

4616

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 10-03-100-015
	Street Address (or common location if no address is assigned): 47W829 Route 38, Maple Park IL 60151

2. Applicant Information:	Name KaneSolar02 LLC	Phone 312-972-5055
	Address 330 W Goethe St, Chicago IL 60610	Fax
		Email andy@horizonpow.com

3. Owner of record information:	Name Blair Alexander and Richard Johnson	Phone 630-677-3806
	Address 44 Lake Marian Rd, Carpentersville IL 60110	Fax
		Email blairrich@foxvalley.net

blairrich@foxvalley.net

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F

Current use of the property: agriculture

Proposed zoning of the property: same

Proposed use of the property: community solar project and ag

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

5.0MWac community distributed solar project, connecting to the ComEd distribution grid onsite; site plan has been submitted along with this application

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174,
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

[Signature] 8/2/23
Record Owner Date

[Signature] 8/8/23
Applicant or Authorized Agent Date

Findings of Fact Sheet – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.

KaneSolar02 LLC (Alexander Farm Solar)

August 7th, 2023

Name of Development/Applicant

Date

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

The project is compatible with the surrounding neighborhood. The project is made up of low-lying structures, similar to barns or greenhouses, surrounded by a fence, plus electrical equipment very similar to the existing power lines surrounding the site

2. What are the zoning classifications of properties in the general area of the property in question?
F, SU

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

The property is suitable for a range of agricultural uses, including community solar

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

There is very little development in this area, none of which would constitute a trend. This area has been and continues to be predominantly agricultural

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

The projected use of the property fits the 2040 plan very well. The Objectives of the Sustainability and Energy section (2.9) include "... promoting... innovative ideas and technologies... to be a leader and role model in... use of renewable resources within Kane County." A community solar project fits those objectives perfectly.

Findings of Fact Sheet – Special Use



Special Use Request _____

Date _____

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
- *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:*

6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Solar projects are inherently very safe and unobtrusive, without any noxious fumes, dust, nor other impacts to neighboring properties. A solar project is no more hazardous than a greenhouse or barn. Once operational, the project will sit passively in the field. The project will be a positive contribution to the public convenience and welfare. It will help reduce the occurrence of pollutants, will add to a diverse energy mix in the state and region, and will help with local electrical system reliability

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity. Solar projects fit very well into the adjacent uses. Multiple peer-reviewed, relevant studies have shown that solar projects do not have any negative impact on surrounding property values.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property. This project will have no impact to the normal, orderly development and improvements of the surrounding properties. The project will have no offsite impacts and will be only marginally visible from any neighbors

9. Will adequate utility, access roads, drainage and other necessary facilities be provided?
Please explain: Yes, this project would not be built without approval from ComEd and the associated grid improvements that are required. Only one small access road is required, from IL Route 38, as shown on the plans. The project will have minimal to zero impact on drainage, and will comply with all County, State, and Federal drainage and runoff rules, including the development of a Stormwater Pollution Prevention Plan during final engineering, prior to construction. No other facilities are required.

10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

Solar projects create very little traffic. Once operational, the site is expected to receive three to eight maintenance visits per year. Only passenger vehicle access is typically needed for maintenance

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Yes, the project will conform to the regulations of the Farming district.

Blair Alexander and Richard Johnson (*Kane Solar 2 LLC*)

Special Use request in the F-Farming District for a solar facility

Special Information: The petitioner is seeking a Special Use to allow a solar energy farm to be constructed on the property.

Analysis: The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

Staff recommended findings of fact:

1. Approval of the Special Use would allow a solar facility to be constructed on the property.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Alexander-Johnson Solar – project legal description

Description of the Leased Property

The following described land located in Kane County, State of Illinois, containing 38.01 acres, more or less:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER 1334.26 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT NO. 1 OF SAID QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1322.83 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG THE LAST DESCRIBED COURSE 90 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES 08 MINUTES 03 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 1301.81 FEET TO A LINE DRAWN PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTER LINE MEASURED AT RIGHT ANGLES THERETO) OF ILLINOIS STATE ROUTE NO. 38; THENCE WESTERLY ALONG SAID PARALLEL LINE FORMING AN ANGLE OF 87 DEGREES 48 MINUTES 12 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 761.74 FEET TO THE WEST LINE OF THE EAST THREE-FOURTHS OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTHERLY ALONG SAID WEST LINE 2637.51 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER 666.12 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 92 DEGREES 14 MINUTES 01 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 1338.38 FEET TO THE POINT OF BEGINNING, IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SECTION OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER 1334.26 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT, 1232.83 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES 08 MINUTES 03 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, 1301.81 FEET TO A LINE DRAWN PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTER LINE OF ILLINOIS STATE ROUTE 38; THENCE WESTERLY ALONG SAID PARALLEL LINE FORMING AN ANGLE OF 87 DEGREES 48 MINUTES 12 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 60.04 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID PARALLEL LINE 701.66 FEET TO THE WEST LINE OF THE EAST THREE-FORTHS OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTHERLY AT AN ANGLE OF 92 DEGREES 11 MINUTES 07 SECONDS MEASURED CLOCKWISE FROM SAID PARALLEL LINE AND ALONG SAID WEST LINE, 330.00 FEET; THENCE EASTERLY, AT AN ANGLE OF 87 DEGREES 48 MINUTES 53 SECONDS MEASURED CLOCKWISE FROM SAID WEST LINE AND PARALLEL TO SAID CENTERLINE, 701.55 FEET; THENCE NORTHERLY AT AN ANGLE OF 92 DEGREES 12 MINUTES 14 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 330.00 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS, CONTAINING 5.3 ACRES MORE OR LESS.



1 OVERALL SITE PLAN

Scale: 1" = 100'
 0 100' 200'

Legend:
 (A) 3-1/0 "BUNNY" ACSE
 (B) 3-1/0 (60-105) AL & 1-#2 AL ON IN 2" C

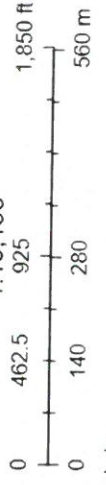
<p>Client/Project KANESOLARIZ LLC ALEXANDER-JOHNSON SOLAR FACILITY</p>	<p>476327 RT 36, MAPLE PARK, IL 60151</p>	<p>Project No. 192510917 Drawing No. 34661</p>	<p>Scale REFER TO DWG Revision B</p>	<p>Sheet 2 of 6</p>
<p>Company Stantec</p>		<p>34 West Francis Street, Suite 115 Rockville, MD 20850 www.stantec.com</p>		<p>Not a Contract and does not constitute an offer of services. It is for informational purposes only. No liability is assumed for any errors or omissions. For more information, please contact your account manager.</p>
<p>Permit/Seal</p>		<p>Signature: <i>Michael J. Kelly</i> Date: 10-11-2022 LICENSE EXPIRES: 11-30-2023</p>	<p>Conditions</p>	
<p>Electrical Overall Site Plan</p>				

Map Title



August 11, 2023

1:10,199

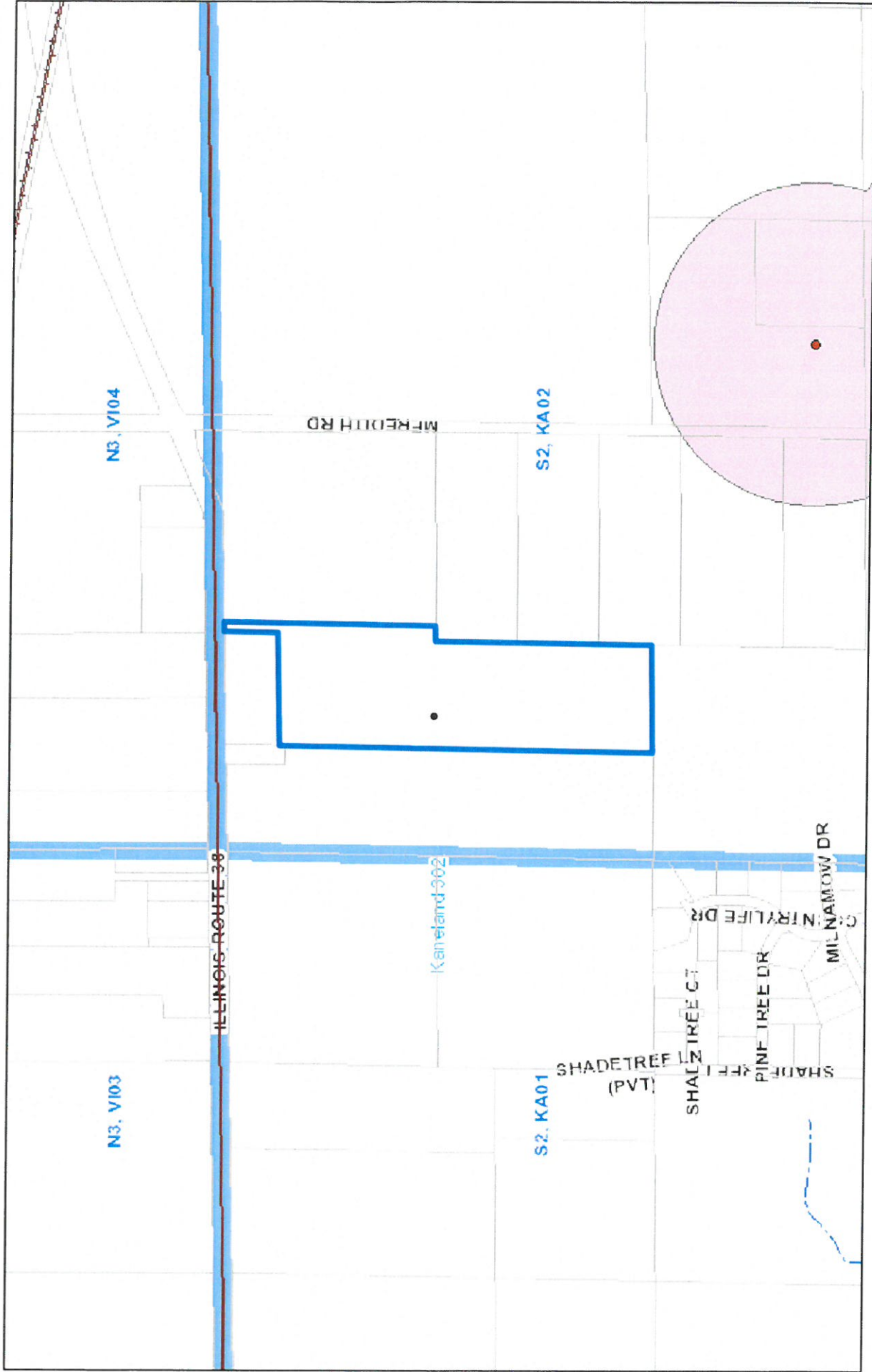


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August 11, 2023

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