



# Kane County Development & Community Services

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

## ZONING APPLICATION: Special Use Permit (COMMERCIAL SOLAR FACILITY)

### APPLICANT

**Name**

Robert

McNeill

First Name

Last Name

**Address**

141 W Jackson Boulevard, Suite 1692

Street Address

Chicago

IL

60504

City

State

Postal/Zip Code

**Phone Number**

224-524-1830

**Email**

robertmcneill@suryapowered.com

**Company**

Rutland West 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

**Name**

Home State Bank Natl Assoc

Trust # 3091

First Name

Last Name

**Address**

Dawn/Rich Milne, Route 47 LLC, PO Box 958312 ... John Milne, Manager

Street Address

Hoffman Estates

IL

60195-8312

City

State

Postal/Zip Code

**Phone Number**

847-217-1866

**Email**

johnmilne123@gmail.com

**Statement of Authorization (If Applicant is not the Property Owner)**

I, THE SUBJECT PROPERTY OWNER, HEREBY AUTHORIZE THE 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

### Street Address / Common Location

17 N 030 and 16 N 845 Reinking Road Hampshire IL 60140

### Parcel Identification Number(s)

02-18-400-009 (17 N 030) and 02-19-200-006 (16 N 845)

### Property Acres

60.93

### Township(s)

- 01 Hampshire (HA)
- 02 Rutland (RU)
- 03 Dundee (DU)
- 04 Burlington (BU)
- 05 Plato (PL)

- 06 Elgin (EL)
- 07 Virgil (VI)
- 08 Campton (CA)
- 09 St. Charles (SC)
- 10 Kaneville (KA)

- 11 Blackberry (BL)
- 12 Geneva/Batavia (GE/BA)
- 13 Big Rock (BR)
- 14 Sugar Grove (SG)
- 15 Aurora (AU)

### Current Zoning District(s)

F (Farming)

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

### Current Land Use(s)

Agricultural / Cropland

### 2040 Future Land Use Designation(s)

Resource Management

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

## PROPOSED SPECIAL USE

### Requested Special Use

Community Solar Farm

### Area (Acres/S.F.) of Special Use

42 (estimate)

### Brief Project Description

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



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## ADDITIONAL SPECIAL USE INFORMATION

**1. 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 while maintaining a minimal impact, non-intrusive profile facing adjacent/neighborhood properties. Consistent with surrounding croplands, the project harvests the sun's electrical energy, transforms and distributes the energy to the utility - Commonwealth Edison. The project design generates virtually no traffic on adjacent highways (post-construction) while minimizing glare/noise factors. Perimeter landscaping with gated access, provides an aesthetic appearance and necessary security. When the project's projected lifespan is reached, the site is reclaimed for agricultural use with the added benefit of soil rejuvenated by natural plantings over 30 years.

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

Zoning classifications are predominantly farmland (F).

**3. 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 Zoning District under Kane County code. Consistent with surrounding croplands, the project will harvest solar energy, transform and distribute the renewable energy to serve the NE Illinois electrical grid. There will be no tangible impacts imposed on adjacent properties. The ongoing benefits associated with a reliable, renewable energy supply with support the economic development and future residential growth of Kane County.

**4. 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 being focused on the general area surrounding our project's location.

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

A designation of "Resource Management" allows for a wide spectrum of application to a particular project/use. The Applicant views our project as supporting the County's long-term growth by providing a source of renewable energy over the next 30 years - the typical lifespan of a community solar project - while preserving the option of reusing the site for agricultural purposes (post-decommissioning) and enhancing the soil quality through the use of pollinator-friendly seed mixtures and plantings.



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## REQUIRED SUBMITTAL DOCUMENTS

See APPENDIX D: REQUIRED SUBMITTAL DOCUMENTS

## APPLICATION VERIFICATION

Undersigned certifies that all answers and information provided in this Zoning Application for a Special Use Permit and associated documents are true, correct and complete to the best of his/her knowledge.

**Home State Bank, NA Trustee**

3091

12/18/2024

Record Owner

Date

12/19/2024

Applicant or Authorized Agent

Date

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely by Trustee as aforesaid. All the covenants and conditions herein performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforced against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

**Project Narrative Addendum**  
**Project Contacts**

12/26/2024

<b>Name</b>	<b>Address</b>	<b>Phone Number</b>	<b>Role</b>	<b>Business Structure</b>
Rutland West Solar Farm	141 W Jackson BLVD STE 1692 Chicago, IL 60604	224-222-0035	Applicant	Limited Liability Company
Rutland West Solar Farm	141 W Jackson BLVD STE 1692 Chicago, IL 60604	224-222-0035	Solar Operator	Limited Liability Company
Rutland West Solar Farm	141 W Jackson BLVD STE 1692 Chicago, IL 60604	224-222-0035	Facility Owner	Limited Liability Company
HOME STATE BANK NATL ASSOC, TRUST: TR # 3091	P.O Box 958312 Hoffman Estates IL, 60195	847-217-1866	Property Owner	Land Trust

Disclosure of Beneficiaries

Entity Being Disclosed

Full Name: Route 47 Partners

Address: P.O. Box 958312 Hoffman Estates IL 60195-8312

Contact Information: 847-217-1866

Person Making the Disclosure

Full Name: Thomas L. Nelson, VP

Capacity: Home State Bank, NA Trustee

Address: P.O. Box 1738 Crystal Lake IL 60039-1738

Contact Information: 815-788-3424

Nature of the benefit sought:

As the Trustee of the beneficiary of the real property located in Kane County, IL, with PIN #0219200006 & 0218400009 I hereby authorize Surya Powered LLC to file a conditional use permit application with the appropriate county authorities. The applicant for the permit will be Rutland West Solar Farm LLC, a subsidiary acting as a special purpose entity (SPE), for the purpose of developing a 5MWac solar farm facility.

Entity Type (Circle one)

Corporation

Land Trust/Trustee

Partnership

Joint Venture

Other: \_\_\_\_\_

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Identify by name and address the person or entity who has majority rights and signatory power to

grant the applicant approval of the nature of the benefit sought.

Name(s) John Milne

Address

Signature

John Milne

PO Box 728  
Twin Lakes WI 53181

