



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 29, 2026

TO: Kane County Zoning Board of Appeals

FROM: Natalie Zine, *Building & Zoning Division Manager*
P: 630-232-3494 | E: zinenatalie@kanecountyil.gov

SUBJECT: Petition No. 4693 TNT Howard LLC

GENERAL INFORMATION

APPLICANT

TNT Howard LLC (Timothy Meyer)

PROPERTY OWNER

TNT REVOCABLE TRUST

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 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).

PROJECT DESCRIPTION

TNT Howard LLC requests approval of a Special Use Permit for the development and operation of a 5.0 MW (AC) ground mounted community solar energy facility on approximately 26 acres of a 49-acre parcel (PIN: 06-08-401-013) within a 130-acre farm located in Elgin Township, Kane County, Illinois. Panels will cover approximately 7.9 acres with the balance consisting of native prairie, bush, and tree plantings in-between and surrounding the panels. The solar field will be installed on existing farmland and enclosed within a secure perimeter fence to ensure safety and compliance with county regulations. Mr. Meyer intends to sell the project to an experienced developer once the special use permit is issued.

See 'Project Narrative' for more information.

SUBMITTAL DOCUMENTS

All received application documents for the Petition are available for review on the [Zoning Petitions](#) page of the Kane County Website. See also "Exhibit A" Zoning Petition No. 4693 Submittal Documents attached.

PUBLIC 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.



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REVIEW & ANALYSIS

ZONING

The subject property is currently zoned F-Farming District and bordered by E-3 Estate Residential and R-1 Single-Family Residential to the north, F-Farming District (Almora Heights Subdivision) to the east, F-Farming District (farmland) to the south, and F-Farming District (farmland) to the west. 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 City of Elgin identifies the site area as planned for single family detached within its extraterritorial land use planning jurisdiction.

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."



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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)

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.
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.



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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 REPORTS & ANALYSIS

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).

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.

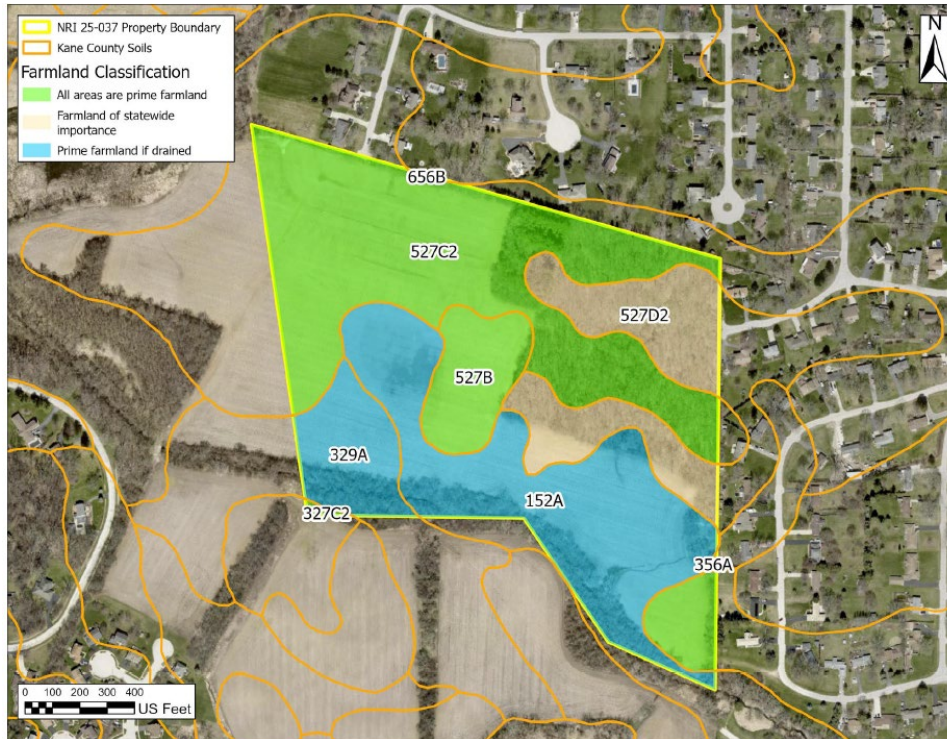


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Of this parcel, 15.5 percent or 7.7 acres are considered Farmland of Statewide Importance. The LE value for this site is 28 and the SA value is 46 for a total LESA score of 74. This score represents Moderate Protection effort warranted.



Executed Agricultural Impact Mitigation Agreement (AIMA)

Received with the Zoning Application. Signed by IDOA on 07/05/2024.

Documentation demonstrating avoidance of protected lands as identified by IDNR and the Illinois Nature Preserve Commission (INPC)

A review conducted through the Illinois Department of Natural Resources (IDNR) EcoCAT system indicates that no state-listed threatened or endangered species are known to occur within the Project Area. One 9.4-acre Nature Preserve managed by the Kane County Forest Preserve District is located southwest of the Project boundary. However, this preserve is located at a distance from the development site and is not expected to be impacted by construction or operation of the proposed solar facility.

While the IDNR does not anticipate any adverse effects to protected lands, it recommends coordination with the Kane County Forest Preserve District as part of the local zoning and permitting process. This coordination will ensure that any concerns related to proximity to the Nature Preserve can be addressed proactively, if needed. No Illinois Nature Preserves or registered Land and Water Reserves are present within or adjacent to the Project Area. The IDNR has concluded that adverse effects from the proposed project are unlikely.

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



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RECOMMENDED STIPULATIONS

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

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.



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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.

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.

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.

ATTACHMENTS

- Exhibit A - Zoning Petition No. 4693 Submittal Documents



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"Exhibit A" Zoning Petition No. 4693 Submittal Documents

[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](#)