

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): 11-31-100-014; 11-31-100-015; 11-31-100-016
	Street Address (or common location if no address is assigned): Lorang Road, Kane County, Illinois (Blackberry Township, Unincorporated Kane County, Illinois)

2. Applicant Information:	Name Lorang Solar, LLC c/o Matt Kwiatkowski	Phone 317-760-3190
	Address 101 North Wacker Drive, Suite 200 Chicago, IL 60606	Fax
		Email Mkwiatkowski@nexamp.com

3. Owner of record information:	Name Snamals LLC Timothy P Slamans	Phone 630-488-1048
	Address 44W029 Hazelcrest Dr. Sugar Grove, IL 60554	Fax
		Email tim@lindoo.net

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Resource Management

Current zoning of the property: Other (Property Class - SU)

Current use of the property: Cropland

Proposed zoning of the property: N/a

Proposed use of the property: Commercial Solar Energy Facility

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

Construction and operation of a Commercial Solar Energy Facility as outline in the attached site plan.

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.

Tim Stama

4/30/2024

Record Owner

Date

M. W.

4/30/24

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.

Lorang Solar / Lorang Solar, LLC c/o Matt Kwiatkowski
Name of Development/Applicant

04/29/2024

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 attached Project Narrative.

2. What are the zoning classifications of properties in the general area of the property in question? Please see attached Project Narrative.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification? Please see attached Project Narrative.

4. What is the trend of development, if any, in the general area of the property in question? Please see attached Project Narrative.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan? Please see attached Project Narrative.

Findings of Fact Sheet – Special Use

Commercial Solar Energy Facility

04/29/2024

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 attached 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 attached Project Narrative.

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

Please see attached Project Narrative.

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

Please see attached 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 attached Project Narrative.

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

Please see attached Project Narrative.

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

Date: 04/29/2024

To: **KANE COUNTY ZONING BOARD OF APPEALS**
From: Lorang Solar, LLC c/o Matt Kwiatkowski

(Ph #) 317-760-3190

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 Construction and operation of a 5.00-MW(AC) Commercial Solar Energy Facility.

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 31, Township 39N, 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 List of Record Owners.</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: Tim Danna

(Property Owner or Agent)

Subscribed and sworn to before me
this 30th day of April, 2024
Jane Carbonaro
Notary



**TIME ESTIMATE
REZONINGS AND SPECIAL USES
(After all required documents have been submitted)**

<u>ACTION</u>	<u>AVERAGE NUMBER OF DAYS</u>
KDS & WCD AND IDOC APPLICATIONS (Kane-DuPage Soil & Water Conservation District; Illinois Department of Natural Resources)	30
TECHNICAL STAFF REVIEW (Meeting held each Monday morning- Petitions scheduled as time permits.)	20
ZONING BOARD PUBLIC HEARING (Hearing held as needed--published 15 days prior to hearing-Statutory requirement)	30
DEVELOPMENT COMMITTEE Agenda set for County Board Meeting (Meeting held third Tuesday of each month)	20
COUNTY BOARD MEETING Final Decision (Meeting held second Tuesday of each month)	20
	<hr/> TOTAL 120 (4 MONTHS)