

Zoning Petition No. 4680

ILSolar08 LLC “Palme”

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

Kane County Board District – 09 Jennifer Abbatacola



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

ILSolar08 LLC (Project Owner)

Horizon Solar Power LLC (Developer)

Property Owner

Karen and Ed Pallme

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 30 acres of property generally located south of Powers Road, west of Ridgfield Blvd., in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-09-200-002)

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, Rutland Township Supervisor and Township Highway Commissioner, the Village of Huntley, the Village of Gilberts, KDOT, School District 300, and the Huntley Fire District.

County Board District

09 Jennifer Abbatacola

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.

[4680 01 Kane County Zoning Application \(01-08-2026\)signed.pdf](#)

[4680 21 SHPO Letter \(12-15-2025\).pdf](#)

[4680 02 Standards of a Special Use Permit Worksheet \(01-08-2026\)signed.pdf](#)

[4680 22 NRI Report \(12-16-2025\).pdf](#)

[4680 03 Project Narrative \(01-08-2026\).pdf](#)

[4680 23 USFWS Letter \(12-09-2025\).pdf](#)

[4680 04 Lease Agreement \(08-25-2025\)signed.pdf](#)

[4680 25 Executed AIMA Agreement \(01-02-2026\).pdf](#)

[4680 05 Plat of Survey \(05-16-2005\).pdf](#)

[4680 27 Roadway Jurisdiction Approval Letter \(11-13-2025\).pdf](#)

[4680 06 Solar Equipment Manufacturer Specs.pdf](#)

[4680 28 Structural Engineer's Certificate \(12-29-2025\)signed.pdf](#)

[4680 07 Noise Analysis \(01-08-2026\).pdf](#)

[4680 29 FEMA 100-Year Floodplain Map \(08-03-2009\).pdf](#)

[4680 08 Decommissioning Plan & Cost Estimate \(12-30-2025\).pdf](#)

[4680 30 Level 1 Wetland Investigation \(12-05-2025\).pdf](#)

[4680 09 Decommissioning Surety Draft.pdf](#)

[4680 31 Topographical Map.pdf](#)

[4680 13 Legal Description.pdf](#)

[4680 32 Preliminary Farmland Drain Tile Investigation.pdf](#)

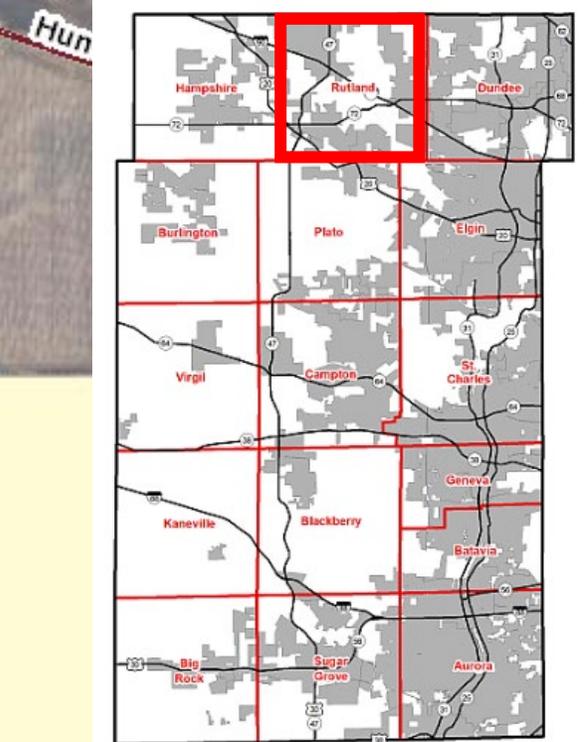
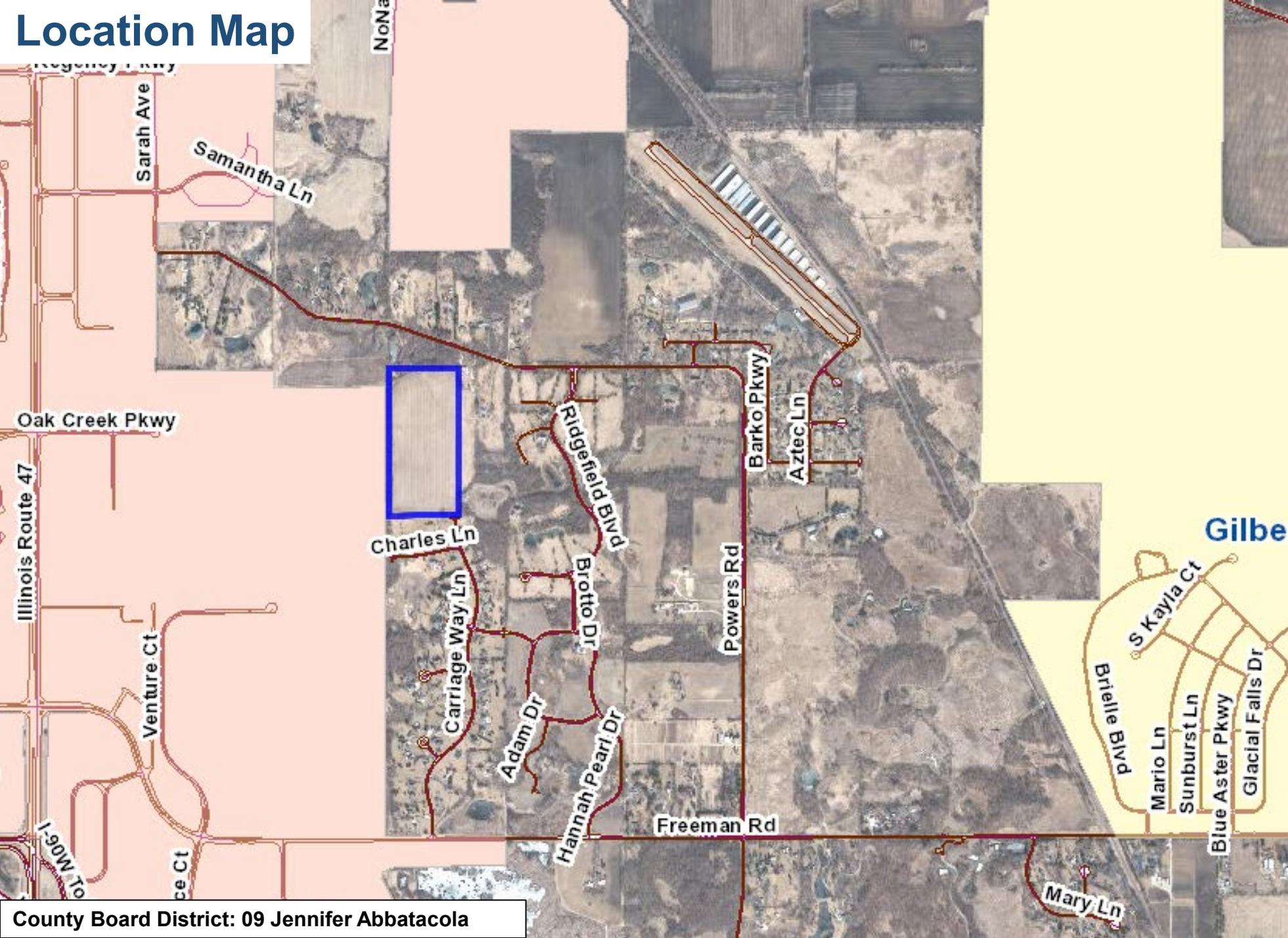
[4680 17 Geometric Site Plan \(12-22-2025\).pdf](#)

[4680 33 Preliminary Stormwater Management Report.pdf](#)

[4680 18 Landscape & Screening Plan \(12-22-2025\).pdf](#)

[4680 20 EcoCat Report & Consultation Letter \(11-18-2025\).pdf](#)

Location Map



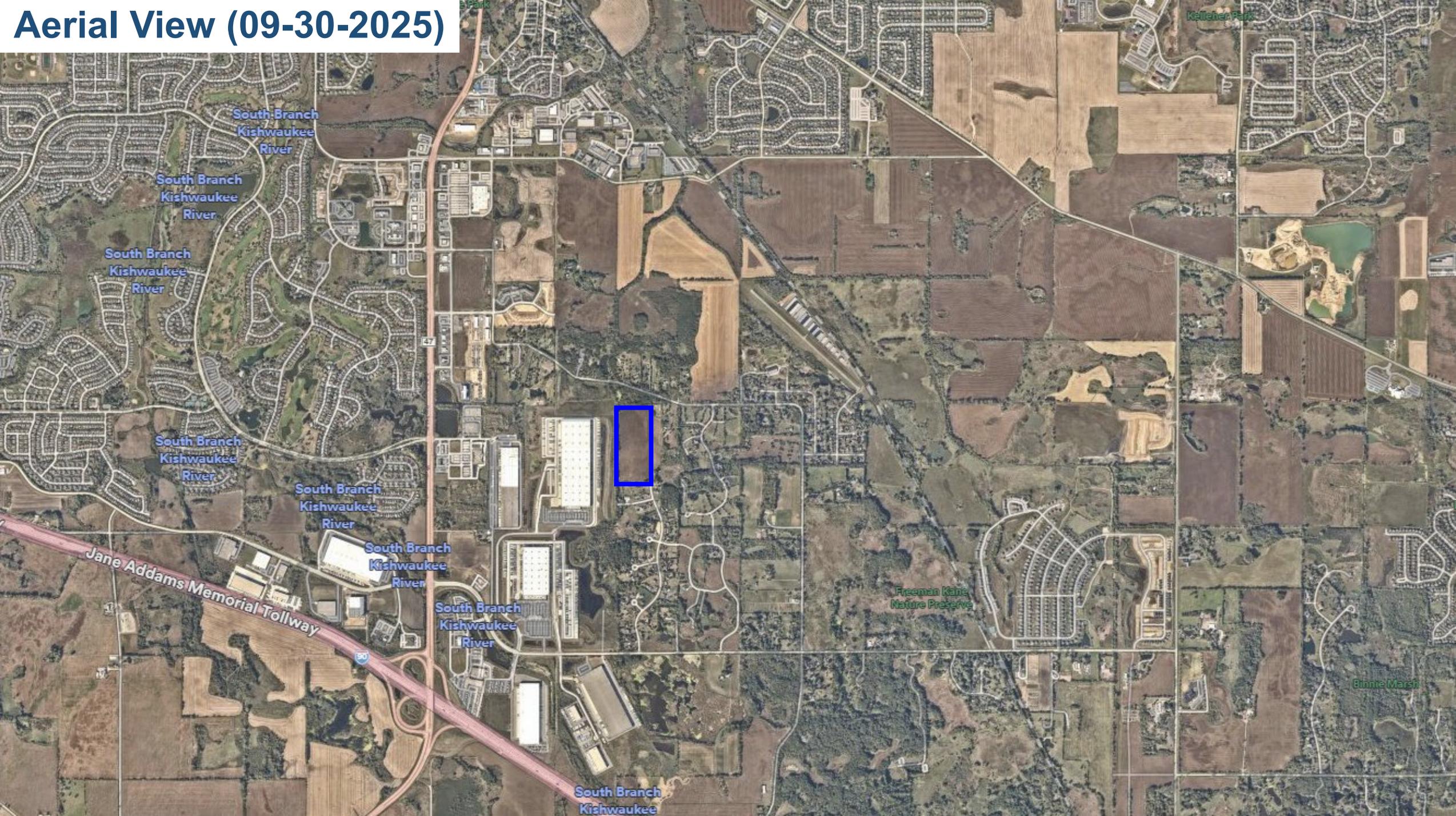
TOWNSHIP



SECTION

County Board District: 09 Jennifer Abbatacola

Aerial View (09-30-2025)



South Branch
Kishwaukee
River

South Branch
Kishwaukee

Jane Addams Memorial Tollway

Freeman Kane
Nature Preserve

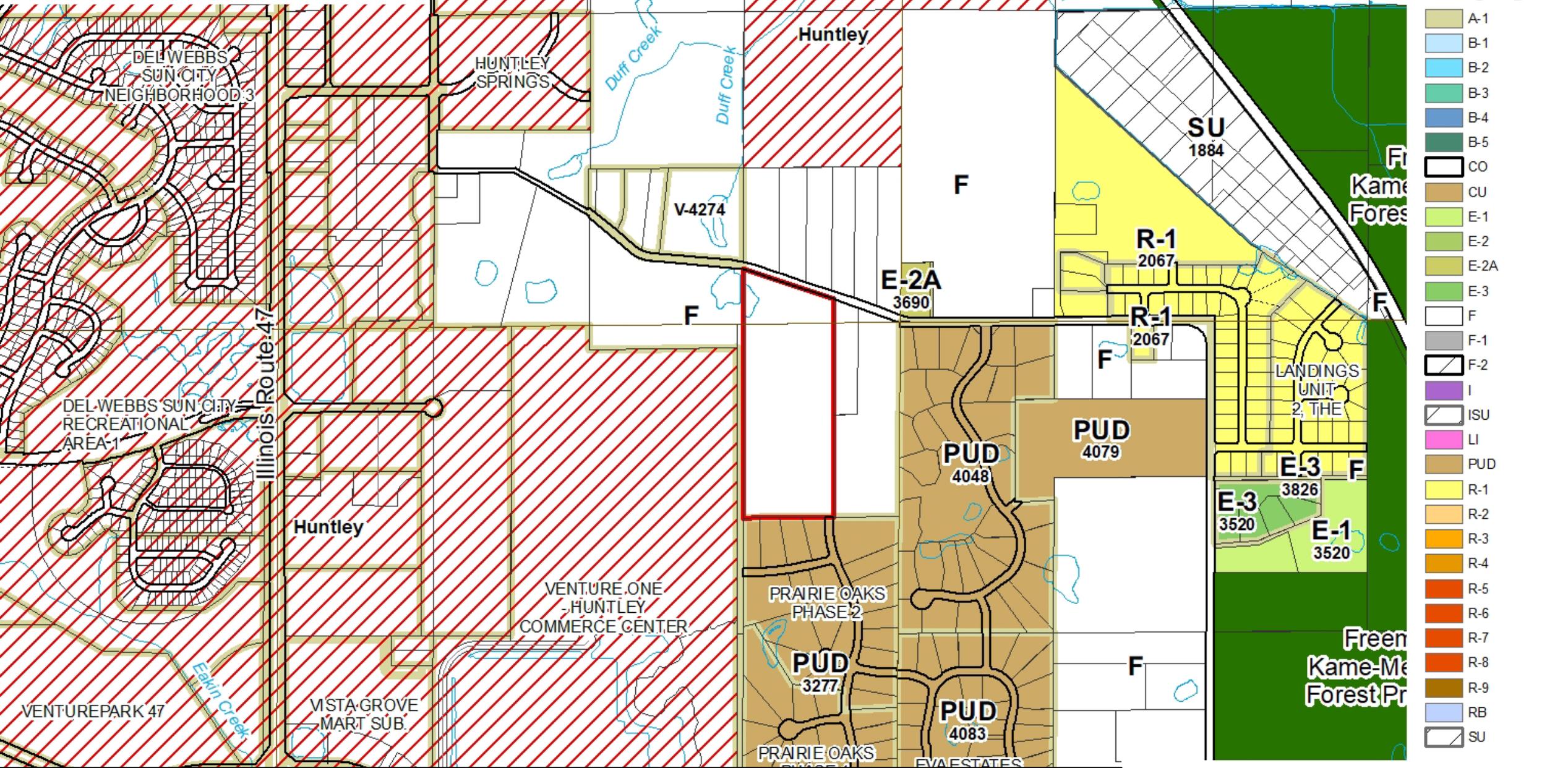
Binnie Marsh

Kelleher Park

Aerial View (09-30-2025)



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

41W175 Powers Road - Rutland Twp. - Petition #4680

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

Core Themes

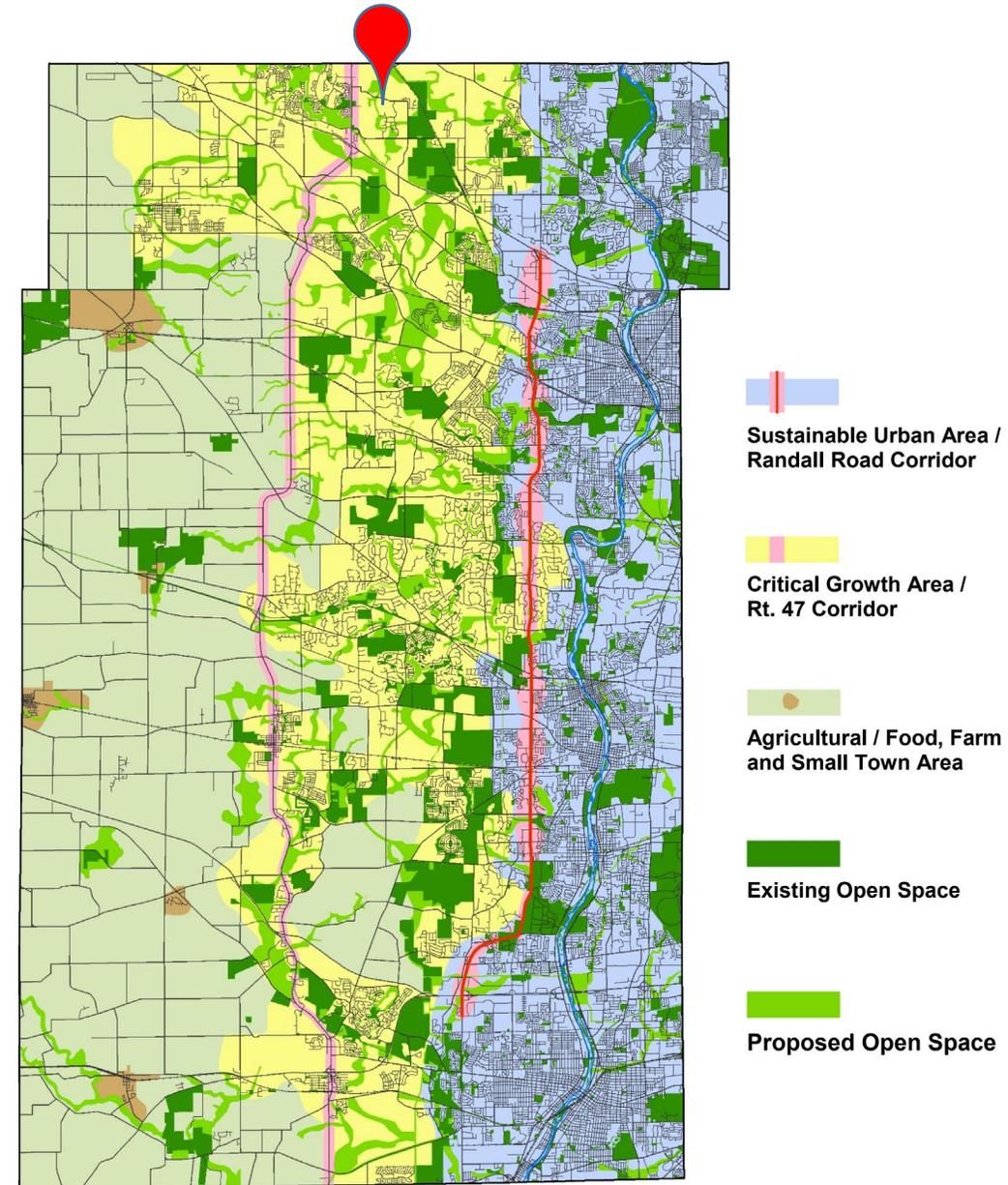
1. The Critical Growth Area continues to be where Kane County and the fast growing municipalities of the past two decades face the greatest challenges to sensible, managed growth
2. The Critical Growth Area is characterized by diversity and mix of planned municipal development, expanded transportation opportunities, additional open space initiatives, natural resource driven decision-making and healthy living

The Conceptual Land Use Strategy Map:

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

2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010



2040 Land Use Analysis

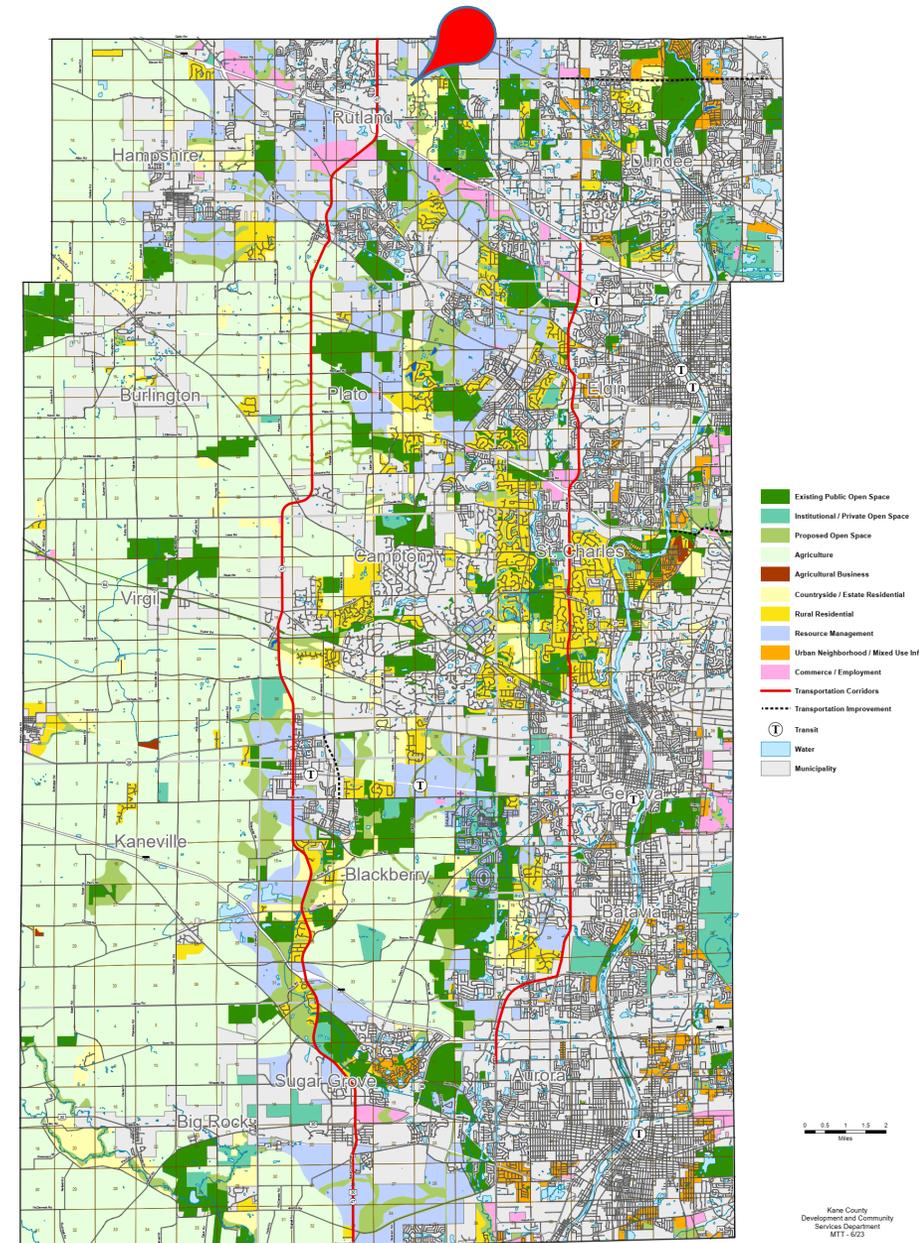
41W175 Powers Road - Rutland Twp. - Petition #4680

2040 Planned Use: **Countryside / Estate Residential**

Characteristics of Areas Planned for Countryside / Estate Residential

- Areas generally characterized by rolling, moraine hills separated by wetlands or small creeks and with large areas of woodlands and other native vegetation
- Often adjacent to existing low-density residential areas
- May have some scattered, estate-type development, and may include equestrian activities or serve as a low density transition to agricultural or green infrastructure resources
- The 2040 Plan recommends that the gross density for these areas not exceed an average of one dwelling unit per four acres of land

2040 LAND USE

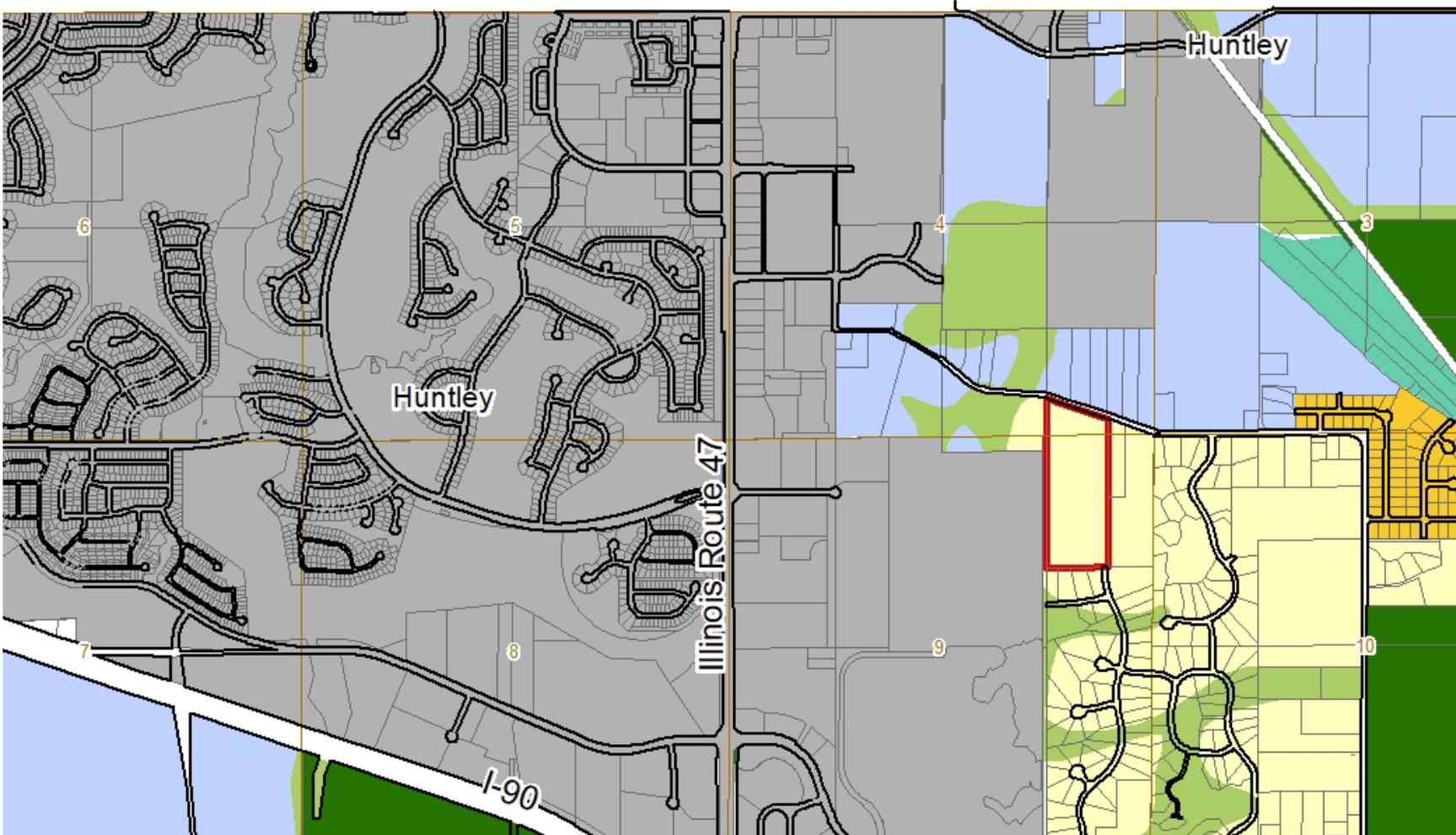


Analysis

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 Countryside / Estate Residential area of the Kane County 2040 Land Use Map. These areas have been determined preferable for low density residential development.

Both parcels within the site area fall within the Village of Huntley's planning area Jurisdiction. The Village of Huntley's Future Land Use Map identifies the larger southern parcel as planned for Single Family Estate – a residential use with lot sizes of at least one acre. The smaller northern parcel is designated for Park, Conservation Districts, Environmentally Sensitive Lands. A few small area of the site consist of hydric soils (less than 4 acres of the 37 acre site area).



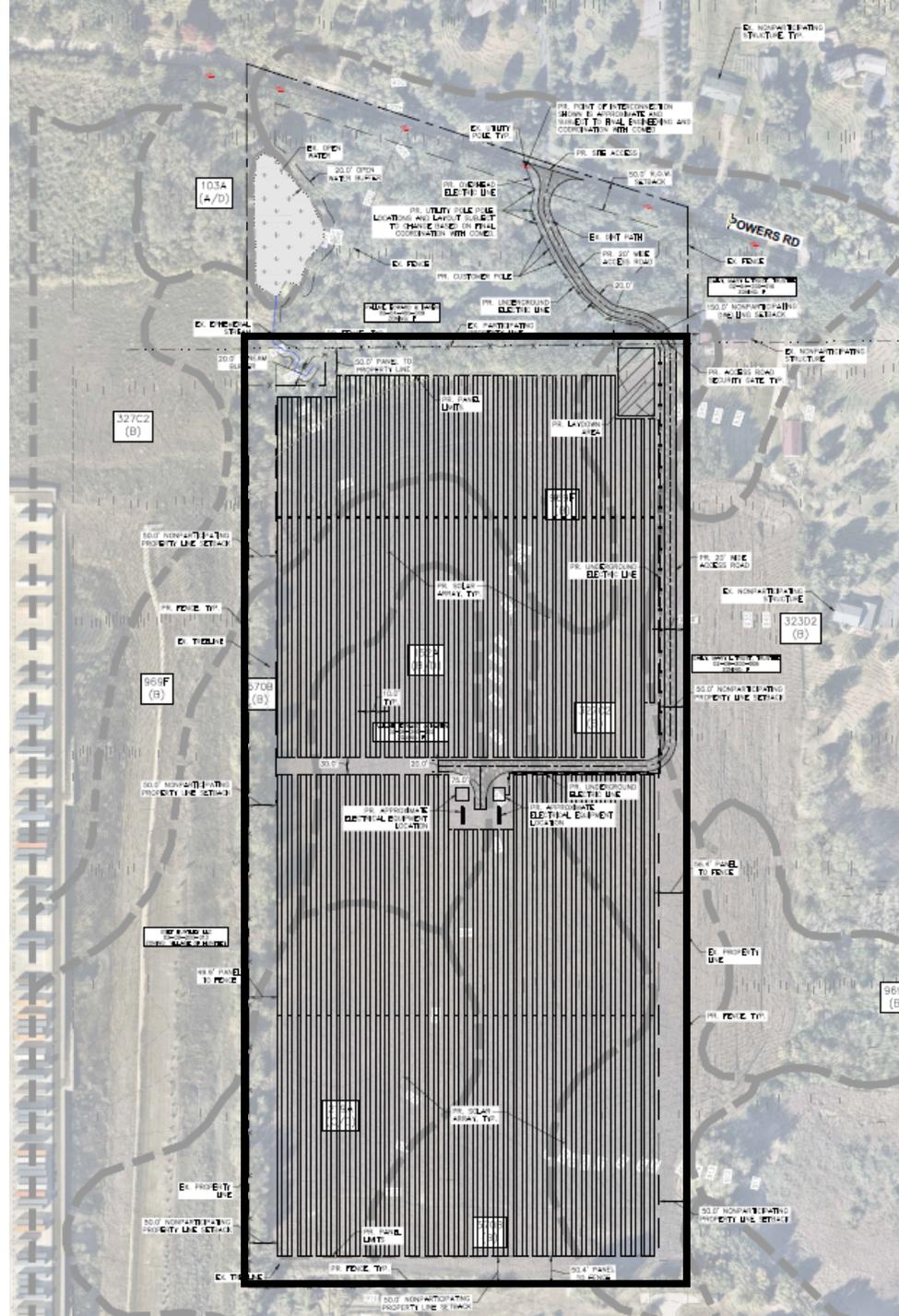
2040 Land Use

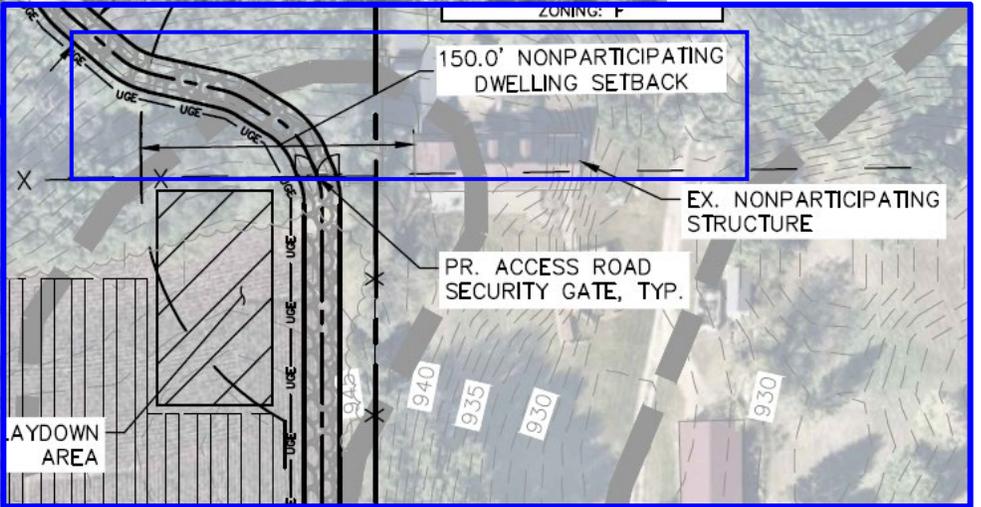
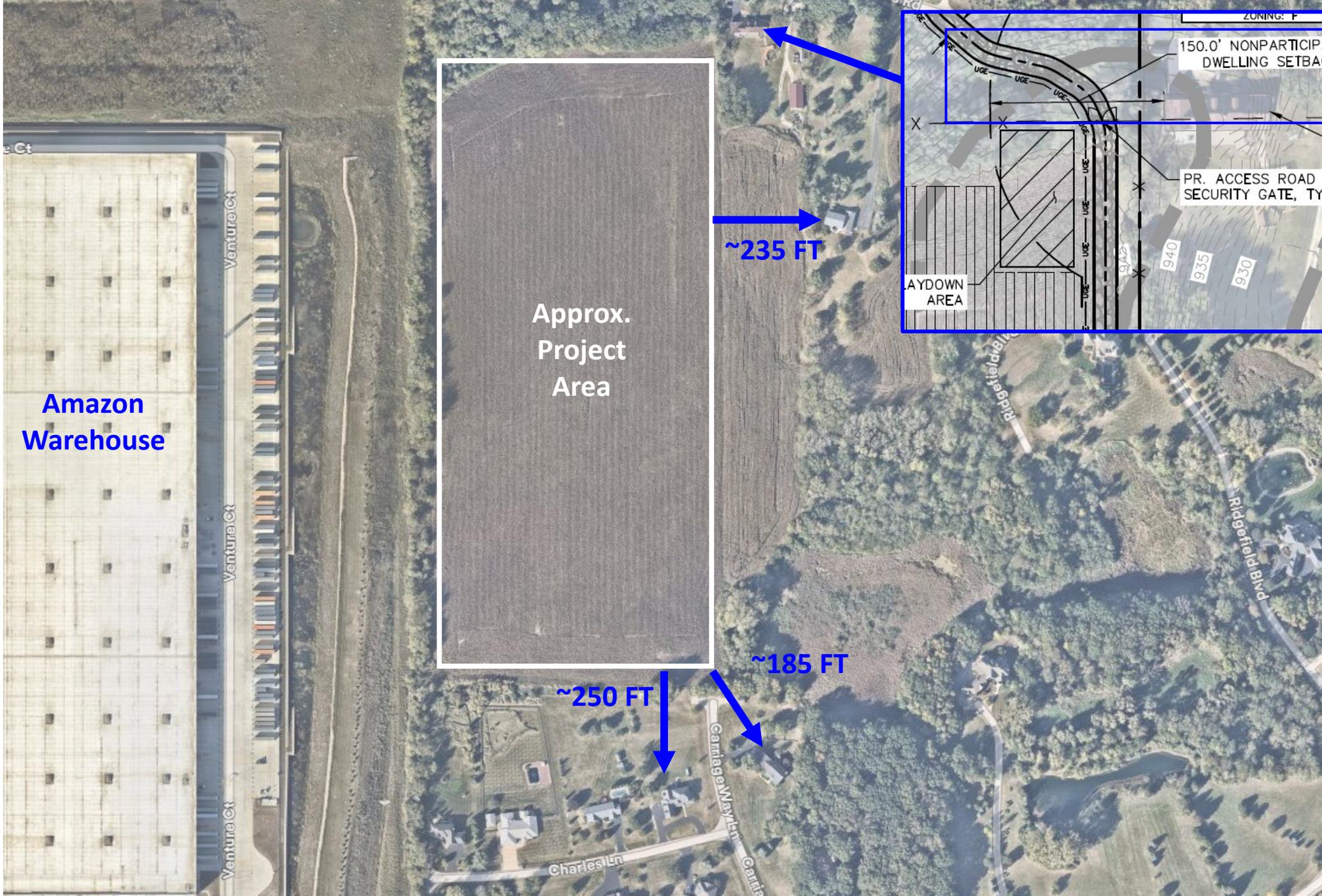


Proposed Site Plan

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.





Amazon Warehouse

Approx. Project Area

~235 FT

~185 FT

~250 FT

...e Ct

VentureCt

VentureCt

VentureCt

Charles Ln

Carrington Way Ln

Carrington

Ridgely Blvd

Ridgely Blvd

ZONING: F

150.0' NONPARTICIPATING DWELLING SETBACK

EX. NONPARTICIPATING STRUCTURE

PR. ACCESS ROAD SECURITY GATE, TYP.

LAYDOWN AREA

940

935

930

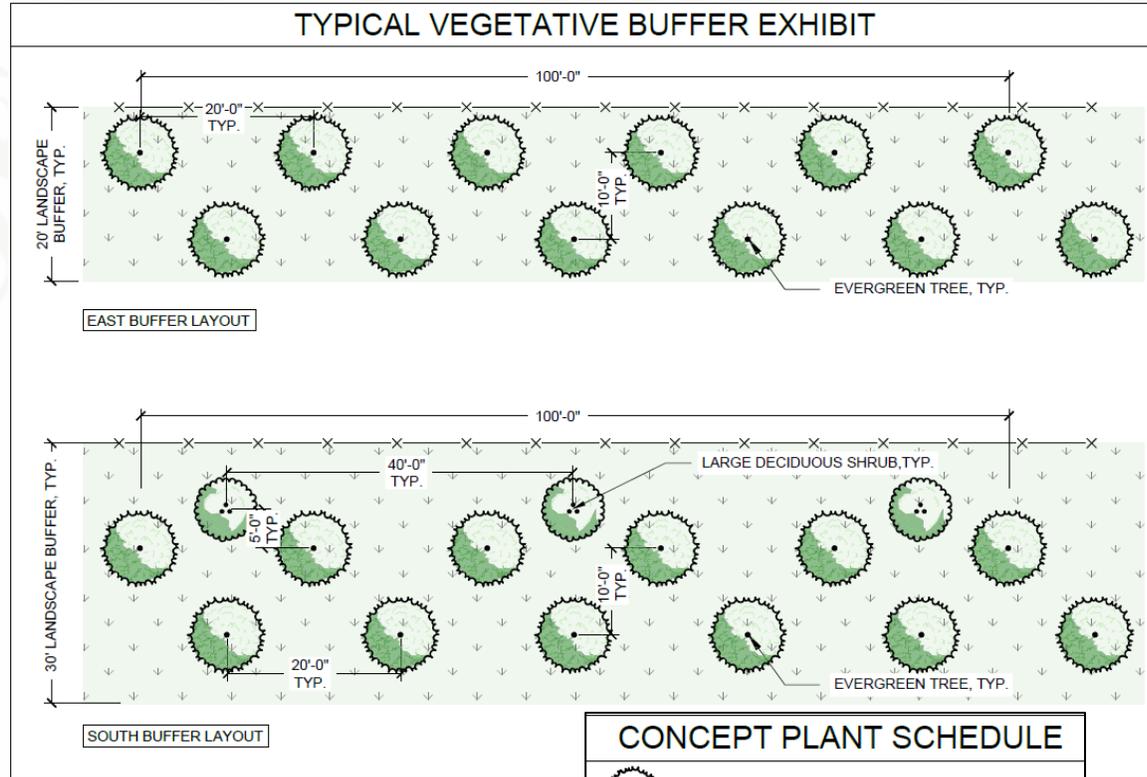
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Landscape Screening

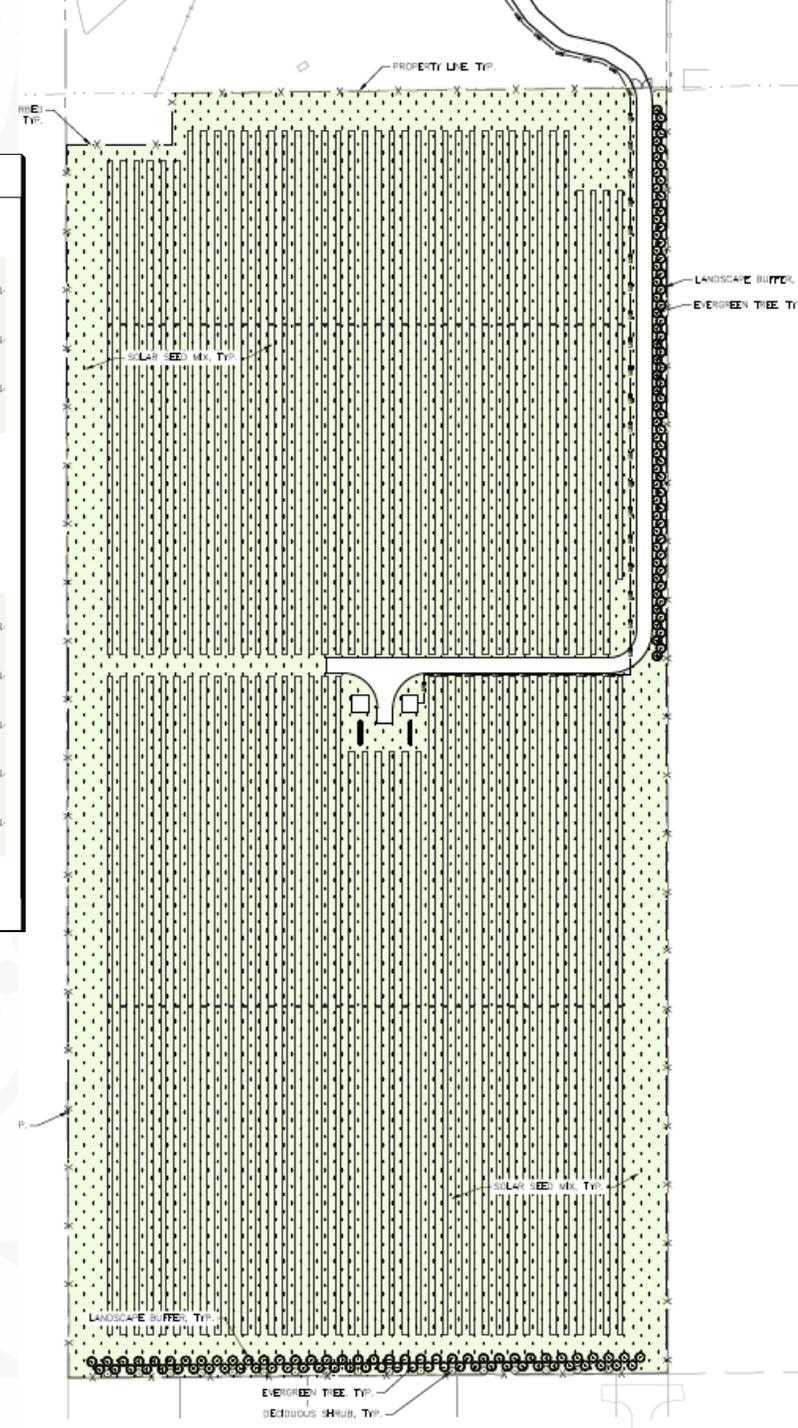
A vegetative screen shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence(s).

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.



CONCEPT PLANT SCHEDULE	
	EVERGREEN TREE RECOMMENDED SPECIES: 142 JUNIPERUS VIRGINIANA JUNIPERUS CHINENSIS 'MOUNTBATTEN' PICEA ABIES 'ACROCONA' PICEA GLAUCA VAR. DENSATA PICEA PUNGENS 'FAT ALBERT' PINUS CEMBRA 'GLAUCA' PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' PINUS MUGO 'TANNENBAUM' TAXUS CUSPIDATA 'CAPITATA' TAXUS X MEDIA 'HICKSII' THUJA OCCIDENTALIS 'WOODWARDII' THUJA OCCIDENTALIS 'TECHNY'
	DECIDUOUS SHRUB RECOMMENDED SPECIES: 17 CEPHALANTHUS OCCIDENTALIS CORNUS RACEMOSA CORNUS SERICEA 'CARDINAL' RHUS GLABRA SAMBUCUS CANADENSIS VIBURNUM LENTAGO VIBURNUM PRUNIFOLIUM



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 Huntley: No comments received as of 02-24-2026.

From the Village of Gilberts: No comments received as of 02-24-2026.

FOREST PRESERVE

No comments.

SCHOOL DISTRICT

No comments.

ENVIRONMENTAL HEALTH

No comments.

TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that, “The Petitioner shall obtain a **road use agreement and temporary and final access permits from Rutland Township.**”

FIRE PROTECTION DISTRICT

Huntley Fire Protection: Fire Marshall, Joseph Bushbacher provided the following review comments (Email 01-27-26):

1. The Huntley Fire Protection District will need to have access to any shut-off that control the array fields.
2. Any shut-off will need to be clearly marked.
3. Fire apparatus roads shall be capable of supporting Tower 981 (75,000 lbs.)
4. Knox Boxes will be required at gate for emergency access. Can be purchased directly through Knox Box www.knoxbox.com Contact the Fire Prevention Bureau with any questions. 847-669-5066.
5. 2024 IFC 1205.5.1: Vegetation Control A clear, brush-free area of 10 feet (3048 mm) shall be required around the perimeter of the ground-mounted photovoltaic arrays. A maintained vegetative surface or a noncombustible base, approved by the fire code official, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations.
6. Access roads to be minimum of 20' in width and capable of supporting 75,000 lb. vehicle.
7. Access roads to be kept free and clear at all times including snow removal.
8. Contact the Huntley Fire Prevention Bureau (847-669-5066) 48 hours in advance to schedule a final inspection.

Water Resources

The Water Resources department recommends the following stipulations for approval:

1. (Water Resources) This site contains sloped areas. Kane County Department of Water Resources regulates steep slopes. An evaluation of the slopes on the site will be required. This study shall include an analysis of risk of erosion with special concern for the drip edge of the solar panels. Placement of panels in sloped areas may not be appropriate. Survey and Soils and Engineering analysis will be needed as part of this study.
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 shows the following protected resources may be in the vicinity of the project location:

- Illinois Natural Areas Inventory (INAI): 1) Freeman Kame INAI and 2) Powers Road Fen INAI. The Department has determined adverse impacts to these sites are unlikely.
- Illinois Nature Preserves Commission Lands: 1) Freeman Kame Nature Preserve and 2) Freeman Road and Powers Road Fen and Woods Natural Heritage Landmark. Department has determined adverse impacts to these sites are unlikely.
- State Threatened or Endangered Species: Swainson's Hawk (*Buteo swainsoni*) and Blanding's Turtle (*Emydoidea blandingii*). The Department determined adverse impacts to the Swainson's Hawk is unlikely.

In regard to the Blanding's Turtle in vicinity of the project area, the Department recommends:

- Work on the project occurs during the turtle's inactive season from approximately November 1st to March 1st. If work must occur during the active season:
- Educate personnel working on site about the Blanding's Turtle. Post photos of juvenile and adult Blanding's Turtles at a central location. State-listed species may not be handled without the appropriate permits pursuant to the Illinois Endangered Species Protection Act.
- Install exclusionary silt fence by the end of March and maintain it through October (if needed) to prevent turtles from entering the construction area. Conduct daily inspections during construction to ensure that exclusionary fencing is properly installed (dug into the ground) and to check if turtles are present.
- Cover trenches at the end of each workday. Before starting each workday, trenches and excavations should be routinely inspected to ensure no turtles (or other amphibians and reptiles) have become trapped within them.
- If Blanding's turtles are encountered, crews should stop work immediately, allow the turtle to move out of the way and contact IDNR at (217) 785-5500.
- Given these recommendations are adopted, the Department determined that impacts to these protected resources are unlikely.

The Department also offers the following conservation measures be considered to help protect native wildlife and enhance natural areas in the project area:

- The Department strongly recommends that the project proponent establish pollinator-friendly habitat as groundcover wherever feasible. Solar Site Pollinator Establishment Guidelines can be found here: <https://dnr.illinois.gov/conservation/pollinatorscorecard.html>
- 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.
- If tree clearing is necessary, the Department recommends removing trees between November 1st and March 31st to avoid impacts to the state-listed bats and birds.

Recommended Stipulation of Approval: (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated November 18, 2025, included in the Zoning Petition submittal.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

Of this parcel, 2.1 percent or 0.7 acres are considered Farmland of Statewide Importance. The LE value for this site is 23 and the SA value is 27 for a total LESA score of 50. This score represents Low Protection effort warranted.

SHPO Report

State of Illinois Historic Preservation Office

No historic properties were identified within the area of potential visual effects. Additionally, SHPO found no known archaeological sites within the area. Accordingly, this project is exempt from archaeological survey requests.

Additional Reviews/Analysis

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

- Letter from the USFWS indicated that there is a total of 5 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 sloped areas. Kane County Department of Water Resources regulates steep slopes. An evaluation of the slopes on the site will be required. This study shall include an analysis of risk of erosion with special concern for the drip edge of the solar panels. Placement of panels in sloped areas may not be appropriate. Survey and Soils and Engineering analysis will be needed as part of this study.
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.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Rutland 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) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated November 18, 2025, included in the Zoning Petition submittal.

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.