

**WHITESIDE COUNTY  
APPLICATION FOR A SOLAR FARM  
SPECIAL USE PERMIT**

Date: \_\_\_\_\_

**I. APPLICANT INFORMATION**

If the applicant is an organization, corporation, partnership or other association of individuals, and/or if there are other owners of the property, please list the names and post office addresses of any affiliate of the applicant on the **last page** of this application form.

A. Applicant: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

If the applicant will not be the operator of the special use permit, please list the names and post office addresses of the individual, organization, corporation, partnership or other association of individuals, who or which will be the operator, using the **last page** of this application form, **if necessary**.

B. Operator: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

If the applicant will not be the point of contact/contact person on this project, please provide the name and contact information for that person who is in charge of calls and/or correspondence.

C. Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**II. ZONING, PLANNING, DEVELOPMENT ORDINANCE**

Compliance with Whiteside County Code Chapter 39, Section 268- Solar Power is required.

**III. SITE PLAN**

An application for Special Use for a Solar Farm shall include THREE (3), 24" x 36" copies and TWO (2), 11" x 17" copies of site plan(s) containing the following information and meeting the following requirements:

- A. The boundaries of all Solar Farm Project parcels, participating parcels and the project area. A legal description of the project area only. The project area includes all acreage required to meet the setbacks, distances to residences, access to the site from the public roadway, etc. as all of this project area must remain intact and under the full lease control of the owner/operator of the solar farm throughout the life of the project.
- B. The boundaries of all Non-participating Parcels located adjacent to any boundary of the Solar Farm Project Parcels and Participating Parcels.
- C. The names and addresses of the owners and parcel identification numbers of all Solar Farm Project Parcels and Participating Parcels.

D. The names and addresses of the owners and parcel identification numbers of all Non-Participating Parcels that adjoin the Solar Farm Project Parcels and Participating Parcels.

E. Existing zoning of each Solar Farm Project parcel and Participating Parcels.

F. The location and dimensions (overall length and width) of all components of the proposed Solar Farm Project, including but not limited to the solar array-typical row of solar arrays, distance between rows and distance to the next set of rows, access roads, fences (linear feet and height), inverters, disconnects, control facilities, construction staging area(s), maintenance facility or facilities, all power collection and transmission systems, etc.

G. The location and description of all structures located on Solar Farm Project Parcels, Participating Parcels, and any Non-Participating Parcels located within 1,000 feet of a Solar Farm Project Parcels and Participating Parcels.

H. Provide at least a 150' radius buffer showing the distance requirement is being met from all occupied community buildings and/or dwellings to the fence of the project.

I. Provide at least an 80' setback from the centerline of the roadway to the fence of the project. Provide required setbacks from the project area property lines to the fence of the project for the zoning district in which the solar farm is proposed to be located.

J. Provide at least a 50' setback from the property lines of Non-Participating Parcels to the fence of the project and at least 50' from the ROW line to the fence of the project.

K. The location of all major above-and below-ground utility lines, telephone lines, and railroad rights-of-way located within and adjacent to the Solar Farm Project Parcels, and within 1,000 feet of the Solar Farm Parcel(s).

L. The location of all public roads and rights-of-way located within and adjacent to the Solar Farm Project Parcels, and within 1,000 feet of the Solar Farm Project Parcel(s).

M. Provide any municipal boundaries, 1.5 mile municipal extraterritorial jurisdiction radii, civil township boundaries, county boundaries and school district boundaries if located within 2,640 feet of the Solar Farm Project Parcels and Participating Parcels.

N. Provide the location of all mapped wetlands (per United States Fish and Wildlife Service's National Wetlands Inventory or the Rock Island District, U.S. Army Corps of Engineers) and Special Flood Hazard Areas (per the Whiteside County Digital Flood Insurance Rate Maps) within the Solar Farm Project Parcel(s). If parcel(s) is not within the SFHA, provide a note for the Community Panel Number and Zone in which it is located.

O. Provide topography with two (2) foot contour intervals within the Solar Farm Project Area Parcels and Participating Parcels.

P. The site plans shall include a north arrow, the date, the engineer's scale, a legend, reference to a section corner and a location map referencing site in relation to its Township. The site plan shall be sealed and signed by an Illinois licensed Professional Engineer. Additional information may be required by the Building and Zoning Administrator and/or County Engineer upon request.

#### **IV. DIGITAL INFORMATION**

The following digital geographic information shall be provided to the GIS Coordinator and the Building and Zoning Administrator, in ESRI shape file format, projected to the Whiteside County GIS coordinate system (NAD 1983 State Plane IL West Zone) in feet:

A. Solar Farm (point file). Include all facilities listed in III F (lines and polygons).

B. Other digital information as reasonably required by the Building and Zoning Administrator and/or County Engineer.

## **V. OTHER SUPPORTING DOCUMENTATION**

- A. Provide three (3) complete packets of supporting documentation, i.e. petition, application, EcoCat, L.E.S.A., AIMA, SUP Narrative etc.
- B. Provide a narrative that clearly establishes the proposed use meets the standards as outlined in the Whiteside County Code Section 39-146 (f)(4).
- C. Provide EcoCat consultation results or documentation that the consultation was terminated by the Illinois Department of Natural Resources (IDNR).
- D. Provide a copy of the executed Agricultural Impact Mitigation Agreement (AIMA).
- E. Provide the Land Evaluation portion of the Land Evaluation Site Assessment (L.E.S.A.) from the Whiteside County Soil and Water Conservation District.
- F. Provide the results of the U.S. Fish and Wildlife Service's Information for Planning and Consulting environmental review that is consistent with any applicable U.S. Fish and Wildlife Service solar wildlife guidelines that have been subject to public review.
- G. Demonstrate how protected lands identified by the Illinois Department of Natural Resources (IDNR) and the Illinois Nature Preserves Commission (INPC) will be avoided.
- H. Provide consultation results from the Illinois Historic Preservation Division assessing the potential impacts on state-registered historic sites under the Illinois State Agency Historic Resources Preservation Act.
- I. Provide a vegetative ground cover plan that will be maintained for the life of the project that is consistent with the goals of the Pollinator-Friendly Solar Site Act.
- J. Provide a vegetation management plan utilizing the guidelines set by the Illinois Department of Natural Resources (IDNR).
- K. Provide other information as maybe required herein and/or reasonably required by the Building and Zoning Administrator and/or County Engineer.
- L. Provide a completed application form and completed petition form which includes signature of property owner/owner's representative.
- M. If applicable, provide a signed letter from the jurisdiction stating whether they recommend approval or denial of the proposed solar farm to be located within their 1.5 mile extraterritorial planning jurisdiction.
- N. Provide required fees for SUP hearing. Make check payable to Whiteside County Building and Zoning. If unsure as to exact fees for your specific project, please contact our office at 815-772-5175.
- O. The SUP request will not be set for a public hearing until the application, petition, supporting documentation, site plans, fees etc. are complete and have been submitted (via USPS, UPS, FedEx) in hard copy form as described above to the Building and Zoning Office.

## **I. APPLICANT INFORMATION (Cont.)**

### **I., A. (Cont)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### **I., B. (Cont)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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