

APPLICATION FOR SPECIAL USE PERMIT

Attention: Piatt County, IL Zoning Officer

Date: November 28, 2018

I hereby apply to the Zoning Board of Appeals of Piatt County, Illinois for a Special Use Permit, as authorized by Article IV A2d, of the Zoning Ordinance of Piatt County, Illinois dated July 13, 2004 and in support thereof submit the following information:

1. Description of the property that is to be affected:
Pin# 04-07-19-005-008 and Alternate PIN # 06-07-300-005

Township: Goose Creek

Address: 2240 N 375 East Road De Land, IL 61839

Legal Description: Attached – See Exhibit “A”. ALTA to be provided at later date.
2. Current Owner(s) of subject property: (if corporation, names and addresses of all board members must be provided) HERM LAND KC LLC, 329 E. 2200 North Road, De Land, IL 61839-0000
3. Present Zoning: A1 Agriculture
4. Proposed Change(s) to the Use of Property: Community Solar Farm (4 MW AC) use on approximately 36 acres; parcel remainder to continue in agricultural use.
5. Proposed Construction Description: Applicant proposes to construct a 4 MW AC ground mounted community solar farm – See attached cover letter.
6. Names of adjacent land owners (Complete information required by Applicant): See Exhibit “B”
7. Special Use Permit shall run with the Land or the Applicant? (Applicant unless special circumstances) Special Use Permit to run with the Applicant: 329 Frontier Piatt, LLC, a subsidiary of Borrego Solar Systems, Inc.
8. Fee Required: \$1,000
9. Attach a plat showing property to be used and location of any structures and proposed structures. See attached Site Use Plan which illustrates the proposed development.

We being the applicant(s) and owners(s) hereby request that a special use be granted for the purpose of: Community Solar Farm

Applicant: 329 Frontier Piatt, LLC, a Delaware limited liability company
By: 1115 Solar Development, LLC, its sole member and manager

Print Name

Name: Aaron Hall

Title: President

Signature

DocuSigned by:
Aaron Hall

570E885B892D454...

5005 Texas Street, Suite 400

San Diego, CA 92108

Address

619-961-4525

Phone

aaron@borregosolar.com

Email

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on December 20, 2018 at 1:00 pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of 329 Frontier Piatt, LLC, a subsidiary of Borrego Solar systems, Inc. acting for HERM LAND KC LLC, 329 E 2200 North Road, De Land IL, 61839 asking for a Special Use Permit for a 4 MW AC ground-mounted Community Solar Farm for property described as:

THE WEST 1/2 OF THE SOUTHWEST 1/4, EXCEPT A PART OF GOVERNMENT LOT 2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN PIATT COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE

NORTHWEST CORNER OF GOVERNMENT LOT 2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, SAID POINT BEING AN IRON PIN OVER A STONE FOUND PER PLAT OF SURVEY RECORDED IN PLAT BOOK 4 PAGE 55 IN THE RECORDS OF THE PIATT COUNTY RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 06 MINUTES 31 SECONDS WEST 635.14 FEET ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 TO THE POINT OF BEGINNING, SAID POINT BEING AN IRON PIN WITH CAP NUMBER 3367; THENCE SOUTH 88 DEGREES 03 MINUTES 12 SECONDS EAST 289.65 FEET TO AN IRON PIN WITH CAP NUMBER 3367; THENCE SOUTH 04 DEGREES 22 MINUTES 48 SECONDS EAST 84.24 FEET TO AN IRON PIN WITH CAP NUMBER 3367; THENCE NORTH 88 DEGREES 08 MINUTES 25 SECONDS EAST 67.40 FEET TO AN IRON PIN WITH CAP NUMBER 3367; THENCE SOUTH 00 DEGREES 09 MINUTES 29 SECONDS EAST 124.92 FEET TO AN IRON PIN WITH CAP NUMBER 3367; THENCE SOUTH 88 DEGREES 00 MINUTES 01 SECONDS WEST 101.55 FEET TO AN IRON PIN WITH CAP NUMBER 3367; THENCE SOUTH 01 DEGREES 02 MINUTES 00 SECONDS EAST 128.37 FEET TO AN IRON PIN WITH CAP NUMBER 3367; THENCE NORTH 89 DEGREES 56 MINUTES 44 SECONDS WEST 265.11 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 2, SAID POINT BEING AN IRONPIN WITH C P NUMBER 3367; THENCE NORTH 00 DEGREES 06 MINUTES 31 SECONDS EAST 348.20 FEET, TO THE POINT OF BEGINNING;

AND

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, EXCEPT WHAT THE ILLINOIS CENTRAL RAILROAD TAKES THE NORTH SIDE; AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST* 1/4, EXCEPTING WHAT THE ILLINOIS CENTRAL RAILROAD COMPANY TAKES OF THE NORTH SIDE; AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7 TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS;

AND

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS, RUNNING THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR 1,324.20 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 12 SECONDS WEST FOR 1,651.56 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 21 SECONDS EAST FOR 2,647.30 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 30 SECONDS EAST FOR 121.40 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 51 SECONDS WEST FOR 1,336.95 FEET; THENCE SOUTH 0 DEGREES 41 MINUTES 15 SECONDS EAST FOR 1,525.05 FEET TO THE POINT OF BEGINNING, MORE PARTICULARLY DESCRIBED AS TRACT "A", AS PER PLAT OF SURVEY DATED NOVEMBER 4, 1999 BY WILLIAM C. FAULKNER, ILLINOIS LAND SURVEYOR #1940, AND RECORDED IN THE OFFICE OF THE PIATT RECORDER OF DEEDS ON DECEMBER 6, 1999, IN PLAT BOOK 12 AT PAGE 292 AS DOCUMENT NUMBER 295834, SITUATED IN THE COUNTY OF PIATT, STATE OF ILLINOIS.

*TYPOGRAPHICAL ERROR CORRECTED BY SURVEYOR

PIN# 04-07-19-005-008 and Alternate PIN # 06-07-300-005
Located at (Address): 2240 N 375 East Road De Land, IL 61839

Metes and bounds description and application are available for review in Room 105, Piatt County Courthouse.

The present classification of the above property is A1 Agriculture . The Petitioner seeks a Special Use Permit for a 4 MW ground-mounted Community Solar Farm

All persons in attendance at the hearing shall have an opportunity to be heard. Any person who also wishes to appear as an "interested party" with the right to cross examine others at the hearing must complete and file an appearance with the Piatt County Zoning Officer before the beginning of the hearing. Appearance forms are available at the Zoning office, 101 W. Washington St.

Keri Nusbaum, Piatt County Zoning Officer
Lloyd Wax, Chair, Zoning Board of Appeals

Please run one time on .

To the Applicant:

- It is your responsibility to have this Legal Notice published in an appropriate news publication, exactly as set forth above.
- We recommend that this legal notice be published in the Piatt County Journal Republican.
- Deadline for the Piatt County Journal Republican for Legal Notices is Friday noon, prior to Wednesday publication.
- Piatt County Journal Republican will require you to pay a fee of \$30 (standard description) \$45 (extended description) prior to publishing this notice.
- Piatt County Journal Republican will provide to Piatt County Zoning Office a Certificate of Publication for the Legal Notice, at the following address:

Piatt County Zoning Office
Keri Nusbaum, Zoning Officer
101 W. Washington Street, Room 105
Monticello, IL 61856

Ref:

Your failure to publish this Legal Notice within the time required or in an inappropriate news publication may result in your application for variation or special use permit not being heard by the Zoning Board of Appeals as scheduled.

I understand my responsibilities in this matter.

DocuSigned by:
Laron Hall
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11/27/2018

date