




Kane County Development & Community Services

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

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 West 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.