



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: March 3, 2026

TO: Kane County Zoning Board of Appeals

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

SUBJECT: Zoning Petition No. 4681 USS Webb Solar LLC

GENERAL INFORMATION

APPLICANT

USS Webb LLC (Subsidiary of US Solar LLC – project developer, owner, operator)
Tyler Morris (Project Manager)

PROPERTY OWNER

Brenda and Jerry Webb

REQUESTED ACTION

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)

KANE COUNTY BOARD DISTRICT

18 Rick Williams

PROJECT DESCRIPTION

Applicant is proposing a 1.25 megawatt, alternating current (MWac) community solar project. See 'Project Narrative' for more information.

SUBMITTAL 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. See also "Exhibit A" Zoning Petition No. 4681 Submittal Documents attached.

PUBLIC 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.

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.



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REVIEW & ANALYSIS

ZONING

The subject property is currently zoned F-Farming District and is bordered to the north, east, and south by additional F-Farming District; to the west, across Brier Hill Road, is a residential subdivision zoned E-3 Estate District (“Brier Pines Subdivision Unit No.2”).

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 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.

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

Kane County Forest Preserve District had no comments or concerns (Email 02-02-2026).

SCHOOL DISTRICT

SD 300 had no comments or concerns (Email 02-02-2026).

ENVIRONMENTAL HEALTH

No comments received.



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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." (Email 01-27-2026)

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 reviewed the Zoning Petition and provides the following comments (Email 02-11-2026).

The Water Resources department recommends the following Stipulations of 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.



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ADDITIONAL REPORTS & ANALYSIS

Results and recommendations from the Illinois Department of Natural Resources (IDNR) obtained through the Ecological Compliance Assessment Tool (EcoCAT) – *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: (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.

Resource Preservation Review from the Illinois State Historic Preservation Office (SHPO) – *No historic properties were identified within the area of potential visual effects. Additionally, [SHPO] files do not identify any known archaeological sites within the area of potential direct effects, nor is it within a high probability area for archaeological resources as defined in the Act. Accordingly, this project is EXEMPT from archaeological survey requests pursuant to Section 6 of the Act.*

Natural Resources Inventory (NRI) Report from the 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.*

Results of any United States Fish and Wildlife Service's Information for Planning and Consulting environmental review – *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.*

The U.S. Army Corps of Engineers Chicago District – *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.***

Executed Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture – *Received with the Zoning Application.*

Documentation demonstrating avoidance of protected lands as identified by IDNR and the Illinois Nature Preserve Commission (INPC) – *The solar facility will avoid all protected lands.*

Copies of each of the complete reports listed above are provided on the Kane County website under the applicable petition number on the Pending Zoning Petitions page for further review.



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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.

RECOMMENDED STIPULATIONS (FULL LIST)

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 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.



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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.

The Petitioner's responses to the Standards of a Special Use are available for review on the Pending Zoning Petitions page of the Kane County website.

DEVELOPMENT COMMITTEE

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

ATTACHMENTS

- Exhibit A - Zoning Petition No. 4681 Submittal Documents



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"Exhibit A" Zoning Petition No. 4681 Submittal Documents

[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](#)



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