



Kane County

Government Center
719 S. Batavia Ave., Bldg. A
Geneva, IL 60134

Legislation Details (With Text)

File #: TMP-24-2374
Type: Zoning Petition **Status:** Passed
File created: 5/15/2024 **In control:** County Board
On agenda: 6/11/2024 **Final action:** 6/11/2024
Title: Petition # 4631 Petitioner: Michael Vondra (TPE IL KN309, LLC)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Exec. Sum., 2. , 3. , 4. , 5.

| Date | Ver. | Action By | Action | Result |
|-----------|------|---------------------------------|---------------------------------|--------|
| 6/11/2024 | 1 | County Board | | |
| 5/21/2024 | 1 | KC County Development Committee | moved forward by roll call vote | Pass |

Petition #: 4631

Committee Flow: Development Committee

Contact: Keith Berkhoust

Petitioner: Michael Vondra (TPE IL KN309, LLC)

Location: 2S512 Lorang Road (10-25-400-006), Kaneville Township

Proposed: Special Use request in the F-Farming District for a solar facility

2040 Plan: Agricultural/Resource Management

Objectors: None

Recommendations:

Regional Planning Comm.: N/A

Zoning Board: Approval with the recommended 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.

Development Committee: To be determined

Summary:

Petition # 4631 Petitioner: Michael Vondra (TPE IL KN309, LLC)