

**From:** Scott Osborn

**Sent:** Friday, December 8, 2023 11:19 AM

**To:** Aamir, Hira <[AamirHira@KaneCountyIL.gov](mailto:AamirHira@KaneCountyIL.gov)>

**Cc:** Berkhout, Keith <[BerkhoutKeith@KaneCountyIL.gov](mailto:BerkhoutKeith@KaneCountyIL.gov)>; VanKerkhoff, Mark <[vankerkhoffmark@KaneCountyIL.gov](mailto:vankerkhoffmark@KaneCountyIL.gov)>

**Subject:** EX: RE: Petition 4620 - TPE IL KN415 LLC Seeking Special Use for a Solar Array

Hira, Keith, Mark,

In response to the comments from KDOT and Algonquin regarding the future Huntley Road Expansion, we have drafted the attached revised zoning site plan. Please note the grey "R/W" line depicted south of Huntley Road is 80' off the centerline for Huntley Road. The yellow line shown parallel to Huntley is a gas line identified in our surveys, We added it for reference as a reminder that we will need a crossing agreement from its owner. The three above ground power poles to the east of the outlined project area will be ComEd's poles required for interconnection; we have placed them such that they are outside of the future Huntley expansion area.

Please feel free to distribute this site plan as necessary. I have drafted a response to Algonquin's concerns and will be sending this afternoon. I'll copy Hira and Keith.

Thank you,  
Scott

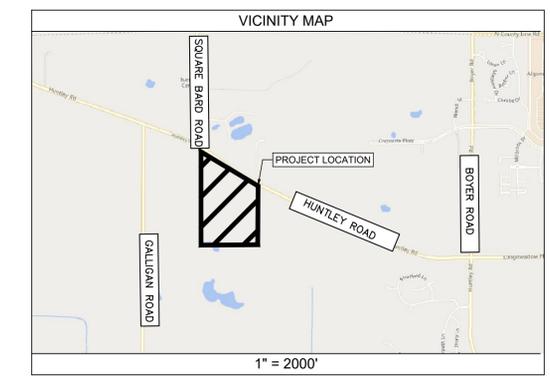
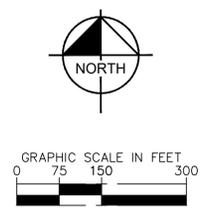
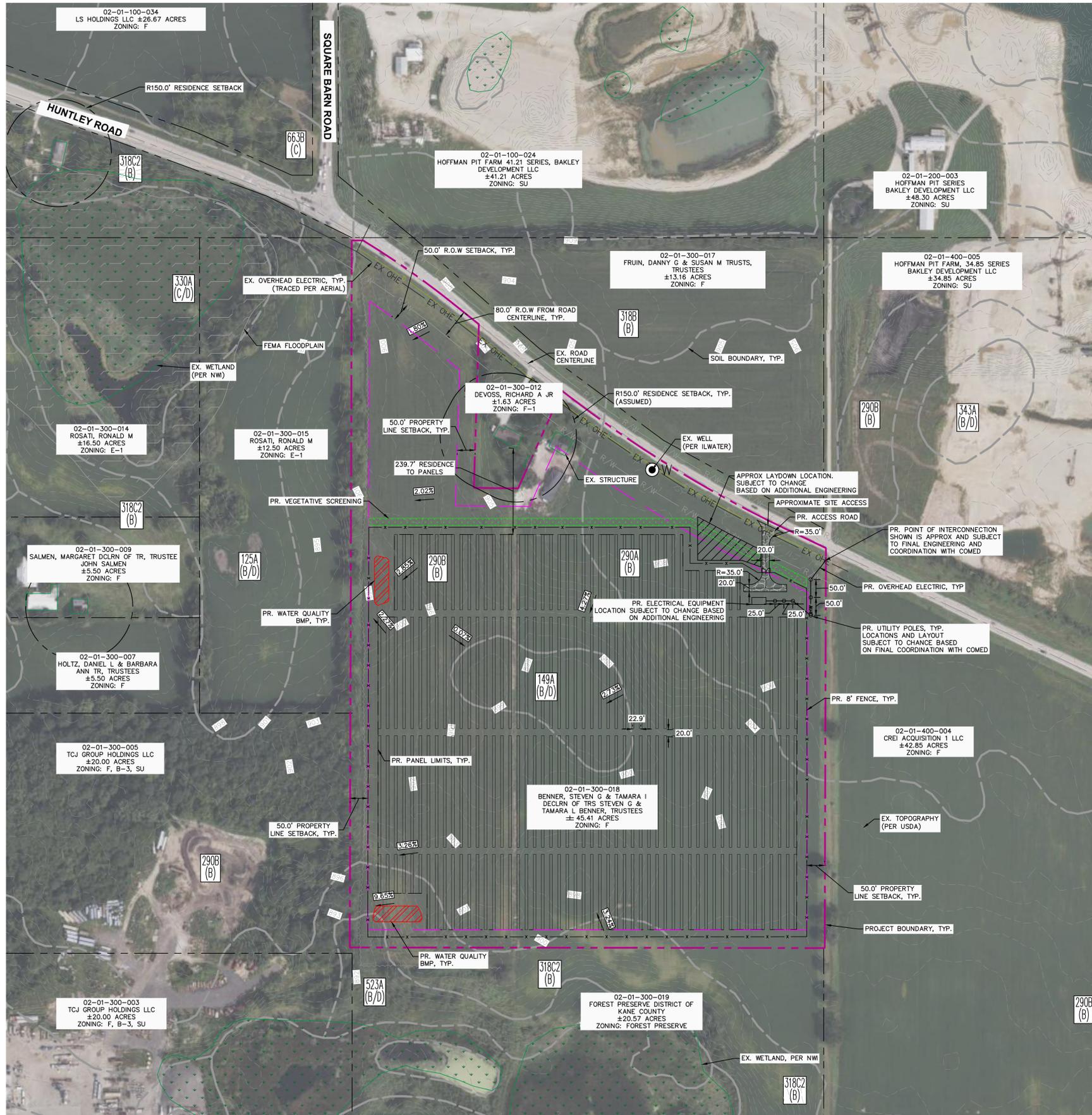
Scott Osborn

Director of Project Development



[sosborn@tpoint-e.com](mailto:sosborn@tpoint-e.com) | <https://turningpoint-energy.com> | 303.618.9570 (Cell)

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### LEGEND

PROJECT BOUNDARY/SPECIAL USE AREA	---
RIGHT OF WAY	---
SETBACK	---
PROPERTY LINE	---
ROAD LABEL	<b>N 2200TH ST</b>
ROAD CENTERLINE	---
RESIDENTIAL BUFFER (ASSUMED)	---
EX. OVERHEAD ELECTRIC	EX OHE
EX. UTILITY POLE	○
EX. GAS LINE	G
EX. SOIL	---
EX. RESIDENCE/STRUCTURE	---
FEMA FLOOD ZONE	---
FRESHWATER WETLANDS (PER NW)	---
APPROX. WOODED AREA	---
EX. FLOW (DIRECTION AND SLOPE)	XXX
EX. WELL	W
PR. SECURITY FENCE	X
PR. PANEL EXTENTS	---
PR. ACCESS ROAD	---
PR. OVERHEAD ELECTRIC	OHE
PR. UTILITY POLE	○
PR. EQUIPMENT PAD	---
PR. SOLAR ARRAY	---
PR. WATER QUALITY BMP	---
PR. LAYDOWN AREA	---
PR. VEGETATIVE SCREENING BUFFER	---

### SITE DATA TABLE

PIN #	02-01-300-018
PROPERTY OWNER	BENNER, STEVEN G & TAMARA L DECLN OF TRS STEVEN G & TAMARA L BENNER, TRUSTEES
SITE ADDRESS	38W653 HUNTLEY RD
LEGAL DESCRIPTION	PT E 1/2 SW 1/4 OF SEC 1-42-7 LYING S OF HUNTLEY RD (EX AS DESC IN DOC 2006K046796 & 2020K006679)
ZONING JURISDICTION	KANE COUNTY
ZONING	F
CURRENT LAND USE	AGRICULTURE
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	44.78 ± AC
PRELIMINARY PROJECT AREA	33.96 ± AC
PRELIMINARY SOLAR AREA	27.87 ± AC
RIGHT OF WAY SETBACK	50'
PROPERTY LINE SETBACK	50'
IMPERVIOUS AREA	0.19 ± AC
PROPOSED DISTURBANCE/GRADING AREA	0.74 ± AC
WATER QUALITY VOLUME REQUIRED	382 ± CY

- ### NOTES
- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY KANE COUNTY TO CONSTRUCT A SOLAR ENERGY SYSTEM.
  - THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING KANE COUNTY GIS, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
  - SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 0065) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
  - THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
  - PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
  - ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
  - CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
  - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
  - SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.
  - SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL. APPROXIMATE LOCATION OF EXISTING WATER WELL LOCATIONS SHOWN PER THE ILLINOIS WATER WELL INTERACTIVE MAP ONLINE.
  - STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
  - THE MAXIMUM HEIGHTS OF ANY SOLAR PANEL SHALL NOT EXCEED 15 FEET.
  - SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
  - COLLECTION LINES WITHIN THE SOLAR FARM WILL BE LOCATED AND MAINTAINED UNDERGROUND.
  - THERE SHALL BE NO EXTERIOR LIGHTING.
  - SETBACKS SHOWN ON THIS PLAN ARE BASED ON KANE COUNTY CODE OF ORDINANCES, SECTION 7.5, AND RESTRICTIONS THAT APPLY IN ALL DISTRICTS AND SECTION 8.1 F DISTRICT - FARMING
  - ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION

### SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
290B	WARSAW LOAM, 2 TO 4 PERCENT SLOPES	B
290A	WARSAW LOAM, 0 TO 2 PERCENT SLOPES	B
149A	BRENTON SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
318C2	LORENZO LOAM, 4 TO 6 PERCENT SLOPES, ERODED	B
125A	SELMA LOAM, 0 TO 2 PERCENT SLOPES	B/D

KHA PROJECT  
268173040  
DATE  
09/20/2023  
SCALE  
AS SHOWN  
DESIGNED BY  
HJE  
DRAWN BY  
HJE  
CHECKED BY  
EMK

TPE IL KN415, LLC  
KANE COUNTY, IL

ZONING SITE  
PLAN

SHEET NUMBER  
EX-1

Kimley >>> Horn  
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111 JACKSON BLVD STE 1320  
CHICAGO, IL 60604  
WWW.KIMLEY-HORN.COM

TurningPoint Energy

UPDATED LAYOUT  
REVISIONS  
No.  
11/15/2023  
DATE