

South Barnes Solar Project

RPIL Solar 10, LLC

ZBA Hearing

Kane County, IL

June 11, 2024



**RENEWABLE
PROPERTIES**

Presentation Overview

Background

- Project Team
- Renewable Properties
- Technical Aspects of Solar

Project Specifics

- Project Site
- Project Details & Benefits
- Resolution Response
- Compliance Statement



Project Team - Introductions

- **Renewable Properties**

- Jeremy Price – Project Developer

- **TRC Companies**

- Anne Rowley – Project Manager, P.E.

- **Polsinelli PC**

- Ben Jacobi – Counsel



Renewable Properties

- **A developer, owner, and operator of community solar PV and energy storage projects**
 - Headquartered in San Francisco, California
 - 50+ employees
- **Development Pipeline**
 - Robust portfolio across more than 13 states
- **Construction Pipeline**
 - 10+ projects actively under construction across the US (e.g. CA, Maine, New York, NC, SC, etc.)
- **Operational Projects**
 - Various projects in operation totaling more than ~100 MW of capacity
- **Core Values**
 - Work closely and collaboratively with communities, landowners, and other stakeholders



Technical Aspects of Solar PV

Fire

- Designed to comply with relevant fire safety and electric codes; emergency services will have uninterrupted access to the project. Fire from solar is very rare.

Traffic

- Managed for minimal interruption during construction; limited access required once constructed.

Health and Safety

- There's been over 50 years of studies with photovoltaic technologies producing energy from the sun. The power generated carries no emissions, and EMF levels lower than common household appliances.

Glare

- Designed to absorb the sun, not reflect it. Trackers move with the sun to maximize absorption.

Sounds

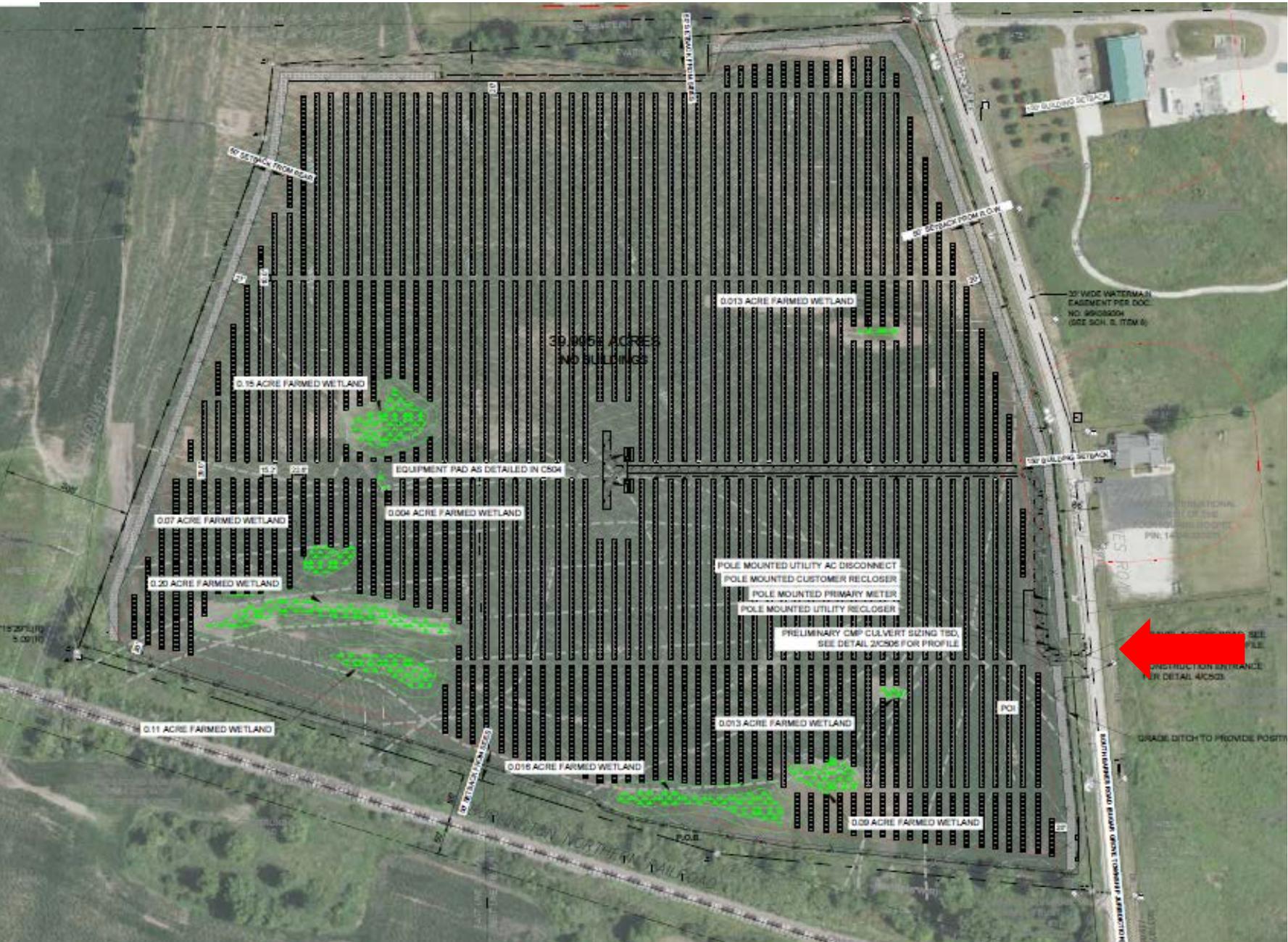
- Will be inaudible over existing ambient background levels

Project Site

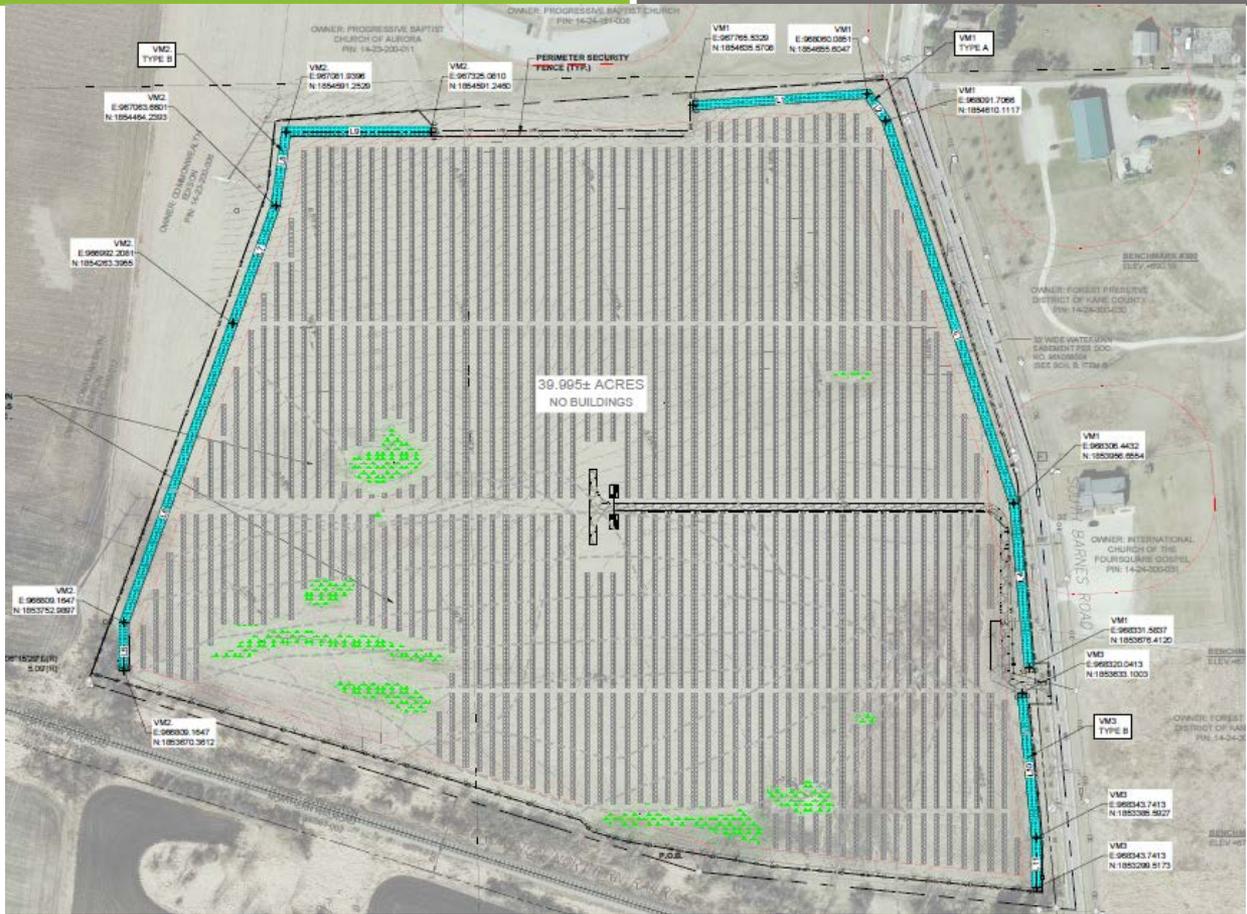
- **Landowner:**
 - RLC Ventures LLC
- **Location:**
 - 04-24-151-006, 14-23-400-026, 14-24-300-001
- **Parcel Acreage:**
 - 41 acres
- **Project Acreage:**
 - +/- 35 acres
- **Project Utility:**
 - ComED
- **Generating Capacity:**
 - 4.99 MWac



Engineering



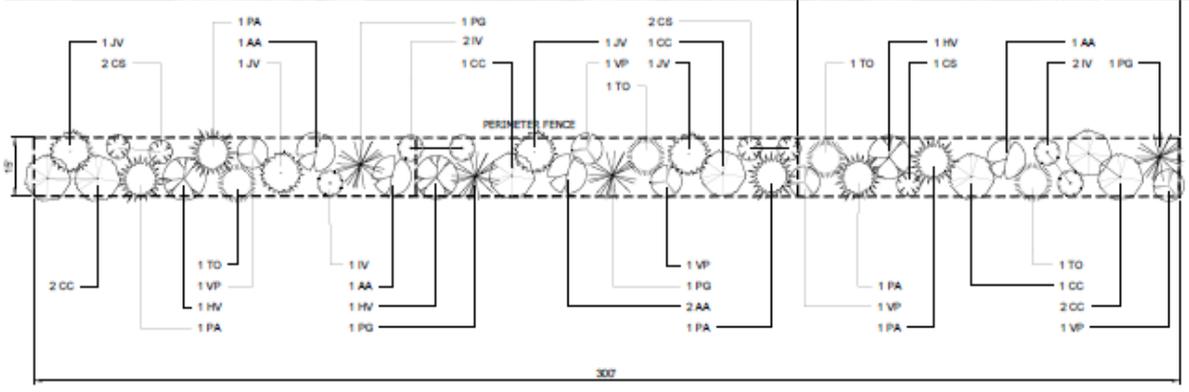
Landscaping



LEGEND VISUAL MITIGATION PLANTING TEMPLATE - TYPE B
LANDSCAPE PLANTING SCHEDULE (1ST SUPPLEMENTAL VISUAL BUFFERING EFFORT)

DECIDUOUS AND EVERGREEN TREES					
SYMBOL	BOTANICAL NAME COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
AA	AMELANCHIER ALABASTRA DWARF SHADBLOW	4	1/2" HT. CLUMP	BBB	15-20' HT.
CC	CASTANEA CHALCOPHANA AMERICAN HORNBEAM	7	1/2" - 2" CAL.	BBB	25-30' HT.
HV	HAMMILL'S WITCH HAZEL COMMON WITCH HAZEL	3	3/4" HT.	BBB	25-30' HT.
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	4	5/4" HT.	BBB	45-60' HT.
PK	PICEA ABIES NORWAY SPRUCE	5	5/4" HT.	BBB	45-60' HT.
PS	PICEA MARIA MICA WHITE SPRUCE	4	5/4" HT.	BBB	45-60' HT.
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	4	5/4" HT.	BBB	30-40' HT.

SHRUBS					
SYMBOL	BOTANICAL NAME COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
CS	CORNUS STOLONIFERA RED DOGWOOD	6	3/4" HT.	3 1/2 GAL. CONT.	7-9' HT.
IF	ILEX VERTICILLATA COMMON WINTERGREEN	6	3/4" HT.	3 1/2 GAL. CONT.	10-12' HT.
VP	VERBENA PHOENIX BLACKBURN BURNING	6	3/4" HT.	3 1/2 GAL. CONT.	10-12' HT.



N.T.S.
VISUAL MITIGATION PLANTING TEMPLATE - TYPE B

Outreach Details

- **Project Outreach**

- Village of Sugar Grove
- Sugar Grove Township
- Sugar Prove Fire Protection District
- City of Aurora (Mayor, Staff, Alderman)
- Kane County Forest Preserve District
- Fox Valley Park District
- Kane County Board Members
- Project abutters, Kane County & Aurora Residents

S Barnes Solar Petition Results

- 137 Signatures
- City of Aurora & Kane County
- Aurora Ward 5 – 30 Signatures
 - Signatures received from 9 of 10 wards



Project Benefits

- **Tax Revenue**

- More than \$878,000 over the life of the project
 - 75% - West Aurora School District 128 & Waubensee College
- No burden on municipal services

- **Local Investment / Considerations**

- Local spend through construction & operation teams
- Prevailing Wage
- Access to Community Solar Programs

- **Environmental**

- Stormwater & Infiltration Improvements
 - 2 Year Storm – 31%
 - 100 Year Storm – 14.8%
- Avoided CO2 emissions equivalent to the removal of **51,587** passenger vehicles
- Native groundcover and pollinator seed mixes creates important habitat
 - Proximity to Fox Valley Park District Community Garden Plot Program & Barnes Forest Preserve

West Side Garden Plots



West Side Garden Plots

KANE COUNTY Fox Valley Park District

West Location – SOLD OUT

75505 Barnes Road (just south of Blackberry Farm), Sugar Grove Township
 This area hosts 94 garden plots. All registrations for garden plots at the west location are closed. For information, call 630-897-0516. Barnes Road Plot Map



Response to City of Aurora's Resolution

Resolution Main Points:

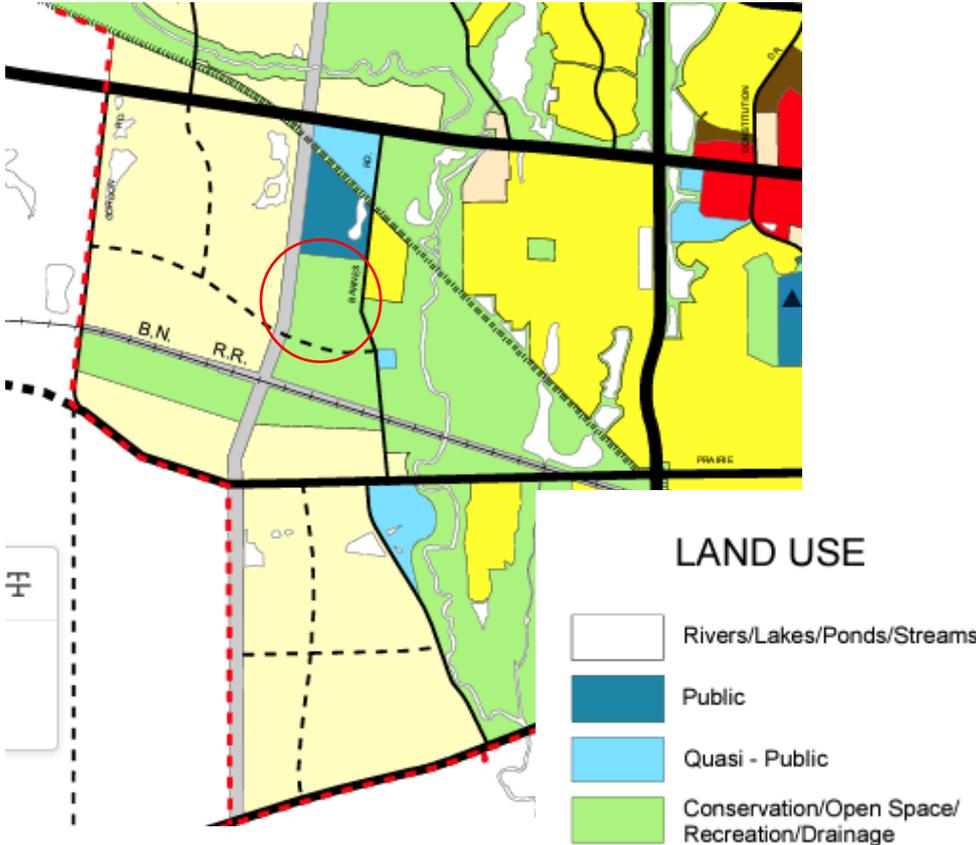
- 1) Inconsistent with the 2002 Countryside Vision Plan
- 2) There are adequate/existing utilities serving this parcel
- 3) Immediate demand for additional housing, and lack of space for development

Aurora Resolution Response – Inconsistency

- Comprehensive Plan 1984 (40 Years Old)
- 2002 Countryside Plan (22 Years Old)
- Planning is not zoning – CMAP

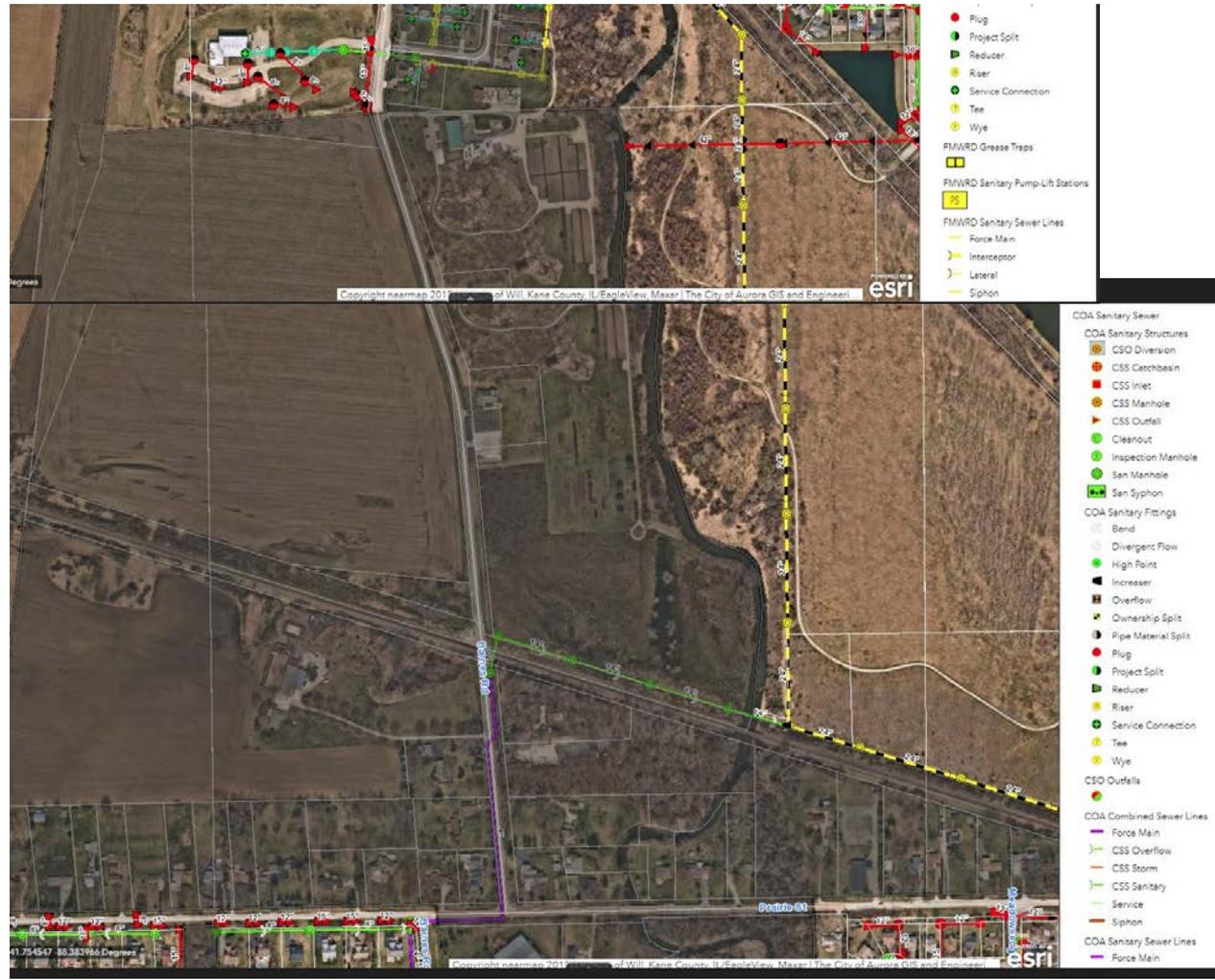
- Mutually Beneficial Outcome

- Offered Voluntary Annexation of the parcel following the Project’s decommissioning.



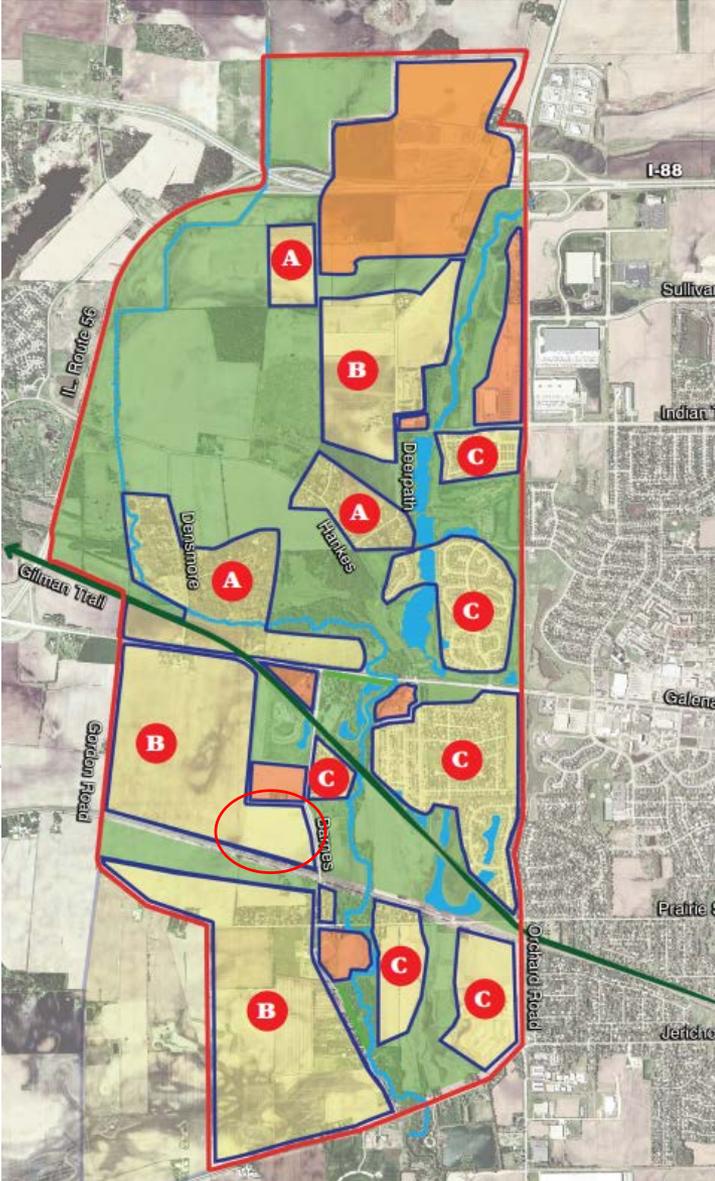
Aurora Resolution Response – Adequate Utilities

- Water Line (1996)
 - Established to support a southern subdivision
- No sewer easements or infrastructure on this property



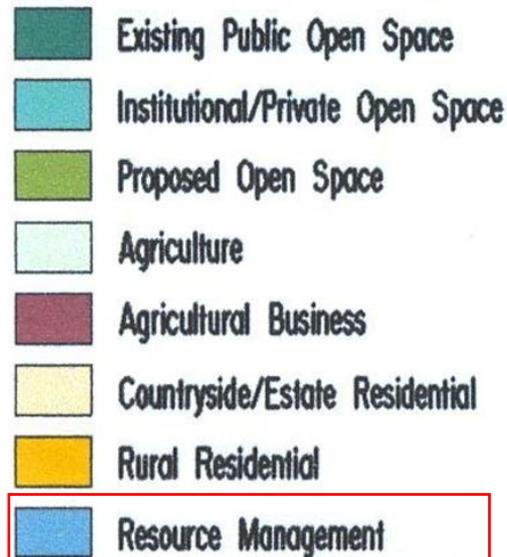
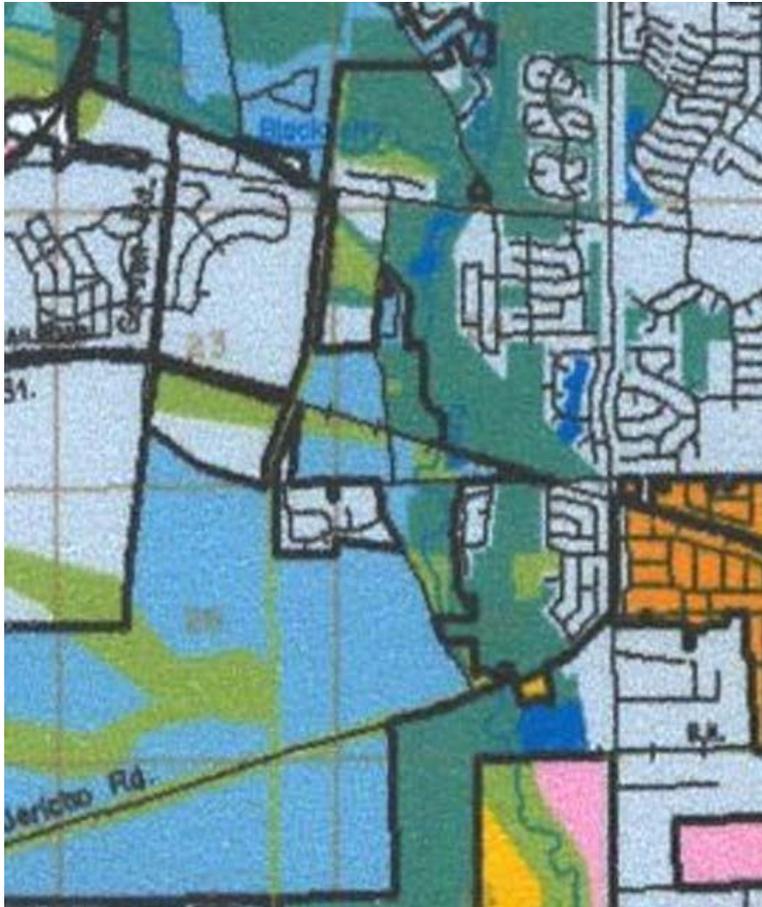
Aurora Resolution Response – Immediacy & Availability

- **200+ acres**
Undeveloped land zoned for Estate Res. within Aurora’s Corporate in Western Aurora
- **131 Acres**
Remaining in Ingham Park (2012) subdivision for development
- **400+ Acres**
Unincorporated County lands Identified for Estate residential in Aurora’s 2002 Plan



Kane County's 2040 Land Use Map

- Significant differences between Aurora's 2002 Plan and Kane County's 2040 Land Use Objectives (2012)



Compliance Statement

- **Application Satisfies:**

- Kane County's Ordinance
- Illinois Siting Bill requirements (55 ILC S 5/5-12020)

- **Project Findings of Fact Summary (Not Exhaustive)**

- LESA: 29 – warranting low protection
- Compatible & Complimentary with surrounding uses & zoning classifications;
- Consistent with the 2040 Land Use Plan;
 - “Being a leader and role model in the area of energy conservation, energy efficiency, reduction of greenhouse gas emissions and use of renewable resources within Kane County...”
- It will not endanger public health, safety, morals, or general welfare of the public;
- Is not injurious to abutting property owners;
- Will not impede the normal, orderly, development of surrounding properties;

Questions ?



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