

EXHIBIT B

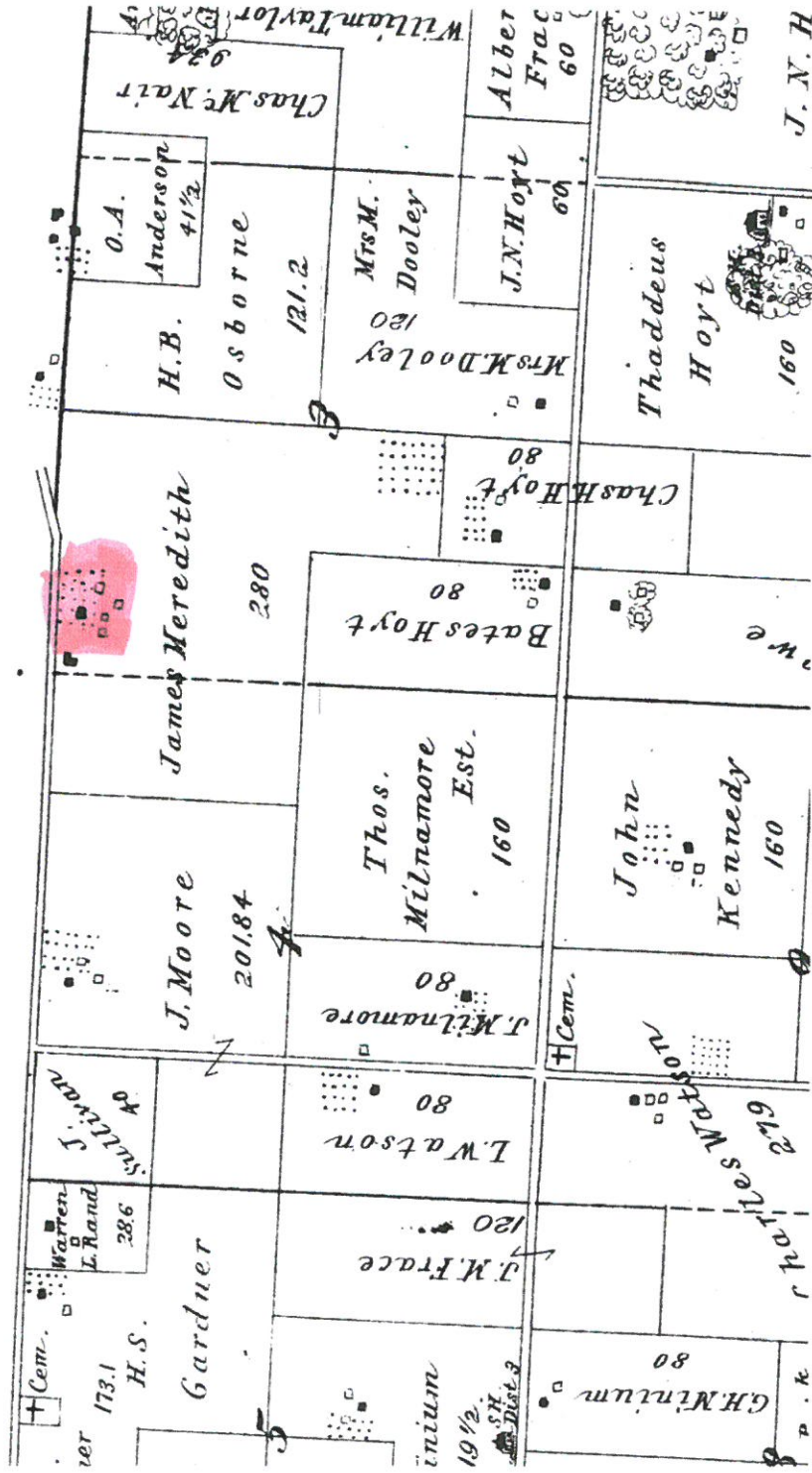


EXHIBIT C, Page 1

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**
Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, IL 60134
Phone: (630) 232-3480
Fax: (630) 232-3411

NOTICE TO: All adjacent and adjoining property owners of property located at 47W831 Route 38, Kaneville Township (10-03-100-006)

FROM: Kane County Building & Zoning Division
Keith Berkhout, Zoning Planner

DATE: June 12, 2018

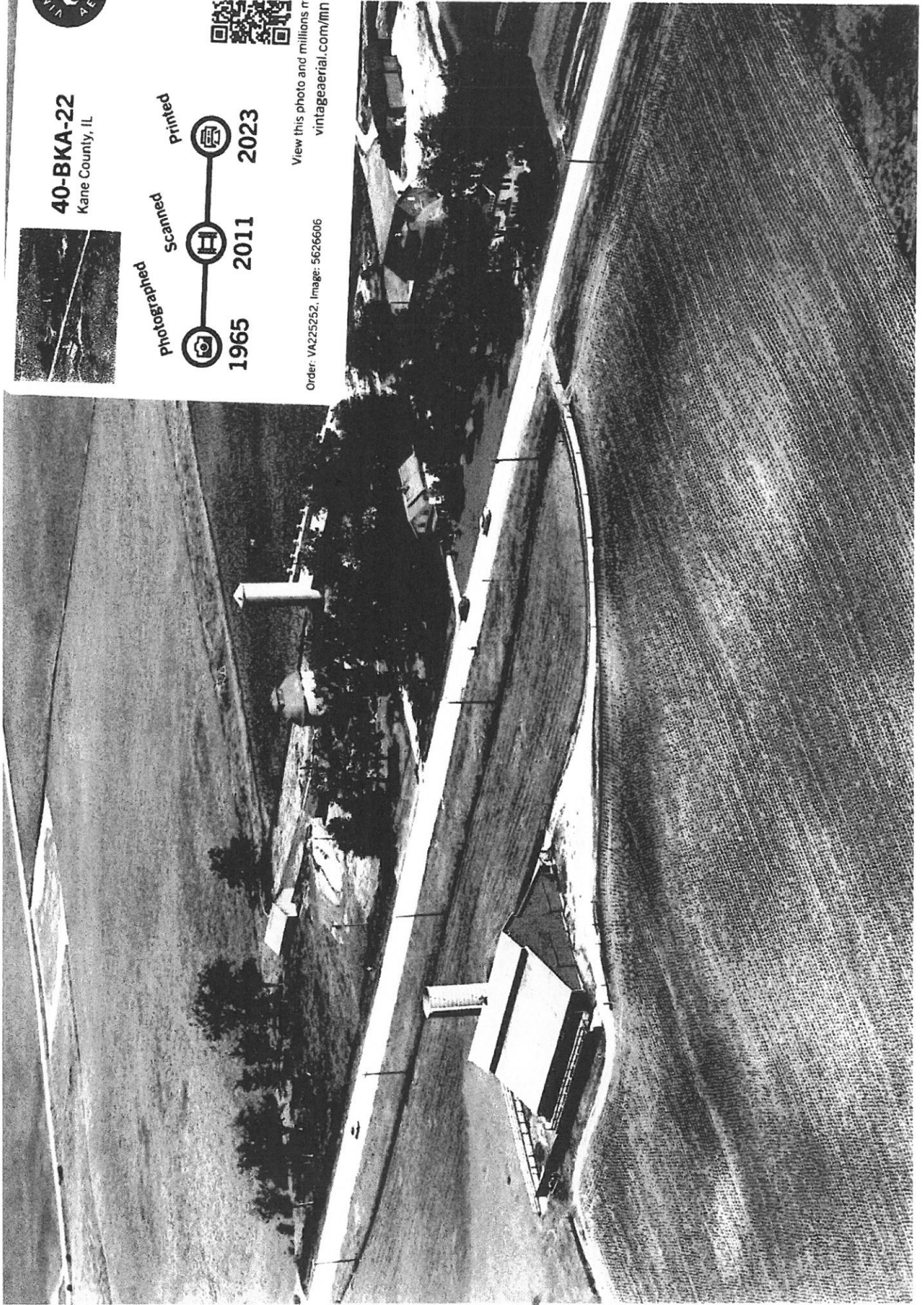
RE: Zoning Board of Appeals Public Hearing

NOTICE IS HEREBY GIVEN that the Kane County Zoning Board of Appeals has received a petition for a public hearing from Blair Alexander/Richard Johnson, requesting a rezoning from F-District Farming to F-1 District – Rural Residential to allow the existing home to be split off from the remaining farmland.

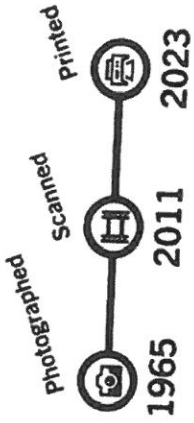
NOTICE IS ALSO GIVEN that a public hearing to consider said request will be held before the Kane County Zoning Board of Appeals on June 25, 2018, A.D., at the Kane County Government Center, 719 S. Batavia Avenue, Geneva, IL at 7:00 p.m.. Said Notice was published in the Daily Herald Kane County edition on June 9, 2018. All interested parties are invited to attend the public hearing, present testimony for or against the petition and cross-examine witnesses presenting testimony for or against the petition.

DOCUMENTS ARE ON FILE and available for public inspection during regular business hours at the Kane County Development Department, Kane County Government Center, 719 S. Batavia Ave., Geneva, IL. **If you have any further questions, please call the main Zoning Department number at (630) 444-1236.**

EXHIBIT D



40-BKA-22
Kane County, IL




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EXHIBIT E

40-BKA-20
Kane County, IL



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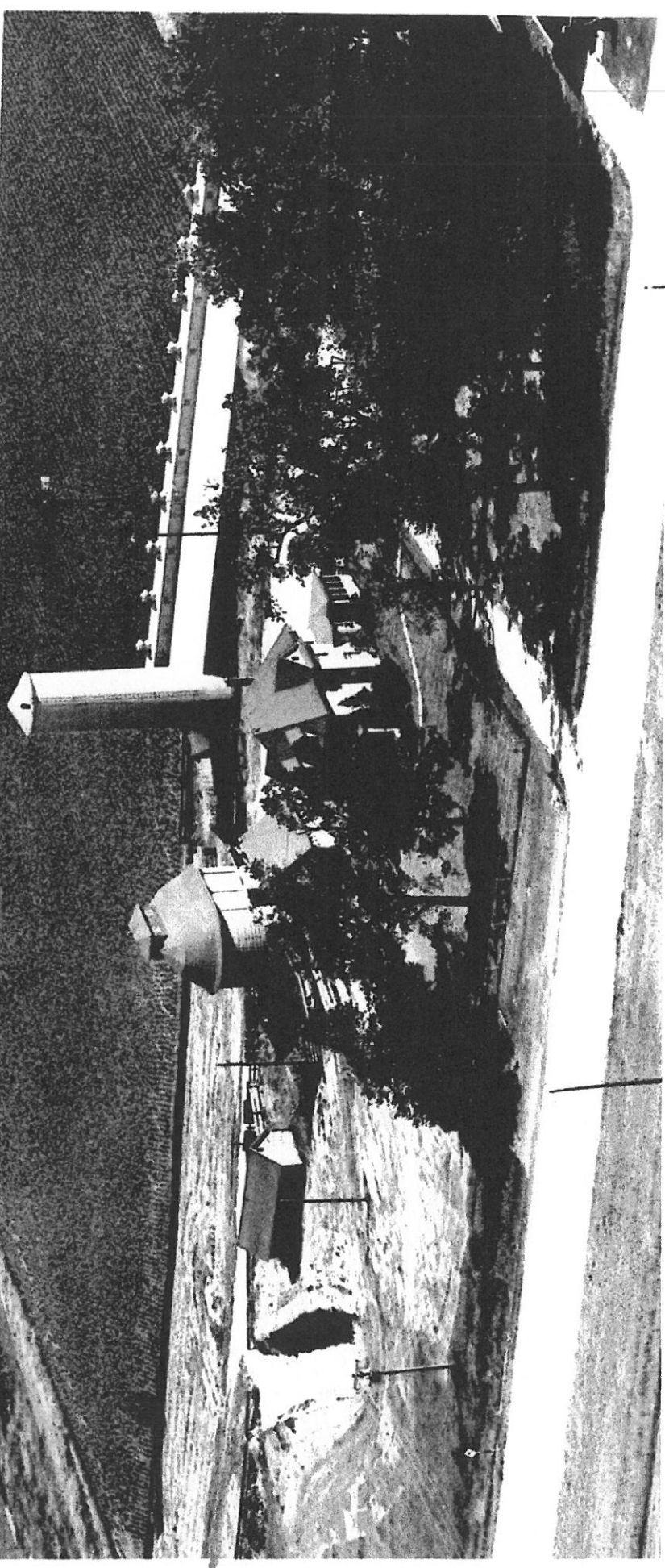


EXHIBIT F



25-KKA-8
Kane County, IL



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EXHIBIT 9

KaneGIS_April_May 2016



04/11/2016

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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

EXHIBIT I, Page 2

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.

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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:

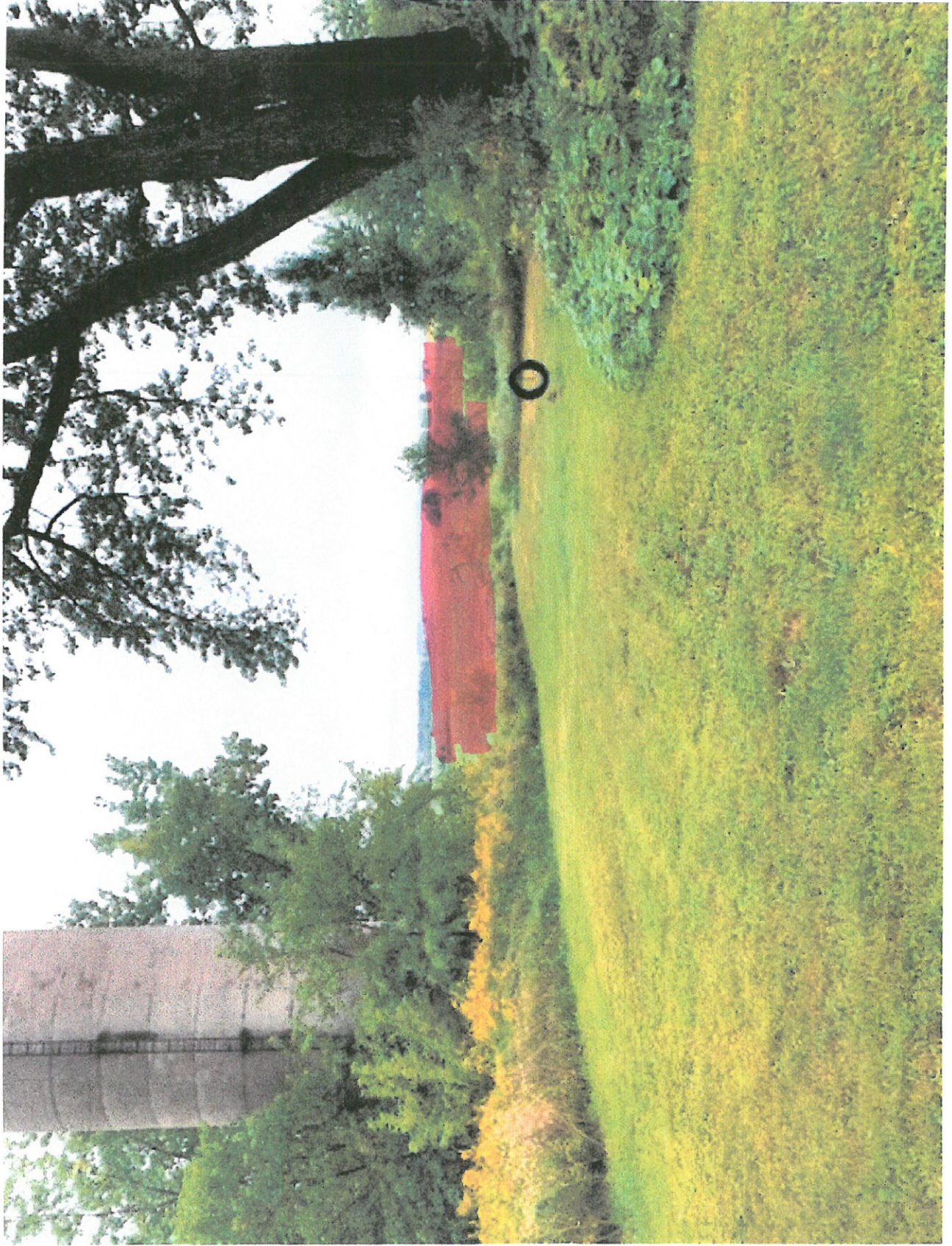
6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Solar projects are inherently very safe and unobtrusive, without any noxious fumes, dust, nor other impacts to neighboring 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.

EXHIBITS



ARGENT/LIGHT BACKYARD VIEW 09-11-23