

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4613
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That a Special Use in the F-Farming District for a solar facility be granted on the following described property:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART CONVEYED TO THE CHICAGO AND PACIFIC RAIL ROAD COMPANY BY DEED DATED SEPTEMBER 20, 1875 AND RECORDED MAY 11, 1878 IN BOOK 157, PAGE 284 AS DOCUMENT 5035) AND EXCEPTING THAT PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON STAKE MARKING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE AZIMUTH 179 DEGREES 50 MINUTES 42 SECONDS (ASSUMED) ALONG AN EXISTING FENCE LINE, 2599.77 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20; THENCE AZIMUTH 270 DEGREES 11 MINUTES 35 SECONDS ALONG SAID NORTHERLY RIGHT OF WAY LINE 564.62 FEET TO AN IRON STAKE MARKING A POINT OF CURVATURE, SAID POINT BEING 32.88 FEET WESTERLY OF A CONCRETE RIGHT OF WAY MONUMENT; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A CURVE TO THE RIGHT OF RADIUS OF 1392.4 FEET AN ARC DISTANCE OF 309.79 FEET TO AN IRON STAKE FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE ON A CURVE TO THE RIGHT OF RADIUS 1392.4 FEET AN ARC DISTANCE OF 390.25 FEET TO AN IRON STAKE; THENCE AZIMUTH 18 DEGREES 26 MINUTES 15 SECONDS, 71.39 FEET TO AN IRON STAKE; THENCE AZIMUTH 44 DEGREES 58 MINUTES 38 SECONDS, 156.01 FEET TO AN IRON STAKE; THENCE AZIMUTH 13 DEGREES 31 MINUTES 12 SECONDS, 138.08 FEET TO AN IRON STAKE; THENCE AZIMUTH 93 DEGREES 41 MINUTES 17 SECONDS, 64.98 FEET TO AN IRON STAKE; THENCE AZIMUTH 154 DEGREES 44 MINUTES 40 SECONDS, 317.98 FEET TO AN IRON STAKE; THENCE AZIMUTH 180 DEGREES 52 MINUTES 10 SECONDS, 159.78 FEET TO THE POINT OF BEGINNING, IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS, AND AN EASEMENT FOR INGRESS AND EGRESS 20 FEET IN WIDTH FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL 1, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE AZIMUTH 18 DEGREES 26 MINUTES 15 SECONDS ALONG THE WESTERLY LINE OF PARCEL 1, 71.39 FEET TO AN IRON STAKE; THENCE AZIMUTH 44 DEGREES 58 MINUTES 38 SECONDS ALONG THE WESTERLY LINE OF PARCEL 1, 156.01 FEET TO AN IRON STAKE; THENCE AZIMUTH 13 DEGREES 31 MINUTES 12 SECONDS ALONG THE WESTERLY LINE OF PARCEL 1, 105.0 FEET; THENCE AZIMUTH 283 DEGREES 31 MINUTES 12 SECONDS, 20.0 FEET; THENCE AZIMUTH 193 DEGREES 31 MINUTES 12 SECONDS, 99.37 FEET; THENCE AZIMUTH 224 DEGREES 68 MINUTES 38 SECONDS, 155.10 FEET; THENCE AZIMUTH 198 DEGREES 26 MINUTES 15 SECONDS, 72.22 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE OF RADIUS 1392.4 FEET; CONCAVE TO THE NORTHEAST 20.28 FEET TO THE POINT OF BEGINNING), IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS. The property is located at 43W708 Route 20.

- 2) That the Special Use be granted subject to the following stipulations:
1. The Kane County Water Resources Department will require a stormwater permit for this development.
 2. An Engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. If the peak flow for the site with the proposed development is increased, stormwater detention may be required for the development. Any required Stormwater Management will require a viable outfall and may require off-site work.
 3. Should the site introduce more than 5,000 square feet of impervious, a BMP will be required for all impervious surfaces.
 4. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site.
 5. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
 6. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
 7. 80% vegetative coverage for plantings will be a requirement for the site.
 8. The property contains Depressional Storage. Compensatory Storage for any fill must be designed by a Licensed Professional Engineer.
 9. A Wetland Delineation will be required. Any impacts to the Wetlands will require Mitigation.
- 3) That the zoning maps of Kane County, Illinois be amended accordingly.
- 4) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on October 10, 2023

John A. Cunningham
Clerk, County Board
Kane County, Illinois

Corinne Pierog
Chairman, County Board
Kane County, Illinois

Vote: