

4615

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

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): 04-24-400-024, 04-24-400-028, 05-19-300-011, and 05-19-300-015. Collectively, 56.33 Acres
	Street Address (or common location if no address is assigned): Plato Road, Hampshire, IL

2. Applicant Information:	Name RPIL Solar 8, LLC c/o Renewable Properties, LLC	Phone (978) 382 - 1751
	Address 44 Montgomery Street - Suite #3150 San Francisco, CA 94111	Fax
		Email jprice@renewprop.com

3. Owner of record information:	Name Robert and Linda Matson c/o Lisbeth Matson	Phone (610) 944-2821
	Address 46W289 Ellithorpe Road Hampshire, IL 60140	Fax
		Email lbmdane24@gmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture / Municipal Corridor

Current zoning of the property: F - Farming

Current use of the property: Agriculture

Proposed zoning of the property: _____

Proposed use of the property: Community Solar Commerical Energy Facility

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

Please see 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.

Robert J. Matson / Linda B. Matson 7-26-23
 Record Owner Date
SR July 26, 2023
 Applicant or Authorized Agent Date

Robert Matson Trust (*RPIL Solar 8, 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 and Countryside Estate Residential. 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. In regards to the Countryside Estate Residential designation, in this category are generally those which are characterized by rolling, moraine hills separated by wetlands or small creeks and with large areas of woodlands and other native vegetation. These areas are often adjacent to existing low-density residential areas, may already have a limited degree of scattered, estate-type development, and sometimes include land used for equestrian activities or serve as a low density transition to important agricultural and green infrastructure resources.

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



230 W. Monroe Street, Suite 1840
Chicago, IL 60606

T 630.370.0017
TRCcompanies.com

August 11, 2023

Mr. Keith Berkhout
Zoning Planner
Kane County Department of Development and Community Services
719 S. Batavia Avenue
Geneva, IL 60134

Re: Special Use Permit Application
RPIL Solar 8, LLC - "Plato Road" Community Solar Facility

Applicant: RPIL Solar 8, LLC c/o Renewable Properties, LLC
Owner: Robert & Linda Matson
46W289 Ellithorpe Road
Hampshire, IL 60140
Attn: Lisbeth Matson – lbmdane24@gmail.com

Present Zoning: F (Farming District)
Present Use: Agricultural
Proposed Use: Community Solar Facility, approx. 35 acres
PIN: 04-24-400-024, 04-24-400-028, 05-19-300-011, 05-19-300-015; collectively 56.33 acres.
Address: Plato Road, Hampshire, Kane County, IL 60140

Dear Mr. Berkhout and Members of the Zoning Board of Appeals:

RPIL Solar 8, LLC, is respectfully requesting approval for a Special Use Permit to allow the development of an approximately 4.99 MW (AC) ground-mounted distributed generation community solar facility ("Project") on existing farmland parcels consisting of approximately 56 acres located in Kane County, Illinois. The Project intends to develop approximately 35 acres of the overall parcels.

On behalf of RPIL Solar 8, LLC, owner and operator of the Project, please find the following:

- Special Use Permit Application Package:
 - Findings of Fact Sheet – Map Amendment and/or Special Use
 - List of record owners of all property within 250 feet of the subject property
 - Application for Zoning Map Amendment and/or Special Use
 - Plat of Survey and Site Plan
 - Legal description
 - Completed Land Use Opinion application sent to the Kane DuPage SWCD
 - Storm Water Report
 - Decommissioning Plan
 - Natural Resources Survey – Including Illinois DNR EcoCAT report and USFWS IPaC review
 - AIMA application

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.
- 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:
- 25-5-4-9: Commercial Solar Energy Facilities, SPECIAL USE APPLICATION, H. The Special Use application shall contain or be accompanied by the following information: (Please see attached drawings and supporting documents).

Plato Road / RPIL Solar 8, LLC
Name of Development/Applicant

August 11, 2023
Date

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

Community solar facilities are compatible to the existing uses of properties within the general area including agriculture, residential, and educational. The Project can be returned back to an agricultural use, or as otherwise permitted once the project is decommissioned. Additionally, the Project is expected to provide ecological benefits to properties in the surrounding area through its plantings. The deep-rooted native flowers and grasses that will be planted between and around panels after construction will increase soil health, control soil erosion, improve water quality and retention and carbon sequestration. This also helps implement the resurgence of beneficial insects, and promotes habitat creation to support pollinator's pollination of crops and vegetation. Trees and wetlands at the proposed location would be preserved, and the identified screening will help the project blend in with the existing landscape. There are no natural areas and/or protected lands within 1,500 feet of the Project. Additionally, as highlighted in 55 ILCS 5/5-12020, solar facilities have been identified as a complimentary use within zoned agricultural and industrial districts.

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

Per the available zoning maps posted on Kane County's website, all properties immediately surrounding the project are zoned within the Farming District. There is also residential zoned land (E-2) on the northern side of Plato Road. Surrounding residences are screened by existing vegetation along property lines.

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

The property in question is currently utilized for agricultural production and is relatively flat, making it suitable for the proposed use. In accordance with Section 25-4-8 of Kane County's Zoning Ordinance, Commercial Solar Energy Facilities may be allowed through the issuance of a special permit. The Project will not contribute to increased demands on services or resources, nor will it generate emissions or other noxious byproducts. The Project will be quietly operated and will not conflict with abutting uses permitted by right, or through special permits within the Farming District.

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

Development in the area generally is limited to agricultural activities and housing subdivisions, aside from the Central School District 301's presence. The Project's low impact use will not conflict with or intensify current and/or expected land use trends.

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

The 2040 Plan Land Use ("Plan") designation of the property is predominantly "Agricultural". Due to the scale of the 2040 Land Use Map, portions of the property may fall within the designated "Municipal" corridor. Although the construction of the project may in the short-term lead to a reduction in local agricultural production, the occupation of this land would ensure that following the Project's reclamation, these activities could quickly resume. Whereas other permanent uses of the site, such as residential would likely result in the permanent loss of agricultural land. Furthermore, the Project's temporary use of land would support the County's ability to evaluate growth pressures against the optimal use of this land per the Plan's projections. The same temporal principle applies to the Municipal corridor.

The Project directly contributes to and is consistent with the Plan's sustainability and energy goals related to: 1) Fostering public awareness, education, and support of sustainable practice through the development of livable communities; 2) Promoting economic development and workforce trained in the energy efficiency and renewable energy industry; 3) Promoting mitigation and adaptation to climate change that addresses public health safety, infrastructure, economic and environmental issues; and, 4) Being a leader and role model in the area of energy conservation, energy efficiency, reduction of greenhouse gas emissions and use of renewable resources within Kane County and throughout the region.

Taking future needs into consideration, the Project has been designed to ensure that all infrastructure is properly setback along all roadways abutting the Project boundary (e.g. Plato, Burlington, and Ellithorpe) to avoid interference with right of way improvement that may be needed to accommodate future growth and traffic reduction as discussed within the 2040 Plan.

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.

The Project will be designed and constructed to comply with numerous building, safety, electric code requirements, and standard industry practices to ensure the public health, safety, and general welfare of the community will not be impacted. In the unlikely event of an emergency scenario, no special firefighting equipment is required. Furthermore, emergency service responders will have an 24/7 access at the access gate via a knox box or as otherwise requested. The Project has consulted with the Burlington Fire Protection District and will continue to collaborate as the project advances. Furthermore, the Project will not impact any existing utility or communication facilities.

Photovoltaic panels, constructed with non-toxic materials, are designed to absorb the sun, not reflect it and the single axis tracking technology moves panels with the sun to maximize efficiency. Reflectivity is no higher than nearby open waters. Utilized equipment will be tested against widely accepted certifications standards as required. At the time of decommissioning, the equipment will be removed from the site and properly recycled and/or disposed of.

The Community Solar concept allows customers to subscribe to a part of a larger, offsite shared solar photovoltaic system and receive benefits for this participation. The concept allows more people access to solar energy such as those who rent or lack the space to install solar on their property. Each month the utility applies credits to the subscriber's bill based on the purchased share of electricity produced by the solar project. Benefits include but are not limited to:

- Access to community solar energy credits;
- Investment to the local distribution grid; and,
- Anticipated electric bill reductions for subscribers.

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

Proposed vegetative screening will help screen views of the proposed development from adjacent non-participating residences. Please see the attached site plan drawings for further details on screening placement. The screening will consist of a continuous line of native evergreen foliage, native shrubs, and native trees, all which will be selected to ensure the vegetation does not conflict the Project's electricity production.

Furthermore, the power generated by the Project carries no emissions, and EMF levels at the perimeter of the solar array are generally no higher than the natural environment. Similarly, there is no permanent lighting proposed by the project. During the Project's operation, noise generated by the project is minimal, and amounts to a low hum audibly detectable only when standing within 50-feet of transformers and/or applicable devices. The sound will not be noticeable to neighboring properties or participating residences.

Lastly, RPIL Solar 8 LLC respectfully submits that there is a wide body of research conducted across Illinois within the private and public sector which finds that solar projects are not injurious to property values.

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

As demonstrated in responses above, the Project will not burden municipal resources as the Site will be unoccupied. Accordingly, the increased tax revenue generated from the Project can be reinvested to fully serve the community. It is respectfully submitted that few applicants or other taxpayers can make this same representation. Accordingly, those resources can be utilized to support the orderly development and improvement of the community.

Additionally, the deep-rooted native flowers and grasses that will be planted between and around panels after construction would control soil erosion and improve water quality in nearby lakes and soil health on surrounding farmland. Native grasses will mature out to a height of approximately roughly 2 ½ – 3 feet tall. Also included are clovers, oats, and annual rye grass. The seed mixes proposed are comprised of grasses that are native and/or indigenous to the area and/or considered favorable for wildlife habitat and sustainable growth.

A drain tile survey has been conducted by the Project, and is incorporated within the plan set. The Project will comply with the requirements of the Agricultural Impact Mitigation Agreement (AIMA) submitted to the Illinois Department of Agriculture for countersignature. Although not exhaustive, RPIL Solar 8, LLC will implement the following measures:

- Drain tile mains will be considered in the development of the final Project layout and avoided where practicable;
- The drain tile dataset will be shown on the final construction plans or by separate exhibit;
- Identified drain tile mains will be flagged in the field during construction to facilitate avoidance during construction activities; and,
- Should tile damage occur during, the Project will assess all damage and prepare a mitigation plan to ensure functional equivalency of the site to its pre-construction condition. Repairs will be made by qualified contractors eligible to undertake the work.

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

The Project is proposing the installation of four utility poles placed perpendicular to Plato Road, to accommodate AC rapid disconnects, customer reclosure, primary meter, and utility-owned reclosure. The facility will connect to an existing overhead utility line paralleling Plato Road. Access will be provided via a new driveway along the property frontage.



The proposed development adds approximately 21,000 square feet of impervious area to the Site. In accordance with the Kane County Stormwater Management Ordinance, Category I Best Management Practices (BMPs) are required to be incorporated into the Project. The proposed BMPs will provide runoff volume reduction and water quality treatment for one inch of rainfall over the added impervious area. The volume of water reduction and treatment required is approximately 1,750 cubic feet. Permanent Vegetation is proposed to meet the Category I BMP requirements. A native seeding mix that is suitable for site conditions will be selected in accordance with the Practice Standards of the Illinois Urban Manual. Permanent Vegetation (Code 880) will establish a permanent cover to stabilize soils and enhance permeability while reducing runoff and erosion. See attached Storm Water report for more details regarding BMPs. In summary, the Project will be designed in a way which fully meets the needs of the Site and will not burden the neighboring properties or community.

The Project will not require sewerage and/or connection to public water systems. Following construction, the Site will not be permanently staffed.

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

The Project will follow applicable requirements to ensure the safety of the construction team and travelling public. There will be no substantial short-term or long-term traffic impacts given the size of this Project. The access drive will be located and designed in accordance with Kane County's requirements. Recognizing the Project's proximity to Central High School and the Howard B. Thomas Grade School, the Project will collaborate in good faith with the relevant stakeholders to limit potential conflicts.

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

Commercial Solar Energy Facilities are listed as an allowed special use in the F District, and will conform to all relevant regulations as applicable.



230 W. Monroe Street, Suite 1840
Chicago, IL 60606

T 630.370.0017
TRCcompanies.com

If any additional information is needed, I can be reached by phone at 608-215-4296 or by email at ARowley@trccompanies.com. Thank you for your consideration and support.

Sincerely,
Anne Rowley, PE

Cc:

Jeremy Price, Renewable Properties, LLC
Stephanie Loucas, Renewable Properties, LLC

Legal Description

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 19; THENCE SOUTH 00 DEGREES, 01 MINUTES, 55 SECONDS WEST ALONG THE WEST LINE THEREOF, ALSO BEING THE LINE BETWEEN RANGE 6 AND 7 AFORESAID, 98.92 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 24; THENCE NORTH 89 DEGREES, 45 MINUTES, 41 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, 186.5 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 27 SECONDS WEST 379.29 FEET TO A LINE PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES, 45 MINUTES, 41 SECONDS WEST ALONG SAID PARALLEL LINE, 574.27 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 27 SECONDS WEST 489.88 FEET; THENCE SOUTH 89 DEGREES, 54 MINUTES, 50 SECONDS EAST 995.57 FEET TO A LINE 1325.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 19 AFORESAID; THENCE NORTH 00 DEGREES, 03 MINUTES, 20 SECONDS WEST ALONG SAID PARALLEL LINE 966.10 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES, 54 MINUTES, 50 SECONDS WEST ALONG SAID NORTH LINE, 233.18 FEET TO THE POINT OF BEGINNING, IN BURLINGTON AND PLATO TOWNSHIPS, KANE COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 19; THENCE SOUTHERLY ALONG THE LINE OF RANGE 6 AND 7 AFORESAID, FOR A DISTANCE OF 99.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 24; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 186.73 FEET TO THE EAST PROPERTY LINE OF THE UNION NATIONAL BANK AND TRUST COMPANY OF JOLIET, TRUST NO. 1379; THENCE SOUTHERLY ALONG SAID EAST PROPERTY LINE FOR A DISTANCE OF 30.18 FEET TO A POINT THAT IS 60 FEET SOUTHERLY OF THE CENTER LINE OF PLATO ROAD (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHEASTERLY ALONG A CONTINUATION OF A CURVE TO THE LEFT HAVING A RADIUS OF 5789.59 FEET AND WHOSE TANGENT AT THE LAST DESCRIBED POINT MAKES AN ANGLE OF 95 DEGREES 49 MINUTES 5 SECONDS WITH THE PROLONGATION OF LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) FOR A DISTANCE OF 17.52 FEET; THENCE NORTHEASTERLY TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT AND PARALLEL TO AND 60 FEET SOUTH OF THE CENTERLINE OF PLATO ROAD FOR A DISTANCE OF 352.14 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5669.56 FEET FOR A DISTANCE OF 51.91 FEET TO A POINT ON THE WEST PROPERTY LINE OF THE KANE COUNTY BOARD OF SCHOOL TRUSTEES, KANE COUNTY, SAID POINT BEING 60 FEET SOUTHEASTERLY OF THE CENTERLINE OF PLATO ROAD (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHERLY ALONG SAID WEST PROPERTY LINE WHICH MAKES AN ANGLE OF 84 DEGREES 27 MINUTES 23 SECONDS WITH THE TANGENT TO THE CURVE AT THE LAST DESCRIBED POINT (MEASURED COUNTERCLOCKWISE THEREFROM) FOR A DISTANCE OF 85.28 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE WESTERLY ALONG SAID NORTH LINE 232.80 FEET (MEASURED) 233.18 FEET (RECORDED) TO THE POINT OF BEGINNING, IN BURLINGTON AND PLATO TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY FALLING WITHIN SECTIONS 19 AND 24: THAT PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 6

EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 19; THENCE SOUTH 0 DEGREES 01 MINUTES 55 SECONDS WEST ALONG THE WEST LINE THEREOF, ALSO BEING THE LINE BETWEEN RANGE 6 AND 7 AFORESAID 98.92 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 45 MINUTES 41 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 186.51 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 27 SECONDS WEST 379.29 FEET TO A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 41 SECONDS WEST ALONG SAID PARALLEL LINE, 574.27 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 37 SECONDS WEST 489.88 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 54 MINUTES 50 SECONDS EAST AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 19, A DISTANCE OF 995.57 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 20 SECONDS EAST AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER 23.92 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 50 SECONDS EAST AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1325.07 FEET TO THE EAST LINE THEREOF; THENCE 0 DEGREES 03 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 1648.84 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE THEREOF 749.15 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 17 SECONDS WEST 10.75 FEET TO THE CENTER LINE OF ELLIATHORRE ROAD; THENCE SOUTH 84 DEGREES 36 MINUTES 46 SECONDS WEST ALONG SAID CENTER LINE 339.90 FEET; THENCE NORTH 0 DEGREES 18 MINUTES 06 SECONDS WEST 664.09 FEET; THENCE SOUTH 86 DEGREES 03 MINUTES 36 SECONDS WEST 317.63 FEET; THENCE SOUTH 69 DEGREES 07 MINUTES 47 SECONDS WEST 732.57 FEET TO THE CENTER LINE OF BURLINGTON ROAD; THENCE NORTH 31 DEGREES 12 MINUTES 2 SECONDS WEST 444.89 FEET TO A POINT WHICH BEARS SOUTH 0 DEGREES 2 MINUTES 27 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 2 MINUTES 2 SECONDS EAST 957.12 FEET TO THE POINT OF BEGINNING, IN BURLINGTON AND PLATO TOWNSHIPS, KANE COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 44 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 268.03 TO A POINT ON THE CENTER LINE OF BURLINGTON ROAD (COUNTY HIGHWAY NUMBER 2); THENCE NORTH 31 DEGREES 42 MINUTES 42 SECONDS WEST ALONG SAID CENTER LINE, 509.65 FEET TO THE POINT OF BEGINNING; THENCE ON A CONTINUATION OF THE LAST DESCRIBED COURSE, 444.89 FEET TO A POINT ON THE WEST LINE OF THE GRANTOR; THENCE NORTH 00 DEGREES 27 MINUTES 53 SECONDS WEST, ALONG SAID LINE A DISTANCE OF 115.67 FEET; THENCE SOUTH 31 DEGREES 42 MINUTES 42 SECONDS EAST, PARALLEL TO SAID CENTER LINE 554.73 FEET TO A POINT ON THE SOUTHEAST LINE OF THE GRANTOR; THENCE SOUTH 68 DEGREES 37 MINUTES 27 SECONDS WEST ALONG SAID LINE, 60.99 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING UNDER PIN NUMBERS 05-19-300-016 AND 05-19-300-017.

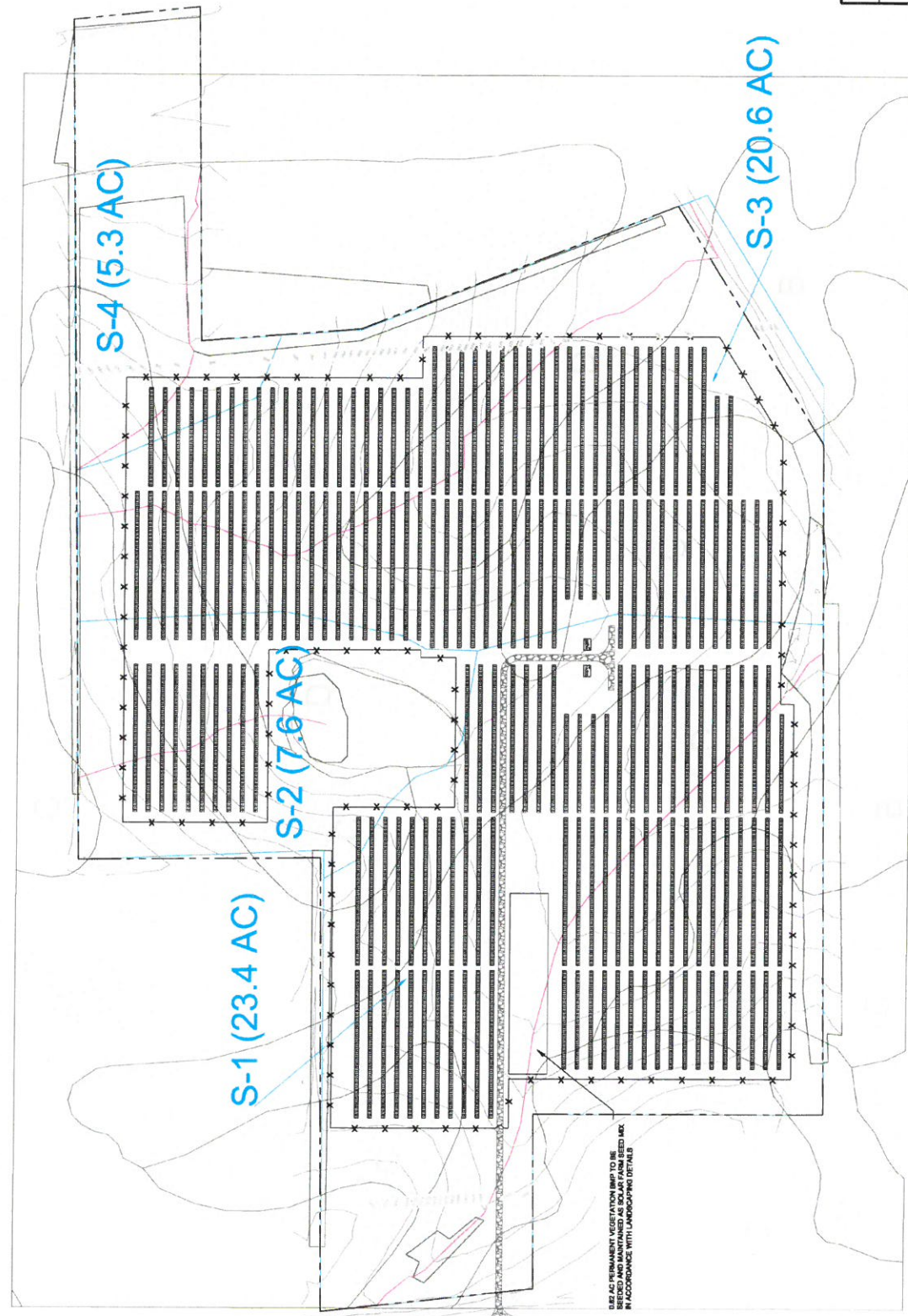
LEGEND

- EXISTING WOODLANDS
- PROPERTY LINE
- CONTRACT BOUNDARY
- LINE OF CONCENTRATION
- EXISTING CONTOUR
- SOIL GROUP LABEL
- SOIL GROUP BOUNDARY
- WY TRANSFORMER
- MOBILE BAY
- GRAVEL ACCESS ROAD

SOIL GROUP	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA
S-1	6.8	6.8
S-2	1.6	1.7
S-3	6.4	6.9
S-4	1.8	1.9

NOTES

- GROUP A SOILS HAVE A HIGH INFILTRATION RATE & LOW RUNOFF POTENTIAL WHEN PRODUCE A VERT. THESE CONSIDER MAINLY OF GRAVELLY SANDS. THESE SOILS HAVE A HIGH RATE OF WATER TRANSMISSION.
- GROUP B SOILS HAVE A MODERATE INFILTRATION RATE WHEN PRODUCE A VERT. THESE CONSIDER MAINLY OF SANDS & SILTY SANDS. THESE SOILS HAVE A MODERATE RATE OF WATER TRANSMISSION.
- GROUP C SOILS HAVE A LOW INFILTRATION RATE WHEN PRODUCE A VERT. THESE CONSIDER MAINLY OF SILTY SANDS & SILTY CLAYS. THESE SOILS HAVE A LOW RATE OF WATER TRANSMISSION.
- GROUP D SOILS HAVE A VERY LOW INFILTRATION RATE WHEN PRODUCE A VERT. THESE CONSIDER MAINLY OF CLAYS & SILTY CLAYS. THESE SOILS HAVE A VERY LOW RATE OF WATER TRANSMISSION.



0.6 AC PERMANENT VEGETATION (MPT) TO BE SEEDS AND MAINTAINED AS BUCKLE BUSH SEED M. PROPOSED WITH LANDSCAPING DETAILS

PROJECT:
TRC
POST-DEVELOPMENT STORMWATER CATCHMENTS
PAVING AND SOIL
MAPLE COUNTRY, IL

DATE: AUGUST 2023

FIGURE 2

770 North Maple St.
 Suite 100
 Chicago, IL 60606
 Phone: 312.411.1111

TRC
 770 North Maple St.
 Suite 100
 Chicago, IL 60606
 Phone: 312.411.1111

LEGEND

- PROPERTY LINE
- SECTION LINE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING UTILITY
- WETLAND DETRACK
- CH LINES
- BY CABLE
- STORM SEWER
- BY PIPE
- BY TRENCH
- BY FENCE
- POST WETLAND
- PERMANENT WETLAND
- PERMANENT WETLAND
- ATTN: MOBILE TRUCKER ROY
- ATTN: MOBILE TRUCKER ROY
- CONCRETE
- ASPHALT DRIVEWAY
- ACCESS DRIVEWAY
- DEPRESSIONAL AREAS WITH STANDING WATER POTENTIAL
- DEPRESSIONAL AREAS WITH WATER POTENTIAL
- DMA PLANTINGS
- TYPE B, NATURAL MITIGATION
- (M) PLANTINGS

NOTES

1. SEE LANDSCAPE PLAN, SCHEDULE 'C' FOR DETAILS OF ALL PLANTINGS. SEE LANDSCAPE PLAN, SCHEDULE 'C' FOR DETAILS OF ALL PLANTINGS. SEE LANDSCAPE PLAN, SCHEDULE 'C' FOR DETAILS OF ALL PLANTINGS.

SCALE IN FEET

0 100 200 300 400 500

PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 EXPIRES 01/01/2023
 12807

PROJECT NO. 2023-08-07-010-00020

DATE: 08/04/2023

PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 EXPIRES 01/01/2023
 12807

PROJECT NO. 2023-08-07-010-00020

DATE: 08/04/2023

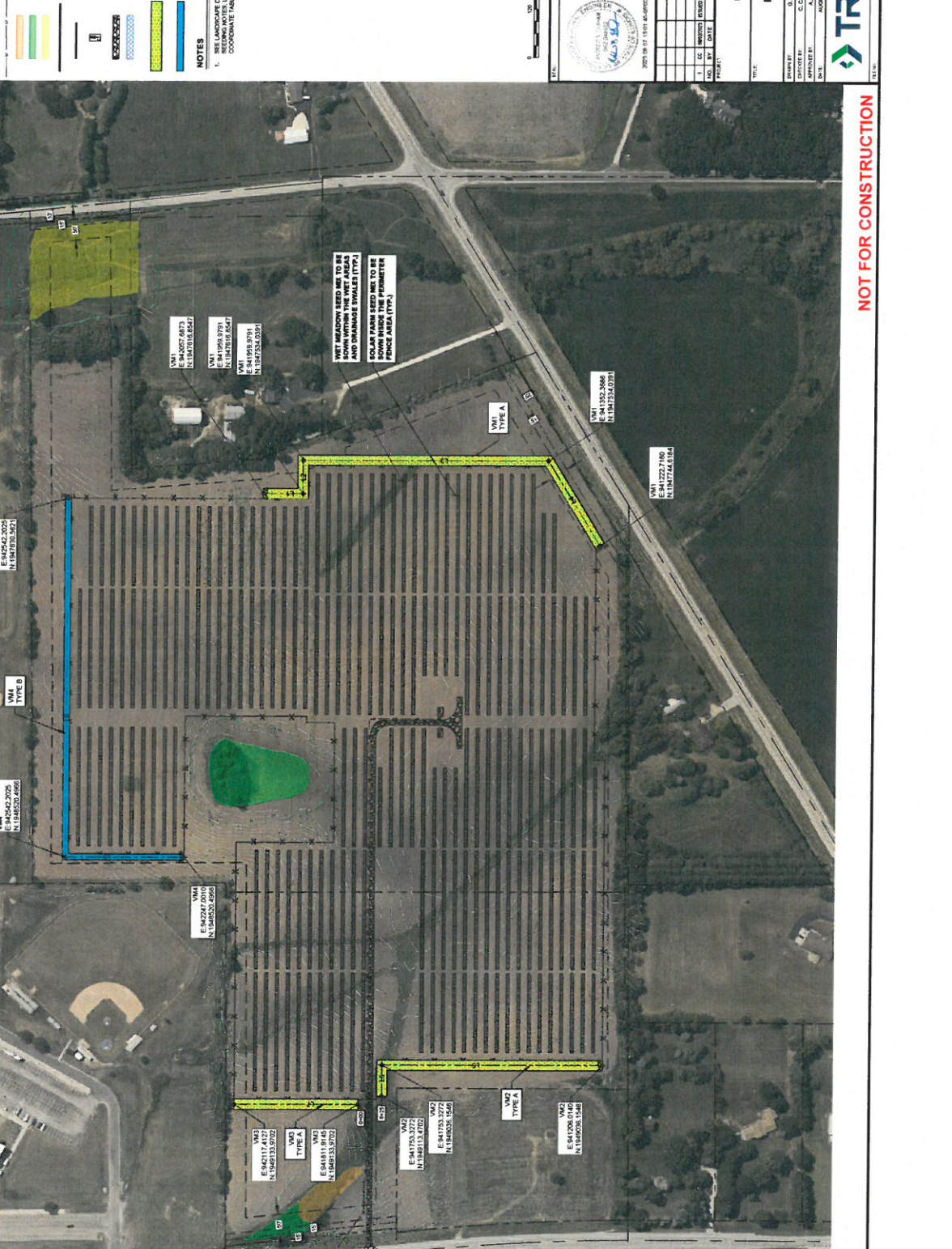
230 Pine Haven, SE
 Palm Bay, FL 32909
 Phone: 888.521.5979
 Fax: 888.521.5979

TRC

LANDSCAPE PLAN

DATE: 08/04/2023

SCALE: 1" = 100'



WET MEADOW NEEDS ARE TO BE RESTORED TO WET MEADOW STATUS AND DRAINAGE SWALES (TYP.)

SOILS ARE CLASSIFIED TO BE SHOWN UNDER THE APPROPRIATE FENCE AREA (TYP.)

VW1
 E 843077.6673
 N 134743.0347

VW1
 E 841968.9791
 N 134743.0347

VW1
 E 841958.9791
 N 134743.0347

VW1
 E 843077.6673
 N 134743.0347

VW1
 E 841352.2006
 N 134753.0201

VW1
 E 841352.2006
 N 134753.0201

VW1
 E 841227.7180
 N 134774.6182

VW2
 E 841008.0140
 N 134826.1568

VW2
 E 841008.0140
 N 134826.1568

VW2
 E 841117.4172
 N 134835.9722

VW2
 E 841117.4172
 N 134835.9722

VW2
 E 841091.9146
 N 134823.2122

VW2
 E 841008.0140
 N 134826.1568

VW2
 E 841008.0140
 N 134826.1568

VW2
 E 841117.4172
 N 134835.9722

VW2
 E 841117.4172
 N 134835.9722

VW2
 E 841091.9146
 N 134823.2122

NOT FOR CONSTRUCTION

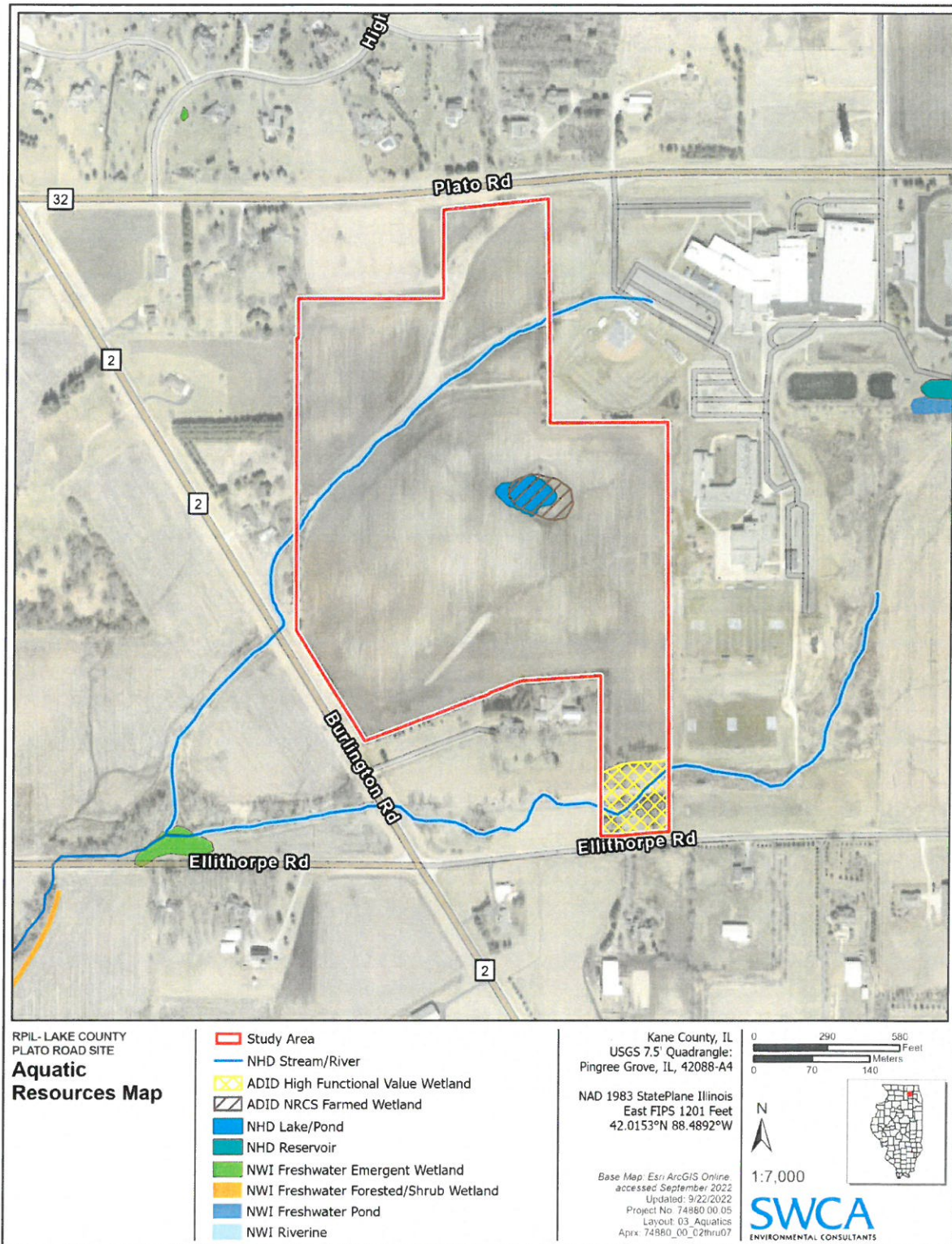
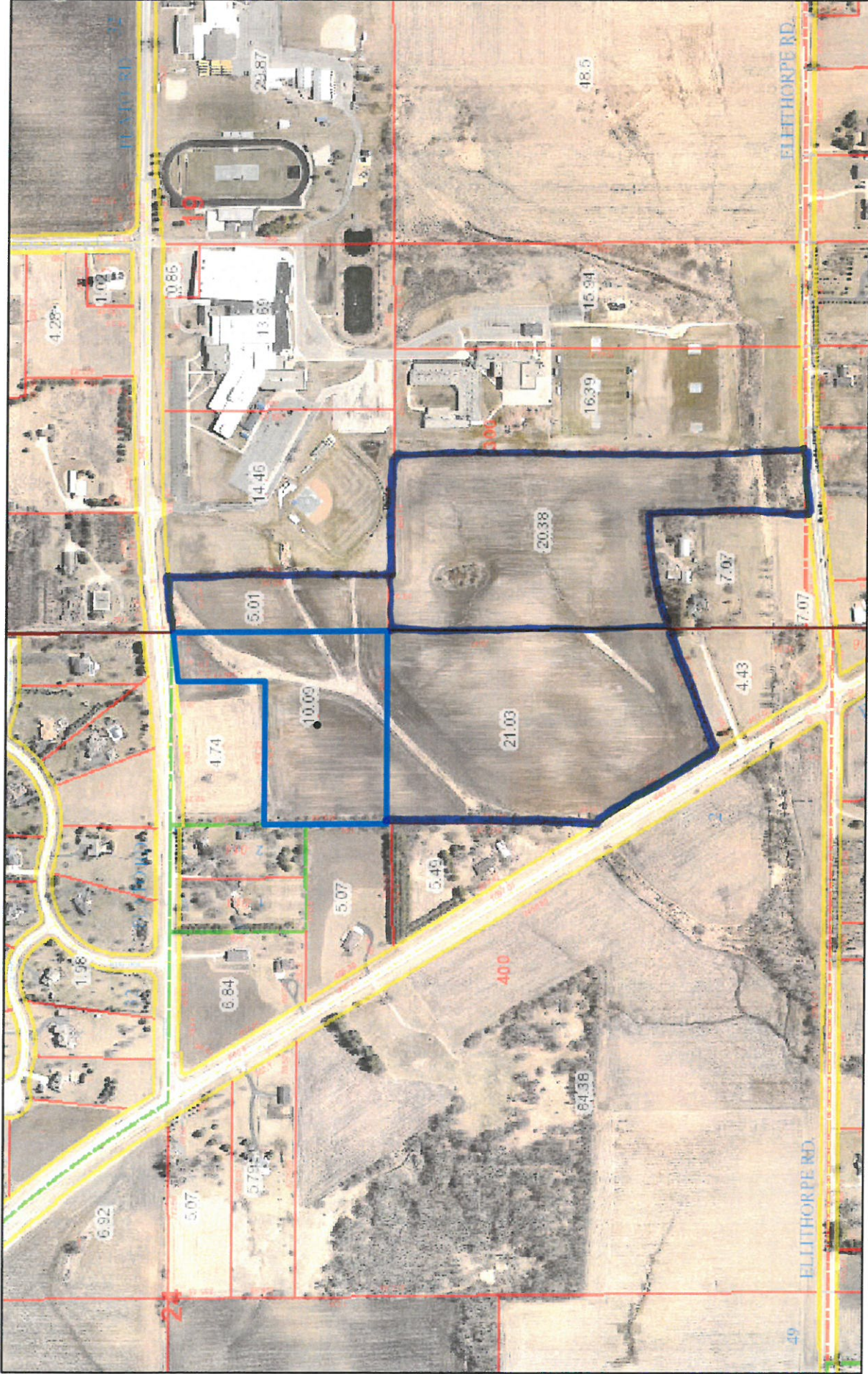


Figure 3. Aquatic resources map for the Plato Road Solar Project, Kane County, Illinois, 2022.

Map Title



August 28, 2023

1:6,601
0 300 600 1,200 ft
0 90 180 360 m

GIS-Technologies

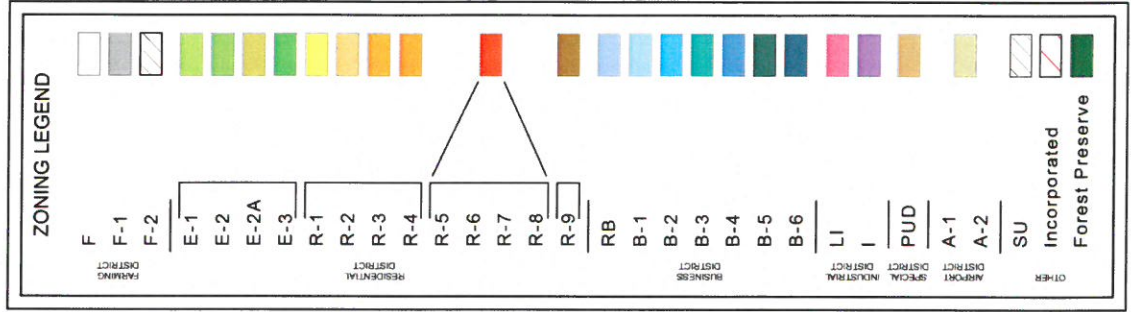
These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required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

Kane County, Illinois
Building and Zoning Division

Mark D. Vankerhoff, AIA
Zoning Enforcing Officer

Phone: 630.232.3492

Kane County
Government Center
719 S. Batavia Ave.
Bldg. A, 4th Floor
Geneva, IL 60134



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