

ORDINANCE NO. M - 2262

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW SOLAR ENERGY COLLECTION SYSTEM, GROUND, 1-5 ACRE, AND VARIATIONS TO LOCATE WITHIN THE FRONT SETBACK AND TO EXCEED THE MAXIMUM HEIGHT, AT 1000 MAPLE AVENUE, HOMEWOOD, COOK COUNTY, ILLINOIS.

WHEREAS, 65 ILCS 5/11-13-1 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by passage of an Ordinance; and

WHEREAS, 65 ILCS 5/11-13-5 authorizes the granting of a zoning variation by passage of an Ordinance; and

WHEREAS, a request has been received for a special use permit for construction of a ground mount solar collection system at 1000 Maple Avenue; and

WHEREAS, the subject property is located in the M-1, Limited Manufacturing District; and

WHEREAS, Solar Energy Collection System, Ground, one to five acre, is allowed as a special use in the M-1, Limited Manufacturing District; and

WHEREAS, Section 44-04-14(s) of the Homewood Zoning Ordinance sets standards for Solar-Energy;

WHEREAS, the petitioner has requested variations from Section 44-04-14(s) to locate within the front setback, and to exceed the maximum 5.0-foot height limitation by 0.7 feet; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on August 10, 2023, recommended approval of a special use and zoning variations to Solar Energy Collection System, Ground; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois deem it appropriate and are willing to grant a special use permit and variance, subject to the terms and provisions hereof.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that:

SECTION ONE - FINDINGS OF FACT:

1. The subject property is located at 1000 Maple Avenue;
2. The property is approximately 2 acres (92,400 square feet);
3. The property is owned by INX International Ink Co.;
4. The property is zoned M-1 Limited Manufacturing;
5. No additional infrastructure is required besides solar equipment;
6. The petition complies with all use standards except the proposed location and the height of the panels;
7. The proposed use is compatible with the adjacent uses;
8. The two variances requested would not impose a substantial hardship on neighboring properties and are unique to the applicant.

SECTION TWO - LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 3 (except the south 11.0 feet thereof) and Lots 4 and 5 in the resubdivision of Prairie Lakes Business Center, a resubdivision of Lots 1 through 10 and Outlot B in Block 1 in Prairie Lakes Business Center, being a part of the Northeast $\frac{1}{4}$ of Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat of resubdivision recorded June 24, 1999 as document 99610317 and certificate of correction recorded June 30, 1999, as document 99630094, in Cook County, Illinois.

Permanent Index Number: 29-32-200-086
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Common Address: 1000 Maple Avenue
Homewood, IL 60430

SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Inx International Ink Co., for a ground-mounted Solar Energy Collection System, at the above-described property.

SECTION FOUR - GRANTING OF VARIATION:

The following variations are granted to the petitioner:

1. A variation from Section 44-04-14(s)(1) of the Zoning Code to allow the solar array to be located within the front setback.
2. A variation from Section 44-04-14(s)(2) of the Zoning Code to increase the maximum height of the ground-mounted solar energy collection systems from 5 feet to 5.7 feet.

SECTION FIVE - CONDITIONS

1. The applicant must abide by the standards in Section 44-04-14(s) of the Village of Homewood Zoning Ordinance (with the exception of the variances approved by this ordinance.
2. The applicant must provide a Metropolitan Water Reclamation District (MWRD) review for this project.
3. The applicant must erect a five-foot tall, open metal fence with posts and cameras linked to the current camera system for security.
4. The applicant's decommissioning plan must include standards for structures that are below grade.
5. The panels may not be motorized and must be fixed facing south around a 10-degree tilt.

6. The applicant must install a main disconnect switch that can shut down the entire solar system's electrical supply. This switch will be located near a designated point on the site.

SECTION SIX - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

1. The Homewood Planning and Zoning Commission minutes of August 10, 2023, as they relate to the subject zoning.
2. The Homewood Village Board minutes of August 22, 2023, as they relate to the subject zoning.

SECTION SEVEN - RECORDING:

The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Cook County Clerk - Recording Division.

PASSED and APPROVED this 22nd day of August, 2023.

Village President

Village Clerk

YEAS: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____