

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois*

Approved - Meeting Minutes of May 22, 2024 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman (Arrived at 7:08 p.m.), Larry Nelson, Ruben Rodriguez, Claire Wilson, and Seth Wormley (Arrived at 7:40 p.m.)

Members Absent: Karin McCarthy-Lange and Bob Stewart

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

Others Present: Tim O'Brien, Dave Koehler, Joan Soltwisch, Marcia Rousonelo, Ray Jackinowski, Kyle Barry, Erin Bowen, Katherine Carlson, Tom Huddleston, Paul Yearsley, Joy Lieser, Greg Henderson, Carrie Kennedy, Andrew Daylor, Kristine Henderson, Michael Korst, Bruce Miller, and Gloria Foxman

APPROVAL OF AGENDA

Mr. Asselmeier announced that the Petitioner in Petition 24-10 did not give proper notice and would not be considered this evening.

Member Nelson made a motion, seconded by Member Rodriguez, to approve the agenda with the deletion of Petition 24-10. With a voice vote of six (6) ayes, the motion carried.

APPROVAL OF MINUTES

Member Rodriguez made a motion, seconded by Member Wilson, to approve the minutes of the April 24, 2024, meeting. With a voice vote of six (6) ayes, the motion carried.

Mr. Asselmeier said that Millington approved the pre-annexation agreement with Brighter Daze on Crimmin Road which was referenced in the April 24, 2024, minutes.

The Kendall County Regional started their review of Petition 24-14 at 7:02 p.m.

PUBLIC HEARING

Petition 24-14 Tim O'Brien on Behalf of Seward Township

Mr. Asselmeier summarized the request.

In an effort to preserve the agricultural character of the Township and protect the Aux Sable Creek Watershed, Seward Township has proposed a new Future Land Use Map, which was provided. The existing Future Land Use Map was provided.

The proposed changes were as follows:

1. All of the land west Arbeiter and Hare Roads will be reclassified to Agricultural. The Commercial area at the intersection of Route 52 and Grove Road will be retained and the Commercial area at the intersection of Arbeiter Road and Route 52 will also be retained.

2. The Seward Township Building on O'Brien Road, the church on Van Dyke Road, and lands owned by the Kendall County Forest Preserve District and Conservation Foundation west of Arbeiter and Hare Roads will be classified as Public/Institutional.
3. The residentially planned areas east of Arbeiter and Hare Roads will be reclassified to Rural Estate Residential.
4. The floodplain of the Aux Sable Creek was added to the map.
5. Text contained in the Land Resource Management Plan in conflict the above changes will be amended. Mr. Asselmeier said a disclaimer would added to the text of Seward Township portion of the Land Resource Management to note that the map would take precedent over the text, in the event of conflict.

The Seward Township Planning Commission approved this proposal at their meeting on February 5, 2024. The Seward Township Board approved this proposal at their meeting on March 12, 2024. Seward Township held a community forum on the proposal on April 18, 2024. The Kendall County Comprehensive Land Plan and Ordinance Committee also reviewed the proposal at their meetings in February and April 2024.

A composite future land use map of the County and the municipalities' comprehensive plans were provided.

This proposal was sent to Plattville, Minooka, Shorewood, and Joliet on April 30, 2024. This proposal was sent to the Bristol-Kendall, Lisbon-Seward, Minooka, Troy, and Joliet Fire Departments on April 30th. No comments were received.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Mr. Guritz said that he attended the forum in Seward Township and felt that the meeting was well attended and attendees seemed in favor of the proposal. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

Member Nelson asked if any notice would be given regarding the date when the map would become effective. Mr. Asselmeier responded that no specific notice would be given. The map would automatically become effective upon approval by the County Board.

Member Wilson stated that, as a representative of Seward Township, she felt Seward Township proposed the change to the site plan in awful manner with unclear notice and little information provided prior to the meeting. She had no objection to expanding the building. Chairman Ashton said that matter will be discussed later in the meeting.

Member Hamman arrived at this time (7:08 p.m.).

Chairman Ashton opened the public hearing at 7:08 p.m.

Joan Soltwisch, Seward Township Planning Commission, said that twenty-two (22) people completed the evaluation form and sixteen (16) people attended the Seward Township public meeting. She said the Seward Township Supervisor and two (2) Seward Township Trustees attendees. She said that David Guritz from the Kendall County Forest Preserve, Dan Lobbes from the Conservation Foundation, Mike Hoffman from Teska Associates, Dan Duffy and Ryan Anderson from the Village of Minooka, and Natalie Engel from the Village of Shorewood. Five (5) maps were explored. The following maps were presented the Aux Sable Creek Watershed

Map, the Zoning Map, the Hydric Soil Map, and the proposed Future Land Use Map. All comments were positive. The parties agreed to continue to work together on future development. The minutes of the Seward Township meetings were submitted for the record.

Marcia Rousonelo asked what the Comprehensive Plan was. Chairman Ashton responded that it was land use plan for the Township for forward looking development.

Member Nelson noted that, if the plan is adopted, that people wanting the build in the agricultural designated areas, the County would not entertain rezoning requests in those areas. The Land Resource Management Plan would need to be changed and the rezoning request would have to be submitted, if someone wanted to rezone their property in that area.

Member Bernacki asked about the impact of switching residential lands to the agricultural classification. Mr. Asselmeier presented the current Future Land Use Map for Seward Township. The impacted properties would not be able to rezone their properties unless the Land Resource Management Plan was amended. Presently, a property could ask to rezone those properties, if the map allowed.

Member Bernacki asked if it be easier for landscaping businesses to open if a property was zoned agricultural. Mr. Asselmeier said that businesses allowed in the agricultural district would have to secure applicable permits. If a property needed to be rezoned to A-1 to open a business, that process could occur, if the map was approved.

Ray Jackinowski asked about the locations of County Line Road and Route 52 on the map. He was shown those locations.

Discussion occurred regarding the impact of Chatham annexations.

Ray Jackinowski asked about rezoning for a storage facility along Route 52 near County Line Road. Mr. Asselmeier said that area was already shown as commercial on the Future Land Use Map.

Member Bernacki asked why the commercial area was removed from the O'Brien-McKanna-Route 52 interchange. Ms. Soltwisch said that the change was made to protect the Aux Sable watershed. It was unknown if the landowner(s) knew about the proposed reclassification. No timetable was known regarding the road realignment of O'Brien and McKanna Roads. The water engineering study for the realignment area was conducted by the USDA. Further studies will occur when the road alignment is examined. Discussion occurred regarding flooding in the area.

Member Wilson asked why the commercial remained at the Grove Road intersection. Ms. Soltwisch said it remained in the plan because of traffic and trail considerations.

Member Nelson made motion, seconded by Member Hamman to close the public hearing.

With a voice vote of seven (7) ayes, the motion carried.

Chairman Ashton closed the public hearing at 7:31 p.m.

Member Nelson made a motion, seconded by Member Bernacki, to recommend approval of the proposal provided that all the maps and minutes of the various Seward Township meetings be included in the record.

Member Bernacki asked why Seward Township shaded the floodplain areas instead of having different coloring distinctions like Joliet's map had. The reason for the shading was to reduce clutter on the map and make it easier to read.

The vision of Seward Township has changed over the years.

Member Casey asked how much land was required to build a house on Suburban Residential and Rural Residential land. Mr. Asselmeier said that R-1 required approximately two point nine-nine (2.99) acres unless it is part of a planned development. Member Casey asked how much land was required to build a house on Agricultural Land. Mr. Asselmeier said that A-1 required forty (40) acres.

The votes were as follows:

Ayes (6): Ashton, Bernacki, Casey, Hamman, Nelson, and Rodriguez
Nays (1): Wilson
Absent (3): McCarthy-Lange, Stewart, and Wormley
Abstain (0): None

The proposal goes to the Kendall County Zoning Board of Appeals on May 28, 2024.

The Kendall County Regional Planning Commission concluded their review of Petition 24-14 at 7:37 p.m.

PETITIONS

Petition 24-09 Tim O'Brien on Behalf of Seward Township

Mr. Asselmeier summarized the request.

On August 18, 2009, the County Board approved Ordinance 2009-31, granting a special use permit for a governmental building and facility at 14719 O'Brien Road.

The Petitioner is proposing to amend the site plan approved in Ordinance 2009-31 by a constructing an approximately eight thousand four hundred (8,400) square foot pole-type maintenance/storage building to the west of the existing Seward Township building and installing an asphalt driveway connecting the existing parking lot to the new building. For reference, the existing building is approximately nine thousand six hundred (9,600) square feet in size and is used for maintenance, storage, and offices.

Though not shown on the site plan approved in 2009, Seward Township received a permit and installed a sign on the property in 2010. The sign is shown on the proposed site plan.

No other changes to the site were proposed.

The application materials, proposed site plan, and Ordinance 2009-31 were provided.

The property was approximately five (5) acres in size.

The existing land use was Public/Institutional.

The future land use was Commercial.

O'Brien Road was a Township Road classified as a Local Road.

There were no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent properties were used as Agricultural.

The adjacent properties were zoned A-1.

The Land Resource Management Plan calls for the area to be Commercial, Rural Estate Residential, and Rural Residential.

Properties within one half (1/2) of a mile were zoned A-1 and A-1 SU.

There is one (1) home located within one half (1/2) mile of the subject property.

The special use to the west is for a banquet facility and related uses.

EcoCat submitted on April 23, 2024, and consultation was terminated.

A NRI application was submitted on April 30, 2024. The LESA Score was 191 indicating a low level of protection.

Seward Township was emailed information on April 30, 2024.

The Lisbon-Seward Fire Protection District was emailed information on April 30, 2024. No comments received.

ZPAC reviewed the proposal at their meeting on May 7, 2024. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

Member Wormley arrived at this time (7:40 p.m.).

The proposed building will have to obtain applicable building permits.

As required in the special use permit from 2009, the subject property has fifteen (15) parking spaces, including one (1) handicapped parking space. Given that the proposed amendment will not increase public visitation at the property, the number of parking spaces should be adequate.

The Petitioner submitted an application for a stormwater permit.

In 2009, the Petitioner was granted a variance to the stormwater runoff storage facilities by Ordinance 2009-26, which was provided. An amendment to this variance, the installation of stormwater storage facilities, submittal of a fee-in-lieu payment, or some combination thereof will be required. A letter from WBK Engineering was provided. The Petitioner was considering a variance to the Stormwater Management Ordinance, but they were looking to add a stormwater detention, which was not shown on the site plan.

The proposed Findings of Fact were as follows:

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That 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. The expansion will improve the public health, safety, comfort, and general welfare because the new building will allow the township to do its work inside a new facility.

That the special use will not be substantially 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. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The existing use has been in place since 2009. The adjacent land uses are agricultural and the construction of a maintenance building will not injury the use and enjoyment of neighboring land owners.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true except for drainage. Drainage concerns can be addressed through a stormwater permit.

That 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 recommendation of the Zoning Board of Appeals. This is true.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. Seward Township has used the subject property for public/institutional purposes since 2009. Accordingly, allowing the Township expand its facilities is consistent with a goal found on Page 9-20 of the Kendall County Land Resource Management Plan which calls for “mutually supportive, non-adversarial team of municipal, township, . . . county, and other governments working toward the benefit of everyone in Kendall County.”

Staff recommended approval of the requested amendments to the existing special use permit for a governmental building and facility, pending resolution of Kendall County Stormwater Ordinance issues subject to the following conditions and restrictions:

1. The site plan attached as Group Exhibit A of Ordinance 2009-31 is hereby amended to include the submitted site plan.
2. None of buildings or structures allowed by this major amendment to an existing special use permit shall be considered agricultural structures and must secure applicable permits.
3. The remaining conditions and restrictions contained in Ordinance 2009-31 shall remain valid and effective.
4. The use allowed by this major amendment to an existing special use permit shall follow all applicable federal, state, and local laws.
5. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

6. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
7. These major amendments to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Member Wilson requested that her earlier comments apply to this Petition (Member Wilson stated that, as a representative of Seward Township, she felt Seward Township proposed the change to the site plan in awful manner with unclear notice and little information provided prior to the meeting. She had no objection to expanding the building.)

Member Nelson asked if large quantities of salt would be stored inside the building. Bruce Miller, Engineer for Seward Township, said salt storage was already available at the property. Salt would not be stored in the building.

Member Nelson made a motion, seconded by Member Rodriguez, to recommend approval of the major amendment to an existing special use permit with an amendment to include a site detention area on the site plan.

The votes were as follows:

Ayes (8): Ashton, Bernacki, Casey, Hamman, Nelson, Rodriguez, Wilson, and Wormley
Nays (0): None
Absent (2): McCarthy-Lange and Stewart
Abstain (0): None

The proposal goes to the Kendall County Zoning Board of Appeals on May 28, 2024.

Petition 24-11 James W. Filotto on Behalf of Oakland Avenue Storage, LLC

Mr. Asselmeier summarized the request.

The Petitioner would like a map amendment rezoning approximately eleven more or less (11 +/-) acres located on south side of Route 52 between 276 and 514 Route 52 on the south side of Route 52 from A-1 Agricultural District to B-3 Highway Business District in order to operate a contractor's office at the property.

The Petitioner has also submitted an application for a conditional use permit for construction services business at the property (see Petition 24-12).

If the requested map amendment and conditional use permit are approved, the Petitioner will submit an application for site plan approval.

The application materials and zoning plat were provided.

The property was located between 276 and 514 Route 52.

The property was approximately eleven (11) acres in size.

The existing land use was Agricultural.

The County's Future Land Use Map calls for the property to be Commercial. The Village of Shorewood's Plan calls for the property to be Mixed Use.

Route 52 is a State maintained Arterial Road.

There is a trail planned along Route 52.

There are no floodplains or wetlands on the property.

The adjacent properties were used for Agricultural, Single-Family Residential, and a landscaping business.

The adjacent properties were zoned A-1 and A-1 SU.

Properties within one half (1/2) of a mile were zoned A-1, A-1 SU, B-2, B-3 SU, B-4 and Will County Zoning.

The A-1 special use permits to east are for a landscaping business and fertilizer plant.

The A-1 special use permit to the west is for a landing strip.

The B-3 special use permit to the east is for indoor and outdoor storage.

The property to the north of the subject property is planned to be a school.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on April 22, 2024. The LESA Score was 196 indicating a low level of protection. The draft NRI Report was provided.

Petition information was sent to Seward Township on April 30, 2024. The Seward Township Planning Commission reviewed the proposal at their meeting on May 14, 2024, and approved the requested map amendment. The proposal goes to the Seward Township Board in June. An email with this information was provided.

Petition information was sent to the Village of Shorewood on April 30, 2024. Mr. Asselmeier read an email from the Village of Shorewood requesting that the Commission recommend denial of the request.

Petition information was sent to the Minooka Fire Protection District on April 30, 2024. No comments were received.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Seward Township's proposed new Future Land Use Map did not change the classification of this property. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes were provided.

The Petitioner would like to rezone the property to operate a construction services/contractor service at the subject property.

The site is currently farmed. Any future buildings would have to meet applicable building codes.

No utilities are onsite.

The property fronts Route 52. Access would have to be approved by IDOT. IDOT submitted an email expressing no objections to this request. The email was provided.

Parking and driving aisles would be evaluated as part of the site plan review process.

Based on the proposed uses, no new odors are foreseen. The owners of the property would have to follow applicable odor control regulations based on potential other future B-3 allowable uses.

Lighting would need to be evaluated as part of site plan review.

Landscaping would need to be evaluated as part of site plan review.

Any signage would have to meet applicable regulations and secure permits.

The owners of the property would have to follow applicable noise control regulations based on future land uses. Noise control measures would need to be evaluated as part of site plan approval.

Stormwater control would be evaluated as part of site plan review.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes, single-family residential, and a landscaping business.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 and A-1 with a special use permit for a landscaping business. Other properties in the vicinity possess business zoning classifications.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioners proposed use of the property, for the operation of a construction/contractor business, is not allowed in the A-1 Zoning District.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural, commercial, and public/institutional.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Commercial on the Future Land Use Map and the B-3 Zoning District is consistent with this land classification.

Staff recommended approval of the proposed map amendment.

Marcia Rousonelo was concerned about a storage facility coming to the area. She expressed concerns about aesthetics, drainage, noise, and property devaluation.

Ray Jackinowski provided pictures of the storage facility's current operations in Crest Hill. He did not want to live next to that type of use. He favored residential use of the neighboring property.

Michael Korst, Attorney for the Petitioner, said the property would not be used for storage. The proposed use is a contractor's yard, specifically a roofing company. There would be not outside storage and the property would be fenced.

Member Wormley asked how the Petitioner planned to address the objection from Shorewood. Mr. Korst responded that in discussing the proposal with Shorewood prior to application submittal, the area was planned

to be mixed use. They plan to meet with Shorewood in the future. Member Wormley said that he would vote no unless the Petitioner resolved the matter with Shorewood.

Mr. Korst requested the proposal be tabled until the next meeting to allow the Petitioner an opportunity to talk with Shorewood.

Chairman Ashton favored having the Petitioner's name match the proposed use instead of having storage in the applicant's name. Oakland Avenue Storage, LLC was the legal owner of the property.

Member Nelson made a motion, seconded by Member Rodriguez, to layover the proposal to the next meeting at the Petitioner's request.

The votes were as follows:

Ayes (8): Ashton, Bernacki, Casey, Hamman, Nelson, Rodriguez, Wilson, and Wormley

Nays (0): None

Absent (2): McCarthy-Lange and Stewart

Abstain (0): None

The proposal will be continued at the Kendall County Zoning Board of Appeals on May 28, 2024, and will come back to the Regional Planning Commission on June 26, 2024.

Petition 24-13 James C. Marshall on Behalf of TurningPointEnergy, LLC Through TPE IL KE240 (Tenant) and Frank J. Santoro (Owner)

Mr. Asselmeier summarized the request.

The Petitioner is seeking a special use permit for a commercial solar energy facility and a variance to Section 7:01.D.17.a of the Kendall County Zoning Ordinance to allow a commercial solar energy facility on land within one point five (1.5) miles of municipality without an annexation agreement.

The application materials were provided.

The property was located east of 2025 Simons Road.

The entire property was approximately seventy-three (73) acres in size. The fenced area was approximately thirty-eight (38) acres in size.

The existing land use is Agricultural.

The County's Future Land Use Map called for the property to be Rural Residential. The Village of Plainfield's Future Land Use Map called for the property to be Countryside Residential.

Simons Road is a Local Road maintained by Oswego Township.

The Village of Plainfield has a trail planned along Simons Road.

There are no floodplains on the property. There are two (2) farmed wetlands in the vicinity of the proposed use.

The adjacent land uses were Agricultural, Farmstead, Single-Family Residential, and Public/Institutional (Cemetery).

The County's Future Land Use Map called for the area to be Rural Residential and Suburban Residential. The Village of Plainfield's Future Land Use Map called for the area to be Low Density Residential, Medium Density Residential, and Countryside Residential.

Properties within one half (1/2) mile were zoned A-1, A-1 SU, R-1, and R-3 in the County and R-1 and R-1 PUD in the Village of Plainfield.

EcoCAT Report was submitted on September 27, 2023, and consultation was terminated, see Appendix F of the application.

The LESA Score for the property was 227 indicated a high level of protection. The NRI Report is included as Appendix E of the application.

Petition information was sent to Oswego Township on May 1, 2024. Prior to formal application submittal, Oswego Township submitted an email requesting a thirty-three foot (33') deep right-of-way dedication from the center of Simons Road and a road use agreement. The Petitioner already secured an access permit, see Appendix Y of the Application. To date, a road use agreement had not been finalized. The Oswego Township Planning Commission met on this proposal on May 22, 2024, but no information was available regarding the results of that meeting.

Petition information was sent to the Village of Plainfield on May 1, 2024. Prior to formal application submittal, the Village of Plainfield submitted a letter stating they will pursue an annexation agreement after the County reviews the application, see Appendix X.

Petition information was sent to the Oswego Fire Protection District on May 1, 2024. The Oswego Fire Protection District submitted an email expressing no objections to the request. The email was provided.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Discussion occurred regarding Plainfield's plans to annex the property. The solar panels would likely stay at the property for the duration of the special use permit; no mass upgrade would likely occur. A forty foot (40') right-of-way dedication was recommended. The panels would be monitored remotely and a regular maintenance schedule would occur. Herbicides and chemicals would not be used; someone would be hired to maintain the vegetation. The area below the panels would be planted in pollinator friendly plants. If approved, construction would start in 2025. ZPAC recommended forwarding the proposal to the Regional Planning Commission with the amendment to the right-of-way dedication amount by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

Per Section 7:01.D.17 of the Kendall County Zoning Ordinance, commercial solar energy facilities businesses can be special uses on A-1 zoned property subject to the following conditions:

- a. All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property. Petitioner is requesting a variance. Pre-annexation likely within ninety (90) days of approval of the special use permit, see Appendix X of the Application.
- b. The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:

Occupied Community Buildings or Dwellings on Nonparticipating Properties-One hundred fifty feet (150') from the nearest point on the outside wall of the structure

Boundary Lines of Participating Properties-None

Boundary Lines of Nonparticipating Properties- Fifty feet (50') to the nearest point on the property line of the nonparticipating property

Public Road Rights-Of-Way-Fifty feet (50') from the nearest edge

The above setbacks do not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National Electrical Safety Code, Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors. Per the site plan, see Appendix I, the commercial solar energy facility is greater than one hundred fifty feet (150') from the closest non-participating structure. The perimeter fence is setback fifty feet (50') from the adjoining property line and road, except where the farmed wetlands are located (in which cases the setbacks are larger). The panels are twenty feet (20') from the fences on the north, west, and east side of the property and thirty feet (30') from the fence to the south.

- c. A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least six feet (6') and no more than twenty-five feet (25'). This is true. Per the site plan, see Appendix I, the fence seven feet (7') in height.
- d. No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays are at full tilt. Petitioner indicated that this is correct, see Appendix B, Page 8.
- e. The above setback, fencing, and component height requirements may be waived subject to written consent of the owner of each affected nonparticipating property. This written consent shall be submitted at the time of application submittal. No such consent requested or needed.
- f. Sound limitations for components in commercial solar energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board. Petitioner indicated that they will follow these limitations, see Appendix R regarding the noise study.
- g. The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials. The decommissioning plan is included as Appendix O. As noted on page 5 of Appendix O, the decommissioning bond is set at One Hundred Thirty-One Thousand, Seven Hundred Six-Nine Dollars and Twelve Cents (\$131,769.12). The payment of the bond is outlined in the Agricultural Impact Mitigation Agreement (AIMA) on page 11 of Appendix V.
- h. A vegetative screening shall be placed around the commercial solar energy facility. The landscaping plan was provided as Appendix J. An open area pollinator seed mix is purposed around the perimeter of the property. The performance standards and ground cover maintenance requirements were included in the landscaping plan.

- i. Commercial solar energy facility applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (EcoCat) or a comparable successor tool. The commercial solar energy facility applicant shall adhere to the recommendations provided through this consultation. The EcoCat was submitted and consultation was terminated without any specific recommendations.
- j. Commercial solar energy facility applicants shall provide the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review. This was provided starting as Page 34 in Appendix L. The Indiana bat, tricolored bat, whooping crane, monarch butterfly, and eastern prairie fringed orchid were in the area. No impacts were anticipated.
- k. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission. This is true. The site is designed around the farmed wetlands.
- l. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law. No potential impacts to State-registered historic sites exists, see Appendix M.
- m. A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal. The vegetation management plan is included as part of the landscaping, including timelines for planting and maintenance of the vegetation, see Appendix J.
- n. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement. As of the date of this memo, the road use agreement negotiations are ongoing. The transportation and access plan was provided as Appendix U.
- o. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy system within a reasonable time after construction of the commercial solar energy facility is complete. The specific time shall be set in the special use permit. No information was provided regarding drain tile. A drain tile survey is required, per the AIMA.

No buildings are planned for the site. Any structures proposed for the site, including the solar arrays, shall obtain applicable permits.

The property is presently farmland. No wells, septic systems, or refuse collection points were identified.

The Petitioner submitted an application for a stormwater permit. Also, the Petitioner is designing the site per the Village of Plainfield's regulations.

The Petitioner provided groundwater studies, see Appendix S.

Per the site plan (Appendix I), the Petitioner's propose one (1) thirty foot (20') wide access road. Oswego Township has granted an access permit.

The Petitioner is agreeable to right-of-way dedication and the Petitioner submitted a transportation and access plan.

No parking is proposed.

No lighting was proposed.

Per Appendix B, Page 8, a warning sign will be placed at the facility entrance and along the perimeter fence. These signs shall include address of the subject property and a twenty-four (24) hour emergency contact phone number.

The Petitioner provided a glare study, see Appendix Q.

The Petitioner provided a property values study, Appendix T.

No odors were foreseen.

If approved, this would be the second special use permit for a commercial solar energy facility in unincorporated Kendall County.

The proposed Findings of Fact for the special use permit were as follows:

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. The Project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The landscape buffer and existing vegetation around the site will be provided and preserved to screen the project from the view of neighbors and roads. The Petitioner proposes to use pollinator-friendly ground cover underneath the Project and native plantings around the perimeter. These include clover and grass species that promote the establishment and long-term health of bee populations. The Petitioner submitted a landscaping plan outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation. The Petitioner provided a report regarding the proposed landscaping plan and water quality. In addition, the proposal will promote the general welfare of Kendall County by supplying new jobs, new tax revenue and will be a source of generation of sustainable, clean, pollution-free renewable electricity.

The special use will not be substantially 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. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are zoned primarily A-1 and will not be prevented from continuing any existing use or from pursuing future uses. The proposal's operations would be quiet and would

be utilizing pollinator friendly seeding, native plants, and vegetative screening. The landscape buffer will reduce any visual impact on neighbors who live nearby. The Petitioner provided a property value study showing no impact to the values of property near these types of projects.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposal will have adequate utility interconnections designed in collaboration with ComEd. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build all roads and entrances at the facility and will enter into an agreement with Oswego Township regarding road use. After initial construction traffic, landscape maintenance and maintenance to the Project components are anticipated to occur on an as-needed basis, consistent with the Landscaping Plan. Existing traffic patterns will not be impacted in the post-construction operations phase. A drain tile survey will be completed prior to construction and foundation design will work around or reroute any identified drain tiles to ensure proper drainage. The Project will also be designed in a manner that will not materially modify existing water drainage patterns around its facilities.

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 recommendation of the Zoning Board of Appeals. If the requested variance is granted, the proposal meets all applicable regulations.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposal is also consistent with a goal and objective found on page 3-34 of the Land Resource Management Plan, "Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)."

The proposed Findings of Fact for the variance were as follows:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property is located within one point five (1.5) miles of the Village of Plainfield. The Village of Plainfield provided a letter stating they will enter into a pre-annexation agreement in the future.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other A-1 zoned properties within one point five (1.5) miles of a municipality could request a similar variance, if the municipality refuses to annex or enter into a pre-annexation agreement.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. The difficulty was created because the Village of Plainfield did not wish to enter into a pre-annexation agreement or annex the property in a timely manner before application submittal.

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. Granting the variance would not be detrimental to the public or substantially injurious to other properties.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public

safety or substantially diminish or impair property values within the neighborhood. The proposed variance would not impair light or air on adjacent property, cause congestion, increase the danger of fire, or negatively impact property values.

Staff recommended approval of the requested special use permit and variance subject to the following conditions and restrictions. To date, the Petitioner has not agreed to these conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan (Appendix I), landscaping plan, (Appendix J), operations and management plan (Appendix N), decommissioning plan, (Appendix O), road access plan (Appendix U), and Agricultural Impact Mitigation Agreement (Appendix V).
2. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land ~~thirty-three feet (33')~~ **forty feet (40')** in depth along the southern property line to Oswego Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline. **(Amended at ZPAC)**
3. Within ninety (90) days of the approval of the special use permit, the owner of the subject property shall enter into a pre-annexation agreement with the Village of Plainfield. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
4. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
5. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
6. Any structures, included solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
7. One (1) warning sign shall be placed at the facility entrance and one (1) warning sign shall be placed along the perimeter fence. These signs shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.
8. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
9. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
10. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
11. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
12. This special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Mr. Asselmeier read a letter from State Representative Jed Davis. Representative Davis asked the County deny this proposal.

Gloria Foxman, Project Manager for TurningPointEnergy, LLC on behalf of the solar farm. Ms. Foxman introduced the other experts, Erin Bowen with Cohn Reznick Real Estate Appraiser, Katherine Carlson with Kimley-Horn Civil Engineering Firm, Tom Huddleston to answer questions about drain tile, and Kyle Berry, Attorney. Ms. Foxman provided a presentation. She stated she went knocking on doors to speak to residents to make them aware of the solar farm coming to their area. She explained the benefits of solar in her presentation. Ms. Foxman stated that the company leases land from the owner and is responsible for all the maintenance. The solar panels lifespan is twenty-five (25) to forty (40) years. At the end of the lifespan the solar farm will be decommissioned.

Katherine Carlson with Kimley-Horn Civil Engineering Firm made a presentation regarding the site plan. It is composed of seventy-three (73) acres, but the amount of land fenced in will be thirty-eight (38) acres. There is a large portion of land to the north that will remain agriculture and farmed.

Erin Bowen is a Real Estate Appraiser with Cohn Reznick. She said there was no measurable difference in property values and solar farms have not deterred new development.

Member Casey asked if any projects had reached the end of their lifespan. Ms. Fox replied that there were none. The company was twelve (12) years old. Member Casey asked what happens when they get to the end of their lifespan. Ms. Fox stated that the company was obliged to decommission it and return the land to its original state. If the owner would like to keep the access road or landscaping, those features would remain.

Member Wilson asked if they could extend the lease for the solar farm. Ms. Foxman stated she did not know the legalities of that.

Paul Yearsley asked why would the solar panels be removed. He stated that he was not against landowners making money. He purchased his home to enjoy the farmland and scenery. He also questioned why ComEd would purchase this energy. He did not see where the County or its residents would profit from this venture. He expressed concerns about safety for neighborhood children. He wasn't sure what his property would be worth. He tried to contact Ms. Foxman, but did not receive a response. He questioned the use of local installers. He suggested placing solar panels beneath existing power lines. Discussion occurred regarding annexation with Plainfield. He provided an article saying people should not live within one point two (1.2) miles of a solar farm. Mr. Yearsley questioned the size of the project.

Mr. Barry noted that ComEd does not produce its own energy.

Member Bernacki asked if the Petitioners reached out to the County first or Plainfield first. The proposal was reviewed conceptually by Plainfield prior to application submittal and Plainfield submitted a letter stating they would pre-annex the property upon approval by the County.

Dave Koehler said that he was never contacted by the Petitioner. He discussed the location of drain tile on the property. He requested an easement to access the drain tile. He discussed spinning reserve capacity, which is costly for the utility. For this reason, he would like to see battery storage onsite. He questioned where this project would tie into the ComEd system. He questioned if the panels were made China and who is ultimate

owner of the project. Ms. Foxman said the owner of the project is TurningPointEnergy, LLC through TPE IL KE240 and battery storage is not proposed for this project. He was glad that Kendall County required large amounts acreage to build houses on agricultural land and the requirement to have logic in their growth strategies.

Member Nelson asked if the facility will be built without battery storage. Ms. Foxman responded yes. Mr. Asselmeier stated that, if someone proposed battery storage as part of a commercial solar project, battery storage would be incorporated into the special use permit. However, if someone proposed battery storage as the primary use of a property, that use would not be allowed. Member Nelson said that battery storage was discussed as part of another project and, in that case, battery storage would be necessary for that project to proceed.

Greg Henderson questioned the placement of this project in a residential area. He questioned the validity of the submitted housing study and other factors (i.e. new roof) of the house. He expressed concerns about drainage and existing flooding. He suggested placing this project on farmland further away from residential.

Tom Huddleston, drain tile consultant, explained the drain tile survey. He said the impacted drain tiles will have new pipe and will be fifteen inches (15”) if the existing tiles are fourteen inches (14”). A drain tile map will be created as a result of the survey. All elevations will remain the same. He also discussed the planting of grasses and vegetation.

Member Bernacki asked why the project was located on the south end of the property. Ms. Foxman said the project needs only a certain amount of land and the project was placed on the south end of the property to be away from the neighboring residences. The part of the project that goes up to Collins Road is for the path of connection; the wires would be underground to a point and then would connect to the ComEd system above ground. The Petitioner pays to upgrade ComEd’s lines.

Well water would not be impacted by the subterranean lines.

Joy Lieser provided a history of her property. She felt the solar farm would be negative from an aesthetic and health point of view.

Carrie Kennedy said that she and her husband moved to the area because of the rural feel. She believed the proposal would take away from the rural feel. She did not feel the benefit outweighed the cost. She asked how long the project would be viable. She had a concern about decommissioning. She asked if the other special use permit for a commercial solar project was in a residential area. She also asked what the vision was for commercial solar in Kendall County. Mr. Asselmeier said the other project was along Newark Road; it is not in a residential area.

Andrew Daylor liked the rural character of the area. He questioned the project placement in a rural residential area.

Kristine Henderson favored having a subdivision to their east. She asked about fencing. The fencing would be agricultural with no barbed wire. As a Realtor, she would not sell a house next to a solar farm. She was concerned about the animals in the area. The fence is proposed to be inside the green buffer.

Discussion occurred regarding State regulations and the tying of the hands of counties by State law.

Ms. Foxman explained that ComEd tells them where they can interconnect and that information dictates where they attempt to place solar farms.

Mr. Asselmeier explained the approval process and timeline.

Member Wormley reread a portion of the letter of State Representative Davis. Member Wormley was opposed to the variance request. Commercial solar on this land was probably not the best use of land given development patterns in the area.

Member Wilson asked about the decommission plan. The bond would be posted with the County, unless the property is annexed. Discussion occurred regarding the inflation factor. It was noted that the bond figure could be revisited per the AIMA.

Member Wilson asked about soil reclamation in relation to the decommissioning plan. All of the underground cables would be removed per the decommissioning plan.

Member Wilson asked about the drip line. Discussion occurred regarding the number of drip lines.

Member Casey left at this time (9:45 p.m.).

Member Wilson expressed concerns about plants growing. Discussion occurred regarding the erosion and sediment control plan.

Discussion occurred regarding enforcement of the conditions of the special use permit and other applicable law.

The LLC owns the project, but the project would not be operated by the LLC and probably would be sold. Mr. Asselmeier said that the property owner would receive citations. If a violation occurs, liens would be placed with the property.

The Petitioner does not plan to store vehicle or equipment on the property after the project is operational.

Discussion occurred regarding degradation of panels and panel replacement.

Member Nelson made a motion, seconded by Member Bernacki, to recommend approval of the special use permit and variance.

The votes were as follows:

Ayes (0): None

Nays (7): Ashton, Bernacki, Hamman, Nelson, Rodriguez, Wilson, and Wormley

Absent (3): Casey, McCarthy-Lange, and Stewart

Abstain (0): None

The proposals go to the Kendall County Zoning Board of Appeals on May 28, 2024.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

Update from the Comprehensive Land Plan and Ordinance Committee Regarding Potential Amendments to the Kendall County Zoning Ordinance Pertaining to Obstructions and Parking Lots in Required Setbacks

The Comprehensive Land and Ordinance Committee did not have quorum for the May meeting.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 24-04 was approved by the County Board.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that Petition 24-10 and 24-11 will be on the agenda for the June meeting.

ADJOURNMENT

Member Wilson made a motion, seconded by Member Nelson, to adjourn. With a voice vote of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:59 p.m.


Respectfully submitted by,
Wanda A. Rolf, Administrative Assistant

Encs.

1. Memo on Petition 24-14 Dated May 15, 2024
2. Certificate of Publication Petition 24-14 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Seward Township Hydric Soil Map
4. Aux Sable Creek Floodplain Map
5. February 5, 2024, Seward Township Planning Commission Meeting Minutes
6. March 25, 2024, Seward Township Planning Commission Minutes
7. April 18, 2024, Seward Township Planning Commission Program Evaluation
8. May 14, 2024, Seward Township Planning Commission Minutes
9. NRI Report for 14719 O'Brien Road
10. May 22, 2024, Email from Natalie Engel Regarding Petition 24-11
11. Powerpoint Presentation Regarding Petition 24-13
12. May 15, 2024, Letter from State Representative Jed Davis
13. The Dark Side of Solar Power Article

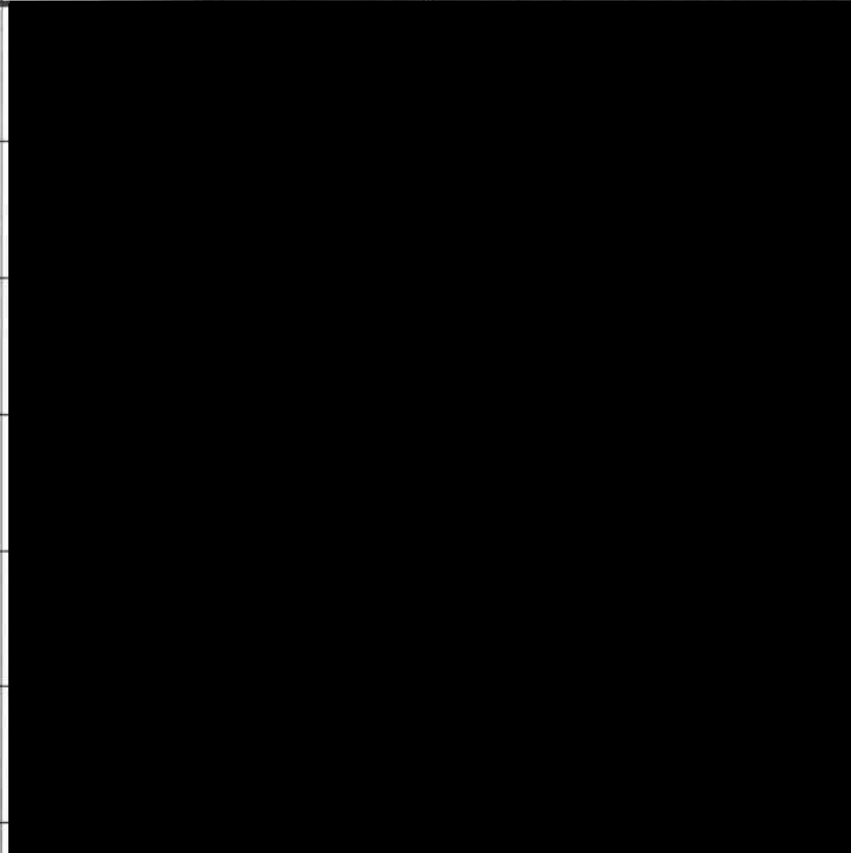
**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
MAY 22, 2024**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Tim O'Brien		
DAVE Koehler		
BELVE MILLER		
Joan Seltman		
marcia Rousonolo		
Ray Johnson 514 RT 52		
Kyle Barry		
Gloria Foxman		

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
MAY 22, 2024**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Erin Bowen		
Katherine Carlson		
TOM HUDDLESTON		
Paul Yearley		
Dave Koehler		
Jay Lieser		



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Regional Planning Commission

From: Matthew H. Asselmeier, AICP, CFM, Planning Director

Date: 5/15/2024

Subject: New Proposed Future Land Use Map for Seward Township

In an effort to preserve the agricultural character of the Township and protect the Aux Sable Creek Watershed, Seward Township has proposed the attached new Future Land Use Map. The existing Future Land Use Map is also attached.

The proposed changes are as follows:

1. All of the land west Arbeiter and Hare Roads will be reclassified to Agricultural. The Commercial area at the intersection of Route 52 and Grove Road will be retained and the Commercial area at the intersection of Arbeiter Road and Route 52 will also be retained.
2. The Seward Township Building on O'Brien Road, the church on Van Dyke Road, and lands owned by the Kendall County Forest Preserve District and Conservation Foundation west of Arbeiter and Hare Roads will be classified as Public/Institutional.
3. The residentially planned areas east of Arbeiter and Hare Roads will be reclassified to Rural Estate Residential.
4. The floodplain of the Aux Sable Creek was added to the map.
5. Text contained in the Land Resource Management Plan in conflict the above changes will be amended.

The Seward Township Planning Commission approved this proposal at their meeting on February 5, 2024. The Seward Township Board approved this proposal at their meeting on March 12, 2024. Seward Township held a community forum on the proposal on April 18, 2024. The Kendall County Comprehensive Land Plan and Ordinance Committee also reviewed the proposal at their meetings in February and April 2024.

A composite future land use map of the County and the municipalities' comprehensive plans is attached.

This proposal was sent to Plattville, Minooka, Shorewood, and Joliet on April 30, 2024. This proposal was sent to the Bristol-Kendall, Lisbon-Seward, Minooka, Troy, and Joliet Fire Departments on April 30th.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Mr. Guritz said that he attended the forum in Seward Township and felt that the meeting was well attended and attendees seemed in favor of the proposal. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are attached.

If you have any questions regarding this memo, please let me know.

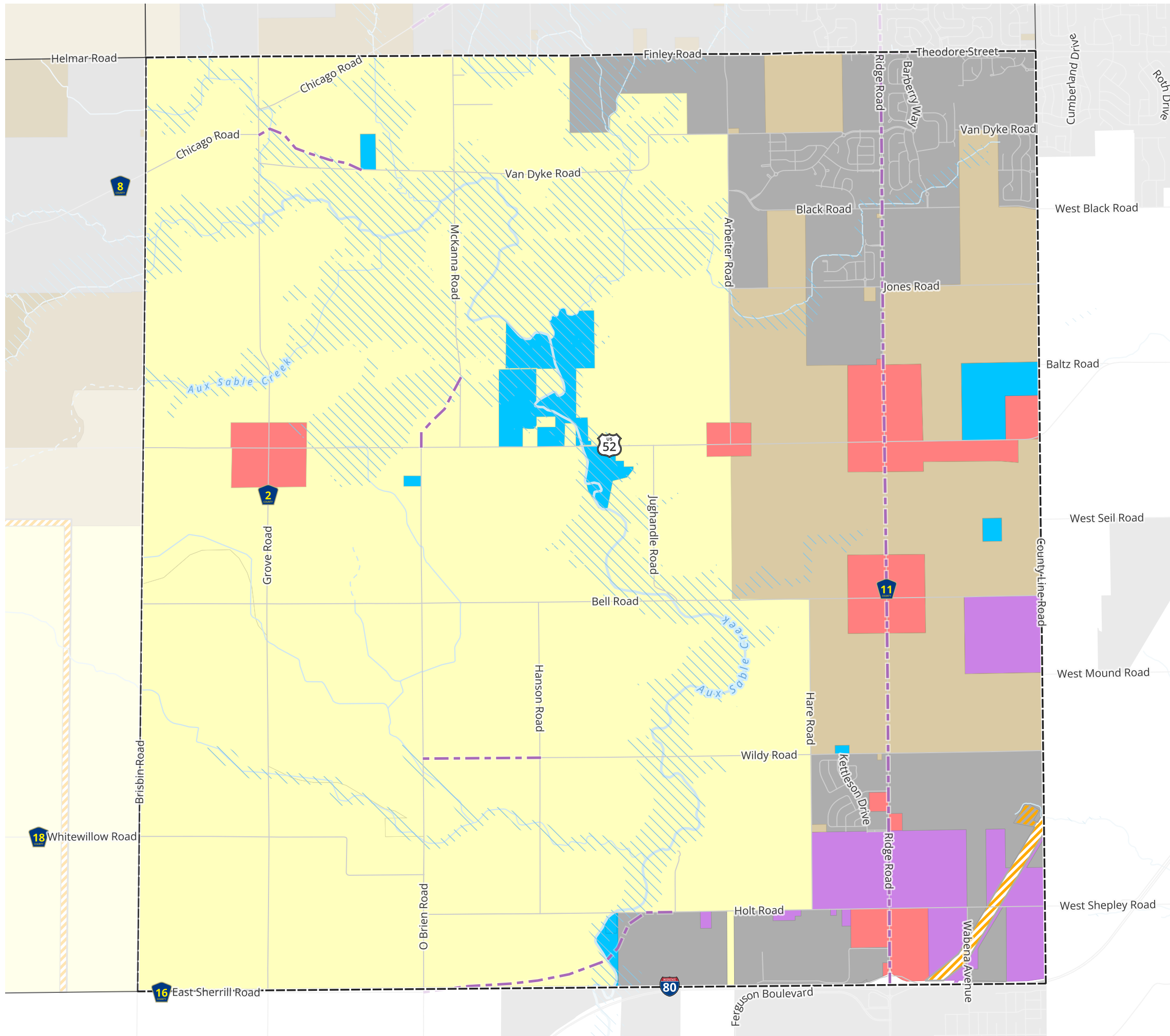
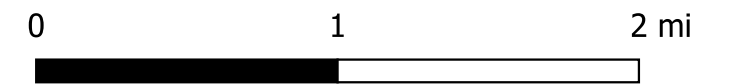
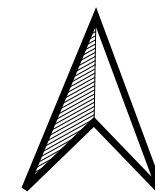
Thanks,

MHA

Encs.: Proposed Future Land Use Map
Existing Future Land Use
Composite Future Land Use Map
May 7, 2024, ZPAC Meeting Minutes (This Petition Only)

Seward Township

Future Land Use Drafts / Proposals



- - Proposed Roadway Improvements
- /// Floodplain
- LRMP Management Areas
 - Urbanized Communities
 - Suburban Residential
 - Rural Residential
 - Rural Estate Residential
 - Countryside Residential
 - Hamlet
 - Rural Community
 - Commercial
 - Public / Institutional
 - Open Space
 - Natural Resource Area
 - Agriculture
 - Mining
 - Potential Mining District
 - Mixed Use Business
 - Transportation Corridors
 - Utility Right of Way
 - Agricultural Conservation Area

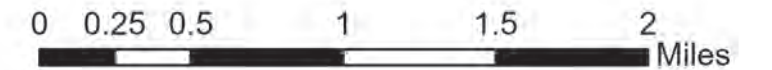
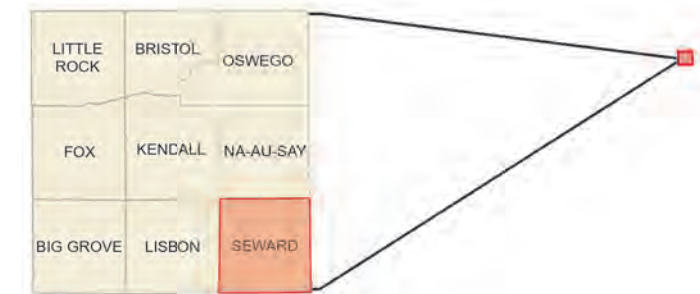
FUTURE LANDUSE SEWARD TOWNSHIP 2023

Legend

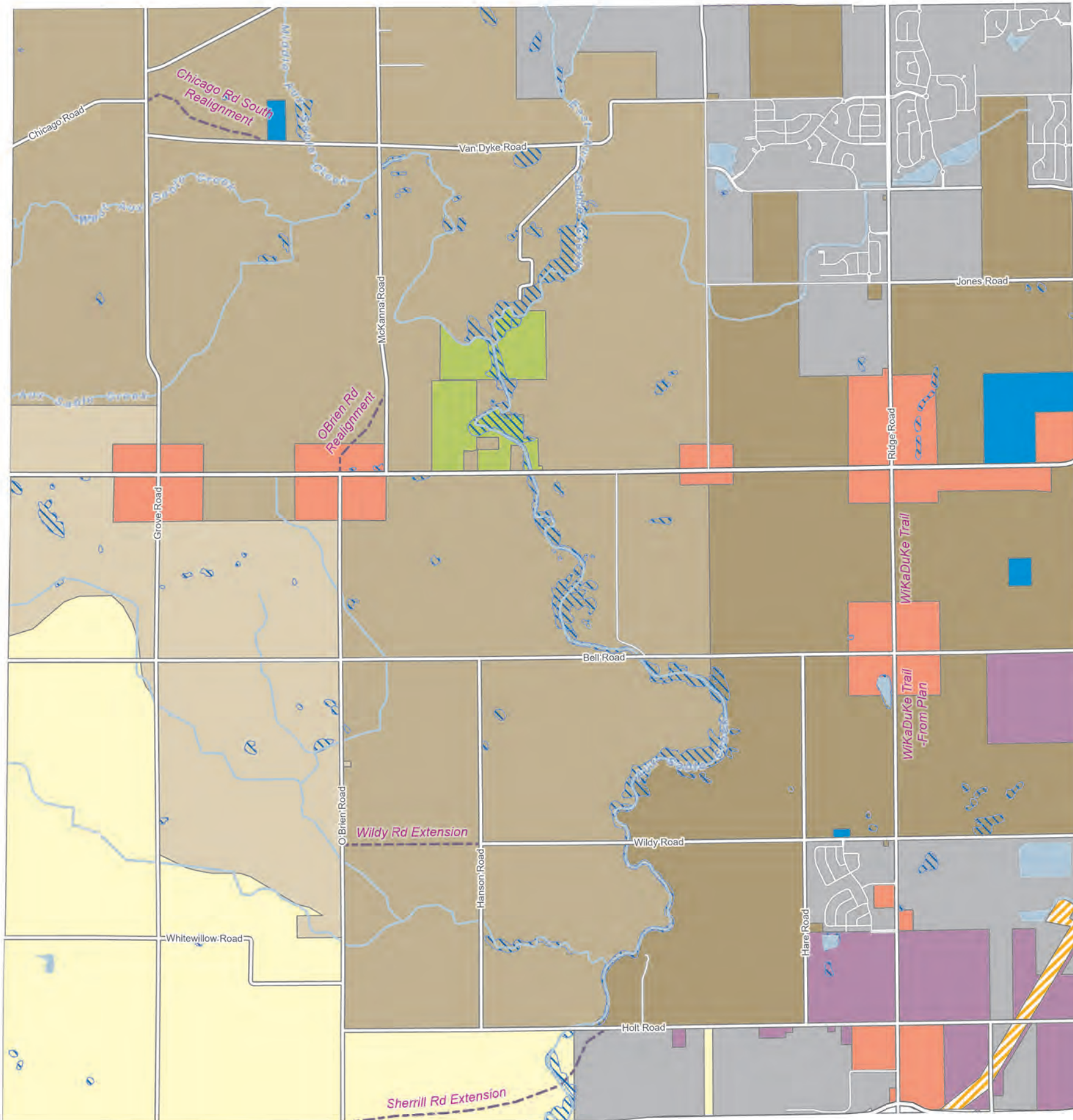
-  Wetlands
-  Floodplains
-  Proposed Roadway Improvements

Land Resource Management Plan Management Areas

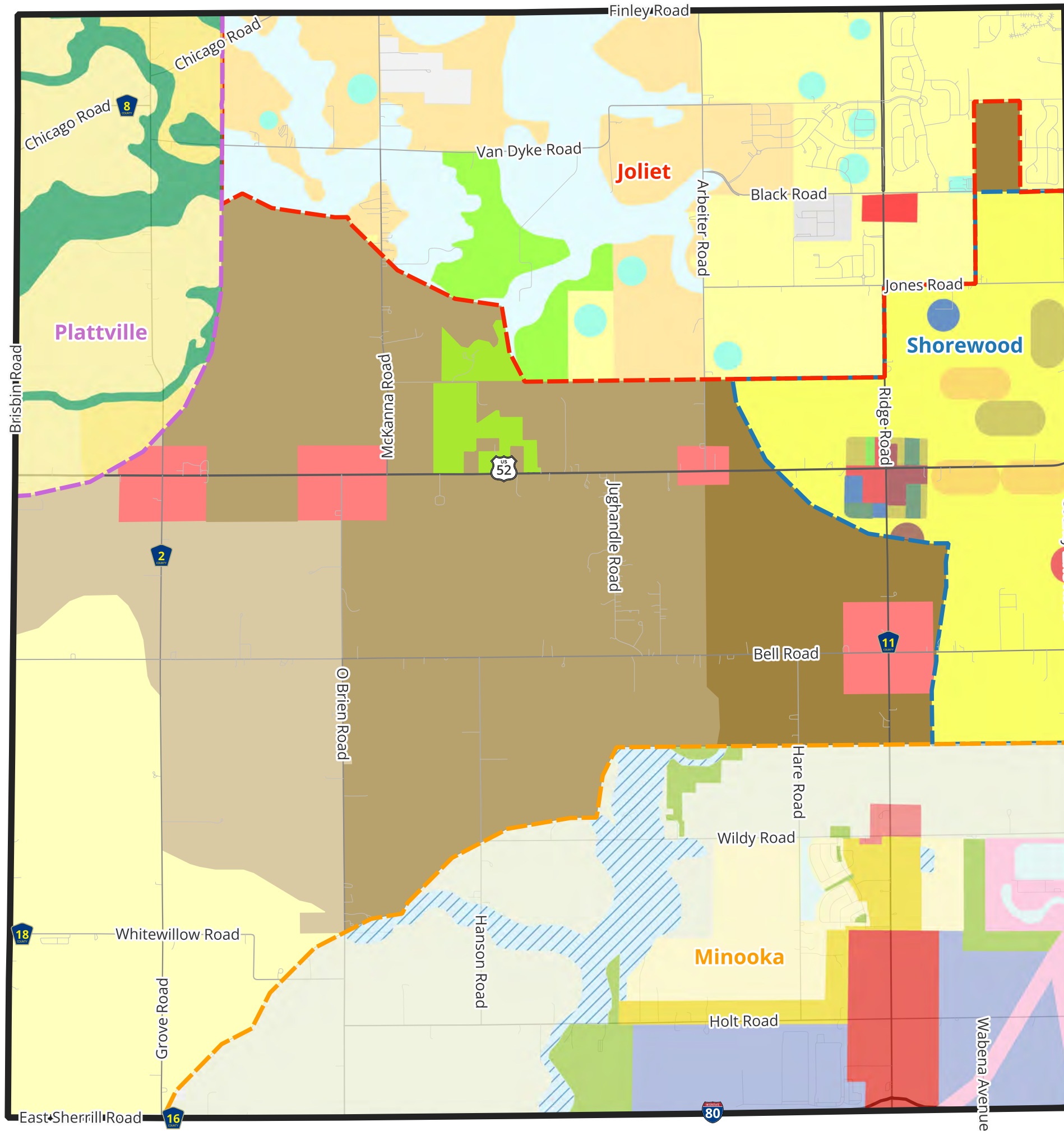
- | | | |
|---|---|--|
|  Utility Right of Way |  Rural Residential |  Mixed Use Business |
|  Urbanized Communities |  Rural Estate Residential |  Public / Institutional |
|  Suburban Residential |  Commercial |  Open Space |
| |  Agricultural Conservation Areas |  Agriculture |



Kendall County
 Planning, Building & Zoning Department
 111 Fox Street
 Yorkville, Illinois 60560



Seward Township Future Land Use Plan



Seward Township Boundary

Kendall County

- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Commercial
- Open Space
- Agriculture

City of Joliet

- Residential - Various Density Conditions
- Residential - Aux Sable Design Corridor
- Local Commercial
- Community Commercial
- Municipal / Institutional
- Utilities
- Parks
- Flood Plain
- Planning Area

Village of Plattville

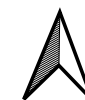
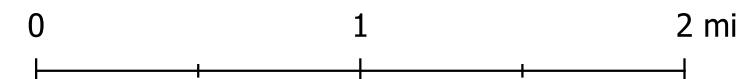
- Low Density Residential
- Medium Density Residential
- Parks & Open Space
- Planning Area

Village of Minooka

- Single Family - Detached
- Single Family - Attached
- Agriculture
- Industrial
- Utilities
- Commerical Corridor
- Community Commercial
- Flood Area
- Parks
- Water Bodies
- Planning Area

Village of Shorewood

- Single Unit - Detached
- Single Unit - Attached
- Multi-Unit
- Corridor Commercial
- Community Commercial
- Institution
- Mixed Use
- Conservation
- Recreation
- Planning Area



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
May 7, 2024 – Unapproved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
David Guritz – Forest Preserve (Arrived at 9:02 a.m.)
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff’s Department
Alyse Olson – Soil and Water Conservation District (Arrived at 9:02 a.m.)
Aaron Rybski – Health Department
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC

Audience:

Tim O’Brien, Pete Fleming, Michael Korst, Jim Filotto, Ryan Solum, Bruce Miller, Alex Schuster, and Gloria Foxman

PETITIONS

Petition 24-14 Tim O’Brien on Behalf of Seward Township

Mr. Asselmeier summarized the request.

In an effort to preserve the agricultural character of the Township and protect the Aux Sable Creek Watershed, Seward Township has proposed the attached new Future Land Use Map. The existing Future Land Use Map is also attached.

The proposed changes were as follows:

1. All of the land west Arbeiter and Hare Roads will be reclassified to Agricultural. The Commercial area at the intersection of Route 52 and Grove Road will be retained and the Commercial area at the intersection of Arbeiter Road and Route 52 will also be retained.
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3. The residentially planned areas east of Arbeiter and Hare Roads will be reclassified to Rural Estate Residential.
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5. Text contained in the Land Resource Management Plan in conflict the above changes will be amended.

The Seward Township Planning Commission approved this proposal at their meeting on February 5, 2024. The Seward Township Board approved this proposal at their meeting on March 12, 2024. Seward Township held a community forum on the proposal on April 18, 2024. The Kendall County Comprehensive Land Plan and Ordinance Committee also reviewed the proposal at their meetings in February and April 2024.

A composite future land use map of the County and the municipalities’ comprehensive plans is attached.

This proposal was sent to Plattville, Minooka, Shorewood, and Joliet on April 30, 2024. This proposal was sent to the Bristol-Kendall, Lisbon-Seward, Minooka, Troy, and Joliet Fire Departments on April 30th.

Mr. Asselmeier noted that he would add a disclaimer to text of the Seward Township portion of the Land Resource Management Plan noting that if conflicts arise between the text and the Future Land Use Map, the Future Land Use Map would take precedence.

Mr. Guritz stated that he attended the public meeting in Seward Township and felt that it was well attended and most people in attendance were in favor of the proposal. The addition of the floodplain gives the map a different perspective.

Mr. Guritz made a motion, seconded by Mr. Rybski, to recommend approval of the request.

The votes were follows:

Ayes (9): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Olson, Rybski, and Wormley
Nays (0): None
Abstain (0): None
Absent (1): Chismark

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on May 22, 2024.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of nine (9) ayes, the motion carried.

The ZPAC, at 9:54 a.m., adjourned.

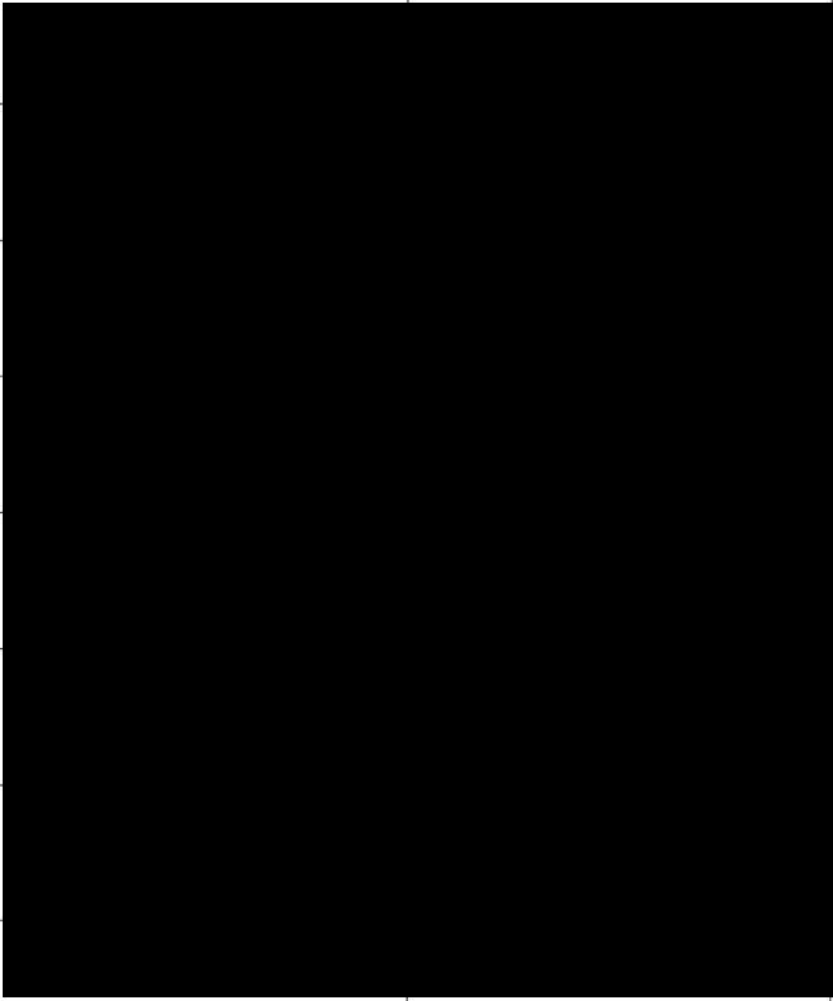
Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Director

Enc.

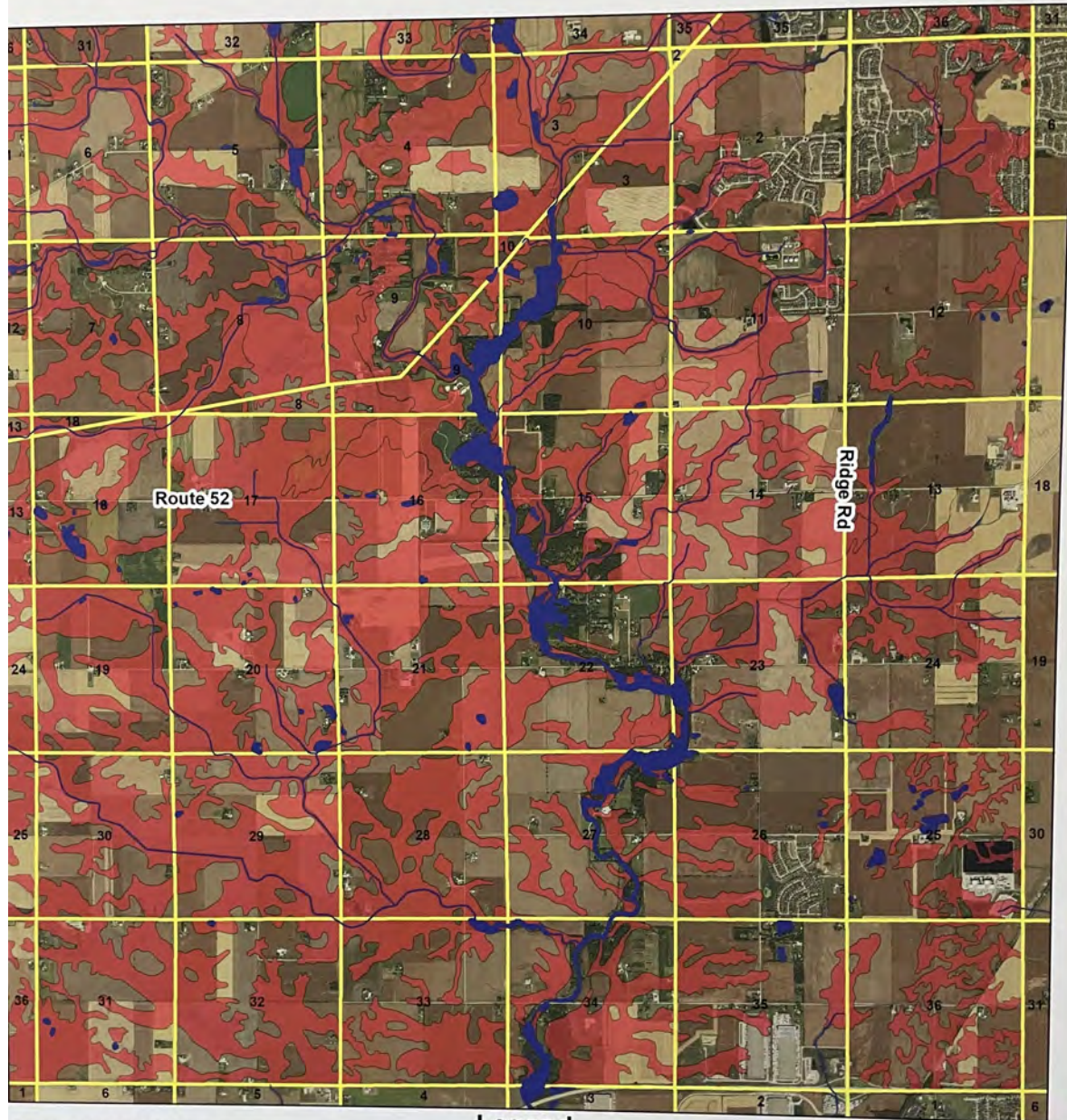
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**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
MAY 7, 2024**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
<i>Jim O'Brien</i>		
<i>Pete Fleming</i>		
<i>Michael Korst</i>		
<i>Jim Filotto</i>		
<i>Ryan Solum</i>		
<i>BRUCE MILLER</i>		
<i>ALEX Schuster</i>		

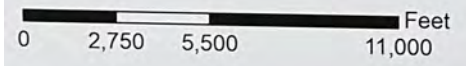
Seward Township Hydric Soils & Wetlands/Waterways

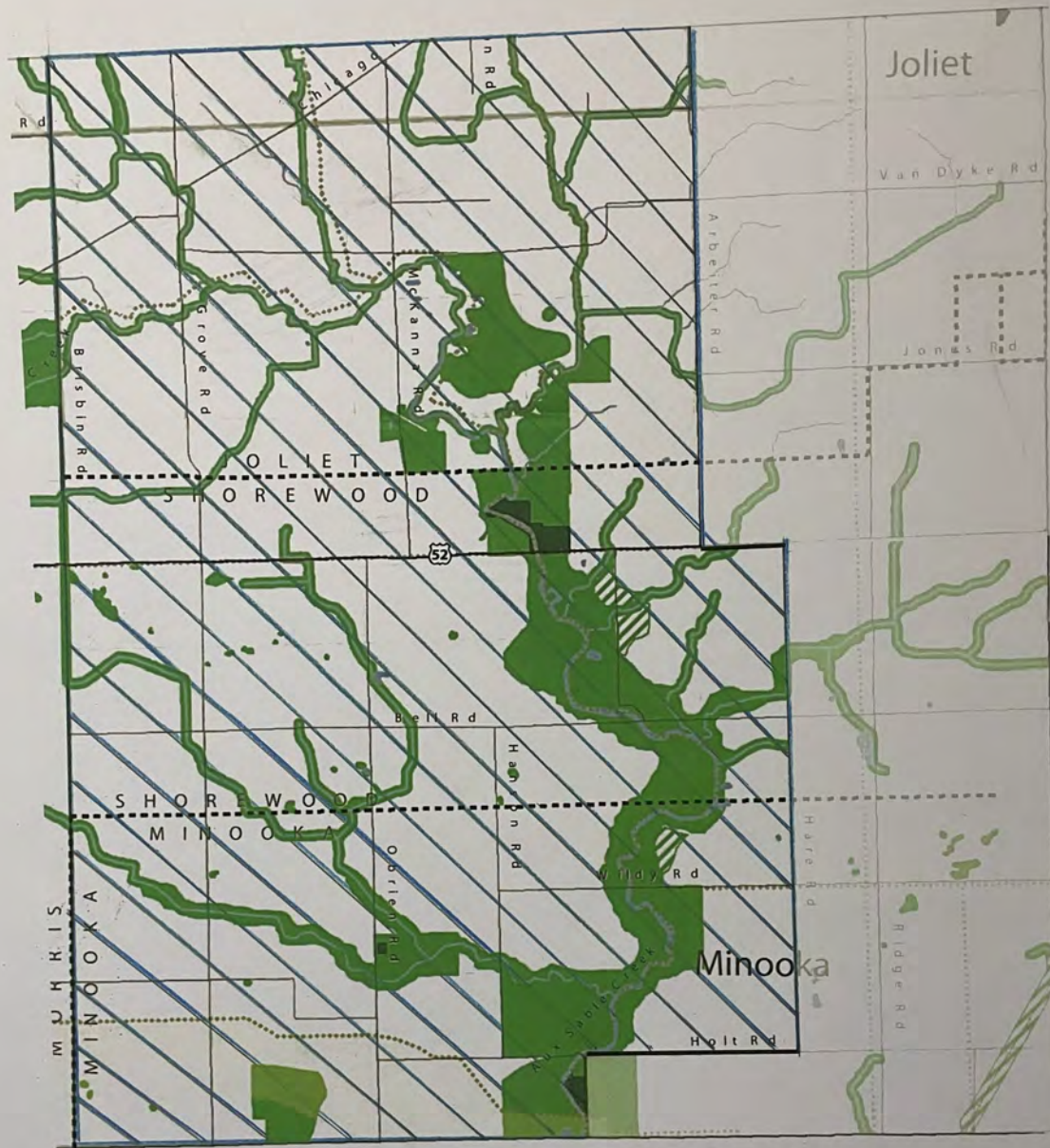


Source: USDA NRCS Ortho Imagery

Legend

-  NWI Wetlands Upper IL Watershed
-  NWI Wetlands Des Plaines Watershed
-  Section Lines
-  Hydric Soil





Excerpted from "The Natural Treasures of Kendall County"



SEWARD TOWNSHIP LAND RESOURCE PLANNING COMMITTEE; MONTHLY MEETING FEBRUARY 05, 2024

Call to Order: Time 6:32 P.M.

Location: Seward Township Building
1479 O'Brien Road
Minooka, Illinois, 60447

Pledge of Allegiance was lead by Mr. Fleming

Roll Call: Called by Ms. Soltwisch

Present at meeting: Peter Fleming, Jessica Nelson, Joan Soltwisch

Absent at the meeting: Ron Miller, excused.

Guests: Debrae Chow, Mike Cook, Garrett Cook

Approval of the January 16th Minutes: Ms. Nelson moved, Ms. Soltwisch seconded.
Motion Carried.

Public Comment:

New Business:

1. Presentation by Cook Engineering Group on re-zoning property along the East side of Ridge Road, North of Bell Road, adjacent to the Rusty Ridge Vet Clinic, from A-1 to B-3. Ms. Chow and Mr. Cook discussed that they wanted to be re-zoned by Kendall County, and thought that the properties plan would be an asset to the township. Ms. Nelson moved to approve the plan, as presented. Ms. Soltwisch seconded. **Motion Carried.** Mr. Cook and Ms. Chow asked that our committee recommend an approval of their plan to the Seward Township Board.

2. Our committee was made aware that several solar farm sitings were in progress in Seward Township. We were told that these farms would not be zoned through the Kendall County Zoning Board. The companies involved were originally asked to come to our resource Planning Committee with their plans. Instead they will be approved, for siting, by the municipalities of Joliet. Minooka and Shorewood. Ms. Soltwisch noted that at the Kendall County Planning, Building & Zoning Annual meeting, on February 3rd. 2024, the Mayor of Shorewood spoke and stated that their zoning board denied the siting of the solar farm on Seil Road. The board thought that the plan did not fit their land use, for Best Management.

3. Ms. Soltwisch, and Mr. Fleming will attend the next Kendall County Regional Planning Commission, to discuss our Seward Township zoning map change. We have been asked to meet with them on February 28th, 5:00 P.M. Our Seward Township supervisor, Tim O'Brien will be asked to attend with us.

We will also announce, to the Regional Planning Commission, that our township will host a Panel Discussion, to cover topics of land preservation, along the Aux Sable Creek, and open space map zoning changes. We will ask representatives from Shorewood and Minooka, as well as representatives

from the Kendall Forest Preserve, Teska and Associates, and The Conservation Foundation. The panel will take place at the Seward Township. There will be no cost to the township.

Mr. Fleming called for a motion to approve our amended Seward Township zoning map. Ms. Nelson moved and Ms. Soltwisch seconded. **Motion carried.**

Old Business: There is no old business at this time.

Other Business/Announcements: There was no further business or announcements at this time.

The next monthly meeting of the Seward Township Land Resource Planning Committee will be Monday, March 11, 2024, at 6:30 P.M.

Adjournment: Mr. Fleming called for an adjournment of the meeting Ms. Nelson moved and Ms. Soltwisch seconded. **Motion carried.** Meeting adjourned at 7:21 P.M.

Minutes submitted by Joan Kathryn Soltwisch

SEWARD TOWNSHIP LAND RESOURCE PLANNING COMMITTEE; MONTHLY MEETING MARCH 25, 2024

Call to Order: Time 6:32 P.M.

Location: Seward Township Building
14719 O'Brien Road
Minooka, Illinois, 60447

Pledge of Allegiance was lead by Mr. Fleming

Roll Call: Called by Ms. Soltwisch

Present at meeting: Peter Fleming, Jessica Nelson, Joan Soltwisch Ron Miller

Approval of the February 5th 2024 Minutes: Ms. Nelson moved, Ron Miller seconded.
Motion Carried.

Public Comment: There was no public comment at this time.

New Business:

Ms. Soltwisch, and Mr. Fleming, and Seward Township Supervisor, Tim O'Brien, attended the Kendall County Regional Plan Commission, February 28th 2024. We were asked to go back to the Township to discuss our Zoning Map change, and bring back an evaluation so that the County could get a feel for resident support, of our Proposed Map.

Our township will host a Panel Discussion, and invite the residents of Seward to engage in conversation over topics of land preservation, along the Aux Sable Creek, and open space map zoning changes, with representatives from Shorewood and Minooka, as well as representatives from the Kendall Forest Preserve, Teska and Associates, and The Conservation Foundation. The panel will take place at the Seward Township, on April 18th, at 5:00 P.M., at the Seward Township Hall, 14719 O'Brien Road, Minooka IL. There will not be a cost to the township. Ms. Soltwisch will make arrangements to post the meeting in the Kendall County Record. We will ask Mr. Scott Cryder, Road Commissioner to furnish water. Mr. Fleming will bring a vegetable tray and Ms. Nelson decaf coffee. Ms. Soltwisch will bring a fruit and vegetable tray. Ms. Miller will also bring cookies and vegetable trays. Mr. Fleming will bring copies of the current zoning map, as well as updated proposed map. We will make 30 handouts with evaluation choices.

Old Business: There is no old business at this time.

Other Business/Announcements: There was no further business or announcements at this time.

The next monthly meeting of the Seward Township Land Resource Planning Committee will be Monday, May 14, 2024, at 6:30 P.M.

Adjournment: Mr. Fleming called for an adjournment of the meeting Ms. Nelson moved and Mr. Miller seconded. **Motion carried.** Meeting adjourned at 7:21 P.M.

Minutes submitted by Joan Kathryn Soltwisch

SEWARD TOWNSHIP PLANING COMMITTEE MEETING PROGRAM EVALUATION APRIL 18TH 2024

1. Did your knowledge of our township map proposed change increase, as a result of this program.
(Y/N) 22 persons replied yes to this questions, out of 22 attending.
Did your knowledge level increase as to the relationship with the township and Kendall County's role in zoning change, as a result of this discussion?
(Y/N) 3 persons said no to this question, 19 out of twenty two attending said yes.
If so what was your knowledge, before, on a scale from 1 to 5? How about after? Knowledge level before? 1 2 3 4 5 Knowledge level after 1 2 3 4 5
2,7,3,5 persons answered respectively to knowledge level before. 0,1,2,6,6, persons answered respectively to knowledge after the meeting. The result was that overall knowledge increased.
2. Annexation agreements were discussed. Was that discussion helpful for you?
All but three answered a firm yes, to this question. One said, not applicable, one said not really.
3. The need to keep open space and farm ground protection go hand in hand, in our area. Do you feel that this is important? Was this discussion helpful?
(Y/N) All present said yes, to this answer.
4. The Aux Sable Watershed is a protected class A stream. There is a "Protect Kendall Now" map depicting the buffer of protection. Do you feel that this is important? (Y/N) All said yes to this question.
5. Would you like to stay informed on the planing of our area?
All voted a positive **YES**, to stay informed on the planing of our area.

Twenty two people signed the e-mail and contact sheet. There were a few more in attendance, as the family questioning dividing property, for their grown children did not all sign, just the parents, Irma and Loya Quezada.

The guests present that were from Seward Township totaled 16 persons. One person was, the Seward Township Supervisor, and two were Seward Township Trustees. * They were all in favor.

The guests present that were asked to weigh in on behalf of the map change totaled five. They were David Guritz, Kendall Forest Preserve. Dan Lobbes, The Conservation Foundation. Mike Hoffman, senior urban planner, Teska and Assoc. Dan Duffy, Manager, The Village of Minooka, Ryan Anderson, Public Works, The Village of Minooka. Natalie Engel, Community Development, The Village Of Shorewood.

A total of five maps were explored. One showing a vision of changing zoning areas slated for residential back to agriculture, with discussion of the one and 40 rule. One map showed the Aux Sable Watershed with buffered areas, commonly called, The Protect Kendall Now map. One map showed the current map showing currently zoned areas, and one map showed the hydric soils, in degrees in Seward Township, most notably in the tributaries, and close to the Aux Sable Creek.

It was a very informative meeting. The five professionals that engaged with the residents of Seward Township all thought positively that the map change reflected their comprehensive plans, with good urban planning and that vision would be productive in saving farm ground, a good fit for future development, forest preserves, and good planning for working forward together. It was generally agreed to continue this dialog and work together, in the future.

Sincerely, Peter Fleming, Jessica Nelson, Ron Miller, Joan Soltwisch, Seward Township Planing Board.

* One trustee was absent from Seward Township Board, as she was stuck in a two hour traffic jam on I 80, but had planned to attend. One trustee was absent due to farming in Central Illinois.

SEWARD TOWNSHIP LAND RESOURCE PLANNING COMMITTEE; MONTHLY MEETING MAY 14, 2024

Call to Order: Time 6:45 P.M.

Location: Seward Township Building
14719 O'Brien Road
Minooka, Illinois, 60447

Pledge of Allegiance was lead by Mr. Fleming

Roll Call: Called by Ms. Soltwisch
Present at meeting: Peter Fleming, Joan Soltwisch, Ron Miller

Absent approved: Jessica Nelson

Approval of the March 25, 2024 Minutes: Mr. Miller moved, Ms. Soltwisch seconded.
Motion Carried.

Public Comment: There was no public comment at this time.

New Business:

1. Proposed Commercial Roofing Business to be located on Route 52 (East of Ridge Road, and West of County Line Road.) Plans were sent to members to review. Project had been approved, by the Kendall County Zoning, Planning Board of Appeals. Mr. Fleming called for a motion to approve the project, upon recommended light design and landscape ordinance plan submission. Mr. Miller moved and Ms. Soltwisch seconded. **Motion carried**

Old Business:

1. The Panel discussion held April 18th to consider comments and make recommendations regarding the amendments, to the future land use map and in the Kendall County Land Resource Management Plan, by adopting a new Future Land Use Map was a success. The evaluations from the special meeting were positive. The guests that were present, from Seward Township totaled 16 persons. One person was the Seward Township Supervisor and two trustees were present. Guests present, that were asked to comment on behalf of the proposed map update were, David Guritz, Kendall County Forest Preserve, Dan Lobbes, The Conservation Foundation, Mike Hoffman, Senior Planner, Teska and Associates, Dan Duffy, Manager, Village of Minooka, Ryan Anderson, Village of Minooka Public Works, and Natalie Engel, Community Development, the Village of Shorewood. All were in favor of the changes, and thought that the proposed map change was a good fit for future best management and future land use. It fit well with the areas comprehensive planes. It was generally agreed to continue this dialog and work together, in the future.

2. Public notice was sent to Seward Township, from the Kendall County Regional Plan Commission to hold hearing on May 22nd, 2024, at 7:00 P.M., to consider comments and make recommendations regarding Petition # 24-14, a request from Seward Township for Amendments to the Future Land Use Map and related text changes from the Seward Township Land Resource Management Plan. The Kendall County zoning Board of Appeals will hold theri meeting on May 28, 2024 at 7:00 P.M. to

consider the same Amendments that our Seward Township requests. Both meetings will be held at the Kendall County Office Building, Rooms 209 and 210, at 111 Fox Street, Yorkville, IL.

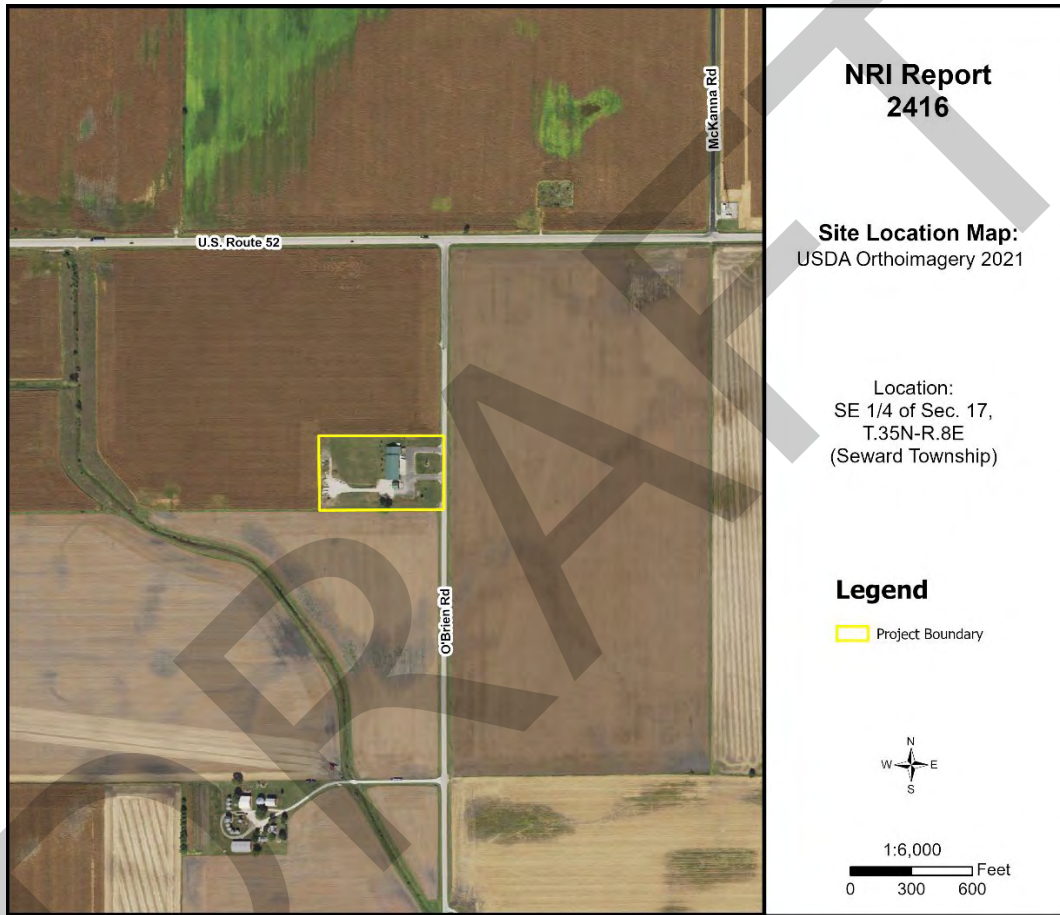
Other Business/Announcements: There was no further business or announcements at this time.

The next monthly meeting of the Seward Township Land Resource Planning Committee will be Monday, June 3, 2024, at 6:30 P.M.

Adjournment: Mr. Fleming called for an adjournment of the meeting Mr. Miller moved and Ms. Soltwisch seconded. **Motion carried.** Meeting adjourned at 7:05 P.M.

Minutes submitted by Joan Kathryn Soltwisch

NATURAL RESOURCES INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: #2416



May
2024

Petitioner: Seward Township
Contact: Tim O'Brien

Prepared By:



7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
Fax: (630) 553-7442
www.kendallswcd.org

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EXECUTIVE SUMMARY

Natural Resources Information Report Number	#2416
Petitioner	Seward Township
Contact Person	Tim O'Brien
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	Southeast ¼ of Section 17, Township 36 North, Range 8 East (Seward Township) of the 3 rd Principal Meridian
Project or Subdivision Name	Seward Township Highway Department Storage Building
Existing Zoning & Land Use	A-1 Agricultural District with a Special Use Permit; Seward Township Office/Maintenance Building
Proposed Zoning & Land Use	Major Amendment to the A-1 Special Use; Addition of a new storage building
Proposed Water Source	Existing well
Proposed Type of Sewage Disposal System	Existing septic
Proposed Type of Storm Water Management	Undetermined at this time – current options include an amendment to existing variance, installation of stormwater storage facilities, submittal of a fee-in-lieu payment, or combination of these will be required.
Size of Site	(+/-) 5.00 acres
Land Evaluation Site Assessment Score	191 (Land Evaluation: 86; Site Assessment: 105)

NATURAL RESOURCE CONSIDERATIONS

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this project area contains the soil types shown in Figure 1 and Table 1. Please note this does not replace the need for or results of onsite soil testing. If completed, please refer to onsite soil test results for planning/engineering purposes.

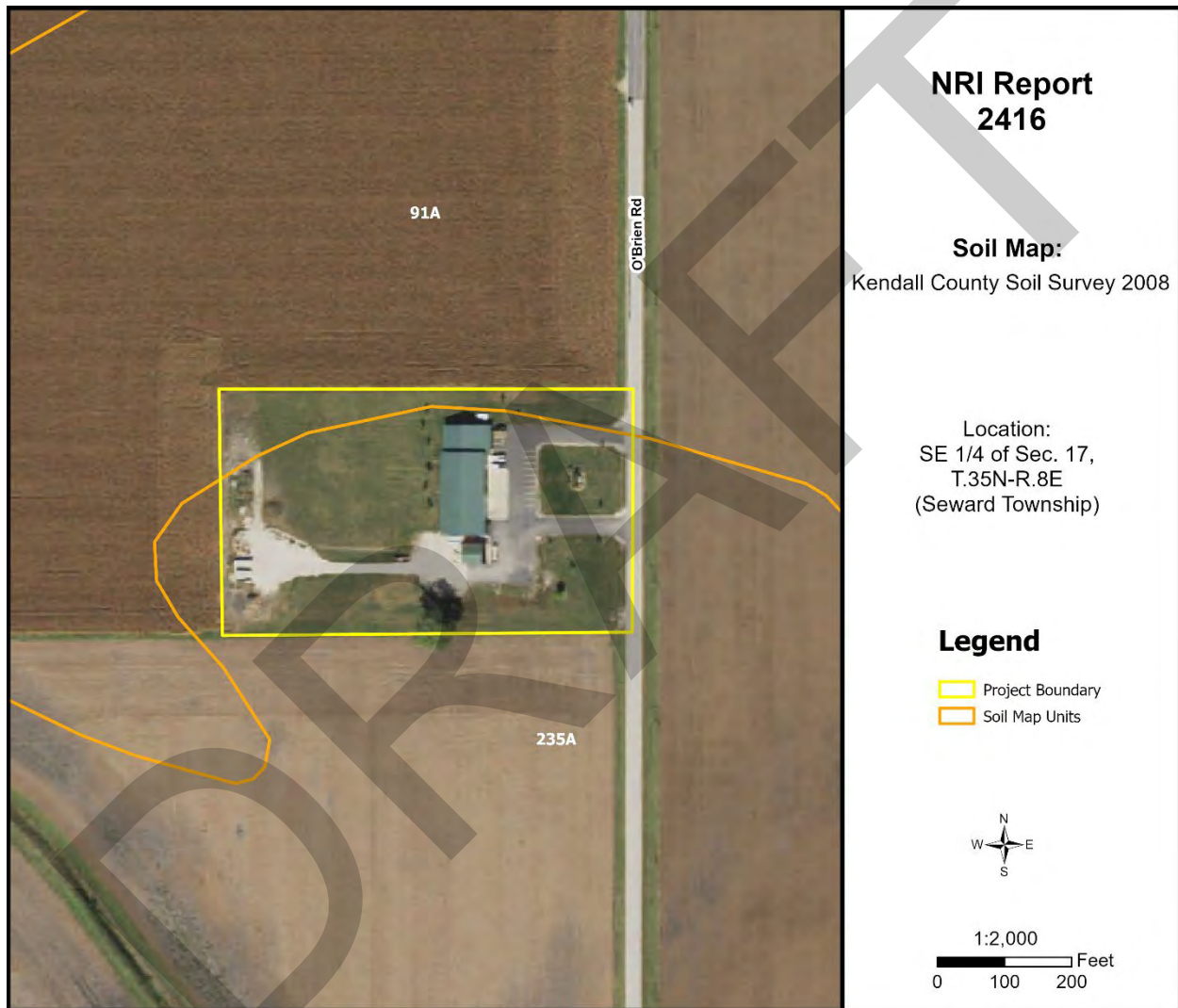


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	% Area
91A	Swygert silty clay loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric w/ Hydric Inclusions	Prime Farmland	0.7	14.3%
235A	Bryce silty clay, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland if Drained	4.3	85.7%

Hydrologic Soil Groups – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, one is classified as hydric soil (235A Bryce silty clay), and one is classified as non-hydric soil with hydric inclusions likely (91A Swygert silty clay loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, one is designated as prime farmland (91A Swygert silty clay loam), and one is designated as prime farmland if drained (235A Bryce silty clay).

Soil Water Features – Table 2, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

Table 2: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
91A	C/D	Medium	January - May Upper Limit: 1.0'-2.0' Lower Limit: 2.9'-4.8'	January – December Frequency: None	January – December Frequency: None
235A	C/D	Negligible	January - May Upper Limit: 0.0'-1.0' Lower Limit: 6.0'	January – May Surface Water Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent	January – December Frequency: None

Surface Runoff – Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The surface runoff classes are identified as: negligible, very low, low, medium, high, and very high.

Months – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

Water Table – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

Ponding – Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration, or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).

Flooding – Temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding. Duration is expressed as brief (2 to 7 days) and frequent meaning that it is likely to occur often under normal weather conditions.

SOIL LIMITATIONS

According to the USDA-NRCS, soil properties influence the development of sites, including the selection of the site, the design of the structure, construction, performance after construction and maintenance. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Ratings are based on the soil in an undisturbed state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

- **Not Limited:** Indicates that the soil has features that are very favorable for the specified use; good performance and low maintenance can be expected.
- **Somewhat Limited:** Indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation; fair performance and moderate maintenance can be expected.
- **Very Limited:** Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures; poor performance and high maintenance can be expected.

Limitations are listed below for small commercial buildings, shallow excavations, lawns/landscaping, and local roads & streets. Please note this information is based on soils in an undisturbed state as compiled in the USDA-NRCS 2008 Soil Survey of Kendall County, IL. This does not replace the need for site specific soil testing or results of onsite soil testing.

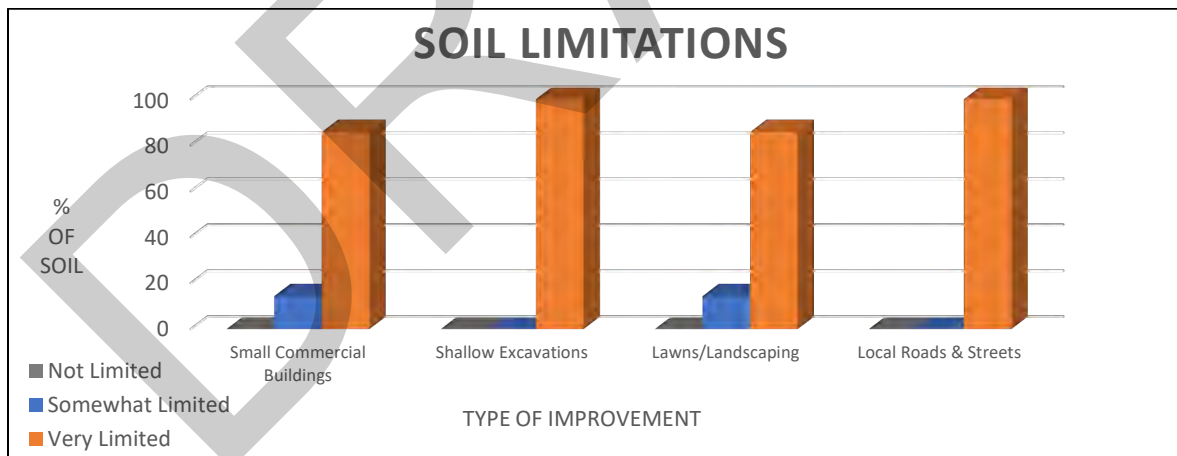


Figure 2: Soil Limitations

Table 3: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Local Roads & Streets	Acres	%
91A	Somewhat Limited: Depth to saturated zone Shrink-swell	Very Limited: Depth to saturated zone Too clayey Dusty Unstable excavation walls Ponding	Somewhat Limited: Depth to saturated zone Dusty	Very Limited: Low strength Shrink-swell Depth to saturated zone Frost action Ponding	0.7	14.3%
235A	Very Limited: Ponding Depth to saturated zone Shrink-swell	Very Limited: Ponding Depth to saturated zone Too clayey Unstable excavation walls Dusty	Very Limited: Ponding Depth to saturated zone Too clayey Dusty Droughty	Very Limited: Ponding Depth to saturated zone Shrink-swell Frost action Low strength	4.3	85.7%
% Very Limited	85.7%	100%	85.7%	100%		

Figure 3A: Map of Building Limitations - Small Commercial Buildings & Lawns/Landscaping

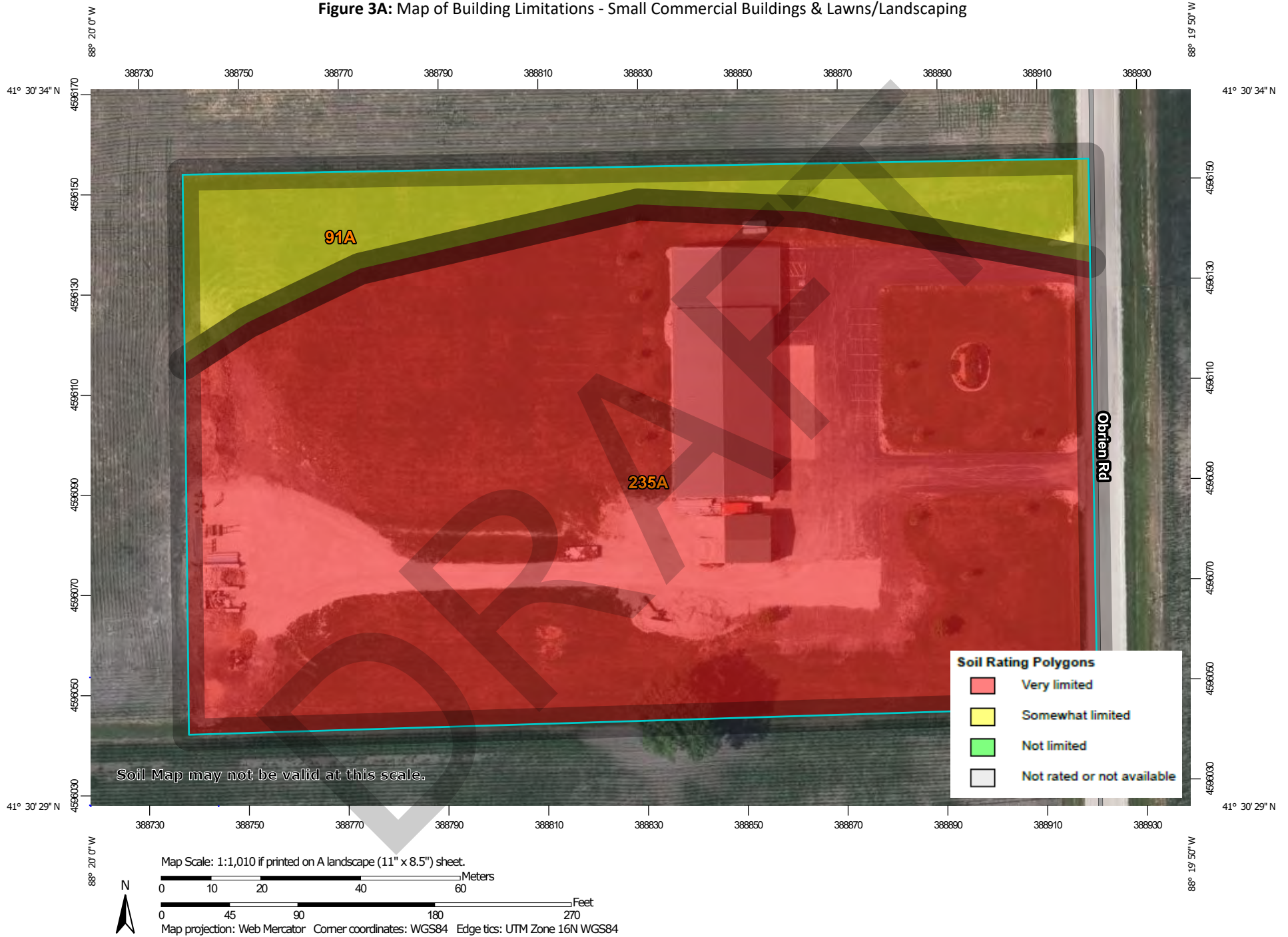
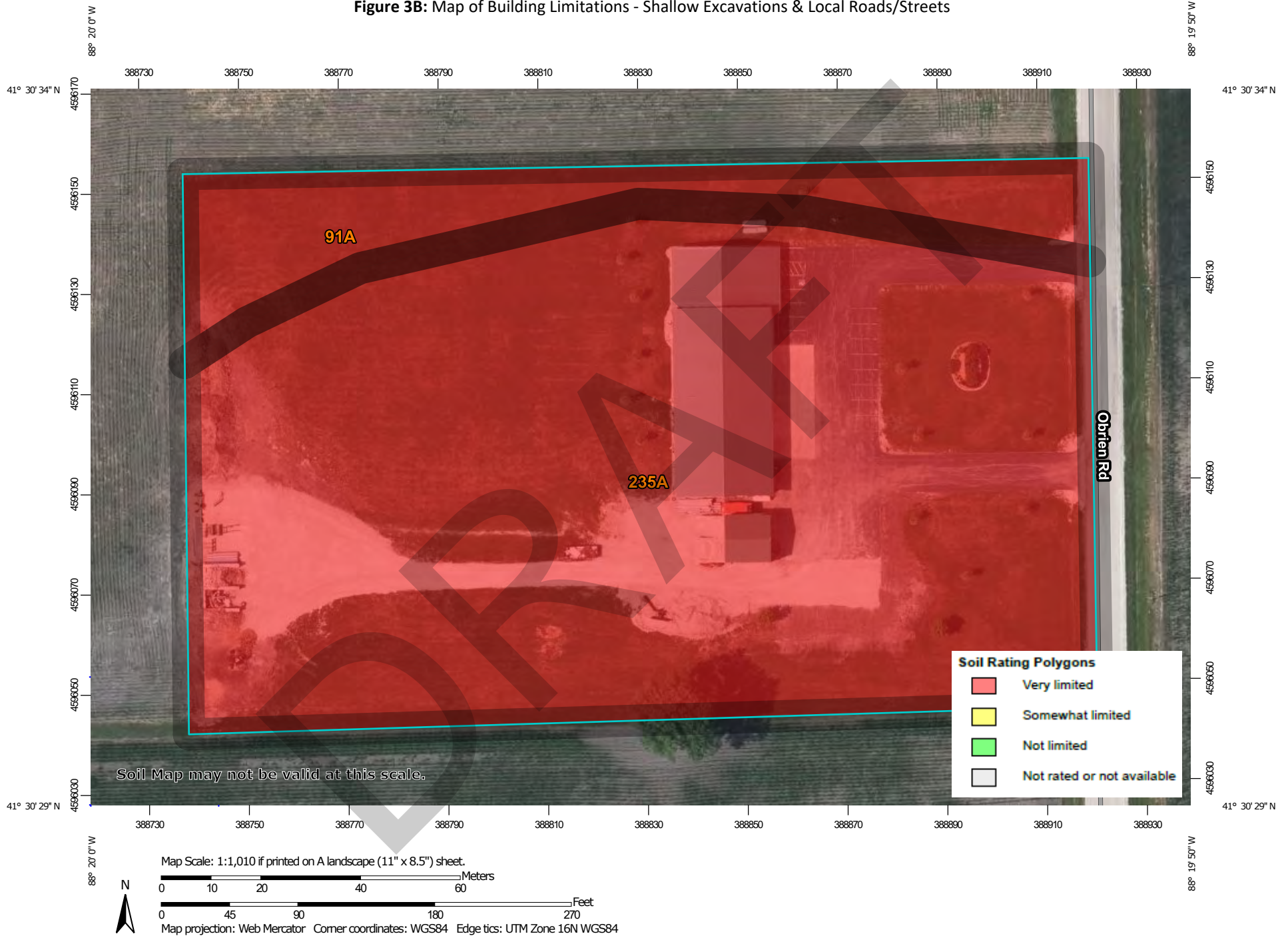


Figure 3B: Map of Building Limitations - Shallow Excavations & Local Roads/Streets



KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE):** The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation value accounts for 1/3 of the total score and is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
- **Site Assessment (SA):** The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Table 4A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres*	Product (Relative Value x Acres)
91A	4	79	0.7	55.3
235A	3	87	4.3	374.1
Totals			5.0	429.4
LE Calculation			(Product of relative value / Total Acres) 429.4 / 5.0 = 85.9	
LE Score			LE = 86	

*Acreage listed in this chart provides a generalized representation and may not precisely reflect exact acres of each soil type.

The Land Evaluation score for this site is 86, indicating that this site is currently designated as land that is well suited for agricultural uses considering the Land Evaluation score is above 80.

Table 4B: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	30
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	20
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	105

Land Evaluation Value: 86 + Site Assessment Value: 105 = LESA Score: 191

The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 5: LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The LESA Score for this site is 191, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

This site was reviewed by the Kendall County SWCD in 2009 when the Seward Township office/maintenance building was proposed. At that time, the site had a LESA Score of 210, which indicated a medium level of protection. The current LESA score went down as result of the site not being in agricultural production in any of the last 5 years (Site Assessment factor A.3).

WATERSHEDS & SUBWATERSHEDS

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth’s surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed: Preserve open space; maintain wetlands as part of development; use natural water management; prevent soil from leaving a construction site; protect subsurface drainage; use native vegetation; retain natural features; mix housing styles and types; decrease impervious surfaces; reduce area disturbed by mass grading; shrink lot size and create more open space; maintain historical and cultural resources; treat water where it falls; preserve views; and establish and link trails.

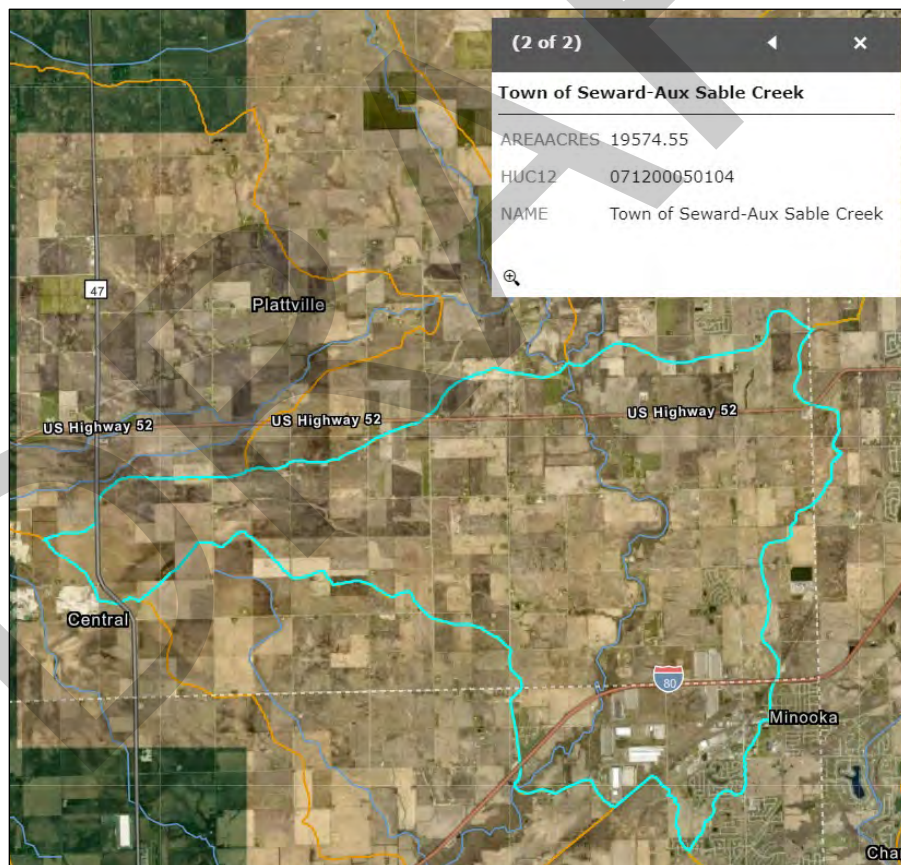


Figure 4: Sub Watershed Map

This site is located within the Upper Illinois River watershed and the Town of Seward – Aux Sable Creek sub watershed (HUC 12 – 071200050104). The Town of Seward – Aux Sable Creek sub watershed comprises 19,574.55 acres.

WETLANDS

The U.S. Fish & Wildlife Service’s National Wetland Inventory map indicates that mapped wetlands/waters are not present on the proposed project site. A riverine waterway is mapped to the southwest and a freshwater emergent wetland is mapped to the northeast of the site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

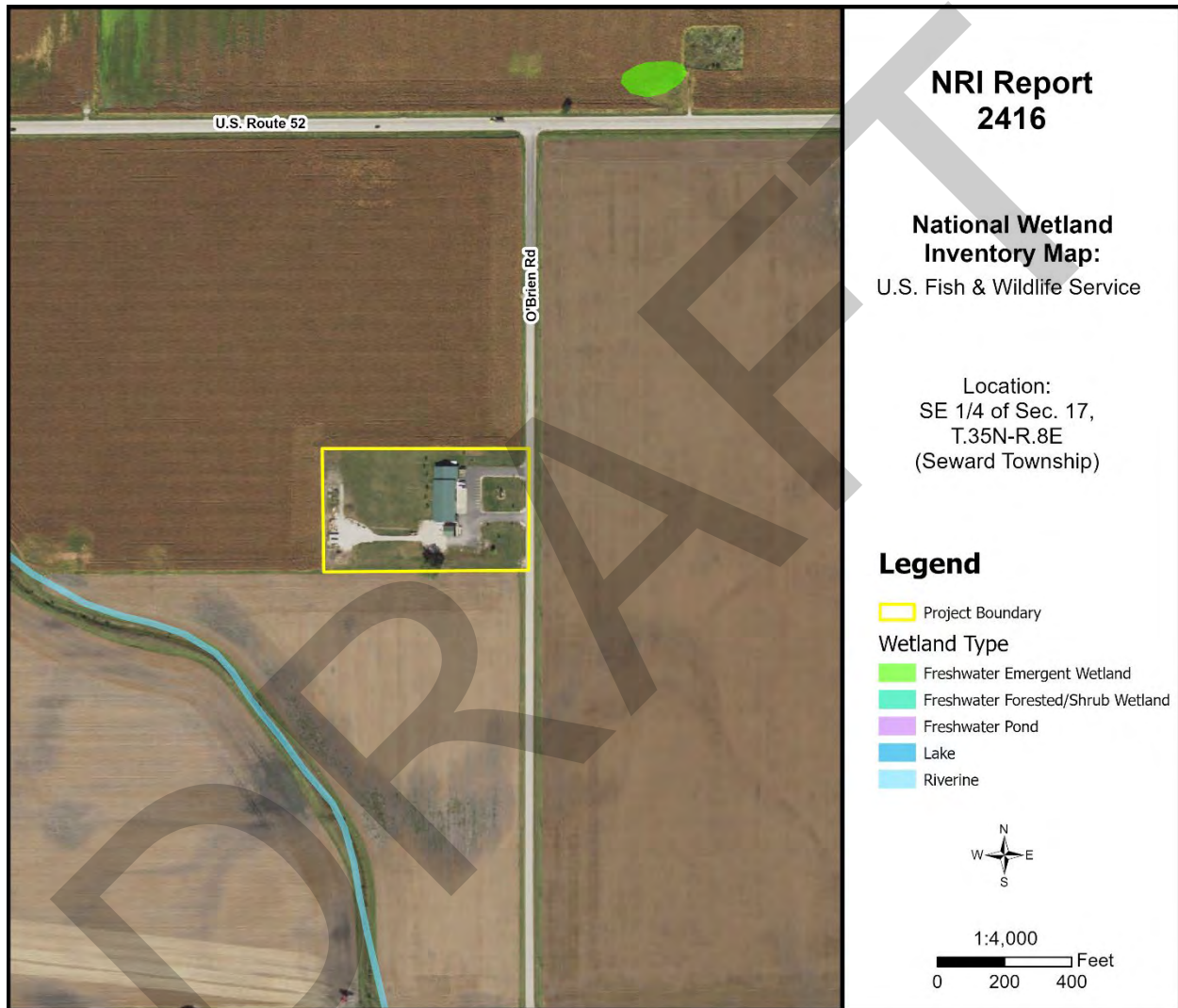


Figure 5: Wetland Map

FLOODPLAIN

The Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0140H (effective date 1/8/2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel does not contain areas of floodplain or floodway. It is mapped as Zone X, an area of minimal flood hazard determined to be outside of the 0.2% annual chance flood.

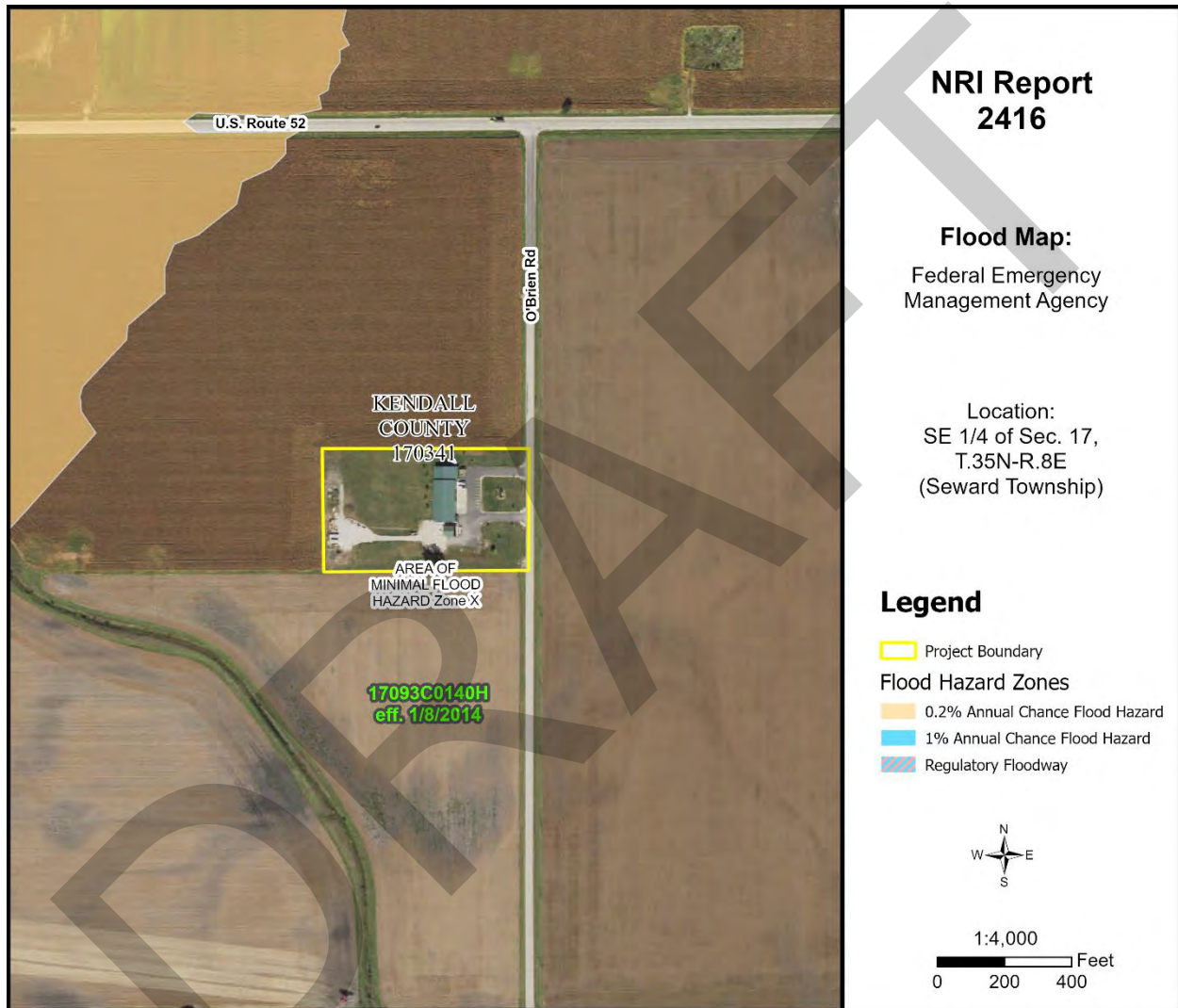


Figure 6: Flood Map

TOPOGRAPHY

The parcel contains soils with slopes of 0-2% and is at an elevation of approximately 580'-584' above sea level. The highest point is at the western end and the lowest points are at the southern and eastern ends of the parcel.

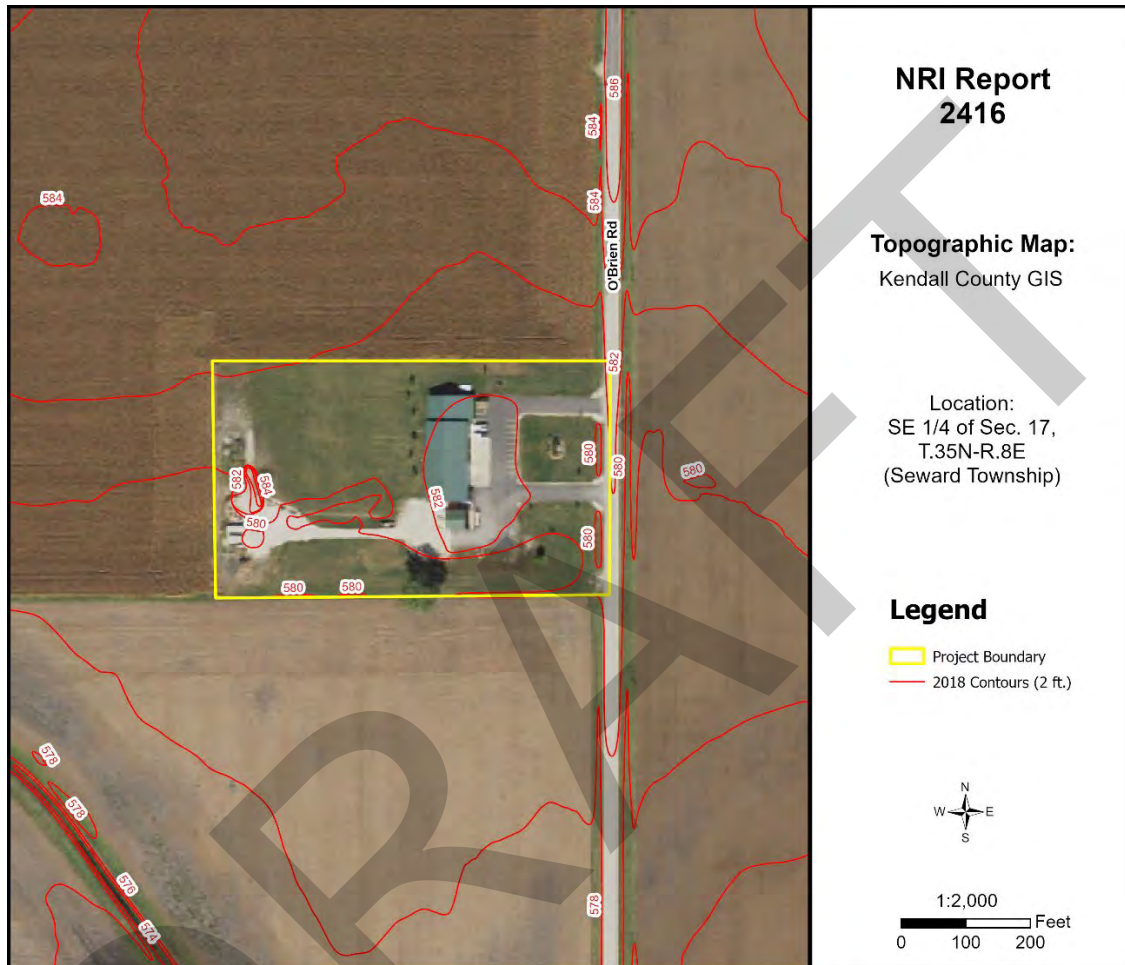


Figure 7: Topographic Map

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<https://illinoisurbanmanual.org/>) for appropriate best management practices.

STORMWATER POLLUTION

A National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

LAND USE FINDINGS

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for petitioner Seward Township. The petitioner is requesting a major amendment to an A-1 Agricultural Special Use Permit from Kendall County for the addition of a storage building on the parcel (Parcel Index Number 09-17-400-005). The site is in Section 17 of Seward Township (T.35N – R.8E), Kendall County in the 3rd Principal Meridian. This site was previously reviewed by the Kendall County SWCD in 2009 when the Seward Township office/maintenance building was proposed (NRI Report 0908). Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. This site is a governmental facility building that hasn't been farmed in several years, however, the soils onsite are designated as prime farmland or prime farmland if drained. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored an 86 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 191 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

Soils found on the project site are rated for specific uses and can have potential limitations. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note the limitation that may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are classified as very limited for supporting shallow excavations and local roads & streets and 85.7% are classified as very limited for supporting small commercial buildings and lawns/landscaping. The remaining soils are considered somewhat limited for these uses. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Upper Illinois River watershed and the Town of Seward – Aux Sable Creek sub watershed. If development occurs on this site, please ensure that a soil erosion and sediment control plan be implemented during construction. It is critical to have vegetative cover during and after construction to protect the soil from erosion. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that a drainage tile survey be completed on the parcel to locate subsurface drainage tile. That survey should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the landowners take into full consideration the limitations of the site. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statutes, Ch. 70, Par 405/22.02a).

SWCD Board Representative

Date

Matt Asselmeier

From: Engel_Natalie <nengel@shorewoodil.gov>
Sent: Wednesday, May 22, 2024 4:10 PM
To: Matt Asselmeier; Debold_Clarence; Klima_Aaron
Subject: [External]Petition 24-11

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Asselmeier and Kendall County Regional PZC:

Thank you for forwarding the application for Oakland Ave. Storage, LLC at 276 Route 52 in unincorporated Kendall County. Unfortunately, several members of the Shorewood administrative team and I are out of town for a convention so we are not able to send a representative to this evening's meeting. We would appreciate it if this email could be read at the meeting.

As a municipality on the suburban fringe, we feel that it is our duty to work together with the adjacent counties to ensure that any new development occurs in a thoughtful manner and that we avoid urban sprawl. We believe that new development should occur within the municipalities and should be in conformance with its comprehensive plan. We believe that the agricultural nature of the unincorporated areas should be maintained until the land is developed and that any new development needs to be sensitive to the existing agricultural uses.

Shorewood's 2023 comprehensive plan, which was written by Teska Associates with substantial input from Shorewood residents as well as several residents from the nearby unincorporated areas, calls for single-family residential uses on the property. We feel that this is the most appropriate use for the property and that the industrial nature of the proposed contractor office and yard as well as the rezoning to B-3 are not appropriate for the site.

We request that the planning and zoning commission recommend denial of the request.

We would be happy to meet with the applicant or to bring them forward to discuss their proposals with the Shorewood PZC and Village Board. We would work with them to find a date that works with their schedule.

I'm sorry that I am not able to attend the meeting in person. Thank you for your careful consideration of Shorewood's concerns

Natalie Engel, AICP
Economic Development Director
Village of Shorewood

<div style="color: black; background-color: #F8C471;"><h3>Important:</h3><h4> The Village of Shorewood has moved to a new domain.</h4> Our domain has moved from "<i>vil.shorewood.il.us</i>" to "<u>shorewoodil.gov</u>".

Please update our contact details in your records including any junk or spam filtering.
 Emails sent to "<i>vil.shorewood.il.us</i>" will continue to be delivered until January 1 2024.
 </div>



TPE IL KE240, LLC Commercial Solar Energy Facility
Kendall County Regional Planning Commission
May 22, 2024

TurningPoint Energy Approach

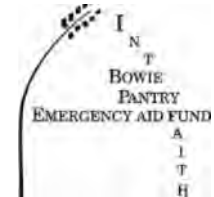
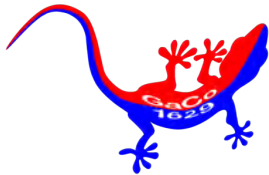
- Engagement with permitting authorities
- Outreach to abutters
- Using native pollinator friendly plant landscape buffers
- Targeting over \$500,000 community investment across Illinois as part of our community solar project development in the state



I have to say that because of your materials my students are more engaged and eager to learn about solar. I thank you for what you are doing and feel it has inspired and engaged our kids.” — 5th grade teacher, Deming Public Schools, New Mexico

TPE Community Investment

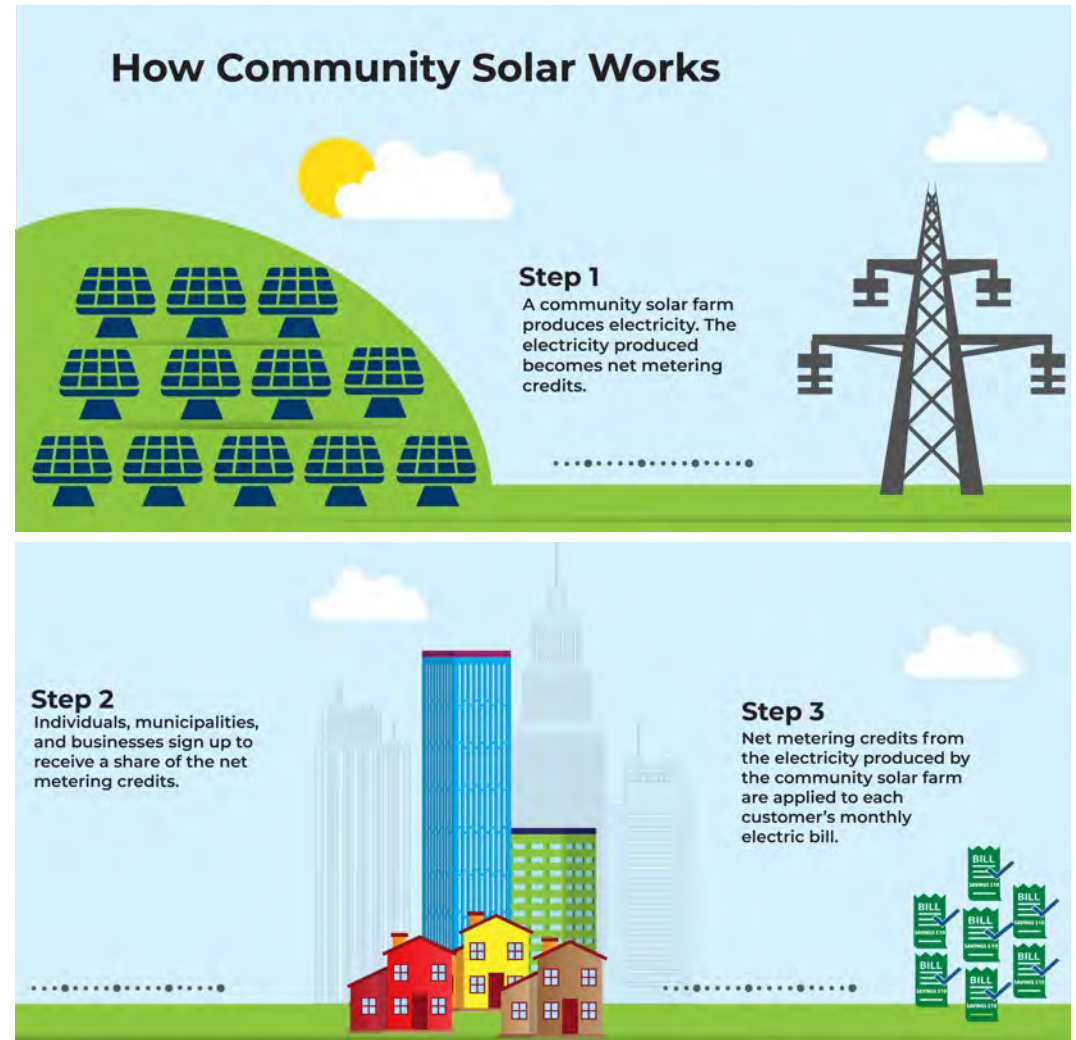
TPE invests in every community where our projects are located. To date, TPE and its partners have provided over \$1,400,000 in community investment/goodwill funding, with plans to reach nearly \$3,000,000 by 2026. The following is a sample of organizations that have received funding to date.



What is Community Solar?

Also called a shared renewable energy plant, Community Solar is a solar power plant structure designed to benefit multiple customers:

- ❖ The solar project's generated electricity is shared by more than one household and covers all or a portion of their load
- ❖ Enables homeowners, renters and those otherwise unable to install a system to participate in clean energy
- ❖ Zero upfront cost and no long-term commitment to the subscriber



TPE IL KE240, LLC Project Site

- Between Simons Road and Collins Road east of Red Hawk Drive
- Approx 33-acre array
- Screened with fence and vegetative buffer
- Planted with native pollinator-friendly species



How Community Solar Benefits Communities

Community solar enables Kendall County residents to benefit from solar without installing panels on individual residents' properties.

Local Jobs
(50-75 over 12-18 months)

Electricity Savings Opportunity for Residents (5%-10%)

Tax Revenue
\$1,000,000+

Reduced Greenhouse Gas Emissions

Increased Grid Resiliency

Pollinator Habitat

Improved Soil Health and Reduced Erosion

Planting Plan

- Buffer and array planting mix will include native pollinators
 - Will include flowering species in the spring, summer and fall.
- Similar to Conservation Reserve Program (CRP):
 - Reduce soil erosion on highly erodible cropland
 - Protect long-run capability to produce food and fiber
 - Income support for farmers



Glare Study

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Route 1	0	0.0	0	0.0
Route 2	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0



How would a solar farm be as a neighbor?

Quiet and Screened



- No long-term traffic
- No water or sewer usage
- Compliance with Illinois noise standards
- No emissions
- No glare
- Limited site lighting
- Landscape screening
- Improved soil health and reduced erosion

Kimley»»Horn

TurningPoint Energy
TPE IL KE240, LLC
Kendall County

Presenter: Katherine Carlson

Date: May 22, 2024

Site Plan

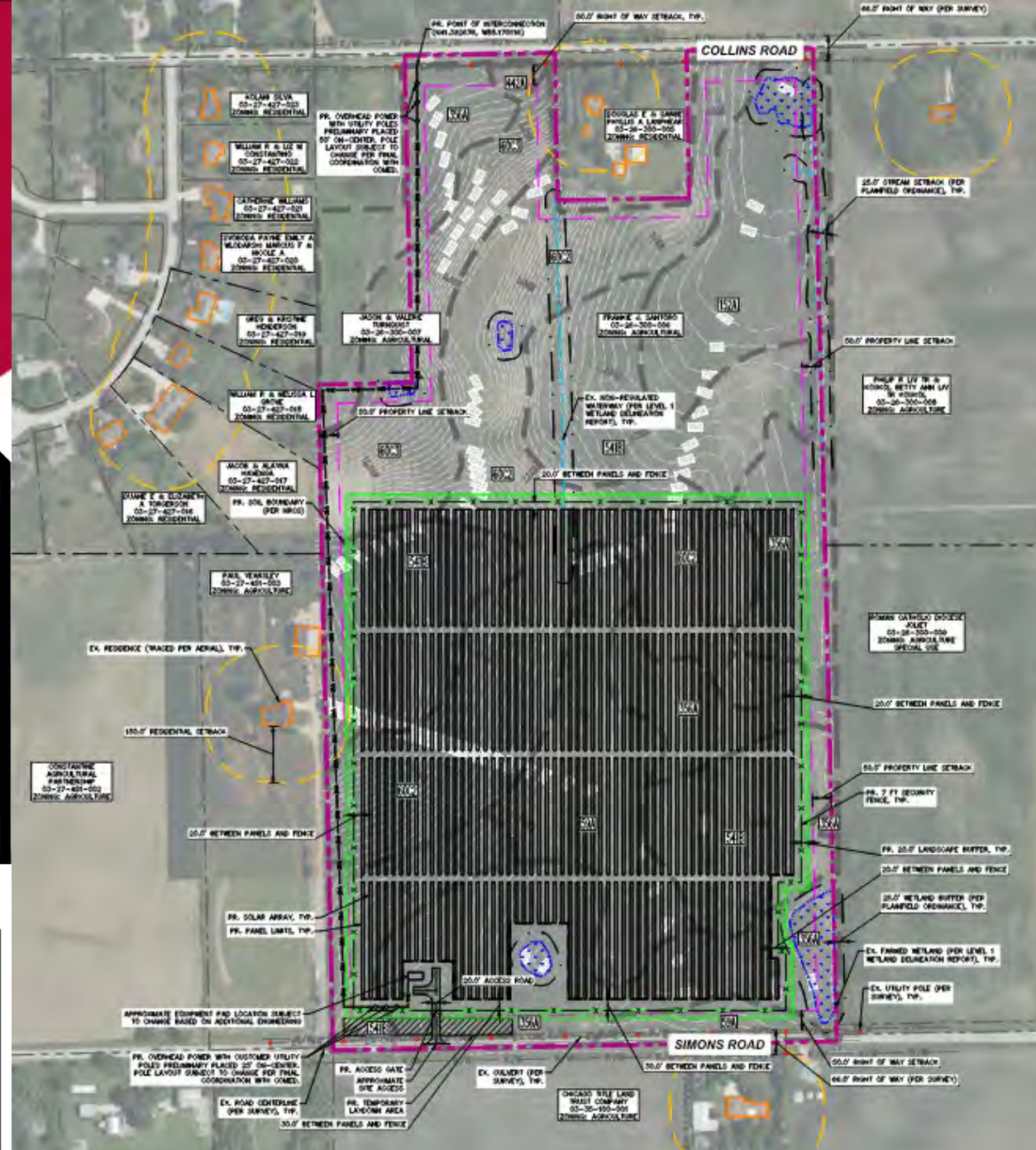
SITE DATA TABLE

PIN #	03-26-300-006
PROPERTY OWNER	FRANKIE J. SANTORO
SITE ADDRESS	SIMONS RD, OSEWEGO, IL 60543
LEGAL DESCRIPTION	SEC 26-37-8
ZONING JURISDICTION	KENDALL COUNTY
ZONING	A1 - AGRICULTURAL
CURRENT LAND USE	AGRICULTURAL FIELD
PROPOSED USE	COMMERCIAL SOLAR FIELD
TOTAL PARCEL AREA	73.07 ± AC
PRELIMINARY DISTURBED AREA	37.84 ± AC
PRELIMINARY SOLAR AREA	32.95 ± AC
RIGHT OF WAY SETBACK	50'
PROPERTY LINE SETBACK	50'
RESIDENTIAL SETBACK	150'

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A SOLAR FARM

SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
59A	LISBON SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
60C2	LA ROSE SILT LOAM, 5 TO 10 PERCENT SLOPES	C
60C3	LA ROSE CLAY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
152A	DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
356A	ELPASO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
442A	MUNDELEIN SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
541B	GRAYMONT SILT LOAM, 2 TO 5 PERCENT SLOPES	C



LEGEND

ROAD LABEL	N 2200TH ST
PROPERTY LINE / PROJECT BOUNDARY	
ADJACENT PROPERTY LINE (PER SURVEY)	
ADJACENT PROPERTY LINE (TRACED PER GIS)	
RIGHT OF WAY	
SETBACK	
RESIDENTIAL DWELLING SETBACK	
EX. RESIDENCE/STRUCTURE	
EX. CONTOUR	
EX. OVERHEAD ELECTRIC	
EX. UTILITY POLE	
EX. ROAD CENTERLINE	
EX. FARMED WETLAND (PER LEVEL 1 DELINEATION BY KIMLEY-HORN)	
EX. WETLAND BUFFER (PER THE CITY PLAINFIELD CODE OF ORDINANCES 4-10-6-8)	
EX. NON REGULATED WATERWAY (PER LEVEL 1 DELINEATION BY KIMLEY-HORN)	
EX. CULVERT	
EX. FLOW (DIRECTION AND SLOPE)	
PR. SECURITY FENCE	
PR. GATE	
PR. TEMPORARY LAYDOWN AREA	
PR. ACCESS ROAD	
PR. LANDSCAPE BUFFER	
PR. UNDERGROUND ELECTRIC	
PR. OVERHEAD ELECTRIC	
PR. UTILITY POLE	
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	
PR. PANEL LIMITS	
SOIL BOUNDARY	

Landscape /Buffers

Kimley»Horn

ARRAY AREA SEED MIX

30%	FESTUCA RUBRA	CREeping RED FESCUE
20%	FESTUCA OVINA	HARD FESCUE
14%	CAREX VULPINOIDEA	FOX SEDGE
10%	FESTUCA RUBRA SSP. COMMUTATA	CHEWINGS FESCUE
8%	POA PRATENSE	KENTUCKY BLUEGRASS
8%	JUNCUS EFFUSUS	SOFT RUSH
5%	TRIFOLIUM PRATENSE	RED CLOVER
5%	TRIFOLIUM REPENS, 'DUTCH'	DUTCH WHITE CLOVER

SEEDING RATE: 20 LB PER ACRE
SEED WITH COVER CROP OF OATS, JAPANESE MILLET, WINTER PEA, OR ANNUAL RYE DEPENDENT ON SEASON AT A RATE OF 30 LB PER ACRE.

SPECIFIED MIX SUBJECT TO AVAILABILITY DURING TIME OF CONSTRUCTION, OR APPROVED EQUAL.

WETLAND MEADOW SEED MIX

PERMANENT SOLAR FARM SEED MIX

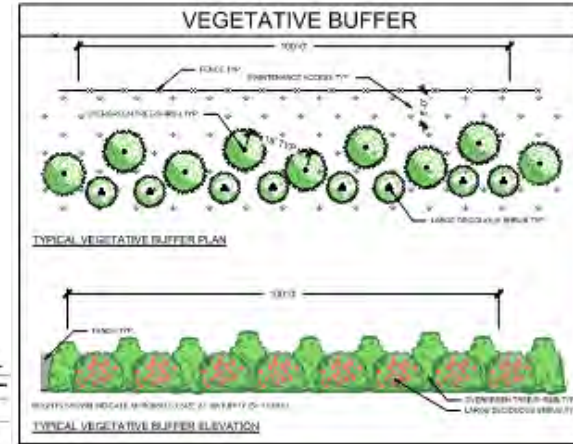
30.0%	CAREX VULPINOIDEA	FOX SEDGE
20.0%	ELYMUS VIRGINICUS	VIRGINIA WILDRYE
16.0%	CAREX SCOPARIA	BLUNT BROOM SEDGE
13.0%	CAREX LURIDA	LURID SEDGE
7.5%	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
5.0%	CAREX LUPULINA	HOP SEDGE
5.0%	JUNCUS EFFUSUS	SOFT RUSH
1.0%	CAREX INTUMESCENS	STAR SEDGE
1.0%	IRIS VERSICOLOR	BLUE FLAG
0.5%	ONOCLEA SENSIBILIS	SENSITIVE FERN
0.5%	CAREX STIPATA	AWL SEDGE
0.5%	PENTHORUM SEDOIDES	DITCH STONECROP

SEEDING RATE: 30 LB PER ACRE

SEED WITH COVER CROP OF OATS, JAPANESE MILLET, WINTER PEA, OR ANNUAL RYE DEPENDENT ON SEASON AT A RATE OF 12 LB PER ACRE.

SPECIFIED MIX DEPENDENT ON AVAILABILITY DURING TIME OF CONSTRUCTION, OR APPROVED EQUAL.

NOTE: IN WETLAND AREAS SEED IS TO BE INSTALLED ONLY WITHIN AREAS THAT NOT INUNDATED WITH WATER AT THE TIME OF PLANTING. PLUGGING TO BE USED IN LIEU OF SEEDING IN AREAS WHERE SEEDING IS IMPOSSIBLE DUE TO HIGH WATER LEVELS AND PLUGS ARE TO SUPPLEMENT SEED AREAS AS NEEDED TO IMPROVE VEGETATIVE COVER.



CONCEPT PLANT SCHEDULE

EVERGREEN TREE/SHRUB

- SAUWARA CYPRESS - SOFT SERVE
- JUNIFERUS VIRGINIANA
- JUNIFERUS CHINENSIS
- 'MOUNTAINTOP'
- PICEA PUNGENS 'TAT ALBERT'
- TAXUS CUSPIDATA - 'DAPTATA'
- TAXUS MEDIA 'HICKSII'
- FRAX OCCIDENTALIS
- 'WOODWARDI'

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LARGE DECIDUOUS SHRUB

- ARONIA ARGUTIFOLIA
- CORNUS SERICEA CARDINAL
- ELIONYMUS ALATUS 'COMPACTUS'
- ILEX VERTICILLATA
- LINDERA BENZONI
- PHYSCOCARPUS OPULIFOLIUS
- GAMUGUS CANADENSIS
- VIBURNUM DENTATUM
- VIBURNUM LENTAGO 'MICHIGAN'
- VIBURNUM PRUNIFOLIUM

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OPEN AREA POLLINATOR SEED MIX

- ARONIA ARGUTIFOLIA
- CORNUS SERICEA CARDINAL
- ELIONYMUS ALATUS 'COMPACTUS'
- ILEX VERTICILLATA
- LINDERA BENZONI
- PHYSCOCARPUS OPULIFOLIUS
- GAMUGUS CANADENSIS
- VIBURNUM DENTATUM
- VIBURNUM LENTAGO 'MICHIGAN'
- VIBURNUM PRUNIFOLIUM

WETLAND MEADOW SEED MIX

- ARONIA ARGUTIFOLIA
- CORNUS SERICEA CARDINAL
- ELIONYMUS ALATUS 'COMPACTUS'
- ILEX VERTICILLATA
- LINDERA BENZONI
- PHYSCOCARPUS OPULIFOLIUS
- GAMUGUS CANADENSIS
- VIBURNUM DENTATUM
- VIBURNUM LENTAGO 'MICHIGAN'
- VIBURNUM PRUNIFOLIUM

OPEN AREA POLLINATOR SEED MIX

25%	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
10%	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
5.5%	ELYMUS CANADENSIS	PRAIRIE DROPSEED
5.2%	ECHINACEA PURPUREA	CANADA WILDRYE
5%	DALEA PURPUREA	PURPLE CONEFLOWER
4.3%	COREOPSIS LANCEOLATA	PURPLE PRAIRIE CLOVER
3.5%	RUDBECKIA HIRTA	LANCELEAF COREOPSIS
3%	ALLIUM CERNUUM	BLACKEYED SUSAN
2.2%	SOLIDAGO NEMORALIS	NODDING WILD ONION
2.1%	SPIRAEA ALBA DU ROI	GRAY GOLDENROD
2%	RATIBIDA PINNATA	MEADOWSWEEP
2%	ROSA SETIGERA MICHX	YELLOW PRAIRIE CONEFLOWER
1.8%	SOLIDAGO SPECIOSA	MICHIGAN ROSE
1.8%	SYMPHYOTRICHUM LAEVE	SHOWY GOLDENROD
1.6%	CEANOTHUS AMERICANUS	SMOOTH BLUE ASTER
1.5%	GERANIUM MACULATUM	NEW JERSEY TEA
1.5%	LIATRIS ASPERA MICHX	WILD GERANIUM
1.4%	SOLIDAGO RIDDELLII	ROUGH BLAZING STAR
1.3%	PENSTEMON HIRSUTUS	RIDDELL'S GOLDENROD
1.2%	LOBELIA SIPHILITICA	HEATH ASTER
1.2%	ASCLEPIAS TUBEROSA	HAIRY BEARDTONGUE
1.2%	ASCLEPIAS INCARNATA	BLUE LOBELIA
1.2%	ZIZIA AUREA	BUTTERFLY WEED
1.1%	PENSTEMON DIGITALIS	SWAMP MILKWEED
1%	ANEMONE CANADENSIS	GOLDEN ALEXANDERS
1%	AQUILEGIA CANADENSIS	TALL WHITE BEARDTONGUE
1%	BAPTISIA BRACTEATA VAR LEUCOPHAEA	CANADA ANEMONE
1%	LUPINUS PERENNIS V. OCCIDENTALIS	COLUMBINE
1%	MONARDA FISTULOSA	WILD INDIGO
1%	MONARDA PUNCTATA	WILD LUPINE
		WILD BERGAMOT
		HORSE MINT

SEEDING RATE: 25 LB PER ACRE
SEED WITH COVER CROP OF OATS, JAPANESE MILLET, WINTER PEA, OR ANNUAL RYE DEPENDENT ON SEASON AT A RATE OF 30 LB PER ACRE.

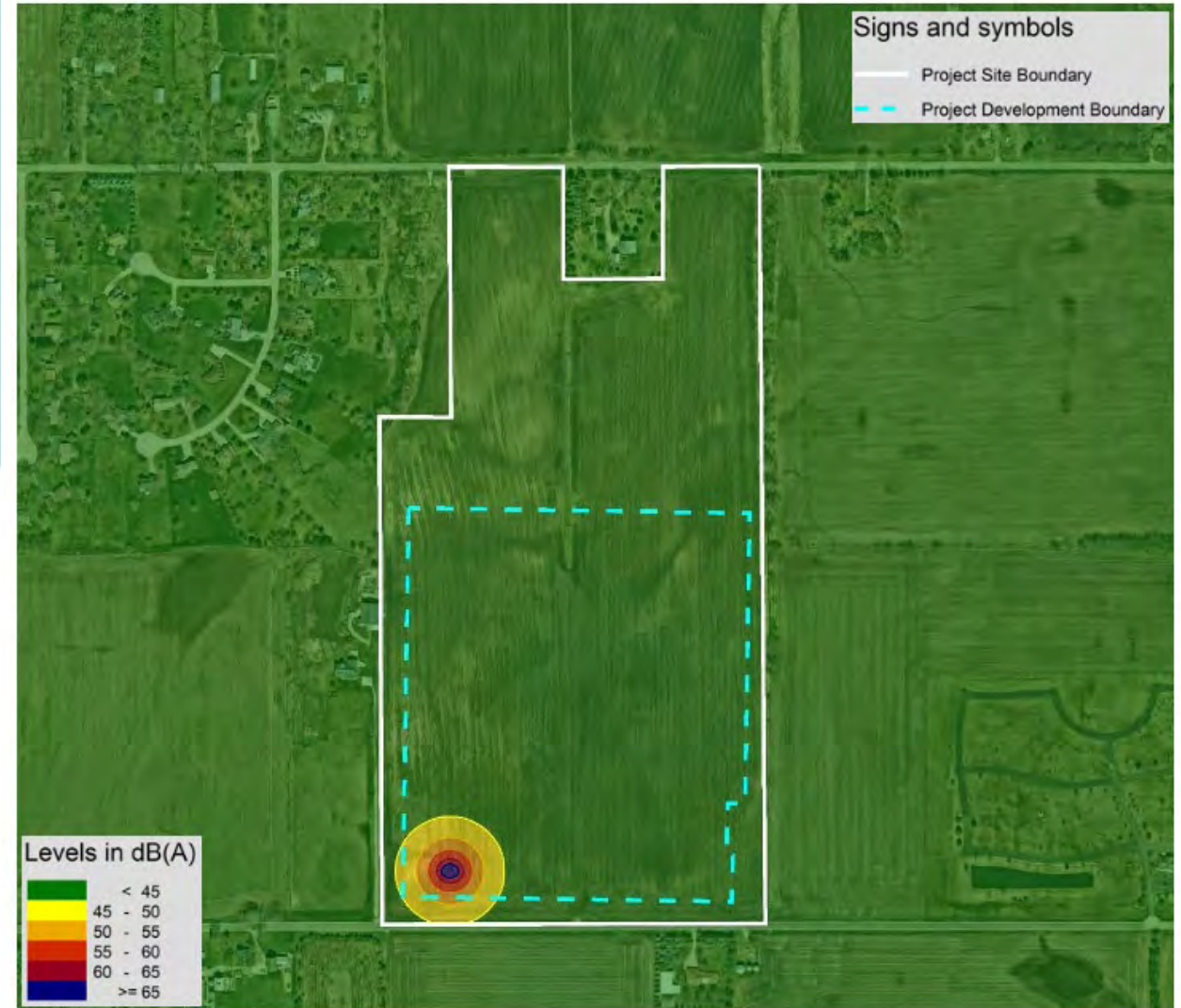
SPECIFIED MIX SUBJECT TO AVAILABILITY DURING TIME OF CONSTRUCTION, OR APPROVED EQUAL.



Noise Analysis

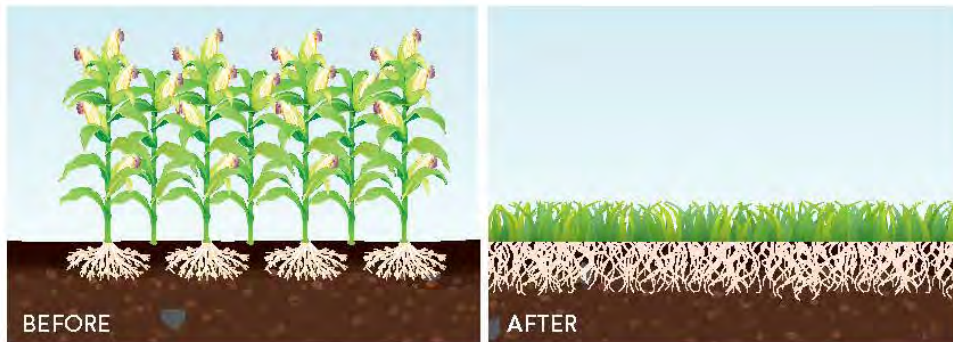
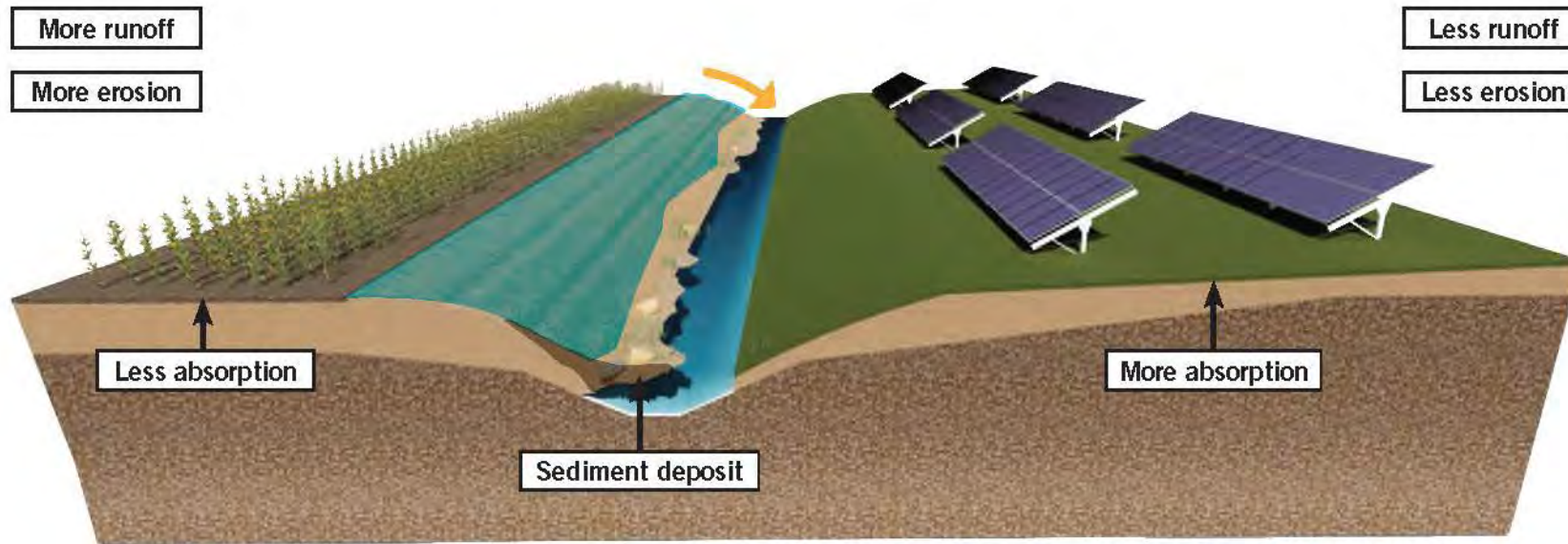
- SoundPlan predicted maximum noise levels at the noise-sensitive land uses surrounding the development.
- The predicted noise levels are below the Illinois Pollution Control Board Octave Band sound pressure level requirements.
- Kimley-Horn expert completed a Noise analysis study to predict noise levels are below noise board pollution requirements
- The equipment pad is ~870' from the SE home, ~730' away from the closest NW home, and ~630' from the closets SW home. The noise study analyzed predicted sound levels at noise-sensitive areas based on the inverters' manufacturer's issued noise data using a modeling program called SoundPLAN.

Figure 3: Operational Sound Contours



Stormwater

AGRICULTURAL FIELDS VS. SOLAR FIELD (BEFORE) (AFTER)

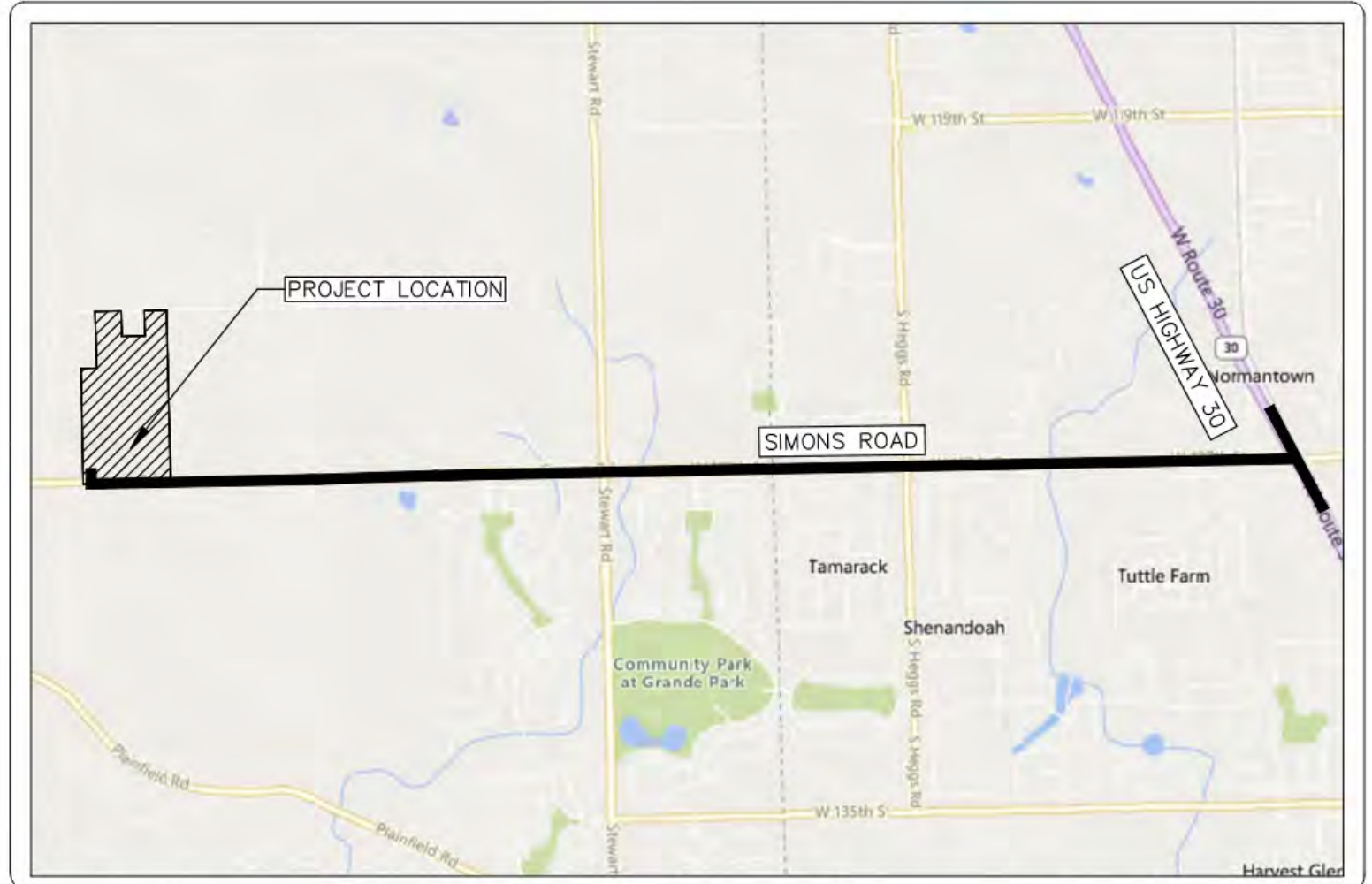




Ground Cover



Transportation Plan



TRANSPORTATION AND ACCESS PLAN

KHA PROJECT:
268173044

DRAWN BY:
LAD

DATE:
2/15/24

TPE IL KE240, LLC
KENDALL COUNTY, IL

SCALE:

1" = 2000'

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK RD. SUITE 200
DEERFIELD, IL 60015
WWW.KIMLEY-HORN.COM



Decommissioning Plan

- End of project's life cycle the project will be decommissioned and it complies with the requirements of AIMA and Kendall County
- Will provide financial security in the amount required per Kendall County code requirements
- Cost based on 25-Year Inflation (3%/year)
- Labor, material, and equipment rates are based on the RSMeans City Cost Index (CCI) for La Selle, IL.



Environmental Overview

- TPE IL KE240 completed a detailed Environmental Constraints Study as part of the Project Siting and Design Process
- The Environmental Constraints Study included review of the Level 1 Wetland Investigation (Desktop delineation) conducted by Kimley-Horn.
- As part of the Environmental Constraints Study, TPE completed consultation with the IDNR and formally submitted to SHPO for consultation
- The IDNR Termination of Consultation and SHPO Response Letter are included in the application

PROPERTY VALUE IMPACT STUDY: SOLAR FARM PROXIMITY

May 2024

CohnReznick LLP



A member of
Nexia
International

CohnReznick is an independent
member of Nexia International



Erin C. Bowen, MAI

Director

Valuation Advisory Services, CohnReznick LLP
Phoenix, AZ



404-847-7740



Erin.Bowen@CohnReznick.com

Licenses and Accreditations

- Designated Member of the Appraisal Institute (MAI)
- Certified General Real Estate Appraiser in the states of:
 - ✓ Arizona
 - ✓ California
 - ✓ Nevada
 - ✓ Oregon

Professional Affiliations

- Member of the Appraisal Institute (MAI)

Education

- University of California, San Diego: Bachelors



DOES PROXIMITY TO
SOLAR FARMS IMPACT
PROPERTY VALUES?



ACADEMIC STUDIES



SOLAR FARM ACADEMIC STUDIES

U of Texas- Austin

- May 2018
- Opinion Survey of Assessors
- 37 out of 400 Responses Received
- Only 18 had experience in valuing homes near solar
- 17 out of 18 had found no impact
- “Future research can conduct analyses on home sales data to collect empirical evidence of actual property value impacts”

U of Rhode Island

- September 2020
- Hedonic Pricing Model
- 208 Solar Facilities
- 71,373 Test Sales
- 343,921 Control Sales
- Study found no negative impact to homes in “Rural Locations”
- Defines Rural as a place with less than 850 persons per Sq Mile
- Found no evidence of differential property value impacts based by the solar installation’s size

U of Georgia Institute of Technology

- October 2020
- 451 Solar Farms in NC
- “Across many samples and specifications, we find no direct negative or positive spillover effect of a solar farm construction on nearby agricultural land values.”

Berkeley National Lab “BNL” Study

- March 2023
- Hedonic Regression Model
- 1.8 Million Sales in CA, CT, MA, MN, NC and NJ
- Found no impact in CA, MA or CT – which accounted for 70% of the data
- Found only small impact of 1.7% across study
- “Our results should not be applied to larger projects, e.g. those > than 18 MW...”

Berkeley National Lab Perceptions of Large-Scale Solar Project Neighbors

- April 2024
- National Survey
- Nearly 1,000 respondents of residents within 3-miles of large scale solar
- Among LSS neighbors, “positive” attitudes outnumber “negative” by nearly a 3 to 1 margin.
- Roughly 1/3 of residents living within 3 miles of LSS projects did not know their local project existed.


CR CASE STUDIES



IMPACT STUDY - METHODOLOGY

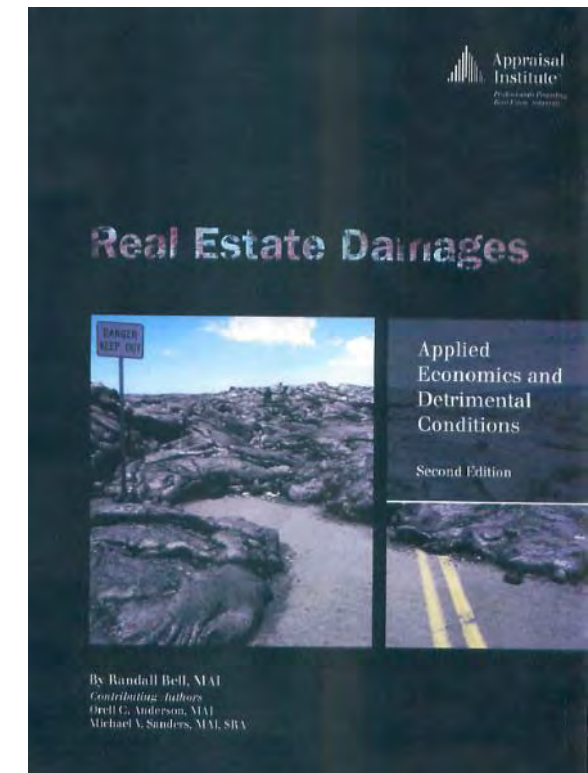
- We have studied a number of established wind facilities across the U.S.
 - Reviewed published studies
 - Interviewed market participants (real estate assessors and real estate brokers)
 - Prepared paired sales analyses to compare potentially impacted properties located in “**Test Areas**” with unimpacted properties called “**Control Areas**”.

Test Areas: A group of sales located adjacent to Existing Solar Farms.

Control Areas: A group of otherwise similar properties not located adjacent to Existing Solar Farms.

- *“If a legitimate detrimental condition exists, there will likely be a **measurable and consistent** difference between the two sets of market data; if not, there will likely be no significant difference between the two sets of data.”*

-From the Appraisal Institute’s textbook, *Real Estate Damages*, page 25





TEST & CONTROL PROPERTY SELECTION CRITERIA

Test Area Sales are:

- Located directly adjacent existing solar farm
- Properties that sold after the construction of the solar farm
- Arm's Length transactions
- Not distressed sales (no foreclosures, short sales, bank-owned sales)

Control Area Sales are:

- Similar in construction, age, and size to the Test Area Sales
- In a surrounding township that did not contain solar farms.
- Properties sold after the construction of the solar farm, and within approximately 18 months before or after the Test Sale property
- Arm's Length transactions
- Not distressed sales (no foreclosures, short sales, bank-owned sales)



SOLAR FARM PROXIMITY IMPACT STUDIES

- CohnReznick has studied more than 40 established solar facilities across the U.S. and performed paired sales analysis of homes and farm land adjacent to solar installations.
 - No measurable and consistent difference in property values for properties adjacent to solar farms when compared to similar properties locationally removed from their influence.
 - No difference in unit sale prices, conditions of sale, overall marketability, rate of appreciation.
 - Solar Facilities did not deter new development.
 - Performed “Before and After Construction” property value analysis which found that single-family homes adjacent to the solar projects exhibit a similar appreciation trend to sales locationally removed from solar farms both before and after the construction of the solar farm project. The adjacent property appreciation rates were consistent with the rate indicated by the Federal Housing Finance Agency’s House Price Index for the local regional area.



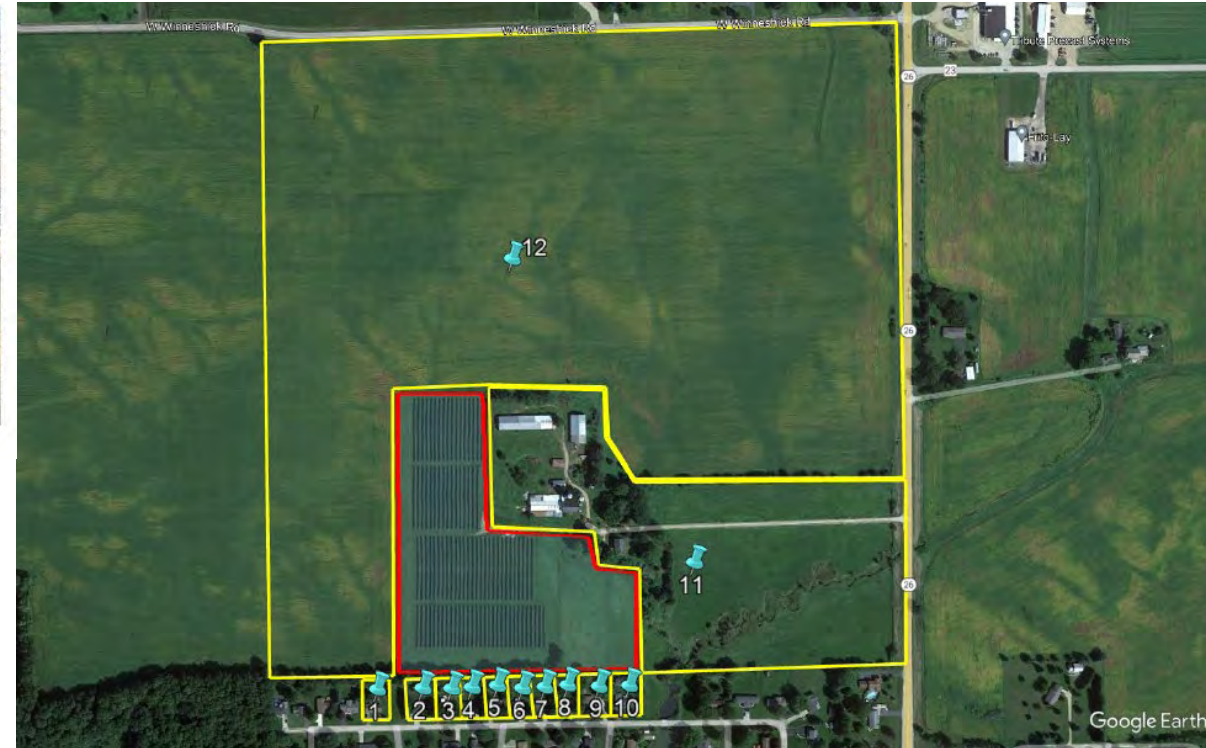
FREEPORT SOLAR CSG, STEPHENSON CO, IL



Test Area Sale 1



Test Area Sale 2



2023 Aerial Imagery

CohnReznick Paired Sales Analysis 2662 Freeport Solar 1 CSG		
No. of Sales	Potentially Impacted by Solar Farm	Adjusted Median Price Per SF
Test Area Sales (2)	Yes: Adjoining solar farm	\$77.33
Control Area Sales (14)	No: Not adjoining solar farm	\$76.08
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		1.65%

Target Sales had marketing times (40 to 51 DOM) that were within market (median of 61 Days). Also, confirmed sales with Julie Wenzel of RE/MAX Town Lake & Country who indicated that proximity to the solar farm did not impact the sale price of the properties.



ASSEMBLY SOLAR FARM, SHIAWASSEE COUNTY, MI

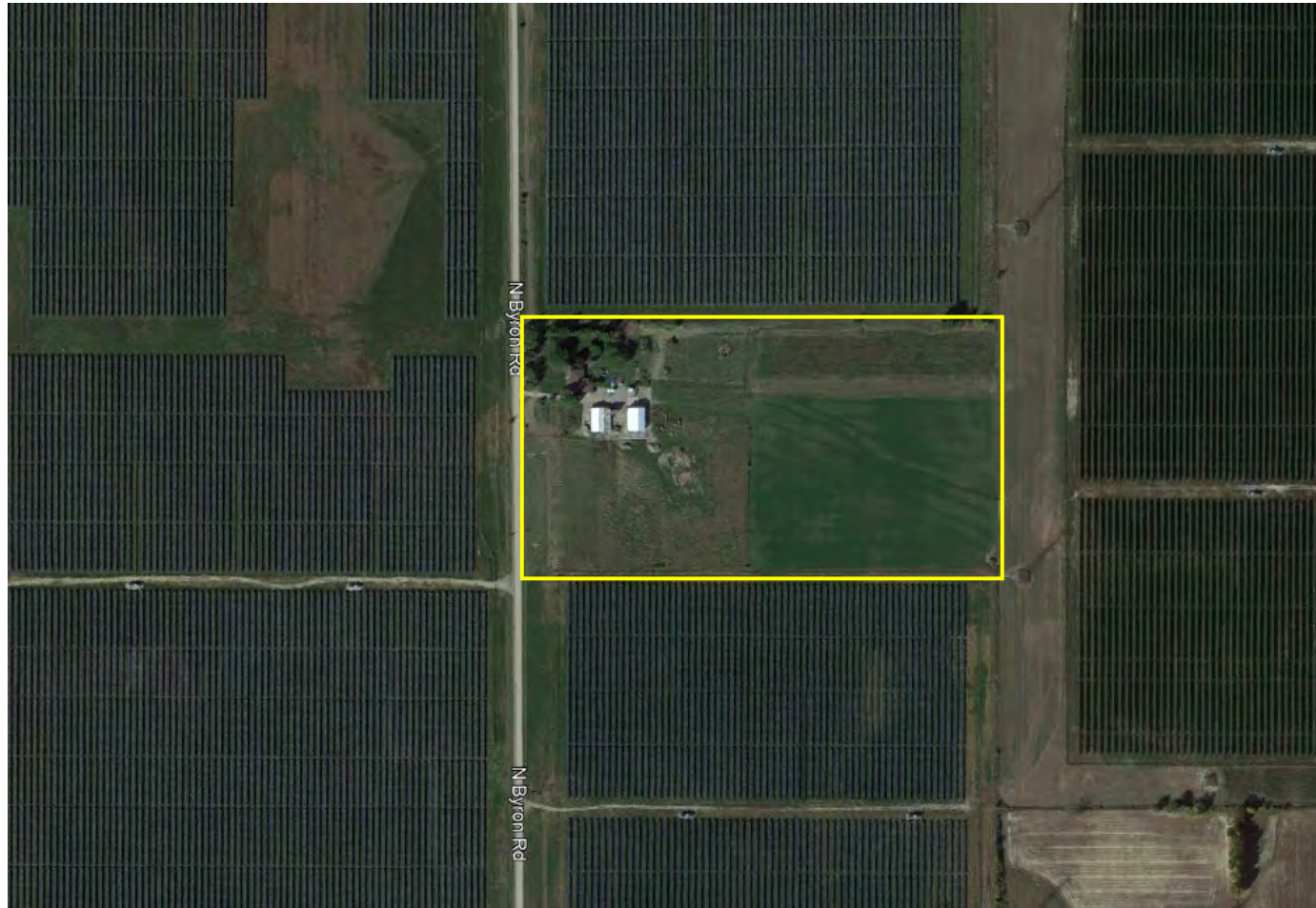


**239 MW AC Output,
1,900 Acres Land Area
Date Project Announced:
January 2019
Date Project Completed:
January 2022**

SUMMARY OF TEST AREA SALE									
Group 1 - Assembly Solar Farm									
Property #	Address	Sale Price	Beds/Baths	Year Built	Home Size (SF)	Improvements	Site Size (AC)	Sale Price / SF	Sale Date
24	3496 N. Byron Road	\$321,999	3/2	1974	1,851	Single-Family Home with Finished Basement, Enclosed Porch, and Farm Structures	20.00	\$173.96	Sep-21



ASSEMBLY SOLAR FARM, SHIAWASSEE COUNTY, MI



CohnReznick Paired Sale Analysis Assembly Solar Farm - Group 1		
No. of Sales	Potentially Impacted by Solar Farm	Adjusted Median Price Per SF
Test Area Sale (1)	Adjoining solar farm	\$173.96
Control Area Sales (7)	No: Not adjoining solar farm	\$164.90
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		5.49%



ASSEMBLY SOLAR FARM, SHIAWASSEE COUNTY, MI



Adjoining Property 28 Resale

After selling in May 2021 for \$215,000, Adjoining Property 28 sold again in March 2023 for \$250,000, an overall 16.28% increase in sale price or an increase of 0.70% per month in sale price in between the two dates of sale.

The FHFA Home Price Index for the zip code for this same time period showed a monthly appreciation rate of 0.67%


NEW DEVELOPMENT



DOMINION INDY SOLAR III, MARION COUNTY, IN



Home built ~150 feet from Indy III solar project with on-site pool and attached garage

(Home cost estimated at \$450,000 - October 2015)



Sept. 2014 Image, Solar Farm built 2013



Completed Estate Home
Oct 2016 – 3 Years AFTER Solar Farm



DOMINION INDY SOLAR III, MARION COUNTY, IN

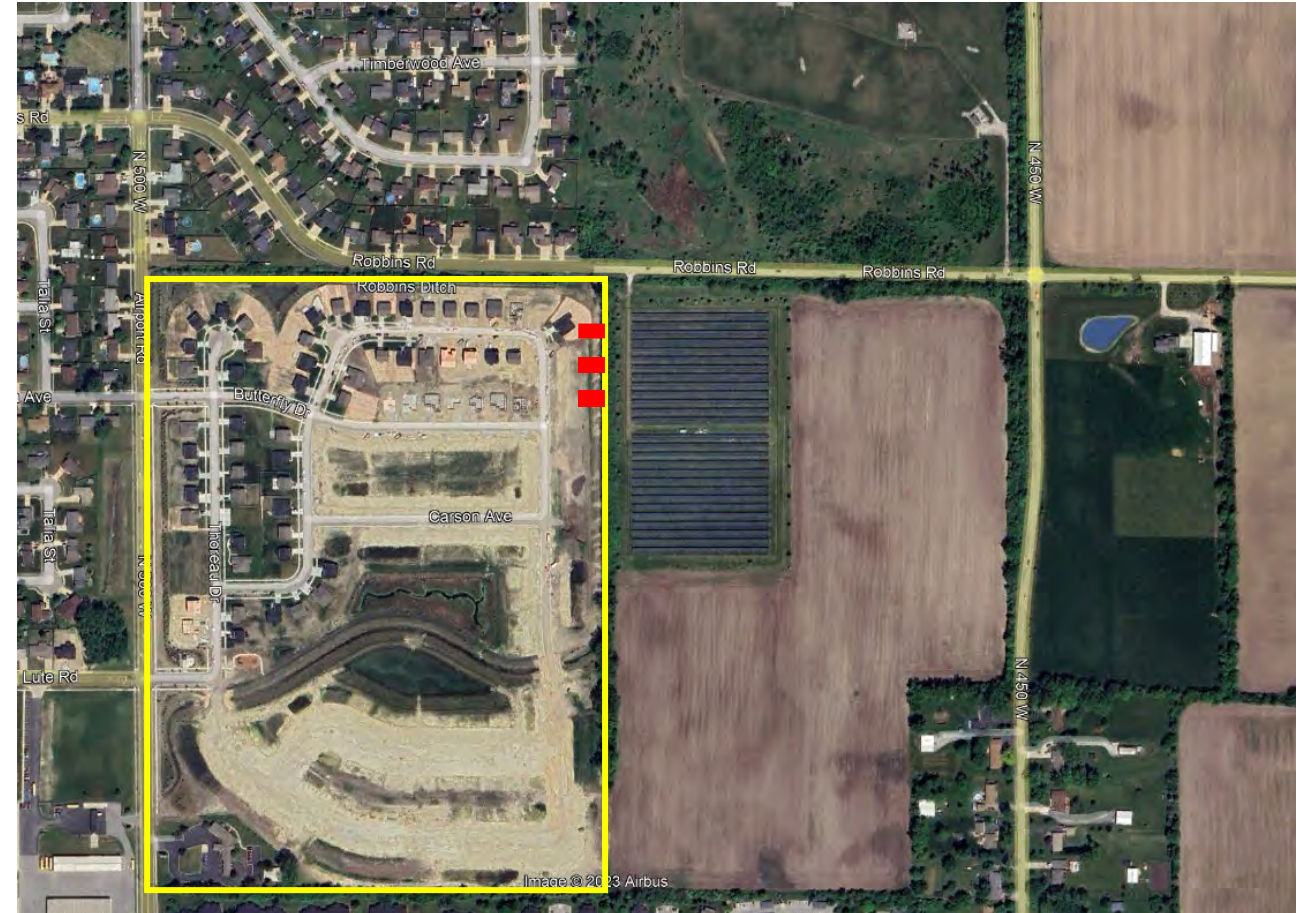




PORTAGE SOLAR, PORTER COUNTY, IN

Lennar at Brookside Subdivision: Under Construction

- 79 homes sold since March 2023, ranging from \$349,000 to \$419,990 (3 within 125 feet of a solar panel)
- 9 active listings (3 move-in ready, 6 under construction) ranging from \$348,990 to \$402,879
- Total of 175 homes in community
- 125 feet from lot line to panels





MARKET PARTICIPANT INTERVIEWS



CONFIRMATIONS

CohnReznick's interviews with over 75 County Assessors across 20 States, as well as interviews with ±25 local brokers and market participants indicate overwhelmingly that there is no data available to indicate that solar projects negatively impact adjacent property values in any consistent and measurable way.

We have interviewed assessors and real estate brokers in the following states:

- California
- Colorado
- Florida
- Georgia
- Hawaii
- Illinois
- Indiana
- Iowa
- Kentucky
- Louisiana
- Maine
- Michigan
- Minnesota
- Missouri
- Nevada
- New York
- North Carolina
- Ohio
- Pennsylvania
- Virginia
- Wisconsin


CONCLUSIONS



CONCLUSIONS:

- Based upon our examination, research, and analyses of the existing solar farm uses, the surrounding areas, and an extensive market database, we have concluded that **no consistent negative impact has occurred to adjacent property that could be attributed to proximity to the adjacent solar farm**, with regard to unit sale prices or other influential market indicators.
- This conclusion has been confirmed by numerous county assessors who have also investigated this use's potential impact on property values.
- This conclusion has been confirmed by academic studies utilizing large sales databases and regression analysis investigating this use's potential impact on property values.



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STATE REPRESENTATIVE
75TH DISTRICT

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May 15, 2024

Mr. Matt Asselmeier
Director, Kendall County Zoning
111 W Fox St
Yorkville, IL 60560

RE: Oswego Township Solar Farm

Dear Mr. Asselmeier:

This letter addresses concerns and objections regarding the proposed solar farm in Oswego Township. I believe Kendall County feels hamstrung by Public Act 102-1123 from the 102nd General Assembly. It's important to note Public Act 102-1123 was filed as HB4412, a bill addressing telehealth options for athletic trainers, passing the House of Representatives with 103 yeas, 0 nays, and 1 present. The bill was then completely gutted and replaced in the Senate with language removing your ability to define what happens in your communities. Adding insult to injury, the gutting and replacing occurred during *lame duck*, passing purely along partisan lines.

Is this process how you truly want your government representing you? Place party politics aside and truly answer this question for yourself. There's no end to these shenanigans until someone tells Illinois no. Accordingly, please vote no on the Oswego Township Solar Farm simply on principle. Local governments must remind the state government, they work for you, not the other way around. I encourage counties to unite and challenge Public Act 102-1123 through the judicial system. Please reach out with any comments or questions. I'm always here to help, my cell is [REDACTED] Thank you!

Sincerely,

Jed Davis

State Representative - 75th District - Illinois State House of Representatives

CC: Maddie McElroy, District Director - 75th District
Matt Kellogg, Chair - Kendall County Board
Joy Lieser, Resident - Kendall County (via email) [REDACTED]

JRD/jrd



The Dark Side of Solar Power

As interest in clean energy surges, used solar panels are going straight into landfill. by Atalay Atasu, Serasu Duran, and Luk N. Van

Wassenhove

June 18, 2021

HollenderX2/Getty Images

Solar Trash

Summary. Solar energy is a rapidly growing market, which should be good news for the environment. Unfortunately there's a catch. The replacement rate of solar panels is faster than expected and given the current very high recycling costs, there's a real danger that all used will go straight to landfill (along with equally hard-to-recycle wind turbines). Regulators and industry players need to start improving the economics and scale of recycling capabilities before the avalanche of solar panels hits. close

It's sunny times for solar power. In the U.S., home installations of solar panels have fully rebounded from the Covid slump, with analysts predicting more than 19 gigawatts of total capacity installed, compared to 10 gigawatts at the close of 2019. Over the next 10 years, that number may quadruple, according to industry research data. And that's not even taking into consideration the further impact of possible new regulations and incentives launched by the green-friendly Biden administration.

Solar's pandemic-proof performance is due in large part to the Solar Investment Tax Credit, which defrays 26% of solar-related expenses for residential and commercial customers (just down from 30% during 2009-2019). After 2023, the tax credit will step down to a permanent 10% for commercial installers and will disappear entirely for home buyers. Therefore, sales of solar will probably burn even hotter in the coming months, as buyers race to cash in while they still can.

Tax subsidies are not the only reason for the solar explosion. The convergence



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TALKING ABOUT

Panels, Panels Everywhere

Economic incentives are rapidly aligning to encourage customers to trade their existing panels for newer, cheaper, more efficient models. In an industry where circularity solutions such as recycling remain woefully inadequate, the sheer volume of discarded panels will soon pose a risk of existentially damaging proportions.

To be sure, this is not the story one gets from official industry and government sources. The International Renewable Energy Agency (IRENA)'s official projections assert that "large amounts of annual waste anticipated by the early 2030s" and could total 78 million tonnes by the 2050. That's a staggering amount, undoubtedly. But with so many years to prepare, it describes a billion-dollar opportunity for recapture of valuable materials rather than a dire threat. The threat is hidden by the fact that IRENA's predictions are premised upon customers keeping their panels in place for the entirety of their 30-year life cycle. They do not account for possibility of widespread early replacement.

Our research does. Using real U.S. data, we modeled the incentives affecting consumers' decisions whether to replace under various scenarios. We surmised that three variables were particularly salient in determining replacement decisions: installation price, compensation rate (i.e., the grid rate for solar energy sold to the grid), and module efficiency. If the cost of trading up is low enough, and the efficiency and compensation rate are high enough, we posit that rational consumers will make the switch, regardless of whether their existing panels have lived out a full 30 years.

As an example, consider a hypothetical consumer (call her "Ms. Brown") living in California who installed solar panels on her home in 2011.

Theoretically, she could keep the panels in place for 30 years, i.e., until 2041. At the time of installation, the total cost was \$40,800, 30% of which was deductible thanks to the Solar Investment Tax Credit. In 2011, Ms. Brown could expect to generate 10,000 kilowatts of energy through her solar panels.



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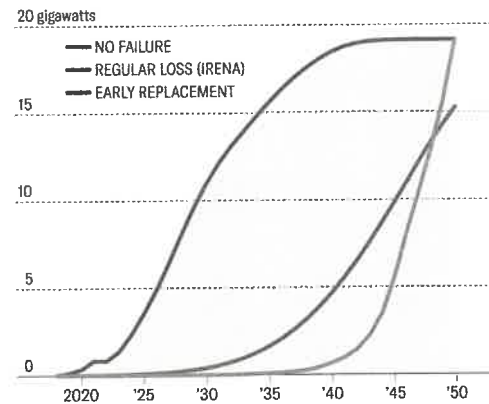
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she does her homework, she finds that that is very much the case. Going actual current projections, the Ms. Brown of 2026 will find that costs associated with buying and installing solar panels have fallen by 70% from where they were in 2011. Moreover, the new-generation panels will yield \$2,800 in annual revenue, \$700 more than her existing setup when it was new. All told, upgrading her panels now rather than waiting another 15 years will increase the net present value (NPV) of her solar rig by more than \$3,000 in 2011 dollars. If Ms. Brown is a rational actor, she will opt for replacement. And if she were especially shrewd in money matters, she would have come to that decision even sooner — our calculations for the Ms. Brown scenario show the replacement NPV overtaking that of panel retention starting in 2021.

The Solar Trash Wave

According to our research, cumulative waste projections will rise far sooner and more sharply than most analysts expect, as the below graph shows. The green “no failure” line tracks the disposal of panels assuming that no faults occur over the 30-year life cycle; the blue line shows the official International Renewable Energy Agency (IRENA) forecast, which allows for some replacements earlier in the life cycle; and the red line represents waste projections predicted by our model.

Cumulative capacity



Source: International Renewable Energy Agency, Electricity Data Browser, Global Solar Atlas



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much, much larger.

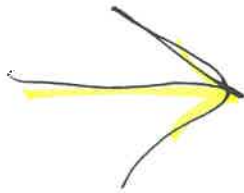
The High Cost of Solar Trash

The industry's current circular capacity is woefully unprepared for the deluge of waste that is likely to come. The financial incentive to invest in recycling has never been very strong in solar. While panels contain small amounts of valuable materials such as silver, they are mostly made of glass, an extremely low-value material. The long life span of solar panels also serves to disincentivize innovation in this area.

As a result, solar's production boom has left its recycling infrastructure in the dust. To give you some indication, First Solar is the sole U.S. panel manufacturer we know of with an up-and-running recycling initiative, which only applies to the company's own products at a global capacity of two million panels per year. With the current capacity, it costs an estimated \$20–\$30 to recycle one panel. Sending that same panel to a landfill would cost a mere \$1–\$2.

The direct cost of recycling is only part of the end-of-life burden, however. Panels are delicate, bulky pieces of equipment usually installed on rooftops in the residential context. Specialized labor is required to detach and re-install them, lest they shatter to smithereens before they make it onto the truck. In addition, some governments may classify solar panels as hazardous waste due to the small amounts of heavy metals (cadmium, lead, etc.) they contain. This classification carries with it a string of expensive restrictions — hazardous waste can only be transported at designated times and via set routes, etc.

The totality of these unforeseen costs could crush industry competitiveness. If we plot future installations according to a logistic growth curve capped at 700 GW by 2050 (NREL's estimated ceiling for the U.S. residential market) alongside the early-replacement curve, we see the volume of waste surpassing that of new installations by the year 2031. By 2035, discarded panels would outweigh new units sold by 2.56 times. In turn, this would substantially increase the LCOE (levelized cost of energy), a measure of the overall cost



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In a few years, the U.S. government — starting with the states, but surely escalating to the federal level — will introduce solar panel recycling legislation. Conceivably, future regulations in the U.S. will follow the model of the European Union's WEEE Directive, a legal framework for the recycling and disposal of electronic waste throughout EU member states. The U.S. states that have enacted electronics-recycling legislation have mostly cleaved to the WEEE model. (The Directive was amended in 2011 to include solar panels.) In the EU, recycling responsibilities for past (historic) waste have been apportioned to manufacturers based on current market share.

A first step to forestalling disaster may be for solar panel producers to start lobbying for similar legislation in the United States immediately, instead of waiting for solar panels to start clogging landfills. In our experience drafting and implementing the revision of the original WEEE Directive in the late 2000s, we found one of the biggest challenges in those early years was assigning responsibility for the vast amount of accumulated waste generated by companies no longer in the electronics business (so-called orphan waste).

In the case of solar, the problem is made even thornier by new rules out of Beijing that shave subsidies for solar panel producers while increasing mandatory competitive bidding for new solar projects. In an industry dominated by Chinese players, this ramps up the uncertainty factor. With reduced support from the central government, it's possible that some Chinese producers may fall out of the market. One of the reasons to push legislation now rather than later is to ensure that the responsibility for recycling the imminent first wave of waste is shared fairly by makers of equipment concerned. If legislation comes too late, the remaining players may be forced to deal with the expensive mess that erstwhile Chinese producers left behind.

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companies to accomplish this alone. Government subsidies are probably only way to quickly develop capacity commensurate to the magnitude of looming waste problem. Corporate lobbyists can make a convincing case for government intervention, centered on the idea that waste is a negative externality of the rapid innovation necessary for widespread adoption of energy technologies such as solar. The cost of creating end-of-life infrastructure for solar, therefore, is an inescapable part of the R&D package that goes along with supporting green energy.

It's Not Just Solar

The same problem is looming for other renewable-energy technologies. For example, barring a major increase in processing capability, experts expect that more than 720,000 tons worth of gargantuan wind-turbine blades will end up in U.S. landfills over the next 20 years. According to prevailing estimates, only five percent of electric-vehicle batteries are currently recycled — a lag that automakers are racing to rectify as sales figures for electric cars continue to rise as much as 40% year-on-year. The only essential difference between these green technologies and solar panels is that the latter doubles as a revenue-generating engine for the consumer. Separate profit-seeking actors — panel producers and the end consumer — thus must be satisfied in order for adoption to occur at scale.

...

None of this should raise serious doubts about the future or necessity of renewables. The science is indisputable: Continuing to rely on fossil fuels to the extent we currently do will bequeath a damaged if not dying planet to future generations. Compared with all we stand to gain or lose, the four decades or so it will likely take for the economics of solar to stabilize to a point that consumers won't feel compelled to cut short the life cycle of their panels seems decidedly small. But that lofty purpose doesn't make the switch to renewable energy any easier in reality. Of all sectors, sustainable technology can least afford to be shortsighted about the waste it creates. A strategy for entering the circular economy is absolutely essential — and the sooner, the better.



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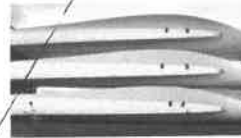
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