



KANE COUNTY

MARTIN, Wojnicki, Barreiro, Hanson, Lenert, Surges, Weber & ex-officio
Frasz (Transportation Chair) and Kenyon (Forest Preserve President)

COUNTY DEVELOPMENT COMMITTEE SPECIAL MEETING

WEDNESDAY, JANUARY 2, 2019

County Board Room

Agenda

10:00 AM

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

1. Call to Order
2. Public Comment
3. Building & Zoning Division

A. Zoning Petitions

Petition #4482

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

PLATO TOWNSHIP

CLCTC 69460 (Creek Partners/SunVest)

Southeast corner of the intersection of Rohrsen and Rippburger
Roads, Section 15, Plato Township (05-15-300-024)

Special Use in the F-Farming District for a commercial solar-electric
(photovoltaic) system

Resource Management

Area property owners

Regional Planning Comm.: N/A

Zoning Board: The Board voted four "aye" and three "nay" to the
petition. The concurring vote of five (5) members shall be necessary
to decide in favor of the applicant.

That the Special Use be granted subject to the following Conditions
and Guarantees for Special Uses for Solar Utilities:

As part of county Board Approval:

- Fencing, Screening, Setbacks
- Minimization of Glare
- Undergrounding of Utilities

As a condition for Issuance of Permits:

- Stormwater Permit
- Decommissioning/Reclamation Plan/Bond
- Interconnection Agreement
- Emergency Services Plan
- Safety Signage
- Liability Insurance
- Top Soil Preservation and Ground Cover Planting
- Maintenance Plan for Equipment and Grounds
- Agricultural Mitigation Agreement with the Illinois Department
of Agriculture

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. If the peak flow for the site with the proposed development is increased, stormwater detention will be required for the development.
3. Protection of the tile system that is in place, including replacement in kind for the aged 10" concrete pipe (that runs east-west) that serves as conveyance with impacts on both the upstream and downstream properties.
4. In order to fully understand the conveyance of this system, Water Resources will be requiring further study of the upstream and downstream connections and flow capacity of this system.
5. As part of this protection, observation structures should be installed and all lines connected into this pipe preserved, repaired or replaced as needed.
6. There is a drainage issue to the north and south of the property that impacts the property owners. Water Resources is requiring as part of this development drain tile be installed running from the far north east corner of the property and along the south property line into the 10" conveyance pipe (that runs east-west), to relieve these areas of flooding issues.
7. Plantings within the development will not interfere with drain tiles. Many of the native low growing plantings have 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.
8. Eighty percent (80%) vegetative coverage for plantings will be a requirement for the site.
9. A 33 foot half right of way shall be dedicated along Rippburger Road.
10. Access location to be approved by the Plato Road Township Commissioner.
11. If approved, the setbacks for fencing and panels from all property lines will be as indicated on the dimensioned site plan dated and revised 6/15/2018 except as stipulated in stipulation #12.
12. A 300' setback for the solar panels from the property lines adjacent to residences.
13. Completion of a glare study.
14. Partnership with the local emergency services to understand the facility.
15. Consultation with the Township and the various other entities concerned about the water and drainage.
16. A decommissioning bond deemed sufficient by the County.

Development Committee: To be determined

4. Adjournment



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4482: CLCTC 69460 (Creek Partners/SunVest)

Committee Flow: County Development Committee, County Board
Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4482

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

PLATO TOWNSHIP

CLCTC 69460 (Creek Partners/SunVest)

Southeast corner of the intersection of Rohrsen and Rippburger Roads, Section 15, Plato Township (05-15-300-024)

Special Use in the F-Farming District for a commercial solar-electric (photovoltaic) system

Resource Management

Area property owners

Regional Planning Comm.: N/A

Zoning Board: The Board voted four "aye" and three "nay" to the petition. The concurring vote of five (5) members shall be necessary to decide in favor of the applicant.

That the Special Use be granted subject to the following Conditions and Guarantees for Special Uses for Solar Utilities:

As part of county Board Approval:

- Fencing, Screening, Setbacks
- Minimization of Glare
- Undergrounding of Utilities

As a condition for Issuance of Permits:

- Stormwater Permit
- Decommissioning/Reclamation Plan/Bond
- Interconnection Agreement
- Emergency Services Plan
- Safety Signage
- Liability Insurance
- Top Soil Preservation and Ground Cover Planting
- Maintenance Plan for Equipment and Grounds
- Agricultural Mitigation Agreement with the Illinois Department of Agriculture

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

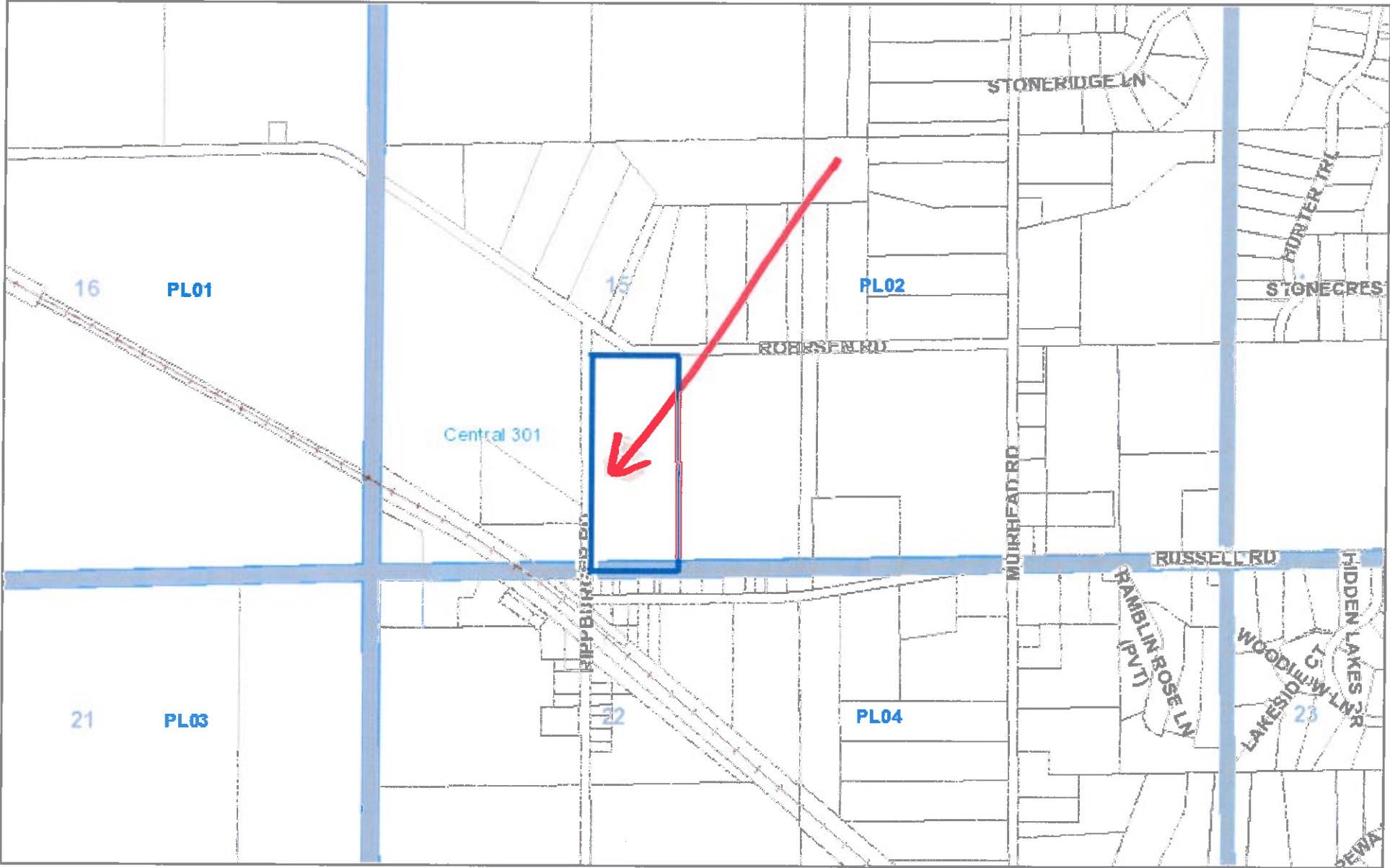
1. The Kane County Water Resources Department will require a stormwater permit for this development.
2. An Engineer's report will be required. If the peak flow for the site with the proposed development is increased, stormwater detention will be required for the development.
3. Protection of the tile system that is in place, including replacement in kind for the aged 10" concrete pipe (that runs east-west) that

serves as conveyance with impacts on both the upstream and downstream properties.

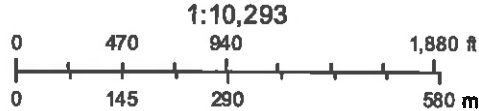
4. In order to fully understand the conveyance of this system, Water Resources will be requiring further study of the upstream and downstream connections and flow capacity of this system.
5. As part of this protection, observation structures should be installed and all lines connected into this pipe preserved, repaired or replaced as needed.
6. There is a drainage issue to the north and south of the property that impacts the property owners. Water Resources is requiring as part of this development drain tile be installed running from the far north east corner of the property and along the south property line into the 10" conveyance pipe (that runs east-west), to relieve these areas of flooding issues.
7. Plantings within the development will not interfere with drain tiles. Many of the native low growing plantings have 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.
8. Eighty percent (80%) vegetative coverage for plantings will be a requirement for the site.
9. A 33 foot half right of way shall be dedicated along Rippburger Road.
10. Access location to be approved by the Plato Road Township Commissioner.
11. If approved, the setbacks for fencing and panels from all property lines will be as indicated on the dimensioned site plan dated and revised 6/15/2018 except as stipulated in stipulation #12.
12. A 300' setback for the solar panels from the property lines adjacent to residences.
13. Completion of a glare study.
14. Partnership with the local emergency services to understand the facility.
15. Consultation with the Township and the various other entities concerned about the water and drainage.
16. A decommissioning bond deemed sufficient by the County.

Development Committee: To be determined

Map Title



November 30, 2018



GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4482
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 commercial solar-electric (photovoltaic) system) be granted on the following described property:

A PART OF SECTIONS 15 AND 22, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 27 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE WEST LINE OF THE LAND DESCRIBED IN DEED DOCUMENT 2005K056774, A DISTANCE OF 755.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 05 MINUTES 11 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 1364.79 FEET TO THE CENTERLINE OF ROHRSEN ROAD; THENCE SOUTH 88 DEGREES 46 MINUTES 21 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 197.11 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 317.35 FEET, A CHORD DISTANCE OF 192.07 FEET AND A CHORD BEARING OF NORTH 73 DEGREES 36 MINUTES 45 SECONDS WEST; THENCE AROUND SAID TANGENT CURVE TO THE RIGHT ALONG THE CENTERLINE OF ROHRSEN ROAD A DISTANCE OF 195.13 FEET TO A POINT; THENCE SOUTH 55 DEGREES 59 MINUTES 52 SECONDS EAST A DISTANCE OF 145.63 FEET TO A POINT; THENCE SOUTH 88 DEGREE5 49 MINUTES 15 SEC0ND5 WEST A DISTANCE OF 315.62 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 1332.32 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 30 MINUTES 37 SECONDS EAST A DISTANCE OF 14.73 FEET TO THE SOUTHWEST CORNER OF THE PARENT TRACT (BEING LAND DESCRIBED IN DEED DOCUMENT 1862055 RECORDED AUGUST 19, 1987) ; THENCE NORTH 89 DEGREES 27 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE PARENT TRACT A DISTANCE OF 572.83 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN DOCUMENT 2005K056774; THENCE NORTH 00 DEGREES 05 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID LAND A DISTANCE OF 14.73 FEET TO THE POINT OF BEGINNING , ALL SITUATED IN PLATO TOWNSHIP, KANE COUNTY, ILLINOIS. The property is located at the southeast corner of the intersection of Rippburger and Rohrsen Roads.

- 2) That the Special Use be granted subject to the following Conditions and Guarantees for Special Uses for Solar Utilities:

As part of County Board Approval:

- o Fencing, Screening, Setbacks
- o Minimization of Glare
- o Undergrounding of Utilities

As a condition for Issuance of Permits:

- o Stormwater Permit
- o Decommissioning/Reclamation Plan/Bond
- o Interconnection Agreement
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- o Safety Signage
- o Liability Insurance
- o Top Soil Preservation and Ground Cover Planting
- o Maintenance Plan for Equipment and Grounds
- o Agricultural Mitigation Agreement with the Illinois Department of Agriculture

- 3) 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. If the peak flow for the site with the proposed development is increased, stormwater detention will be required for the development.
3. Protection of the tile system that is in place, including replacement in kind for the aged 10" concrete pipe(that runs east-west) that serves as conveyance with impacts on both the upstream and downstream properties.
4. In order to fully understand the conveyance of this system, Water Resources will be requiring further study of the upstream and downstream connections and flow capacity of this system.
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 12. A 300' setback for the solar panels the property lines adjacent to residences.
 13. Completion of a glare study.
 14. Partnership with the local emergency services to understand the facility.
 15. Consultation with the Township and the various other entities concerned about the water and drainage.
 16. A decommissioning bond deemed sufficient by the County.
- 4) That the zoning maps of Kane County, Illinois be amended accordingly.
- 5) 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 January 8, 2019

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

Christopher J. Lauzen
Chairman, County Board
Kane County, Illinois