

4617

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): 07-13-200-014 |
| | Street Address (or common location if no address is assigned): 45W531 IC Trail, Maple Park IL 60151 |

| | | |
|----------------------------------|--------------------------------------------------------|-------------------------------------|
| 2. Applicant Information: | Name ILSolar05 LLC | Phone 312-972-5055 |
| | Address 330 W Goethe St, Chicago IL 60610 | Fax |
| | | Email andy@horizonpow.com |

| | | |
|----------------------------------------|--------------------------------------------------------|---------------------------------------|
| 3. Owner of record information: | Name Dale and Jennifer Hartmann | Phone 630-649-2981 |
| | Address 7N425 Sauber Rd, Maple Park IL 60151 | Fax |
| | | Email dejhartmann@gmail.com |

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

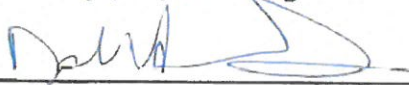
If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)


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.

 8/11/23
Record Owner Date

 8/11/23
Applicant or Authorized Agent Date

Dale Hartmann, et ux (*ILSolar05, 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

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.*

ILSolar05 LLC (Hartmann Farm Solar)

Name of Development/Applicant

August 7th, 2023

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 IC Trail, 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.



Kane County
c/o Keith Berkhout, Zoning Planner
719 Batavia Avenue - Bldg A, 4th Floor
Geneva IL 60134

(with an email copy to: BerkhoutKeith@co.kane.il.us)

To Kane County,

On behalf of the landowner, Dale and Jennifer Hartmann, please find attached our complete application for a Special Use Permit for a 5.0 megawatt, alternating current (MWac) community solar project, known as "Hartmann Farm Solar". The project is located on an approximately 41.5-acre site within a 52.8 acre property, parcel ID 07-13-200-014. This community distributed generation solar project has been developed to meet the directives of the Illinois renewable energy targets.

The solar project is being developed pursuant Kane County's solar energy ordinance and special use regulations, and will meet any and all applicable requirements of the County's land use ordinances, as well as applicable state and federal regulations. All required application material is included here in hard copy format. The complete application package begins with a Project Narrative summary of the proposed project, followed by a series of appendices with more detailed and technical information.

Building permits and any other additional required approvals will be obtained before starting construction, and will include detailed design as well as any other additional material as required by the County.

We appreciate the consideration and look forward to a successful project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andy Melka", is written over a light blue circular stamp.

Andy Melka
Director, Development
312-972-5055
andy@horizonpow.com

Buffalo, NY | Chicago, IL | Denver, CO

www.horizonpow.com

Project Narrative:

Overall Parcel Detail:

- **PINs:** 07-13-200-014
- **Owner:** Dale and Jennifer Hartmann, 7N425 Sauber Rd, Maple Park IL 60151
- **Site Access** will be via a new driveway entrance from IC Trail.
- **Legal Description of the Project Area:**

The western 1050' of the below described property:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY COMPANY AND SOUTHERLY OF THE CENTERLINE OF IC TRAIL.

Purpose:

This project is being developed as a community solar project, under the Illinois Shines initiative. Community solar projects allow utility customers to subscribe to a solar project and get bill credits for the amount of electricity their portion of the solar project produces. In addition, this community-sized, distributed-generation project will add reliability to the local grid and can help neighboring electrical customers by reducing the likelihood of brown-outs or black-outs.

Setting:

The site for the proposed solar project is currently farmland. The parcel is zoned F and is surrounded by other F zoning. The site is ideal for a solar project because it is relatively flat, and is well-exposed to sunlight.

Site Plan, Major Equipment:

A preliminary site plan for the proposed community solar project, including civil drawings, is attached hereto as **Appendix A**. A survey for the property is included as **Appendix B**. The solar project will be comprised of three types of major equipment: solar modules (panels), support racking for the panels, and electrical inverters:

Solar photovoltaic (PV) modules (also known as solar panels) are made of thin silicon cells, aluminum conductors and frames, glass surface, and plastic back sheet. The silicon cells convert the rays of the sun into an electric current, which runs through the electrical conductors into the larger system. The glass serves to protect the panels from weather, while the plastic back sheet holds together the cells, conductors, and string wiring.



The racking system supports the modules above the ground. The solar modules will be mounted on horizontal supports, attached to vertical steel posts driven or screwed into the ground at regular intervals. This method minimizes excavation and concrete foundations.

Electrical inverters will be attached to support structures at the end of the rows of the solar array. Inverters convert direct-current (DC) electricity created at each module to alternating-current (AC) grid power. The inverters have cooling fans, which make minimal noise, audible only within a few dozen feet of the inverters themselves. Specific sound ratings are included in the equipment data sheets, discussed below.

Example equipment data sheets for representative major equipment have been attached hereto as **Appendix C**. Final selection of equipment will be done prior to applying for a building permit. Revisions to the site plan to accommodate final equipment selection may be necessary but will remain within the site boundary. Any revisions will maintain similar physical characteristics, will not change the land included in the project, and will fully comply with all setbacks and height restrictions and any other legal requirements.

Interconnection and Other Equipment:

The solar project will have small transformers, which will increase the voltage to the ComEd distribution system voltage. A separate meter and various other electrical equipment will be located near the transformers. An electrical feeder extension (cables) will extend from the ComEd lines along IC Trail into the site, where the solar project will interconnect with the existing distribution system. The interconnection facilities will be made up of poles, control boxes, meters, switches, and other related equipment. Final design and location of the ComEd interconnect facilities will be dictated by ComEd, and will be specified by ComEd prior to application for building permits.

Access:

The project will be accessed via a new gravel driveway along the south side of the parcel as shown on the site plan (Appendix A). The project area will be fenced and gated to prevent unauthorized access. Fencing will be chain link, woven-wire fencing (also known as “deer fencing” or “agricultural fencing”), or similar. No regular visitation of the site other than the landowner and operations and maintenance team is proposed.

Hours of Operation, Employees, Site Traffic, Parking:

The facility will passively convert sunlight to electricity during daytime hours. No permanent employees will be on site on a regular basis. Operations & Maintenance personnel are anticipated to be at the site every few months to perform scheduled maintenance, vegetation control, and to respond to any unscheduled maintenance or outage issues.

Screening, Landscaping, and Ground Cover:

The project will install native evergreen trees as landscaping and visual screening from the neighboring residences. The landscaping will be planted along the east side of the project, as well as in the northwest corner, as indicated on the landscaping plans as part of Appendix A.

The land under the panels will be planted with low-growth, native vegetation that will allow water infiltration and reduce run-off rates relative to open farmland. The vegetation mix will be pollinator friendly, and will enhance the biodiversity of the area and provide additional habitat for a number of native fauna, including bees, butterflies and other important pollinating species. Growth of the vegetation will initially be controlled by regular mowing, as needed. Mowing will be needed less often as the native habitat establishes itself. Herbicide and other weed control measures will only be used as necessary to keep the site in well-kempt condition, and to support the establishment of the native pollinator habitat.

No Public Services Required:

Solar projects do not require sewer, septic, city water, waste management, or any additional local services.

Water Resources:

No grading is planned to be performed other than minor grading as necessary to build the access road and equipment pads and to construct the retention basin. Should additional grading be required upon final equipment selection and final engineering, the project will utilize engineered drainage controls and obtain all necessary permits prior to such activity.

Davey Resource Group reviewed the site for the presence of wetlands, and detected no signs. The no-finding report is attached as **Appendix D**.

The Kane-DuPage Soil & Water Conservation District prepared a Land Use Opinion report for the project, which is attached as **Appendix E**.

Illinois Department of Natural Resources Consultation:

The IDNR was consulted through EcoCAT regarding the presence of sensitive species onsite. Their conclusion was "...that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 and 1090 is terminated." The Report and letter from IDNR are attached as **Appendix F**.

US Fish & Wildlife Natural Resources Consultation:

The US Fish & Wildlife Service was consulted through their Information for Planning and Consultation (IPaC) tool. The IPaC tool confirmed that no critical habitats exist. No impact on covered species is expected. The results of the IPaC tool are attached as **Appendix G**.



Interconnection Status:

The project has applied for interconnection with ComEd. ComEd has completed all of their studies, and the project and ComEd have entered into an interconnection agreement.

Life of Project – Operations and Maintenance:

Upon approval of the Special Use Permit, several steps remain prior to the commercial operation of the community solar project, including final design and production modeling, final investment decision, hiring of the project's construction firm, and applying for a local building permit, among many others. Once operational, the life of the community solar gardens is expected to be at least 35 years, and may be extended at that time, depending on a variety of factors.

Decommissioning:

A Decommissioning Plan has been prepared for the project, and is attached as **Appendix H**. The Decommissioning Plan will be updated once the project design is finalized, based on the final site plan, selected equipment, salvage value and engineering. The Applicant will provide an updated cost estimate along with any required financial security prior to applying for a building permit, as described in more detail in Appendix H.

PLAT AND CERTIFICATE OF SURVEY

LEGAL DESCRIPTION OF PROPERTY SURVEYED:

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY COMPANY AND SOUTHERLY OF THE CENTERLINE OF I.C. TRAIL, ALL IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS.

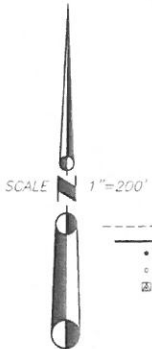
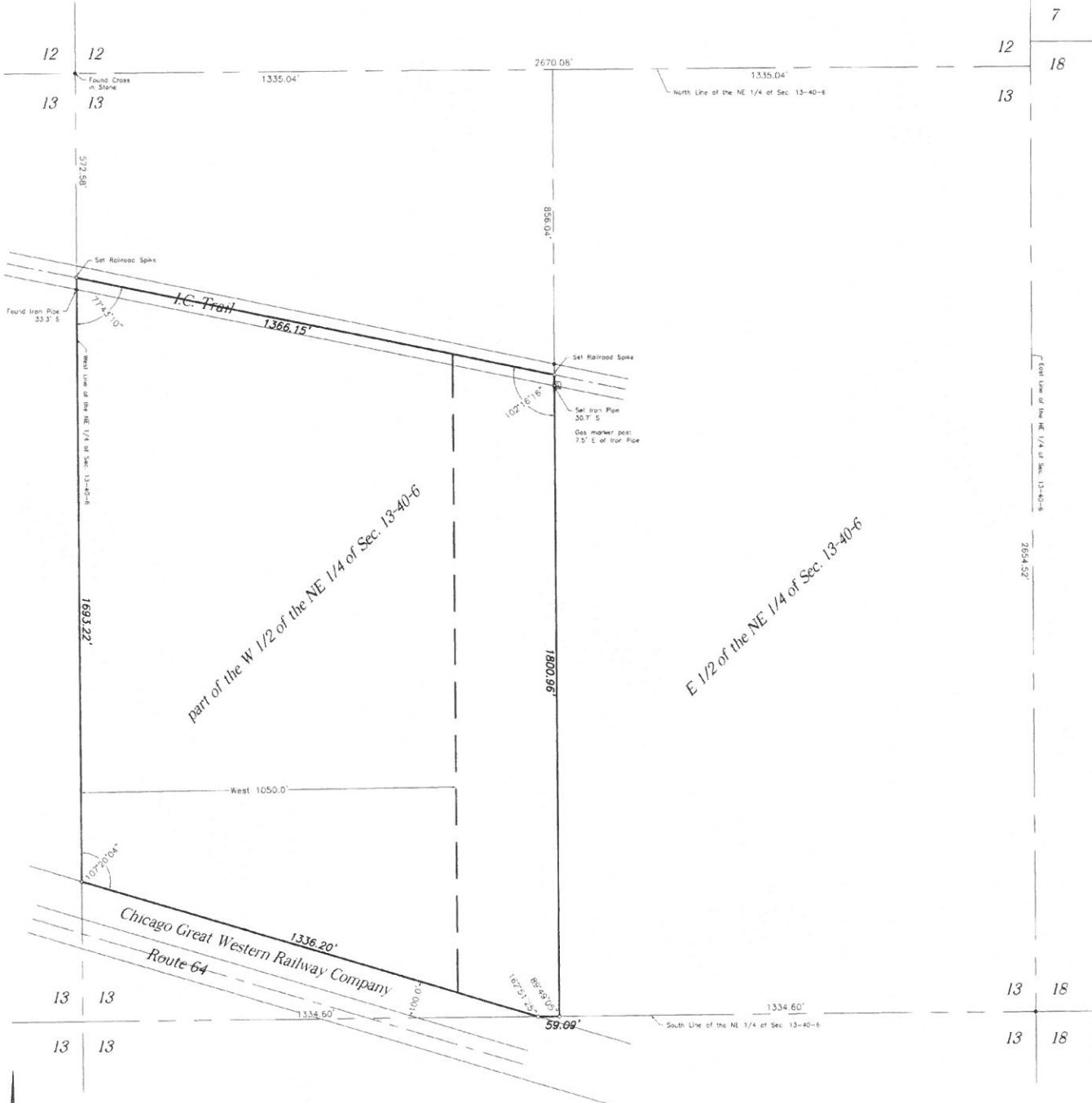
CONTAINS 53.80 ACRES

LEGAL DESCRIPTION OF SOLAR ENERGY LEASE:

THE WEST 1050 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY COMPANY AND SOUTHERLY OF THE CENTERLINE OF I.C. TRAIL, ALL IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS.

CONTAINS 42.01 ACRES

PROPERTY ADDRESS: I.C. TRAIL, VIRGIL TOWNSHIP, ILLINOIS
PIN: 07-13-200-014



- ==LEGEND==
- Boundary of property surveyed
 - Found iron pipe
 - o Set iron pipe
 - ⊠ Underground gas marker

STATE OF ILLINOIS }
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF, THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
FIELD WORK COMPLETED JUNE 29TH, 2023, WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 5TH DAY OF JULY, 2023.

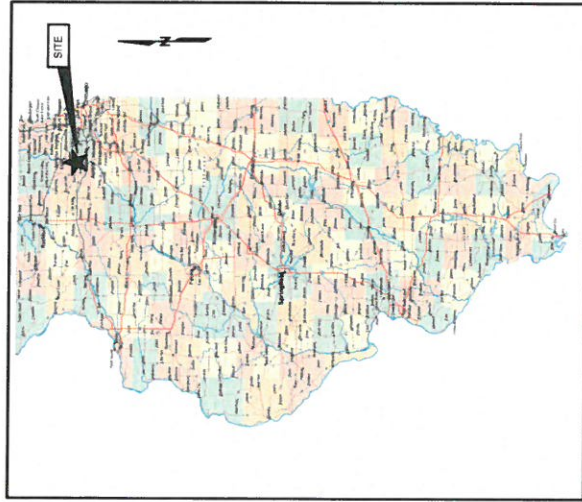
Leslie Aaron Doogs
LESLIE AARON DOOGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2024



JADE Hanna Surveyors
155 N 3rd Street
Dekalb, IL 60115
(815) 756-2189
Info@Hannasurveyors.com
License No 184006622

5.0 MW AC GROUND MOUNTED SOLAR FARM

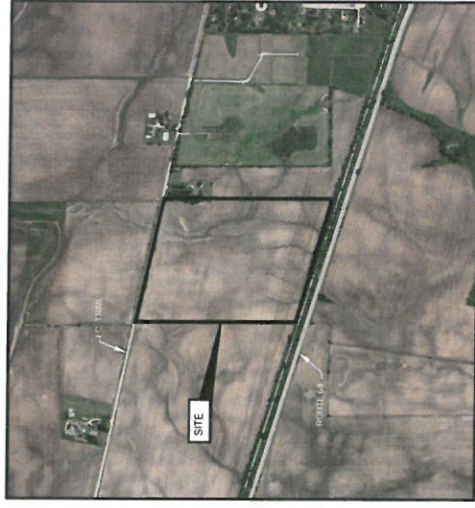
IL SOLAR05 LLC - HARTMANN FARM SOLAR
45W531 IC TRAIL, MAPLE PARK, ILLINOIS 60151



ILLINOIS STATE MAP
(NOT TO SCALE)



SOURCE: GOOGLE EARTH
SITE VICINITY MAP
(NOT TO SCALE)



SOURCE: GOOGLE EARTH
SITE LOCATION MAP
(NOT TO SCALE)

| PROJECT DATA | |
|-------------------------------|---------------------------------|
| MODULE TYPE | TRINA TSM660C-20 -MONO MODULE |
| MODULE DIMENSIONS (MM) | 86.3(1) x 151.3(1) x 1.1(1) (H) |
| MODULE VOLTAGE (V DC) | 34% |
| MODULES | 1000 |
| SYSTEM SIZE (MWDC DC) | 7.45 |
| ARRAY TILT (DEGREES) | SINGLE AXIS TRACKER |
| AZIMUTH (DEGREES) | 180° |
| INVERTER TYPE | CHINT OPS S020SK1L0005400 |
| INVERTERS | 40 |
| GROSS NAMEPLATE RATING (MWAC) | 5.00 |
| SERVICE VOLTAGE OF MAIN PANEL | 1200V |
| SYSTEM AC OUTPUT CURRENT | 200 TPA |

PREPARED FOR:
IL SOLAR05 LLC
330 W. GOETHE ST.
CHICAGO, IL 60610

PREPARED BY:
GEI CONSULTANTS, INC.
8615 W. BRYN MAWR AVE.
SUITE 406
CHICAGO, IL 60631
(312)985-0365

LANDOWNER INFO
DALE & JENNIFER HARTMANN
7N425 SAUBER ROAD
MAPLE PARK, IL 60151



| SHEET NO. | DRAWING NO. | SHEET TITLE |
|-----------|-------------|---------------------------------------|
| 1 | C-1 | TITLE & SHEET LIST |
| 2 | C-2 | EXISTING SITE CONDITIONS - IMAGERY |
| 3 | C-3 | EXISTING SITE CONDITIONS - TOPOGRAPHY |
| 4 | C-4 | AREA PROPERTIES & ZONING |
| 5 | C-5 | AREA DRAINAGE, FLOODWAY & WETLANDS |
| 6 | C-6 | SOLAR PANEL LAYOUT PLAN |
| 7 | C-7 | TYPICAL DETAILS |
| 8 | C-8 | LANDSCAPING PLAN |



THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF GEI CONSULTANTS AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GEI CONSULTANTS.

NOT FOR CONSTRUCTION

DWG NO: C-1
SHEET NO: 1 OF 8
REV NO: 0

Map Title



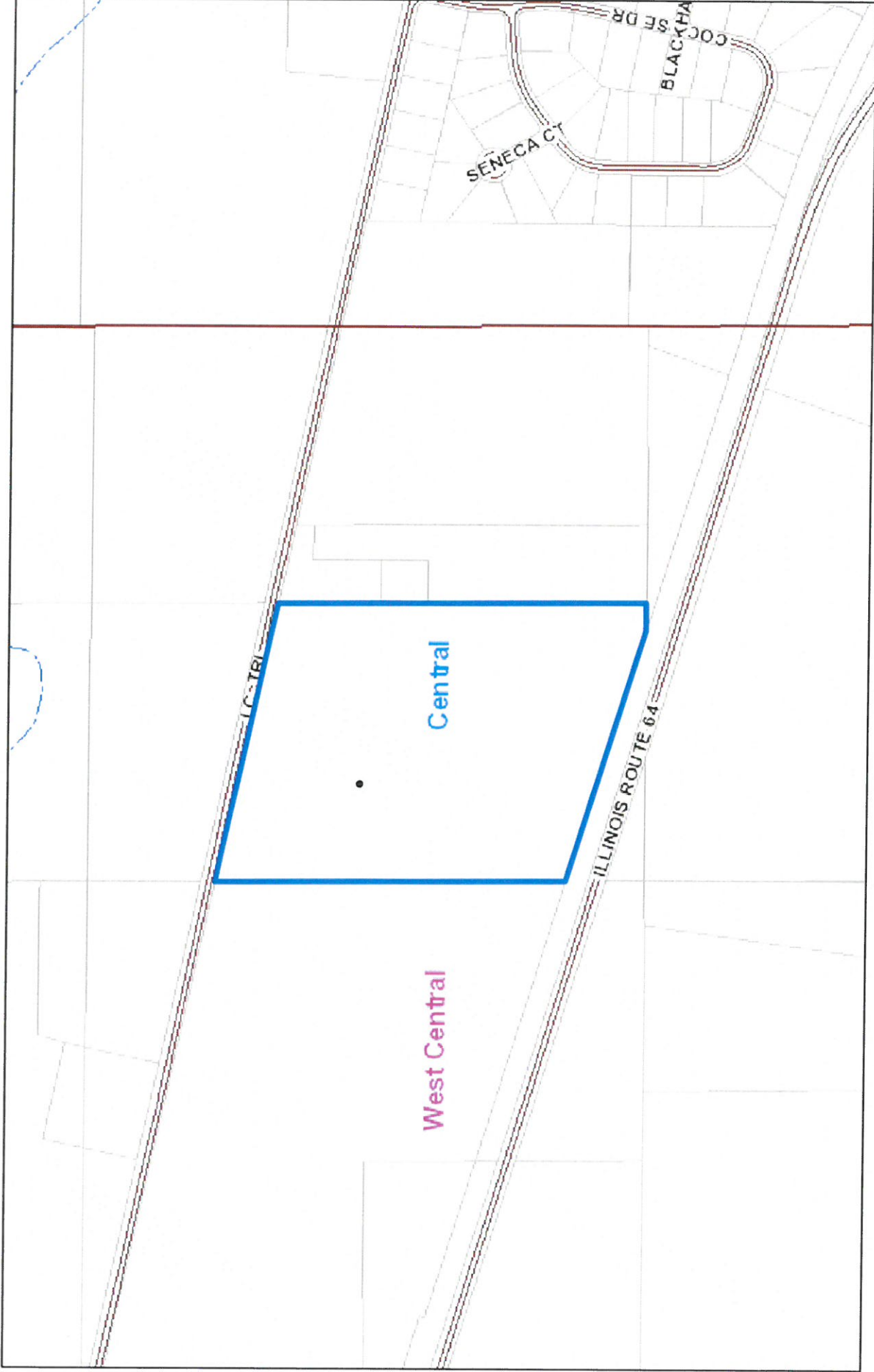
August 30, 2023

GIS-Technologies

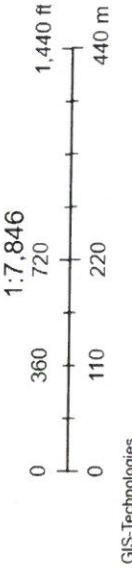
These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

Map Title



August 30, 2023



These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois