

September 23, 2024

Ladies and Gentlemen:

Big Timber Solar Farm, LLC (BTSF) is seeking approval of a community solar project through Kane County's Special Use Permit (SUP) process, as required by the provisions of the County's Zoning Ordinance. As part of the public notification process, the County requires BTSF (the Applicant) to send property owners located within 250' of the project, advance notice of the project and a copy of the site plan (attached). Formal notice, including a date and time, will be provided by the County when a **public hearing** is scheduled before the Zoning Board of Appeals.

The project is proposed for a parcel of land located at the southeast corner of the intersection of Illinois Route 72 (Higgins Road) and Big Timber Road in unincorporated Kane County, Illinois. County records indicate the parcel identification number (PIN) is 02-22-400-014 and current zoning is Farming (F).

The Applicant has determined that the subject property is highly feasible for development as a solar facility based on a variety of factors including:

- ❖ A zoning designation which allows for solar development as a special use.
- ❖ Proximity to local utility infrastructure with available hosting capacity.
- ❖ Limited presence of wetlands/flood zones impacting project design.
- ❖ Suitable topography; minimizing the need for grading onsite.
- ❖ Excellent road access for construction access, maintenance vehicles and equipment deliveries.

Construction plans will be fully compliant with *Buildings and Construction*, Chapter 6, and the *Stormwater Management Ordinance*, Chapter 9, of Kane County code. In addition, the Applicant will work with local authorities having specific jurisdiction over aspects of the subject parcel's development to assure public safety is achieved.

The **Site Plan** (attached) will clarify the location of the 20-foot-wide gravel access road, transformer pads and turnarounds for emergency vehicles near the transformer pads, the location and number of inverters, wetlands and flood zones identified as areas of natural interest, fencing type and height, panel setbacks, interrow spacings, vegetation buffer and landscaping, the point of interconnection, and provide details of our impervious calculations and quantities.

The Applicant estimates the overall construction of the BTSF facility will require 4-6 months; assuming no technical, product supply, or logistical setbacks, and suitable weather conditions prevail. Commonwealth Edison will upgrade the capacity of nearby infrastructure systems to enable the facility to supply energy directly to the utility grid.

Based on discussions with Kane County staff and our interpretation of the County's Stormwater Ordinance and permitting requirements, the Applicant has determined the following will need to be completed either as part of the SUP approval process or prior to the receipt of construction permits:

- ❖ Completion of a **drain tile survey** to ascertain onsite drainage patterns.
- ❖ Contact and preliminary plan review by the **Plato-Rutland Drainage District**.
- ❖ Compile a preliminary **drain tile mitigation plan** to document mitigation efforts.

BTSF is committed to implementing a comprehensive vegetation management plan for the duration of the project. The project will abide by the Illinois Department of Natural Resources (IDNR) guidelines and will utilize comprehensive methods to protect the health of vegetation onsite. To control noxious weeds and erosion in the project area, disturbed areas will be seeded with a native grass mix, including pollinator-friendly wildflowers; chosen to prevent erosion and help manage stormwater runoff.

Should you have additional questions or require further information please contact me via telephone at (224) 524-1830, or via e-mail at [robertmcneill@suryapowered.com](mailto:robertmcneill@suryapowered.com). Our response will be expedited.

Thank you.

Robert McNeill  
Development Project Manager  
Big Timber Solar Farm, LLC