

Zoning Petition No. 4693

TNT Howard LLC (Solar)

Zoning Board of Appeals Meeting
September 29, 2026 at 7:00pm

Kane County Board District – 22 Verner Vern Tepe



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

TNT Howard LLC (Timothy Meyer)

Property Owner

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 property located approximately ¼ mile west of Randall Road and over ¼ mile south of Highland Avenue, in Elgin Township, unincorporated Kane County, IL (PIN 06-08-401-013).

County Board District

22 Verner Vern Tepe

Notice

The public hearing for this Petition was scheduled for September 29, 2026. All required public notice was posted in accordance with Kane County codes and Illinois State Statutes.

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.

Application Documents

All received application documents for the Petition are available for review on the [Zoning Petitions](#) page of the Kane County Website.

[4693_01_Kane_County_Zoning_Application_SIGNED_Redacted.pdf](#)

[4693_02_Special_Use_Permit_Findings_of_Fact_Worksheet.pdf](#)

[4693_03_Project_Narrative_Commercial_Solar_Energy_Facility_Summary.pdf](#)

[4693_04_Documentation_demonstrating_land_ownership.pdf](#)

[4693_05A_Plat_of_Survey.pdf](#)

[4693_05B_Plat_of_Survey_with_Setbacks_TOPO_Floodplain.pdf](#)

[4693_06A_Manufacturer_Specification_Solar_Panel.pdf](#)

[4693_06B_Manufacturer_Specifications_Inverter.pdf](#)

[4693_07_Noise_Analysis.pdf](#)

[4693_08-Decommissioning_Plan_&_Cost_Estimate.pdf](#)

[4693_09_DRAFT-Decommissioning_Agreement.pdf](#)

[4693_12_Glare_Study.pdf](#)

[4693_17A_Geometric_Site_Plan_General_Information.pdf](#)

[4693_17B_Geometric_Site_Plan_\(08-06-2026\).pdf](#)

[4693_18_Landscape_&_Screening_Plan.pdf](#)

[4693_20_EcoCAT_Illinois_Department_of_Natural_Resources_\(IDNR\)_Review.pdf](#)

[4693_21_SHPO_Illinois_State_Historic_Preservation_Office_Review.pdf](#)

[4693_22_NRI_Natural_Resources_Inventory_Report_from_SWCD.pdf](#)

[4693_23_USFWS_-_US_Fish_&_Wildlife_Service.pdf](#)

[4693_24_U.S._Corps_of_Engineers_\(reason_not_applicable\).pdf](#)

[4693_25_AIMA_-_Agricultural_Impact_Mitigation_Agreement.pdf](#)

[4693_26_Avoidance_of_Protected_Lands.pdf](#)

[4693_27_Road_Use_Approval_&_Fire_Dept._Requirements.pdf](#)

[4693_28_Soil_Study_to_Support_Solar_Development.pdf](#)

[4693_29_FEMA_100_Year_Floodplain_Map.pdf](#)

[4693_30_Wetland_Report_Hey_&_Associates_TNT_Howard_LLC_2025-08-04.pdf](#)

[4693_31_Topographical_Map_of_the_Subject_Property_and_Surrounding_Area.p](#)

[4693_32_Preliminary_Drain_Tile_Investigation.pdf](#)

[4693_33_Preliminary_Stormwater_Report.pdf](#)

[4693_35A_Property_Value_Memo.pdf](#)

[4693_35B_Property_Value_Study.pdf](#)

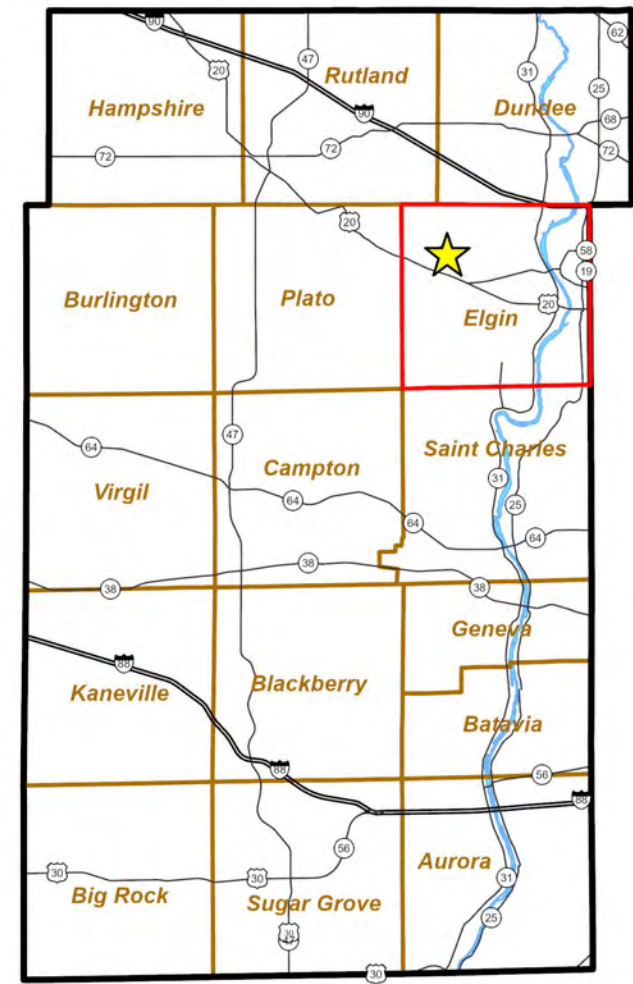
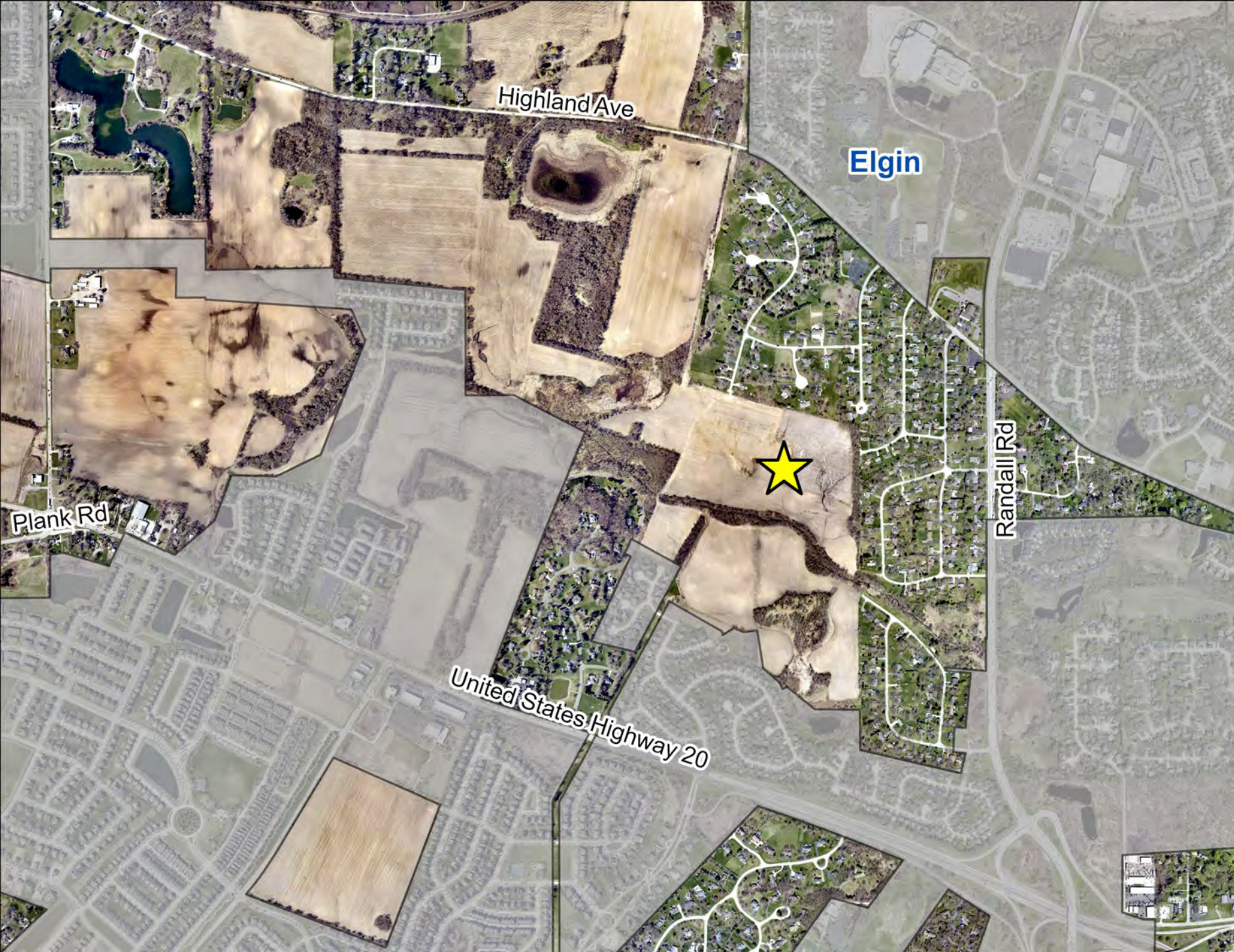
[4693_36_EMF_Solar_Energy_Homeowners_Handout.pdf](#)

[4693_37_Fire_Hazard_One_Page_Handout.pdf](#)

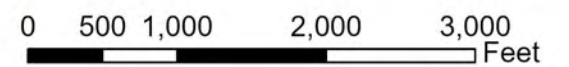
[4693_38_Health_and_Safety_Impacts_of_Solar_Photovoltaics.pdf](#)

[4693_39_Solar_Farm_Heat_Island_Factsheet.pdf](#)

[4693_40_Fire_Dept._Requirements.pdf](#)



Elgin Township





Proposed Area of Rezoning

0 385 770 1,540 2,310 Feet



2040 Conceptual Land Use Strategy

¼ mile west of Randall Rd and ½ mile south of Highland Ave - Elgin
Twp. - Petition #4693

Land Use Strategy Area:

Critical Growth Area / Rt. 47 Corridor and Proposed Open Space

Core Themes

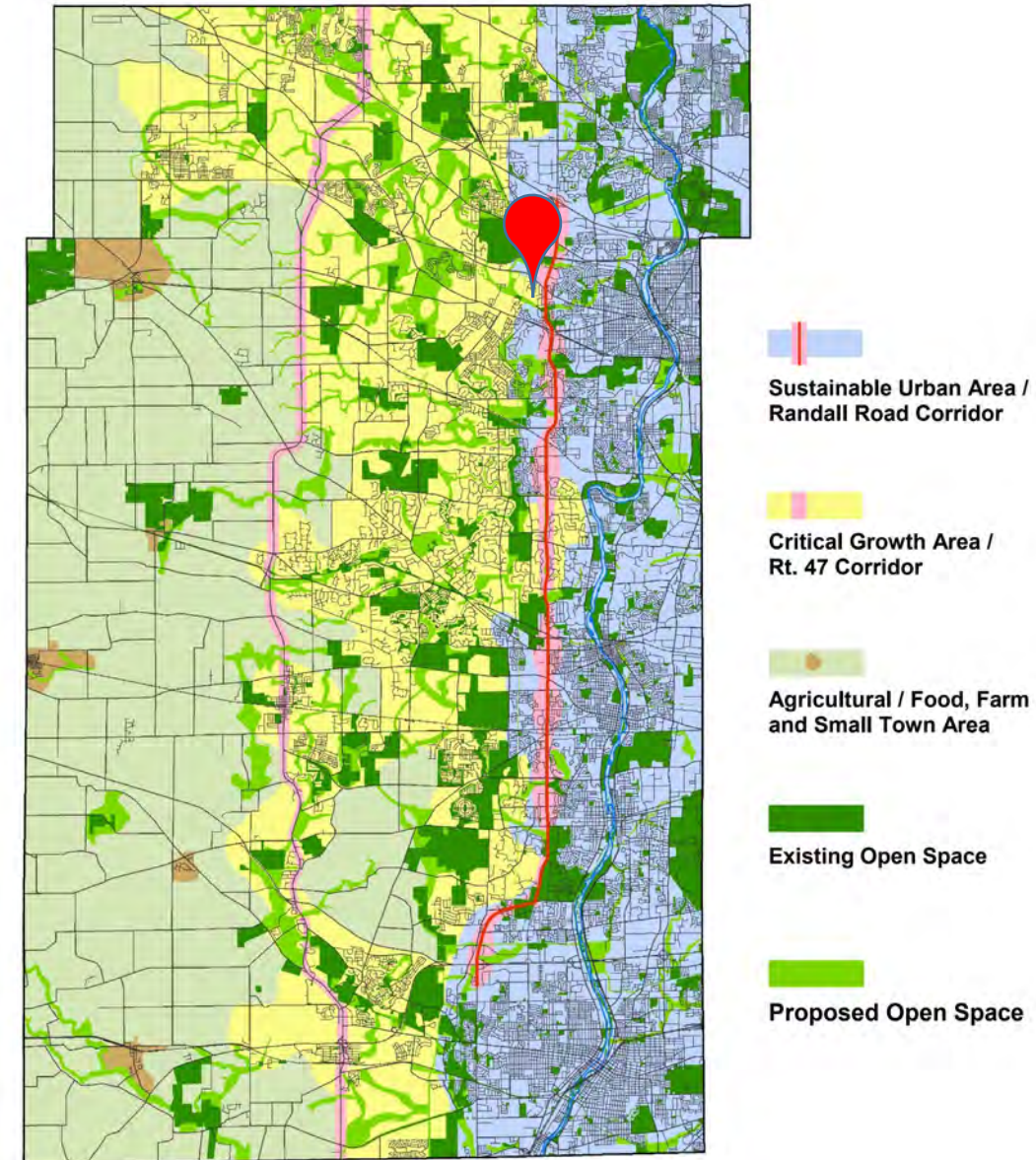
1. The Critical Growth Area continues to be where Kane County and the fast growing municipalities of the past two decades face the greatest challenges to sensible, managed growth
2. The Critical Growth Area is characterized by diversity and mix of planned municipal development, expanded transportation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

¼ mile west of Randall Rd and ½ mile south of Highland Ave - Twp. - Petition #4693

2040 Planned Use: **Resource Management and Proposed Open Space**

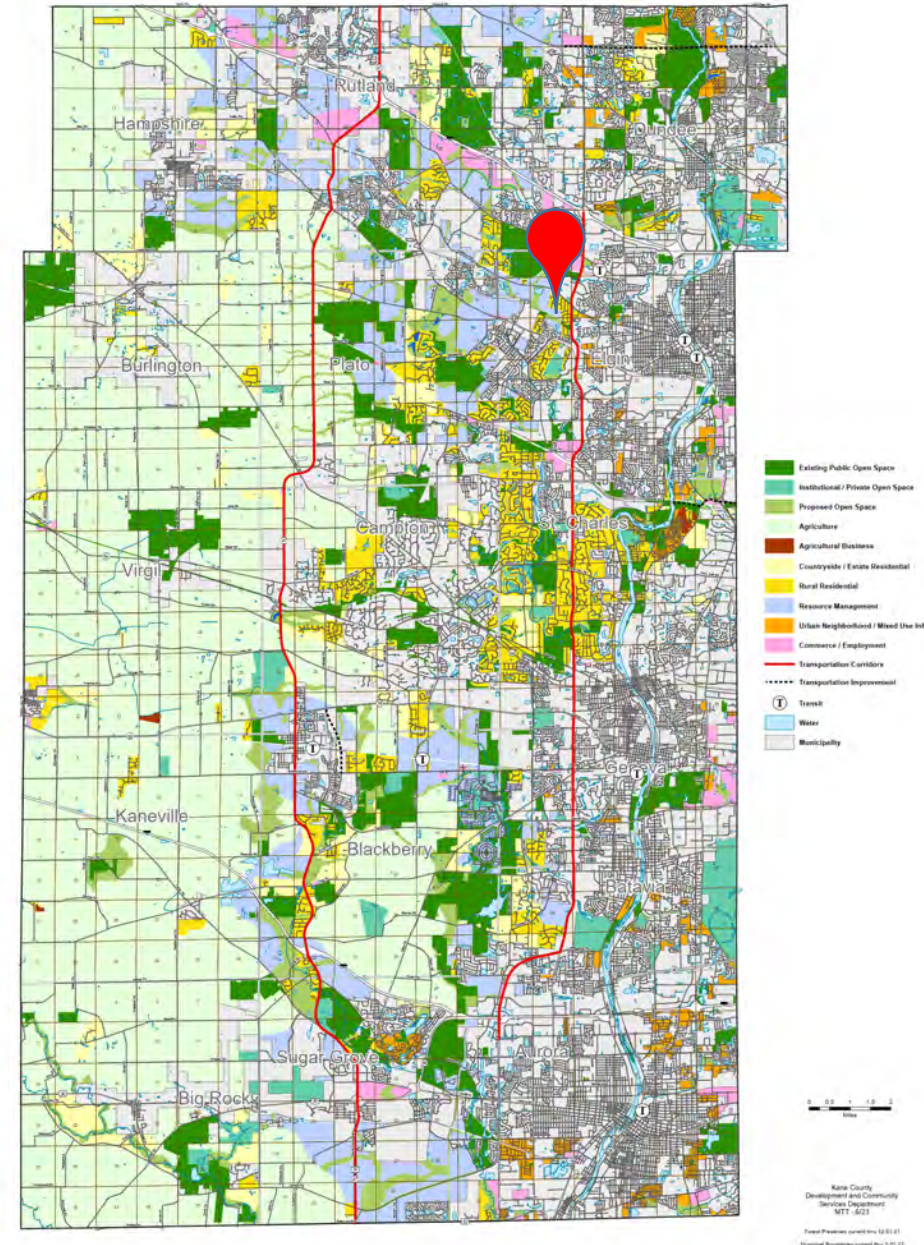
Characteristics of Areas Planned for **Resource Management**

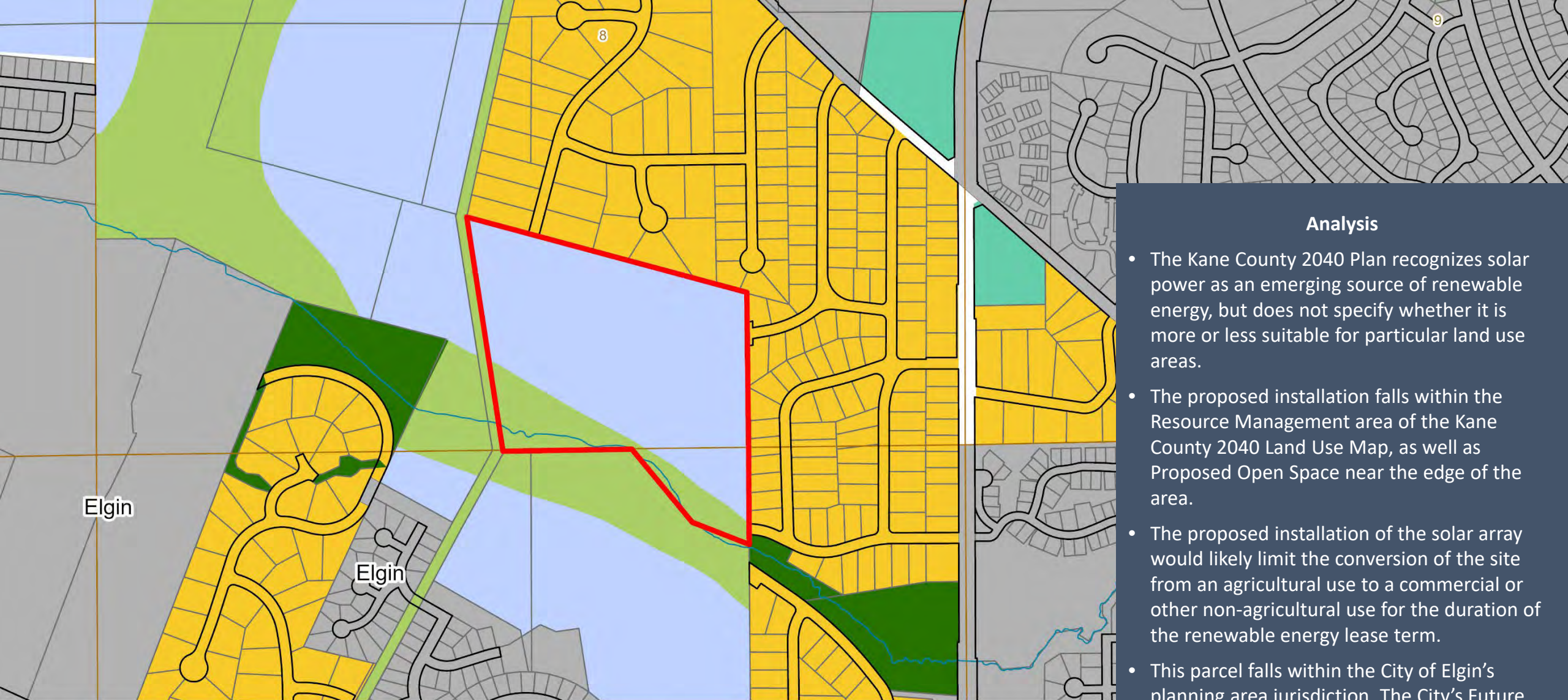
- Resource Management is a land use category that supports municipal and County compact, mixed use growth opportunities while emphasizing wise management of land and water resources
- Applies primarily to land within the Critical Growth Area
- Much of the growth in the Resource Management category will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

Characteristics of Areas Planned for **Planned Open Space**

- Areas planned for Open Space include existing and proposed public/private open space and green infrastructure (woodlands, wetlands, trails, and parks) that protects natural resources, supports wildlife habitat, manages flood/stormwater, and provides recreation and connectivity between open space hubs like forest preserves.

2040 LAND USE





Analysis

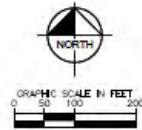
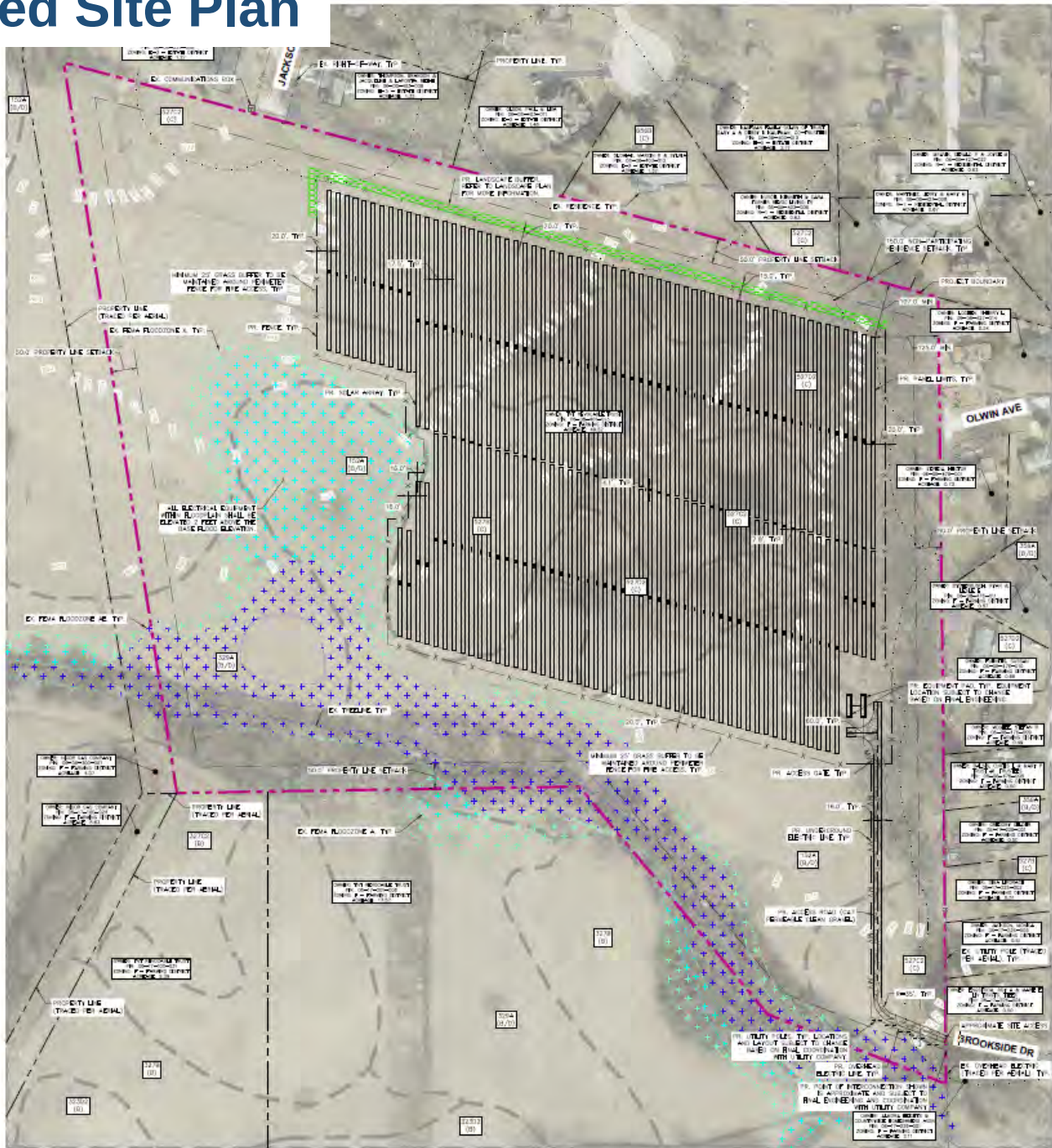
- The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.
- The proposed installation falls within the Resource Management area of the Kane County 2040 Land Use Map, as well as Proposed Open Space near the edge of the area.
- 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.
- This parcel falls within the City of Elgin's planning area jurisdiction. The City's Future Land Use Map identifies the parcel as planned for Single Family – Detached and Parks & Open Space.

2040 Land Use



Proposed Site Plan

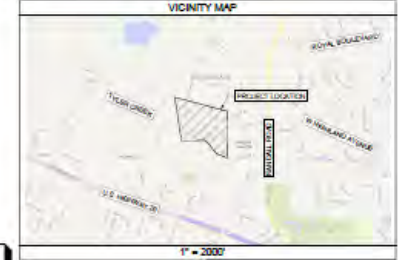
This document, together with the maps and figures presented herein, is a preliminary plan. It is not intended to be used for any purpose other than to illustrate the general location and extent of the proposed project. It is not intended to be used for any purpose other than to illustrate the general location and extent of the proposed project. It is not intended to be used for any purpose other than to illustrate the general location and extent of the proposed project.



SITE DATA TABLE	
APPLICANT	TNT HOWARD, LLC
PROJECT #	20-000-001-001
LEGAL DESCRIPTION (PER BAKK COUNTY DEED)	1/2 SEC 34-1/2 & 1/2 SEC 35-1/2 T14N R10E DEED DATED 08/04/2008 BY TAYLOR COUNTY, ILL. & JAMES H. TAYLOR, JR. S.W. 1/4 SEC 34-1/2 & 1/2 SEC 35-1/2 T14N R10E DEED DATED 08/04/2008 BY TAYLOR COUNTY, ILL. & JAMES H. TAYLOR, JR.
ZONING JURISDICTION	BAKK COUNTY
TOWNSHIP	BAKK TOWNSHIP
EXISTING USE	AGRICULTURAL LAND WITH ROW CROPS
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
SURROUNDING LAND USE	AGRICULTURAL LAND AND RESIDENCES
AC CAPACITY	5000 KW
DC CAPACITY	25428 KW
DC VOLTAGE	1500
TOTAL MODULES	11,880
GROUND COVER RATIO (GCR)	40%
TOTAL PV AREA	7.0 AC (INCLUDED BUFFER AREAS)
PRELIMINARY PROJECT AREA	26.8 AC (INCLUDED BUFFER AREAS)
PROPERTY LINE SETBACK	30'
RIGHT-OF-WAY SETBACK	50'
RESIDENTIAL SETBACK	150'

NOTES: THIS PLAN IS BEING SUBMITTED FOR A SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A COMMERCIAL SOLAR ENERGY FACILITY.

LEGEND	
ROAD LANE	ROAD
PROJECT BOUNDARY	
PROPERTY LINE SETBACK	
PROPERTY LINE	
E1 RESERVE	
RESIDENTIAL SETBACK	
E1 OVERHEAD ELECTRIC (THICK LINE)	
E1 UTILITY POLE (THICK LINE)	
E1 COMMUNICATIONS BOX	
E1 RIGHT-OF-WAY	
E1 TIE LINE	
E1 FLOOD PROTECTED A	
E1 FLOOD PROTECTED B	
E1 FLOOD PROTECTED C	
E1 DIRT ROAD	
E1 SIDE OF PAVEMENT	
E1 ELEVATION CONTOURS	
E1 RUN DIRECTION AND SLOPE	
E1 SOIL BOUNDARY (PER NHDOT)	
PR FENCE	
PR ACCESS GATE	
PR PANEL LIMIT	
PR SOLAR ARRAY	
PR OVERHEAD ELECTRIC	
PR UNDERGROUND ELECTRIC	
PR UTILITY POLE	
PR PERMEABLE ACCESS ROAD	
PR EQUIPMENT PAD	
PR LANDSCAPE BUFFER	



- ### NOTES
- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY BAKK COUNTY TO CONSTRUCT A COMMERCIAL SOLAR ENERGY FACILITY.
 - THIS PLAN WAS PREPARED USING SURVEY DATA AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING BAKK COUNTY DEEDS AND GOOGLE EARTH.
 - EXISTING TOPOGRAPHY FROM SURVEY COMPLETED BY SURVEY-TOTAL DATED 04/28/2008.
 - ONE PART OF THE U.S. FEATURE WAS DEDICATED WITHIN THE PROJECT PARCEL FOR THE WETLAND DEDICATION REPORT BY NEY AND ASSOCIATES, INC. DATED 08/04/2008. THE PROJECT IS NOT ANTICIPATED TO IMPACT THE DEDICATED WETLANDS. NO FURTHER WETLANDS ARE LOCATED ON SITE. NOTES TO THE WETLAND DEDICATION REPORT FOR MORE INFORMATION.
 - EXISTING WETLANDS WERE IDENTIFIED VIA NATURAL RESOURCE CONSERVATION SERVICE (NRCS) AND USFWS SURVEY DATED 07/28/2008.
 - PROJECT PARCEL LIES WITHIN SPECIAL FLOOD HAZARD ZONES A AND AE AS SHOWN ON THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL 1700000000) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATED 08/03/2008. THE PROJECT PROPOSED IMPROVEMENTS ARE NOT ANTICIPATED TO IMPACT ANY SPECIAL FLOOD HAZARD ZONES.
 - PRELIMINARY PANELS, ELEVATIONS, TRUCKING ACCESS ROADS, AND INFRASTRUCTURE EQUIPMENT LOCATIONS SHOWN FOR REFERENCE ONLY. DESIGN AND FINAL LAYOUT TO BE DETERMINED DURING FINAL ENGINEERING.
 - PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARLY MARKED AND CROSSED AS NECESSARY, INCLUDING PROPOSED DRAINAGE PATTERNS TO THE BEST OF BEST PRACTICE. CONSTRUCTION STAGING AND AREAS SUBJECT TO EXISTING SURROUNDING CONSTRUCTION WILL BE TEMPORARILY STAGGERED WITH SOILS, FILL, CONCRETES, AND EQUIPMENT LOCATIONS WILL DETERMINE FINAL DESIGN.
 - CONTRACTOR SHALL CALL AT LEAST 10 BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE CITIES UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATION SERVICES.
 - STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL VOLUNTARY STORMWATER MANAGEMENT SYSTEM (VMS) REQUIREMENTS. FINAL DESIGN WILL BE DETERMINED DURING FINAL ENGINEERING.
 - PER THE BAKK COUNTY ORDINANCE, NO COMPONENT OF A SOLAR PANEL CELL OR MODULE WILL EXCEED 10' IN HEIGHT AT FULL SUN. PROPOSED INTERCONNECTION UTILITY POLES ANTICIPATED TO BE 40' IN HEIGHT.
 - SETBACKS SHOWN ON THIS PLAN ARE BASED ON THE BAKK COUNTY MINIMUM COMMERCIAL SOLAR ENERGY FACILITY ORDINANCE NUMBER 20-000-001-001.
 - PER THE BAKK COUNTY ORDINANCE, ALL POWER LINES USED TO COLLECT POWER AND ALL COMMUNICATION LINES WILL BE BURIED UNDERGROUND AT A DEPTH IN ACCORDANCE WITH THE APPROPRIATE LOCAL ORDINANCE. ALL UTILITIES WILL BE MAINTAINED WITHIN THE PROPERTY LINE OR A BUFFER ADJACENT TO THE PROPERTY LINE.
 - ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND PREVENTIVE CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.
 - LANDSCAPE BUFFER DESIGN FOR PERMANENT PROPOSED ONLY. NOTES TO THE PROJECT LANDSCAPE BUFFER FOR MORE DETAILED INFORMATION.
 - MINIMUM 20' GRASS BUFFER TO BE MAINTAINED AROUND THE PERIMETER FENCE TO ALLOW FOR ADEQUATE PVS ACCESS TO THE SITE.
 - PER THE BAKK COUNTY ORDINANCE, THE ROAD RIGHT OF WAY IS 6' TYP.

SOILS DATA TABLE		
MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
150A	DRYLAND SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
32002	CASCO LOAM, 0 TO 12 PERCENT SLOPES, EXPOSED	B
3270	FOX SILT LOAM, 0 TO 4 PERCENT SLOPES	B
32703	FOX SILT LOAM, 4 TO 8 PERCENT SLOPES, EXPOSED	B
32702	FOX SILT LOAM, 8 TO 12 PERCENT SLOPES, EXPOSED	C
328A	WILL LOAM, 0 TO 2 PERCENT SLOPES	B/D
328A	CLAYED SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
3270	KEWAN SILT LOAM, 2 TO 4 PERCENT SLOPES	C
32703	KEWAN SILT LOAM, 4 TO 6 PERCENT SLOPES, EXPOSED	C
32702	KEWAN SILT LOAM, 6 TO 12 PERCENT SLOPES, EXPOSED	C
3280	OCTAGON SILT LOAM, 0 TO 4 PERCENT SLOPES	C

PROJECT AREA IS PRELIMINARILY DETERMINED SOIL GROUP B.

TNT HOWARD, LLC

Kimley»Horn
6003 HALE-HORN AND ASSOCIATES, INC.
DAYTON, OH 45424
111 W. JEFFERSON AVE. SUITE 100
DAYTON, OH 45424
PH: 937.233.1111
WWW.KIMLEY-HORN.COM

PRELIMINARY NOT FOR CONSTRUCTION

GEOMETRIC SITE PLAN

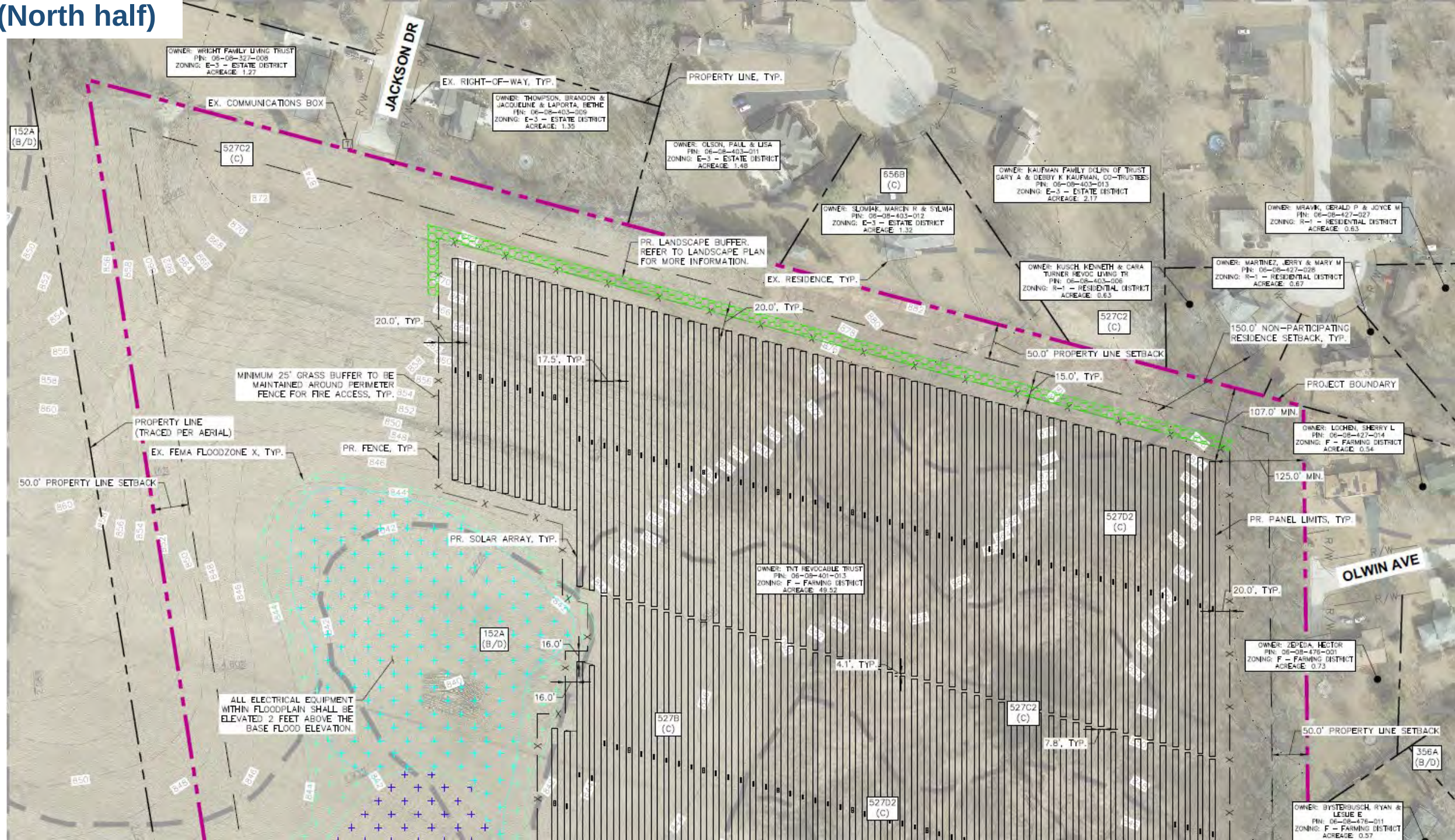
TNT HOWARD LLC

42 DAVENPORT AVE. SUITE 100
DAYTON, OH 45424

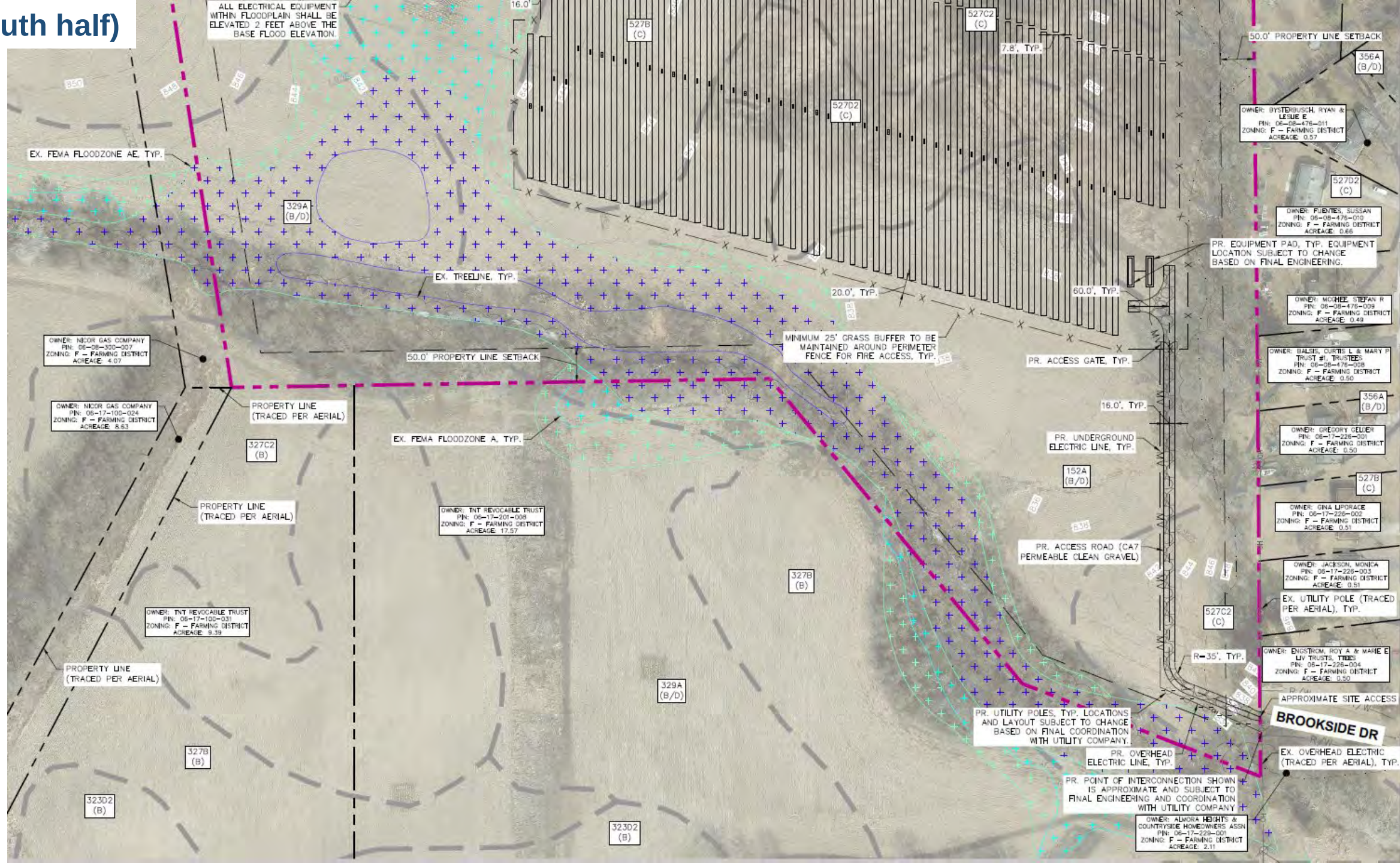
SHEET NUMBER

EX-1

(North half)



(South half)



REVIEW COMMENTS

MUNICIPALITIES

City of Elgin: No comments received as of 09/18/2026.

FOREST PRESERVE

No comments received.

SCHOOL DISTRICT

No comments received.

ENVIRONMENTAL HEALTH

Has no comments (09/11/2026).

TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that, “The proposed site access will be located at the intersection of Brookside Drive and Almora Terrace and be 230 feet in length, and will be built to Elgin Township Subdivision Roadway Standards within the Brookside Drive right of way. The petitioner is required to obtain a temporary and final access permit from Elgin Township.”

FIRE PROTECTION DISTRICT

“I reviewed the documents and didn't see anything to object to. I would make sure they know we have our own Codes and that they should reference them before drawing up plans for this project to avoid future problems.” Kieran Stout, Fire Chief – Pingree Grove & Countryside Fire Protection District (09/12/2026)

REVIEW COMMENTS

WATER RESOURCES

The Water Resources department has reviewed the Zoning Petition and provided the following:

This site contains studied floodplain. No development shall be permitted in the Floodway. The proposed site plan shows the development outside the Floodplain, which is considered best practices. The proposed panels run perpendicular to the sloped portion of the property. Special design and best practices must be given to addressing erosion and run off issues for this portion of the site. An analysis of the County's steep slope ordinance will be required.

Recommended Stipulations of Approval:

1. (Water Resources) This site contains Zone AE Floodplain. A complete Floodplain Submittal will be required at the time of Stormwater Permitting. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the floodplain on the site.
2. (Water Resources) 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. 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.
3. (Water Resources) Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
4. (Water Resources) 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.
5. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
6. (Water Resources) 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.
7. (Water Resources) 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.

REVIEW COMMENTS

Stipulations continued:

8. (Water Resources) 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. (Water Resources) As part of the long-term monitoring of Stormwater Management on the site 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 array. Physical analysis shall include aggregate stability, soil respiration, infiltration, soil depth and bulk density. Chemical analysis shall include organic matter, soil nutrients and soil pH. Biological analysis shall include carbon and nitrogen mineralization. The number and location of soil samples taken at the site shall be determined by a qualified soil professional and shall be sufficient to characterize the soil health conditions throughout the site. Pre- and post-construction soil health testing shall also be required, in addition to the 5-year testing cycle.
10. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

ADDITIONAL REVIEWS & ANALYSES

Ecological Compliance Assessment Tool (EcoCAT) & Consultation Letter: 06/24/2024

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. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

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.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

(Letter expired on 06/24/2026)

Illinois State Historic Preservation Office (SHPO) & Consultation Letter: 01/29/2025

The SHPO review letter determined that based on the available information, no significant historic, architectural, or archaeological resources will be affected within the project area. The SHPO letter remains in effect for two (2) years from date of issuance (01/29/2027).

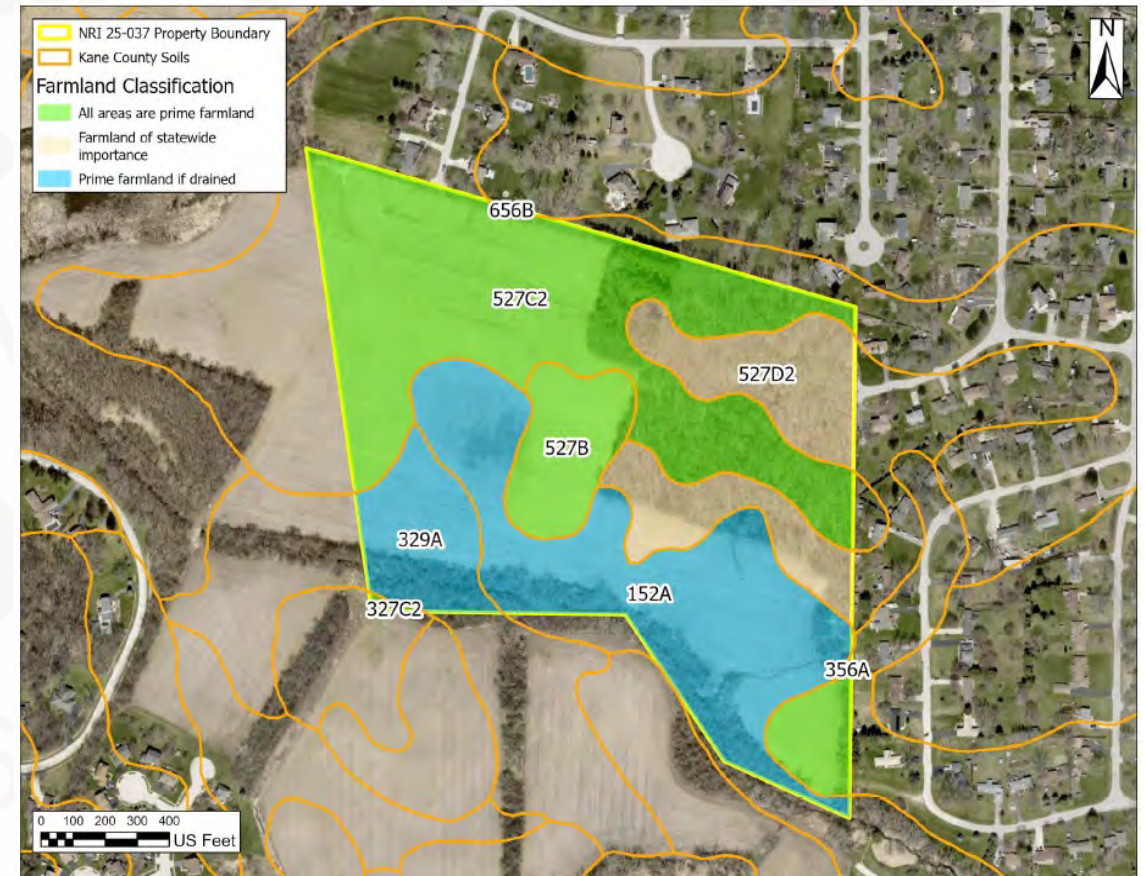
ADDITIONAL REVIEWS & ANALYSES

Natural Resources Inventory (NRI) Report: 05/09/2025

Prime Farmland is a designation assigned by the U.S. Department of Agriculture defining land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land uses. The Prime Farmland designation is assigned to each soil map unit.

In addition to Prime Farmland, there is Farmland of Statewide Importance (Important Farmland). Important Farmland is designated for soils that are slightly outside the definition of Prime Farmland. Prime and Important Farmland are valuable for Kane County agriculture, ag industry, and county tax base.

In order to protect the best farmland, a Land Evaluation and Site Assessment (LESA) system was developed and adopted by Kane County in 2003. LESA is designed to determine the quality of land for agricultural uses and to assess a site for long term agricultural economic viability. The LESA is a 100-point maximum numerical value based on two parts – Land Evaluation (LE) and Site Assessment (SA). The LE is based upon the inherent ability of the soils of a parcel to produce commonly grown crops. The LE counts as 1/3 of the total score. The SA is a value based on the proximity of the parcel to agricultural areas. Parcels further from developed areas rank higher for protection. The SA counts for 2/3 of the LESA score.



Of this parcel, 15.5 percent or 7.7 acres are considered Farmland of Statewide Importance. The LE value for this site is 28 and the SA value is 46 for a total LESA score of 74. This score represents Moderate Protection effort warranted.

PUBLIC COMMENT

Copies of any submitted public comments will be uploaded to the Kane County website under the applicable Zoning Petition No. on the Zoning Petitions page.

Recommended Stipulations of Approval (full list)

1. (Water Resources) This site contains Zone AE Floodplain. A complete Floodplain Submittal will be required at the time of Stormwater Permitting. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the floodplain on the site.
2. (Water Resources) 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. 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.
3. (Water Resources) Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
4. (Water Resources) 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.
5. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
6. (Water Resources) 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.
7. (Water Resources) 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. (Water Resources) 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. (Water Resources) As part of the long-term monitoring of Stormwater Management on the site 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 array. Physical analysis shall include aggregate stability, soil respiration, infiltration, soil depth and bulk density. Chemical analysis shall include organic matter, soil nutrients and soil pH. Biological analysis shall include carbon and nitrogen mineralization. The number and location of soil samples taken at the site shall be determined by a qualified soil professional and shall be sufficient to characterize the soil health conditions throughout the site. Pre- and post-construction soil health testing shall also be required, in addition to the 5-year testing cycle.
10. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The proposed site access will be located at the intersection of Brookside Drive and Almora Terrace and be 230 feet in length, and will be built to Elgin Township Subdivision Roadway Standards within the Brookside Drive right of way. The petitioner is required to obtain a temporary and final access permit from Elgin Township.
14. (Zoning) Landscape screening consistent with the Kane County Zoning Ordinance shall be reviewed and approved at time of building permit application.
15. The petitioner shall obtain a new Illinois Department of Natural Resources (IDNR) EcoCAT Report and consultation letter, and shall comply with all applicable requirements and recommendations outlined in the revised letter.

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

ZONING BOARD OF APPEALS (PUBLIC HEARING)

This Petition will be considered by the Zoning Board of Appeals at its meeting currently scheduled for **Tuesday, September 29, 2026 at 7:00 p.m.**, at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium room.

DEVELOPMENT COMMITTEE

This Petition will be considered by the Development Committee at its meeting currently scheduled for **Tuesday, October 20, 2026, at 10:30 a.m.**, at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the 2nd floor Kane County Board Room.

Persons in favor of or in opposition to this petition who wish to speak before the Development Committee should register to speak by submitting a [Request to Speak Form](#) on the Kane County website no later than 12:00pm on the day prior to the meeting.

KANE COUNTY BOARD

This Petition will be considered by the full Kane County Board at its meeting currently set for **Tuesday, November 10, 2026, at 9:45 a.m.**, at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the 2nd floor Kane County Board Room.

Persons in favor of or in opposition to this petition who wish to speak before the County Board should register to speak by submitting a [Request to Speak Form](#) on the Kane County website no later than 12:00pm on the day prior to the meeting.