

Zoning Petition No. 4666

SV CSG Wilson School Solar

Zoning Board of Appeals Meeting
Tuesday, September 2, 2025 at 7:00pm



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

SV CSG Wilson School Solar LLC

Property Owner

CHB Family Limited Partnership

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 34 acres located on the south side of Highland Avenue, 0.7 miles west of Randall Road in Elgin Township, Kane County, Illinois (PINs: 06-08-100-008, 06-08-100-023, 06-08-300-002 and 06-08-300-008).

Application

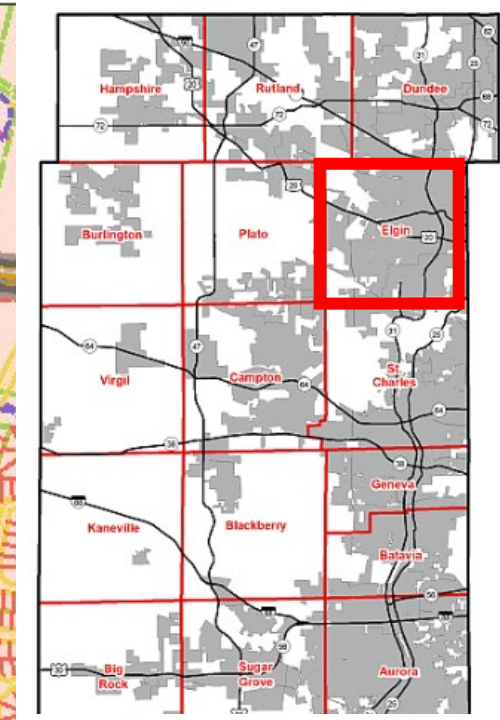
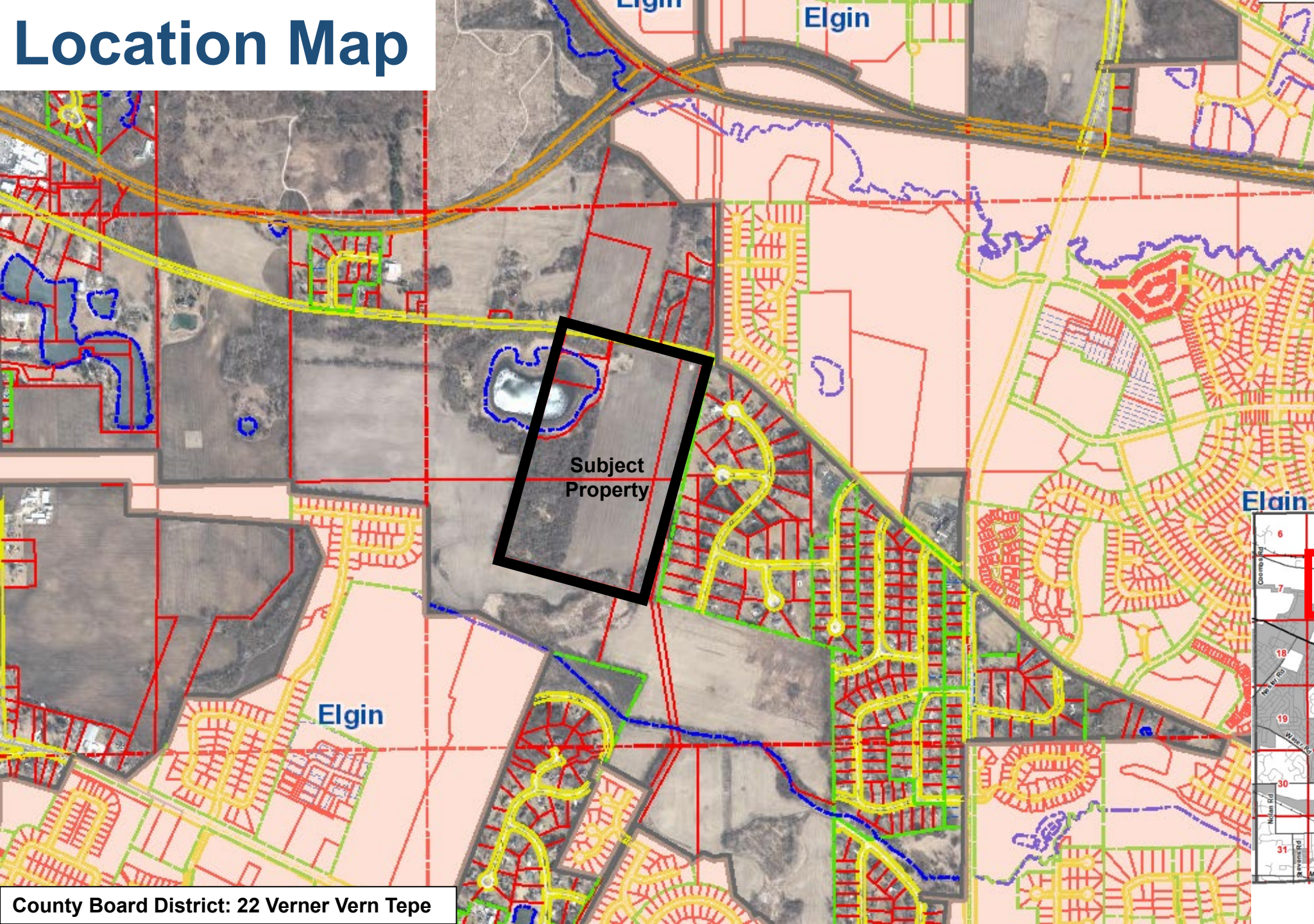
An application was received by the County on July 25, 2025; application documents for Petition 4666 are available for review on the [Pending Zoning Petitions](#) page of Kane County's website.

Notice

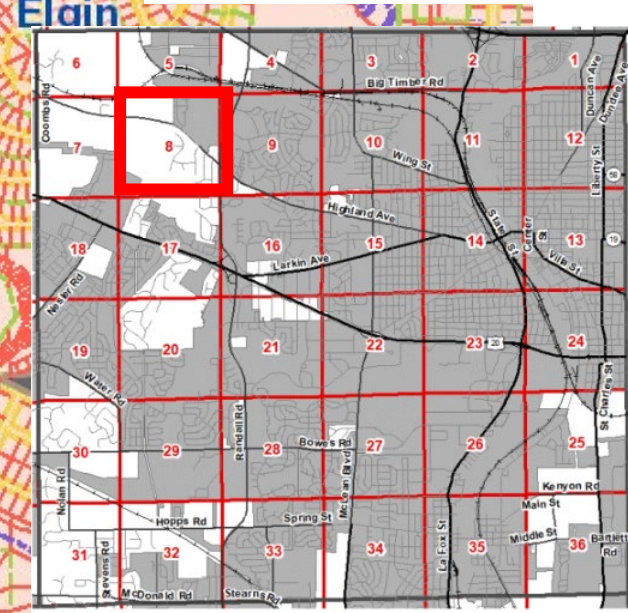
A Notice Letter was sent to all adjacent property owners within 250' of the subject property on August 15, 2025. Notice was published in the Daily Herald newspaper on August 16, 2025. And, a public hearing sign was posted on the subject property on August 15, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Elgin Township Highway Commissioner, City of Elgin City Administrator & Community Development Director, KDOT, School Districts 301 and U-46, and the Pingree Grove & Countryside Fire Protection District.

Location Map



Kane County – Plato TWP



Elgin TWP – Section 8

County Board District: 22 Verner Vern Tepe

Aerial Map



Highland Ave

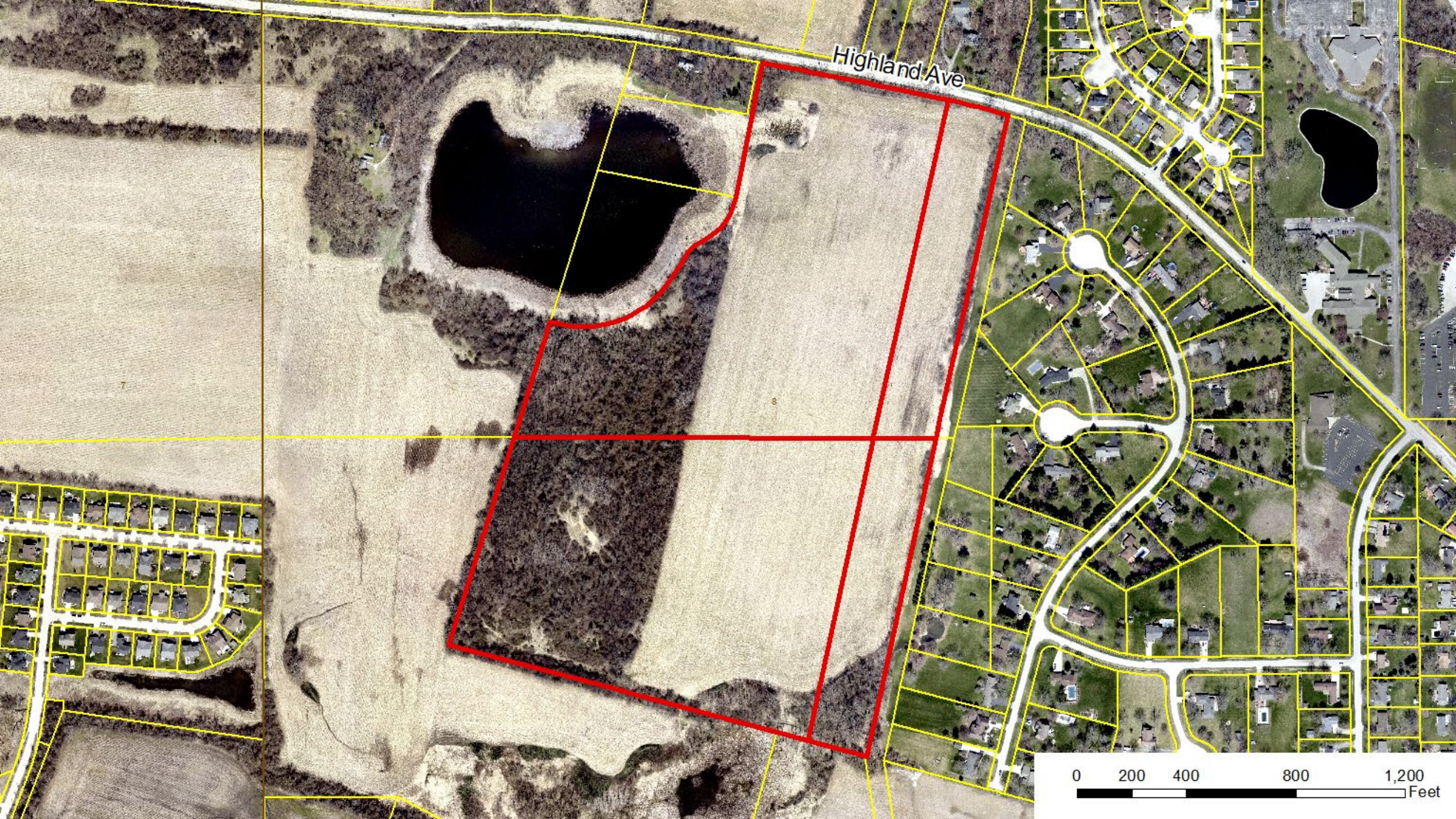
Randall Rd

Plank Rd

United States Highway 20

Russell Rd

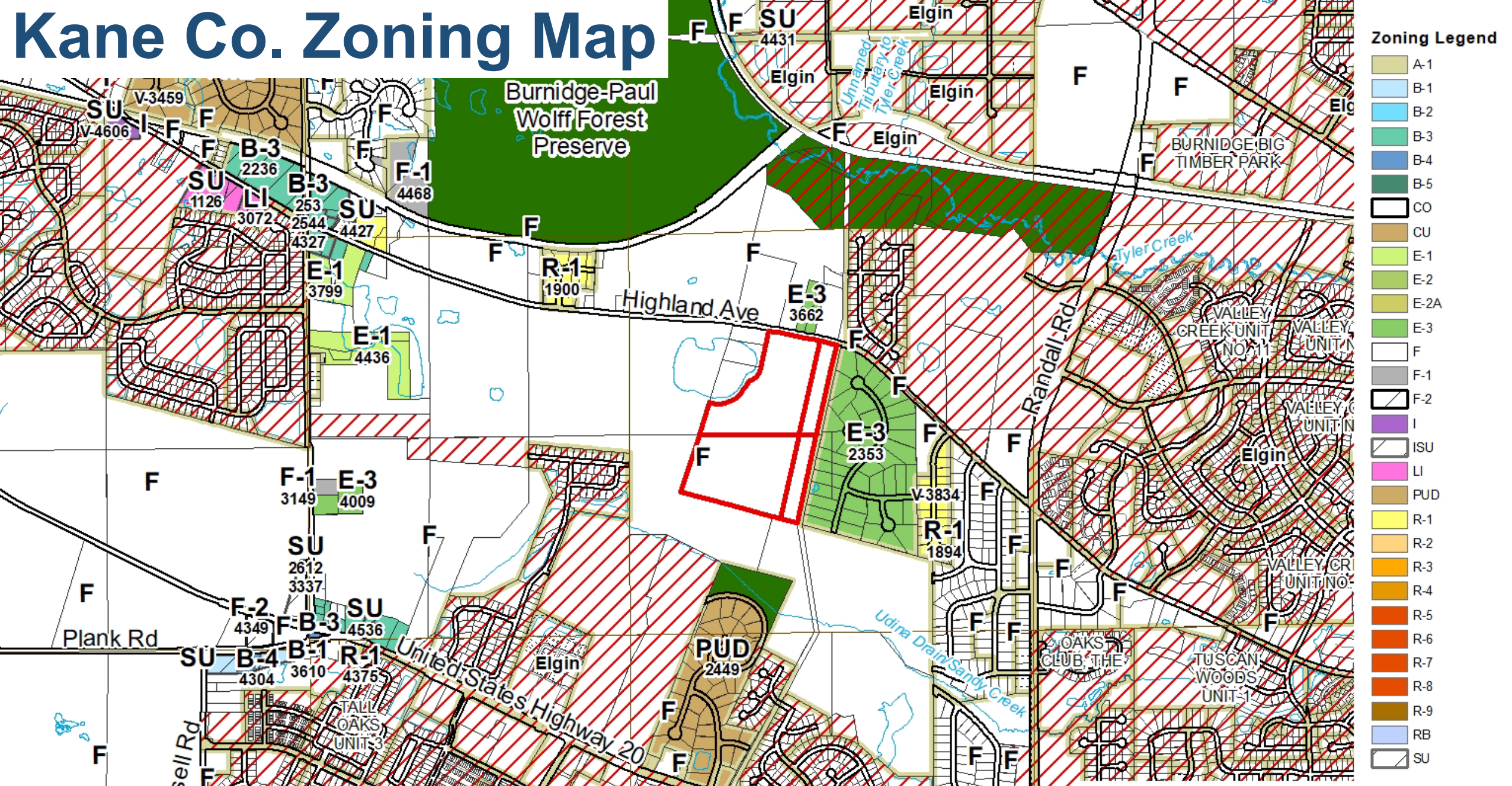
0 750 1,500 3,000 4,500 Feet



Highland Ave

0 200 400 800 1,200 Feet

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.

0 700 1,400 2,800 4,200 Feet

2040 Conceptual Land Use Strategy

South Side of Highland Ave. - 0.7 miles East of Randall Rd.
Elgin Twp. - Petition #4666

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

Core Themes

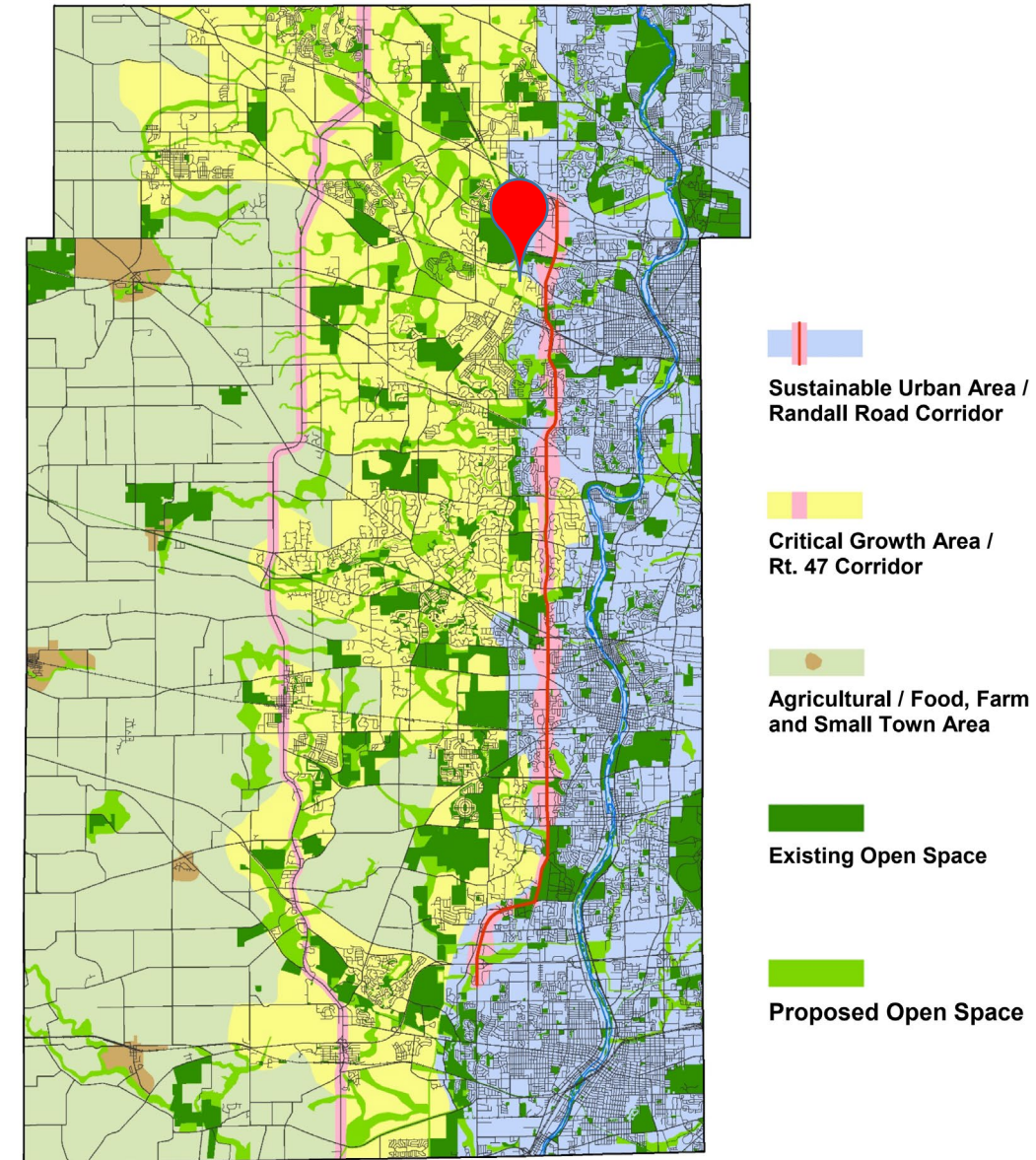
1. The Critical Growth Area continues to be where Kane County and the fast growing municipalities of the past two decades face the greatest challenges to sensible, managed growth
2. The Critical Growth Area is characterized by diversity and mix of planned municipal development, expanded transportation 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

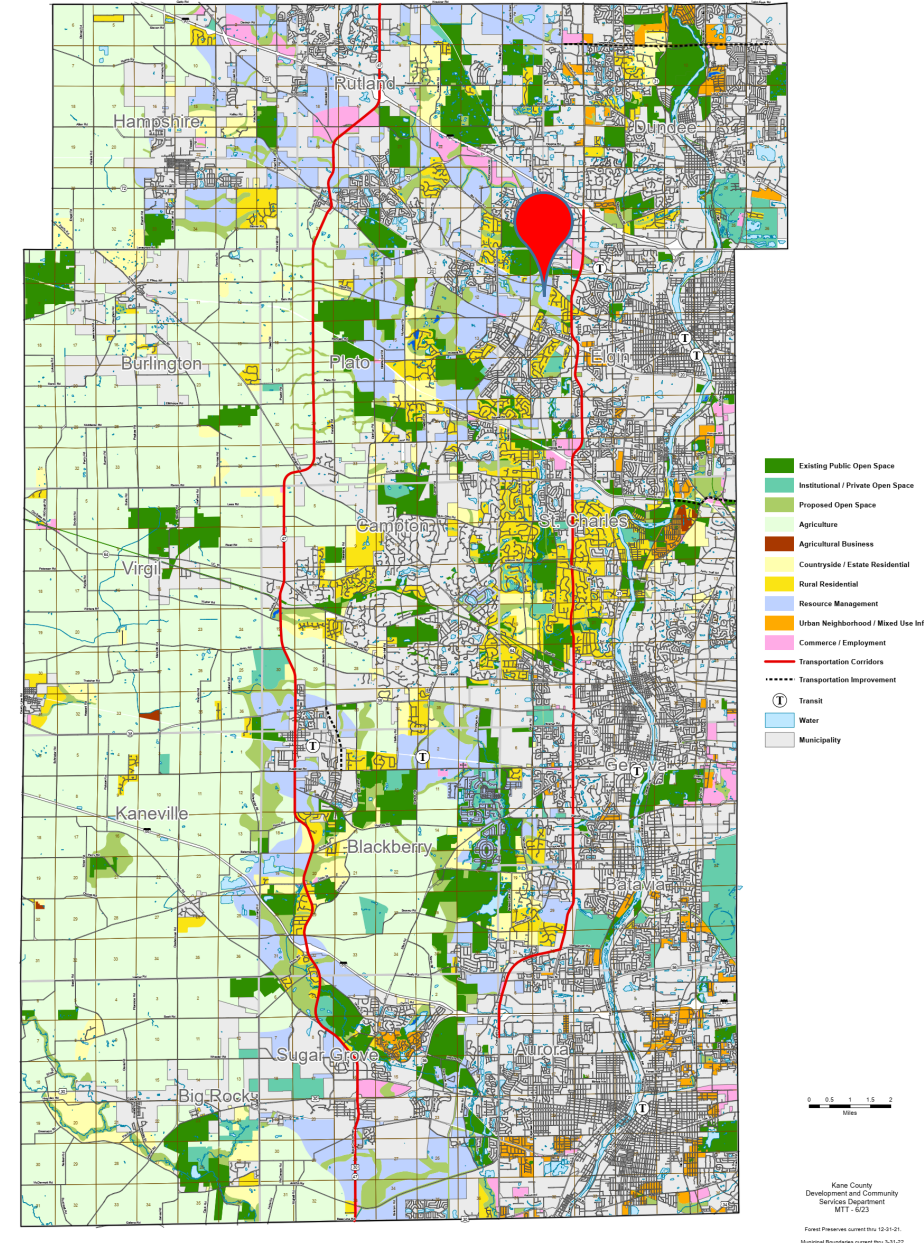
South Side of Highland Ave. - 0.7 miles East of Randall Rd.
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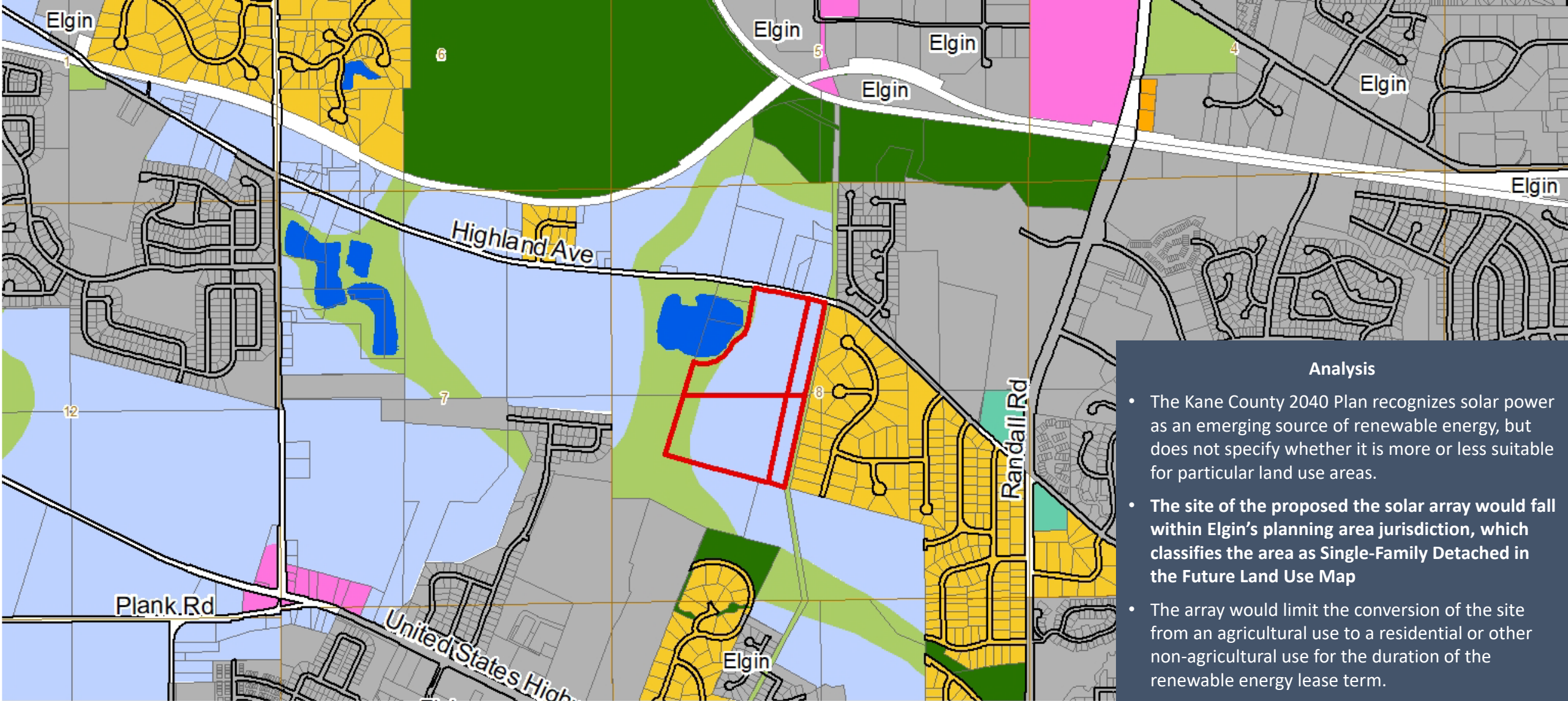
2040 Planned Use: Resource Management

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





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 site of the proposed the solar array would fall within Elgin's planning area jurisdiction, which classifies the area as Single-Family Detached in the Future Land Use Map
- The array would limit the conversion of the site from an agricultural use to a residential or other non-agricultural use for the duration of the renewable energy lease term.
- The project would occur in close proximity to residential subdivisions to the east and northeast, and should make appropriate consideration for impacts on neighboring uses.



COMED TURNING POLE
 COMED OWNED RECLOSER POLE
 APPROX. POINT OF INTERCONNECTION @12.47KV
 COMED OWNED PRIMARY METERING POLE
 COMED OWNED GOAR POLE
 CUSTOMER OWNED COMBINED GOAR,
 RECLOSER, RISER POLE
 100' SETBACK FROM ROW TO FENCE
 (TYP.)

W HIGHLAND AVE

66' PU

50'

244'-10"

15'-5"

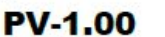
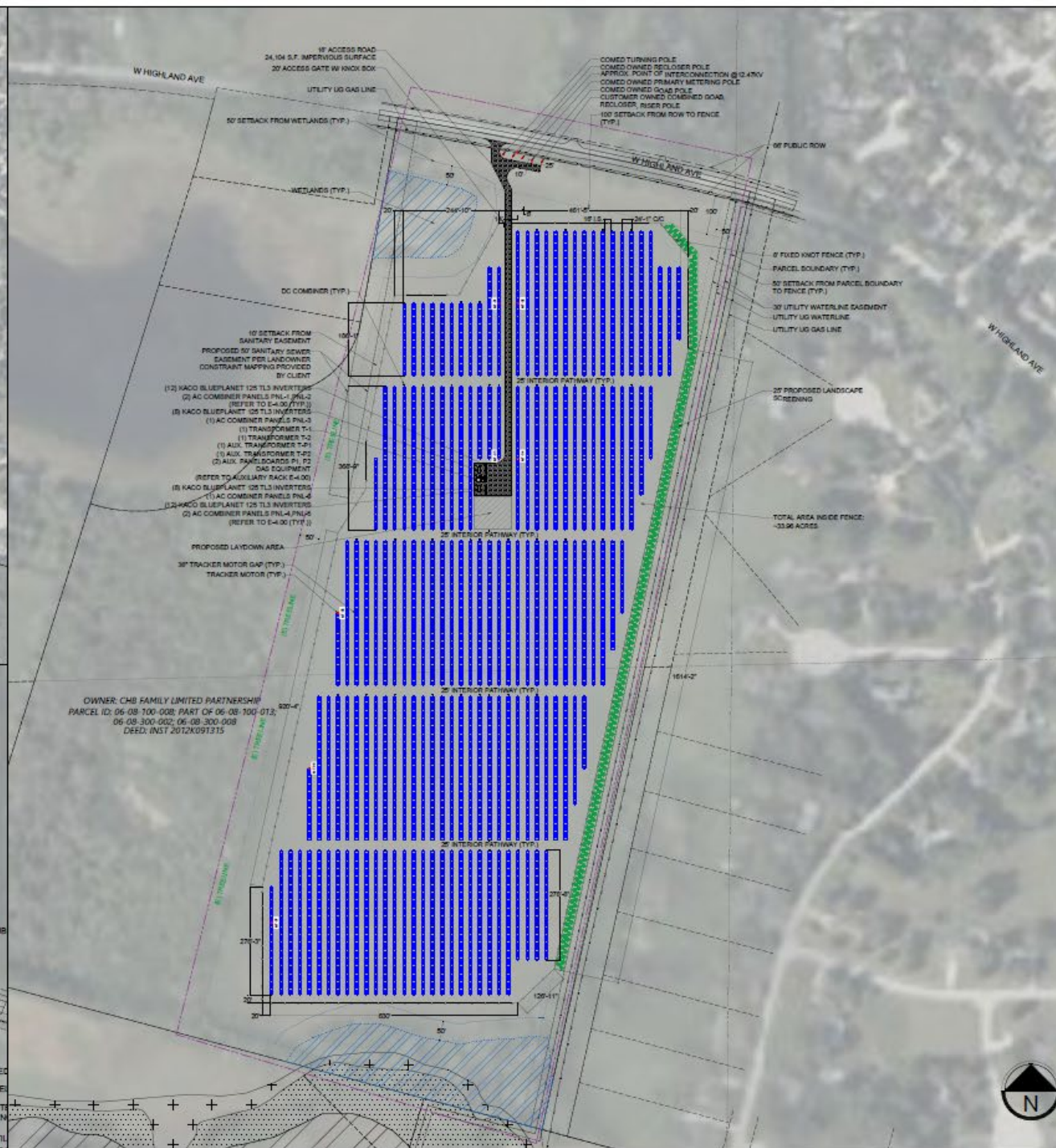
15'-1.8"

24'-1" C/C

100'

50'

8' FOX
 PARCE
 50' SE
 TO FE
 30' U



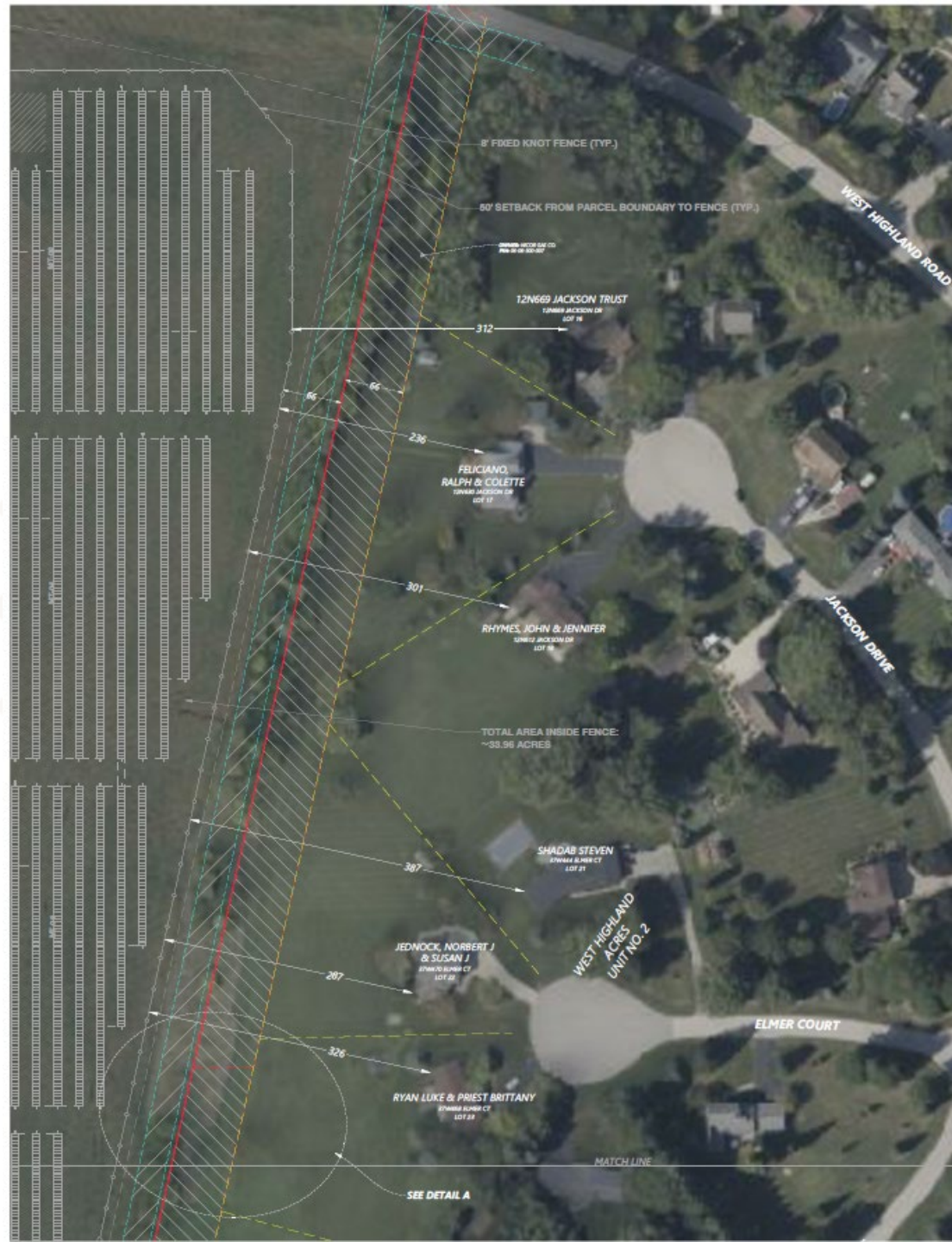
Setback Requirements

Address	Lot	Setback
12N669 Jackson Drive	16	312'
12N630 Jackson Drive	17	236'
12N612 Jackson Drive	18	301'
37W444 Elmer Court	21	387'
37W470 Elmer Court	22	287'
37W468 Elmer Court	23	326'
12N422 Jackson Drive	26	538'
12N402 Jackson Drive	27	480'
12N376 Jackson Drive	28	426'
12N346 Jackson Drive	29	434'
12N320 Jackson Drive	30	434'
12N290 Jackson Drive	31	459'
12N268 Jackson Drive	32	524'



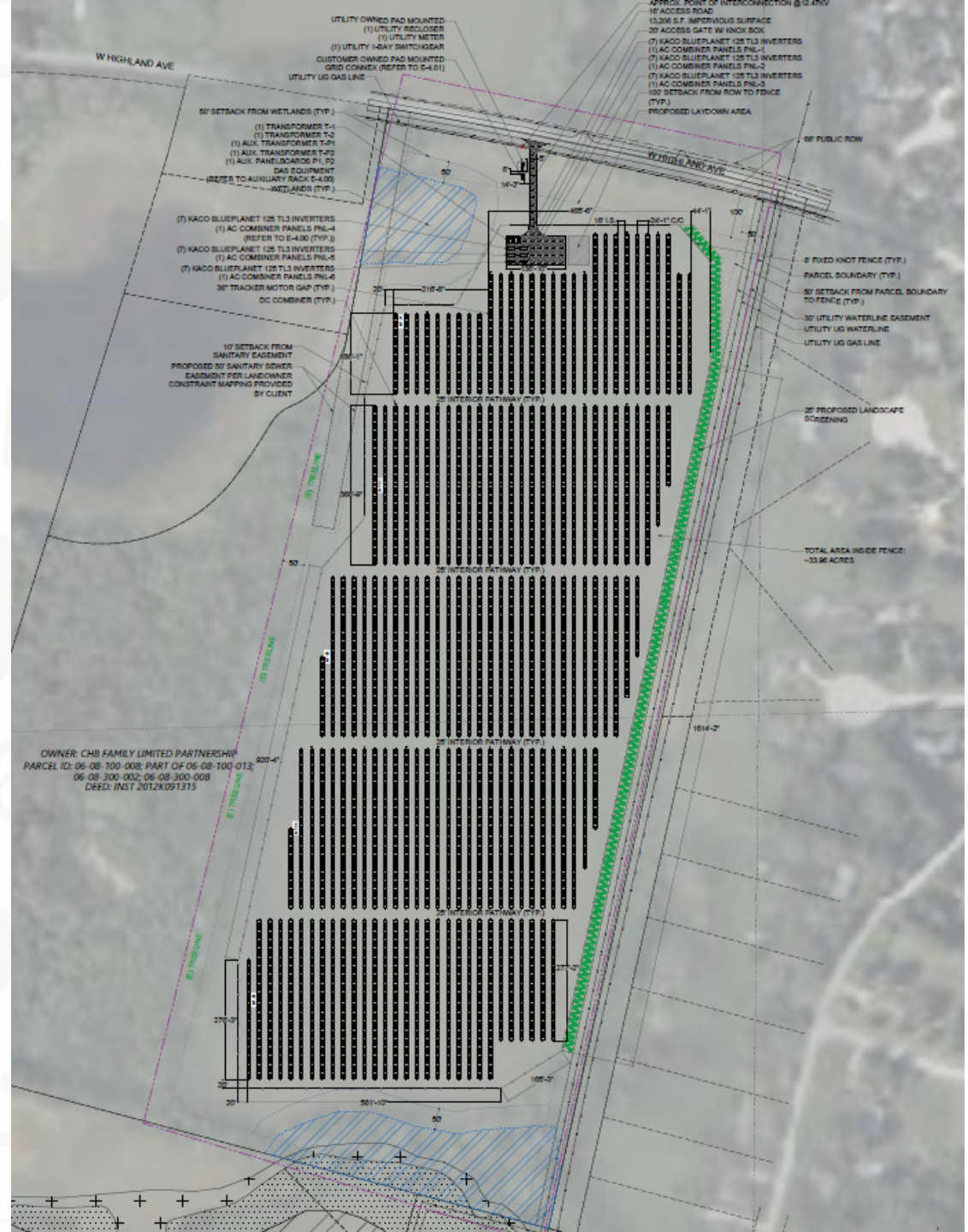
The Commercial Solar Energy Facility shall be sited as follows, with **setback distances** measured from the nearest edge of any component of the facility:

- 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.



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.

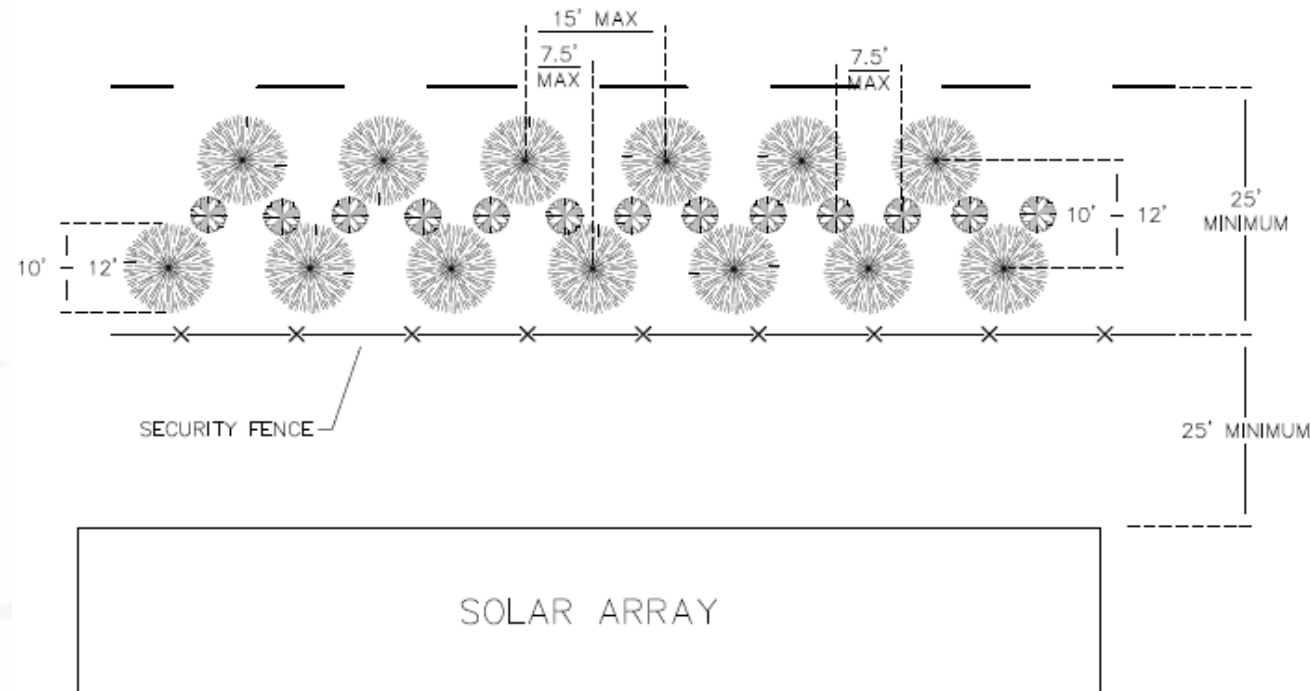


EVERGREEN PLANT LIST				
PLANT ID	PLANT QUANTITY	Scientific Name COMMON NAME	TYPE/SIZE	COMMENTS
To	263	<i>Thuja occidentalis</i> EMERALD GREEN	4' MIN.	B & B

SHRUB PLANT LIST				
PLANT ID	PLANT QUANTITY	Scientific Name COMMON NAME	TYPE/SIZE	COMMENTS
Vd	262	<i>Viburnum dentatum</i> ARROWHEAD VIBURNUM	#3 Container	

VEGETATIVE BUFFER PLANT LIST

NOT TO SCALE



VEGETATIVE BUFFER SPACING DIAGRAM

NOT TO SCALE

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.

Water Resources

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

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Determination of the Base Flood Elevation will be required.
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 condition is met. 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 based on this calculation and drainage in the area.
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. All drain tile located on the property owners land shall be replaced with a modern drain tile system with observation structures and cleanouts, including the drain tiles located in the southeast portion of the property.
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 the native 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)** reviewed this Petition. Per their comments, Highland Avenue is under the City of Elgin's jurisdiction. As such, the Petitioner shall contact the City of Elgin for access permit(s).

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 the documents for the solar array, including the narrative, site plans, & setbacks, and does not see any significant concerns about the project at this time. This may change with the submittal of final documents for review. The only requirement missing currently is a Knox Box for access to the property.

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

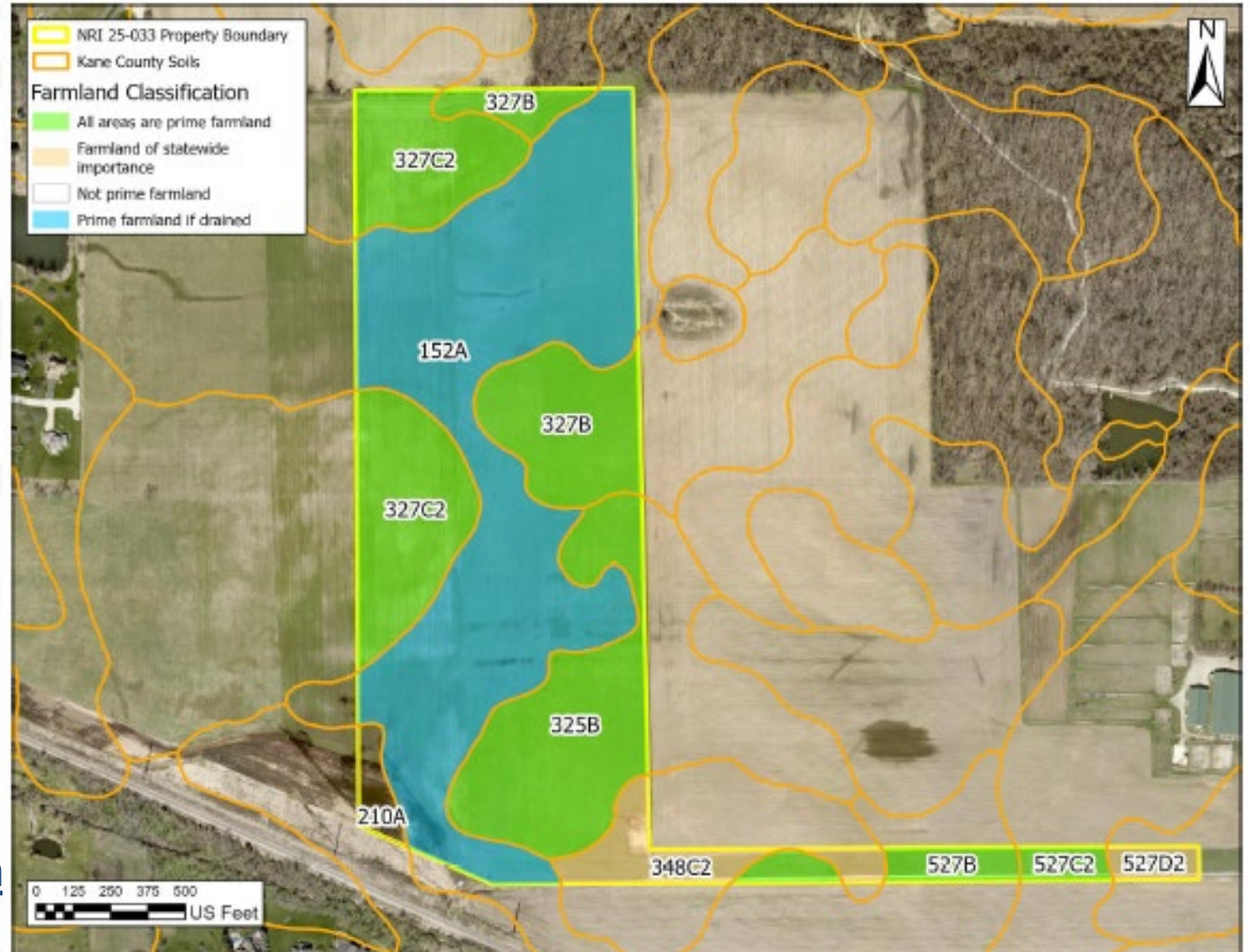
Illinois State Historic Preservation Office (SHPO)

- **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 Farmland occurs 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 27**, and a **SA score of 27**, with a **total score of 54**, placing it in the Low 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 Low Protection effort from development.**



Section 7 Consultation

United States Fish & Wildlife Service (USFWS)

- The USFWS, IDNR, and Area M have largely determined the Project will have "No Effect" on most species, with tailored mitigation like avoiding key nesting or breeding seasons where slight risks remain. The natural heritage dataset includes records of eight Sensitive Resources within the Project vicinity. However, Area M has determined that the Project, as communicated, May Affect, not likely to adversely affect or have No Effect on these species due to the absence of habitat, a lack of impacts, or a lack of official observations within the Project vicinity. However, migratory bird species are present within the Project vicinity and will be nesting on the landscape from April - September.
- This assessment is based on project plans provided by the Client. Area M understands that the Project is entirely on Private land, does not receive federal funding, and does not require permitting through the USFWS or IDNR. If the Project requires Environmental Species Act (ESA) Section 7/10 consultation through the USFWS, additional clearance surveys or further mitigation efforts may be required. Any alterations to project plans should be reviewed for impacts on potential Sensitive Resources. If any Sensitive Resources are observed during Project activities, Area M advises the Client to contact the IDNR and USFWS for further guidance.

Additional Reviews/Analysis

- **United States Army Corps of Engineers (USACE)**
 - No information provided.
- **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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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 condition is met. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
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12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

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.

Zoning Entitlement Process

Regional Planning Commission:	N/A
Zoning Board of Appeals:	September 2, 2025
Development Committee:	September 16, 2025
Kane County Board:	October 14, 2025

Petition 4666, 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, September 16, 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 4666, 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, October 14, 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.