

## **SECTION 3**

### **MINIMIZE INCOMPATIBILITY AND EFFECT ON VALUE OF THE SURROUNDING PROPERTY**



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## MINIMIZE INCOMPATIBILITY AND EFFECT ON VALUE OF THE SURROUNDING PROPERTY

### Introduction

Criterion 3 of Section 39.2 of the Illinois Environmental Protection Act and of the City of Zion Pollution Control Facility Siting Ordinance requires that the facility is located so as to minimize incompatibility with the character of the surrounding area and to minimize the effect on the value of the surrounding property. This section contains: 1) a Land use and Planning Analysis prepared by The Lannert Group and 2) a Real Estate Impact Study prepared by Integra Realty Resources, Inc. These reports demonstrate the Facility is located so as to minimize incompatibility with the character of the surrounding area and to minimize the effect on the value of the surrounding property.

Therefore, the proposed Facility satisfies Criterion 3.

