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Special Use Permit Application for:

SV CSG Kirkland 2, LLC

A 2MW Community Solar Garden

In the County of:

DeKalb, Illinois

APPLICATION FOR ZONING ACTIONS

MAP AMENDMENTS,
SPECIAL USES AND VARIATIONS

FR-22-03 FILE NUMBER

0124100001 PARCEL NUMBER
10-digits only (no dashes or spaces)

Name of Applicant: SV CSG Kirkland 2, LLC

Address: 330 W. State Street, Suite 1

City: Geneva State: IL Zip: 60134

Phone: 8474140134 10-digits only (no dashes or spaces)

Attorney: N/A

Address: _____

City: _____ State: IL Zip: _____

Phone: _____ 10-digits only (no dashes or spaces)

Owner of Property: Ronald and Mary Jo Downen

Address: 33062 Pearl Street

City: Kirkland State: IL Zip: 60145

Phone: 7085659924 10-digits only (no dashes or spaces)

Address and Legal description of property: (May be attached)

Legal Description attached

MAP AMENDMENTS OR SPECIAL USES

Existing Zoning District: A-1

Existing Use: Agriculture

Proposed Map Amendment:

N/A

OR

Proposed Special Use:
S MW Community Solar Facility

VARIATIONS-Continued

Zoning District: N/A

Existing Use: _____

Requested Use:

OR

Required Setback: _____

Requested Setback: _____

OR

Existing Requirements (Please Specify):

Requested Requirements (Please Specify):

The undersigned grants the DeKalb County Community Development Director or his/her designee and the Hearing Officer permission to enter upon the property described on this application for the purpose of inspection.



Owner or Authorized Agent

3/8/22

Date

Received By

DISCLOSURE OF INTEREST

Pursuant to the requirements of State Statutes (55 ILCS 5/5-12009), please provide the names and addresses of all owners of the property for which the zoning action is requested. If ownership is by a corporation, provide the names and addresses of all officers and directors, and all stockholders owning any interest in excess of 20% of all outstanding stock of such corporation. If the petitioner for zoning action is a business or entity doing business under an assumed name, or if a partnership, joint venture, syndicate or an unincorporated voluntary association, provide the names and addresses of all true and actual owners of the business or entity, the partners, joint ventures, syndicate members or members of the unincorporated voluntary association.

Ronald and Mary Jo Downen, 33062 Pearl Street, Kirkland, IL 60146 SV CSG Kirkland 1, LLC is Wholly O

LEGAL DESCRIPTION OF OWNER'S PARCEL

PIN # 01-24-100-001

THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24 (EXCEPTING THE SOUTH THREE QUARTERS OF AN ACRE OF THE NORTHWEST ¼ OF SECTION 24), ALL IN TOWNSHIP 42 NORTH, RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN DEKALB COUNTY, ILLINOIS.

SPECIAL USE REQUESTS

Please provide responses to the following statements:

1. The proposed Special Use complies with all applicable provisions of the applicable district regulations.

The proposed Special Use complies with all provisions in the solar ordinance and is not requesting any variations.

2. The proposed Special Use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large?

Solar gardens do not have a negative effect on surrounding property values.

3. The location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with the property, and the location of the site with respect to the street giving access to it are such that the Special Use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable Zoning District Regulations. In determining whether the Special Use will so dominate the immediate neighborhood, consideration shall be given to:

- a. What are the location, nature and height of buildings, structures, walls and fence on the site?

The height of the solar panels will be approximately 8 feet tall. A chain-link security fence around the perimeter of the project will be 7 feet tall.

- b. What is the nature and extent of proposed landscaping and screening on the proposed site?

As indicated on the site plan, landscape screening will be provided along Pearl Street.

4. Address off-street parking and loading area standards.

There will be a short access drive and parking for two vehicles inside the security fence

5. Address drainage, utility and other such necessary facilities that have been or will be provided.

No additional utilities will be necessary for the solar facility. The solar facility will be interconnected to the local distribution system on-site. No grading will be necessary for the project, as the property is generally flat, which is a key attribute for any solar project. A drain tile study will be conducted before construction begins and the drain tiles will be avoided or re-routed as needed to maintain drainage. Should there be any damage to the tile it will be repaired immediately.

6. The proposed uses, where such developments and uses are deemed consistent with good planning practice or can be operated in a manner that is not detrimental to the permitted developments and uses in the district: can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety and general welfare of DeKalb County.

The proposed solar facility is temporary in use and once the project is retired the property will be restored to its original condition and it will revert back to its original agricultural use. The solar facility will encompass approximately 15 acres, which will allow the balance of the parcel to remain agricultural, much like the surrounding properties.

PROJECT SUMMARY

SunVest Solar, Inc, doing business as SV CSG Kirkland 2, LLC is proposing to develop a 2-megawatt Community Solar Garden on the Ronald and Mary Jo Downen property located in Kingston Township, DeKalb County, IL. The proposed Community Solar Garden will be developed as part of the Illinois Power Agency Adjustable Block Program that provides ComEd customers the ability to secure part or all of their energy needs from solar energy. Access to the site will be from a 12' wide entrance located on the west side of the site along Pearl Street, approximately 1250' north of IL Route 72 (Main Street). Off-street parking will be provided for vehicles inside of the project area.

IMPACT TO ADJACENT EXISTING AND FUTURE LAND USES

The proposed use of the property will not have a negative impact on the existing and future land uses of the area. The property is currently zoned A-1 Agricultural and the proposed location and use of the property will allow for the continued use and enjoyment of the adjacent properties.

A landscape buffer is proposed along Pearl Street and a portion of the south border of the project area. The buffer will be comprised of a variety of ornamental trees and evergreen trees to help soften the view of the project area.

IMPACT TO THE GENERAL PUBLIC'S HEALTH, SAFETY AND WELFARE

Generally, solar gardens do not have a negative effect on surrounding properties health and safety and do not impede the welfare of the surrounding area.

PROJECT FEATURES

Site improvements will consist of photovoltaic solar panels installed using a single-axis tracking system. The tracking system will be supported by galvanized steel beams, pile driven 8 – 10' into the ground. No concrete is anticipated to be used for the support system. The panels will be facing east-west, thus the rows of panels will be oriented in a north-south direction. The overall height of the system will be approximately 8' tall. A 12' wide access drive will provide year-round access to all major equipment throughout the array. The solar garden will be setback a minimum of 80' from the centerline of Pearl Street.

The entire site will be covered with diverse, pollinator friendly, native vegetation specifically designed for this project. The vegetation will be native, requiring minimal maintenance once established, and create habitat beneficial to bees, other insects, birds and other animal species.

All electrical cables will be buried throughout the project area. However, wooden electric support poles will be needed to transfer the power generated from the project to the local distribution lines located on the west side of Pearl Street. These poles will be approximately 30' tall.

STORMWATER RUNOFF MANAGEMENT

Due to the unique ability to establish a native meadow / prairie planting underneath and surrounding the solar panels, and surrounding other impervious surfaces, the project will create

an expansive densely vegetated buffer strip. Post construction storm water runoff will be managed by means of this densely vegetated meadow / prairie planting under and surrounding all impervious areas. Approximately 10 acres will function as a densely vegetated buffer strip. The solar panels will have a minimum ground clearance of 30-36”.

CONSTRUCTION ACTIVITIES

It is anticipated that 10 to 15 full time employees will be on site in the early stages of construction. This will reduce to a team of approximately 10 members toward the end of the construction activities. Typically, there will be a vehicle for each worker, approximately three (3) small vehicles for transferring equipment around the site, and temporary equipment needed to perform different construction tasks. Hours of operation will be within 7am – 9 pm. The total construction will take approximately 12-16 weeks. The first two (2) weeks will consist of pile driving with the balance of the construction timeline used for erecting the racking, panels and electrical equipment. Dust will be mitigated through the use of a water truck as needed.

FACILITY SAFETY

The facility will be surrounded by a 7’ tall chain link fence with a locked gate to prevent access from unauthorized persons. All major electrical equipment will be individually locked and warning signage is provided to identify specific dangers.

LIGHTING

No interior lighting is planned at this facility.

OPERATIONS & MAINTENANCE

The site will be monitored off-site via a scada system and wireless phone connection. The site will be visited annually once or twice for the maintenance of the electrical system. This will be limited to a crew of 1-2 electrical personnel in a passenger vehicle performing annual maintenance checks and replacing equipment as needed.

VEGETATION MAINTENANCE

Once the native meadow / prairie vegetation is established, maintenance of the plantings will occur bi-annually and will consist of mowing and spot treating noxious weeds. Additional seeding will be done on an “as needed” basis to help maintain optimal vegetative cover.

SV CSG Kirkland 2, LLC Decommissioning Plan

Timeline

The decommissioning will occur at the end of the photovoltaic system's useful life or when the system has not been used for twelve (12) consecutive months. Decommissioning is estimated to take two to three months to complete and the decommissioning crew will ensure that all equipment is recycled or disposed of properly.

Financial Resource Plan

Seek and receive approval of a Decommissioning Plan and post the associated financial guarantee security prior to the issuance of the Building Permit.

Every five (5) years, for the life of the facility, submit an updated estimate for the review and approval of the County Engineer. Update the financial guarantee, as needed, to address any changes.

Shutdown/Disconnection

Shut down system at all disconnect points (disconnect switch within fence and disconnect at switch gear). NOTE: Per contract, the utility has the ability to disconnect solar array from utility's grid for emergency purposes.

Removal and Disposal of Site Components

The removal and disposal details of the site components are found below. All removal and disposal of equipment shall meet the requirements of the DeKalb County Zoning Ordinance as relates to solid waste.

- **Modules:** Module inspection for physical damage, tested for functionality, and removed from racking system. Functioning modules packed and started for reuse (functioning modules may produce power for another 25 years or more). Non-functioning modules packed and palletized and sent to the manufacturer or third party for recycling.
- **Racking:** Racking uninstalled, sorted, and sent to metal recycling facility.
- **Poles:** Steel poles removed and sent to recycling facility.
- **Wire:** All wires sent to facility for proper disposal and recycling.

- **Conduit:** Above-ground conduit disassembled on-site and sent to recycling facility.
- **Junction boxes, combiner boxes, external disconnect boxes, etc.:** Sent to electronics recycler.
- **Inverter:** Sent to manufacturer and/or electronics recycler. Functioning parts can be reused.
- **Concrete pad(s):** Sent to concrete recycler.
- **Fence:** Sent to metal recycling facility.
- **Computers, monitors, hard drives, and other components:** Sent to electronics recycler. Functioning parts can be reused.

Restoration/Reclamation of Site

After all equipment is removed the site will be restored to its pre-installation condition. Holes created by poles, concrete pads, and other equipment will be filled in with soil to existing conditions and seeded. This will include the re-vegetation of the site.