

4482

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 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): 05-15-300-024
	Street Address (or common location if no address is assigned):

2. Applicant Information:	Name SV CSG Plato 1, LLC	Phone (630) 842-7901
	Address 25 N RIVER LANE	Fax
	GENEVA, IL 60134	Email tim@Sunvest.com
	ATT: BILL FRENCH	847-414-0134

3. Owner of record information:	Name Creek Partners, LLC	Phone 630-698-4700
	Address 2250 Southwind Blvd., Bartlett, IL 60103	Fax
		Email rich@wydp.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Resource Management

Current zoning of the property: F

Current use of the property: Agriculture

Proposed zoning of the property: F - Special Use

Proposed use of the property: 2mw Community Solar Garden

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

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 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.

Creek Partners, LLC 6-18-18
Record Owner Date

 6-18-18
Applicant or Authorized Agent Date

Richard M. Guerard

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.

SV CSG PLATO 1, LLC
Name of Development/Applicant

2/19/18
Date

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

THE PROPOSED USE IS COMPATIBLE WITH THE MIXED LAND USES ON THE SURROUNDING PROPERTIES.

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

F, B-1, B-3, B-3 SU, SU, R-1

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

COMMUNITY SOLAR GARDENS ARE A SUITABLE USE IN THE AGRICULTURAL USE ZONING DISTRICT AND ARE CONSISTENT WITH THE KANE COUNTY 2040 LAND USE PLAN.

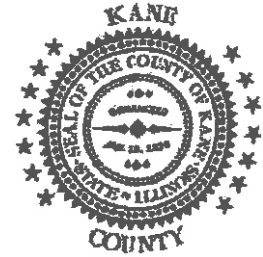
4. What is the trend of development, if any, in the general area of the property in question?

THERE HAS BEEN VERY LITTLE TO NO TREND OF DEVELOPMENT IN THE AREA. VERY LITTLE DEVELOPMENT HAS OCCURRED WITHIN THE PAST 20 YEARS.

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

THE PROJECT IS CONSISTENT WITH KANE CO. 2040 LAND USE PLAN. SPECIFICALLY, SECTION 2.9 - "SUSTAINABILITY AND ENERGY" AND THE PROMOTION OF SMALL AND UTILITY SCALE RENEWABLE ENERGY GENERATION.

Findings of Fact Sheet – Special Use



2 MW COMMUNITY SOLAR
Special Use Request GARDEN

6/19/18
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.

ONCE OPERATIONAL, THE SOLAR FACILITY WILL REQUIRE
MINIMAL MAINTENANCE. THE FACILITY WILL BE VISITED 1-2 TIMES
A MONTH FOR INSPECTION WITH GENERAL MAINTENANCE 2-3
TIMES PER YEAR.

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

GENERALLY, SOLAR GARDENS DO NOT HAVE A NEGATIVE
EFFECT ON SURROUNDING PROPERTY VALUES, ENJOYMENT AND
ARE NOT INJURIOUS TO USE.

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

THE SPECIAL USE WILL NOT IMPEDE THE DEVELOPMENT OF
THE SURROUNDING PROPERTIES. THEY WILL BE ABLE TO
DEVELOP AND IMPROVE IN AN ORDERLY AND CONSISTENT
MANNER.

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

Please explain:

YES. NO ADDITIONAL UTILITIES WILL BE NECESSARY FOR THE
SOLAR GARDEN. THE PROJECT WILL BE INTERCONNECTED TO THE LOCAL
DISTRIBUTION GRID ADJACENT TO THE SITE. NO GRADING SHOULD BE
NECESSARY FOR THE PROJECT, AS THE PROPERTY IS GENERALLY FLAT.
A DRAIN TILE STUDY HAS BEEN CONDUCTED ON THE SITE AND
THE FINAL DESIGN OF THE PROJECT WILL ALLOW AS MUCH DRAIN
TILE AS POSSIBLE.

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

ACCESS WILL BE PROVIDED FROM RIPPEBURGER ROAD.
ONCE OPERATIONAL, MINIMAL TRAFFIC AND CONGESTION
WILL BE CREATED FROM THE SOLAR GARDEN. THE SITE
WILL ONLY BE VISITED 1-2 TIMES PER MONTH.

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

YES, THE SPECIAL USE WILL CONFORM TO THE
REGULATIONS OF THE FARMING DISTRICT.

November 28, 2018

CLCTC 69460 (*Creek Partners/SunVest*)

Special Use in the F-Farming District for a commercial solar-electric (photovoltaic) system

Special Information: The petitioner is requesting a Special Use for a commercial 2 Megawatt community solar garden. The facility would be located at the southeast corner of Rippburger and Rohrsen Roads and be comprised of a solar panel array, security fencing and a maintenance drive off Rippburger Road.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as a Resource Management Area. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

Staff recommended Findings of Fact:

1. Solar-electric (photovoltaic) systems that provides retail electric power are being added to the Zoning Ordinance as a defined use and listed as a special use “jj. Solar, utility” in the F District – Farming , subject to that the zoning board may recommend and the county board shall stipulate such conditions and restrictions, upon the establishment, location, construction, maintenance and operation of the special use as is deemed necessary for the protection of the public health, safety and welfare.

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

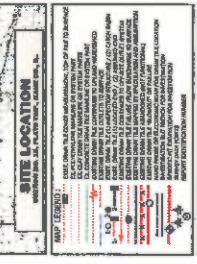
EXISTING AGRICULTURAL DRAIN TILE INVESTIGATION PLAN
SV CSG PLATO PARCEL
 PREPARED FOR SUNVEST SOLAR, INC.,
 SECTION NO. 16, PLATO TWP., KANE CO., IL.

EXISTING SUBSURFACE AGRICULTURAL DRAIN TILE INVESTIGATION REPORT
SV CSG PLATO PARCEL
 SUNVEST SOLAR, INC.
 1000 W. STATE ST., SUITE 200, CHICAGO, IL 60607
 312.467.1234
 www.sunvestsolar.com

DATE	BY	REVISION
06/15/18	Tom Huddleston	Initial Report
06/20/18	Tom Huddleston	Revised Report
06/25/18	Tom Huddleston	Final Report

PROPERTY ADDRESS
 SV CSG PLATO PARCEL
 SECTION NO. 16, PLATO TWP., KANE CO., IL

SPECIAL NOTES:
 1. THIS REPORT IS THE PROPERTY OF SUNVEST SOLAR, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SUNVEST SOLAR, INC.
 2. THIS REPORT IS VALID ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.
 3. SUNVEST SOLAR, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS REPORT.



EXISTING SUBSURFACE AGRICULTURAL DRAIN TILE INVESTIGATION REPORT
 SV CSG PLATO PARCEL
 SUNVEST SOLAR, INC.
 1000 W. STATE ST., SUITE 200, CHICAGO, IL 60607
 312.467.1234
 www.sunvestsolar.com



SUNVEST SOLAR, INC.
 PROJECT MANAGER: TOM HULL
 PROJECT ENGINEER: TOM HULL
 PROJECT SURVEYOR: TOM HULL

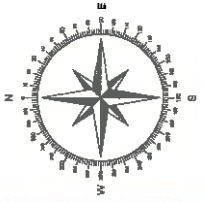
SV CSG PLATO PARCEL
HUDDLESTON & MCBRIDE
 PROFESSIONAL SURVEYORS
 1000 W. STATE ST., SUITE 200, CHICAGO, IL 60607
 312.467.1234

DATE: 6/15/18
DATE: 6/20/18
DATE: 6/25/18

PROJECT: SV CSG PLATO PARCEL
CLIENT: SUNVEST SOLAR, INC.
SCALE: 1" = 100'

ONE OF ONE

PROJECT LOCATION



NEW ENERGY EQUITY
SUNVEST SOLAR INC.

NEW ENERGY EQUITY LLC
 2000 W. WASHINGTON AVENUE
 SUITE 200
 MILWAUKEE, WI 53233
 TEL: 414.224.1234
 FAX: 414.224.1235
 WWW.NEEQ.COM

PROJECT ADDRESS
 PLATO DRIVE, L. 20004
 LAT: 43° 04' 58.87"N
 LONG: 89° 28' 00.00"W

SYSTEM SPECIFICATIONS

SYSTEM MODEL	JAIRY PVY
SYSTEM SIZE (KW)	2,700.00 KW
DCING RATIO	1.46
AZIMUTH	180
TILT	20.0
MODULE MAKE	REC
MODULE TYPE	REC 3407P2
MODULE SPEC (KW/KW)	200.00 W
INVERTER MODEL	3000 W
INVERTER TYPE	30
DC OR DC-BUS CONNECTION	DC-DC
INVERTER PHASE	1-1
INVERTER WIND	3000
BACKLOG	NO
MONITORING	ALIC ENERGY

DESIGN CRITERIA

MINIMUM TILT	-37.0 TO 37.0
MINIMUM WIND SPEED	100 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
WIND SPEED (MPH)	70
WIND DIRECTION	0°

OTHER NOTES

REVISIONS

#	DESCRIPTION	DATE
1	ORIGINAL DESIGN	08/15/2024
2	AS BUILT CHANGES	08/15/2024
3	CONTRACTOR AS-BUILT	08/15/2024
4		
5		
6		
7		

DRAWN BY:
KEVIN CORCORAN

PROJECT NAME:
SOUTH WIND CSG

DRAWING TITLE:
SITE PLAN

SCALE:
 1" = 140'



PV1

DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON A LARGE PAPER.

1000 SOUTH WINDY HILL ROAD
 SUITE 100
 AMBROSIA, MO 65611
 NEW ENERGY EQUITY
 (417) 837-8074

PROJECT LOCATION
 47° 15' 40" N
 91° 07' 15" W
 PLATT CENTER, MO 65744

LAT: 47° 15' 40" N
 LONG: 91° 07' 15" W

SYSTEM SPECIFICATIONS

SYSTEM BDC DC	25000 VDC
INVERTER	25000 VDC
DC/AC RATIO	1.15
ADJUST	NO
TILT	25°
MODULE COUNT	9882
MODULE STD PARTNO	RSC-8007P72
MODULE STD PARTNO	5010V
INVERTER COUNT	1
INVERTER TYPE	25000 VDC 1000V 90000V-1000V
INVERTER POWER	85KW
INVERTER	1000V
MONITORED	ALSO ENERGY

DESIGN CRITERIA

MINIMUM TEMP	-20°C (0°F)
MAXIMUM TEMP	50°C (122°F)
WIND SPEED	130 MPH
ICE LOAD	0
UNUSUAL CATASTROPHES	0
GROUND SURVEILLANCE	NO PIP
BALANCED LOAD	NO PIP

OTHER NOTES

REVISIONS

#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	KEVIN CORCORAN	
1	AC RISE CHANGED	KEVIN CORCORAN	
2			
3			
4			
5			
6			
7			

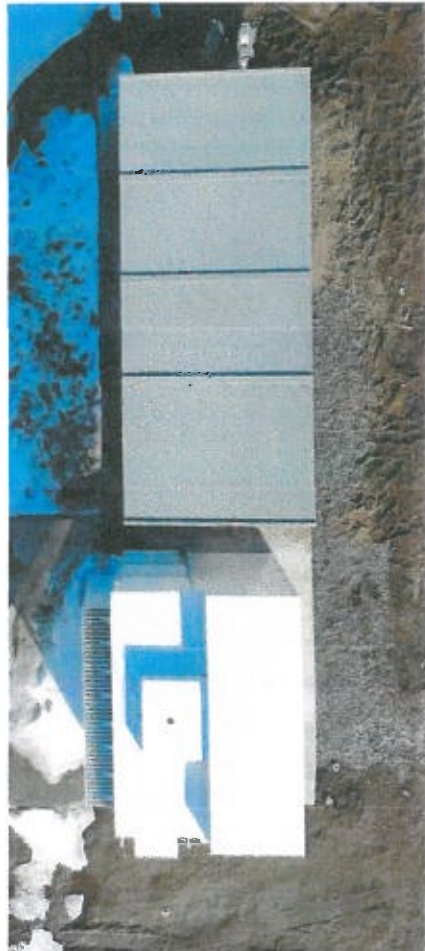
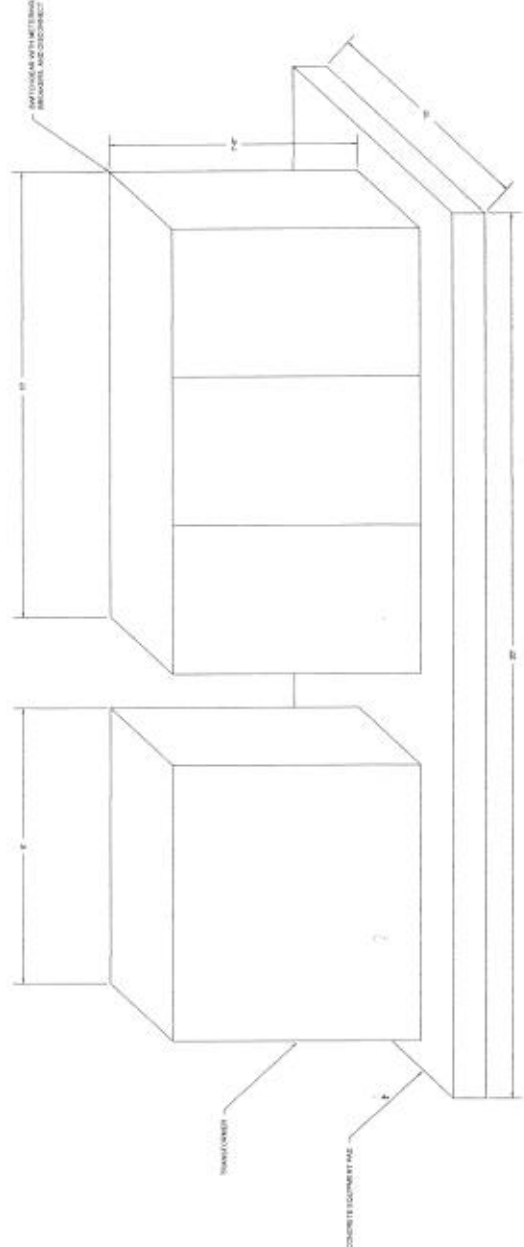
DRAWN BY
 KEVIN CORCORAN

PROJECT NAME
 SOUTHWIND CSG

DRAWING TITLE
 SWITCHGEAR DETAIL

SCALE
 NTS

SHEET
E2



NEW ENERGY EQUITY LLC
 2800 BAY ROAD, SUITE 200
 NORTH BAY VILLAGE, FL 33409
 NEWENERGYEQUITY.COM
 407.527.1202

DESIGN: KEVIN CORCORAN
 DATE: 08/08/2014
 PROJECT: SOUTH WIND CSG
 DRAWING: FENCE DETAIL

SYSTEM SPECIFICATIONS

SYSTEM SIZE (SQ FT)	2,807 SQ FT
SYSTEM SIZE (AC)	2,000 SQ AC
DESIGN WIND (MPH)	145
ANEMOMETER	100 FT
WIND DIRECTION	085
WIND SPEED FREQUENCY	100/17
MODULAR PFC MATERIAL	100/17
INVERTER COUNT	14
INVERTER TYPE	PHOTO VOLTAIC
INVERTER POWER	100W
INVERTER VOLTAGE	120V
INVERTER PHASE	3-PHASE
INVERTER FREQUENCY	60 HZ

DESIGN CRITERIA

WIND SPEED (MPH)	145
WIND DIRECTION	085
WIND SPEED FREQUENCY	100/17
BUILDING CATEGORY	D
EXPOSURE CATEGORY	3
GROUND SNOW LOAD	25 PSF
WIND UPLIFT	15 PSF

OTHER NOTES

REVISIONS

#	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMITS	KEVIN CORCORAN	08/08/2014
2	REVISED PER COMMENTS	KEVIN CORCORAN	08/08/2014
3	REVISED PER COMMENTS	KEVIN CORCORAN	08/08/2014
4	REVISED PER COMMENTS	KEVIN CORCORAN	08/08/2014
5	REVISED PER COMMENTS	KEVIN CORCORAN	08/08/2014
6	REVISED PER COMMENTS	KEVIN CORCORAN	08/08/2014
7	REVISED PER COMMENTS	KEVIN CORCORAN	08/08/2014

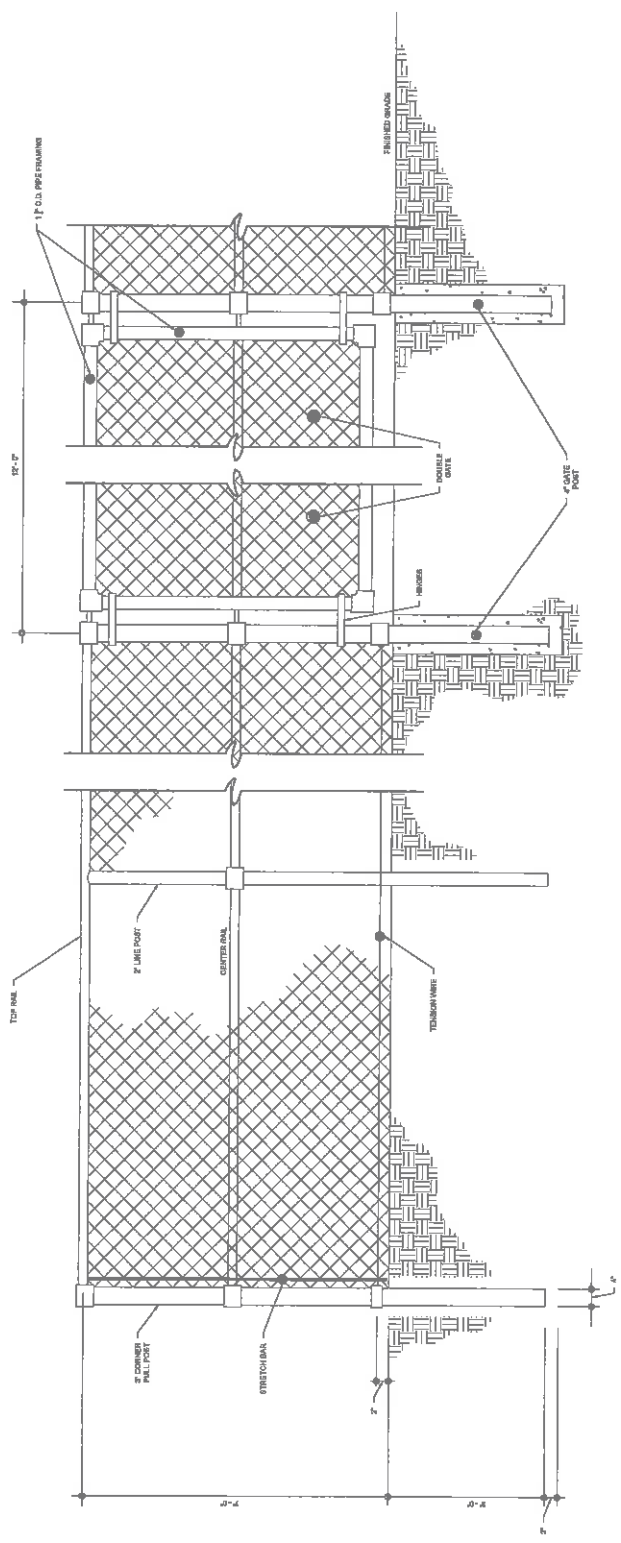
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 KEVIN CORCORAN

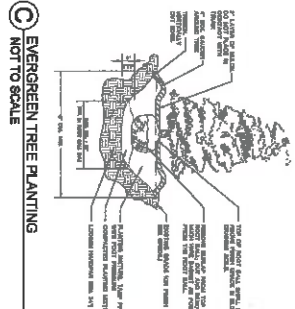
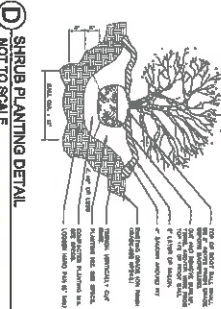
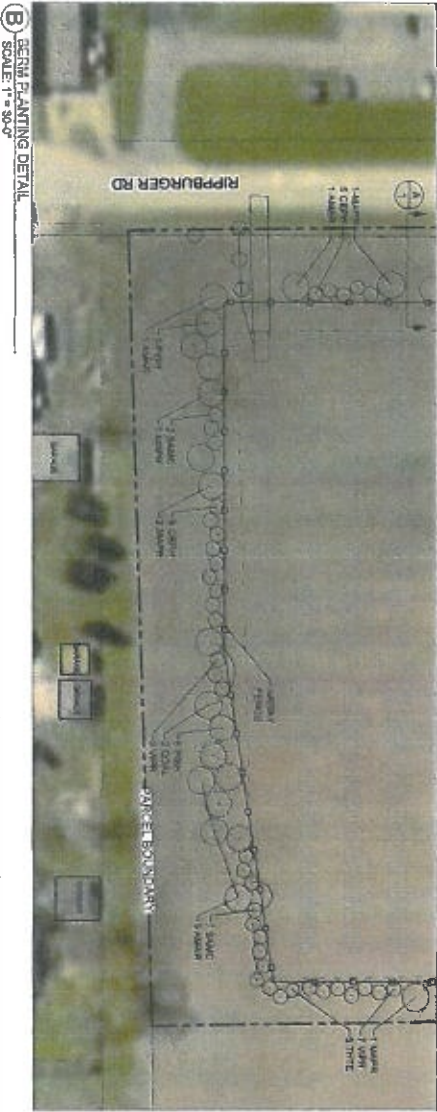
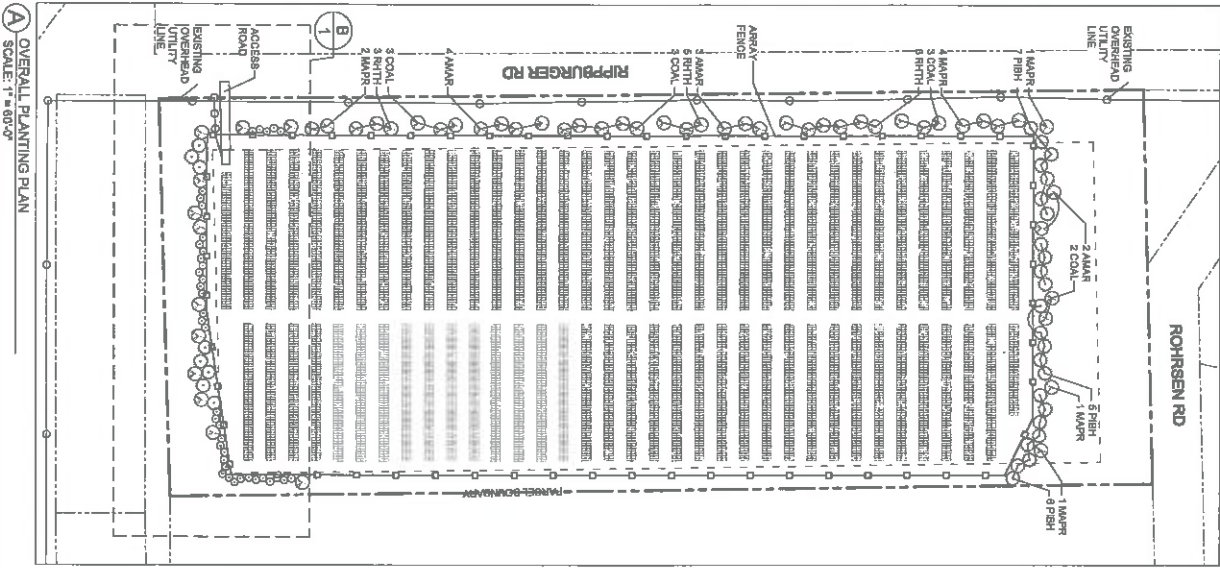
PROJECT NAME:
 SOUTH WIND CSG

DRAWING TITLE:
 FENCE DETAIL

SCALE:
 NTS

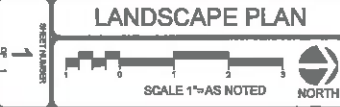
SHEET:
 PV3





PLANT LEGEND

SYMBOL	PLANT NAME	COMMON NAME	SIZE	QUANTITY	HEIGHT	WIDTH
1	MAPR	Maple	2.5' x 3.5'	10	10'-0"	10'-0"
2	AMAR	Amelanchier	2.5' x 3.5'	10	10'-0"	10'-0"
3	COAL	Coal	2.5' x 3.5'	10	10'-0"	10'-0"
4	MAPR	Maple	2.5' x 3.5'	10	10'-0"	10'-0"
5	COAL	Coal	2.5' x 3.5'	10	10'-0"	10'-0"
6	BRTH	Burn	2.5' x 3.5'	10	10'-0"	10'-0"
7	AMAR	Amelanchier	2.5' x 3.5'	10	10'-0"	10'-0"
8	BRTH	Burn	2.5' x 3.5'	10	10'-0"	10'-0"
9	COAL	Coal	2.5' x 3.5'	10	10'-0"	10'-0"
10	MAPR	Maple	2.5' x 3.5'	10	10'-0"	10'-0"



Lannert Group
 Landscape Architecture • Planning • Community Consulting
 215 Fulton Street
 Geneva, Illinois 60134
 (830) 208-8088
 Fax: (830) 208-6050
<http://www.lannert.com>
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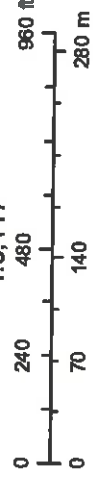
SUNVEST SOLAR GARDEN
 SV CSG Plato 1, LLC
 25 North River Lane
 Geneva, Illinois 60134

Map Title



November 9, 2018

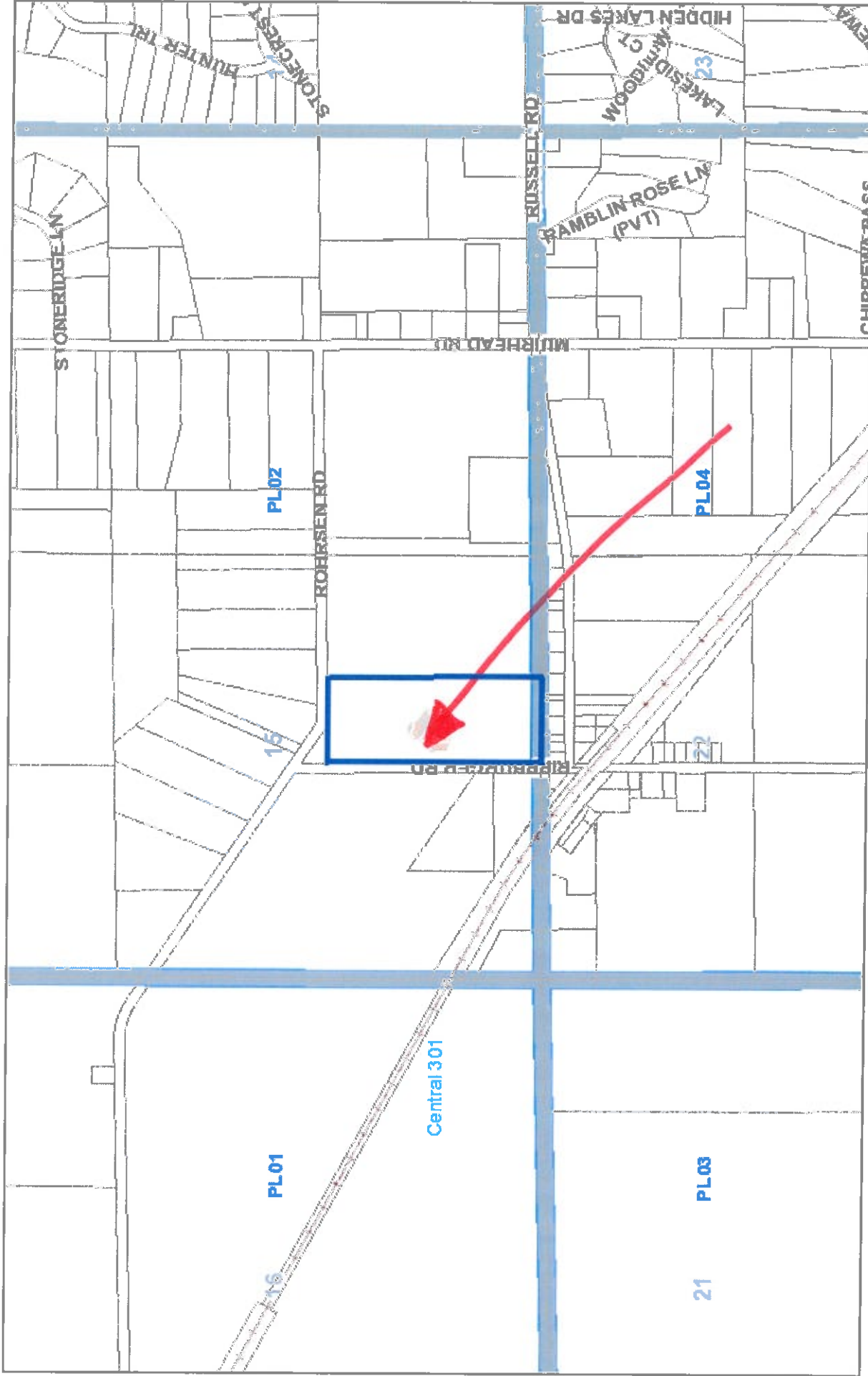
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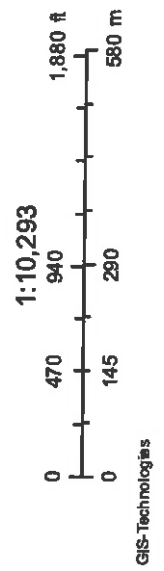
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GIS Technologies
Kane County Illinois

Map Title



November 9, 2018



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