

Zoning Petition No. 4679

ILSolar07 LLC “Hartmann Solar 2”

Zoning Board of Appeals Meeting
Tuesday, February 24, 2026 at 7:00pm

Kane County Board District – 18 Rick Williams



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

ILSolar07 LLC (Project Owner)

Horizon Solar Power LLC (Developer)

Property Owner

Wayne and Susanna Hartmann

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 15 acres of property located at 45w502 Read Rd, Maple Park, Virgil Township, unincorporated Kane County, Illinois (PINs: 07-12-100-005 and 07-12-200-001)

Notice

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on February 6, 2026. Notice was published in the Daily Herald newspaper on February 7, 2026. And a public hearing sign was posted on the subject property on February 6, 2026.

Reviews

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Virgil Township Supervisor and Township Highway Commissioner, the Village of Virgil, the Village of Lily Lake, KDOT, School District 301, and the Elburn & Countryside Fire District.

County Board District

18 Rick Williams

Application Documents

An application requesting the Special Use was received by the County on January 8, 2026. All received application documents for the Petition are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website.

[4679 01 Kane County Zoning Application \(01-08-2026\)signed.pdf](#)

[4679 02 Standards of a Special Use Permit Worksheet \(01-08-2026\)signed.pdf](#)

[4679 03 Project Narrative \(01-08-2026\).pdf](#)

[4679 04 Lease Agreement \(08-01-2024\)signed.pdf](#)

[4679 05 Plat of Survey \(11-20-2025\)signed.pdf](#)

[4679 06 Solar Equipment Manufacturer Specs.pdf](#)

[4679 07 Noise Analysis \(01-08-2026\).pdf](#)

[4679 08 Decommissioning Plan & Cost Estimate \(12-30-2025\).pdf](#)

[4679 09 Decommissioning Surety Draft.pdf](#)

[4679 13 Legal Description.pdf](#)

[4679 17 Geometric Site Plan \(12-22-2025\).pdf](#)

[4679 18 Landscape & Screening Plan \(12-22-2025\).pdf](#)

[4679 20 EcoCat Report & Consultation Letter \(11-17-2025\).pdf](#)

[4679 21 SHPO Letter \(12-15-2025\)survey_required.pdf](#)

[4679 22 NRI Report \(12-16-2025\).pdf](#)

[4679 23 USFWS Letter \(11-17-2025\).pdf](#)

[4679 25 Executed AIMA Agreement \(01-02-2026\)signed.pdf](#)

[4679 27 Roadway Jurisdiction Approval Letter \(11-06-2025\).pdf](#)

[4679 28 Structural Engineer's Certificate \(12-29-2025\)signed.pdf](#)

[4679 29 FEMA 100-Year Floodplain Map \(07-17-2012\).pdf](#)

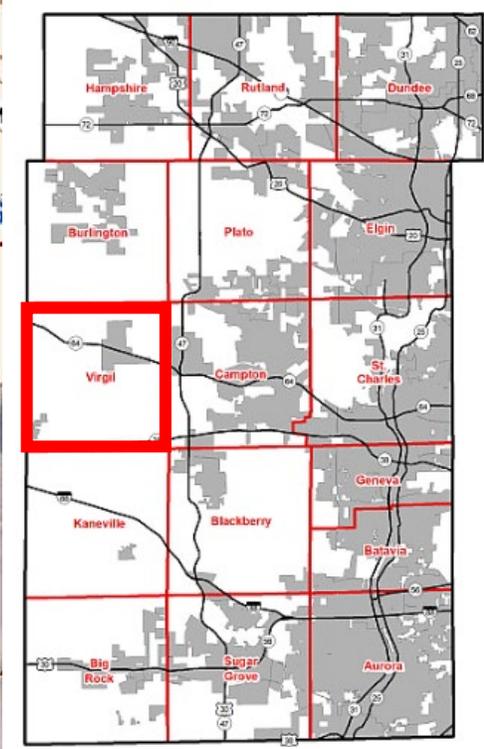
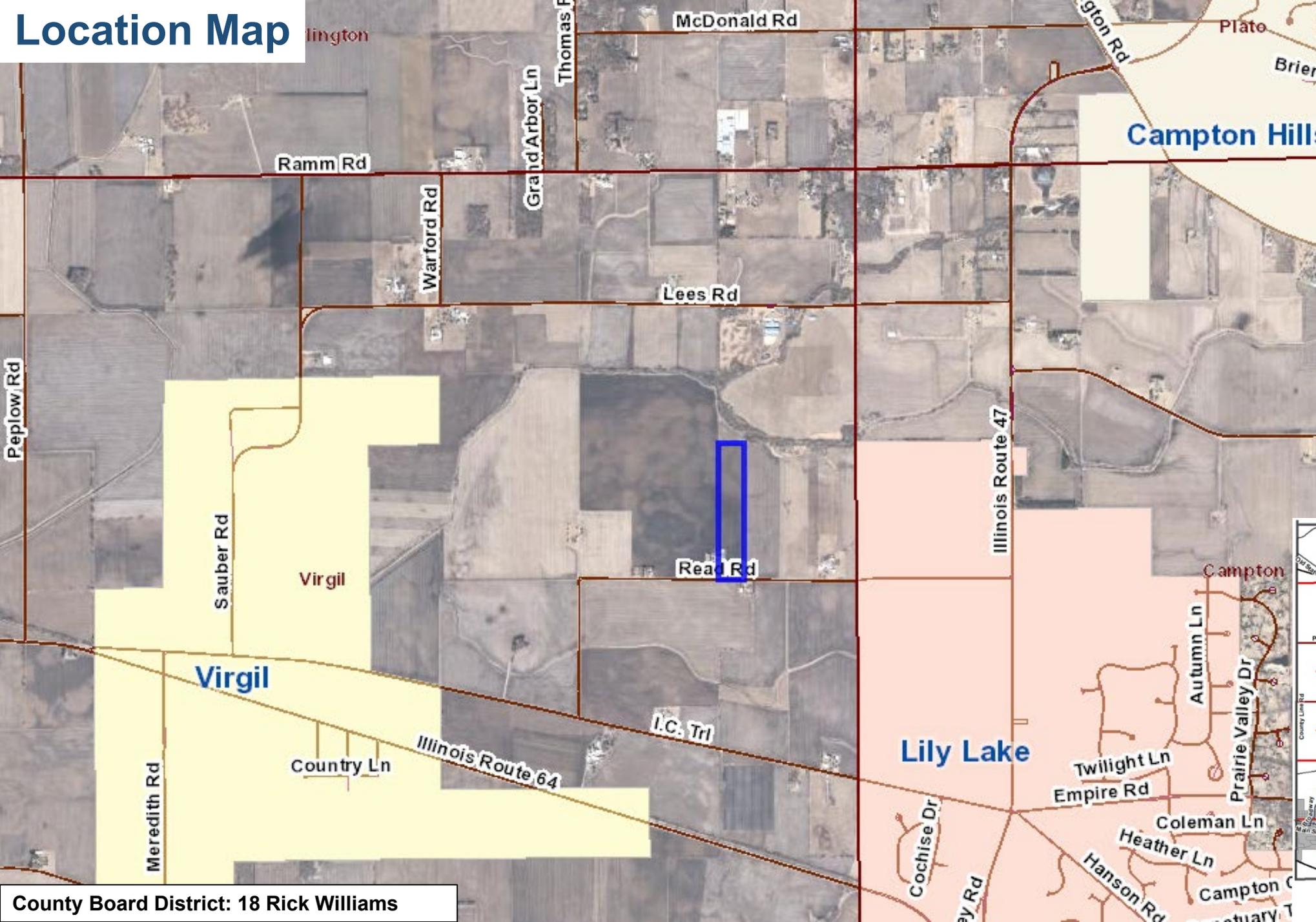
[4679 30 Level 1 Wetland Investigation \(12-05-2025\).pdf](#)

[4679 31 Topographical Map.pdf](#)

[4679 32 Preliminary Farmland Drain Tile Investigation \(01-08-2026\).pdf](#)

[4679 33 Preliminary Stormwater Management Report.pdf](#)

Location Map



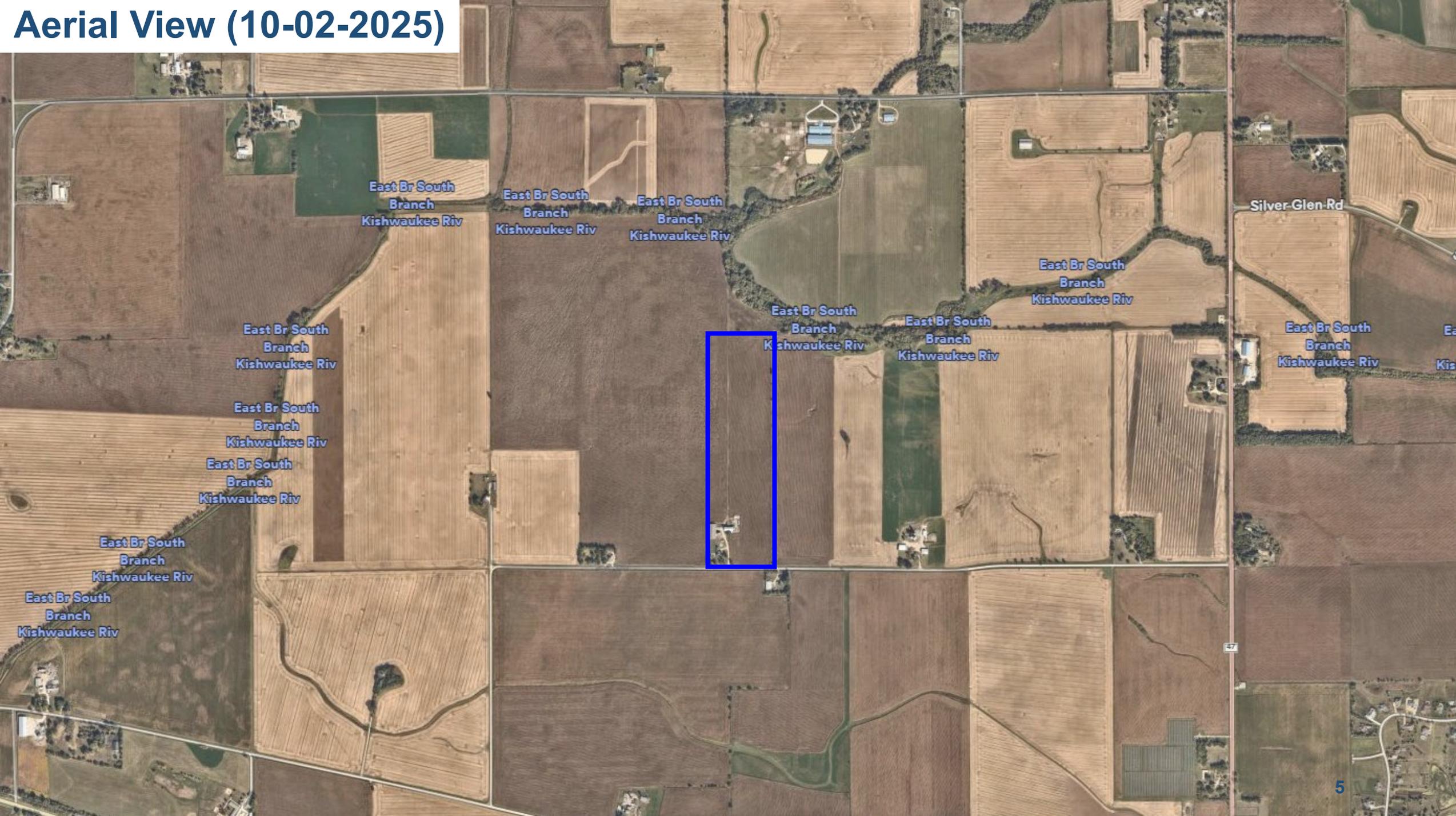
VIRGIL TWP



SECTION 12

County Board District: 18 Rick Williams

Aerial View (10-02-2025)



East Br South
Branch
Kishwaukee Riv

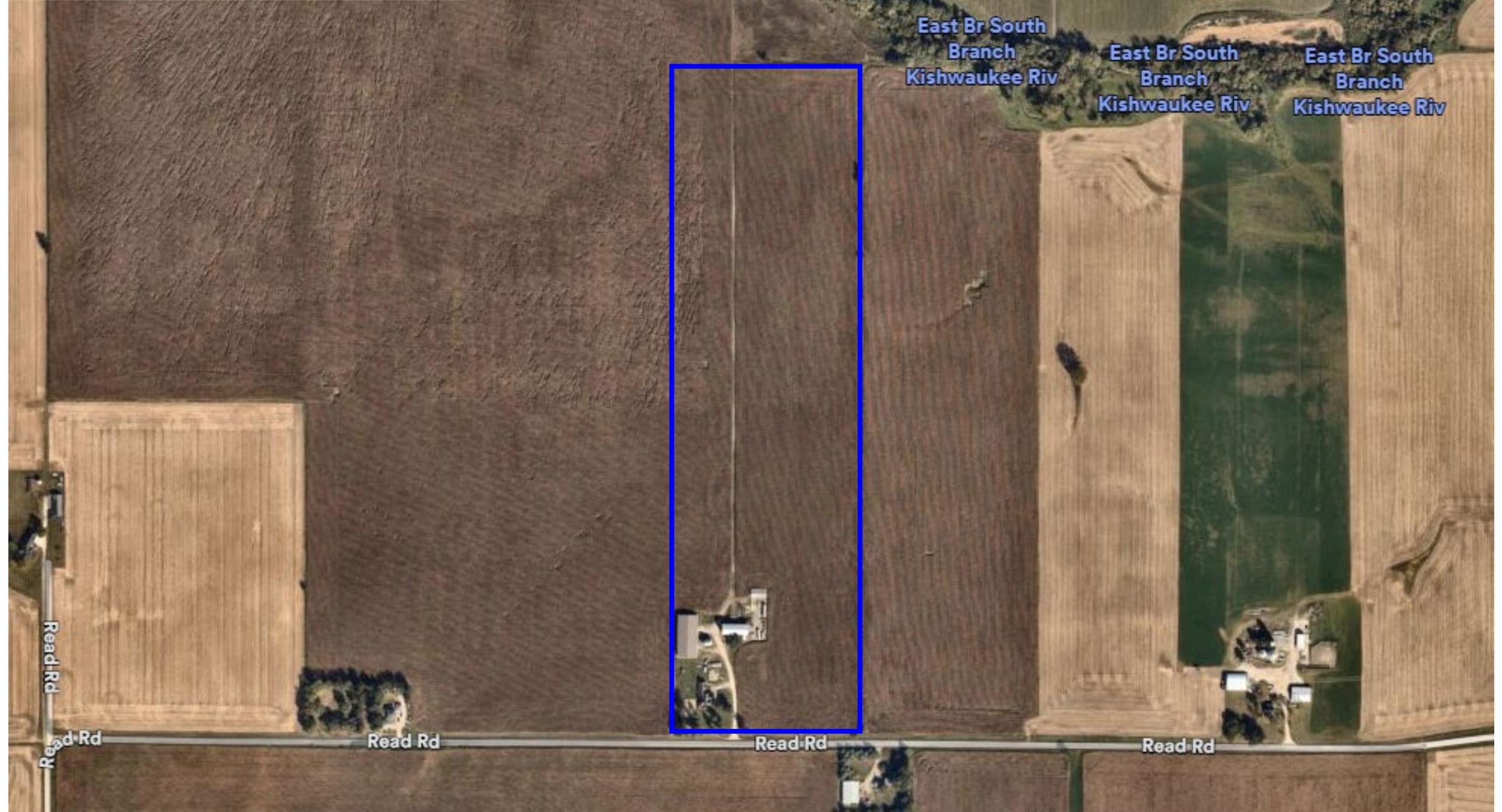
East Br South
Branch
Kishwaukee Riv

East Br South
Branch
Kishwaukee Riv

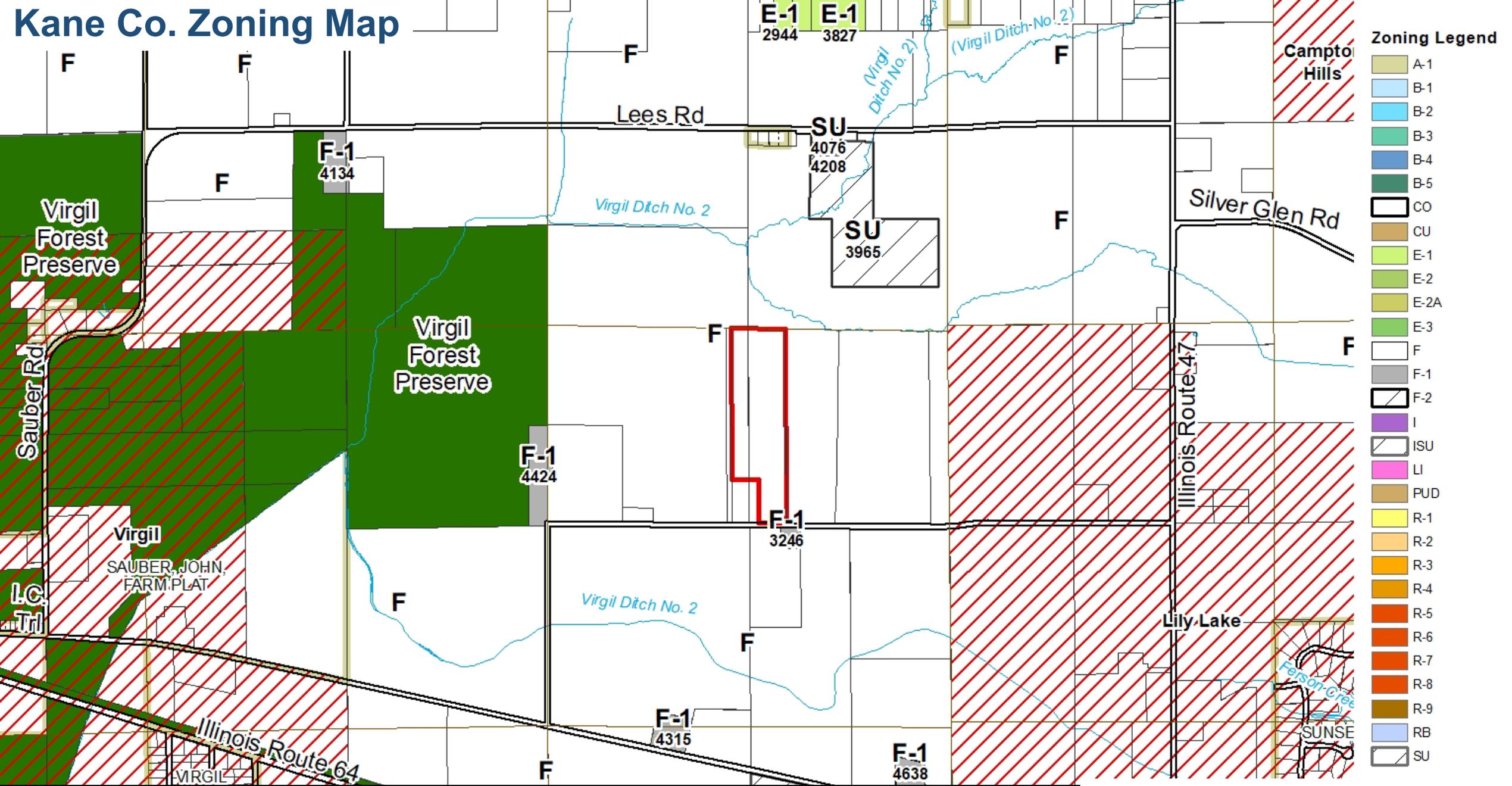
Silver Glen Rd

East Br South
Branch
Kishwaukee Riv

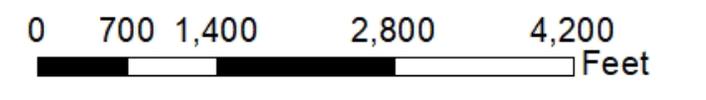
Aerial View (10-02-2025)



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.



2040 Conceptual Land Use Strategy

45W480 Read Road, Virgil Twp. - Petition #4679

Land Use Strategy Area: Agriculture / Food, Farm and Small Town Area

Core Themes

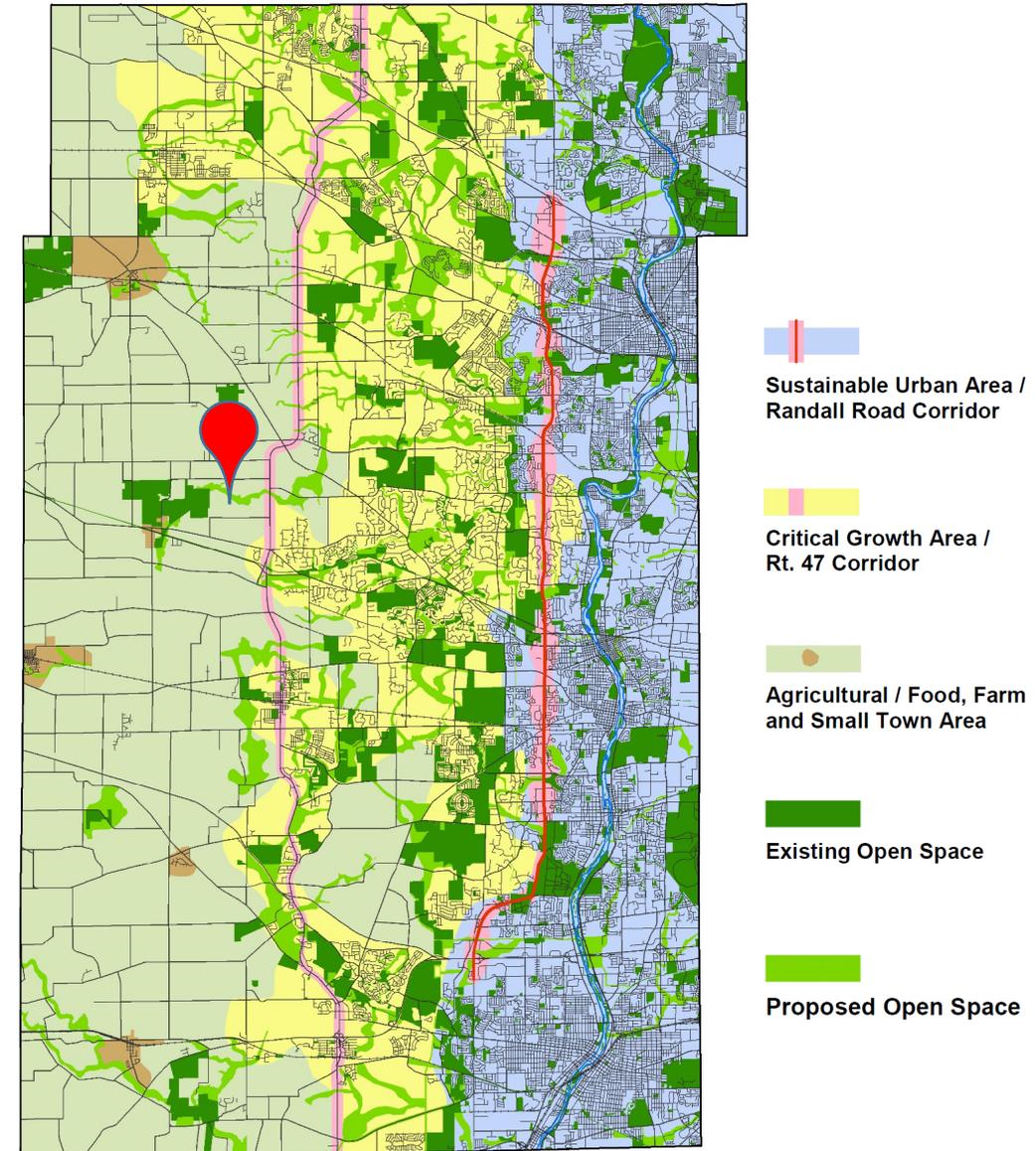
1. “*Food and farm*,” reflects the County’s policy of protecting productive farmland and promoting locally grown foods as a desirable goal.
2. “*Small towns*,” calls for awareness of and responsiveness to future development pressure around Kane County’s western communities

The Conceptual Land Use Strategy Map:

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

2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010



2040 Land Use Analysis

45W480 Read Road, Virgil Twp. - Petition #4679

2040 Planned Use: **Agriculture**

Characteristics of Areas Planned for Agriculture

- Areas generally contain *prime farmland* or *farmland of statewide importance*.
- Farmsteads - low density residential uses or small specialty farms
- Allow for limited agribusiness and farm support services
- Includes areas used to grow fresh foods for farmers markets, grocery stores, restaurants, and on-farm sales.

2040 Plan Priority for Agriculture Land Use Areas:

To prevent the conversion of farmland to non-agricultural uses. Exceptions for non-agricultural uses may be considered due to soil productivity, topography, vegetation, manmade barriers, etc.

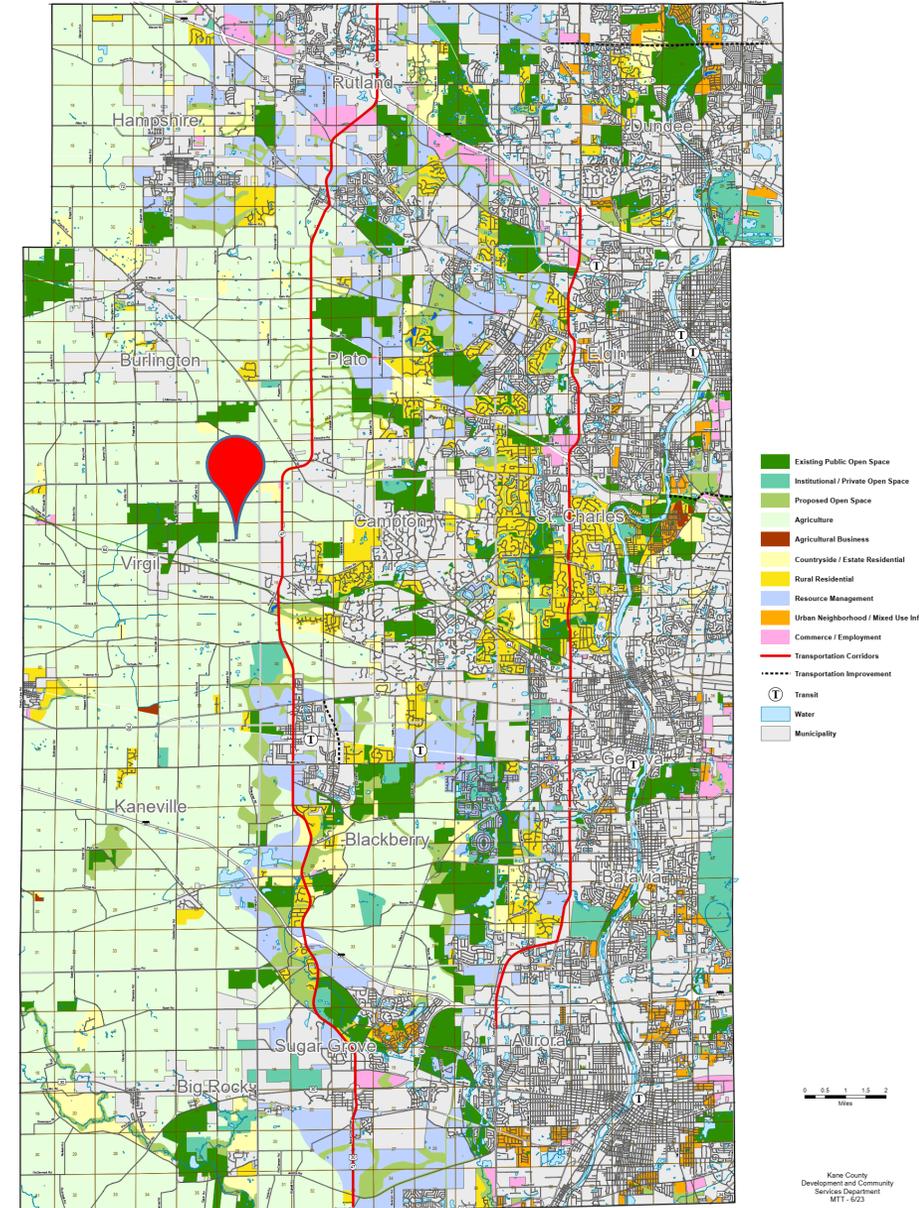
Prime Farmland:

Areas with the best physical and chemical characteristics for producing food, feed, forage crops

Farmland of Statewide Importance:

Highly productive farmland which excludes areas of Prime Farmland

2040 LAND USE

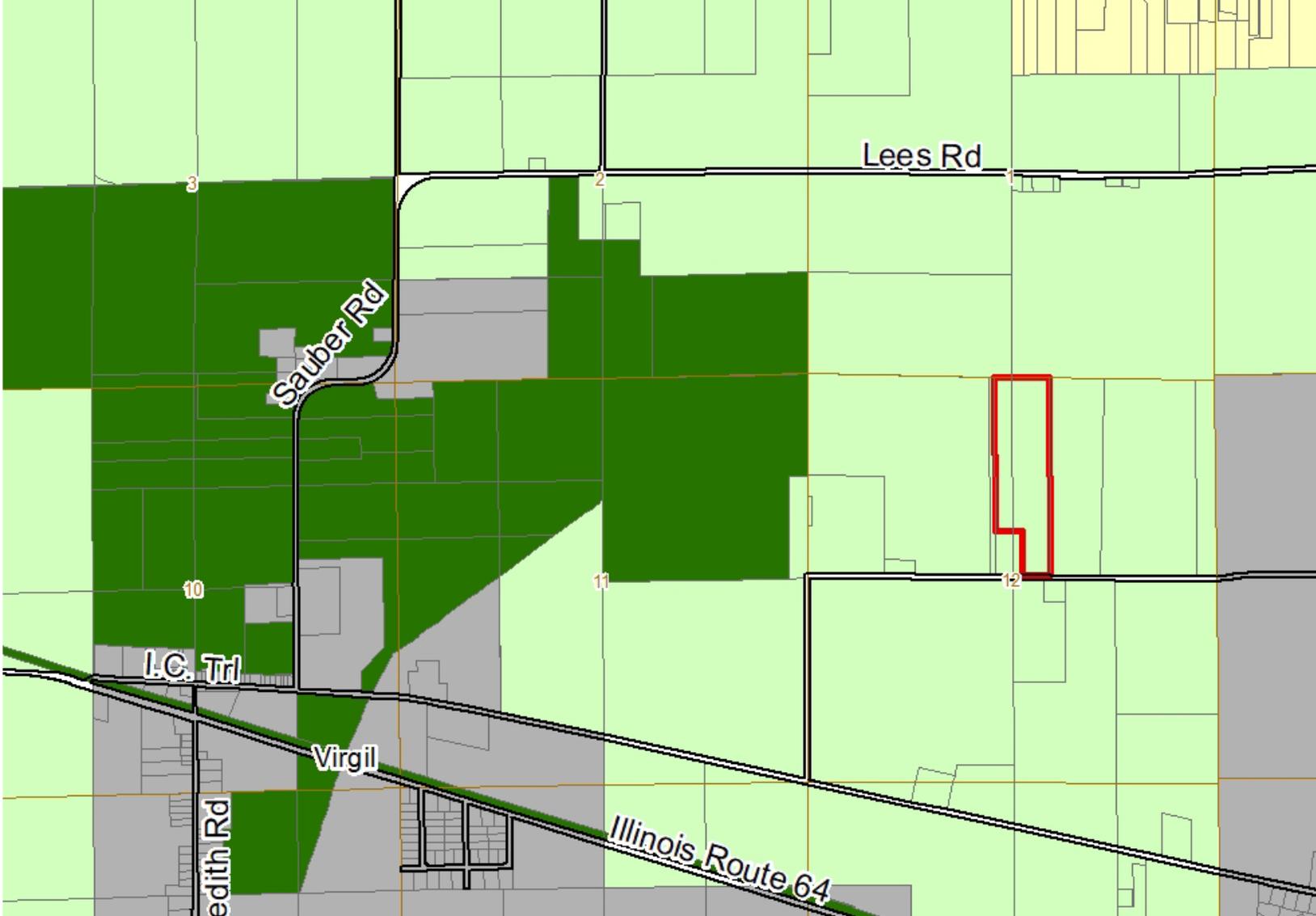


Analysis

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.

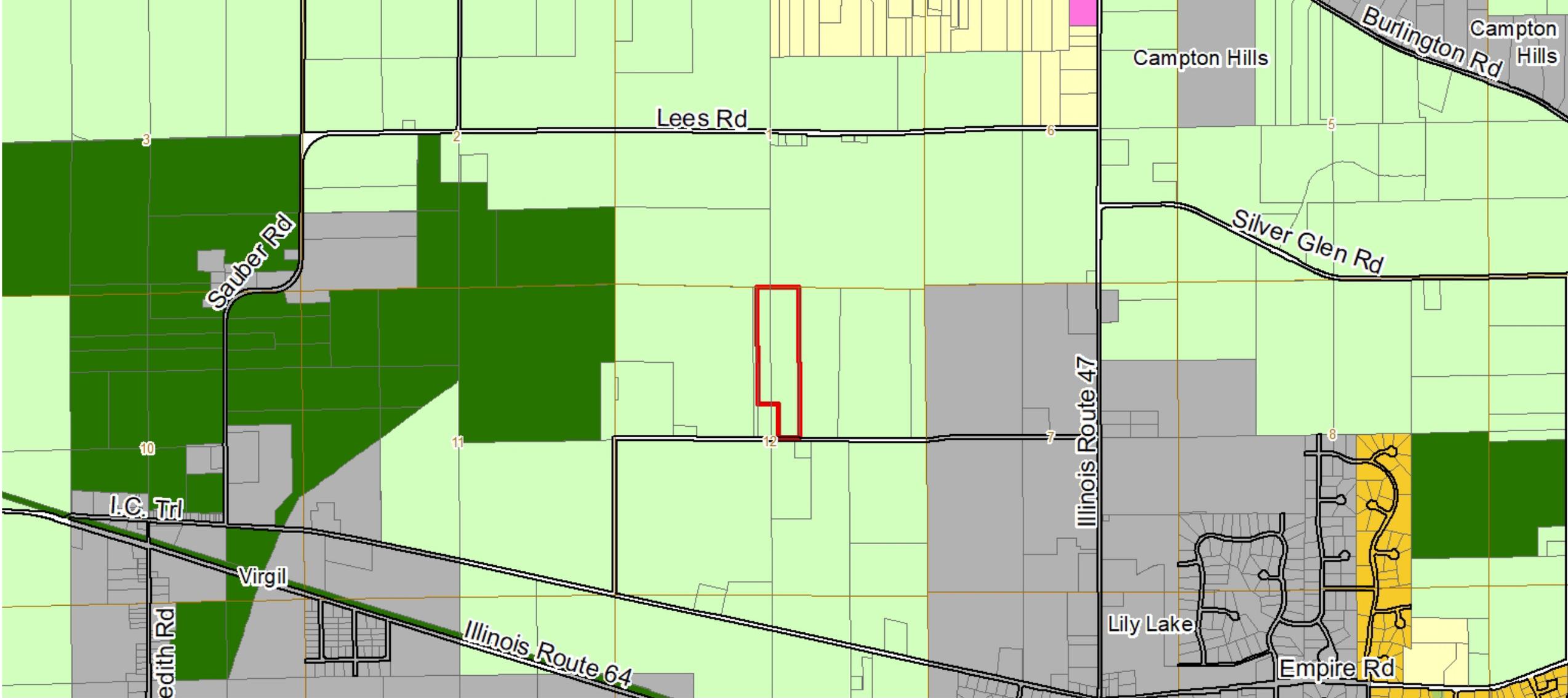
The proposed installation falls within the Agriculture area of the Kane County 2040 Land Use Map. This land use category denotes areas that are well suited for production agriculture. The Plan recognizes that some areas designated for agriculture may not be suitable for farming. The southernmost quarter of the subject site is impacted by hydric soils, which could diminish the land's agricultural productivity.

The site falls within the land use jurisdiction of the Village of Virgil, which classifies the area as Agriculture / Open Space. It is not likely that the properties in question would be annexed by the Village of Virgil or another municipality within the near future. The site is about 1/2 mile from the Village of Lily Lake, but Virgil maintains planning jurisdiction per an adopted boundary agreement between the two municipalities.



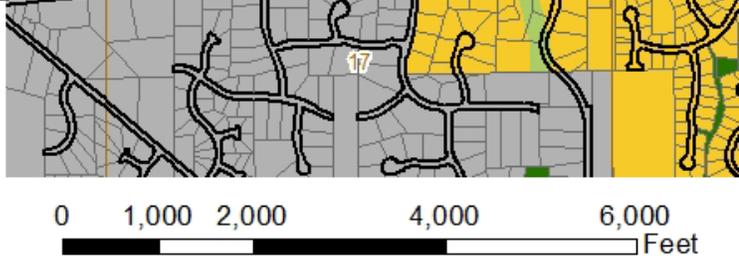
2040 Land Use



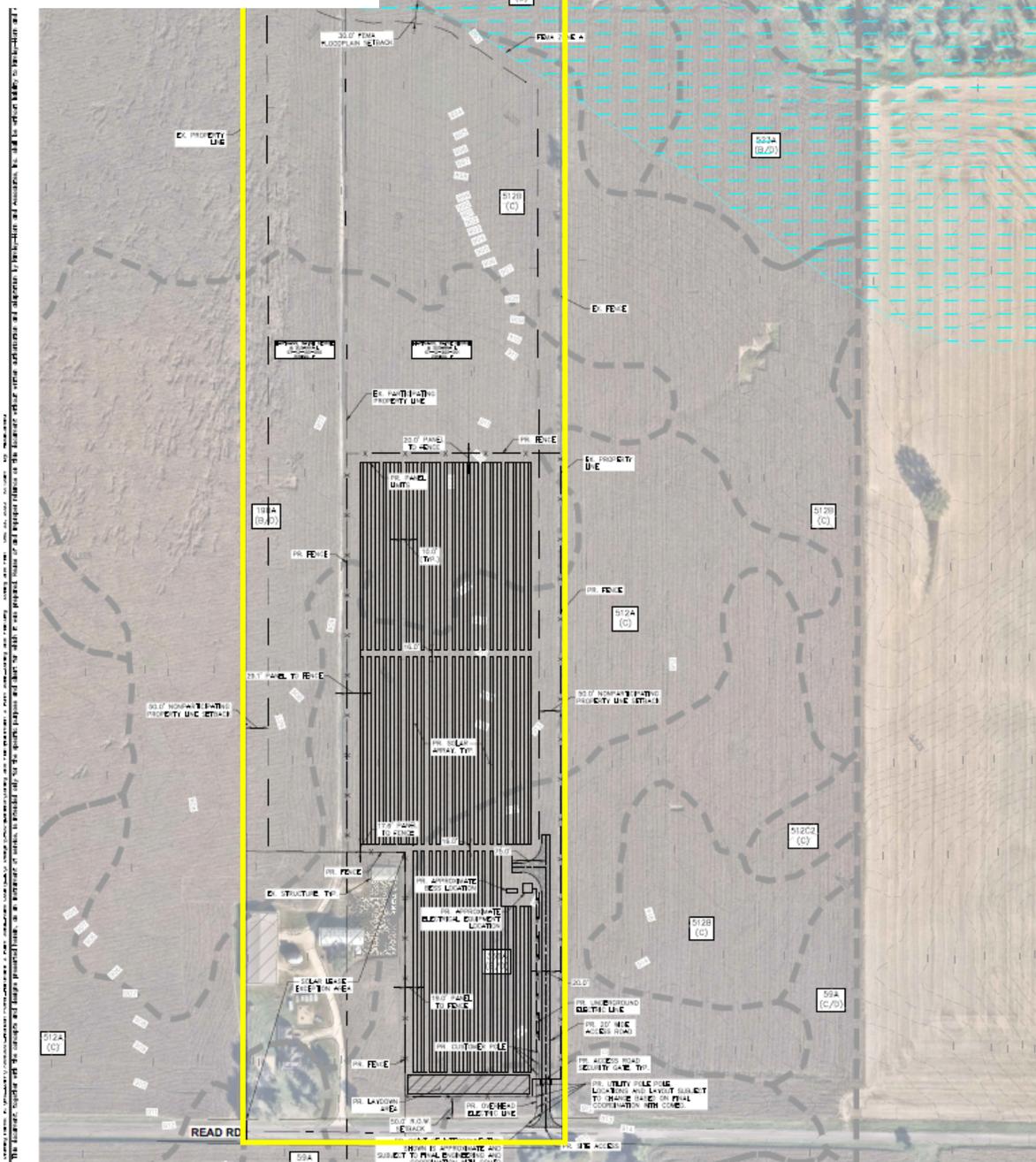


2040 Land Use

- | | | |
|--|---|---|
|  Agricultural Business |   Proposed Open Space |  Rural Residential |
|  Agriculture |  Resource Management |  Urban Neighborhood / Mixed Use Infill |
|  Commerce / Employment |  Existing Public Open Space |  Water |
|  Countryside / Estate Residential |  Institutional / Private Open Space |  Municipalities |



Proposed Site Plan



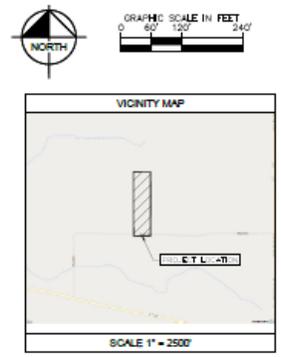
SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
59A	USION SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
199A	CLAY SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
396A	CLAY SILT CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
512A	SANDHURST SILT LOAM, 0 TO 2 PERCENT SLOPES	C
512B	SANDHURST SILT LOAM, 2 TO 6 PERCENT SLOPES	C
792B	BONDS SILT LOAM, 2 TO 4 PERCENT SLOPES	B

- ### NOTES
- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY WILL COUNTY TO CONSTRUCT A COMMERCIAL SOLAR ENERGY FACILITY.
 - THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING KANE COUNTY GIS, GOOGLE EARTH, ALTA SURVEY, AND USGS TOPOGRAPHIC INFORMATION.
 - SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 171000000), EFFECTIVE DATE 12/15/2019, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
 - PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING TREE-EQUIPMENT PROTECTIVE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
 - ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CALL AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATION SERVICES.
 - CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING SUBDIVISIONS OR ADJACENT BUILDINGS THROUGHOUT THE EXCAVATION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLANGERS AS NECESSARY WHEN CONSTRUCTION OPERATIONS CROSS HIGHWAYS OR PEDESTRIAN TOWNS. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
 - SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDINGS/STRUCTURES, OR STORMWATER MANAGEMENT FACILITIES.
 - SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL.
 - STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
 - THE MAXIMUM HEIGHTS OF ANY SOLAR PANEL SHALL NOT EXCEED 20 FEET.
 - SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
 - THERE SHALL BE NO EXTERIOR LIGHTING.
 - SETBACKS SHOWN ON THE PLAN ARE BASED ON KANE COUNTY CODE OF ORDINANCE SECTION 25-5-4-R COMMERCIAL SOLAR ENERGY FACILITIES.
 - ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND HIGHWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.
 - PROPOSED UTILITY POLE LOCATIONS, LAYOUT, UNDERGROUND, AND OVERHEAD ELECTRIC LINES SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND COORDINATION WITH COMED.

SITE DATA TABLE

PK #	07-13-200-001 07-13-100-003
PROPERTY OWNER	HARTMANN, WAYNE GEORGE & SUSANNA L.
NTE ADDRESS	N SEE ROAD TO HARLE PARK, IL 60101
LEGAL DESCRIPTION	LEGAL DESCRIPTION OF SOLAR LEASE THE WEST 20.35 ACRES OF THE NORTHWEST QUARTER OF SECTION 19 AND THE EAST 13.91 ACRES OF THE NORTHWEST QUARTER OF SECTION 12, ALL IN TOWNSHIP 4 NORTH RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE TRACT OF LAND, KANE COUNTY, ILLINOIS. EXISTING DESCRIPTION STARTING IN THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LAND, THEN SOUTH ALONG THE WEST LINE OF THE ABOVE DESCRIBED LAND A DISTANCE OF 2000 FEET TO THE PLACE OF BEGINNING, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF ABOVE DESCRIBED LAND A DISTANCE OF 200 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE ABOVE DESCRIBED LAND A DISTANCE OF APPROXIMATELY 300 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LAND, THENCE NORTH ON AND ALONG THE WEST LINE OF THE ABOVE DESCRIBED LAND A DISTANCE OF APPROXIMATELY 300 FEET TO THE POINT OF BEGINNING. CONTAINS 37.66 ACRES
ZONING	F FARMING DISTRICT
ZONING JURISDICTION	KANE COUNTY
CURRENT LAND USE	66.96 ACRES, 1.06 NON-AG, 5.88 OTHER FARMLAND
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	37.31 ± AC
PRELIMINARY SOLAR AREA	10.45 ± AC
PUBLIC ROAD RIGHT-OF-WAY SETBACK	50'
ADJACENT NONPARTICIPATING PROPERTY LINE SETBACK	50'
SETBACK FROM EXISTING BUILDING FROM BACK-SIDE WALL	150'



LEGEND

ROAD LABEL	READ RD
PARTICIPATING PROPERTY LINE (PER PLAT OF SURVEY)	---
EX. SOIL BOUNDARY (PER NRCS)	---
EX. STRUCTURE (PER PLAT OF SURVEY)	---
EX. FEMA ZONE A	---
PR. SETBACK (PER KANE COUNTY ORDINANCE)	---
PR. ELECTRICAL EQUIPMENT	---
PR. SOLAR ARRAY	---
PR. GRAVEL ACCESS ROAD	---
PR. UNDERGROUND ELECTRIC	---
PR. POLE	---
PR. SECURITY FENCE	---
PR. FENCE GATE	---
EX. CONTOURS	---
EX. FLOW (DIRECTION AND SLOPE)	---

IHA PROJECT INFORMATION
 DATE: 07/27/2023
 DRAFTER: ASHWIN
 CHECKER: ASHWIN
 SCALE: AS SHOWN
 SHEET NO: 1
 TOTAL SHEETS: 1

ZONING SITE PLAN

HARTMANN 2 FARM SOLAR

KANE COUNTY, ILL.

PRELIMINARY NOT FOR CONSTRUCTION

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST SOUTH STREET, SUITE 300
NAPERVILLE, IL 60563

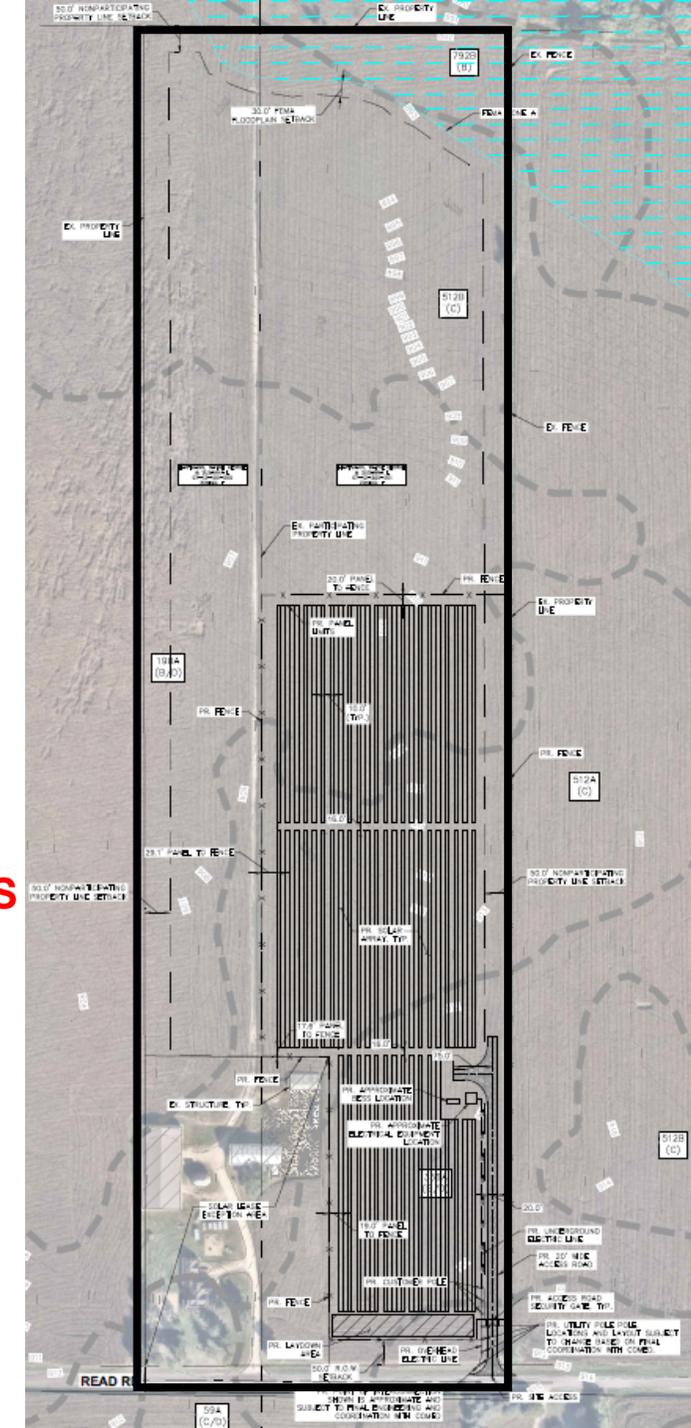
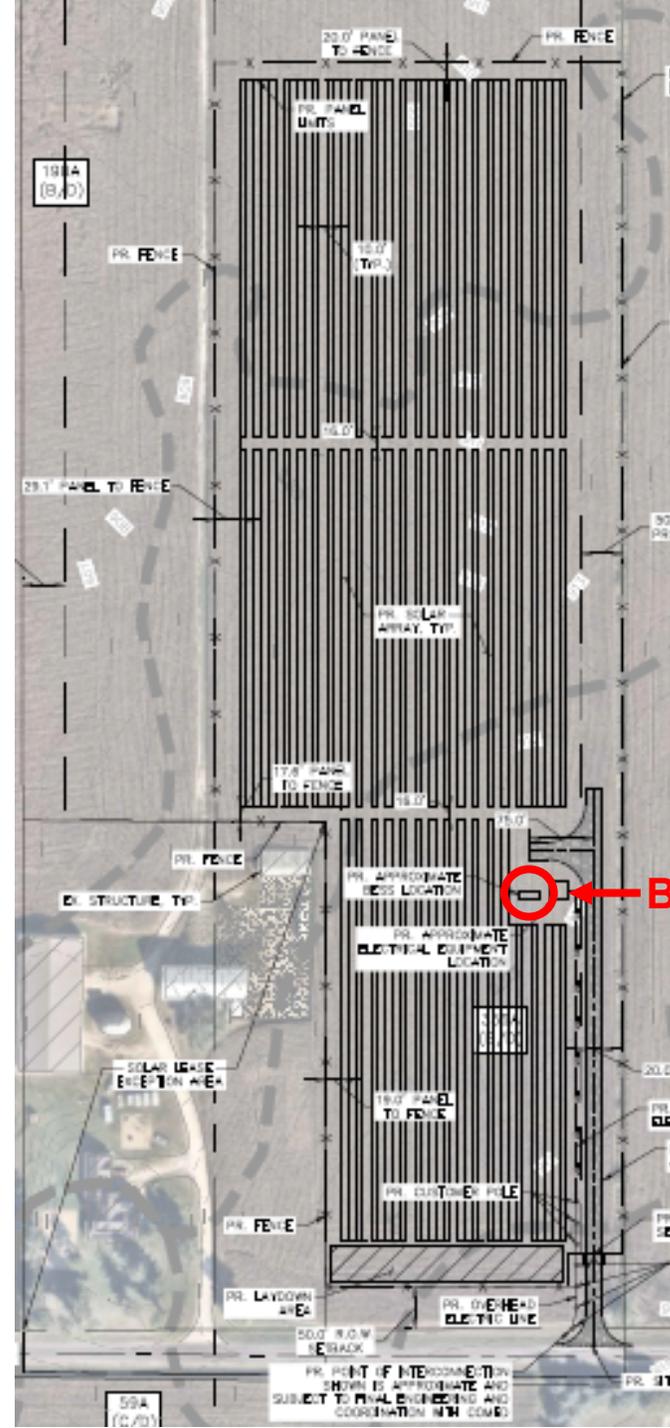
HORIZONTAL SCALE IN FEET
 0 60 120 240

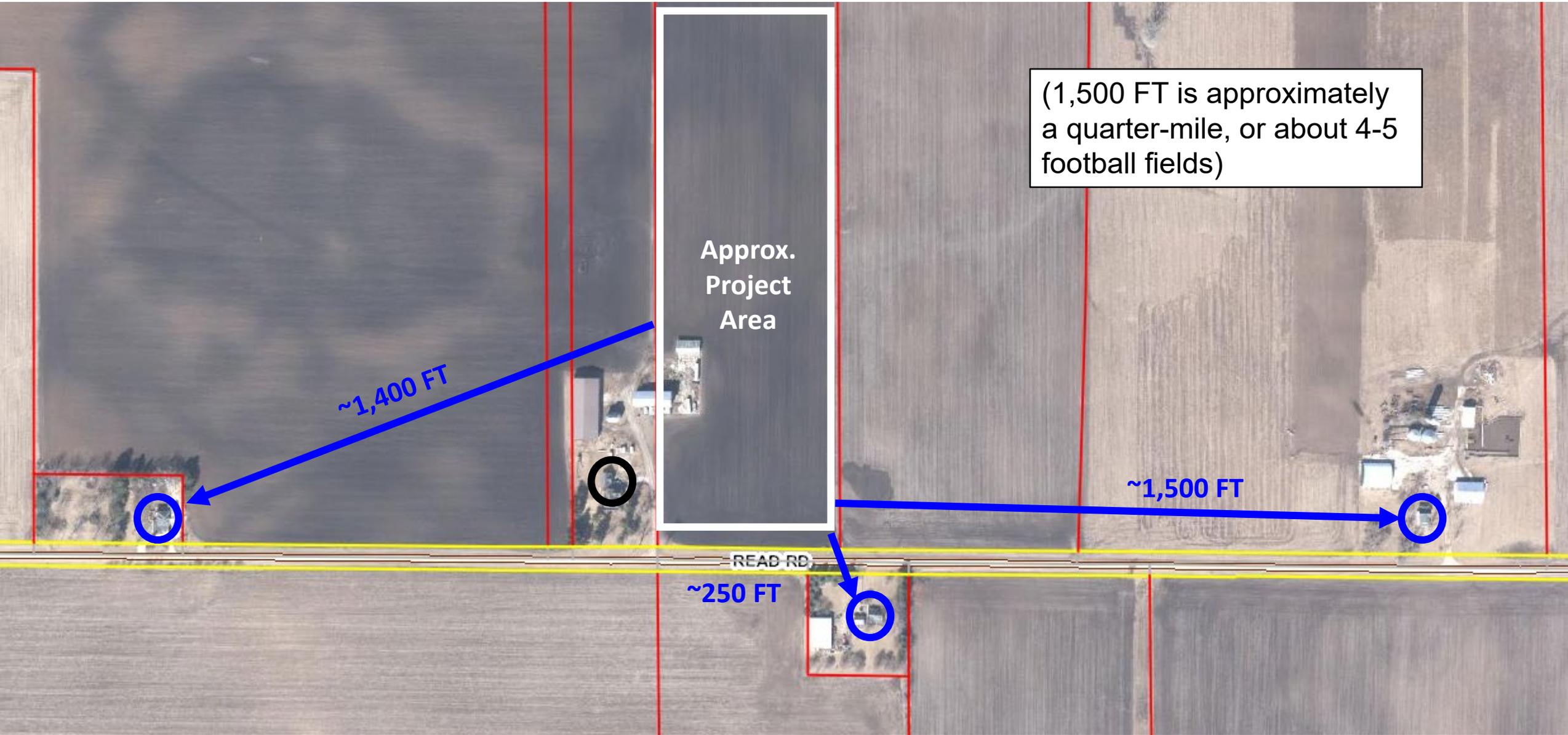
THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

Proposed Site Plan

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.





(1,500 FT is approximately a quarter-mile, or about 4-5 football fields)

Approx.
Project
Area

~1,400 FT

~1,500 FT

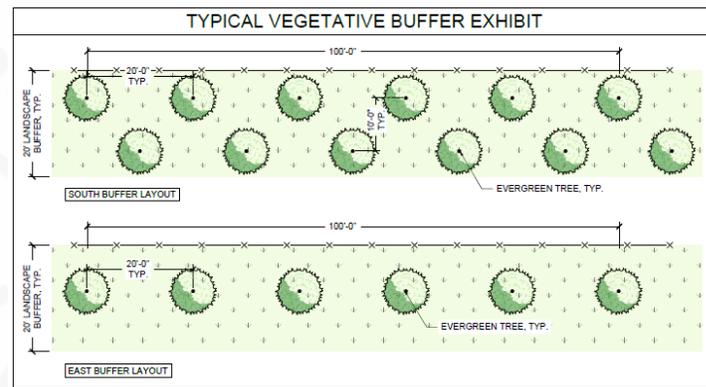
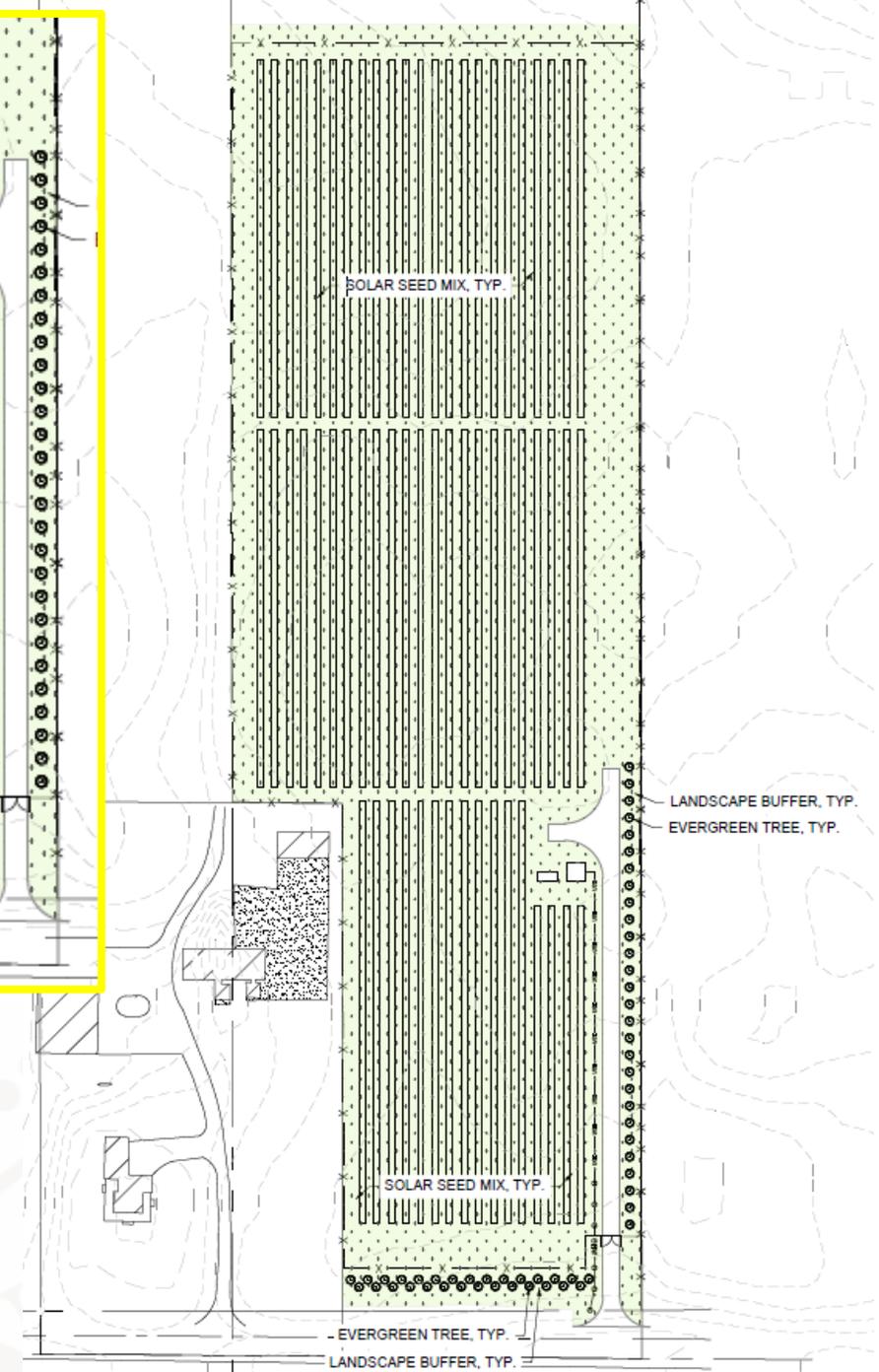
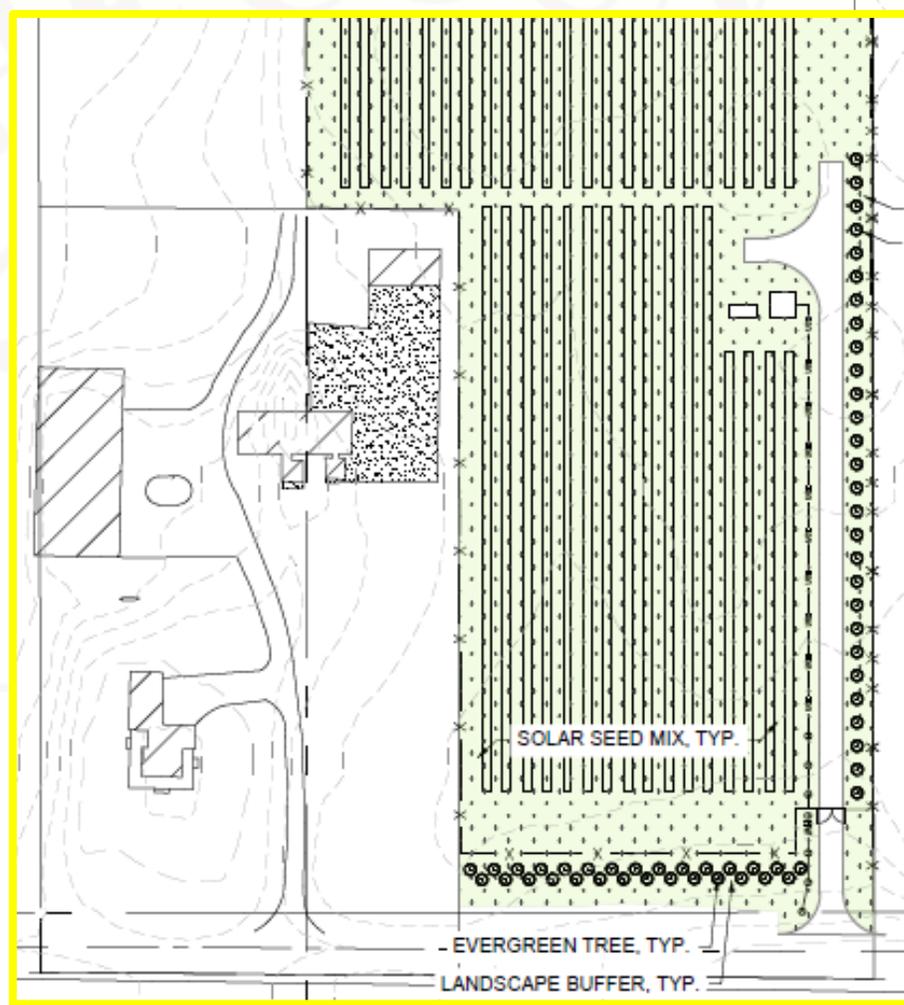
READ RD.

~250 FT

PARTICIPATING RESIDENCE: A residence that is located on participating property and that is existing and occupied on the date that an application for a permit to develop the Commercial Solar Energy Facility is filed with the County.

Landscape Screening

- 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.



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.

*Fence detail not provided in application.

MUNICIPALITIES

From the **Village of Lily Lake**: At this time, the Village of Lily Lake does not have any comments for Hartmann.

From the **Village of Virgil**: The Village of Virgil's concern is the use of construction traffic on IC Trail. We are opposed to them using that road due to the weight of the vehicles and equipment and the damage it would cause and the costly repairs to do the repairs. We will not permit it and will need to look at how we can protect ourselves.

TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that, “The Petitioner shall obtain a **Roadway Use Agreement** and **Temporary and Final Access Permits from Virgil Township.**”

FIRE PROTECTION DISTRICT

No comments. (Elburn & Countryside Fire District: Fire Marshall, Lisa Schopp)

FOREST PRESERVE

No comments.

SCHOOL DISTRICT

No comments.

ENVIRONMENTAL HEALTH

No comments.

Water Resources

The Water Resources department recommends the following stipulations for approval:

1. (Water Resources) This site contains an unstudied Zone A Floodplain and depressional areas. A Base Flood Elevation for the Zone A Floodplain and the depressional areas will need to be determined by a licensed Professional Engineer. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed in this determination.
2. (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.
3. (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.
4. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (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.
6. (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.
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) 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. (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.

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. Therefore, consultation under part 1075 is terminated. Additionally, the Illinois Wetlands Inventory does not show wetlands within 250 feet of the project location. Therefore, the wetland review under Part 1090 is terminated.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

The LE value for this site is 32 and the SA value is 42 for a total LESA score of 74. This score represents Low Protection effort warranted.

SHPO Report

State of Illinois Historic Preservation Office

The project area has a high probability of containing significant archeological resources. Structure are annotated within the project area on plat maps published in 1860, 1872, 1892, and 1904. As such, a Phase 1 archeological survey will be required. **(Stipulation) A Phase I Archeological Survey shall be completed prior to issuance of any County permits when ground conditions allow the survey to take place, and revised documentation from the SHPO shall be submitted to the County for review.**

Additional Reviews/Analysis

- **United States Fish & Wildlife Service (USFWS) Section 7 Consultation**

- Letter from the USFWS indicated that There is a total of 3 threatened, endangered, or candidate species on this species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. There are no critical habitats within your project area under this office's jurisdiction. You are still required to determine if your project(s) may have effects on all above listed species.

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

- A full wetland delineation was performed on the property. No wetlands were located within the vicinity of the Project. Thus, consultation with the Corps is not required.

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

- The solar facility will avoid all protected lands.

- **Illinois Department of Agriculture (IDOA)**

- Executed AIMA Agreement was received.

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.

No written public comments received as of 02-24-2026

Recommended Stipulations of Approval (full list)

1. (Water Resources) This site contains an unstudied Zone A Floodplain and depressional areas. A Base Flood Elevation for the Zone A Floodplain and the depressional areas will need to be determined by a licensed Professional Engineer. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed in this determination.
2. (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.
3. (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.
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5. (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.
6. (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.
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) 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. (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 Petitioner shall obtain a road use agreement and temporary and final access permits from Virgil Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) A Phase I Archaeological Survey shall be completed prior to issuance of any County permits when ground conditions allow the survey to take place, and revised documentation from the SHPO shall be submitted to the County for review.

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

DEVELOPMENT COMMITTEE

This Petition will be considered by the Development Committee at its meeting currently scheduled for **10:30 a.m., Monday, March 16, 2026** 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 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 **9:45 a.m., Tuesday, April 14, 2026** 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 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.