



# Kane County Development & Community Services

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

## ZONING APPLICATION: Special Use Permit (COMMERCIAL SOLAR FACILITY)

### APPLICANT

**Name**

Robert

McNeill

First Name

Last Name

**Address**

141 W Jackson Boulevard, Suite 1692

Street Address

Chicago

IL

60504

City

State

Postal/Zip Code

**Phone Number**

224-524-1830

**Email**

robertmcneill@suryapowered.com

**Company**

Rutland East Solar Farm, LLC

**Website**

www.suryapowered.com

**Authorized Agent / Primary Point of Contact**

Yes, I am the Authorized Agent and Primary Point of Contact for this Zoning Petition Application.

### PROPERTY OWNER

**Name**

Home State Bank Natl Assoc

Trust # 3091

First Name

Last Name

**Address**

Dawn/Rich Milne, Route 47 LLC, PO Box 958312 ... John Milne, Manager

Street Address

Hoffman Estates

IL

60195-8312

City

State

Postal/Zip Code

**Phone Number**

847-217-1866

**Email**

johnmilne123@gmail.com

**Statement of Authorization (If Applicant is not the Property Owner)**

I, THE SUBJECT PROPERTY OWNER, HEREBY AUTHORIZE THE LISTED AUTHORIZED AGENT TO ACT ON MY BEHALF IN THE PROCESSING OF THIS APPLICATION AND TO FURNISH, UPON REQUEST, SUPPLEMENTAL INFORMATION IN SUPPORT OF THIS ZONING PETITION APPLICATION. THIS PERSON WILL ACT ON MY BEHALF AS THE POINT OF CONTACT FOR ALL PETITION RELATED CORRESPONDENCE.



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## SUBJECT PROPERTY

### Street Address / Common Location

16 N 845 Reinking Road Hampshire IL 60140

### Parcel Identification Number(s)

02-19-200-007

### Property Acres

55.857

### Township(s)

- |                                                     |                                              |                                                    |
|-----------------------------------------------------|----------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> 01 Hampshire (HA)          | <input type="checkbox"/> 06 Elgin (EL)       | <input type="checkbox"/> 11 Blackberry (BL)        |
| <input checked="" type="checkbox"/> 02 Rutland (RU) | <input type="checkbox"/> 07 Virgil (VI)      | <input type="checkbox"/> 12 Geneva/Batavia (GE/BA) |
| <input type="checkbox"/> 03 Dundee (DU)             | <input type="checkbox"/> 08 Campton (CA)     | <input type="checkbox"/> 13 Big Rock (BR)          |
| <input type="checkbox"/> 04 Burlington (BU)         | <input type="checkbox"/> 09 St. Charles (SC) | <input type="checkbox"/> 14 Sugar Grove (SG)       |
| <input type="checkbox"/> 05 Plato (PL)              | <input type="checkbox"/> 10 Kaneville (KA)   | <input type="checkbox"/> 15 Aurora (AU)            |

### Current Zoning District(s)

F (Farming)

For reference, see the [Kane County Zoning Atlas Maps](#).

### Current Land Use(s)

Agricultural / Cropland

### 2040 Future Land Use Designation(s)

Resource Management

For reference, see the [Kane County 2040 Plan](#).

## PROPOSED SPECIAL USE

### Requested Special Use

Community Solar Farm

### Area (Acres/S.F.) of Special Use

40 (estimate)

### Brief Project Description

The Applicant proposes to construct and operate a 5 MWac community solar farm with single-axis tracker arrays, equipment pads, electrical transmission/distribution equipment, landscaping, a gated access road with vehicular turnarounds, security lighting, and a fenced perimeter - per the attached site plan and supporting documentation.



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## ADDITIONAL SPECIAL USE INFORMATION

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

The community solar farm will provide a source of renewable energy to the electrical grid while maintaining a minimal impact, non-intrusive profile facing adjacent/neighborhood properties. Consistent with surrounding croplands, the project harvests the sun's electrical energy, transforms and distributes the energy to the utility - Commonwealth Edison. The project design generates virtually no traffic on adjacent highways (post-construction) while minimizing glare/noise factors. Perimeter landscaping with gated access, provides an aesthetic appearance and necessary security. When the project's projected lifespan is reached, the site is reclaimed for agricultural use with the added benefit of soil rejuvenated by natural plantings over 30 years.

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

Zoning classifications are predominantly farmland (F).

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

Community solar is permitted as a special use within the F Zoning District under Kane County code. Consistent with surrounding croplands, the project will harvest solar energy, transform and distribute the renewable energy to serve the NE Illinois electrical grid. There will be no tangible impacts imposed on adjacent properties. The ongoing benefits associated with a reliable, renewable energy supply with support the economic development and future residential growth of Kane County.

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

To the best of our knowledge, there are no significant development trends being focused on the general area surrounding our project's location.

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

A designation of "Resource Management" allows for a wide spectrum of application to a particular project/use. The Applicant views our project as supporting the County's long-term growth by providing a source of renewable energy over the next 30 years - the typical lifespan of a community solar project - while preserving the option of reusing the site for agricultural purposes (post-decommissioning) and enhancing the soil quality through the use of pollinator-friendly seed mixtures and plantings.



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## REQUIRED SUBMITTAL DOCUMENTS

See APPENDIX D: REQUIRED SUBMITTAL DOCUMENTS

## APPLICATION VERIFICATION

Undersigned certifies that all answers and information provided in this Zoning Application for a Special Use Permit and associated documents are true, correct and complete to the best of his/her knowledge.

<u>Home State Bank, NA Trustee 31291</u>	<u>12/18/2024</u>
Record Owner	Date
	12-19-24
Applicant or Authorized Agent	Date

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.




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## REQUIRED FINDINGS OF FACT (ZONING CODE SECTION 25-4-8-2)

Special Uses, as defined by the Zoning Ordinance, shall be considered at a public hearing before the Zoning Board of Appeals (ZBA). The ZBA shall make a recommendation to the County Board based on their Findings of Fact in regards to the standards of a special use. The ZBA shall not recommend approval of a Special Use Permit unless it finds the following the statements to be true and accurate. **Please respond to the following statements A - F by explaining how your proposed Special Use relates to each of these factors. Responses should be as detailed as possible – if you require additional space, you may submit the findings on a separate sheet of paper.**

PROJECT NAME: Rutland East Solar Farm, LLC PETITION NO.: TBD DATE: 12/19/2024  
PETITIONER: Robert McNeill, Project Manager SIGNATURE: 

**A. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

A community solar farm will not be detrimental to or endanger the public health, safety, morals, comfort, or welfare. Solar farms promote/support the public's welfare by providing an alternative energy source serving existing residents and businesses within the County, while encouraging future growth. Community solar accomplishes this while eliminating the noxious odors, noise and harmful emissions typically associated with other forms of energy generation available in NE Illinois.

**B. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

Community solar facilities are not injurious to the use and enjoyment of property. With the use of perimeter landscaping, a low visual profile offers minimal impact on aesthetics. Glare factors are measured and incorporated into the design, plus the panels have glare-resistant coating. Noise from electrical equipment is the equivalent of a household appliance. Post construction, there will be no traffic congestion affecting adjacent roads. Numerous national studies - including some in Illinois - conducted by independent real estate analysts have concluded solar farms have a negligible impact on property values; a conclusion independently confirmed by local township assessors.

**C. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Without specific knowledge of development trends forecasted for Kane County, community solar farms should not impact the continued use of adjacent/nearby properties, nor will they impede any proposed development or improvements. Once constructed, the project's footprint will remain static with routine maintenance of landscaping and equipment occurring throughout the year. As a matter of routine, the Applicant conducts outreach to affected jurisdictions well in advance of submittal; soliciting input and answering specific questions related to the project's site plan, equipment, operation and maintenance plans. Whenever possible, jurisdictional input and comments have been incorporated into the site plan under consideration.



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## **D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.**

The project's design incorporates and preliminary input or comments received through the Applicant's outreach program to affected jurisdictions and preliminary technical review by County staff. Regarding utilities, the project is self-sufficient; the only utility required is electricity. The point of interconnection with ComEd is indicated on the site plan. Gated access is provided with adequate vehicular turnarounds. Fire districts will participate in the development of an emergency response plan and any necessary training will be provided. The project will obtain a Stormwater Management Permit and fully comply with all related permit requirements relative to drainage. The Applicant will commission a complete drain tile survey prior to submittal of construction plans/permitting and has prepared a preliminary Drain Tile Management Plan, committing the project to compliance with AIMA requirements and the repair/replacement of damaged drain tiles both pre-construction and as part of the decommissioning process. The project design avoids wetlands and/or flood zones and provides the required buffers.

## **E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.**

Typically, community solar farms provide a single, gated access road located to provide direct access to equipment and for routine maintenance activity, with a perimeter fence restricting pedestrian access. Post-construction, traffic will be limited to 1 or 2 vehicles, as many as eight (8) times per year. During the 3-4 month construction period, trucks will deliver equipment and materials on a daily basis, with declining frequency. Probable delivery routes have been identified. Equipment storage and workers' parking will be completely onsite; no parking or standing on adjacent roads. 24/7/365 monitoring of the facility will be remotely conducted using telemetry and SCADA technology; no personnel will be onsite.

## **F. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.**

The project's design fully conforms to the applicable regulations of the F Zoning District and specific requirements related to community solar farms. The Applicant will fully comply with any reasonable conditions of approval imposed during the approval process associated with the issuance of a special use permit.

**Project Narrative Addendum  
Project Contacts**

12/26/2024

<b>Name</b>	<b>Address</b>	<b>Phone Number</b>	<b>Role</b>	<b>Business Structure</b>
Rutland East Solar Farm	141 W Jackson BLVD STE 1692 Chicago, IL 60604	224-222-0035	Applicant	Limited Liability Company
Rutland East Solar Farm	141 W Jackson BLVD STE 1692 Chicago, IL 60604	224-222-0035	Solar Operator	Limited Liability Company
Rutland East Solar Farm	141 W Jackson BLVD STE 1692 Chicago, IL 60604	224-222-0035	Facility Owner	Limited Liability Company
HOME STATE BANK NATL ASSOC, TRUST: TR # 3091	P.O Box 958312 Hoffman Estates IL, 60195	847-217-1866	Property Owner	Land Trust

Disclosure of Beneficiaries

Entity Being Disclosed

Full Name: Route 47 Partners

Address: P.O. Box 958312 Hoffman Estates IL 60195-8312

Contact Information: 847-217-1866

Person Making the Disclosure

Full Name: Thomas W. Nyilson VP

Capacity: Home State Bank, NA Trustee

Address: P.O. Box 1738 Crystal Lake IL 60039-1738

Contact Information: 815-788-3432

Nature of the benefit sought:

As the Trustee of the beneficiary of the real property located in Kane County, IL, with PIN #0219200007, I hereby authorize Surya Powered LLC to file a conditional use permit application with the appropriate county authorities. The applicant for the permit will be Rutland East Solar Farm LLC, a subsidiary acting as a special purpose entity (SPE), for the purpose of developing a 5MWac solar farm facility.

Entity Type (Circle one)

Corporation

Land Trust/Trustee

Partnership

Joint Venture

Other: \_\_\_\_\_

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

Identify by name and address the person or entity who has majority rights and signatory power to grant the applicant approval of the nature of the benefit sought.

Name(s)	Address	Signature
John Milne	PO Box 728 Twin Lakes WI 53181	

