

APPENDIX C – LAND USE OPINION

Land Use Opinion Report (LUO) Application

Petitioner: _____
Contact person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____
Email: _____

Owner: _____
Address: _____
City, State, Zip: _____
Phone Number: _____
Email: _____

Please select: How would you like to receive a copy of the LUO Report? Email Mail

Site Location

Address: _____
City, State, Zip: _____
Township(s) ____ N Range(s) ____ E Section(s) ____
Parcel Index Number(s): _____

Type of Request

- Change in Zoning from _____ to _____
 Subdivision or Planned Unit Development (PUD)
 Variance (Please describe fully on a separate sheet)
 Special Use Permit (Please describe on separate sheet)

Site Information

Permitting Unit of Government: _____ Hearing Date: _____
Project Name: _____ Total Acres: _____ Area of Disturbance: _____
Current Use of Site: _____ Proposed Use: _____

Proposed Improvements (Check all that apply)

- Dwellings with Basements Parking Lots Commercial Buildings Common Open Space
 Dwellings without Basements Roads and Streets Utility Structures Other _____

Stormwater Treatment

- Drainage Ditches or Swales Dry Detention Basins No Detention Facilities Proposed
 Storm Sewers Wet Detention Basins Other _____

Water Supply

- Individual Wells
 Community Water

Wastewater Treatment

- Septic System Other _____
 Sewers

Required: Include One Copy of Each of the Following (Processing will not begin until all items are received)

MAIL TO: 2315 DEAN ST. SUITE 100, ST. CHARLES, IL 60175

- Application** (completed and signed)
 Fee (according to fee schedule on back)
 Make Checks payable to Kane-DuPage Soil and Water Conservation District
 Plat of Survey showing legal description, legal measurements
 Site Plan/Drawings showing lots, storm water detention areas, open areas, streets etc.
 Project Narrative with additional details on the proposed use, including total area of ground disturbance
 Location Map (if not on maps above) include distances from major roadways or tax parcel numbers

If Available- Not Required:

Any applicable surveys including wetland delineation, detailed soil survey, topographic survey etc.

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent  Date _____

FOR OFFICE USE ONLY

LUO # _____ Natural Resource Review Letter _____ Date Initially rec'd _____ Date all rec'd _____
Date Due _____ Fee Due \$ _____ Refund Due _____ Check # _____

The opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Effective July 1, 2020

Land Use Opinion Report (LUO) Fees

FEE AMOUNTS FOR TOTAL ACRES OF PARCEL*: Effective July 1, 2020

¼ acre or less= \$100

¼ acre-5 acres or fraction thereof= \$475.00

6 acres or fraction thereof = \$500.00

ADD \$20 for each additional acre or fraction thereof OVER 6

Please contact KDSWCD for non-contiguous parcels.

MAKE CHECKS PAYABLE TO: Kane DuPage Soil and Water Conservation District

Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee		
1	475	21	800	41	1200	61	1600	81	2000	101	2400	121	2800	141	3200	161	3600	181	4000
2	475	22	820	42	1220	62	1620	82	2020	102	2420	122	2820	142	3220	162	3620	182	4020
3	475	23	840	43	1240	63	1640	83	2040	103	2440	123	2840	143	3240	163	3640	183	4040
4	475	24	860	44	1260	64	1660	84	2060	104	2460	124	2860	144	3260	164	3660	184	4060
5	475	25	880	45	1280	65	1680	85	2080	105	2480	125	2880	145	3280	165	3680	185	4080
6	500	26	900	46	1300	66	1700	86	2100	106	2500	126	2900	146	3300	166	3700	186	4100
7	520	27	920	47	1320	67	1720	87	2120	107	2520	127	2920	147	3320	167	3720	187	4120
8	540	28	940	48	1340	68	1740	88	2140	108	2540	128	2940	148	3340	168	3740	188	4140
9	560	29	960	49	1360	69	1760	89	2160	109	2560	129	2960	149	3360	169	3760	189	4160
10	580	30	980	50	1380	70	1780	90	2180	110	2580	130	2980	150	3380	170	3780	190	4180
11	600	31	1000	51	1400	71	1800	91	2200	111	2600	131	3000	151	3400	171	3800	191	4200
12	620	32	1020	52	1420	72	1820	92	2220	112	2620	132	3020	152	3420	172	3820	192	4220
13	640	33	1040	53	1440	73	1840	93	2240	113	2640	133	3040	153	3440	173	3840	193	4240
14	660	34	1060	54	1460	74	1860	94	2260	114	2660	134	3060	154	3460	174	3860	194	4260
15	680	35	1080	55	1480	75	1880	95	2280	115	2680	135	3080	155	3480	175	3880	195	4280
16	700	36	1100	56	1500	76	1900	96	2300	116	2700	136	3100	156	3500	176	3900	196	4300
17	720	37	1120	57	1520	77	1920	97	2320	117	2720	137	3120	157	3520	177	3920	197	4320
18	740	38	1140	58	1540	78	1940	98	2340	118	2740	138	3140	158	3540	178	3940	198	4340
19	760	39	1160	59	1560	79	1960	99	2360	119	2760	139	3160	159	3560	179	3960	199	4360
20	780	40	1180	60	1580	80	1980	100	2380	120	2780	140	3180	160	3580	180	3980	200	4380

For the convenience of those who must comply with the provisions of the Illinois Soil and Water Conservation District Act, Section 22.02a (Illinois Compiled Statutes, Chapter 70, Paragraph 405, Section 22.02a), enacted December 3, 1971, effective July 1, 1972, we quote this section:

“The Soil and Water Conservation District shall make all-natural resource information available to the appropriate county agency or municipality in the promulgation of zoning ordinances or variances. Any person who petitions any municipality or county agency in the district for variation, amendment, or other relief from that municipality’s or county’s zoning ordinance or who proposes to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than 30 days from the time of receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action.”

***Fees may be adjusted based on size of disturbance and adjacent natural resources which may be impacted.**

Special Use Description:

Construction of a new solar farm with associated access roads and utilities.

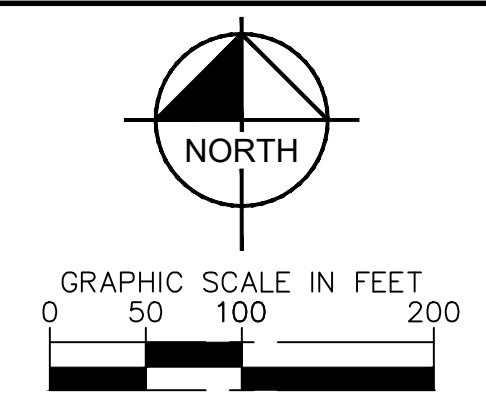
Project Narrative:

The Project will consist of a ground-mounted solar array constructed in the Project site. The solar array will consist of solar panels attached to single axis trackers structures attached to driven steel pier foundations or ground screw foundations, depending on the subsurface composition. An Illinois licensed engineer will certify the foundation and design of the solar racking system is suitable to meet local soil and climate conditions.

The Project will be constructed by a licensed Engineering Procurement and Construction ("EPC") Contractor. The design and construction process will comply with all National, State and local applicable building, electrical and fire codes, as well as the National Electrical Code ("NEC"). The EPC Contractor shall also possess all professional and trade licenses required by the state and local authorities.

The total acreage of the parcel that the solar farm will be developed on is 30 acres, and the approximate disturbed area is 23 acres.

Drawing name: K:\CHL_LDC\268173035_Turning Point Energy_KN188\2_Design\KIM188\Zoning_Site Plan\N188_Zoning_Site Plan\N188_Zoning_Site Plan.dwg 1 of 1 Aug 30, 2023 2:53pm by ThomasMcTigue
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- ### NOTES
- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY KANE COUNTY TO CONSTRUCT A SOLAR ENERGY SYSTEM.
 - THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING KANE COUNTY, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
 - SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 17089C0315J) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
 - PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AREAS SUBJECT TO PUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
 - ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
 - CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
 - SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.
 - SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL. APPROXIMATE LOCATION OF EXISTING WATER WELL LOCATIONS SHOWN PER THE ILLINOIS WATER WELL INTERACTIVE MAP ONLINE.
 - STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS DURING FINAL ENGINEERING.
 - THE MAXIMUM HEIGHTS OF ANY SOLAR PANEL SHALL NOT EXCEED 15 FEET.
 - SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
 - COLLECTION LINES WITHIN THE SOLAR FARM WILL BE LOCATED AND MAINTAINED UNDERGROUND.
 - THERE SHALL BE NO EXTERIOR LIGHTING.
 - SETBACKS SHOWN ON THIS PLAN ARE BASED ON KANE COUNTY ZONING ORDINANCE, SECTION 5.4-3 - PUBLIC UTILITY EXEMPTION.
 - ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.

LEGEND

ROAD LABEL	N 2200TH ST
ROAD CENTERLINE	---
RIGHT-OF-WAY	R/W
PROJECT BOUNDARY	---
PROPERTY LINE	---
SETBACK	---
EX. FRESHWATER FORESTED/SHRUB WETLAND (PER NW)	---
EX. OVERHEAD ELECTRIC	EX OHE
EX. UTILITY POLE	○
EX. WOODED AREA	+
EX. RESIDENCE/STRUCTURE	---
RESIDENTIAL BUFFER (ASSUMED)	---
EX. WELL	⊙
EX. FLOW (DIRECTION AND SLOPE)	XX↘
EX. SOLS	---
PR. SECURITY FENCE	X X
PR. UTILITY POLE	○
PR. EQUIPMENT PAD	□
PR. SOLAR ARRAY	□
PR. OVERHEAD ELECTRIC	---
PR. UNDERGROUND ELECTRIC	USE - USE - USE
PR. GRAVEL ACCESS ROAD	---
PR. SOLAR PANEL EXTENTS	---
PR. DIVERSION SWALE	---
PR. VEGETATIVE SCREENING	---
EX. WETLAND	---

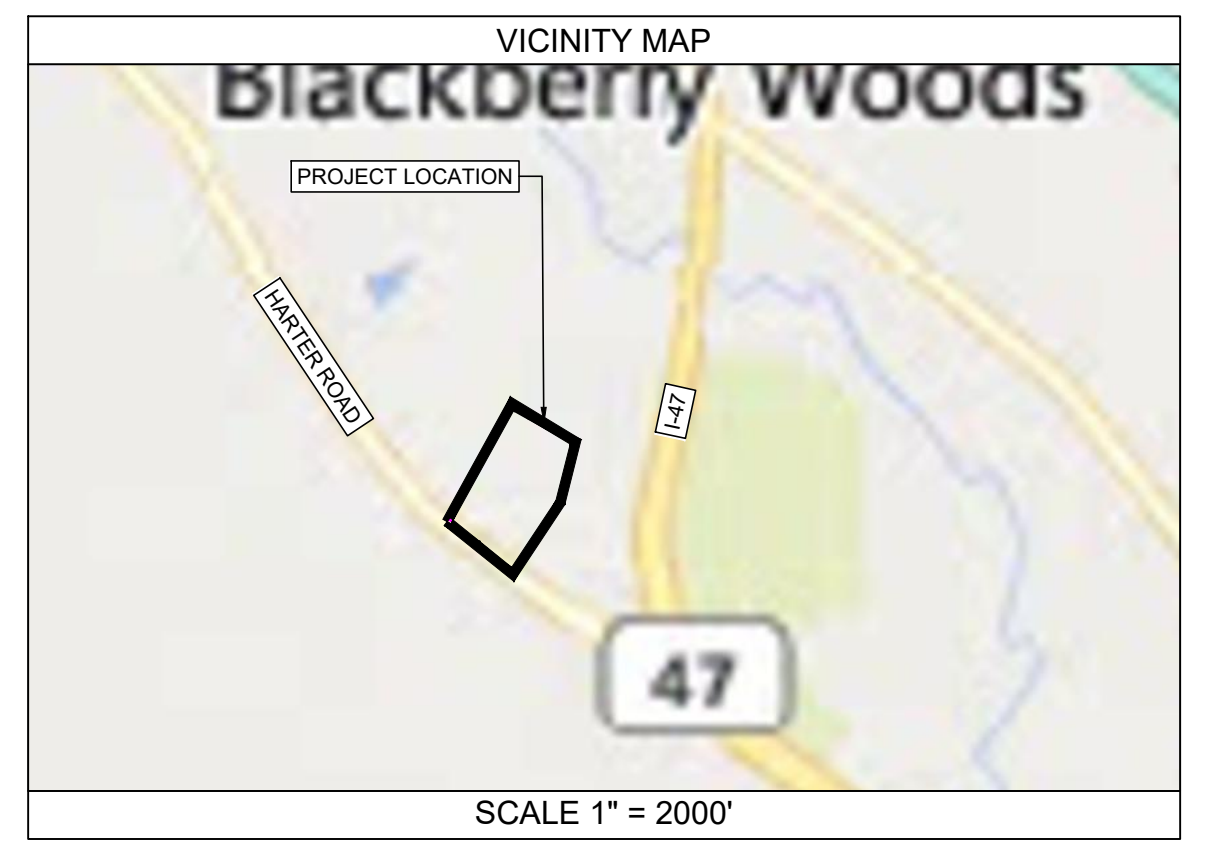
SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
67A	HARPSTER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
134C2	CAMDEN SILT LOAM, 5 TO 10 PERCENT SLOPES, ERODED	B
210A	LENA MUCK, 0 TO 2 PERCENT SLOPES	A/D
327B	FOX SILT LOAM, 2 TO 4 PERCENT SLOPES	B
369A	WAUPECAN SILT LOAM, 0 TO 2 PERCENT SLOPES	B
662B	BARONY SILT LOAM, 2 TO 5 PERCENT SLOPES	C
667A	KANEVILLE SILT LOAM, 0 TO 2 PERCENT SLOPES	C
802B	ORTHERTS, LOAMY, 1 TO 6 PERCENT SLOPES	C

SITE DATA TABLE

PIN #	14-05-300-026
PROPERTY OWNER	RJF ELBURN LLC & TJF HOLDINGS LLC
SITE ADDRESS	INTERSECTION OF HARTER RD AND ESKER DR, SUGAR GROVE, IL 60554
LEGAL DESCRIPTION	EAST 1/4 OF THE SOUTHWEST PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS
ZONING JURISDICTION	KANE COUNTY
ZONING	SU SPECIAL USE DISTRICT AND B-3 BUSINESS DISTRICT*
CURRENT LAND USE	AGRICULTURE
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	29.56 ± AC
PRELIMINARY DISTURBED AREA	22.54 ± AC
PRELIMINARY SOLAR AREA	21.61 ± AC
RIGHT OF WAY SETBACK	35'
PROPERTY LINE SETBACK	10'

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A SOLAR FARM



KIMLEY-HORN AND ASSOCIATES, INC.
 111 WEST JACKSON BLVD SUITE 1320
 CHICAGO, IL 60604
 WWW.KIMLEY-HORN.COM

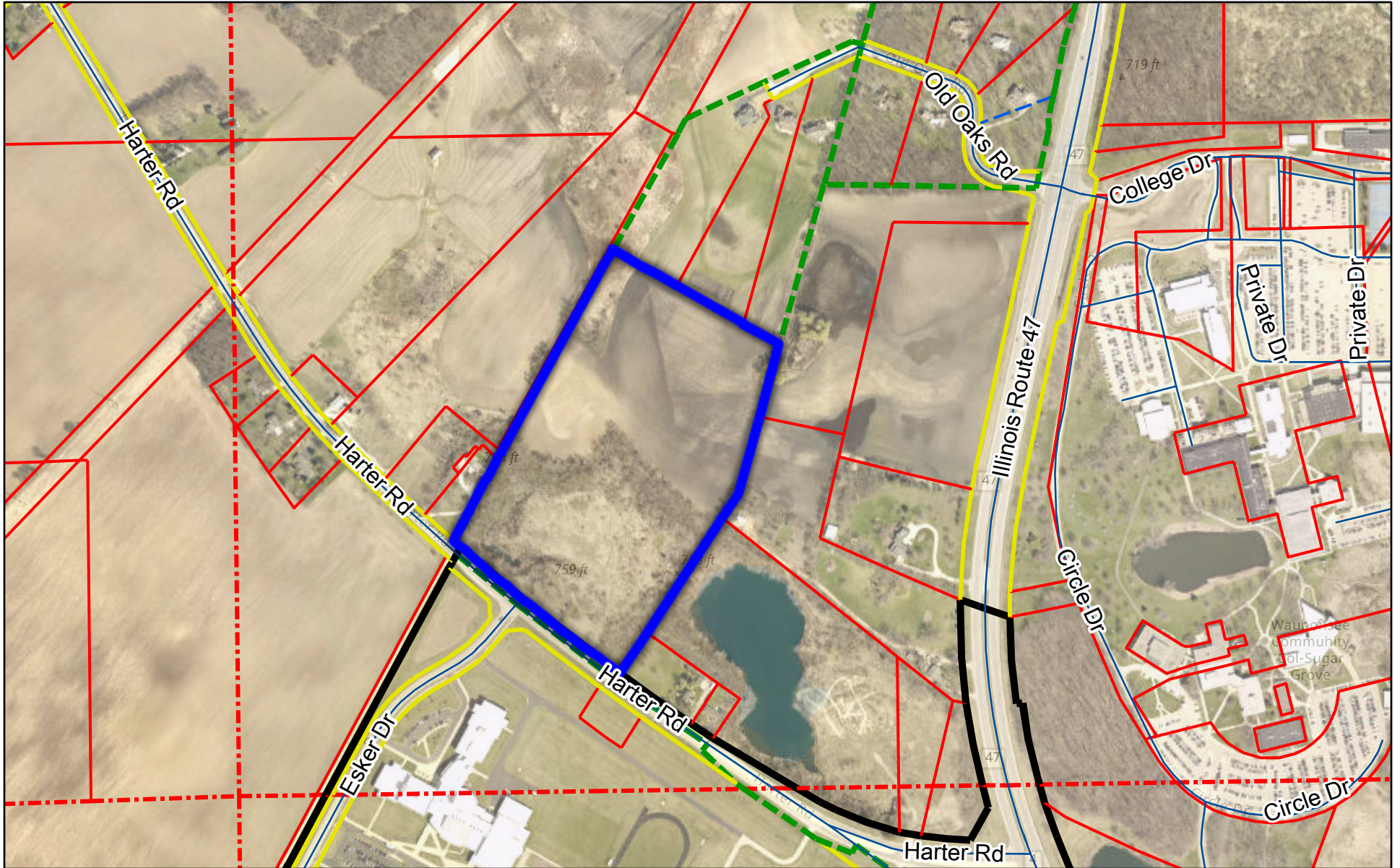
TPE IL KN188, LLC
 KANE COUNTY, IL

ZONING SITE PLAN

SHEET NUMBER
EX-2

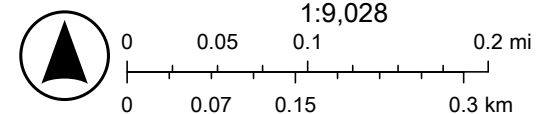
No.	REVISIONS	DATE

KaneGIS4



9/7/2023

- Townships dmz - Kane.DBO.Townships
- Cadastral Line dmz
- Lot Line
- PinLayer
- Section Line
- Pol Corp Line
- Parcel Line
- Road ROW
- Kane.DBO.Centerlines



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