



Kane County Development & Community Services

Kane County Government Center

719 S. Batavia Ave, Geneva, IL 60134 - Building A, 4th Floor | (630) 232-3485

APPENDIX E: GEOMETRIC SITE PLAN [Format Guidelines]

The following document outlines the information required to be included in Geometric Site Plan for a Commercial Solar Facility, pursuant to the Kane County Zoning Ordinance [Section 25-5-4-9: COMMERCIAL SOLAR ENERGY FACILITIES](#). Please reference the document guidelines and follow the required formatting to ensure a complete and accurate submittal.

GEOMETRIC SITE PLAN

I. TITLE BAR

Document Name: *Geometric Site Plan*
Project Name: *Kane County Solar X*
Zoning Petition No.: *XXXX*
Site Location: *NEC of Illinois Highway 47 and Highway 20 in Rutland Township*
Parcel Number(s): *00-00-000-000*
Solar Company: *Name and Contact Information for the Solar Company/Applicant*
Prepared By: *Name and Contact Information for the document preparer*
Prepared Date: *Date document was prepared and each subsequent revision date*

II. PLAN INFORMATION

1. Property Location (i.e., PINs, street address, common location, township, legal description, surrounding property land uses, etc.)
2. Property Existing Conditions (i.e., acreage, current land use, current zoning, future land use, etc.)
3. Participating and Non-participating Residences
4. Occupied Community Buildings
5. Parcel boundary lines (including identification of adjoining properties)
6. Setback lines
 - a. Occupied Community Buildings and Dwellings on Nonparticipating Properties shall be located no less than one hundred fifty (150) feet to the nearest point on the outside wall of the structure.
 - b. Boundary Lines of Participating Property: None.
 - c. Boundary Lines of Nonparticipating Property: fifty (50) feet to the nearest point on the property line of the nonparticipating property. (Note: The setback requirements for Nonparticipating properties may be waived by the written consent of the owner(s) of each affected Nonparticipating property.)
 - d. Public Road Rights-of-Way: fifty (50) feet to the nearest edge of the public road right-of-way.
7. Public access roads and turnout locations (include any applicable vehicle weight & size restrictions)
8. Solar Panels location & height information (No component of a solar panel, cell or modules may exceed twenty (20) feet in height above the ground at full tilt)
9. Substation(s), operations and maintenance buildings, electrical cabling to the Substation(s), ancillary equipment, third party transmission lines
10. Intra-project Power and Communication Lines (all power lines used to collect power and all communication lines shall be buried underground at a depth in accordance with the Agricultural Impact Mitigation Agreement until same reach the property line or a substation adjacent to the property line)
11. Wetlands, flood plain, drainage structures (including surface ditches and subsurface drainage lines, underground mines, scenic and natural areas within one thousand five hundred (1,500) feet of the proposed facility).