



Legislation Text

File #: TMP-24-2423, **Version:** 1

Petition #: 4634

Committee Flow: Development Committee

Contact: Keith Berkhout 630-232-3495

Petitioner: RLC Ventures, LLC (RPIL Solar 10, LLC)

Location: On the west side of Barnes Road, just north of the railroad tracks (14-24-151-006, 14-23-400-026 & 14-24-300-001), Sugar Grove Township

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

2040 Plan: Resource Management

Objectors: City of Aurora

Recommendations:

Regional Planning Comm.: N/A

Zoning Board: Approval with 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 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.
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 Digressional 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.

11. Sugar Grove Township will permit temporary and final accesses.

Development Committee: Approval with the recommended stipulations

Summary:

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