



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

Kane County Government Center
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

ZONING PETITION SUMMARY

MTG DATE: September 2, 2025

TO: Kane County Zoning Board of Appeals

FROM: Natalie Zine, *Zoning Planner* | P: 630-232-3494 E: zinenatalie@kanecountyil.gov

SUBJECT: Zoning Petition No. 4666 “SV CSG Wilson School Solar”

GENERAL INFORMATION

APPLICANT

SV CSG Wilson School Solar LLC

PROPERTY OWNER

CHB Family Limited Partnership

REQUESTED ACTION

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).

KANE COUNTY BOARD DISTRICT – 22 Verner Vern Tepe

PROJECT DESCRIPTION

SunVest Solar, LLC, doing business as SV CSG Wilson School Solar, LLC is proposing to develop up to a 5 MW AC Solar Facility approximately 34 acres of the +/- 47-acre property located on the south side of Highland Avenue, 0.7 miles west of Randall Road in Elgin Township, Kane County, Illinois. The proposed Solar Facility will be developed as part of the Illinois Power Agency and State of Illinois program that provides utility customers the ability to secure part or all of their energy needs from solar energy. See ‘Project Narrative’ for more information.

SUBMITTAL DOCUMENTS

An application requesting the Special Use was received by the County on July 25, 2025. All received application documents for Petition 4666 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website. See also “Exhibit A” Zoning Petition No. 4666 Submittal Documents attached.

PUBLIC 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.

REVIEW & ANALYSIS

ZONING

The subject property is currently zoned F-Farming District and is bordered to the north by F- Farming District and E3 Estate District, to the east by a Nicor Gas Company easement and E3 Estate District beyond that



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(West Highland Acres Unit 2 Subdivision), to the south by F-Farming District, and to the west by F-Farming District. There have been no other zoning actions granted on the subject property in the past.

Section 25-8-1-2 of the Kane County Zoning Ordinance provides that "Solar Utility" is a Special Use in the F-Farming District; Section 25-5-4-9 of the Zoning Ordinance stipulates the rules and regulations for Commercial Solar Facilities.

Per Section 25-5-4-9, the site plan for a commercial solar energy facility must meet the following criteria:

1. Occupied residential dwellings on nonparticipating properties shall be located no less than 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.
5. No component of a solar panel, cell or modules may exceed twenty (20) feet in height above the ground at full tilt.
6. Vegetative screening shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence(s).
7. Landscaping screening shall be located between the required fencing and the property line of the participating parcel upon which the facility sits.
8. 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.
9. A fence shall be installed around the perimeter of the facility area with a minimum height of eight (8) feet and not more than twenty-five (25) feet.

FUTURE LAND USE

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 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 project would occur in close proximity to residential subdivisions to the east and northeast, and should make appropriate consideration for impacts on neighboring uses.

WATER RESOURCES

The Water Resources department has reviewed the Zoning Petition and recommends the following twelve (12) 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.



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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 provided no comments.

FIRE PROTECTION DISTRICT

The Pingree Grove & Countryside Fire Protection District has 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 KnoxBox for access to the property.

ADDITIONAL REPORTS & ANALYSIS

- Results and recommendations from the Illinois Department of Natural Resources (IDNR) obtained through the **Ecological Compliance Assessment Tool (EcoCAT)** – *The IDNR 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.*



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- Resource Preservation Review from the **Illinois State Historic Preservation Office (SHPO)** – *Determined that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.*
- **Natural Resources Inventory (NRI) Report** from the Kane-DuPage Soil & Water Conservation District (SWCD) – *Of this parcel, 9.6 percent or 5.4 acres are considered Farmland of Statewide Importance. The LE value for this site is 27 and the SA value is 27 for a total LESA score of 54. This score represents Low Protection effort warranted.*
- Results of any **United States Fish and Wildlife Service's** Information for Planning and Consulting environmental review – received report. **Report from Consultant “Area M”** – *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.*
- Documentation demonstrating avoidance of protected lands as identified by IDNR and the Illinois **Nature Preserve Commission (INPC)** – *No State Dedicated Nature Preserves identified in the vicinity of the proposed solar facility.*
- Executed **Agricultural Impact Mitigation Agreement (AIMA)** with the Illinois Department of Agriculture was received with the Petitioner's application.
- **Natural Resources Impact Report from Consultant “Area M”**

Copies of each of the complete reports listed above are provided on the Kane County website under the applicable petition number on the [Pending Zoning Petitions](#) page for further review.

PUBLIC COMMENT

Copies of any submitted public comments will be uploaded to the Kane County website under the applicable petition number on the [Pending Zoning Petitions](#) page.

RECOMMENDED STIPULATIONS

Should the Zoning Board of Appeals make a motion to recommend approval of this zoning request, staff recommends the following stipulations:

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.



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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.
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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.

ZONING STANDARDS

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.

NEXT STEPS

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.

ATTACHMENTS

- Exhibit A - Zoning Petition No. 4666 Submittal Documents



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"Exhibit A" Zoning Petition No. 4666 Submittal Documents

[4666_01_Kane County Zoning Application_Signed \(Rcvd 07-25-2025\).pdf](#)

[4666_02_SUP Standards Worksheet_Signed \(Rcvd 07-25-2025\).pdf](#)

[4666_03_Project Narrative \(Rcvd 07-18-2025\).pdf](#)

[4666_04_Land Lease \(Rcvd 07-18-2025\).pdf](#)

[4666_05_ALTA Survey \(07-09-2025\).pdf](#)

[4666_06_Product Spec Sheets \(Rcvd 07-18-2025\).pdf](#)

[4666_07_Noise Impact Study \(06-16-2025\).pdf](#)

[4666_08-Decommissioning Plan \(06-19-2025\).pdf](#)

[4666_09-Decommissioning Surety Draft \(Rcvd 07-18-2025\).pdf](#)

[4666_13_Legal Description \(Rcvd 07-18-2025\).pdf](#)

[4666_15_Certification of Notice \(Rcvd 07-18-2025\).pdf](#)

[4666_16_Copy of Petitioner Notice Letter \(07-18-2025\).pdf](#)

[4666_17_Site Plan \(07-15-2025\).pdf](#)

[4666_17B_Supplemental Setback Info \(07-15-2025\).pdf](#)

[4666_18_Landscape Plan Pages \(07-15-2025\).pdf](#)

[4666_20_IDNR EcoCAT \(07-16-2025\).pdf](#)

[4666_21_SHPO Review & Results \(07-02-2025\).pdf](#)

[4666_22_NRI 25-047 Report \(06-06-2025\).pdf](#)

[4666_23_US Fish & Wildlife Review \(07-14-2025\).pdf](#)

[4666_25_AIMA Signed \(07-02-2025\).pdf](#)

[4666_26_Avoidance Public Lands Map \(07-14-2025\).pdf](#)

[4666_27_Roadway Use Memo \(07-30-2025\).pdf](#)

[4666_28_Structural Engineer's Certificate \(07-15-2025\).pdf](#)

[4666_29_FEMA 100 Year Floodplain Map \(07-14-2025\).pdf](#)

[4666_30_Wetland Delineation Report \(06-17-2025\).pdf](#)

[4666_31_Topography Map from ALTA \(07-09-2025\).pdf](#)

[4666_32_Farmland Drain Tile Map \(07-16-25\).pdf](#)

[4666_33_Preliminary Stormwater Management Report \(07-15-2025\).pdf](#)

[4666_34_Phase I ESA \(07-03-2025\).pdf](#)

[4666_35_Natural Resources Impact Report \(Rcvd. 08-18-2025\).pdf](#)

[4666_36_REVISED Site Plan \(Rcvd. 08-18-2025\).pdf](#)

[4666_37_CohnReznick Property Value Impact Report PART 1 \(08-15-2025\).pdf](#)

[4666_38_CohnReznick Property Value Impact Report PART 2 \(08-15-2025\).pdf](#)