

Zoning Petition No. 4681

USS Webb Solar

Zoning Board of Appeals Meeting
March 3, 2026 at 7:00pm

Kane County Board District – 18 Rick Williams



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

USS Webb LLC (Subsidiary of US Solar LLC – project developer, owner, operator)

Tyler Morris (Project Manager)

Property Owner

Brenda and Jerry Webb

Action Requested

A Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.25 MW Commercial Solar Energy Facility.

Subject Property

Approximately 10 acres of property at 14N937 Brier Hill Rd., Hampshire, IL 60140, in Hampshire Township, unincorporated Kane County, Illinois (PIN: 01-36-200-014)

County Board District

18 Rick Williams

Notice

The public hearing for this Petition was scheduled for March 3, 2026. A notice of public hearing sign was posted on the subject property on February 11, 2026. A notice letter was mailed to all adjacent property owners within 250' of the subject property on February 13, 2026. And notice was published in the Daily Herald newspaper on February 14, 2026.

Reviews

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Hampshire Township Supervisor and Township Highway Commissioner, the Village of Hampshire, the Village of Pingree Grove, the City of Elgin, KDOT, School District 300, and the Hampshire Fire District.

Application Documents

An application requesting the Special Use was received by the County on January 9, 2026. All received application documents for the Petition are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website.

[4681_01_Kane_County_Zoning_Application_\(01-09-2026\)signed.pdf](#)

[4681_02_Standards_of_a_Special_Use_Permit_Worksheet_\(01-09-2026\)signed.pdf](#)

[4681_03_Project_Narrative_\(01-09-2026\).pdf](#)

[4681_04_Lease_Agreement_\(08-12-2025\)signed.pdf](#)

[4681_05_ALTA_Survey_DRAFT_\(10-23-2025\).pdf](#)

[4681_06_Solar_Equipment_Manufacturer_Specs_\(12-12-2025\).pdf](#)

[4681_07_Noise_Analysis_\(12-03-2025\).pdf](#)

[4681_08_Decommissioning_Plan_\(12-02-2025\).pdf](#)

[4681_09_Decommissioning_Surety_Draft.pdf](#)

[4681_13_Legal_Description.pdf](#)

[4681_17_Geometric_Site_Plan_\(11-18-2025\).pdf](#)

[4681_18_Landscape_&_Screening_Plan_\(12-10-2025\).pdf](#)

[4681_20_EcoCAT_Report_&_Consultation_Letter_\(10-06-2025\).pdf](#)

[4681_21_SHPO_Letter_\(12-05-2025\).pdf](#)

[4681_22_NRI_Report_\(12-15-2025\).pdf](#)

[4681_23_USFWS_Letter_\(01-05-2026\).pdf](#)

[4681_24_US_Army_Corp_Letter_of_No_Objection_\(01-02-2026\).pdf](#)

[4681_25_Executed_AIMA_Agreement_\(11-26-2025\).pdf](#)

[4681_26_Avoidance_of_Public_Lands_Map_\(12-18-2025\).pdf](#)

[4681_27_Roadway_Jurisdiction_Approval_Letter_\(01-08-2026\).pdf](#)

[4681_28_Structural_Engineer's_Certificate_\(12-18-2025\).pdf](#)

[4681_29_FEMA_100-Year_Floodplain_Map_\(12-08-2025\).pdf](#)

[4681_30_Level_1_Wetland_Investigation_\(12-16-2025\).pdf](#)

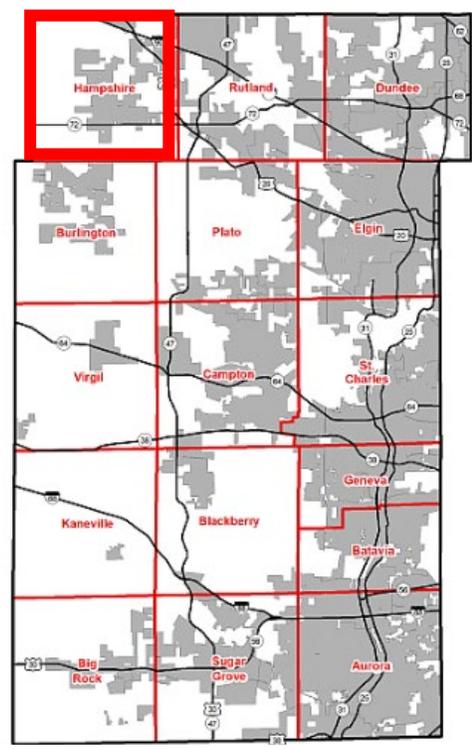
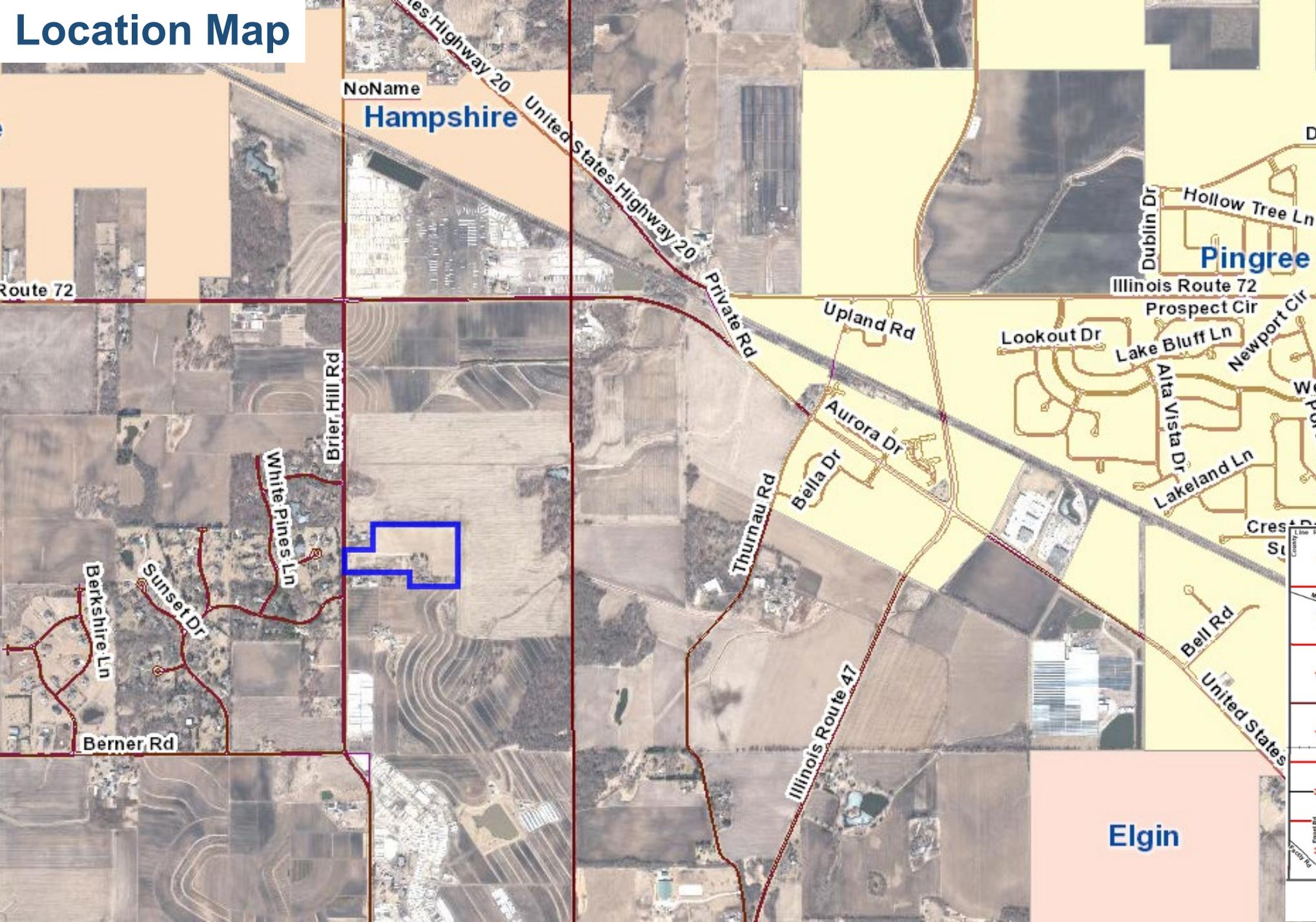
[4681_31_Topographical_Map_\(11-04-2025\).pdf](#)

[4681_32_Preliminary_Drain_Tile_Report_\(01-02-2025\).pdf](#)

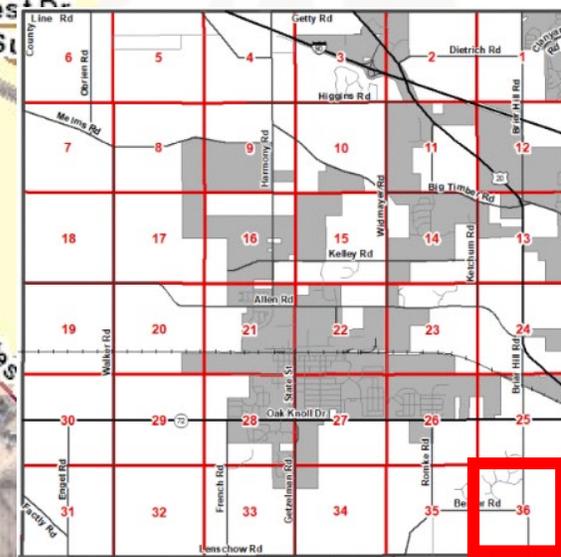
[4681_33_Preliminary_Stormwater_Report_\(01-08-2026\).pdf](#)

[4681_34_Phase_1_Environmental_Assessment_\(10-24-2025\).pdf](#)

Location Map



HAMPSHIRE TOWNSHIP



SECTION



Oakshire Ln

White Pines Ln

White Pines Ln

Littlewoods Trl

Littlewoods Trl

Whispering Trl

Sunset Dr

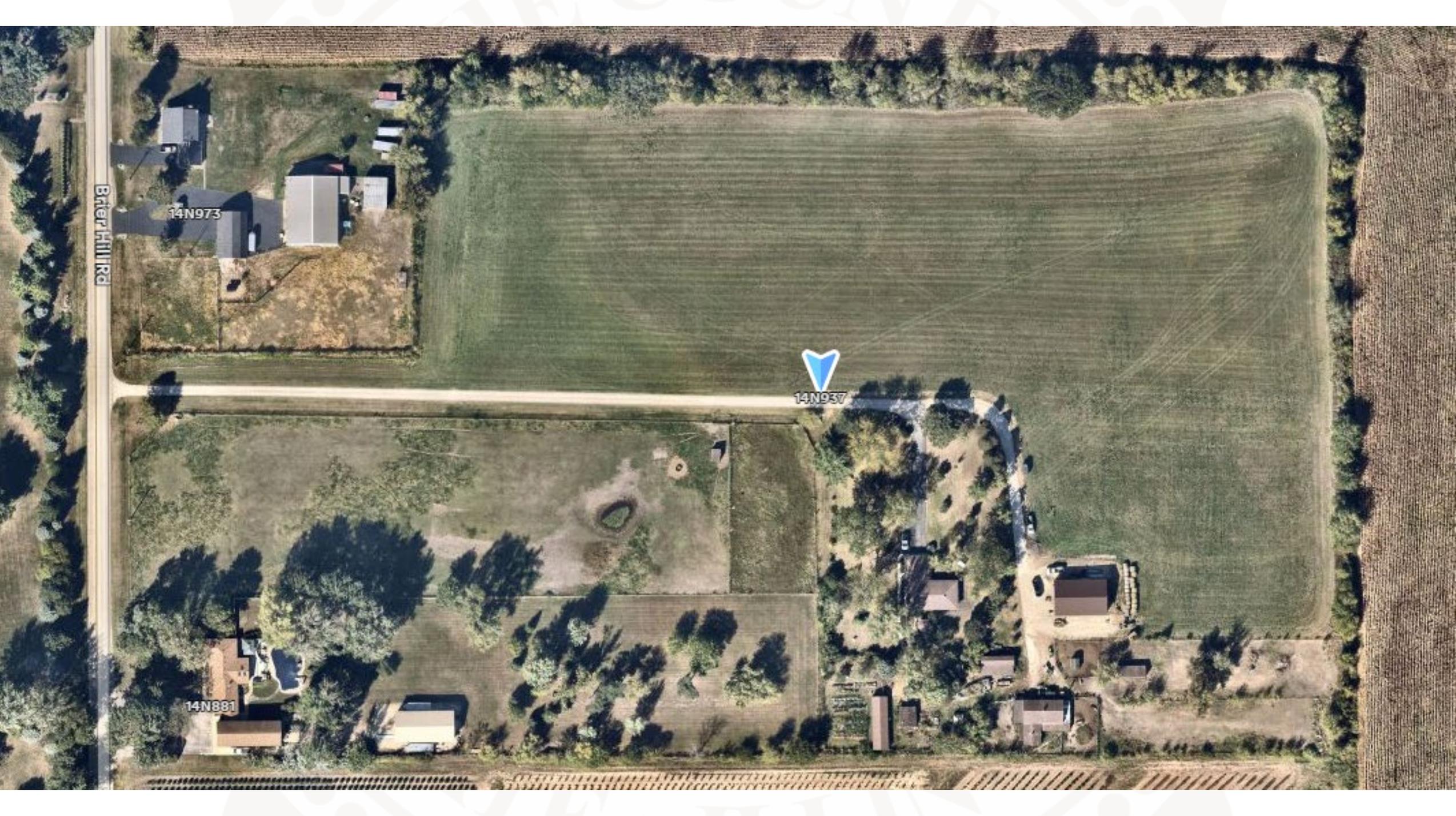
Whispering Trl

Briar Hill Rd

Briar Hill Rd

Briar Hill Rd

Thurman Rd



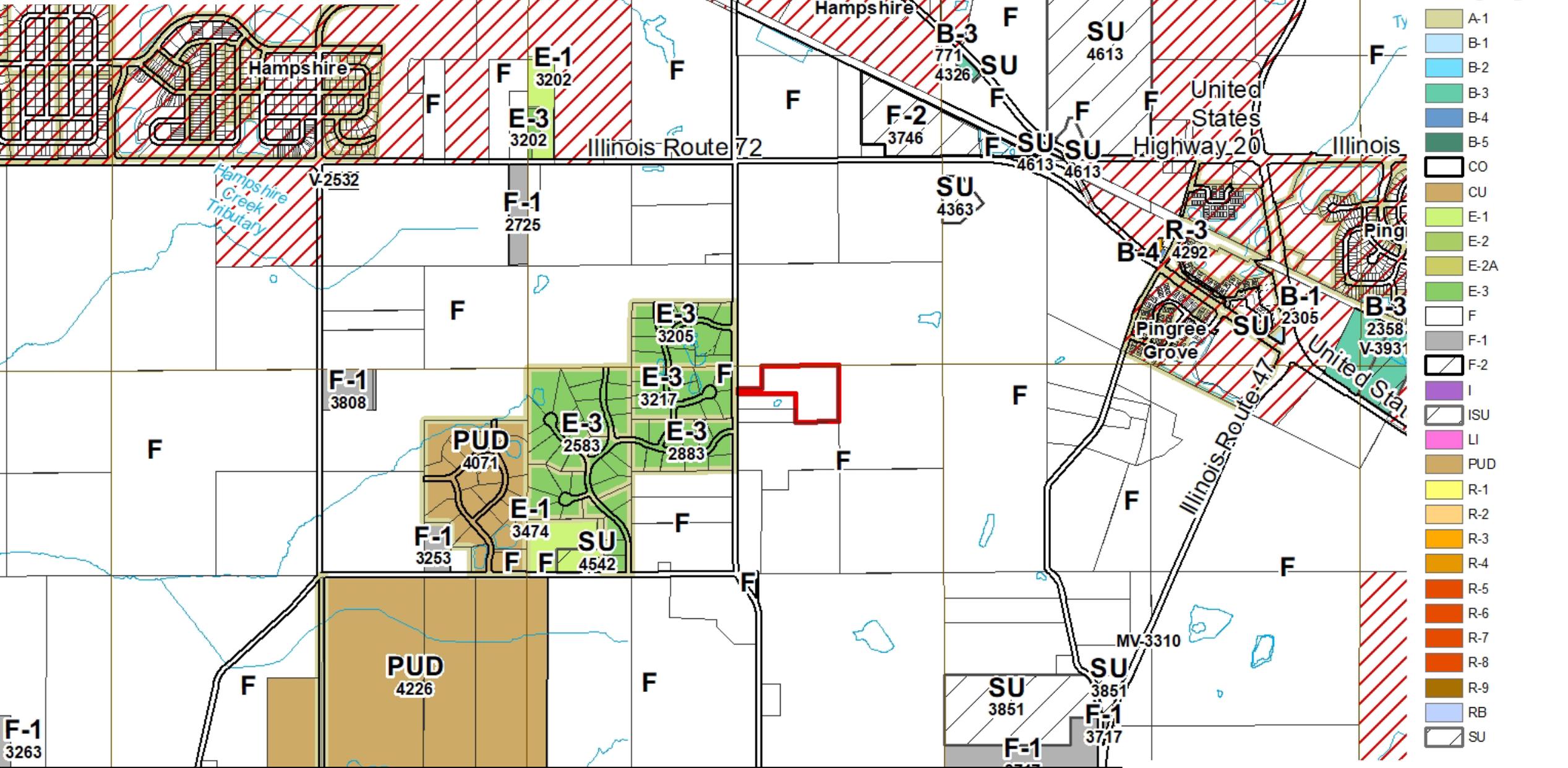
Brier Hill Rd

14N973

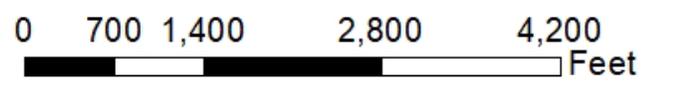
14N937

14N881

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

14N937 Brier Hill Road, Hampshire Twp. - Petition #4681

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

Core Themes

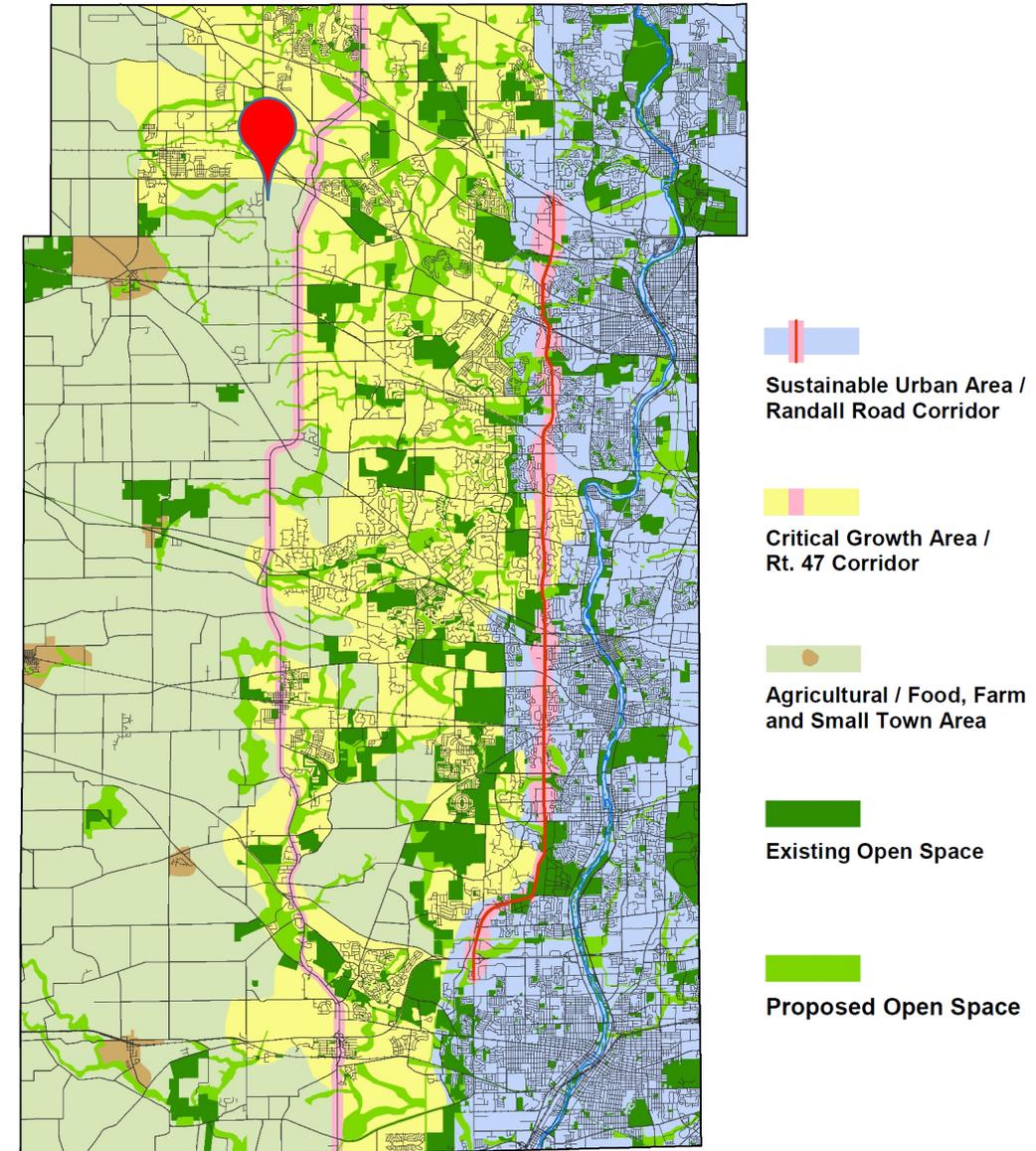
1. “*Food and farm*,” reflects the County’s policy of protecting productive farmland and promoting locally grown foods as a desirable goal.
2. “*Small towns*,” calls for awareness of and responsiveness to future development pressure around Kane County’s western communities

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

14N937 Brier Hill Road, Hampshire Twp. - Petition #4681

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.

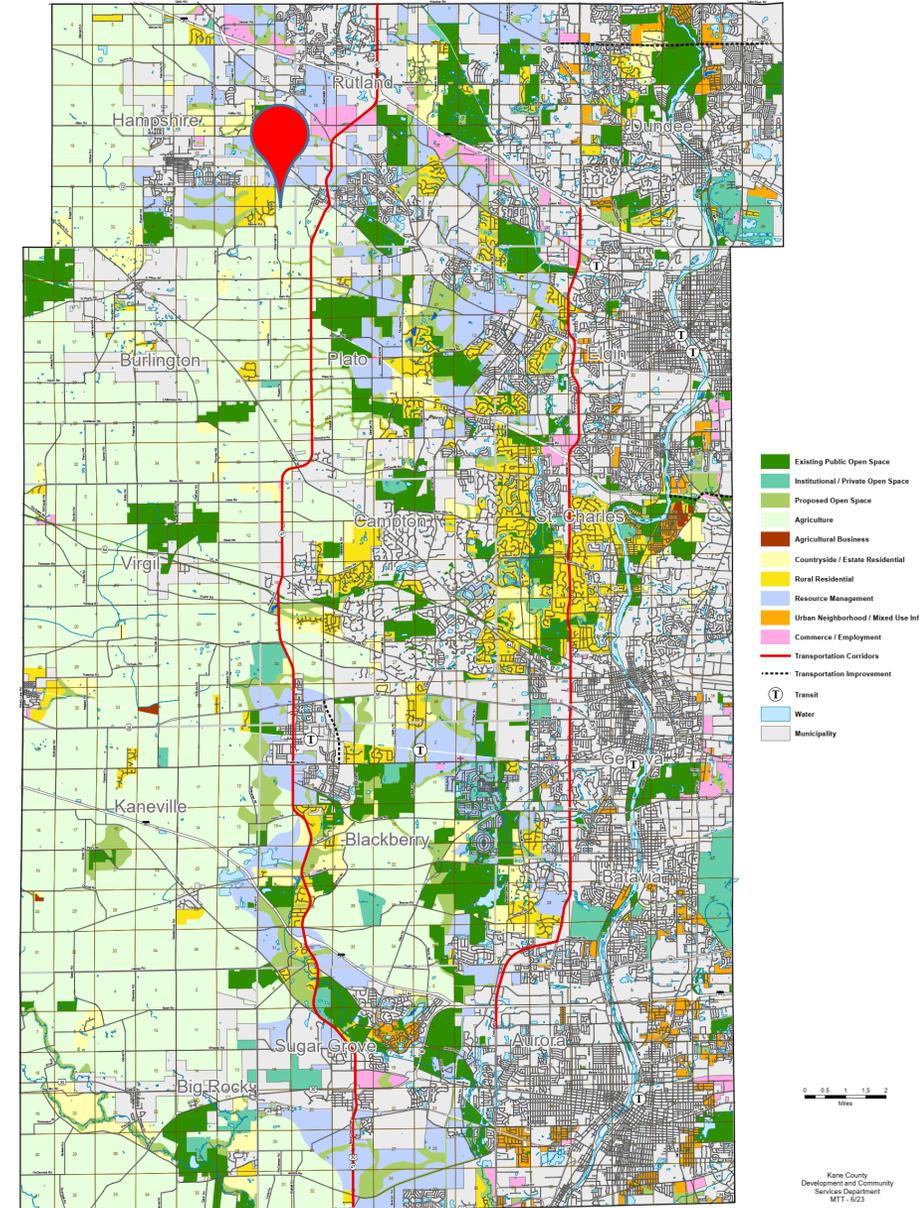
Prime Farmland:

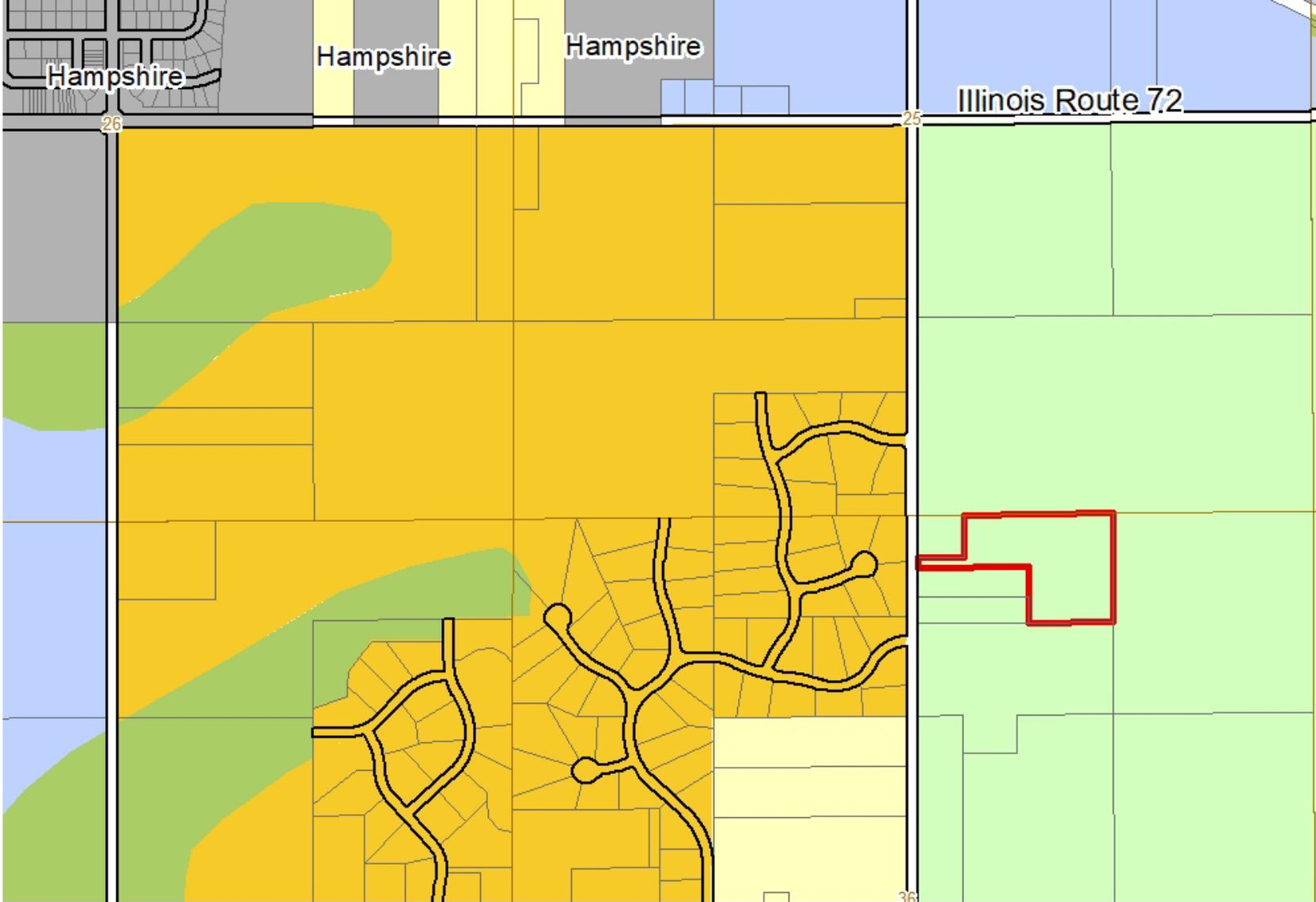
Areas with the best physical and chemical characteristics for producing food, feed, forage crops

Farmland of Statewide Importance:

Highly productive farmland which excludes areas of Prime Farmland

2040 LAND USE





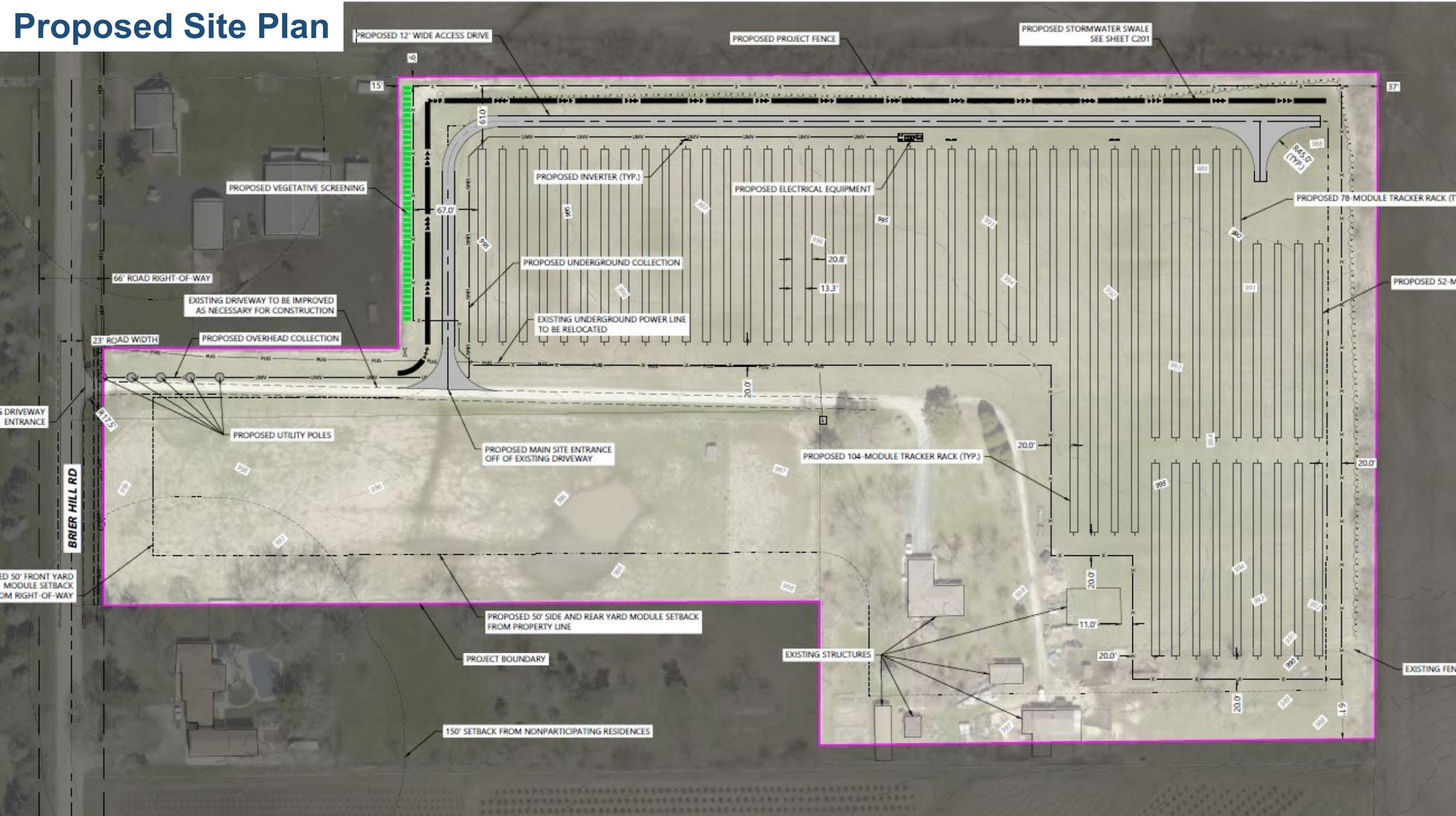
Analysis

- 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. These areas have been determined preferable for low density residential development, small specialty farms, community based agriculture, and other farming operations.
- 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 – a residential use with lot sizes recommended at densities of 1.5 to 2.5 dwelling units per acre. The site also falls within the City’s Growth Area Residential corridor, which is planned for new detached single-family development that follows Traditional Neighborhood Design principles.

2040 Land Use



Proposed Site Plan



PROPOSED 12' WIDE ACCESS DRIVE

PROPOSED PROJECT FENCE

PROPOSED STORMWATER SWALE
SEE SHEET C201

PROPOSED VEGETATIVE SCREENING

PROPOSED INVERTER (TYP.)

PROPOSED ELECTRICAL EQUIPMENT

PROPOSED 78-MODULE TRACKER RACK (TYP.)

66' ROAD RIGHT-OF-WAY

EXISTING DRIVEWAY TO BE IMPROVED
AS NECESSARY FOR CONSTRUCTION

PROPOSED UNDERGROUND COLLECTION

EXISTING UNDERGROUND POWER LINE
TO BE RELOCATED

PROPOSED 52-M

23' ROAD WIDTH

PROPOSED OVERHEAD COLLECTION

PROPOSED UTILITY POLES

PROPOSED MAIN SITE ENTRANCE
OFF OF EXISTING DRIVEWAY

PROPOSED 104-MODULE TRACKER RACK (TYP.)

DRIVEWAY
ENTRANCE

BRIER HILL RD

PROPOSED 50' FRONT YARD
MODULE SETBACK
FROM RIGHT-OF-WAY

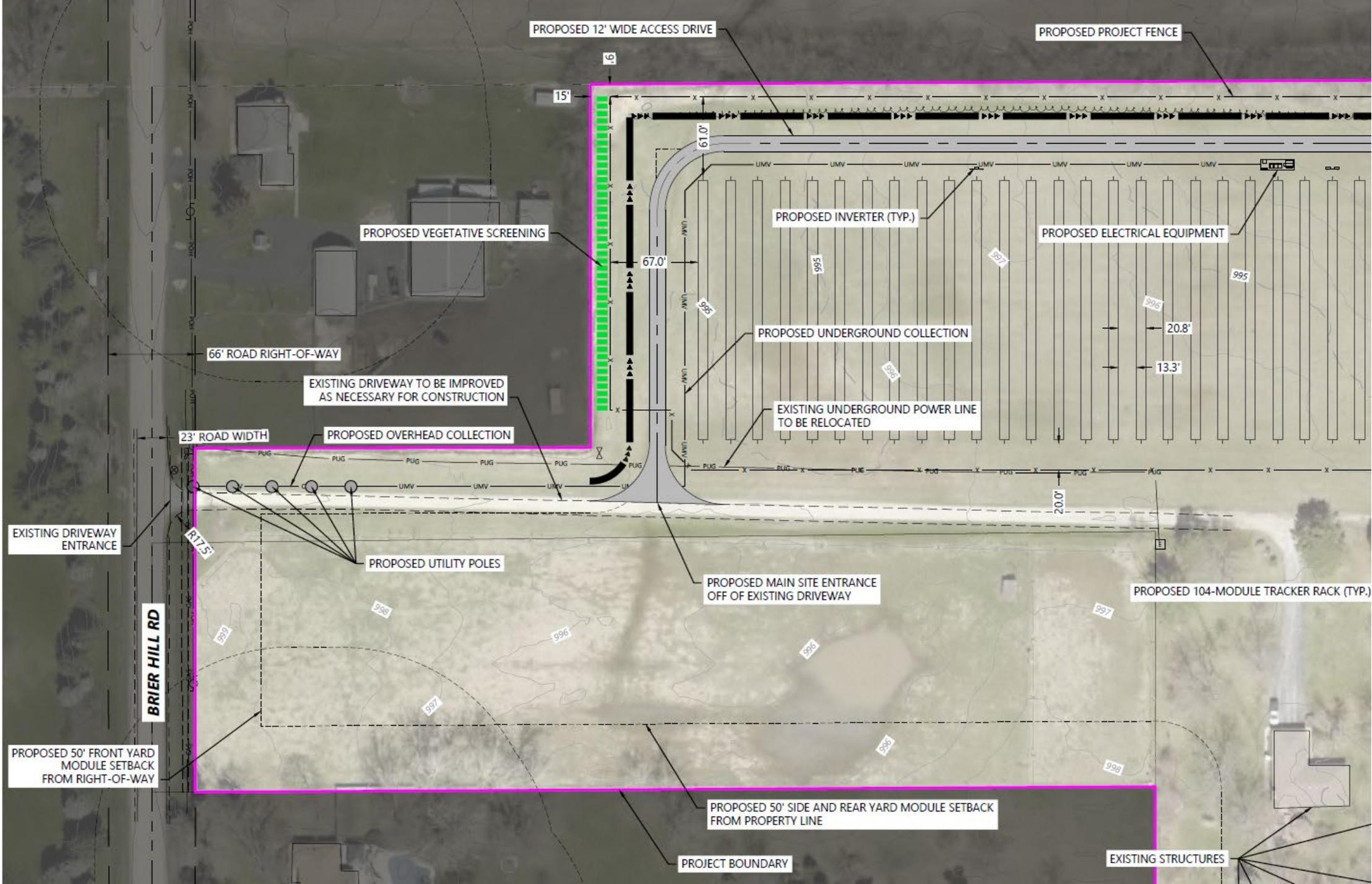
PROPOSED 50' SIDE AND REAR YARD MODULE SETBACK
FROM PROPERTY LINE

PROJECT BOUNDARY

EXISTING STRUCTURES

150' SETBACK FROM NONPARTICIPATING RESIDENCES

EXISTING FENCE



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.



**Non-Participating
Residence**

~300 FT

PROPOSED 12' WIDE ACCESS DRIVE

15'

16'

61.0'

PROPOSED VEGETATIVE SCREENING

PROPOSED INVERTER (TYP.)

PROPOSED UNDERGROUND COLLECTION

66' ROAD RIGHT-OF-WAY

EXISTING DRIVEWAY TO BE IMPROVED
AS NECESSARY FOR CONSTRUCTION

EXISTING UNDERGROUND POWER LINE
TO BE RELOCATED

23' ROAD WIDTH

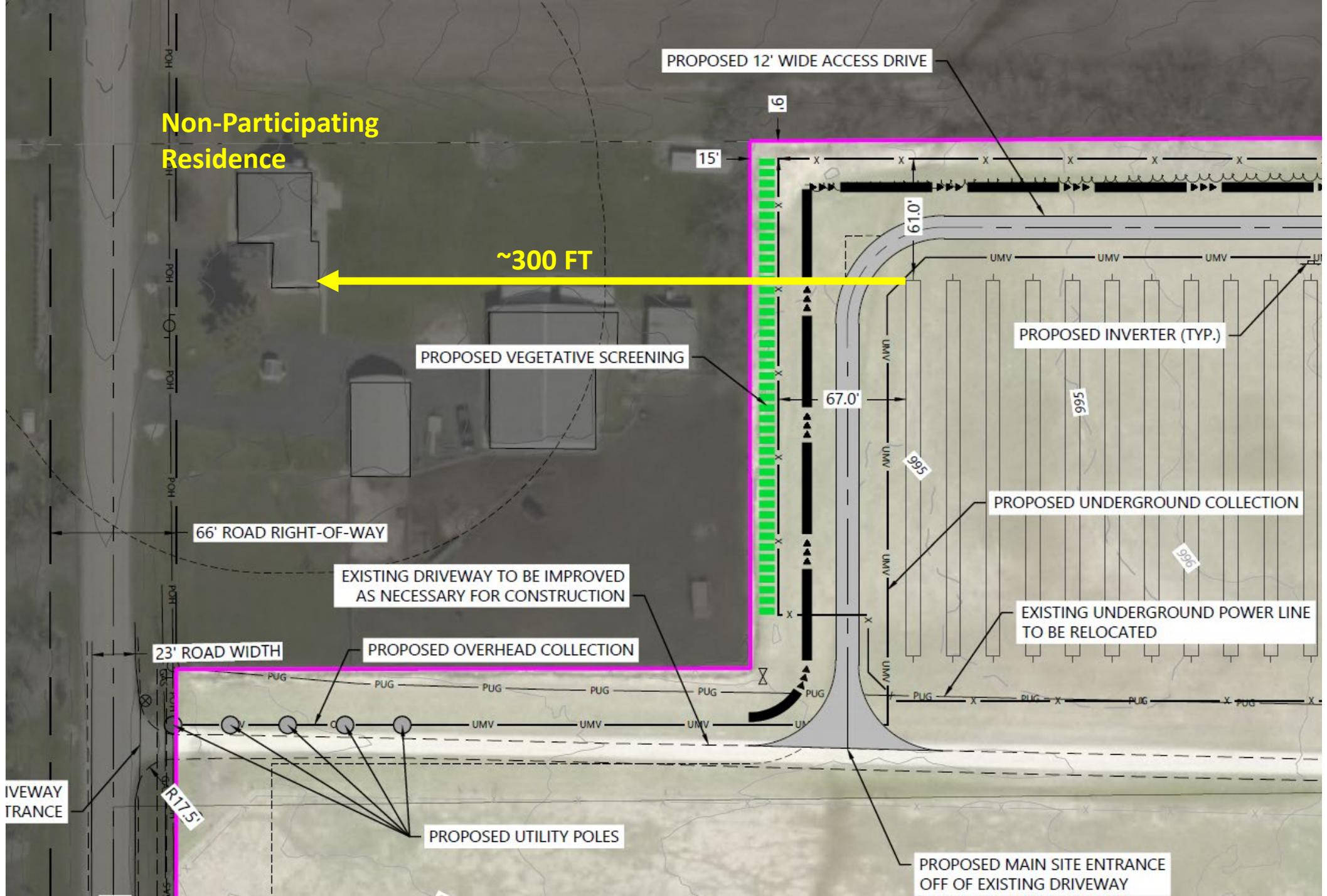
PROPOSED OVERHEAD COLLECTION

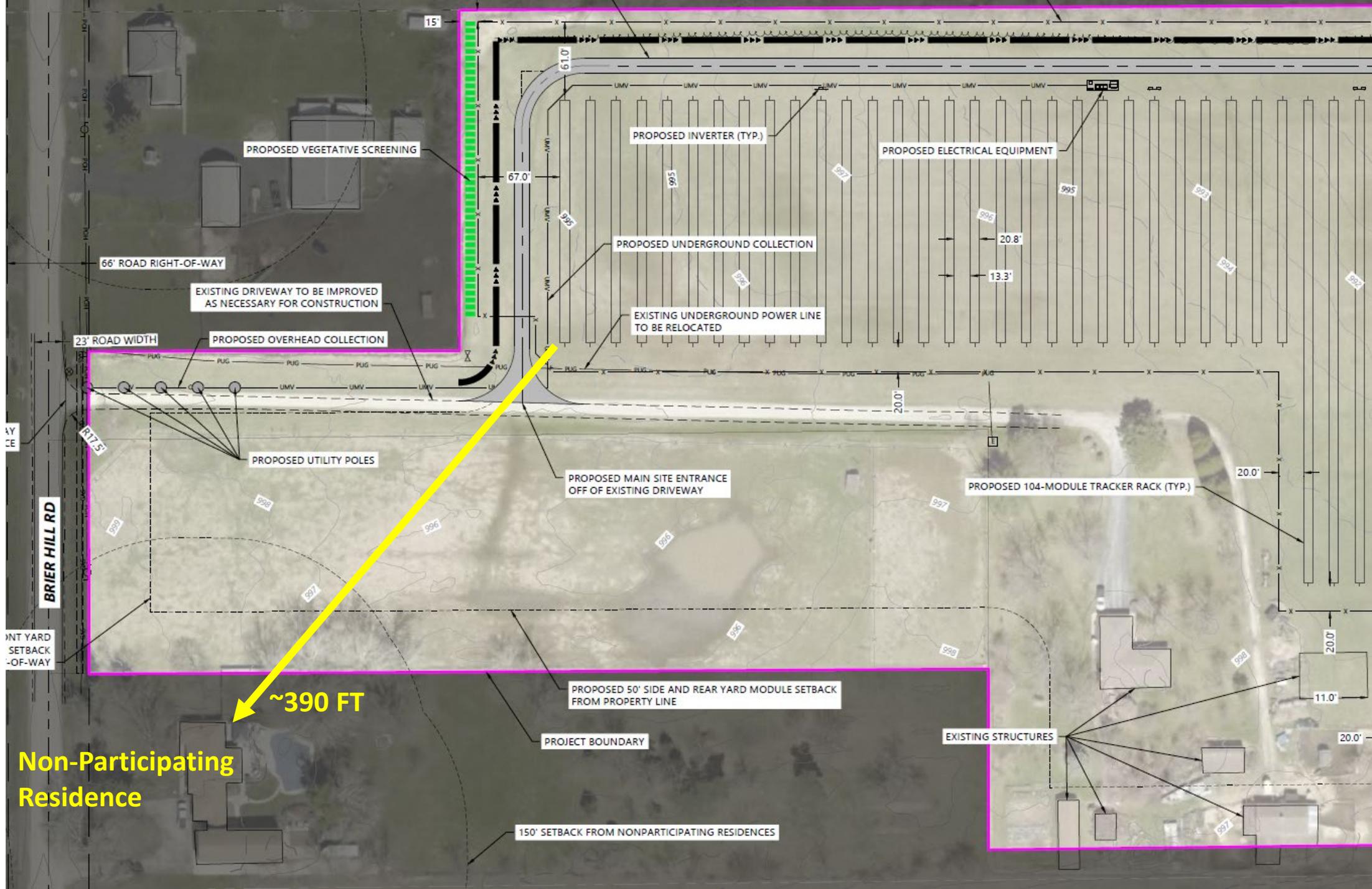
DRIVEWAY
FRANCE

R17.5'

PROPOSED UTILITY POLES

PROPOSED MAIN SITE ENTRANCE
OFF OF EXISTING DRIVEWAY





~390 FT

Non-Participating Residence

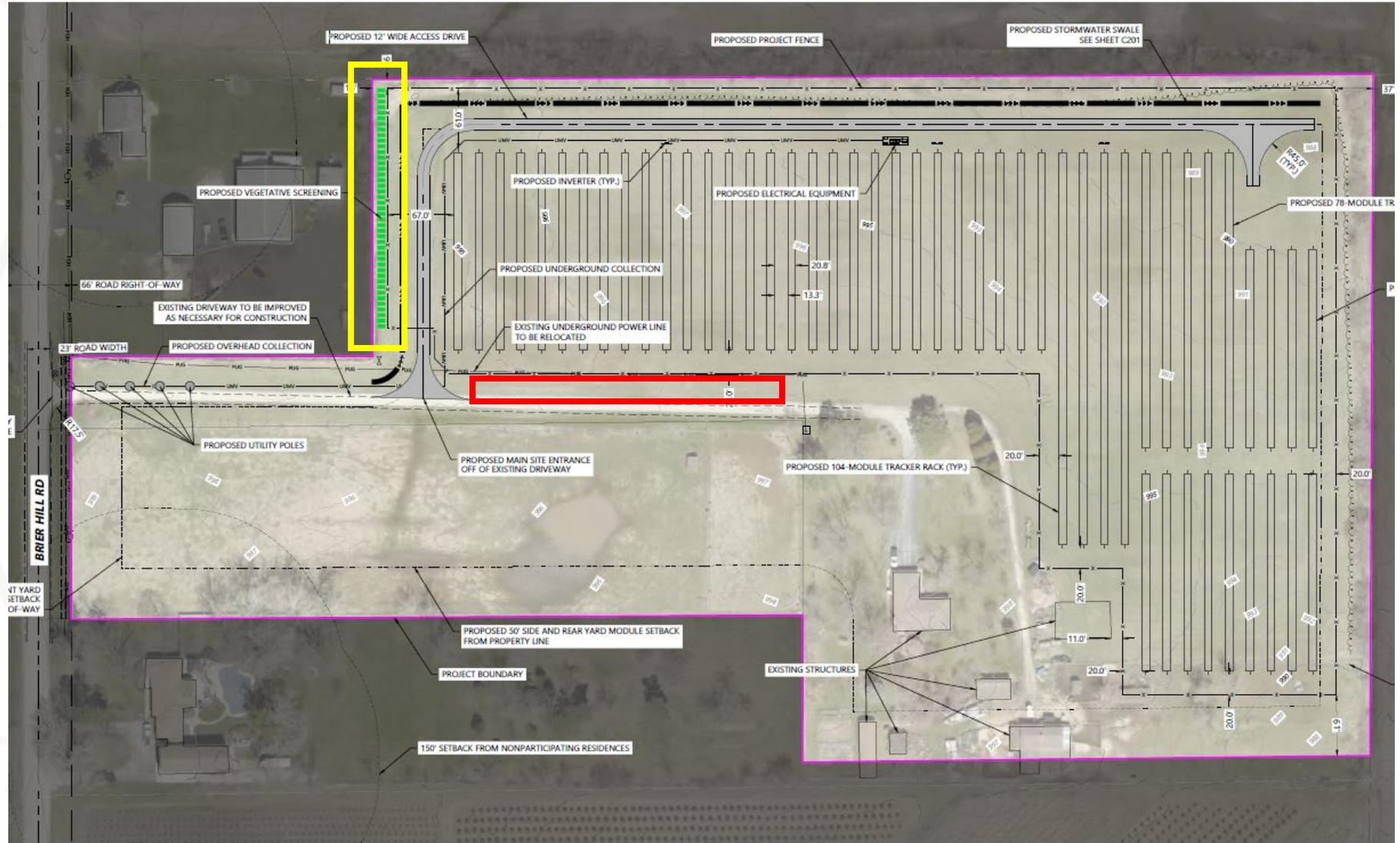
150' SETBACK FROM NONPARTICIPATING RESIDENCES

Landscape Screening

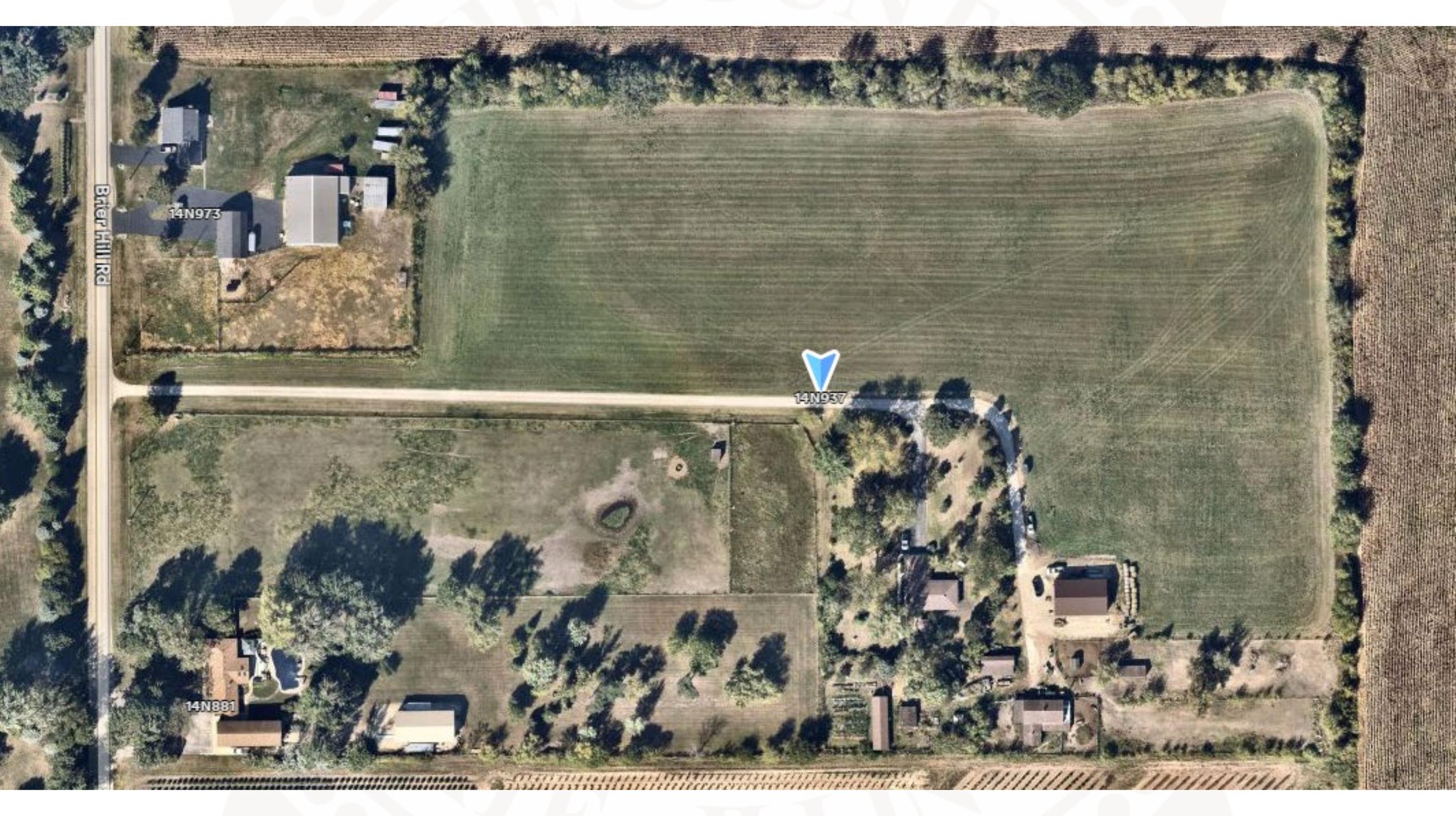
A vegetative screen shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence(s).

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.



Recommended Stipulation of Approval: 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.



Brier Hill Rd

14N973

14N937

14N881

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

- Village of Pingree Grove: No comments or objections (Email 02-04-2026).
- Hampshire Township Board: No comments or objections (Email 02-10-2026).
- City of Elgin: No response received as of 02-27-2026.

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 Hampshire Township.”**

FIRE PROTECTION DISTRICT

Hampshire Fire Protection, Deputy Fire Chief, Eric Larson: No immediate objections or concerns at this point (Email 02-27-2026).

Water Resources

The Water Resources department recommends the following stipulations for approval:

1. (Water Resources) This site contains a flood route and is adjacent to unstudied Zone A Floodplain. A Base Flood Elevation for the Zone A Floodplain and the flood route will need to be determined by a licensed Professional Engineer. All panels will need to be Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the flood route on the site.
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 Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated. However, the Department recommends:

- Establishing pollinator-friendly habitat as groundcover wherever feasible.
- The site should be de-compacted before planting.
- Long term management of the site should be planned for prior to development to ensure successful native pollinator habitat establishment and prevent the spread of invasive species throughout the lifetime of this project. An experienced ecological management consultant should be hired to assist with long-term management.
- Required fencing, excluding areas near or adjacent to public access areas, should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used. Barbed wire should be avoided.
- Trees should be cleared between November 1st and March 31st. All night lighting should follow IDA guidance.

Recommended Stipulation of Approval: The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated October 6, 2025, included in the Zoning Petition submittal.

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**.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

Of this parcel, 40.2 percent or 6.9 acres are considered Farmland of Statewide Importance. The LE value for this site is 27 and the SA value is 38 for a total LESA score of 63. This score represents **Low Protection effort warranted**.

Additional Reviews/Analysis

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

- There is a total of 4 threatened, endangered, or candidate species on this species list: Whooping Crane, Monarch Butterfly, Western Regal Fritillary, Easter Prairie Fringed Orchid. 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)**

- There are no suspected wetlands on the proposed project premises. There is however a significant area north of the parcel that belongs to FEMA Flood Zone A, 1% chance of annual flooding. Additionally, shown in the site plan and topographic maps included with this application, the area assessed as a flood zone north of the project corresponds with a riverine wetland area identified by the NWI. Because this area is not on the leased parcel, USS Webb Solar will avoid this area entirely and will not disturb them.
- USS Webb Solar LLC will submit a United States Army Corp of Engineers (USACE) Letter of No Objection as an attachment to satisfy the requirement for a stormwater and/or building permit.

- **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 Zoning Petition No. 4681 on the Pending Zoning Petitions page.

<https://www.kanecountyil.gov/FDER/Pages/development/buildingandzoning/PendingZoningPetitions.aspx>

Recommended Stipulations of Approval (full list)

1. (Water Resources) This site contains a flood route and is adjacent to unstudied Zone A Floodplain. A Base Flood Elevation for the Zone A Floodplain and the flood route will need to be determined by a licensed Professional Engineer. All panels will need to be Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the flood route on the site.
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 Hampshire 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 October 6, 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.