



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

Kane County Government Center
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

ZONING PETITION NO. 4644 SUMMARY **“Big Timber Solar”**

APPLICANT

Robert McNeill on behalf of Big Timber Solar Farm, LLC

PROPERTY OWNER

Home State Bank National Association Trustee Et Al, Trust #5141

ACTION REQUESTED

A Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility.

SUBJECT PROPERTY

Southeast corner of the intersection of IL Route 72 (Higgins Road) and County Highway 21 (Big Timber Road) in Rutland Township (02-22-400-014)

ZONING

The subject property is currently zoned F-Farming District. Section 25-8-1-2 of the Kane County Zoning Ordinance provides that “Solar Utility” is a Special Use in the F-Farming District; Section 25-5-4-9 of the Zoning Ordinance stipulates the rules and regulations for Commercial Solar Facilities.

FUTURE LAND USE

The subject property is designated as “Resource Management” in the 2040 Future Land Use Plan. The Resource Management designation is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

SUBMITTAL DOCUMENTS

An application requesting the Special Use was received by the County on September 26, 2024; submittal documents include but are not limited to:

- An Application for a Special Use Permit with the Petitioner’s Findings of Fact
- An ALTA/NSPS Land Title Survey dated May 18, 2022
- A Sound Study dated September 20, 2024
- A Site Plan dated September 16, 2024
- A Decommissioning Plan dated September 9, 2024
- A Wetland Delineation Report dated August 20, 2024
- A Licensed Structural Engineer’s Certificate dated September 5, 2024
- A Phase 1 Environmental Site Assessment dated July 3, 2024
- An executed Agricultural Mitigation Impact Agreement with the [Illinois Department of Agriculture](#)
- Results and recommendations from the [Illinois Dept. of Natural Resources](#) obtained through the Ecological Compliance Assessment Tool dated August 27, 2024
- Results and recommendations from the [United States Fish and Wildlife Service](#) obtained through the Information for Planning and Consulting environmental review dated August 30, 2024
- A Natural Resources Inventory Report from the [Kane-DuPage Soil & Water Conservation District](#) dated July 24, 2024
- Review Letter from the [Illinois State Historic Preservation Office](#) dated September 25, 2024

A complete list and copies of all received application documents for Petition 4644 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website.

CERTIFICATION OF PUBLIC NOTICE

- Notice Letter was sent to all adjacent property owners within 250’ of the subject property on October 24, 2024.
- Notice was published in the Daily Herald newspaper on October 26, 2024.
- Public hearing sign was posted on the subject property on October 21, 2024.

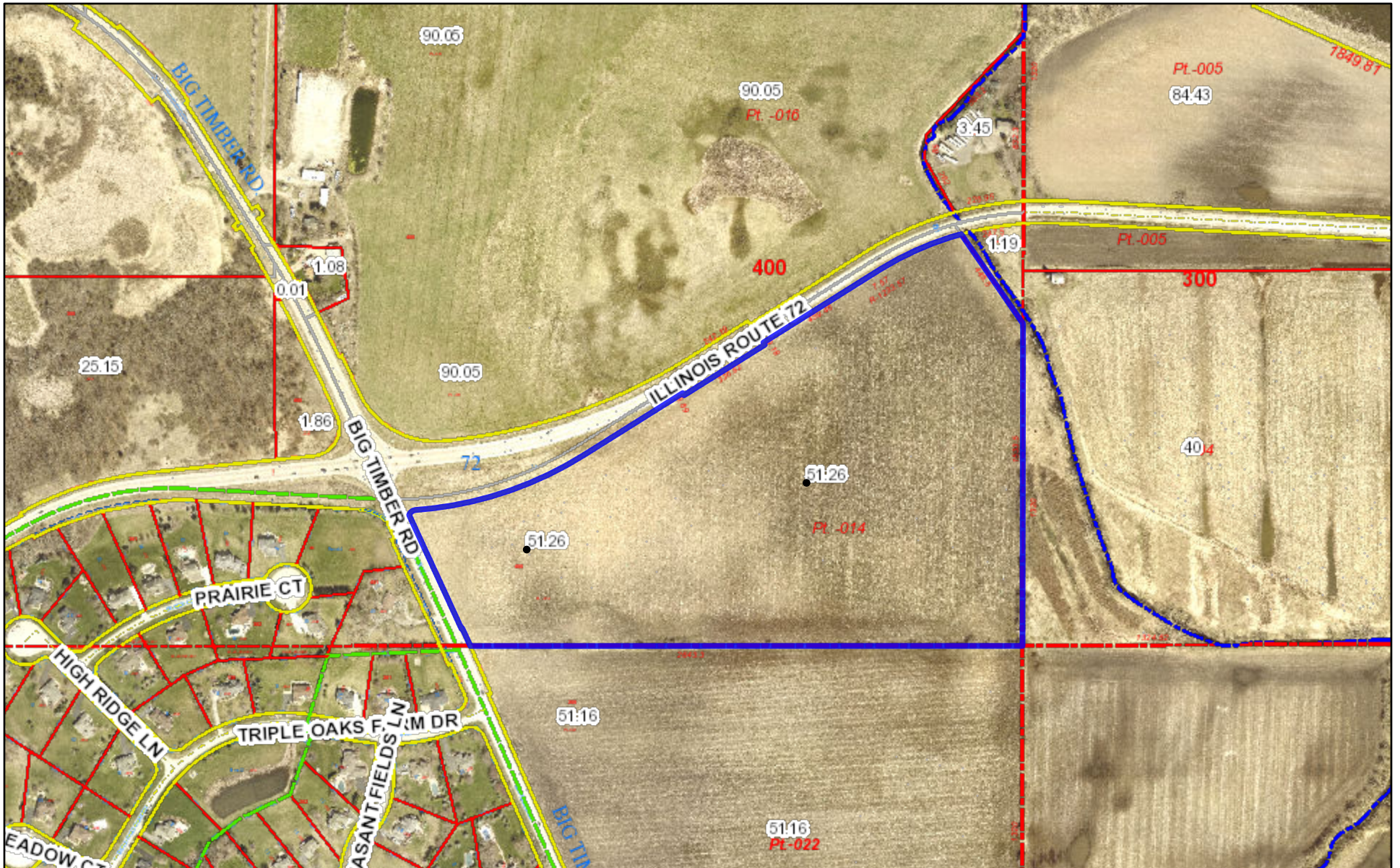
UPCOMING MEETINGS

- 11/19/24 Kane County Development Committee
- 12/10/24 Kane County Board

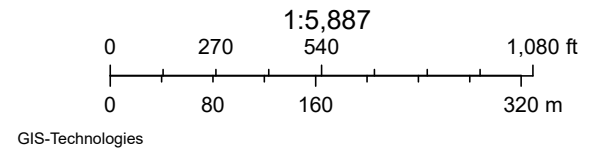
EXHIBITS

- Exhibit A – Location Map
- Exhibit B – Zoning Map
- Exhibit C – 2040 Land Use Map

Exhibit A - Location Map (PIN 02-22-400-014)



October 31, 2024



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

Exhibit B – ZONING MAP

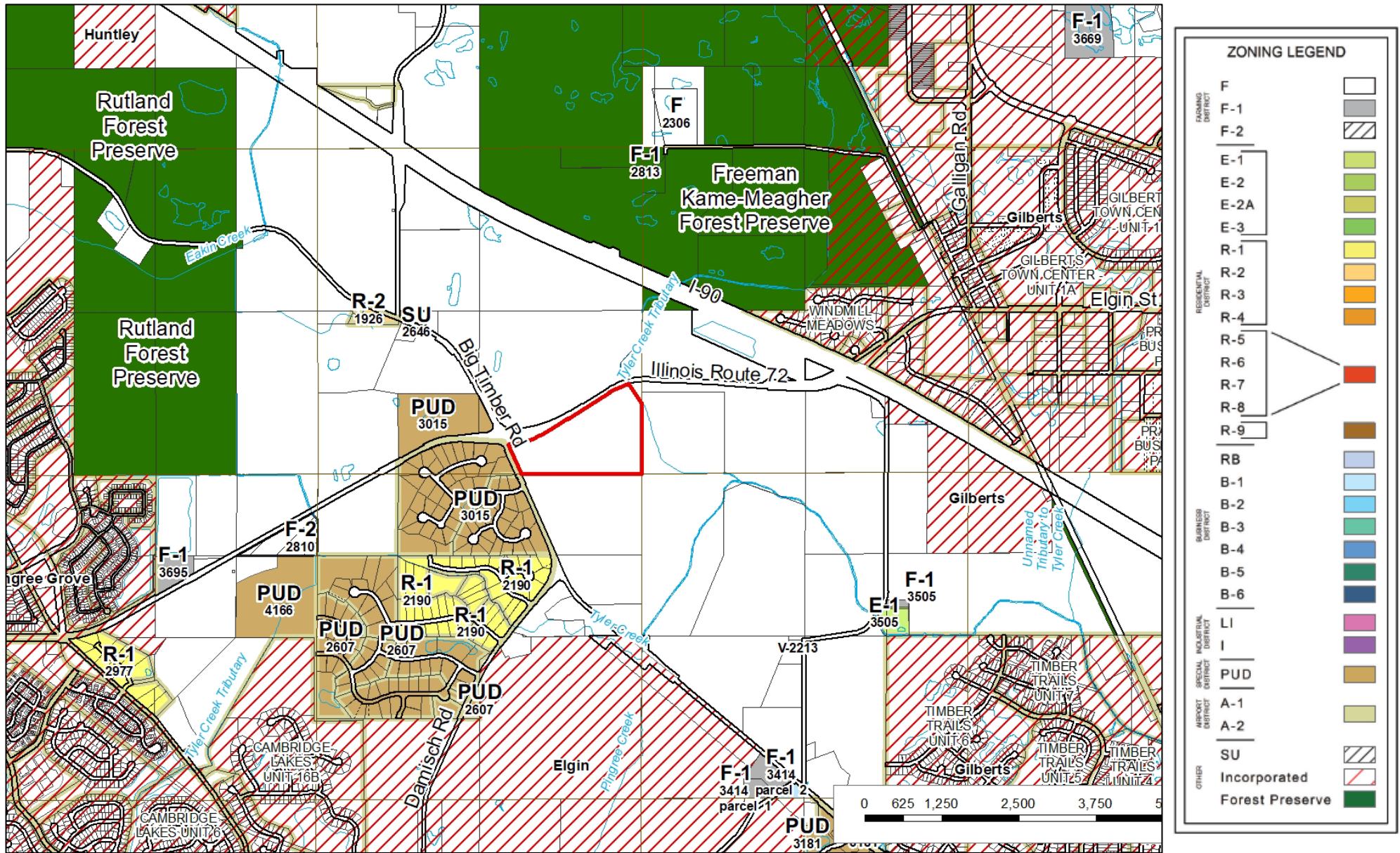


Exhibit C - KANE COUNTY 2040 LAND USE MAP

