

Office Use Only
Petition #/Permit # ____2024-065

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

<p>OWNER INFORMATION:</p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Daytime Phone _____</p> <p>Email _____</p>	<p>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
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<p>APPLICANT (If other than owner):</p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Daytime Phone _____</p> <p>Email _____</p>	<p>TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):</p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
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<p>PARCEL INFORMATION:</p> <p>Address _____</p> <p>City _____ Zip _____</p> <p>Parcel/Tax Number _____</p> <p>Number of Acres _____</p>
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<p>Applying For:</p> <p>(Check all that apply)</p>	<input type="checkbox"/> Reclassification	<p>Current Zoning: 0021 - Farmland Requested Zoning:</p>
	<input type="checkbox"/> Conditional Use & Site Plan Review	<p>CUP Request:</p>
	<input type="checkbox"/> Variation, Administrative <input type="checkbox"/> Variation, Zoning	<p>Variation Request:</p>
	<input type="checkbox"/> Site Plan Review	<p>Type:</p>
	<input type="checkbox"/> Text Amendment <input type="checkbox"/> Appeal	<p>UDO Section(s): Type:</p>

Please provide additional information on the back of this page.

NARRATIVE: Please use this space to explain your request in detail.
TurningPoint Energy, LLC d/b/a TPE Development through its affiliated entity TPE IL MH680, LLC (the "Applicant")
proposed the development of a 4.99-megawatt (MW) AC solar photovoltaic system on 3 parcels at S Crystal Lake Rd in
McHenry County, IL (the "Project"). The Project will consist of a single axis tracking ground-mounted solar array,
associated electrical equipment, an access driveway and fence covering approximately 32.2 acres of the 113-acre
parcels identified above. The Project intends to participate in the Illinois Adjustable Block Community
Solar Program. Community Solar allows residents of Illinois to purchase bill credits for locally generated clean electricity at
a discount to current electric rates without having to install panels on their roof. The Project's host parcels are located in the
A1 zoning district. The McHenry County's Zoning Code allows for the construction and operation of commercial solar
energy facilities by special use permit in the A1 District. All setbacks prescribed in the McHenry County ordinance
("Ordinance") will be complied with to ensure a sufficient buffer is maintained between the trackers and neighboring
property lines and rights-of-way. A complete narrative that includes response to the Standards for Conditional Use will be
included as part of the CUP submittal package to McHenry County.

CONSENT

I/We hereby authorize that the aforementioned applicant, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

Bernard Weidner
 Owner's Signature

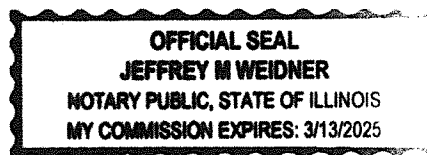
Bernard Weidner
 Print Name

William Carleton
 Signature

William Carleton
 Print Name

SUBSCRIBED and SWORN to before me
 this 27th day of October, 2024.

[Signature]
 NOTARY PUBLIC



MCHENRY COUNTY PLANNING AND DEVELOPMENT
 2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
 815-334-4560

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LAND TRUST BENEFICIAL DISCLOSURE

Applications shall be brought in the name of the record title owner or the owner(s) of the beneficial interest through authorized agents. If application is made by the trustee or beneficiary of any land trust for any zoning map amendment, variation, or conditional use permit, the application and notice shall identify each beneficiary of such land trust by name and address and define his/her interest. All applications shall be verified by the applicant in the applicant's capacity as trustee or by the beneficiary(s) as a beneficial owner(s) of an interest in such land trust.

If a beneficiary of any land trust is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

Name of Entity: Bernard L. Weidner Non-Marital Revocable Trust			
Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
Bernard L. Weidner	Trustee	6351 Rt 83, Long Grove, IL 60047	100%

Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

TPE IL MH680, LLC OWNERS

APPLICANT: TPE IL MH680, LLC

OWNERS: TPE Development, LLC (Manager and Sole Member)

Turning Point Energy, LLC (Managing Member, TPE Development, LLC)
Jared Schoch – Managing Member
747 S. Corona St., Denver, CO 80209

Lighthouse Advisers, LLC (Member, TPE Development, LLC)
Adam Beal – Managing Member
3720 S. Dahlia St., Denver, CO 80237

Marshall Consulting, LLC (Member, TPE Development, LLC)
James Marshall – Managing Member
3039 Chicago St., San Diego, CA 92117

SolCom Energy, LLC (Member, TPE Development, LLC)
Salar Naini – Managing Member
3915 East Elm St., Phoenix, AZ 85018

BT Energy Consulting, LLC (Member, TPE Development, LLC)
Bruce Tang – Managing Member
84 Whitney St., San Francisco, CA 94131

CONSENT TO ON-SITE INSPECTION

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative many inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES

I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.

ZONING APPLICATION INTERPRETATION

I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.

ACCEPTANCE OF FEES FOR NOTIFICATION

I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.

Bernad Weidner

Owner's Signature

Bernad Weidner

Print Name

William Carleton

Signature

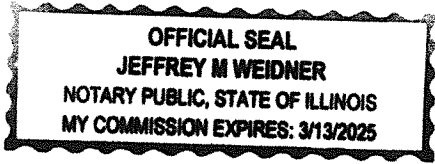
William Carleton

Print Name

SUBSCRIBED and SWORN to before me
this 21 day of October, 2020.

[Signature]

NOTARY PUBLIC



Approval Standards for Conditional Use
(McHenry County Unified Development Ordinance §16.20.040E)

This form must be completed for requests for conditional use. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?
The Conditional Use meets all standards through section 16.56.050 N. Solar Panels. The proposed plan will meet all General Requirements, along with requirements for freestanding solar panels systems. Please see attached narrative for more detailed response.
2. Is the conditional use compatible with the existing or planned future development of the area?
Yes. The conditional use is compatible with the current zoning of the property (A-1 Agricultural) and future use after decommissioning of the site. Please see attached narrative for more detailed response.
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?
No. The conditional use will not endanger the public due to the design including proper safety and security measures including but not limited to proper erosion management, security fencing, and locked security gates. Please see attached narrative for more detailed response.
4. Will the conditional use be injurious to the use and enjoyment of other property in the area?
No. The conditional use will not be injurious to the other property in the area by following setback, visual buffering, and erosion control standards set by McHenry County. Please see attached narrative for more detailed response.
5. Will the conditional use substantially diminish and impair property value in the area?
No. The conditional use will not substantially diminish property value in the area due to reasons stated in the question above. Please see attached narrative for more detailed response.
6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?
Yes. See the attached site plan for details regarding utilities, roads, and other facilities. Proper erosion control and drainage measures will be followed per McHenry County guidelines. Please see attached narrative for more detailed response.
7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?
Yes. The conditional use operation will require minimal traffic once construction is complete, with minimal traffic impacts only occurring due to transportation of material to and from the site. Please see attached narrative for more detailed response.
8. Will the conditional use conform to the applicable standards of the underlying zoning district?
Yes. The conditional use operation will conform to the applicable standards of zoning A-1 Agricultural as provided in chapter 16.36 of the McHenry County Code. Please see attached narrative for more detailed response.
9. Will the conditional use be reasonably in the interest of the public welfare?
Yes. The conditional use will provide clean energy for the interest of public welfare. Please see attached narrative for more detailed response.
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?
Yes. Proper erosion control and drainage measures will take place per McHenry County requirements. Please see attached narrative for more detailed response.

Zoning Reclassification (zoning map amendment): a process that allows a property owner to request that the existing zoning classification of their property be changed to another classification. The zoning districts and land uses and buildings allowed in each district are listed in UDO Chapter 16.32. UDO §16.20.010E contains standards for determining if a zoning reclassification should be approved. UDO §16.36.020 contains additional standards that must be met in order to rezone a property to the A-2, Agricultural District.

Zoning Text Amendment: a process that allows a property owner to request that the text of the UDO be changed. The ordinance change will apply countywide and not only to the property owner who has initiated the request. UDO §16.20.010E contains standards for determining if a zoning text amendment should be approved.

Zoning Variation: a process that allows a property owner to request an exception from any zoning requirement contained in the UDO (other than those requirements that are specifically identified as being ineligible for variations) due to practical difficulties or particular hardships. UDO §16.20.020F contains specific standards for determining if a zoning variation should be approved.

Zoning Application Process

The following is a brief discussion of the application, review, and approval process for each type of zoning application. Zoning applications for zoning reclassifications, zoning text amendments, and zoning variations follow a three-step process. Applications for conditional use include an additional step - site plan review. Zoning appeals follow a two-step process - application and public hearing. The multi-step process for each application type is outlined below:

Application: Applications must be submitted to the Department of Planning and Development using the forms included at the end of this packet. Once staff has reviewed the application to determine that the filing requirements have been met, staff will schedule a public hearing by either the Zoning Board of Appeals (ZBA) or the McHenry County Hearing Officer (MCHO). Staff will prepare the necessary public notices for publication in the newspaper and mailing to surrounding property owners and government agencies. Staff will also prepare a sign for the applicant to post on the subject property.

Site Plan Review: Applications for conditional use will also be scheduled for a site plan review by the Staff Plat Review Committee (SPRC). The SPRC is comprised of six (6) members representing the Department of Planning and Development's planning, building, and water resources divisions, the Health Department's environmental health division, and the McHenry County Division of Transportation.

The SPRC reviews the site plan to ensure that it complies with all UDO requirements, particularly those contained in Chapter 16.60, Site Development Standards and Chapter 16.64, Off-Street Parking and Loading. Staff will also ensure that the proposed site plan conforms to any applicable standards contained in Chapter 16.56, Use Standards, particularly §16.56.030 and §16.56.050. The SPRC will also ensure that the site plan complies with McHenry County's Public Health Ordinance (wells and sewage disposal), Stormwater Management Ordinance, and Access Control and Right-Of-Way Management Ordinance and provide comments regarding the need to comply with the county's adopted building codes.