

Zoning Petition No. 4661

TNT Howard Solar 01

Zoning Board of Appeals Meeting
Tuesday, July 1, 2025 at 7:00pm



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

Timothy Meyer on behalf of TNT Howard LLC (Property Owner, LLC Agent, & Developer)

Property Owner

Timothy Meyer, Trustee – TNT Revocable Trust

Action Requested

A Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility.

Subject Property

Approximately 26 acres of a 49-acre parcel located in Elgin Township, Kane County, Illinois (PIN: 06-08-401-013)

Application

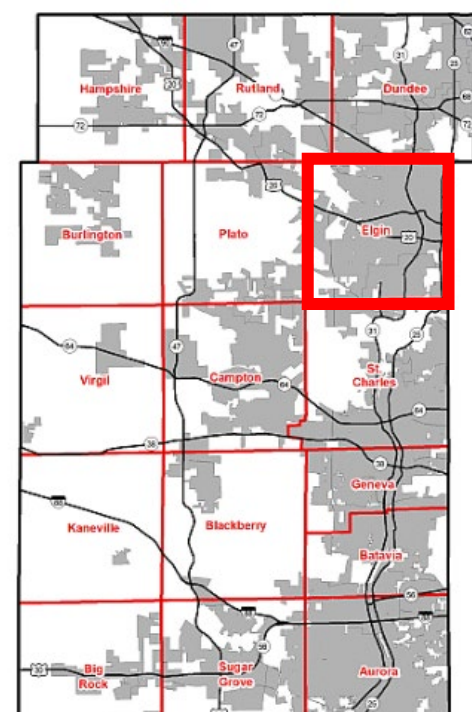
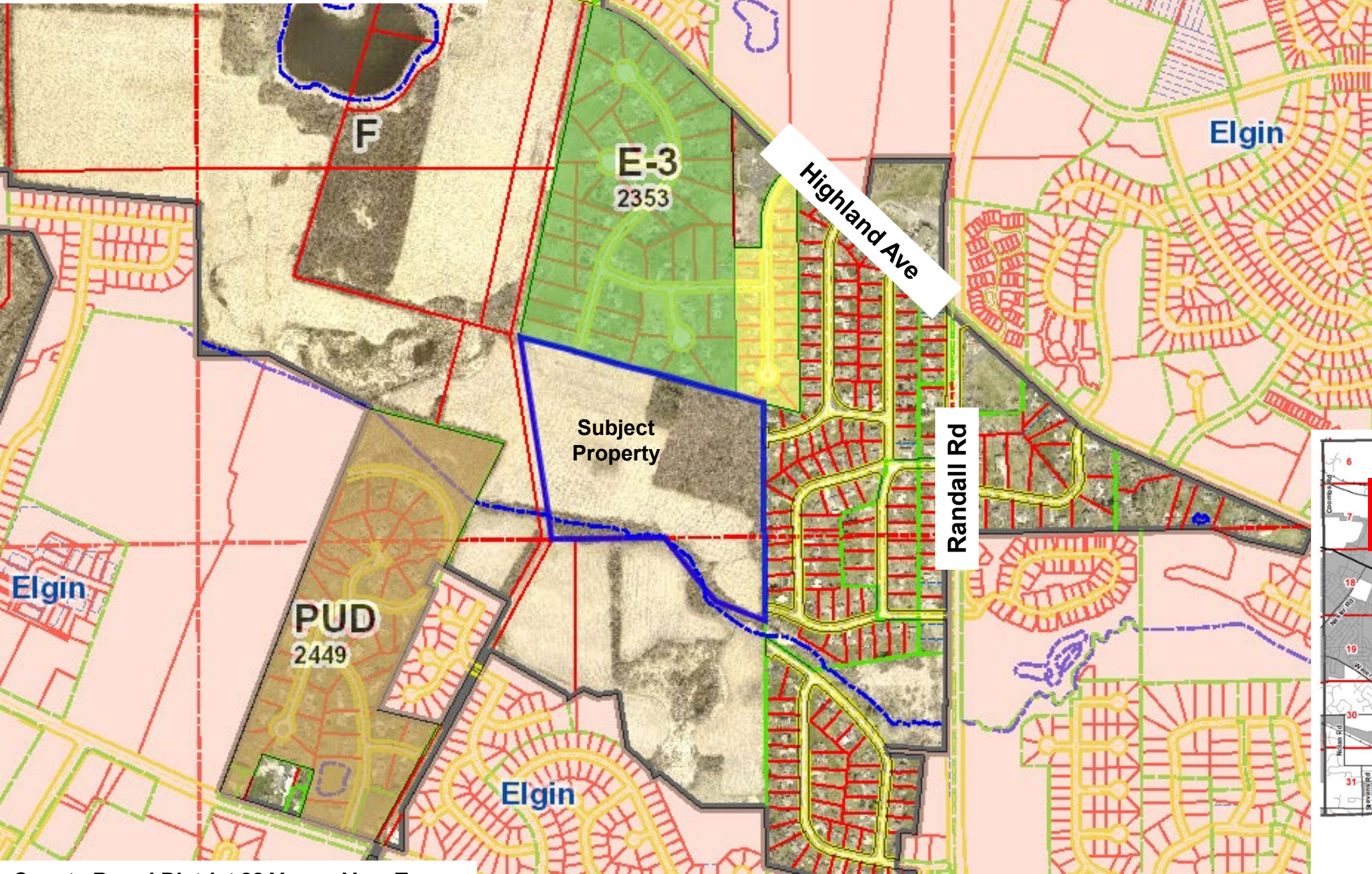
An application was received by the County on May 16, 2025; application documents for Petition 4661 are available for review on the [Pending Zoning Petitions](#) page of Kane County's website.

Notice

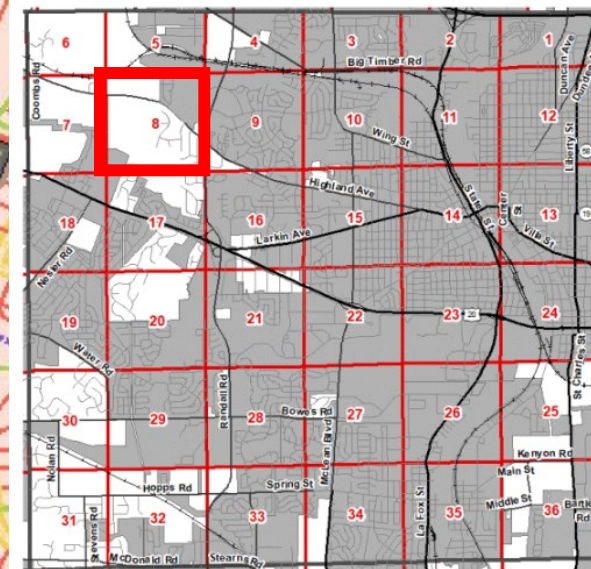
A Notice Letter was sent to all adjacent property owners within 250' of the subject property on June 13, 2025. Notice was published in the Daily Herald newspaper on June 14, 2025. And, a public hearing sign was posted on the subject property on June 12, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Elgin Township Highway Commissioner, Elgin City Administrator, KDOT, School District 301, and the Pingree Grove & Countryside Fire Protection District.

Location Map



Kane County – Elgin TWP



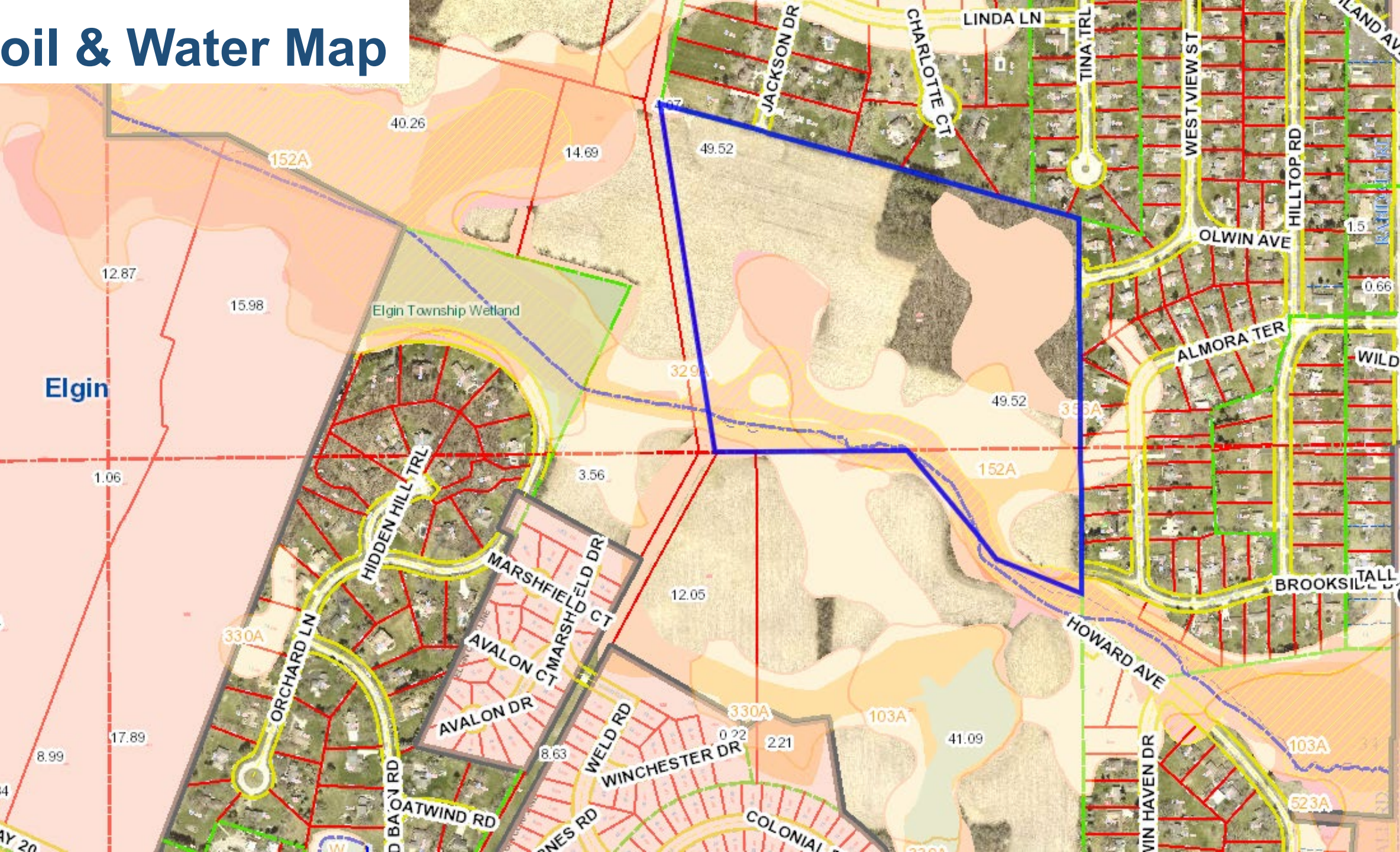
Elgin TWP, Section 8

Aerial Map

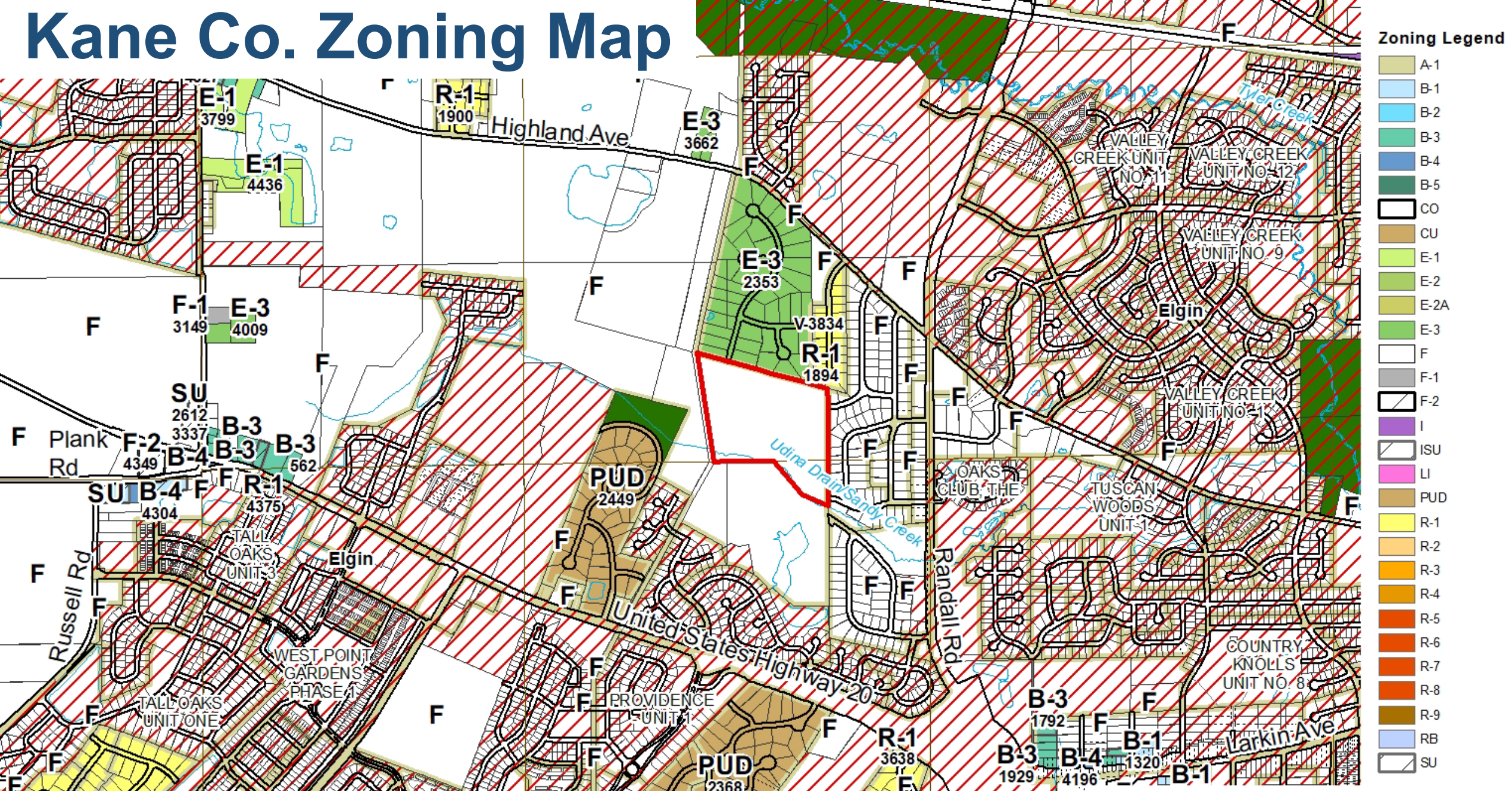


0 500 1,000 2,000 3,000 Feet

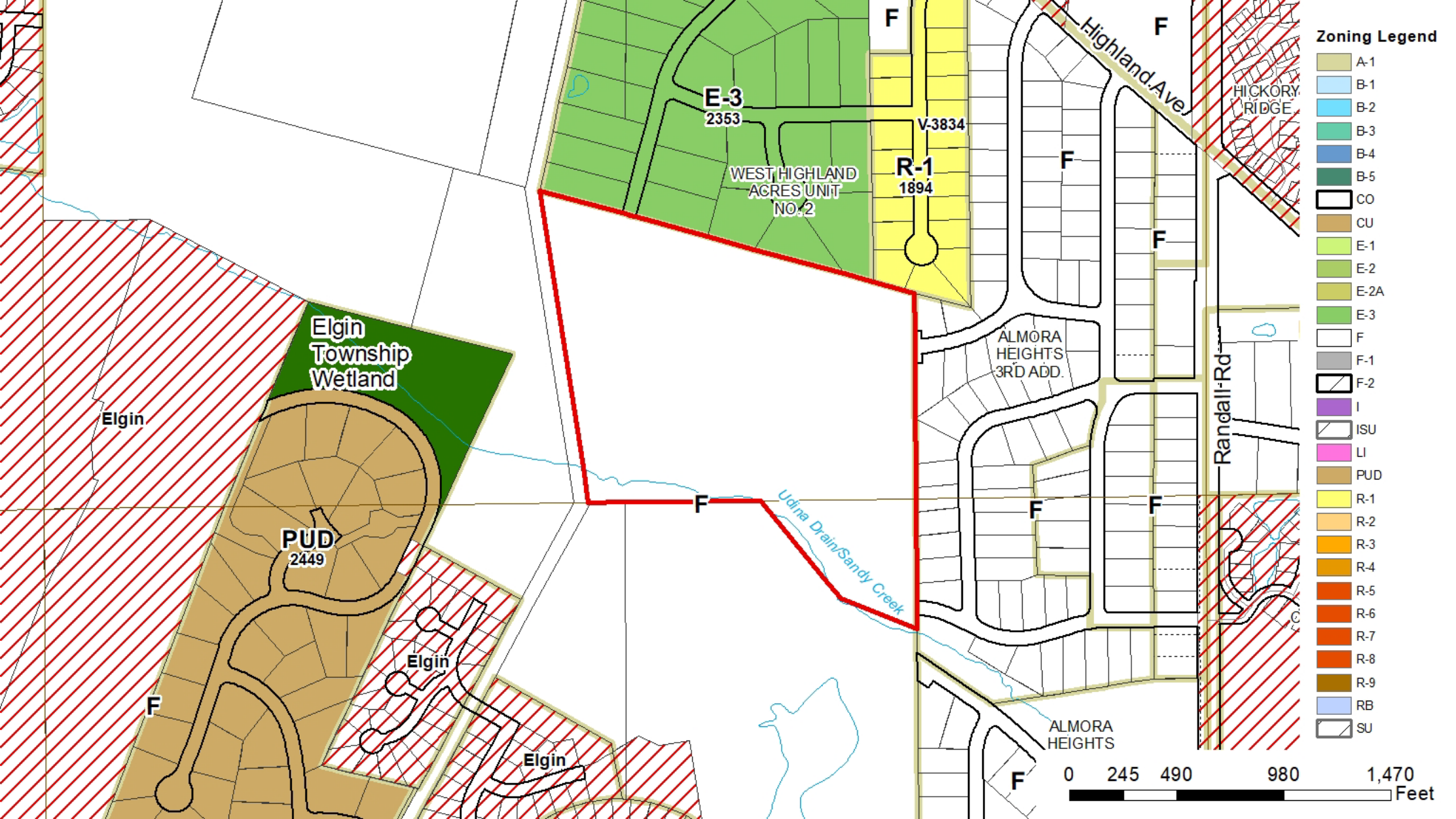
Soil & Water Map



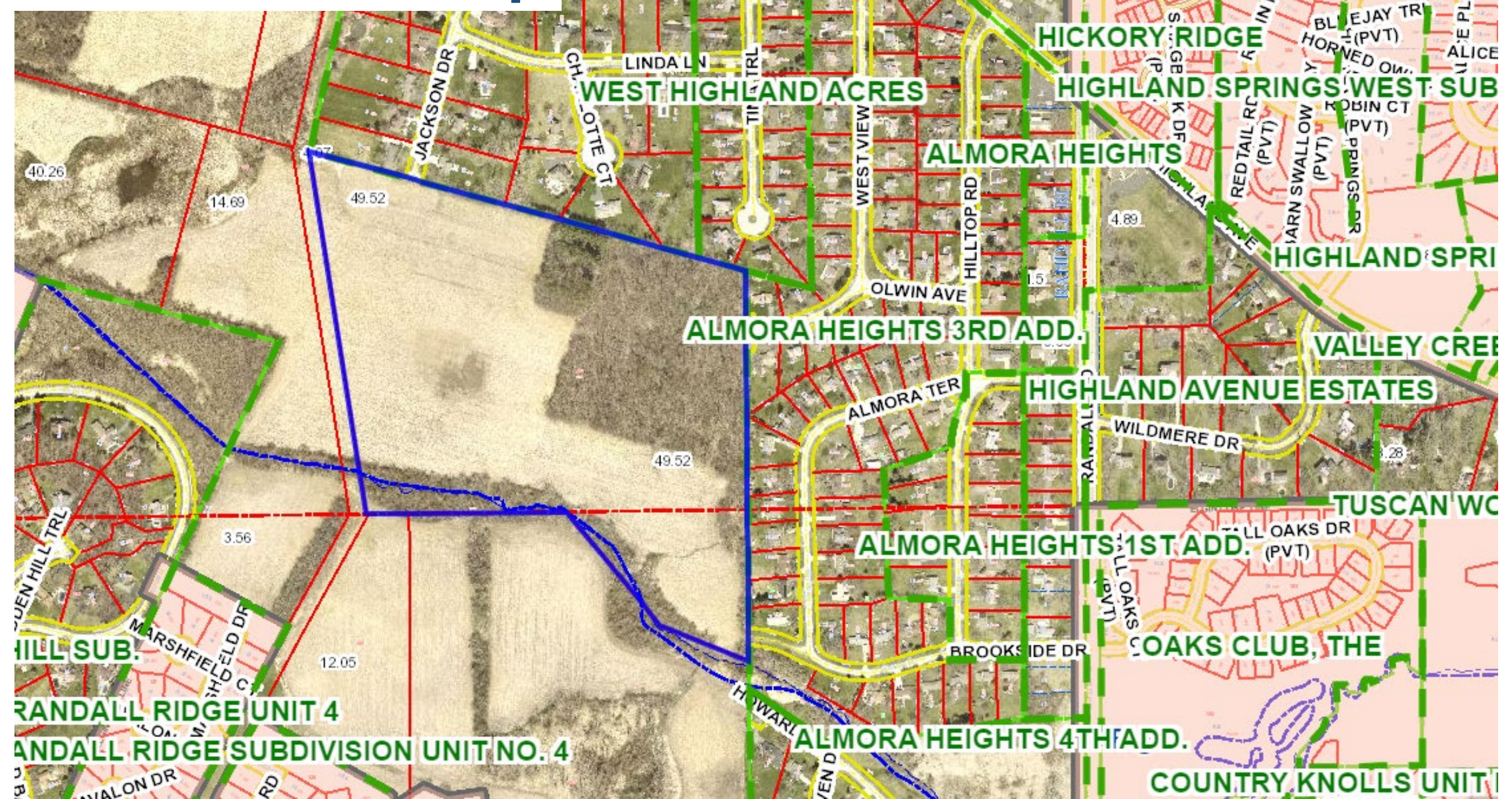
Kane Co. Zoning Map



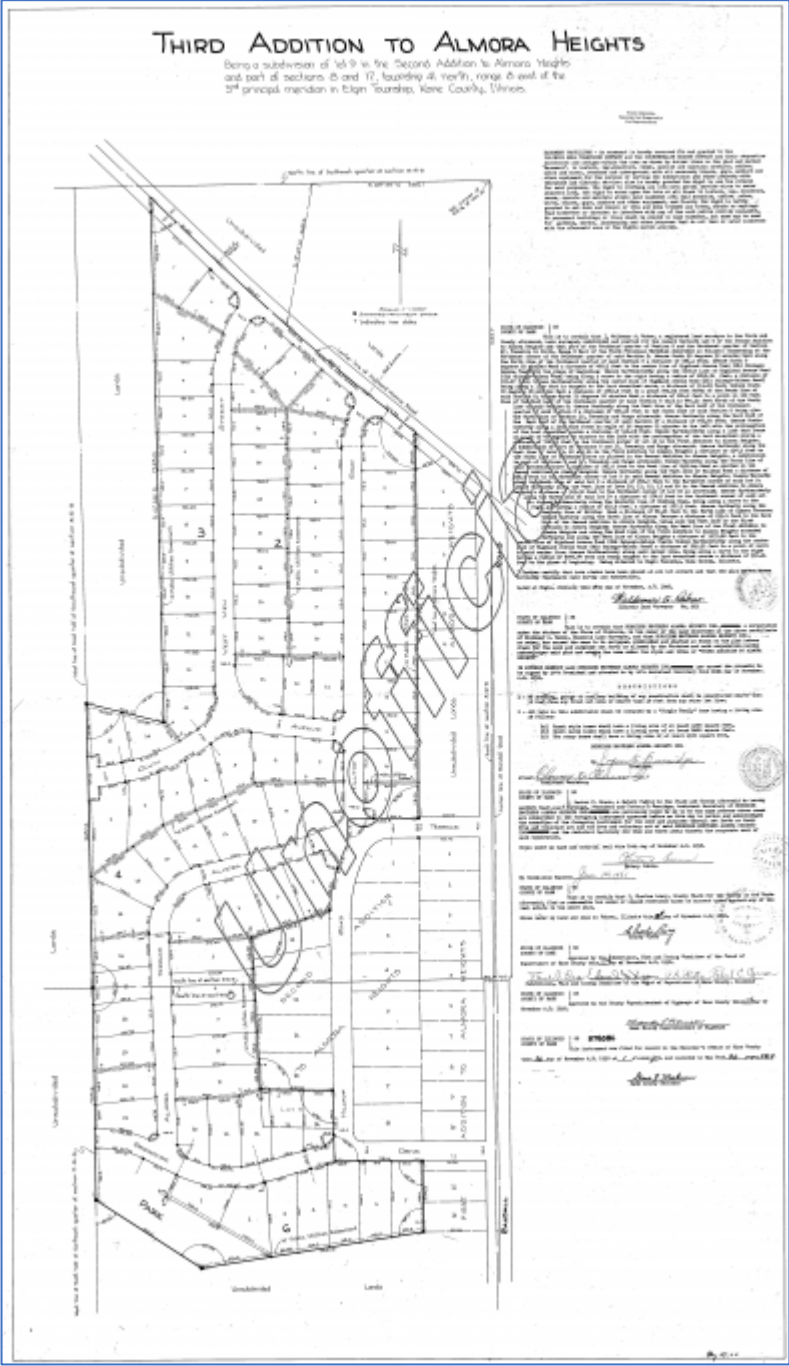
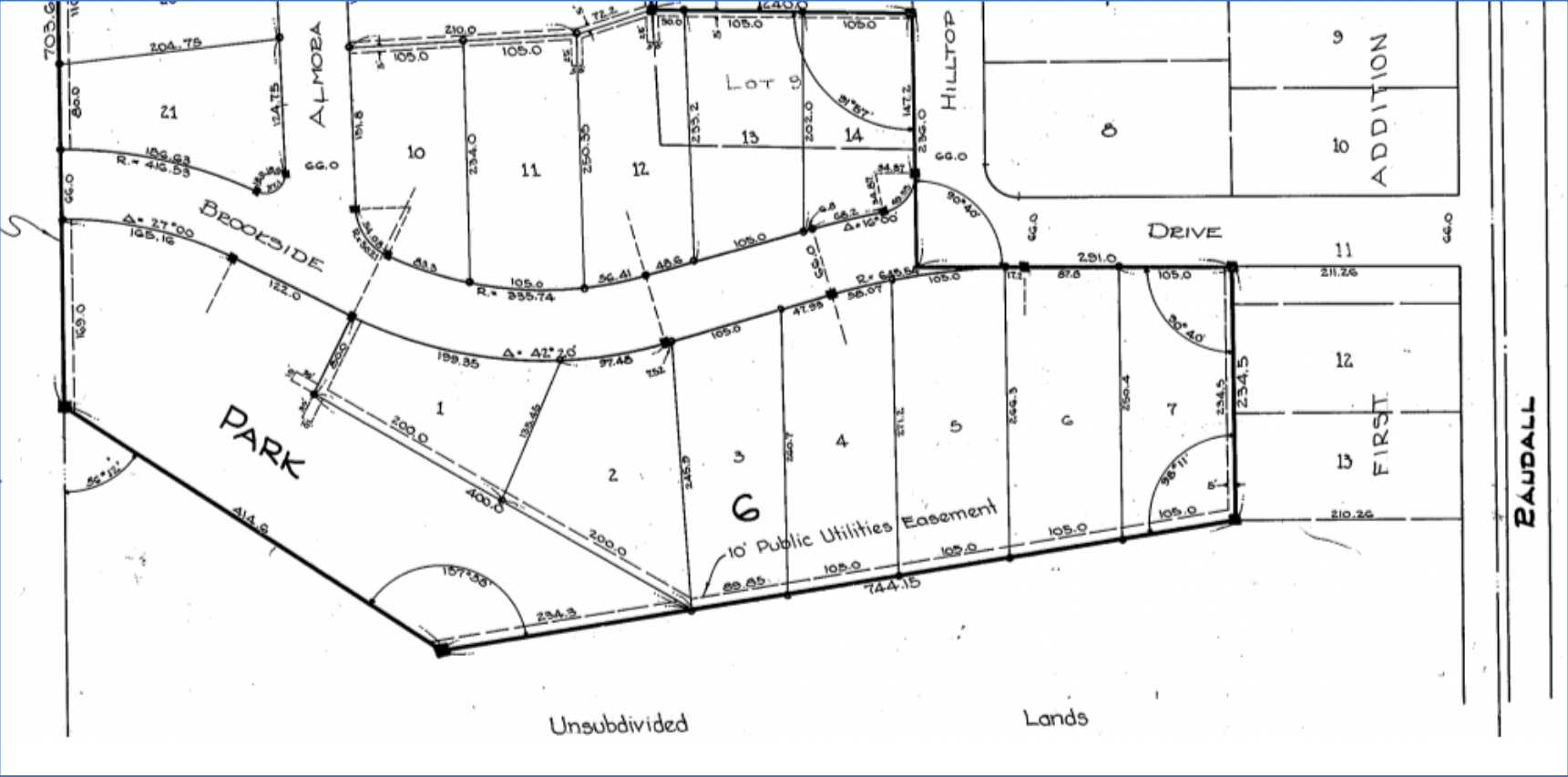
The subject property is currently zoned F-Farming District. Section 25-8-1-2 of the Kane County Zoning Ordinance provides that "Solar Utility" is a Special Use in the F-Farming District.



Subdivisions Map



Almora Heights 3rd Addition Plat



2040 Conceptual Land Use Strategy

Brookside Dr. & Almora Terr. - Elgin Twp. - Petition #4661

Land Use Strategy Area: Critical Growth Area / Rt. 47 Corridor

Core Themes

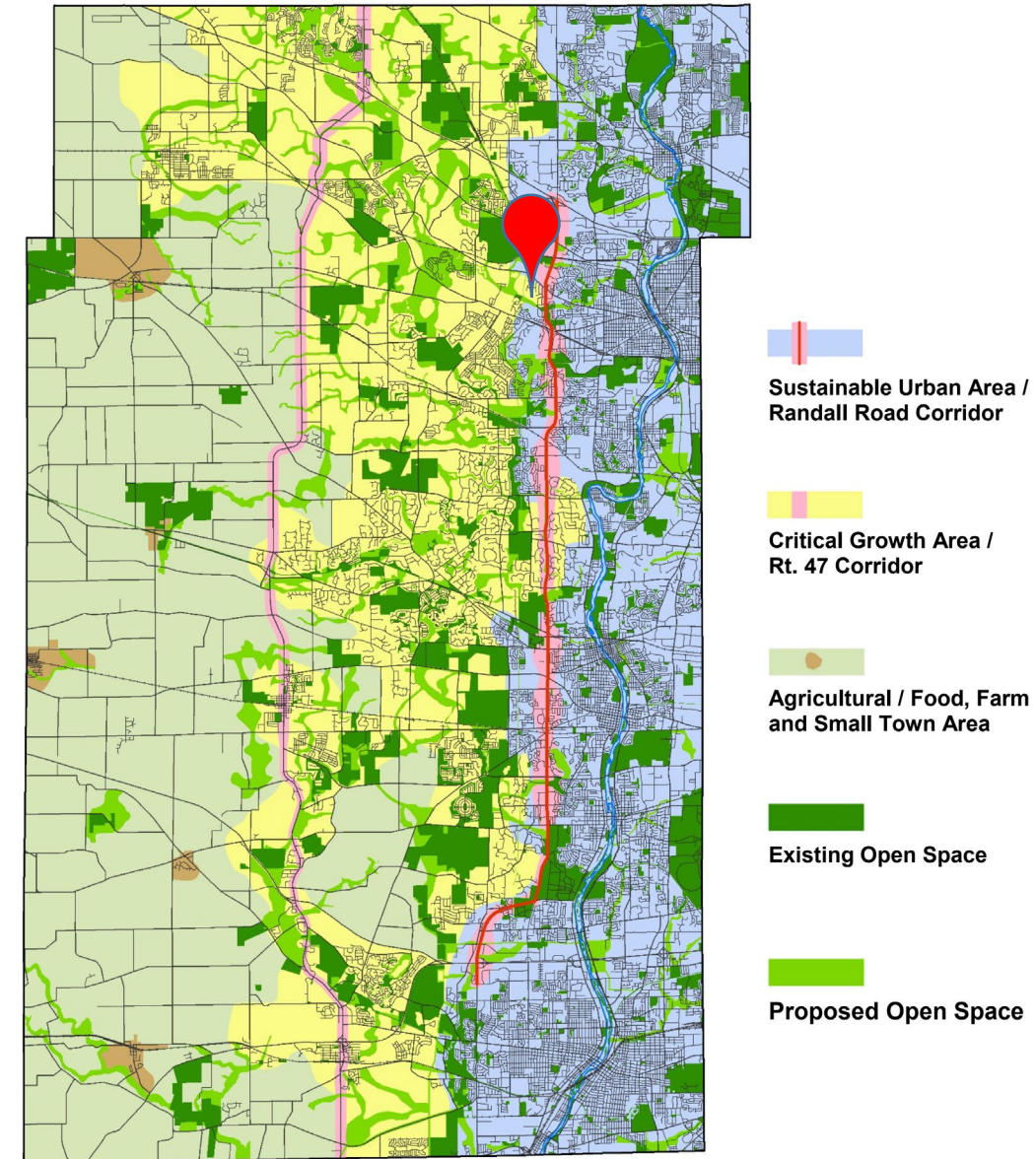
1. The Critical Growth Area continues to be where Kane County and the fast growing municipalities of the past two decades face the greatest challenges to sensible, managed growth
2. The Critical Growth Area is characterized by diversity and mix of planned municipal development, expanded transportation opportunities, additional open space initiatives, natural resource driven decision-making and healthy living

The Conceptual Land Use Strategy Map:

A general land use map that divides the county into 3 major geographic corridors, each with unique land resources, development patterns, and planning opportunities.

2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010



2040 Land Use Analysis

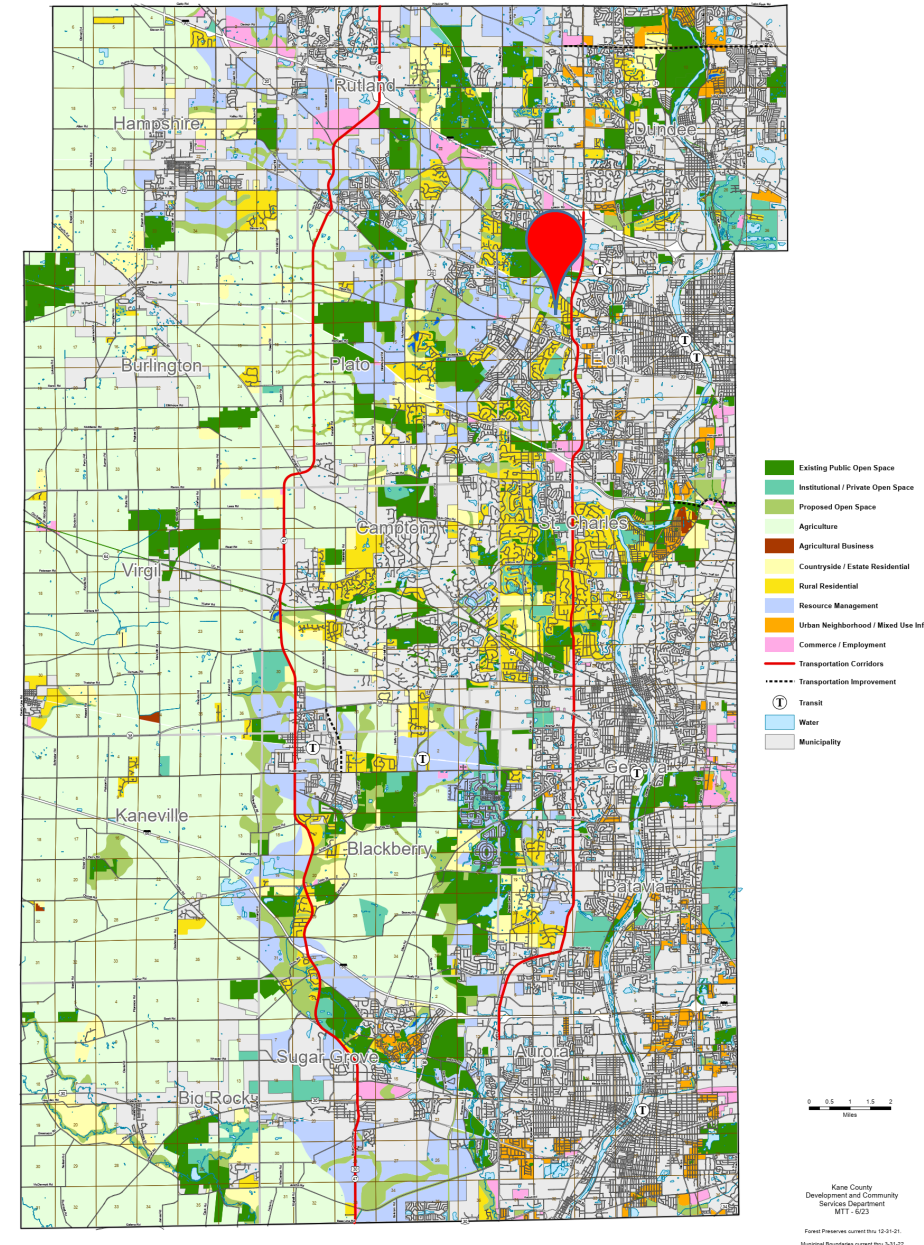
Brookside Dr. & Almora Terr. - Elgin Twp. - Petition #4661

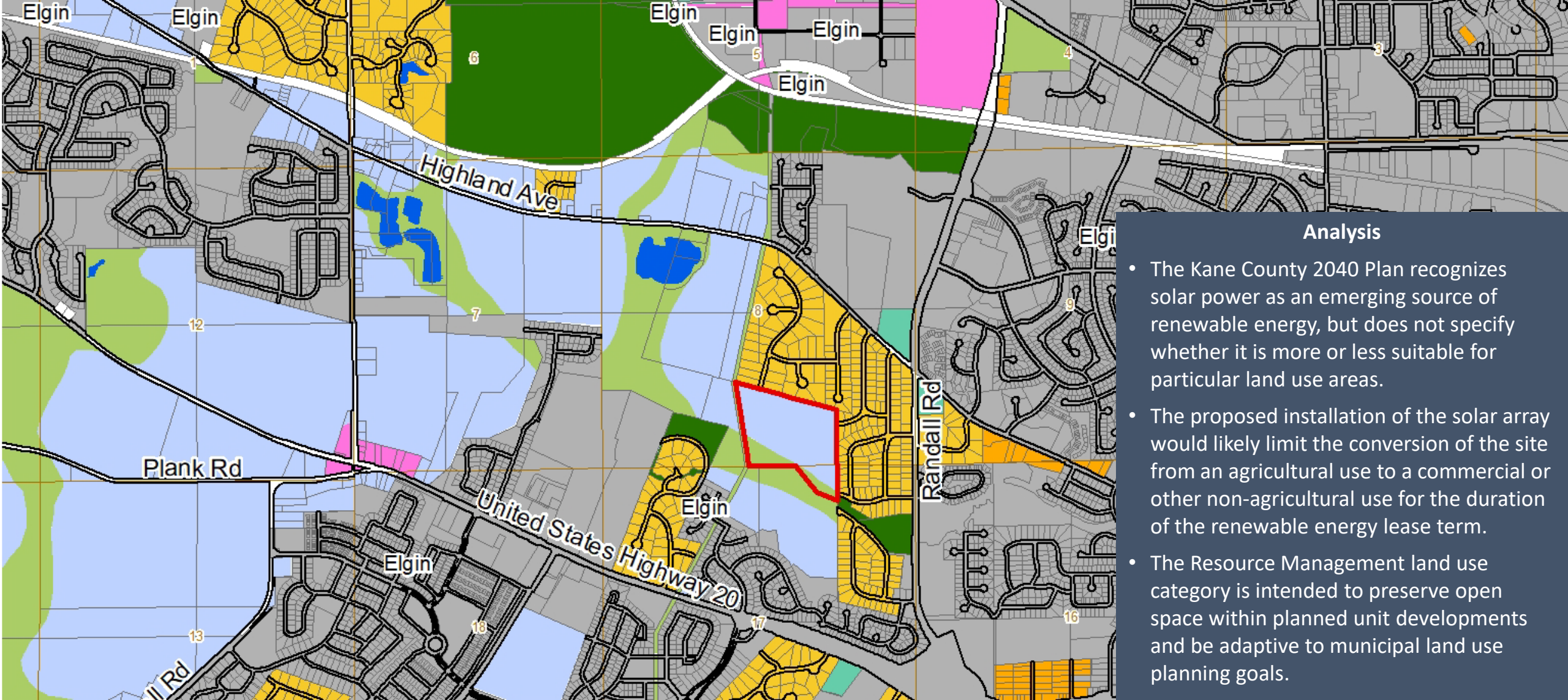
2040 Planned Use: Resource Management

Characteristics of Areas Planned for Resource Management

- Resource Management is a land use category that supports municipal and County compact, mixed use growth opportunities while emphasizing wise management of land and water resources
- Applies primarily to land within the Critical Growth Area
- Much of the growth in the Resource Management category will be the result of municipal annexations and land use decisions and, to a lesser extent, approval by the County as unincorporated development

2040 LAND USE





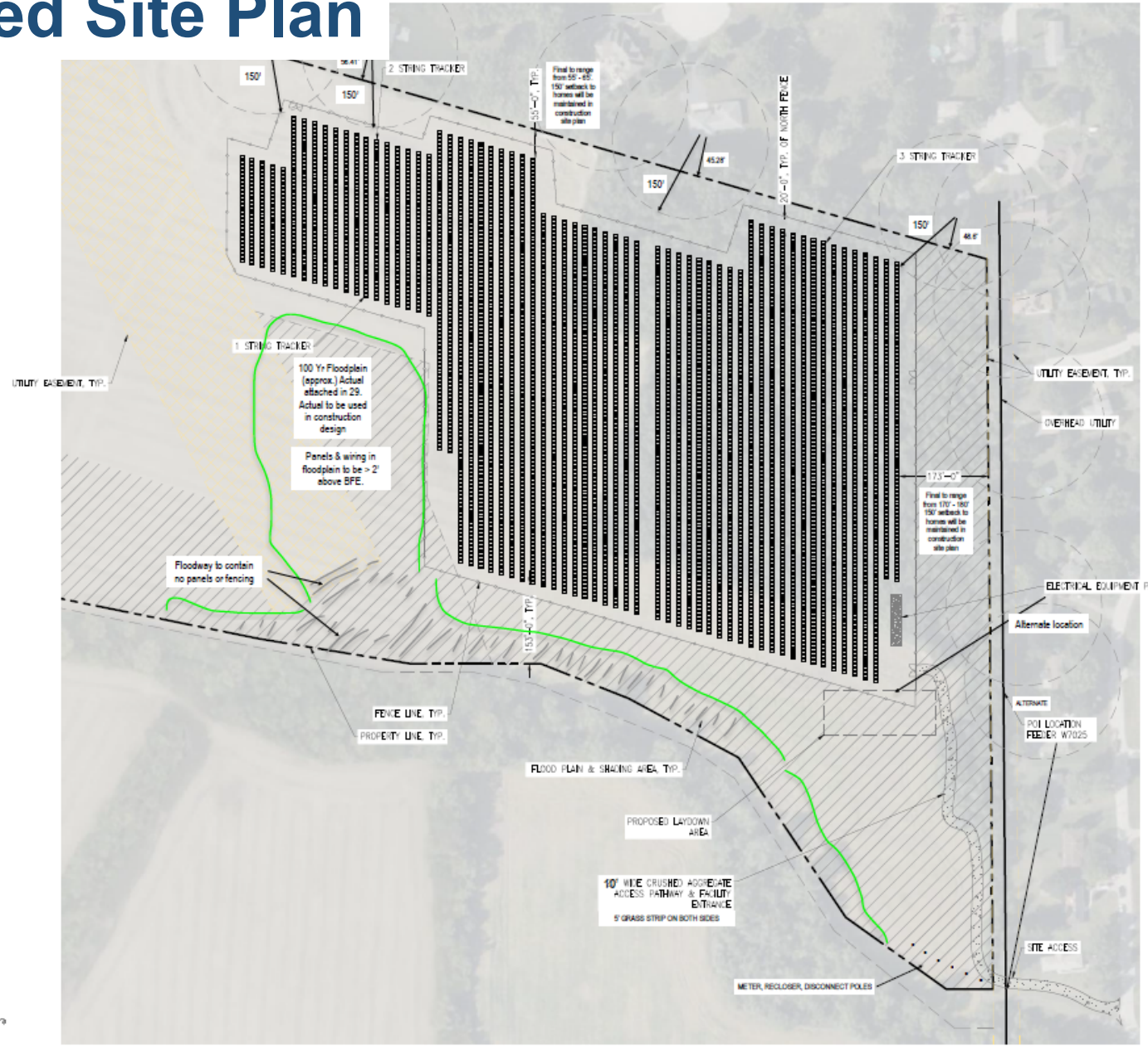
Analysis

- The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.
- The proposed installation of the solar array would likely limit the conversion of the site from an agricultural use to a commercial or other non-agricultural use for the duration of the renewable energy lease term.
- The Resource Management land use category is intended to preserve open space within planned unit developments and be adaptive to municipal land use planning goals.
- The City of Elgin identifies the site area as planned for single family detached within its extraterritorial land use planning jurisdiction.

2040 Land Use



Proposed Site Plan



SITE PLAN
SCALE: 1" = 100'

SHEET NOTES
1. LAYOUT AND FINAL EMBEDED DEPTH SUBJECT TO CHANGE UPON RECEIPT OF CML AND GEOTECHNICAL REPORTS

SYSTEM SPECIFICATIONS	
DC SYSTEM SIZE (KW)	6,209.19
AC SYSTEM SIZE (KW)	5,000.00
DC/AC RATIO	1.24
TRACKER MAKE / MODEL	TRINA VANGUARD 1P
MODULE QTY. & MODEL	(10,179) TSM-H619RC.20
MODULE DC RATING (W)	610
MODULES PER STRING	27
GCR	39.1%
STRINGS	577
INVERTER QTY. & MODEL	(20) SOLECTRIA XGI 1500-250-600
INVERTER RATING (KVA)	250
TILT	+/- 60'
AZIMUTH	90° / 270°

Trinasolar

THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE DESIGNER AND CONSTRUCTOR.

NOT FOR CONSTRUCTION

TNT HOWARD LLC
SOLAR ELECTRIC SYSTEM
ELGIN, IL

DATE	DESCRIPTION	REVISION	BY	CHKD
10/09/24	EP	N/A	PRELIMINARY REV.01	
11/09/24	EP	N/A	PRELIMINARY REV.02	
12/16/24	EP	N/A	PRELIMINARY REV.03	

PROJECT NUMBER:
N/A

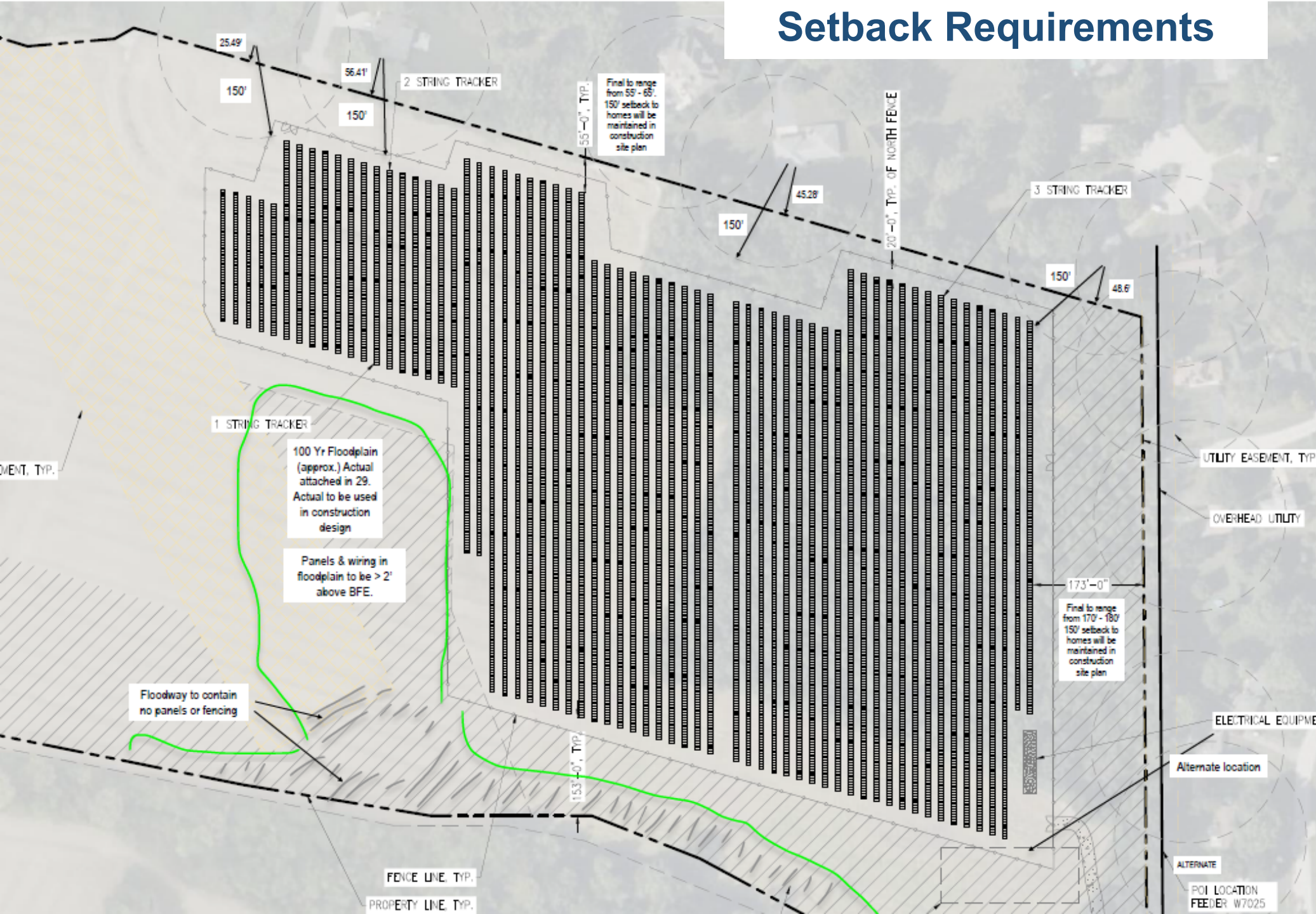
DATE: 10/09/24
TIME: 11:00 AM
BY: [Signature]
CHKD: [Signature]

PV-2
SITE PLAN

Setback Requirements

The Commercial Solar Energy Facility shall be sited as follows, with **setback distances** measured from the nearest edge of any component of the facility:

- 1) Occupied Community Buildings and Dwellings on Nonparticipating Properties: one hundred fifty (**150**) feet to the nearest point on the outside wall of the structure.
- 2) Boundary Lines of Participating Property: **None**.
- 3) Boundary Lines of Nonparticipating Property: fifty (**50**) feet to the nearest point on the property line of the nonparticipating property.
- 4) Public Road Rights-of-Way: fifty (**50**) feet to the nearest edge of the public road right-of-way.



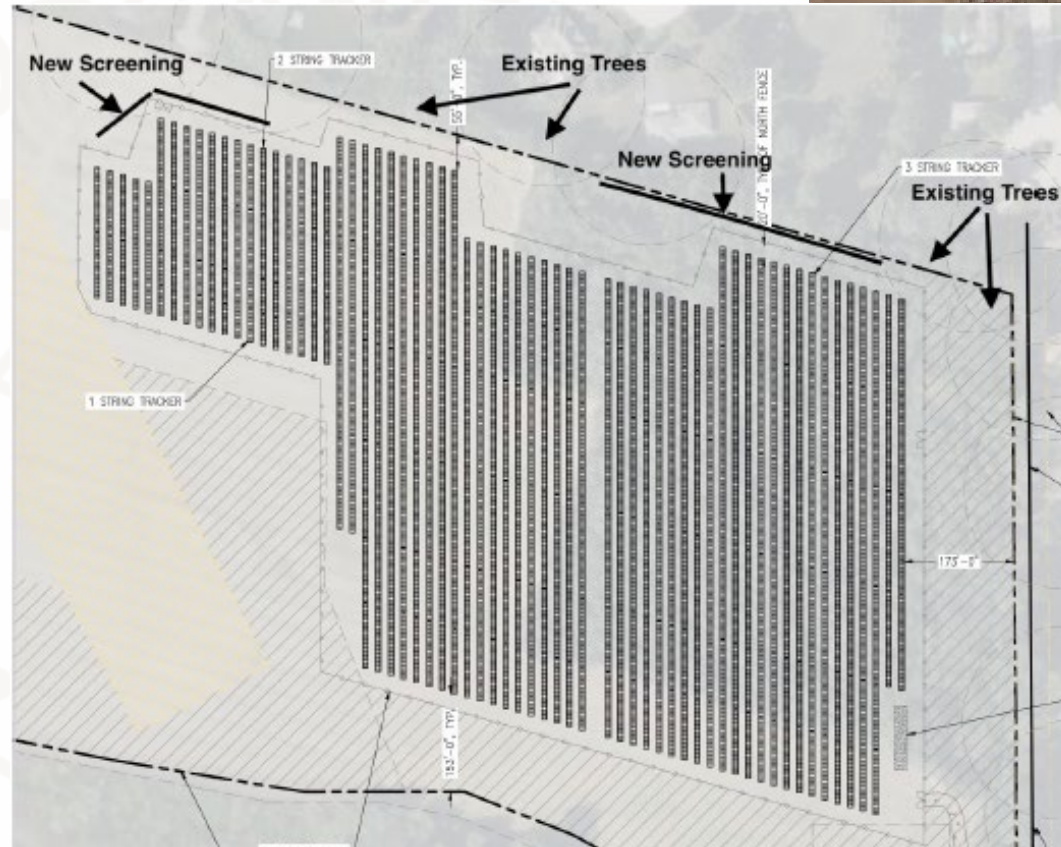
Fence Detail

Fencing: A fence of at least eight (8) feet and not more than twenty-five (25) feet in height shall enclose and secure the Commercial Solar Energy Facility.



Landscaping/Vegetation

- A vegetative screen shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence(s).
- The landscaping screen shall be located between the required fencing and the property line of the participating parcel upon which the facility sits.
- The vegetative screening shall include a continuous line of native evergreen foliage and/or native shrubs and/or native trees and/or any existing wooded area and/or plantings of tall native grasses and other native flowering plants.



Water Resources

The Water Resources department reviewed the Zoning Petition and recommends the following stipulations for approval:

1. This site contains Floodplain. No panels can be permitted in the Floodway. Any development in the Flood Fringe will need to provide compensatory storage, including fill created by solar racking. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to be Flood Protected to 2 feet above the Base Flood Elevation. Survey will be required to delineate the Floodplain Boundaries on the site.
2. 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. 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. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. 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. 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 and in sloped areas. 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. 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. 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. 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. 80% vegetative coverage for plantings will be a requirement for the site.
11. 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. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

Transportation

- The **Kane County Department of Transportation (KDOT) and the Elgin Highway Commissioner** reviewed this Petition and provided the following comments:
- The proposed site access will be located at the intersection of Brookside Drive and Almora Terrace; **it will be 230 feet in length and shall be built to Elgin Township Subdivision Roadway Standards. The petitioner is required to obtain a temporary and final access permit from Elgin Township.**

Environmental Health

- The **Kane County Health Department** reviewed this Petition and had no comments regarding the proposed use or site plan.

Fire Protection

- The **Pingree Grove & Countryside Fire Protection District** reviewed this Petition had no comments.

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. **The Department has evaluated this information and concluded that adverse effects are unlikely.**

However, the Department recommends:

- Establishing pollinator-friendly habitat as groundcover wherever feasible.
- The site should be de-compacted before planting.
- Long term management of the site should be planned for prior to development to ensure successful native pollinator habitat establishment and prevent the spread of invasive species throughout the lifetime of this project. An experienced ecological management consultant should be hired to assist with long-term management.
- Required fencing, excluding areas near or adjacent to public access areas, should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used. Barbed wire should be avoided.
- Trees should be cleared between November 1st and March 31st.
- All night lighting should follow IDA guidance.

Resource Preservation Review

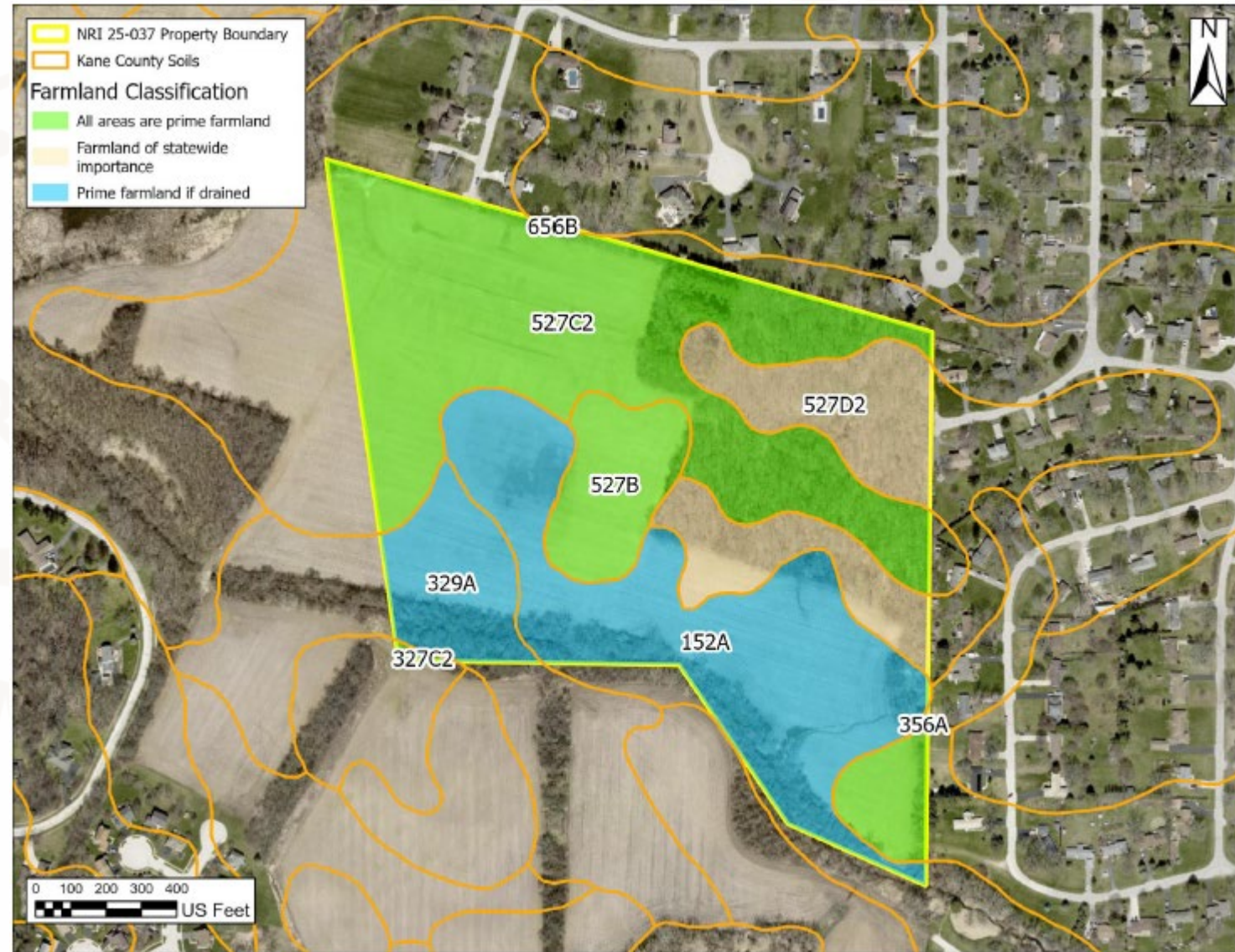
Illinois State Historic Preservation Office (SHPO)

- IL SHPO determined that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

- **Prime Farmland: Prime and Important Farmland occur on this tract.**
- **LESA:** Sites with a LESA score of 85 or greater are considered to warrant protection. This site has an **LE score of 28**, and a **SA score of 46**, with a **total score of 74**, placing it in the Moderate Protection category for farmland.
- **Land Planning and Development Concerns:** Based upon the LESA score and the Kane County Land Evaluation and Site Assessment, **this tract warrants Moderate Protection effort from development.**



Section 7 Consultation

United States Fish & Wildlife Service (USFWS)

- United States Fish & Wildlife Service's (USFWS) Section 7 Consultation guidance on May 16, 2025, via IPaC (Information for Planning & Consultation).
- The IPaC identified the potential for 6 endangered species, the Bald and Golden Eagles, and several migratory birds, as well as an experimental (non-essential) population of whooping crane (*Grus americana*) and the Eastern Prairie Fringed Orchid (*Platanthera leucophaea*) as potentially occurring within the Project area. There are no critical habitats at this location, however, we must still determine if there are potential effects on the above listed species.
- Conclusion: The Project Area and its immediate surroundings are actively farmed and do not contain suitable habitat for federally listed species. Additionally, sufficient undisturbed habitat exists in the broader landscape to support wildlife movement and ecological functions. As a result, adverse impacts associated with the proposed solar development are not anticipated. Based on the current scope and findings, coordination with the U.S. Fish and Wildlife Service (USFWS) is considered complete. Further consultation is not required unless there are substantive changes to the Project scope or updates regarding the status of federally listed species. [Timothy R Meyer Engineer EIT Equity Advisors Inc.]

Additional Reviews/Analysis

- **United States Army Corps of Engineers (USACE)**

- The site is currently in agricultural production and contains no identified wetlands within the project boundary. A small, unnamed creek is located along the southern edge of the parcel; however, this waterway will be fully avoided during construction and operation of the solar facility. All construction activities will occur outside of any buffer zones, and appropriate best management practices will be implemented to prevent sedimentation or disturbance to the creek. As no dredge or fill activities are proposed within jurisdictional waters, and because no wetlands are present on-site, a permit under Section 404 of the Clean Water Act is not required.

- **Illinois Nature Preserves Commission (INPC)**

- No State Dedicated Nature Preserves identified in the vicinity of the proposed solar farm.

- **Illinois Department of Agriculture**

- Executed AIMA Agreement was received.

Recommended Stipulations of Approval

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Special Use Standards / ZBA Findings

Section 25-4-8-2 of the Kane County Zoning Ordinance provides Standards for Special Use Permits; responses to these Standards have been provided by the Petitioner with their Zoning Application. **The Zoning Board of Appeals shall not recommend approval of a special use unless it finds:**

- A. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads;
- F. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

[Link to Special Use Standards responses submitted by the Petitioner.](#)

Zoning Entitlement Process

Regional Planning Commission:	N/A
Zoning Board of Appeals:	July 1, 2025
Zoning Board of Appeals:	July 8, 2025 (<i>continued</i>)
Development Committee:	July 15, 2025
Kane County Board:	August 12, 2025

Petition 4661, the subject of this public hearing, will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, July 15, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee must signify their intention to do so by signing a sheet provided for such purpose at the meeting at which such petition is to be considered.

Petition 4661, the subject of this public hearing, will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Tuesday, August 12, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.