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KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
719 S. Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 01-01-100-002	
	Street Address (or common location if no address is assigned): Dietrich Rd Hampshire, IL 60140, The northeast corner of Dietrich Rd and Brier Hill Rd	

2. Applicant Information:	Dietrich Road Solar 1, LLC	Phone: (401)644.6824
	Address 55 Technology Dr. Suite #102, Lowell, MA 01851	Fax
	Nicholas Bellone	Email nbellone@newleafenergy.com

3. Owner of record information:	Name Quality Real Investors LLC – Quality Land Series	Phone (847)683-7944
	Address PO Box 672 Hampshire, IL 60140-0672	Fax
		Email grei76@gmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Resource Management / Proposed open-space

Current zoning of the property: F -Farming District.

Current use of the property: Agricultural

Proposed zoning of the property: Agricultural

Proposed use of the property: 4.99-megawatt AC solar photovoltaic system

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

The Project encompassed approximately 35 acres of a large 59.509-acre parent parcel consisting of a single-axis tracking ground-mounted solar array, associated electrical equipment, an access driveway, and fencing.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to The Kane DuPage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* Ibis report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

See the attached Exhibit F for owners authorization

Record Owner	Date
<u>Nicholas Belloni</u>	<u>6/5/2024</u>
Applicant or Authorized Agent	Date

Quality Real Estate Investors LLC (Dietrich Road Solar 1, LLC)
Special Use in the F-Farming District for a solar facility

Special Information: The Petitioner is seeking a Special Use to allow for the construction of a solar facility on this property. The solar array would be located west of the wetlands on the eastern portion of the property.

Analysis: The Kane County 2040 Land Use Plan designates this area as Resource Management and Proposed Open Space. 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. The Proposed Open Space designation indicates areas for potential future open space and green infrastructure in the form of large tracts, linear greenways and recreational areas.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Findings of Fact Sheet - Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

Dietrich Road Solar 1, LLC

6/5/2024

Name of Development/Applicant

Date

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

The property's existing use is agricultural, classified as an F District—Farming. Approximately 35 acres of the 59.509-acre parcel will be used as a Commercial Solar Energy facility.

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

The Zoning classifications of the properties in the general area are F District—Farming., except for the properties to the northeast of the property, which is in incorporated Huntley and is zoned SF-2 Garden Residential.

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

The property in question is suitable for its existing zoning classification, F – Farming District or agricultural.

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

There is no development trend in the general area of the property in question. The property is bordered by agricultural land, which is also zoned as F District—Farming., except for a small portion in the northeast corner adjacent to Del Webb Sun City Neighborhood 37 in the Village of Huntley.

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

The Kane County 2040 Land Use Plan designates the property as a resource management area. After the proposed 4.99-megawatt AC solar photovoltaic system is decommissioned, the property will be returned to its current agricultural use.

Findings of Fact Sheet - Special Use

Special Use Request

Date

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
 - *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:*
6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Once approved, the special-use permit for the Commercial Solar Energy Facility will be maintained and operated under the Agricultural Impact Mitigation Agreement (AIMA). It will not detrimentally affect or endanger the public health, morals, comfort, or general welfare of the adjacent property owners or the community.

7. Explain how the special use will not be injurious to the use, enjoyment, and value of other property in the immediate vicinity.

The special use permit for the Commercial Solar Energy Facility will not cause damage or harm, affect the enjoyment of, or impact other properties in the immediate vicinity. The property is surrounded by natural vegetation, which acts as a buffer, screening it from adjacent property owners.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

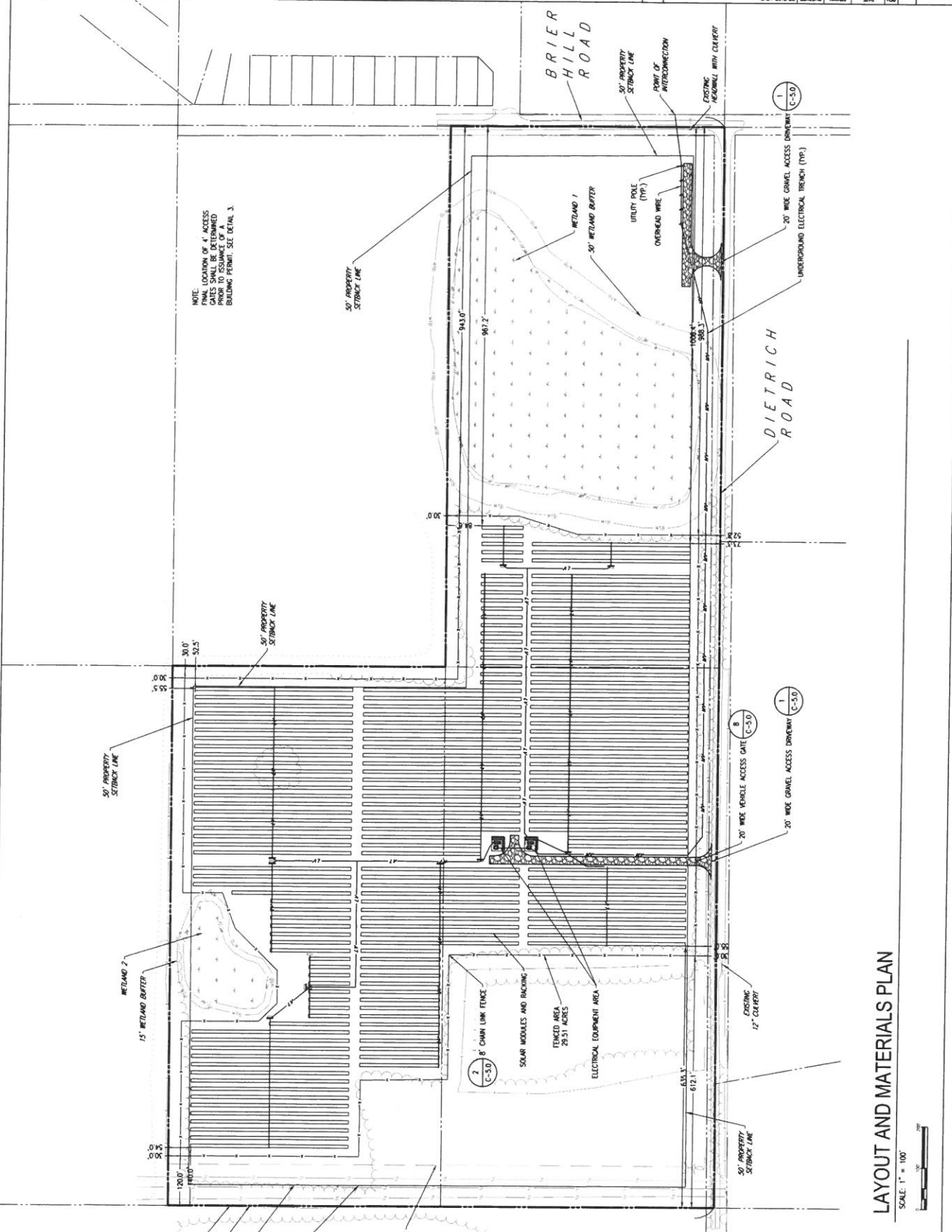
The Commercial Solar Energy Facility will not impede the normal, orderly development of the surrounding properties. At the end of the lease agreement, the Commercial Solar Energy Facility will be decommissioned, and the land will be restored to its original agricultural use as per the agreement.

9. Will adequate utility, access roads, drainage, and other necessary facilities be provided?
Please explain:

The Commercial Solar Energy Facility has been designed and will be constructed with adequate utilities, road access, and drainage.

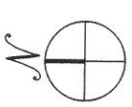
10. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

Adequate measures have been taken in the design to ensure safe, easy access to the project. Once the Commercial Solar Energy Facility is built, there will be minimal traffic due to monthly maintenance and service.

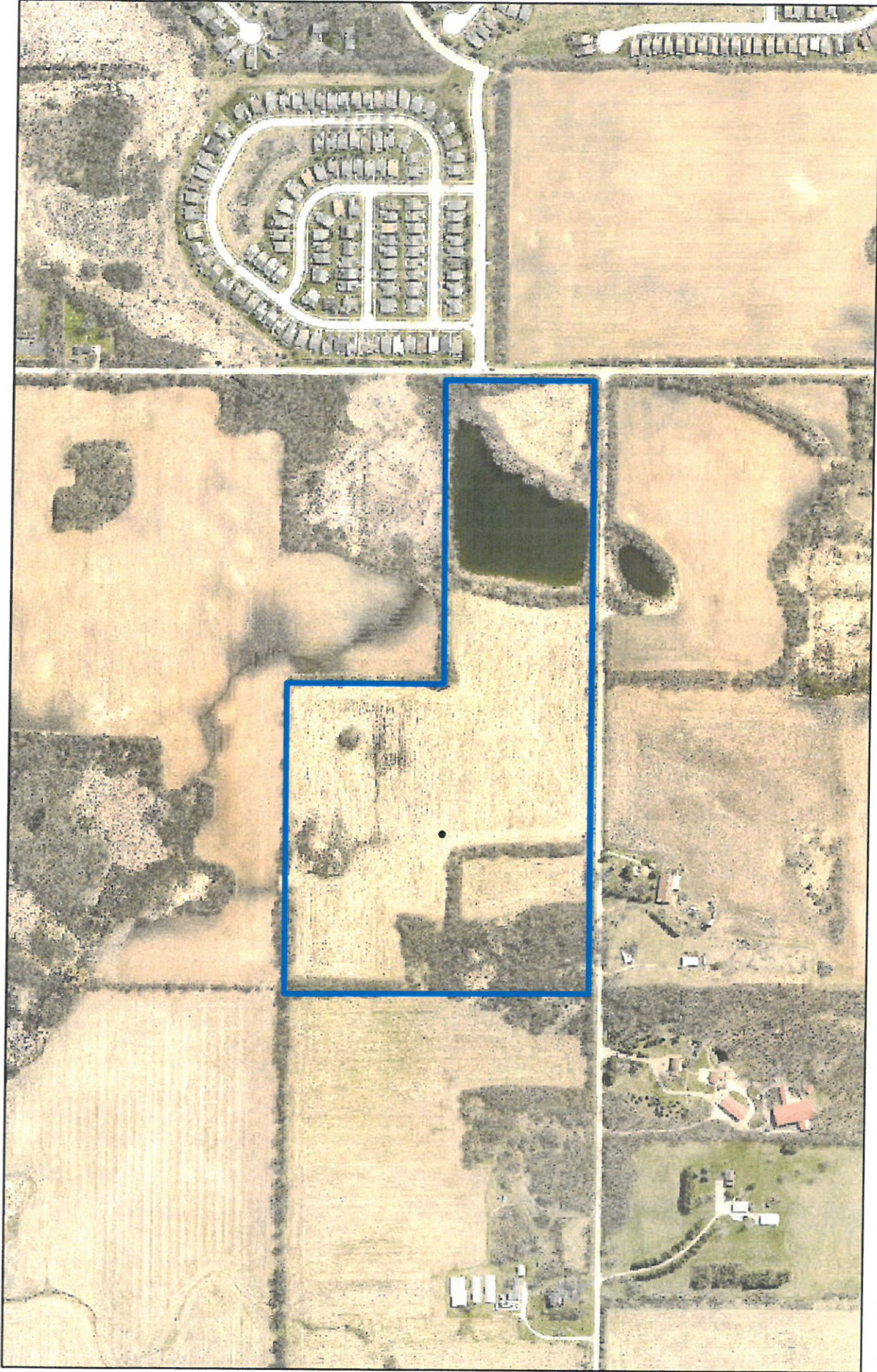


NOTE:
 FINAL LOCATION OF 4' ACCESS
 GATES SHALL BE DETERMINED
 BY THE ENGINEER AT THE
 BUILDING PERMIT. SEE DETAIL 3.

LAYOUT AND MATERIALS PLAN
 SCALE: 1" = 100'
 0' 100' 200'

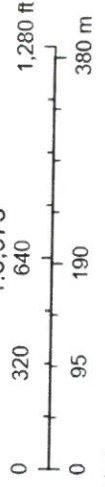


Map Title



July 3, 2024

1:6,975

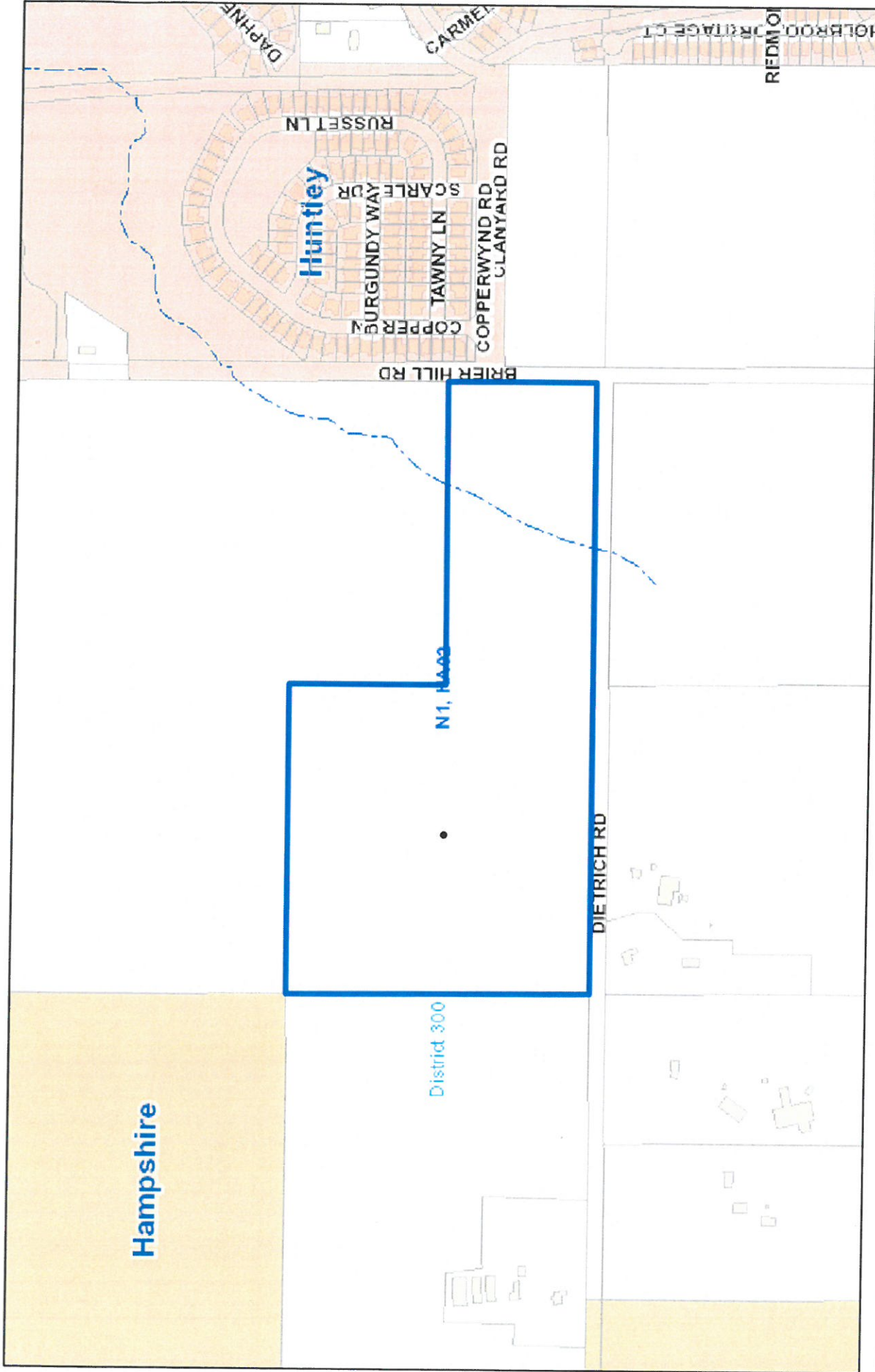


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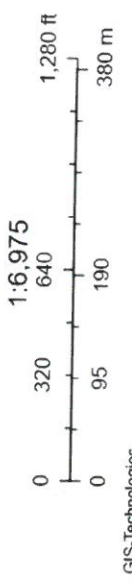
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Kane County, Illinois

Map Title



July 3, 2024



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