



STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

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| Street Address: 1000 Maple Ave _____ Homewood, IL 60430 | |
| Requested Use: Ground Mount Solar PV _____ | Area: 92400 sq. ft. |
| Business Name: INX International Ink Co. _____ | |
| Applicant Name: General Energy Corporation _____ | Date: 6/2/2023 _____ |

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?

Describe why this location is best-suited for your business to serve the community.

The current location, owned by INX International, is uniquely suited to serve the community in several ways. Firstly, as a vacant open land, it offers the necessary space to accommodate a ground-mount solar array, which aligns with our goal of offsetting our energy usage and reducing our carbon footprint. By harnessing solar energy, we aim to showcase the practical benefits of renewable energy

2. Is the special use detrimental to the economic welfare of the community?

Will the business have a negative impact on other businesses?

This ground mount solar system will not have any negative impact on other business. Furthermore, the visibility of the ground-mount solar array at this location will serve as a tangible example to the community. It will demonstrate our commitment to environmental stewardship and inspire others to consider adopting solar energy solutions as well.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

As a current vacant open land, it offers the necessary space to accommodate a ground-mount solar array.

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

Describe any negative impacts, external to your business, that may result from it operating at this location.

The installation of the proposed solar system will adhere to all relevant safety codes, regulations, and industry best practices. This includes proper grounding, wiring, and equipment installation to mitigate any potential electrical hazards. Additionally, appropriate signage and fencing will be implemented to prevent unauthorized access and ensure the safety of the surrounding community.

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

The installation of the proposed solar system allows for the productive use of the property by utilizing the available space for renewable energy generation. This aligns with the growing demand for sustainable energy solutions and contributes to environmental conservation efforts. The presence of a ground mount solar system can enhance the value and desirability of the property.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

Ground mount solar systems are becoming increasingly common and accepted as a renewable energy solution. Many communities and neighborhoods have embraced solar installations as a positive addition to their surroundings. As a result, the presence of a ground mount solar system is unlikely to be perceived as a detriment or cause substantial injury to neighboring properties.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

The installation of a ground mount solar system aligns with the growing trend of incorporating sustainable practices into communities. As more neighborhoods prioritize renewable energy sources, the presence of a solar system can contribute to the overall community character by demonstrating a commitment to environmental responsibility and reducing carbon footprints.

8. Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

The proposed solar system will be designed and operated in a manner that is compatible with the permitted uses in the zoning district. Solar installations do not generate noise, emissions, or other nuisances that would disrupt the use or enjoyment of neighboring properties.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

The proposed solar system can coexist with a wide range of permitted uses in the zoning district. It will not impose limitations or restrictions on neighboring properties' development plans or their ability to pursue their permitted uses.

10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

Ground mount solar systems do not generate significant vehicular traffic once they are installed. They are passive installations that do not require frequent visits or deliveries, resulting in minimal traffic associated with their operation.

11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

A new business going into an existing development, may answer 'no.'

NA

12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

The proposed solar system will adhere to all applicable regulations and guidelines related to the preservation of historical, archaeological, cultural, natural, and scenic resources. Any requirements set forth by relevant agencies or organizations will be followed.

1999 COMPREHENSIVE PLAN

Below is an excerpt of the 1999 Comprehensive Plan containing those goals and objectives related to land use and community economic development which may be informative in the evaluation of special use permits.

Goal 1 - Land Use and Community Economic Development

Promote development of all remaining undeveloped property within the Village of Homewood for sound and orderly residential, commercial, and industrial development consistent with the Comprehensive Plan and the Future Land Use Map.

Objectives

- 1.1 - Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map [current zoning map].
- 1.2 - Prepare a streetscape right-of-way plan for 183rd Street from the intersection of Dixie Highway to Governor's Highway to establish commercial "entryways" into the downtown central business district.
- 1.3 - Complete a plan to assess the potential for the Downtown to serve as a regional entertainment and "upscale" shopping district, serving residents within a 10-mile radius.
- 1.4 - Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on specifics of the proposal.
- 1.5 - Complete an assessment of the success of the recent parking improvement actions to provide additional parking in the downtown and, if warranted, study the need and location of additional parking- both surface and elevated.
- 1.6 - Establish guidelines for appropriate mixed-use downtown development, including parking requirements, acceptable uses, and Village financing assistance (if deemed appropriate).
- 1.7 - Implement municipal utility improvements, especially storm water improvements, sidewalk construction/ replacement, streetscape, street tree plantings, and signage improvements.

2009 DOWNTOWN MASTER PLAN

Below is an excerpt of the 2009 Downtown Master Plan containing the objectives of the Master Plan. The Downtown Master Plan generally encompasses those areas zoned B-1 and B-2.

Master Plan Objectives

- » Sustain and enhance Downtown Homewood as a regional draw for the South Suburbs.
- » Encourage mixed-use development of key opportunity sites to create a more active "18-hour" downtown.
- » Increase commercial development to provide more goods and services for residents and visitors.
- » Increase commercial development to enhance the economic base of the Village.
- » Increase residential densities throughout Downtown to support transit use and new commercial activity.
- » Increase use of the Amtrak and Metra stations.
- » Encourage new residential development that provides a wider range of housing products in the Village, including apartments, condominiums, townhomes, and senior housing.
- » Enhance and increase open space within Downtown.
- » Significantly improve physical conditions by expanding streetscape improvements to all Downtown blocks, upgrading street furniture, and improving the pedestrian tunnel and viaducts under the tracks.
- » Improve pedestrian and vehicular access and circulation.