



Kane County Development & Community Services

Kane County Government Center
719 Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

ZONING APPLICATION: COMMERCIAL SOLAR FACILITY

APPLICANT INFORMATION

Name

Robert

First Name

McNeill

Last Name

Address

141 Jackson Boulevard, Suite 1692

Street Address

Chicago

City

IL

State

60604

Postal/Zip Code

Phone Number

224-524-1830

Email

robertmcneill@suryapowered.com

Company

Big Timber Solar Farm, LLC

Website

www.suryapowered.com

Authorized Agent/Primary Point of Contact

Yes, I am the Authorized Agent and Primary Point of Contact for this Zoning Petition Application.

PROPERTY OWNER INFORMATION

Name

Home State Bank Natl Assoc

First Name

Trustee, et al, TR #5141

Last Name

Address

Dawn/Rich Milne, Route 72, LLC, PO Box 958312 John Milne, Manager

Street Address

Hoffman Estates

City

IL

State

60195-8312

Postal/Zip Code

Phone Number

847-217-1866

Email

johnmilne1234@gmail.com

Statement of Authorization (Owner's Signature)


Owner's Signature

09/20/24

Date

I, THE SUBJECT PROPERTY OWNER, HEREBY AUTHORIZE THE ABOVE LISTED AUTHORIZED AGENT TO ACT ON MY BEHALF IN THE PROCESSING OF THIS APPLICATION AND TO FURNISH, UPON REQUEST, SUPPLEMENTAL INFORMATION IN SUPPORT OF THIS ZONING PETITION APPLICATION. THIS PERSON WILL ACT ON MY BEHALF AS THE POINT OF CONTACT FOR ALL PETITION RELATED CORRESPONDENCE.



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SUBJECT PROPERTY INFORMATION

Street Address / Common Location

SEC of the Intersection of IL Route 72 (Higgins Road) & Big Timber Road (County 21)

Parcel Identification Number(s)

02-22-400-014

Property Acres

46.47

Township(s)

- | | | |
|---|--|--|
| <input type="checkbox"/> 01 Hampshire (HA) | <input type="checkbox"/> 06 Elgin (EL) | <input type="checkbox"/> 11 Blackberry (BL) |
| <input checked="" type="checkbox"/> 02 Rutland (RU) | <input type="checkbox"/> 07 Virgil (VI) | <input type="checkbox"/> 12 Geneva/Batavia (GE/BA) |
| <input type="checkbox"/> 03 Dundee (DU) | <input type="checkbox"/> 08 Campton (CA) | <input type="checkbox"/> 13 Big Rock (BR) |
| <input type="checkbox"/> 04 Burlington (BU) | <input type="checkbox"/> 09 St. Charles (SC) | <input type="checkbox"/> 14 Sugar Grove (SG) |
| <input type="checkbox"/> 05 Plato (PL) | <input type="checkbox"/> 10 Kaneville (KA) | <input type="checkbox"/> 15 Aurora (AU) |

Current Zoning District(s)

F - Agricultural

For reference, see the [Kane County Zoning Atlas Maps](#).

Current Land Use(s)

Agricultural / Croplands

2040 Future Land Use Designation(s)

Resource Management

For reference, see the [Kane County 2040 Plan](#).



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PROPOSED SPECIAL USE INFORMATION

Requested Special Use

Construct a 5 MWac community solar farm

Acres of Area Specific to Special Use Permit

46.47

Brief Project Description

The Applicant proposes to construct a 5 MWac community solar farm with single-axis tracker arrays, equipment pads, electrical transmission/distribution equipment, landscaping, a gated access road with turnarounds, security lighting, and a fenced perimeter per the attached site plan.

Supplemental Zoning Questions:

How does the proposed use relate to the existing uses of property within the general area of the property in question?

The community solar farm will provide a source of renewable energy to the electrical grid maintaining a non-intrusive profile on neighboring properties. The project design will minimize glare/noise factors with minimal traffic added to adjacent highways during construction. The project harvests the sun's energy, eventually reclaiming the site as farmland after decommissioning, with soils returned to pre-development conditions.

What are the zoning classifications of properties in the general area of the property in question?

Zoning classifications in the general area are primarily farmland (F) to the north, south, and east. A single-family residential planned unit development (PUD) lies to the west.

How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

Community solar is permitted as a special use within the F District as a special use under Kane County code. No tangible impacts will be imposed upon adjacent properties while the ongoing benefits associated with renewable energy will contribute to Kane County's future growth.

What is the trend of development, if any, in the general area of the property in question?

To the best of our knowledge, there are no significant development trends proposed for the general area surrounding the project site.

How does the projected use of the property relate to the Kane County 2040 Land Use Plan?

The designation of "Resource Management" can be interpreted in a number of ways for any specific development. The Applicant see the project as essentially supporting the County's plan by providing a source of renewable energy to the County over the lifespan of the project - while preserving and enhancing soil quality for the eventual reuse of the site for agricultural purposes.



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REQUIRED FINDINGS OF FACT (ZONING CODE SECTION 25-4-8-2)

Special Uses, as defined by the Zoning Ordinance, shall be considered at a public hearing before the Zoning Board of Appeals (ZBA). The ZBA shall make a recommendation to the County Board based on their Findings of Fact in regards to the standards of a special use. The ZBA shall not recommend approval of a Special Use Permit unless it finds the following statements to be true and accurate. Please respond to the following statements A - F by explaining how your proposed Special Use relates to each of these factors. Responses should be as detailed as possible.

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

Renewable energy promotes the public welfare by providing an alternative energy source to serve current and future growth within the County, in a manner which eliminates the noxious odors, noise, and harmful emissions typically associated with other forms of energy generation/distribution.

B. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Community solar facilities offer a low visual profile and minimal intrusion on the local aesthetic. The use of landscaping reduces visual impact over time. Solar arrays are proven to minimize glare. The equipment produces no discernable noise. Once built, traffic congestion is non-existent. National studies have documented solar farms having little or no adverse impact on property values.

C. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Without specific knowledge of forecasted development trends in Kane County, development of a community solar farm should not impact the continued use of adjacent/nearby properties, nor will it impede any proposed development or improvements. Once constructed, the project's footprint will remain static with routine maintenance occurring 4-6 times per year.

D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.

The project is essentially self-sufficient; the only utility required is electricity. Adequate drainage will be assured through stormwater permitting and drain tile preservation/survey. Gated access is provided with adequate turnaround; local fire districts will participate in the development of an emergency response plan. The point of interconnection with ComEd is indicated on the site plan.

E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.

Kane County staff input has contributed to the overall project design, the location of the gated access and overall equipment placement. Aside from initial construction traffic, the project's impact will be limited to periodic routine maintenance visits. There are no onsite personnel; equipment monitoring will be done remotely using SCADA technology and telemetry on a 24/7/365 basis.

F. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

The project's design will fully comply with Kane County regulations on zoning and construction work including setbacks and landscaping, as well as stormwater management. Adequate fencing, parking, and turnarounds will be provided. During construction, parking will be restricted to the site and no parking will be allowed on either Big Timber Road or Illinois 72.