



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4689

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

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Budget Information:

Was this item budgeted? N/A	Appropriation Amount: \$N/A
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? N/A	

Summary:

Recommend approval of Zoning Petition No. 4689, by CV CSG Welter Road Solar LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.5 MW Commercial Solar Energy Facility on approximately 14 acres of property located on the south side of Welter Road, .73 miles west of IL Route 47, in Virgil Township, unincorporated Kane County, Illinois (PIN: 07-24-200-010), including all Application Submittal Documents and with the recommended Stipulations of Approval.

Recommended Stipulations of Approval:

1. (Water Resources) This site contains an unstudied Zone A Floodplain. A Base Flood Elevation for the Zone A Floodplain will need to be determined by a licensed Professional Engineer. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the floodplain on the site.
2. (Water Resources) Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. (Water Resources) 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. 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.
4. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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.
6. (Water Resources) The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. (Water Resources) 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.
8. (Water Resources) 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.

9. (Water Resources) Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a temporary and final access permit from Virgil Township.
14. (Zoning) Landscape screening consistent with the Kane County Zoning Ordinance shall be reviewed and approved at time of building permit application.
15. The petitioner shall comply with all applicable requirements and recommendations outlined in the Illinois Department of Natural Resources (IDNR) EcoCAT letter dated April 29, 2026, as included in the Zoning Petition submittal.
16. When feasible, the petitioner shall conduct construction work outside of bird nesting season (April – September) to mitigate for potential Take of species protected under the MBTA, and shall contact the IDNR and USFWS for further guidance if any Sensitive Resources are observed during Project activities.