

2. Special Use Permit Findings of Fact Worksheet – TNT Howard LLC – 5/16/25

A. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

A solar field and its component parts are not toxic, nor do they contain liquids that can leak out. Solar panels have two glass panes with solar cells enclosed and no moving parts or liquids. Similar to double pane windows on homes. The visual profile is quite low and sound is negligible during operation. Both are non-detrimental, unlike that with houses, commercial buildings, production facilities, and high traffic roads. Maintenance is done on an as needed basis, expected to be done by one or two persons, and should occur infrequently. On a positive note, the solar project will create jobs and tax revenue without increasing burdens on infrastructure and schools. Please see attached environmental data.

B. Explain how the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity.

The solar field will meet the setback requirements specified in Kane County's Zoning Code. Additionally, solar equipment produce negligible noise. Our noise study shows compliance with IPCB Part 901. Exhaustive studies by CohnReznick and others, plus our discussions with realtors and the Elgin Township assessor show that solar fields have no impact to neighboring home values. The location of this solar field, being away from roads and surrounded by existing mature trees plus a planned vegetation buffer makes it an ideal location for solar. Information related to noise, property values, and glare are attached.

C. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

This property is in the center of a section of land and has no roads, utilities, or major infrastructure passing through or around it. Therefore, it is not ideal for commercial development, and would also not impede development of the undeveloped land in the surrounding property. The North, East, and South properties are already developed into housing and unlikely to be further developed.

D. Will adequate utilities, access roads, drainage and other necessary facilities be provided? Please explain:

The Elgin Township DOT has approved the use of Brookside Drive off of Randall Road as the entry point onto the farm solar site. An access road with a minimum width of 10 feet is required through the farm to the solar site by the local Pingree fire department. Site drainage will be addressed to meet Kane County requirements. Existing terraces and tile inlets control water drainage on the majority of the site. Drainage tile location is known and will be and repaired if damaged. No utilities other than the approved ComEd Interconnection Agreement is required.

E. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

Elgin Township DOT has approved the use of Brookside Drive off of Randall Road as the entry point onto the farm solar site. This access point can easily handle the traffic during construction. Post construction traffic should be one vehicle per week or less.

F. Will the special use will conform to the regulations of the district in which it is located? Please explain:

This solar project will comply with state and federal law and regulations, and with the standards of this zoning code including the factors listed in ARTICLE IV. ADMINISTRATION AND ENFORCEMENT Section 25-4-8: Special Uses, and particularly Section 25-5-4-9 Commercial Solar Energy Facilities. (Ord. 23-178, 5-9-2023)