for a bona fide commercial use:

E(2). Explain how the business live/work unit is easily identified as a business and conveniently accessible by clients, employees and other business visitors:

E(3). Explain how the establishment of the business live/work unit will not impair the retention or creation of commercial uses in the surrounding neighborhood:

E(4). Explain how each business live/work unit has been designed to ensure that the residential space meets basic habitability requirements in compliance with Section 14B-4-419 of the Municipal Code and any other applicable codes, ordinances, laws, rules, and regulations:

E(5). Explain how the residents of the business live/work unit will not be subject to unreasonable noise, odors, vibration or other potentially harmful environmental conditions:

Special Use is a **Freestanding Wireless Communication Facility** under 17-9-0118-D(2).

When a freestanding facility requires special use approval, **it may not be granted unless the applicant demonstrates to the reasonable satisfaction of the Zoning Board of Appeals that no existing facility or structure can accommodate the applicant's proposed facility.** Explain:

Waste-Related Uses (Check and Complete all that apply)

Special Use is a **Waste-Related Use** under 17-13-0905-B(1); a **Sanitary Landfill** under 17-13-0905-B(1), (2), & (3); a **Liquid Waste Handling Facility** under 17-13-0905-B(1) & (2); a **Resource Recovery Facility or Incinerator** under 17-13-0905-B(1), (2), & (4).

B(1)(a). The proposed use is necessary to accommodate the waste removal needs of the area it is intended to serve because:

B(1)(b). The proposed use is located outside the boundary of the 100-year flood plain as determined by the Illinois Department of Transportation, or the site is flood- proofed to meet the standards and requirements of the Department of Transportation and is approved as flood- proofed by said Department. Yes, evidence is attached as Exhibit C_____ No.

B(1)(c). Explain how the proposed use is designed to minimize the danger to the surrounding area from fires, spills or other operational accidents:

B(1)(d). Explain how the proposed use is so designed and located as to minimize the impact on existing traffic flow in the surrounding area:

B(1)(e). Explain how the proposed use is designed and proposed to be operated so as to minimize adverse impacts on air, land and water quality by using the best commercially available pollution control technology:

B(1)(f). Explain how the proposed use is located and operated so as to minimize adverse effects on the economic development potential of the area, and on the value of surrounding property:

B(1)(g). Explain how the proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

Special Use is a **Sanitary Landfill** under 17-13-0905-B(1), (2), & (3); a **Liquid Waste Handling Facility** under 17-13-0905-B(1) & (2); a **Resource Recovery Facility** or **Incinerator** under 17-13-0905-B(1), (2), & (4).

B(2)(a). The proposed use will have the following impact on air, land and water pollution levels in the area:

B(2)(b). The physical characteristics of the land on which the proposed site is to be located are as follows:

B(2)(c). The number of existing and closed waste treatment facilities and disposal sites within a 3-mile radius of the proposed site are as follows:

B(2)(d). What is the proximity of the facility to residential uses and schools?

Special Use is a **Sanitary Landfill** under 17-13-0905-B(1), (2), & (3).

B(3)(a). The operation of the proposed facility would not increase noise beyond levels permitted in Chapter 11-4 of the Municipal Code because:

B(3)(b). The site is designed to provide a buffer zone of at least 500 feet from the interior of the liner to the property line. Natural barriers, such as highways, rail lines or manufacturing uses may be included in the measurement. Yes, evidence is attached as Exhibit C _____ No.

B(3)(c). The site is located in areas with fine grain soil or with soil of relatively low permeability.
 Yes, evidence is attached as Exhibit C _____ No.

Special Use is a **Resource Recovery Facility** or **Incinerator** under 17-13-0905-B(1), (2), & (4).

B(4)(a). The operation of the proposed facility would not increase noise beyond levels permitted in Chapter 11-4 of the Municipal Code because:

B(4)(b). Explain how the operation of the proposed facility provides adequate monitoring and control of emissions of hazardous substances:

B(4)(c). The site is designed to provide a buffer zone of at least 100 feet.

Yes, evidence is attached as Exhibit C _____ No.