

To: Keith Berkhout

Kane County Development Department

Attn: Zoning

719 S Batavia Ave. Geneva, Illinois. 60134.

Re: Zoning amendment / Special use. For property parcel number: 05-01-451-001

Plato Township Response on Kane County code 25-4-4-3 Standards for Variances states:

No variation shall be made unless the zoning board of appeals finds that there is a practical difficulty or some particular hardship upon the property if the regulations are applied, and shall further find that such variations will not:

- A. Impair an adequate supply of light and air to adjacent property;
- B. Increase the hazard from fire and other dangers to adjacent property;
- C. Diminish the value of adjacent land and buildings;
- D. Increase the congestion or traffic hazards in the public streets and highways; and
- E. Otherwise impair the public health, safety, comfort, morals and general welfare.

A | We see no adverse effects at this time.

B | it has been stated that this is a "kitchen" The leading cause of home fires is cooking, and the leading cause of industrial fires is hot work followed by heating equipment. Q, what standard is High Haven following for Industrial Kitchens? NFPA 96? (If there is cooking equipment the risk of fire will be higher)

C | We have not less than 50 local citizens who have signed a petition against The High Haven Extract Company's proposed location. The proposed location carries a negative value, whether perceived or real, the burden of proof is on The High Haven Extract Company to prove there will be NO negative impact on property value in the area. We believe this to be an impossible task.

D | The company has stated there will be 5 employees and then it I think they have raised to maybe 10-15, so who knows? In any case the traffic will increase from which it is now. Just by sure employees alone.

E | The local citizens of Plato Township and City of Elgin, around and near the proposed facility oppose this on moral grounds and general welfare.

The High Haven Extract Company's proposed establishment is asking for a change of protection granted to the local citizens by the Kane County code which states: "The Kane County zoning ordinance is adopted" "For the purpose of promoting the public health, safety, morals, comfort, and general welfare; conserving the values of property throughout the county; and reducing or avoiding congestion in the public streets and highways".

The High Haven Extract Company is an ADULT-USE CANNABIS ESTABLISHMENT per Kane County Code. The full Plato Township Board has taken the position with a letter submitted to the

zoning board of Kane County that the citizens have a right not to be infringed upon either realized or imagined.

Again, *We have not less than 50 signatures that the citizens in the area oppose this on moral grounds alone. It's their community.*

**Bottom line:** The surrounding citizen are not comfortable (See item E “Otherwise impair the public health, safety, comfort, morals and general welfare) with the proposed facility in their back yard, and there for it is specifically stated in the Kane County Code “**No variation shall be made.**”

**Furthermore:**

**By Definition:** *Township Property means all property owned, leased, or under the control of the Township, including parking lots and roadways.*

**ADULT-USE CANNABIS ESTABLISHMENTS SETBACKS:** All adult-use cannabis businesses shall comply with the following setbacks from other uses:

Type of Business	1	2	3
Craft Growers	1,000'	1,000'	1,000'
Cultivation Centers	2,500'	2,500'	2,500'
Dispensers	1,000'	250'	1,000'
<b>Infusers</b>	1,500'	<b>250'</b>	<b>1,500'</b>
<b>Processors</b>	1,500'	<b>250'</b>	<b>1,500'</b>

1. Facility may not be located within ( ' ) of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, or day care center.

2. Facility may not be located in a dwelling unit or within ( ' ) of **the property line of a pre-existing property zoned or used for residential purposes.**

3. Facility may not be located within ( ' ) of the property line of pre-existing forest preserve, public park, place of worship or **township owned open space.**

Based on the County Set back chart above an argument could be made the township set back is 1,500.'

Mike McMahon

Trustee  
Plato Township IL.