

APPENDIX A – APPLICATION FORMS

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

<i>Received Date</i>

**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): 02-01-300-018
	Street Address (or common location if no address is assigned): 38W615 Huntley Road; Dundee Township, IL 60118 (address is approximate, no street address)

2. Applicant Information:	Name TPE IL KN415, LLC	Phone 303-618-9570
	Address 3720 S. Dahlia Street Denver, CO 80237	Fax
	Contact: Scott Osborn, Developer	Email sosborn@tpoint-e.com

3. Owner of record information:	Name Steven G Benner Declaration of Trust Tamara L Benner Declaration of Trust	Phone
	Address 9N316 Oak Tree Lane	Fax
	Elgin, IL 60124	Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Resource Management

Current zoning of the property: Farming (F)

Current use of the property: Farming

Proposed zoning of the property: Farming with Special Use for a Solar Energy Facility

Proposed use of the property: 5MW Ground Mounted Solar Energy Farm

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

Construction of a 5MW ground-mounted solar energy facility, including gravel access road, metal pile foundations, solar panel array, electrical cables, electrical poles, security fencing and gate, and planted vegetative buffers for visual screening.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the 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.

Signatures on following pages

Record Owner	Date
	Sept 22, 2023
Applicant or Authorized Agent	Date

opinion

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2040 Plan Land Use Designation of the property: Resource Management

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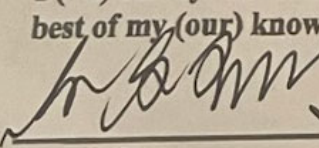
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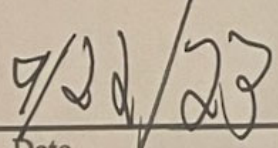
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- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

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.


Record Owner

Jamara L. Benson


Date

Applicant or Authorized Agent

Date

TRUST DISCLOSURE

The following is the beneficial owners of the property contained in the Steven G. Benner Declaration of Trust dated July 11, 2000.

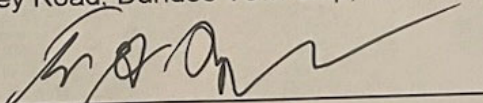
100% owner Steven G. Benner

and

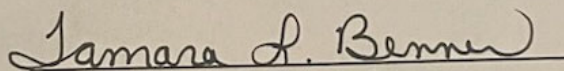
The following is the beneficial owners of the Tamara L. Benner Declaration of Trust dated July 11, 2000.

100% owner Tamara L. Benner

We are in agreement as to the Use Permit Application for the unaddressed property at (approximately) 38W615 Huntley Road; Dundee Township, IL 60118 with a P.I.N. No. 02-01 300-018.



(Steven G. Benner)



(Tamara L. Benner)

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.*

TPE IL KN415, LLC

September 22, 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?**

Please see pages 13-16 of the project narrative

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

Please see pages 13-16 of the project narrative

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

Please see pages 13-16 of the project narrative

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

Please see pages 13-16 of the project narrative

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

Please see pages 13-16 of the project narrative

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.

Please see pages 13-16 of the project narrative

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

Please see pages 13-16 of the project narrative

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

Please see pages 13-16 of the project narrative

9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

Please see pages 13-16 of the project narrative

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

Please see pages 13-16 of the project narrative

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

Please see pages 13-16 of the project narrative

**CERTIFICATION OF NOTIFICATION
OF PROPERTY OWNERS WITHIN 250 FEET OF SUBJECT PROPERTY**

Date: _____

To: KANE COUNTY ZONING BOARD OF APPEALS

From: TPE IL KN415, LLC

3720 South Dahlia St.

Denver, CO 80237

(Ph #) 303-618-9570

The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property within 250 feet of the property referred to in petition for

(circle one) Variance Rezoning **Special Use**

for the purpose of Solar Energy Development

and, further, that all persons owning property within 250 feet of the parcel referred to in petition have been notified of the intent of the petitioner(s).

Petitioner's property is located in Section 1, Township Rutland, County of Kane. (Legal Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

NAME	ADDRESS (street, city, state and zip code)
<u>Please See Attached</u>	<u>Please See Attached</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By:

Adam M. Beal

Adam Beal, Authorized Agent, TPE IL KN415, LLC
(Property Owner or Agent)

Subscribed and sworn to before me

this 21 day of September, 2023

Steven M. Kratz
Notary

STEVEN M KRATZ
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MASON
My Commission Expires April 23, 2024
Acting in the County of Walworth

TPE IL KN415, LLC

Landowner	Street	City State Zip	PIN
TCJ GROUP HOLDINGS LLC	19N041 GALLIGAN RD	DUNDEE IL 60118-9536	02-01-300-005 02-01-300-003
ROSATI, RONALD M	11750 WINDSOR DR	HUNTLEY IL 60142-6213	02-01-300-015
CREI ACQUISITION 1 LLC	1740 N MOHAWK ST	CHICAGO IL 60614-5626	02-01-400-004
HOFFMAN PIT FARM 41.21 SERIES BAKLEY DEVELOPMENT LLC	PO BOX 145	HUNTLEY IL 60142-145	02-01-100-024
BENNER, STEVEN G & TAMARA L DECLRN OF TRS	9N316 OAK TREE LN	ELGIN IL 60124-8348	02-01-300-018
DEVOSS, RICHARD A JR	3218 7 LKS W	WEST END NC 27376-9302	02-01-300-012
ROSATI, RONALD M	11750 WINDSOR DR	HUNTLEY IL 60142-6213	02-01-100-033
BELOM, JOHN J FAMILY TRUST	PO BOX 1947	BOULDER CREEK CA 95006-1947	02-01-300-017
HOFFMAN PIT FARM, 34.85 SERIES	PO BOX 145	HUNTLEY IL 60142-145	02-01-400-005
FOREST PRESERVE DISTRICT OF KANE COUNTY	1996 S KIRK RD, STE 320	GENEVA IL 60134-4118	02-01-300-019