



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. 4645 SUMMARY **“Dundee Renewables Solar”**

APPLICANT

Dundee Renewables, LLC

PROPERTY OWNER

LF4 INVESTMENT LLC

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

West side of Boyer Road, north of Huntley Road/Longmeadow Parkway, in Dundee Township (PIN 03-06-300-002)

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 25, 2024; submittal documents included 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 29, 2024
- A Noise Compliant Report dated August 27, 2024
- A Site Plan dated September 19, 2024
- A Decommissioning Plan
- A Wetland Investigation Report dated September 4, 2024
- Stormwater Memo dated September 26, 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 June 16, 2024
- Results and recommendations from the United States Fish and Wildlife Service obtained through the Information for Planning and Consulting environmental review dated June 16, 2024
- A Natural Resources Inventory Report from the Kane-DuPage Soil & Water Conservation District dated June 25, 2024
- Review Letter from the Illinois State Historic Preservation Office dated June 10, 2024

A complete list and copies of all received application documents for Petition 4645 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 22, 2024.

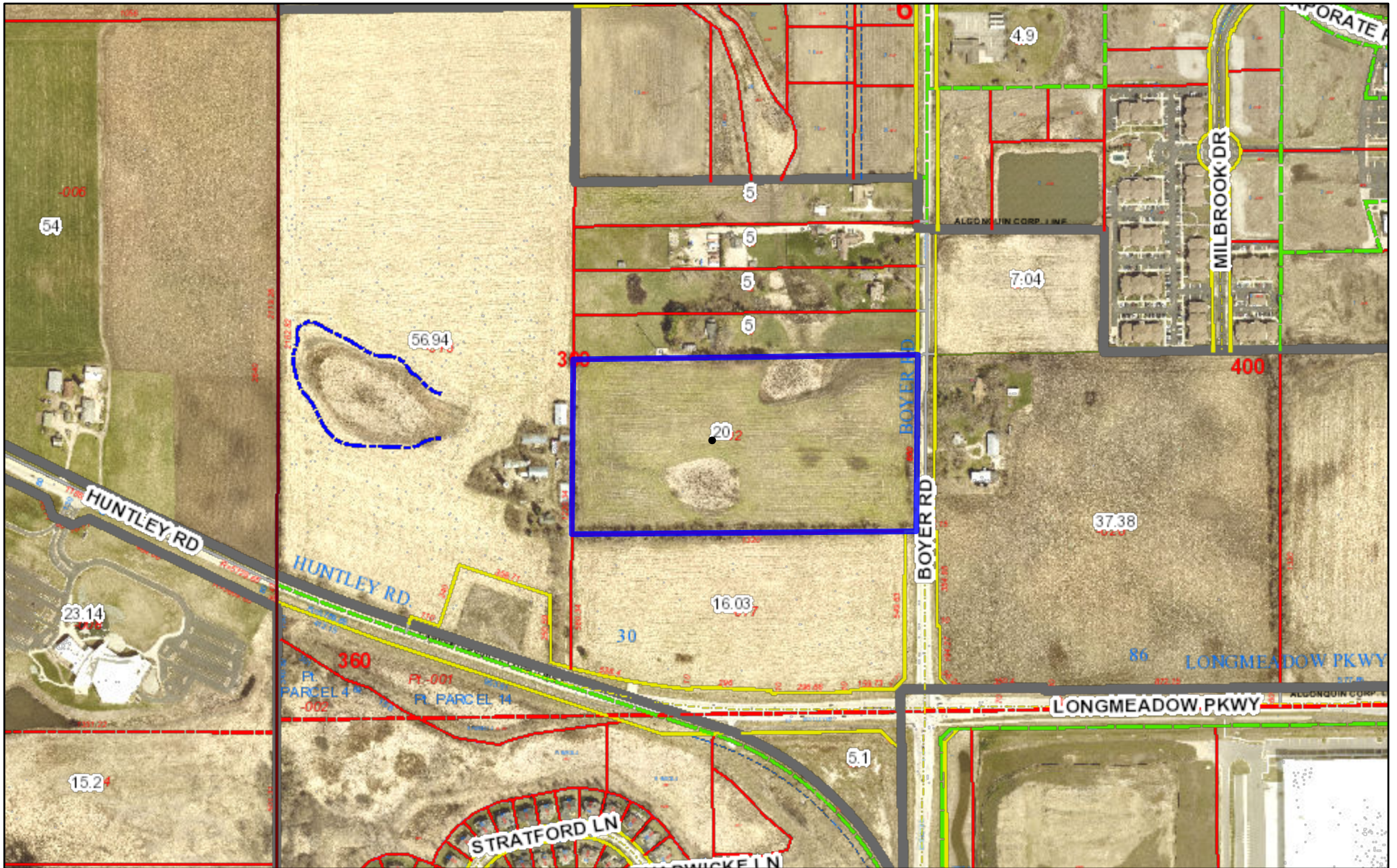
UPCOMING MEETINGS

- 11/19/2024 Development Committee
- 12/10/2024 Kane County Board

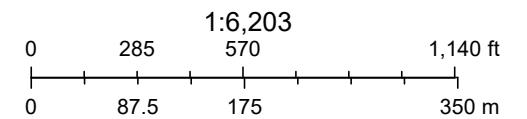
EXHIBITS

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

Exhibit A - Location Map (PIN 03-06-300-002)



October 31, 2024



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

Exhibit B - ZONING MAP

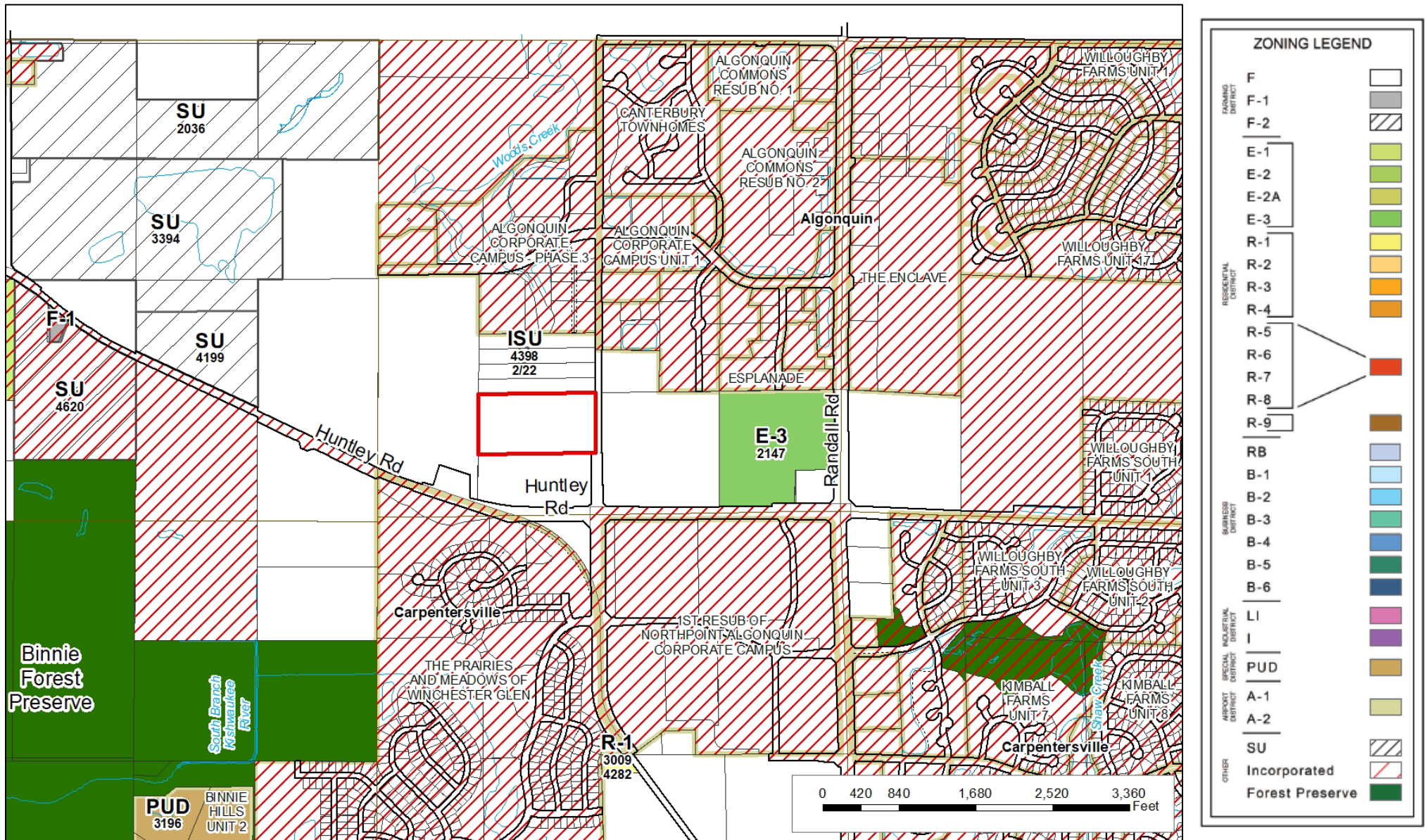
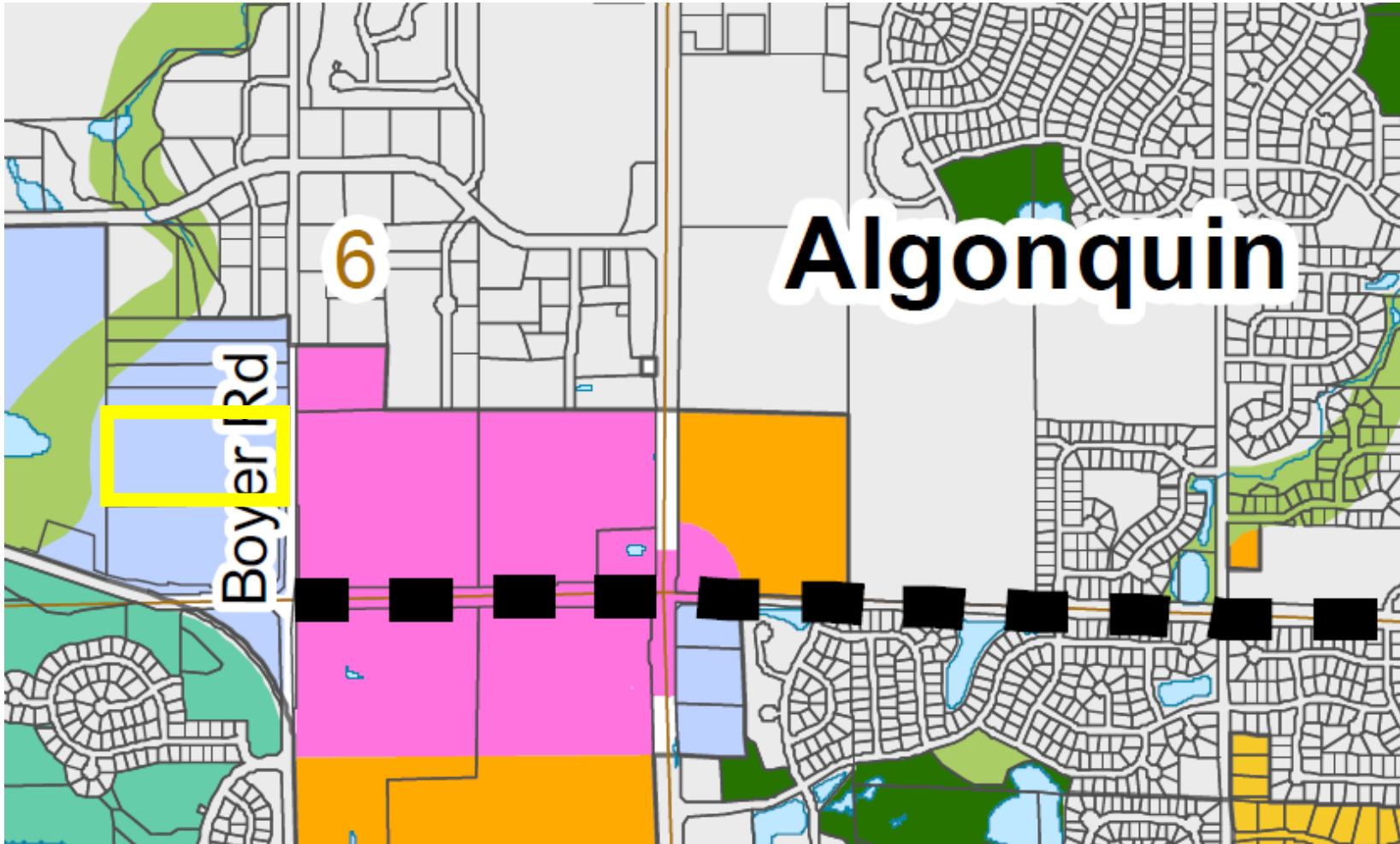











Exhibit C - KANE COUNTY 2040 LAND USE MAP



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|--|--|---|
|  Existing Public Open Space |  Agricultural Business |  Urban Neighborhood / Mixed Use Infill |
|  Institutional / Private Open Space |  Countryside / Estate Residential |  Commerce / Employment |
|  Proposed Open Space |  Rural Residential |  Water |
|  Agriculture |  Resource Management |  Transportation Corridors |
| | |  Transportation Improvement |