

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:

☐ Special Use is an **Indoor Event Venue** under 17-13-0902-B(4).

Include each item below with Exhibit C, and list each item in the table of exhibits in the Public Hearing Packet:

- (a) A traffic study or traffic management plan which sets forth methods to mitigate any potential adverse impact or effect on traffic flow or parking in the surrounding area;
- (b) a plan of operation to mitigate any adverse impact or effect on the general welfare of the neighborhood or community;
- (c) a security plan including provisions made for private security personnel and for handling emergencies, providing sufficient personnel and equipment to protect public safety at the premises; and
- (d) proof of adequate off-street parking as required under Chapter 17-10.

WASTE-RELATED USES (CHECK AND COMPLETE ALL THAT APPLY)

Note: Pursuant to §17-13-0902-B(2), in addition to the supplemental proposed findings below, the following materials must also accompany a special use application for an *incinerator, hazardous waste treatment or storage facility, resource recovery facility, reprocessible construction/demolition material facility, transfer station, or liquid waste handling facility, or sanitary landfill*:

- (a) Surrounding land use report, including a description of the nature and intensity of surrounding land uses and the anticipated impact of the proposed special use upon surrounding land uses and property values. The report must also assess the number of existing and closed waste-related uses within a 3-mile radius of the proposed site and the proximity of the proposed facility to residential uses and schools. **Attach to Exhibit D of the Public Hearing Packet.**
- (b) Environmental assessment of facility siting, including a description of the physical, geographical, geological, and soil conditions of the site and surrounding area to assess the suitability of the site for the proposed special use. An analysis of the impact of the proposed special use upon the surrounding area and the dynamic physical environment, including but not limited to critical wildlife habitats, fluvial systems, natural wetlands, air quality, water quality, flora and fauna, and public health must be submitted. The assessment must also evaluate potential risk and effects of accidental releases, fires or explosions on surrounding communities, and must analyze alternatives to the proposed facility and address their costs and impact on the environment. **Attach to Exhibit D of the Public Hearing Packet.**
- (c) An end-use plan describing the proposed use of the site after terminating use of the facility. **Attach to Exhibit D of the Public Hearing Packet.**

☐ 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.