



**VILLAGE OF PINGREE GROVE
RESOLUTION NO. 2025-R-28**

**A RESOLUTION STATING OPPOSITION AND PROTEST TO SPECIAL USE APPLICATIONS
No. 4654 AND No.4655 FOR COMMERCIAL SOLAR FACILITIES AT REINKING ROAD,
BIG TIMBER ROAD, AND ROUTE 47 INTERSECTION
FOR THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS**

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
THIS 21ST DAY OF JANUARY 2025

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
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WHEREAS, the Village of Pingree Grove (the "Village") is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and pursuant to the powers granted to it under 65 ILCS 5/1-1-1, et. seq.; and,

WHEREAS, the Rutland West Solar Farm, LLC has filed a petition for a special use permit for a commercial solar facility with the County of Kane, for the subject property located at the intersections of Reinking Road, Big Timber Road, and Route 47, bearing PIN Numbers 02-19-200-007, 02-18-400-009, and 02-19-200-006 (the "Subject Property"), bearing Petition No. 4654 and No. 4655 (the "Petition"); and

WHEREAS, the subject property lies within one-half (.5) miles of the corporate limits of the Village of Hampshire and is also contiguous with the Village of Pingree Grove's planning area; and

WHEREAS, pursuant to Section 25-5-4-9(M) of the "Kane County Zoning Ordinance, the County Board may approve a Commercial Solar Energy Facility Special Use Permit Application, if it finds the evidence comply with state and federal law and regulations, and with the standards of this zoning code including the factors listed in Article IV. Administration and Enforcement Section 25-4-8: Special Uses"; and

WHEREAS, one of the Special Use Factor standards under Section 25-4-8 of the Kane County Zoning Ordinance is that the Kane County Zoning Board of Appeals and the Kane County Board must find as being satisfied is "that the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for use permitted in the district"; and

WHEREAS, the construction of a commercial solar facility on the subject property would prevent and impede the normal and orderly development of the subject property and the planned Route 47 commercial corridor contiguous with the Village of Pingree Grove's planned development area; and

WHEREAS, the proposed commercial solar facility will likely operate for decades into the future, may negatively impact the community's aesthetics, and directly impede the future development of this entire area, eliminating the potential for critical developments for the residents of both the Village of Hampshire and the Village of Pingree Grove, along with Kane County as a whole, including additional housing options; and

WHEREAS, the subject properties are located at the intersections of multiple, critical regional roadways that are subject to significant vehicular traffic, making the subject properties more suitable to commercial and residential development areas, not an industrial use like a solar facility; and

WHEREAS, in addition to the clear and direct impediment to the normal and orderly development of the surrounding area, the design of the proposed commercial solar facility described in the petition suffers from several other deficiencies and flaws, as more fully described

in Exhibit A attached hereto and incorporated herein; and

WHEREAS, for the reasons set forth in this Resolution, the Corporate Authorities of the Village of Pingree Grove hereby state their objection, protest to the petition, and urge the Kane County Board to deny the petition.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois, as follows:

Section 1. Recitals. The recitals set forth above are hereby incorporated into this Resolution as if set forth in full herein.


Section 2. Objection to the Petition. The Village of Pingree Grove hereby states its objection and protest to the petition and urges the Kane County Board to deny the petition.

Section 3. Authorization. The Village President and the Village Manager are hereby authorized and directed to provide a copy of this Resolution to the Kane County Zoning Board of Appeals and the Kane County Board. The Village President and Village Manager are further authorized to take further actions to oppose the Petition, including, but not limited to, providing further correspondence to Kane County specifying the Village's objections to the Petition, testifying at the hearing before the Kane County Zoning Board of Appeals, and providing comment to the Kane County Board.

Section 4. Effective Date. This Resolution shall be in full force and effect on and after its passage, as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois this 21st day of January 2025 by roll call vote.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
President Amber Kubiak	✓			
Trustee Joseph Hirschbein	✓			
Trustee Luke Hall	✓			
Trustee Adam Hagg	✓			
Trustee Ed Tarnow	✓			
Trustee Brook Carey	✓			
Trustee Kevin Pini	✓			


Amber Kubiak, President of the Board of Trustees
Village of Pingree Grove

ATTEST:

(SEAL)


Laura L. Ortega, Clerk
Village of Pingree Grove



EXHIBIT A
Objections to the Petition

- The property proposed for the commercial solar facility is already designated for future commercial business.
- Development of this site as a solar facility will prohibit the planned commercial and development from moving forward for the duration of solar development, which could be decades.
- Development of a solar facility at the subject properties will deter commercial development and any benefits those developments would bring to Pingree Grove residents. Benefits of those developments include bringing additional residents, businesses, jobs, and community amenities.
- The property proposed for this development is located at intersections of multiple highly traveled and regional roadways.
- Commercial and residential land uses would receive more of a benefit from being directly adjacent to these roadways than the proposed solar facility.
- This contrasts with the agricultural and residential character of the surrounding area.
- The term "solar farm" implies a connection to agriculture; however, this land use does not account for the cultivation of plant life or the rearing of animals as the surrounding agricultural areas do.
- Kane County's Zoning Code section 25-4-8-2 stipulates that certain Findings of Fact must be true and accurate in order for the Zoning Board of Appeals to recommend approval of a Special Use Permit.
- Kane County's Zoning Code Section 25-4-8-2b stipulates that 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.
- The proposed solar farm development will impair property values within the area for permitted commercial properties.