

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4622
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:

PARCEL 1: THAT PT OF THE FLLG PARCEL OF LND FALLING WITHIN PCL J ON ORDINANCE NO. 2003-11-3 RECDD DECEMBER 30, 2003, AS DOCUMENT NO. 2003K221582: THAT PT OF THE SE QTR OF SEC 23 AND THAT PT OF THE SW QTR OF SEC 24, BOTH IN TWP 41 N, R 7 E OF THE THIRD PM, DAF: COMCG AT THE SE COR OF SD SE QTR OF SEC 23; TH N 00 DEG 27 MIN 17 SEC W, A DISTNC OF 100.00 FT FOR THE PNT OF BEGG; TH S 89 DEG 05 MIN 26 SEC W, PAR WI THE S LI OF THE SE QTR OF SEC 23, A DISTNC OF 1249.25 FT; TH N 00 DEG 54 MIN 34 SEC W, A DISTNC OF 245.37 FT; TH N 89 DEG 05 MIN 26 SEC E, PAR WI THE S LI OF THE SE QTR OF SEC 23, A DISTNC OF 1251.09 FT; TH S 90 DEG 00 MIN 00 SEC E, PAR WI THE S LI OF THE SW QTR OF SEC 24, A DISTNC OF 1516.35 FT TO THE CTR LI AS MONUMENTED OF NESLER RD; TH S 27 DEG 43 MIN 17 SEC W, ALG SD CTR LI AS MONUMENTED, A DISTNC OF 277.19 TO A LI THAT IS PAR WI THE S LI OF THE SW QTR OF SEC 24 AND PASSES THROUGH THE POB; TH N 90 DEG 00 MIN 00 SEC W, PAR WI THE S LI OF THE SW QTR OF SEC 24, A DISTNC OF 1385.46 FT TO THE POB. BNG SITD ON PLATO TWP, KCI. PARCEL 2: THAT PT OF THE S HF OF THE SW QTR OF SEC 24, TWP 41 N, R 7 E OF THE THIRD PM, DAF: BEGG AT THE NW COR OF SD HF; TH ELY, ALG THE N LI OF SD S HF, 147.30 FT; TH SLY, AT AN ANG OF 91 DEG 23 MIN 09 SEC, MSRD CNTRCLKWS FRM SD N LI, PAR WI THE W LI OF SD SW QTR, 981.91 FT; TH WLY AT AN ANG OF 88 DEG 46 MIN 22 SEC, MSRD CNTRCLKWS FRM SD PAR LI, 147.29 FT TO SD W LI; TH NLY AT AN ANG OF 91 DEG 13 MIN 38 SEC, MSRD CNTRCLKWS FRM THE LAST DESCBD CORS, ALG SD W LI, 983.32 FT TO THE POB, ALL IN PLATO TWP, KCI. PARCEL 3: THAT PT OF THE S HF OF THE SW QTR OF SEC 24, TWP 41 N, R 7 E OF THE THIRD PM, DESCBD AS FLWS: COMCG AT THE NW COR OF SD S HF; TH ELY, ALG THE N LI OF SD S HF, 147.30 FT FOR THE POB; TH ELY, ALG THE N LI OF SD S HF, 147.30 FT FOR THE POB; TH SLY, AT AN ANG OF 91 DEG 23 MIN 09 SEC, MSRD CNTRCLKWS FRM SD N LI, PAR WI THE W LI OF SD SW QTR, 981.91 FT; TH ELY AT AN ANG OF 91 DEG 13 MIN 38 SEC, MSRD CLKWS FRM SD PAR LI, 615.05 FT; TH NLY AT AN ANG OF 91 DEG 13 MIN 52 SEC, MSRD CLKWS FRM THE LAST DESCBD CORS, 139.16 FT; TH NLY AT AN ANG OF 179 DEG 44 MIN 32 SEC, MSRD CLKWS FRM THE LAST DESCBD CORS, 40.78 FT; TH WLY AT AN ANG OF 89 DEG 11 MIN 12 SEC, MSRD CLKWS FRM THE LAST DESCBD CORS, 490.47 FT; TH NLY, AT AN ANG OF 91 DEG 22 MIN 27 SEC, MSRD CNTRCLKWS FRM THE LAST DESCBD CORS, 800.23 FT TO SD N LI; TH WLY, AT AN ANG OF 91 DEG 22 MIN 23 SEC, MSRD CLKWS FRM THE LAST DESCBD CORS, ALG SD N LI, 132.33 FT TO THE POB, ALL IN PLATO TWP, KC. PARCEL 4: THAT PT OF THE SE QTR OF SEC 23, TWP 41 N, R 7 E OF THE THIRD PM, DESCBD AS FLWS: COMCG AT THE NW COR OF SD SE QTR; TH ELY, ALONG THE N LI OF SD SE QTR, 1618.11 FT FOR A POB; TH SLY, AT AN ANG OF 90 DEG 48 MIN 43 SEC, MSRD CNTRCLKWS FRM SD N LI, PAR WI THE E LI OF SD SE QTR, 2566.00 FT TO A PT ON A LI THAT IS 100.00 FT N OF AND PAR WI THE S LI OF SD SE QTR; TH ELY, AT AN ANG OF 90 DEG 11 MIN 02 SEC, MSRD CLKWS FRM THE LAST

DESCBD CORS, ALG SD PAR LI, 978.49 FT TO THE E LI OF SD SE QTR; TH NLY, AT AN ANG OF 89 DEG 42 MIN 20 SEC, MSRD CLKWS FRM THE LAST DESCBD CORS, ALG SD E LI 1227.65 FT; TH CONTUG NLY, AT AN ANG OF 179 DEG 46 MIN 41 SEC, MSRD CNTRCLKWS FRM THE LAST DESCBD CORS, ALG SD E LI, 1327.62 FT TO THE NE COR OF SD SE COR; TH WLY, AT AN ANG OF 90 DEG 42 MIN 04 SEC, MSRD CLKWS FRM SD E LI, ALG SD N LI, 978.59 FT TO THE POB, ALL IN PLATO TWP, KCI. The property is located west off of Nesler Road, approximately .2 mile north of the Chicago Central & Pacific Railroad (05-23-400-021, 05-24-300-014, 05-24-300-039 & 05-24-300-040), Plato Township

2) That the Special Use be granted subject to the following stipulations:

1. Water Resources will require a stormwater permit for this development.
2. An Engineer's report will be required. Should the site introduce more than 25,000 square feet of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention 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. Soil samples shall be taken from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations. Samples shall be taken prior to development and a sampling schedule will be developed to take place over the life of project at the time of permitting.
8. 80% vegetative coverage for plantings will be a requirement for the site. For agriculture use of the site a cover crop will be required
9. Any fill within Depressional Storage will require Compensatory Storage and must be designed by a Licensed Professional Engineer.
10. All Special Management Areas must be placed in a Conservation or Drainage Easement.

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 March 12, 2024

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

Corinne Pierog
Chairman, County Board
Kane County, Illinois

Vote: