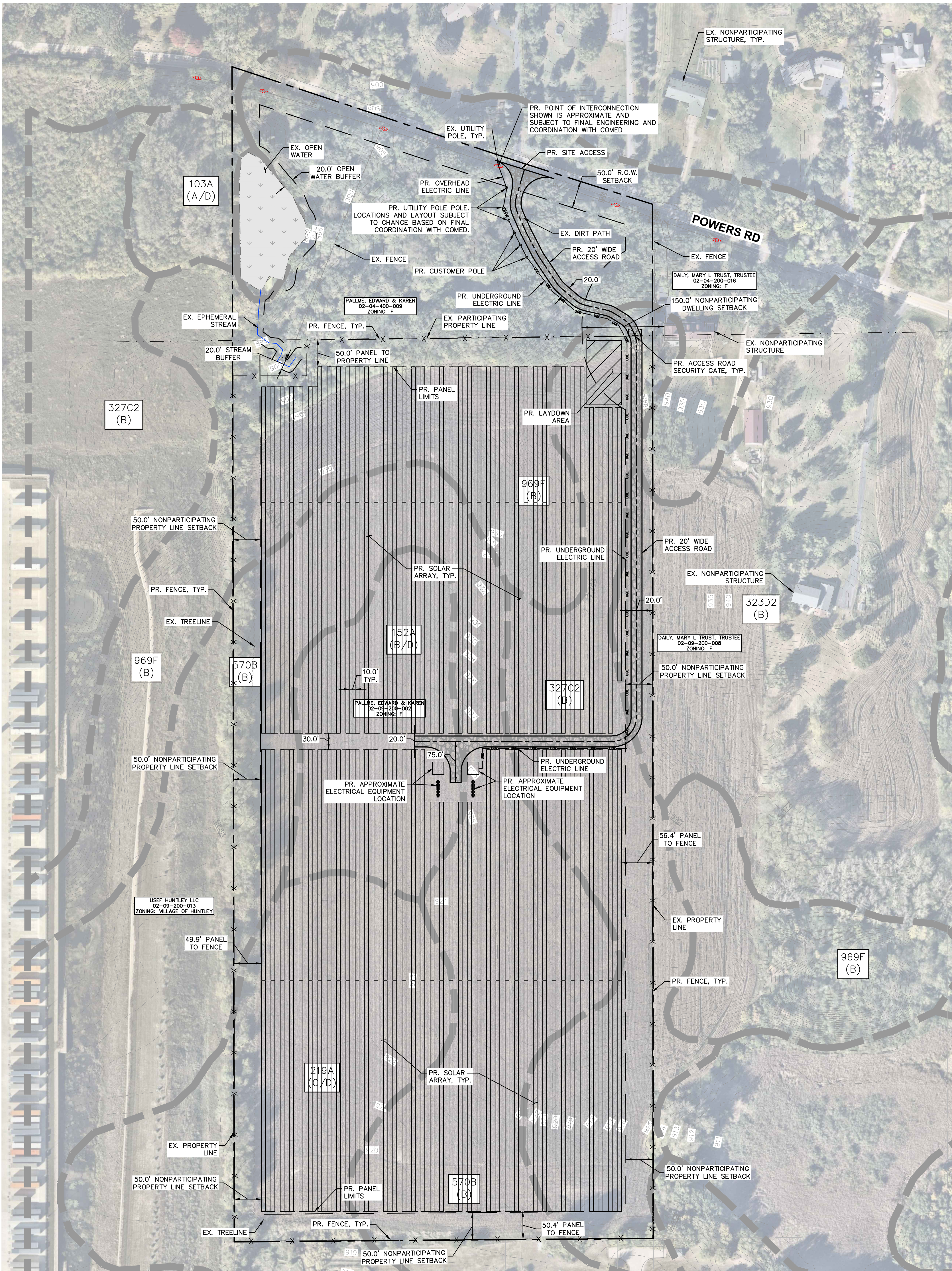


Drawing name: K:\NOI_LDE\170693000-Horizon Power-Pallme Farm Solar_Zoning Site Plan.dwg Zoning Site Plan Dec 22, 2025 11:31am by: Alan Shely
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SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
103A	HOUGHTON MUCH, 0 TO 2 PERCENT SLOPES	A/D
152A	DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
219A	MILLBROOK SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
323D2	CASCO LOAM, 6 TO 12 PERCENT SLOPES, ERODED	B
327C2	FOX SILT LOAM, 4 TO 6 PERCENT SLOPES, ERODED	B
327D2	FOX LOAM, 6 TO 12 PERCENT SLOPES, ERODED	C
570B	MARTINSVILLE SILT LOAM, 2 TO 4 PERCENT SLOPES	B
969F	CASCO-RODMAN COMPLEX, 20 TO 30 PERCENT SLOPES	B
1103A	HOUGHTON MUCH, UNDRAINED, 0 TO 2 PERCENT SLOPES	A/D
W	WATER	-

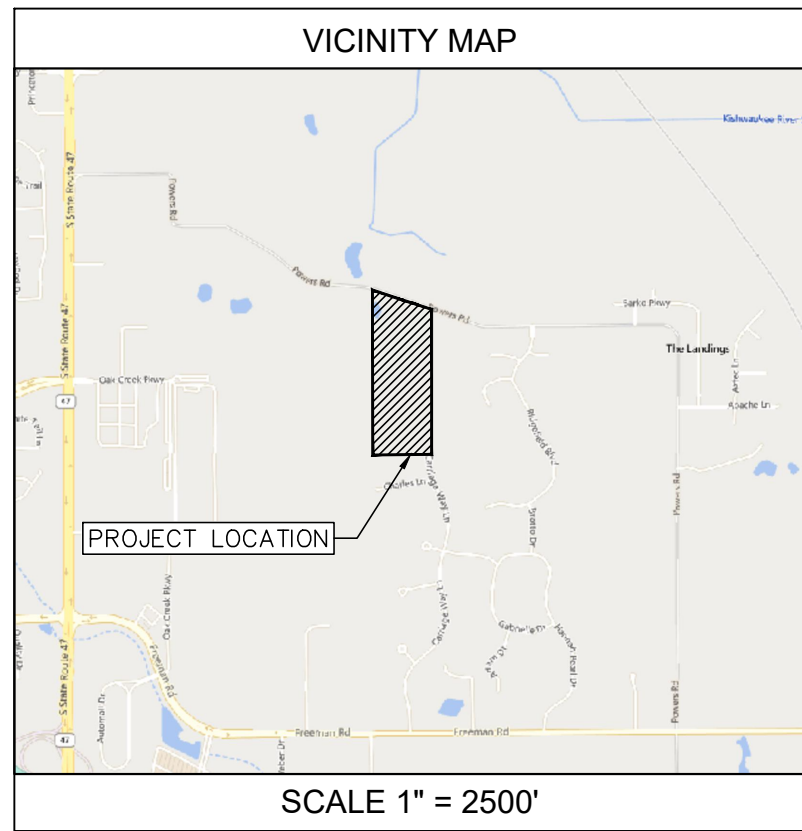
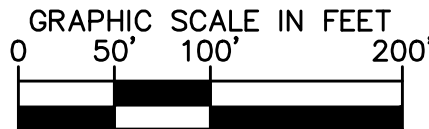
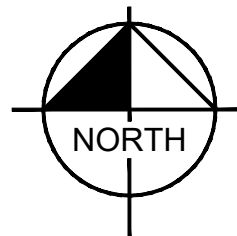
NOTES

- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY WILL COUNTY TO CONSTRUCT A COMMERCIAL SOLAR ENERGY FACILITY.
- THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING KANE COUNTY GIS, GOOGLE EARTH, BOUNDARY SURVEY, AND USGS TOPOGRAPHIC INFORMATION.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 17089C0045H, EFFECTIVE DATE 08/03/2009) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PAD, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
- PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
- ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
- CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
- SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.
- SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL.
- STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING. REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
- THE MAXIMUM HEIGHTS OF ANY SOLAR PANEL SHALL NOT EXCEED 20 FEET.
- SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
- THERE SHALL BE NO EXTERIOR LIGHTING.
- SETBACKS SHOWN ON THIS PLAN ARE BASED ON KANE COUNTY CODE OF ORDINANCE SECTION 25-5-4-9: COMMERCIAL SOLAR ENERGY FACILITIES.
- ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.
- PROPOSED UTILITY POLE LOCATIONS, LAYOUT, UNDERGROUND, AND OVERHEAD ELECTRIC LINES SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND COORDINATION WITH COMED.

SITE DATA TABLE

PIN #	02-04-400-009 02-09-200-002
PROPERTY OWNER	PALLME, EDWARD & KAREN
SITE ADDRESS	41W175 POWERS ROAD HUNTLEY IL, 60142
LEGAL DESCRIPTION	THAT PART OF THE SOUTH EAST ¼ OF THE SOUTH EAST ¼ OF SECTION 4 LYING SOUTHERLY OF THE CENTER LINE OF THE HIGHWAY, AND NORTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 9, AND THE NORTH 10 ACRES OF THE SOUTH EAST ¼ OF THE NORTH EAST OF SAID SECTION 9, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE PRINCIPAL MERIDIAN (EXCEPTING AND RESERVING THEREFROM THAT PART THERE OF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF THE NORTH EAST ¼ OF SAID SECTION 9; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTH EAST 1/5 1650.0 FEET; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTH EAST ¼, 538.85 FEET; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTH EAST ¼ AND SAID EAST LINE EXTENDED, 1882.59 FEET TO THE CENTER LINE OF POWERS ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, 75.60 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 493.79 FEET TO THE EAST LINE OF THE SOUTH EAST ¼ OF SECTION 4, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTH EAST ¼, 31.45 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.
ZONING	F FARMING DISTRICT*
ZONING JURISDICTION	KANE COUNTY
CURRENT LAND USE	79.4% CROPLAND, 1.2% NON-AG, 1.5% WASTE, 17.9% OTHER FARMLAND
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	36.08 ± AC
PRELIMINARY SOLAR AREA	22.99 ± AC
PUBLIC ROAD RIGHT-OF-WAY SETBACK	50'
ADJACENT NONPARTICIPATING PROPERTY LINE SETBACK	50'
SETBACK FROM EXISTING DWELLING (FROM OUTER-MOST WALL)	150'

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A COMMERCIAL SOLAR ENERGY FACILITY



LEGEND

ROAD LABEL	POWERS RD
PARTICIPATING PROPERTY LINE (PER BOUNDARY SURVEY)	---
EX. SOIL BOUNDARY (PER NRCS)	- - - - -
EX. EDGE OF ASPHALT (PER BOUNDARY SURVEY)	---
EX. FENCE (PER BOUNDARY SURVEY)	- X - X -
EX. TREELINE (TRACED PER AERIAL)	~~~~~
EX. OVERHEAD WIRE (PER BOUNDARY SURVEY)	- O H E -
EX. UTILITY POLE (PER BOUNDARY SURVEY)	- T -
EX. RESIDENCE/STRUCTURE (TRACED PER AERIAL)	---
EX. OPEN WATER (PER DAVEY RESOURCE GROUP WATER RESOURCES DELINEATION REPORT)	---
EX. EPHEMERAL STREAM (PER DAVEY RESOURCE GROUP WATER RESOURCES DELINEATION REPORT)	---
PR. SETBACK PER KANE COUNTY ORDINANCE	---
PR. ELECTRICAL EQUIPMENT	---
PR. SOLAR ARRAY	---
PR. GRAVEL ACCESS ROAD	---
PR. UNDERGROUND ELECTRIC	---
PR. POLE	---
PR. SECURITY FENCE	- X - X -
PR. FENCE GATE	---
EX. CONTOURS	---
EX. FLOW (DIRECTION AND SLOPE)	---

ZONING SITE PLAN

PALLME FARM SOLAR

KANE COUNTY, IL

SHEET NUMBER

EX-1

Kimley»Horn

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
170693000	12/22/2025	AS SHOWN	AS	AS	LS



PRELIMINARY NOT FOR CONSTRUCTION