

VILLAGE OF CALEDONIA
ZONING APPLICATION FORM

To Petition for Zoning Map Amendments, Special Use Permits, and Variances

This is an application for:

_____ **Zoning Map Amendment** from _____ to _____
*If Map Amendment is not for full parcel(s), please provide legal description

 X **Special Use Permit** for a proposed Community Solar Garden
*Site Plan Attached as Exhibits A through E

_____ **Variance** in _____
*Site Plan Attached

_____ **Other** _____

Site Address of the Subject Property: 400ft southeast of South St. and Clark St. in Caledonia, IL 61011

Existing Use: Agriculture

Proposed Use: Construct and operate a Community Solar Garden

Applicant's Name: USS Clark Solar LLC Daytime Phone: 847-400-7156

E-Mail Address: ryan.magnoni@us-solar.com

Street Address: 100 N. 6th St., Suite 410B City: Minneapolis State: MN Zip: 55403

Property Owner's Name (if not same as the Applicant): Bradley Sassaman and Peggy Sassaman

Address: 14770 Oak St. City: Caledonia State: IL Zip: 61011

*If the Property Owner is not the Applicant, please provide letter from Property Owner stating the Applicant does have authority to submit this Zoning Application.

Please note: When your application and fee are turned in to the Village Clerk, it will be forwarded to the Village of Caledonia Zoning Committee, and they will notify you of the public hearing date.

DECLARATION

By virtue of my application for a variance, I do hereby declare that the appropriate appointed and elected officials who are responsible for the review of my application are given permission to

visit and inspect the property proposed for variance in order to determine the suitability of the request.

Applicant Signature: *Ron Mayh* Date signed: 7/6/2022
Owner's Signature: *Bridget* Date Signed: 7/6/2022
Owner's Signature: *Ron Mayh* Date Signed: 7/6/2022

FOR OFFICE USE ONLY

STAFF SIGNATURE: *Village Atty Tara Green* Date Filed: 7/12/22
Filing Fee – Amount Paid: \$500.00 filing fee Check # 1697

Professional Service Fee Deposit (if applicable) \$ 5,000.00 - \$500.00 filing fee

REV.	NO.	DESCRIPTION	DATE
0	PRELIMINARY	06/07/22	

SHEET TITLE:

PRELIMINARY
LAYOUT

DRAWING NO.:
PV-100

DRAWN BY:	LR
REVIEWED BY:	
DATE:	06/07/22
SCALE:	AS SHOWN
PROJECT NO.:	



ARRAY PLAN
SCALE: 1"=150'

EXHIBIT
A

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	16,681.11 kW
SYSTEM SIZE AC	3,986.45 MW
DC/AC RATIO	4.18
MODULE MODEL	440C M10
MODULE RATING	580 W
TOTAL MODULE QTY	12,897
MODULES PER STRING	27
NO. OF STRINGS	478
BESS RATING	4000kW / 8000kWh
DURATION	2 HOURS
INVERTER MODEL	BOLIS 18K EHV 65 US
INVERTER RATING	18,000 kW
NO. OF INVERTERS	24
NO. OF PHASE PER INVERTER	3
STEP-UP TRANSFORMER	273.3KV/690V, 2150KVA
RACKING	ATI-HSAT
TILT ANGLE	0°
TRACKER ROW WITH 108 MODULES	41
TOTAL NO. TRACKER ROW WITH 108 MODULES	73
INTERROW SPACING	11.2'
ROW SPACING	16.7'
AREA OCCUPIED	37.97 AC
* INVERTERS ARE TO BE FACTORY PROGRAMMED TO OUTPUT 18,000 MAX.	

GENERAL NOTES	
1.	CUSTOMER POLE, UTILITY AC DISCONNECT, FUSED, ACCESSIBLE, VISIBLE AND LOCKABLE DISCONNECT. PROVIDE PLACARD STATING "UTILITY AC DISCONNECT".
2.	DISCONNECT SHALL BE ACCESSIBLE, LOCKABLE, VISIBLE AND DISCONNECT.
3.	PER INSTALLATION TO COMPLY WITH IES 600.401.0.6 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS.
4.	EQUIPMENT SHALL BE LABELED PER NEC 200.401.0.6.
5.	12 ACCESS DRIVES SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION OPERATIONS, MAINTENANCE AND UTILITY TRAFFIC THROUGHOUT THE SITE.
6.	PROVIDE UTILITY 4" UNREINFORCED NEWLENS ACCESS.
7.	ALL EQUIPMENT CLEARANCES AND WORK SPACES SHALL COMPLY WITH NEC 200.9 REQUIREMENTS.

LEGEND	
108 MODULES TRACKER ROW	108 MODULES TRACKER ROW
61 MODULES TRACKER ROW	61 MODULES TRACKER ROW
54 MODULES TRACKER ROW	54 MODULES TRACKER ROW
(1) 600V 300A PANELBOARD	(1) 600V 300A PANELBOARD
POWER STATION - (1) MV TRANSFORMER	(1) CAS, (1) WEATHER STATION
STRING INVERTER	STRING INVERTER
12" WIDE SITE ACCESS ROAD	12" WIDE SITE ACCESS ROAD
EXISTING ROADS	EXISTING ROADS
PROPERTY LINE	PROPERTY LINE
SETBACK	SETBACK
U.S. MEDIUM VOLTAGE CABLE	U.S. MEDIUM VOLTAGE CABLE
UTILITY CIRCUIT	UTILITY CIRCUIT
PROJECT SITE SECURITY FENCE	PROJECT SITE SECURITY FENCE
STORM WATER BASIN	STORM WATER BASIN
LANDSCAPE BUFFER	LANDSCAPE BUFFER

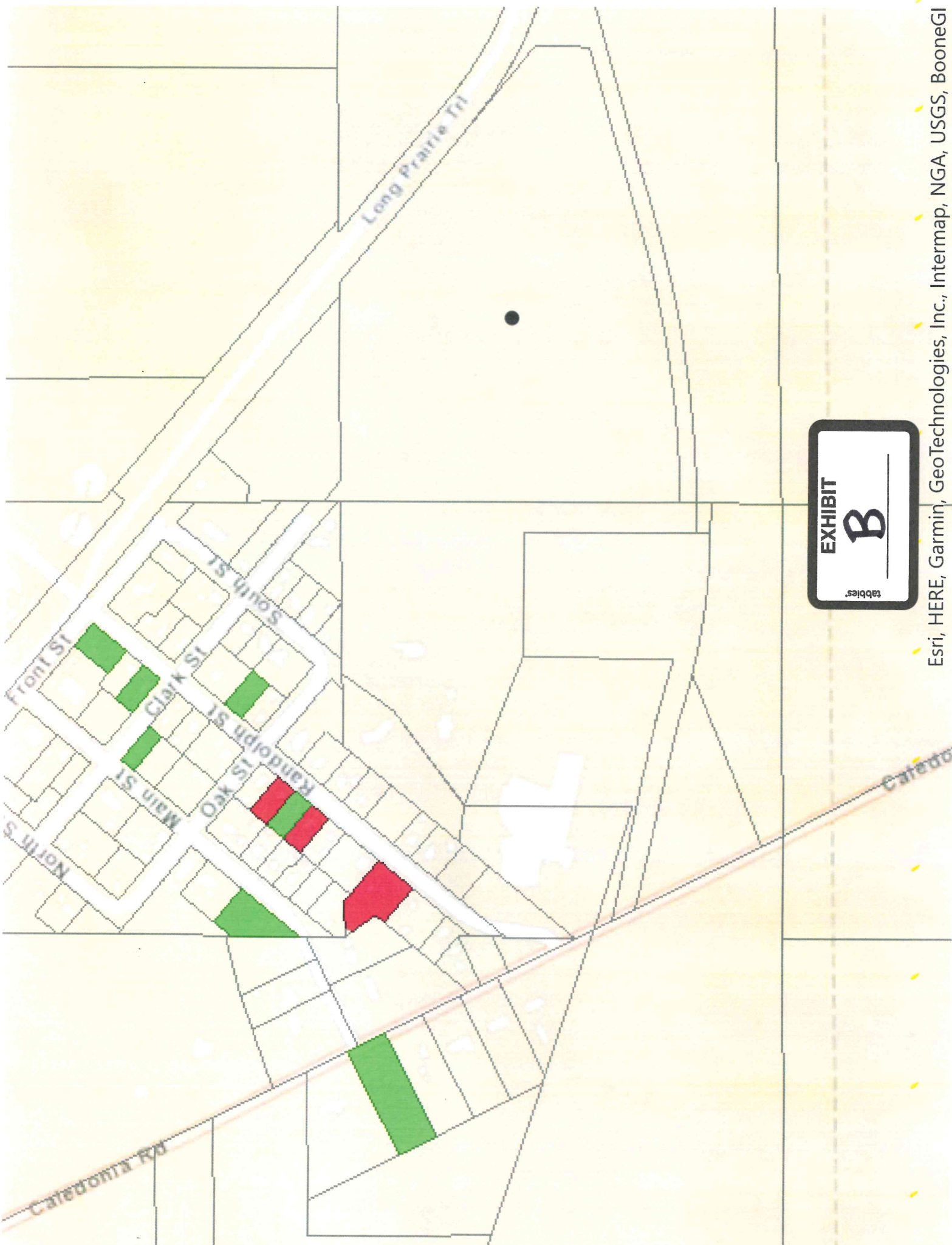


EXHIBIT
B
tabbles

[illegible]

Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | BooneGIS |

tables.

Boone County Web Map



4/4/2022, 1:09:54 PM

Boone2021.sid

Red: Band 1

 Green: Band 2

03-21-200-005

EXHIBIT

A

tables.

0 0.05 0.1 0.2 ml

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, BooneGIS

Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA | [BooneGIS](#) | [Esri](#), [HERE](#) | [Web AppBuilder for ArcGIS](#)

Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA | [BooneGIS](#) | [Esri](#), [HERE](#) | [Web AppBuilder for ArcGIS](#)

Section  PreAnnexations 


 PreAnnexations Section Political Township Boundary
 Owner_Parcels

PreAnnexations	Section
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

Red: Band_1
Green: Band_2
Blue: Band_3

EXHIBIT

tablets

E

0 0.05 0.1 0.2 mi

Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA | BooneGIS | Esri, HERE | Web AppBuilder for ArcGIS