

Zoning Petition No. 4689

CV CSG Welter Road Solar LLC

Zoning Board of Appeals Meeting
August 11, 2026 at 7:00pm

Kane County Board District – 18 Rick Williams



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

CV CSG Welter Road Solar LLC
Bill French (Project Manager)

Property Owner

BIG ROCK FARM LLC

Action Requested

A Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.5 MW Commercial Solar Energy Facility.

Subject Property

Approximately 14 acres of property located on the south side of Welter Road, .73 miles west of IL Route 47, in Virgil Township, unincorporated Kane County, Illinois (PIN: 07-24-200-010)

County Board District

18 Rick Williams

Notice

The public hearing for this Petition was scheduled for August 4, 2026. A notice of public hearing sign was posted on the subject property on July 17, 2026. A notice letter was mailed to all adjacent property owners within 250' of the subject property on July 17, 2026. And notice was published in the Daily Herald newspaper on July 18, 2026.

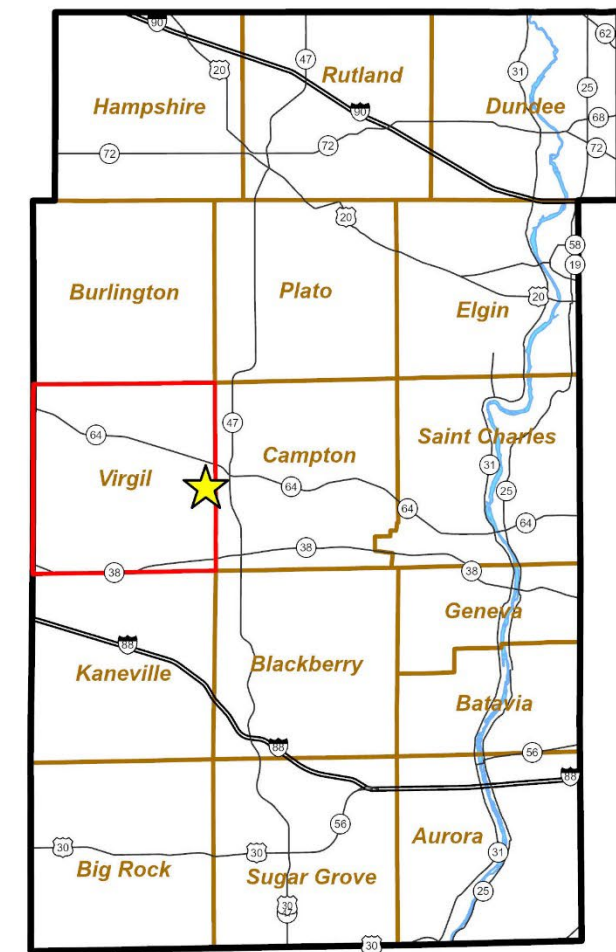
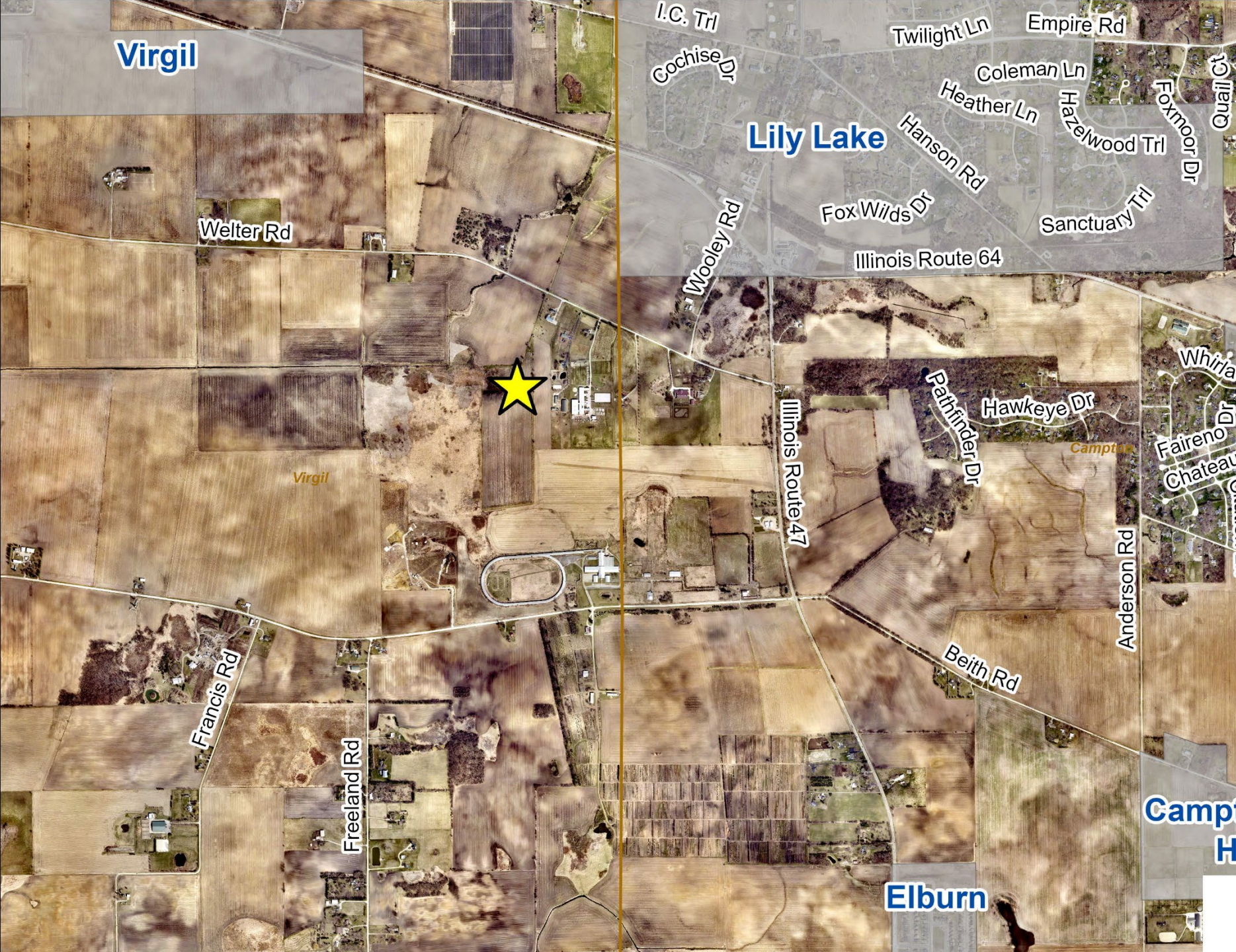
Reviews

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Virgil Township, the Villages of Lily Lake, Campton Hills, Virgil and Elburn, KDOT, Central 301 School District, and the Elburn & Countryside Fire Protection District.

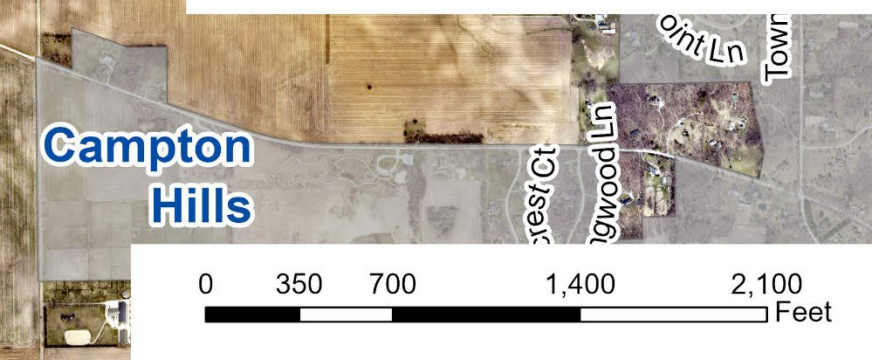
Application Documents

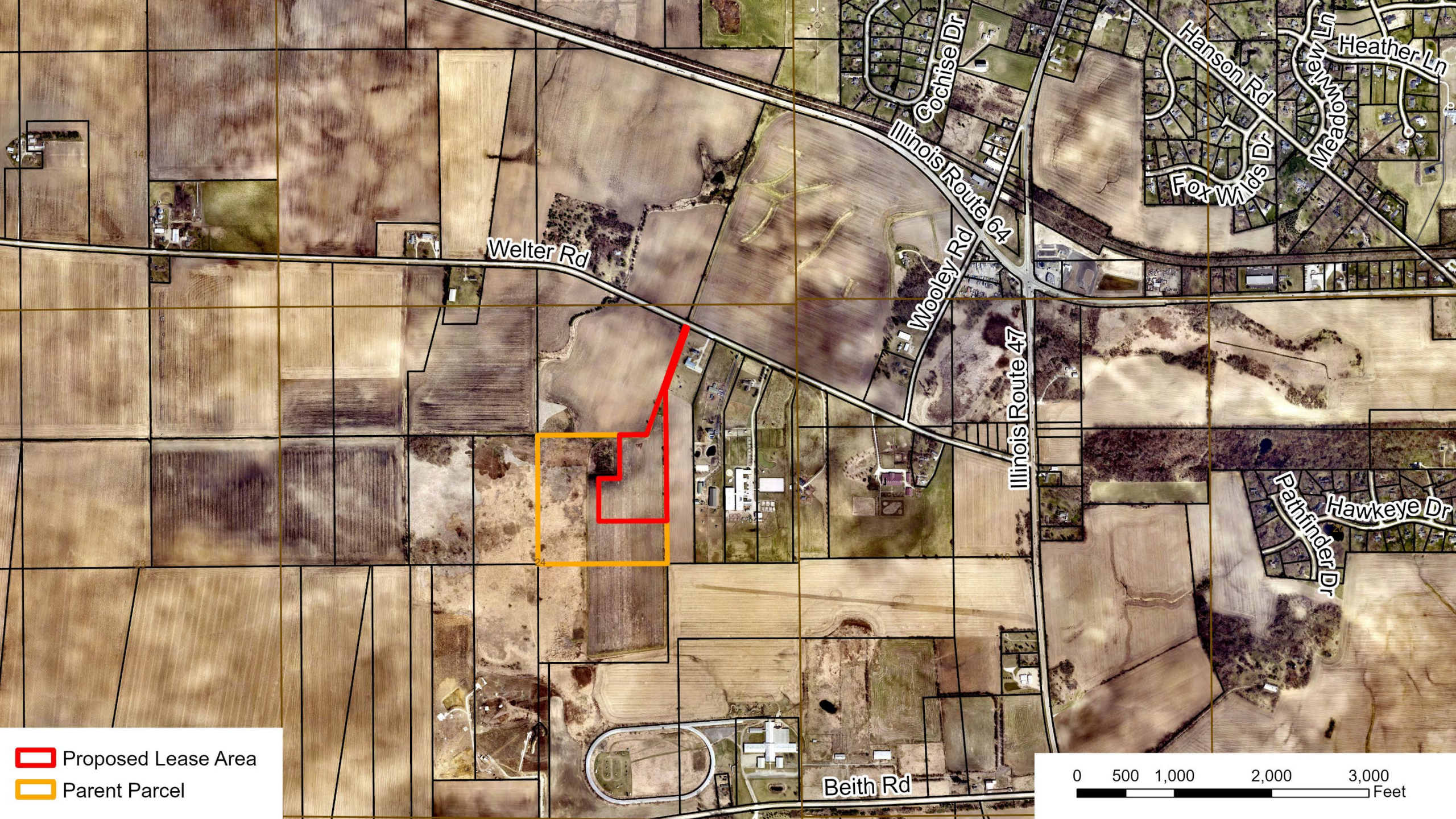
All received application documents for the Petition are available for review on the [Zoning Petitions](#) page of the Kane County Website.

01 Kane County Zoning Application (SV CSG Welter Road, SolarLLC)signed_Redacted.pdf	23 USFWS Letter & Natural Resources Impact Report.pdf
02 Special Use Permit Standards (SV CSG Welter Roaf Solar, LLC)signed.pdf	25 Executed AIMA Agreement (04-16-2026).pdf
03 Project Narrative.pdf	26 Avoidance of Protected Lands Map.pdf
04 Lease Information.pdf	28 Structural Engineer's Certificate (05-19-2026).pdf
05 ALTA Survey and Topo (06-16-2026).pdf	29 FEMA 100-Year Floodplain Map.pdf
06 Product Specifications.pdf	30 Wetland Investigation.pdf
07 Noise Impact Assessment (02-25-2026).pdf	32 Preliminary Farmland Drain Tile Investigation.pdf
08 Decommissioning Plan.pdf	33 Preliminary Stormwater Management Report.pdf
09 Decommissioning Bond (DRAFT).pdf	34 Phase 1 Environmental Assessment.pdf
10 Site Specific Property Value Report 5.15.26.pdf	
12 Glare Report w Ex and Appends B.pdf	
13A Welter Road Property Legal Description.pdf	
13B Proposed Lease Area Legal Description.pdf	
14 Welter Road Landowner Letter.pdf	
17 Site Plan REVISED (06-11-2026).pdf	
18 Landscape & Screening Plan (03-10-2026).pdf	
20 EcoCat Report & Consultation Letter (04-29-2026).pdf	
21 SHPO Letter (05-22-2026).pdf	
21B Phase I Cultural Report.pdf	
22 NRI 26-025 Report (04-08-2026).pdf	



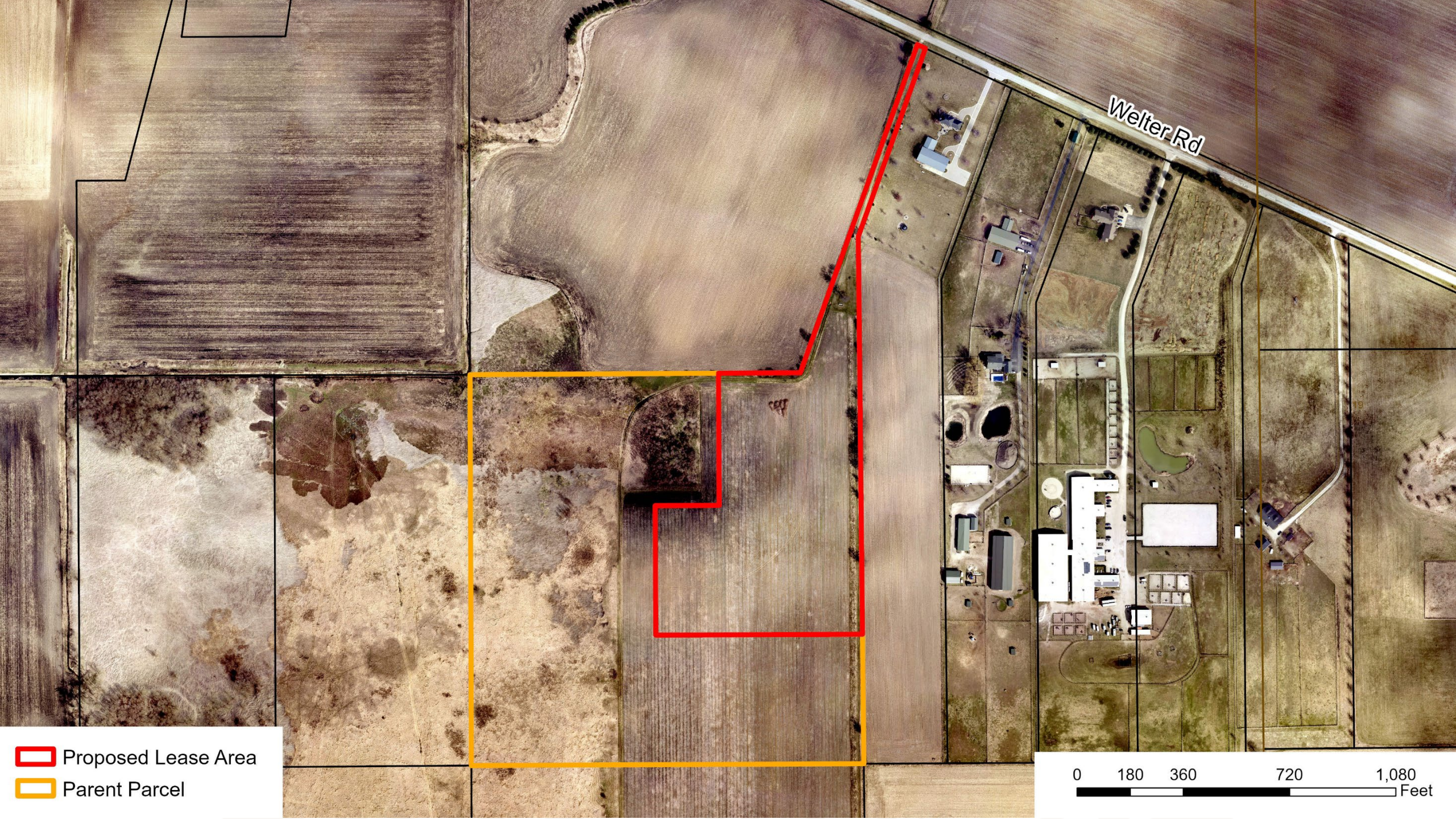
Virgil Township





 Proposed Lease Area
 Parent Parcel

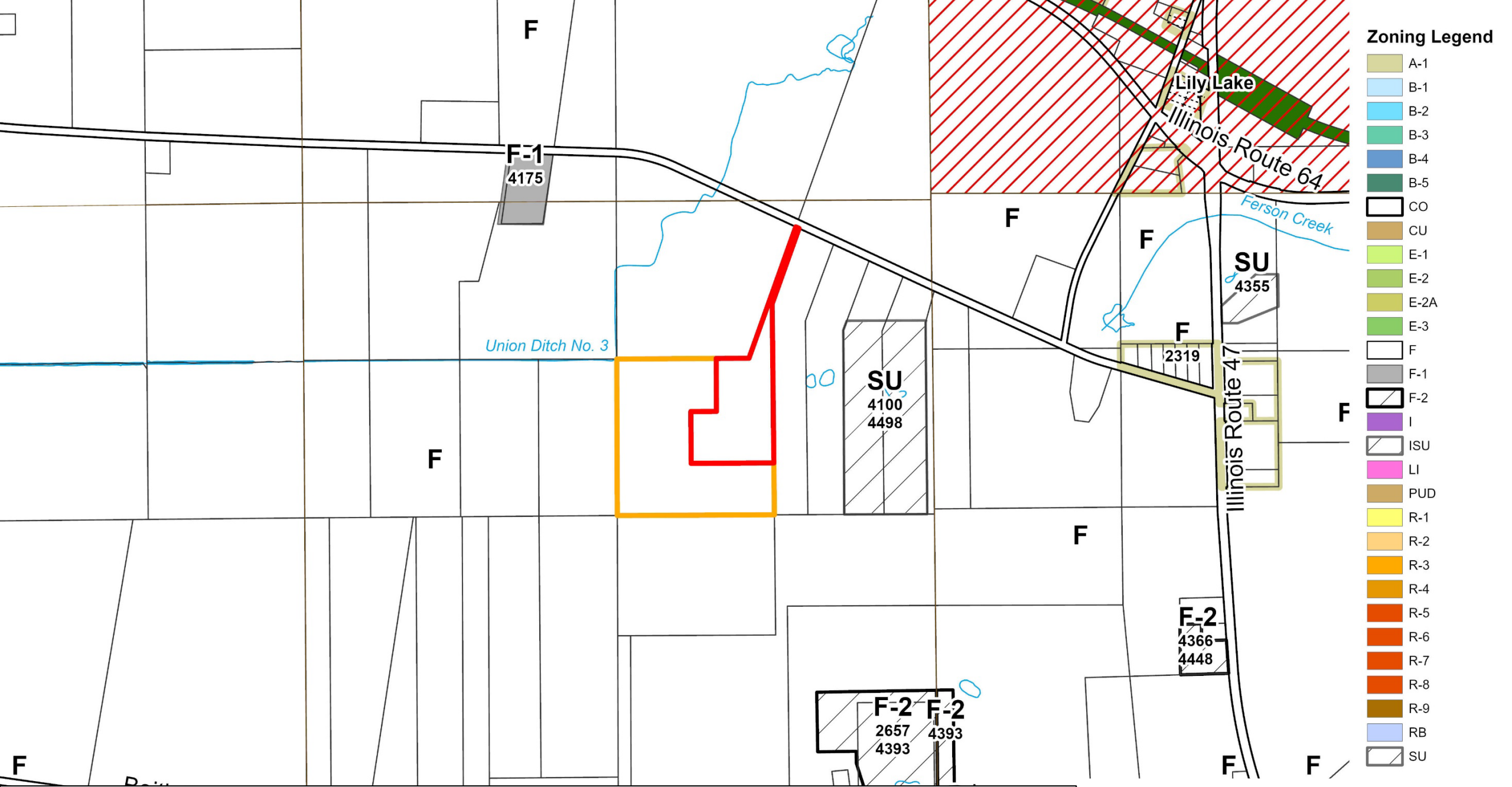




Welter Rd

 Proposed Lease Area
 Parent Parcel

0 180 360 720 1,080 Feet



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

Welter Road, Virgil Twp. - Petition #4689

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

Core Themes

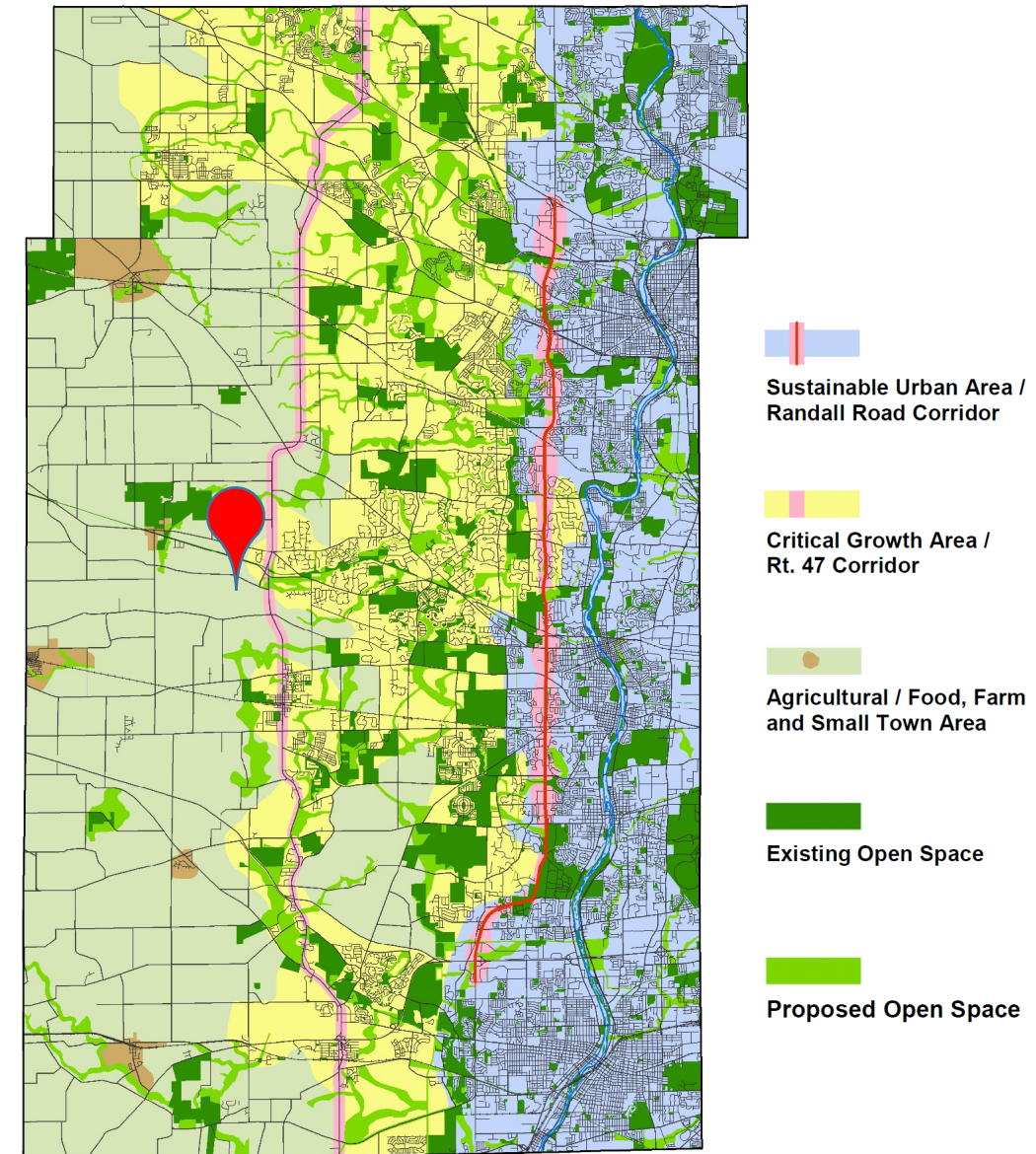
1. “***Food and farm,***” reflects the County’s policy of protecting productive farmland and promoting locally grown foods as a desirable goal.
2. “***Small towns,***” calls for awareness of and responsiveness to future development pressure around Kane County’s western communities

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

Welter Road, Virgil Twp. - Petition #4689

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.

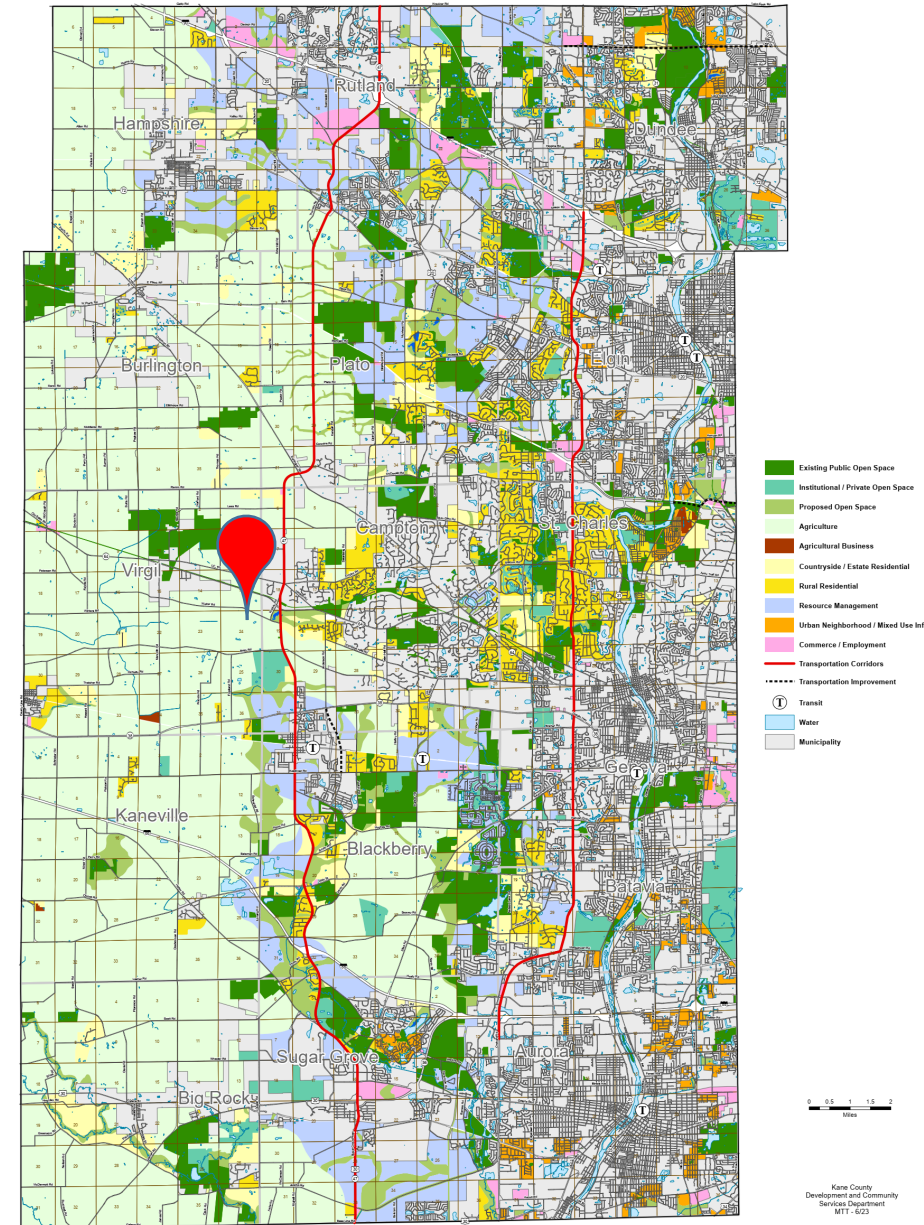
Prime Farmland:

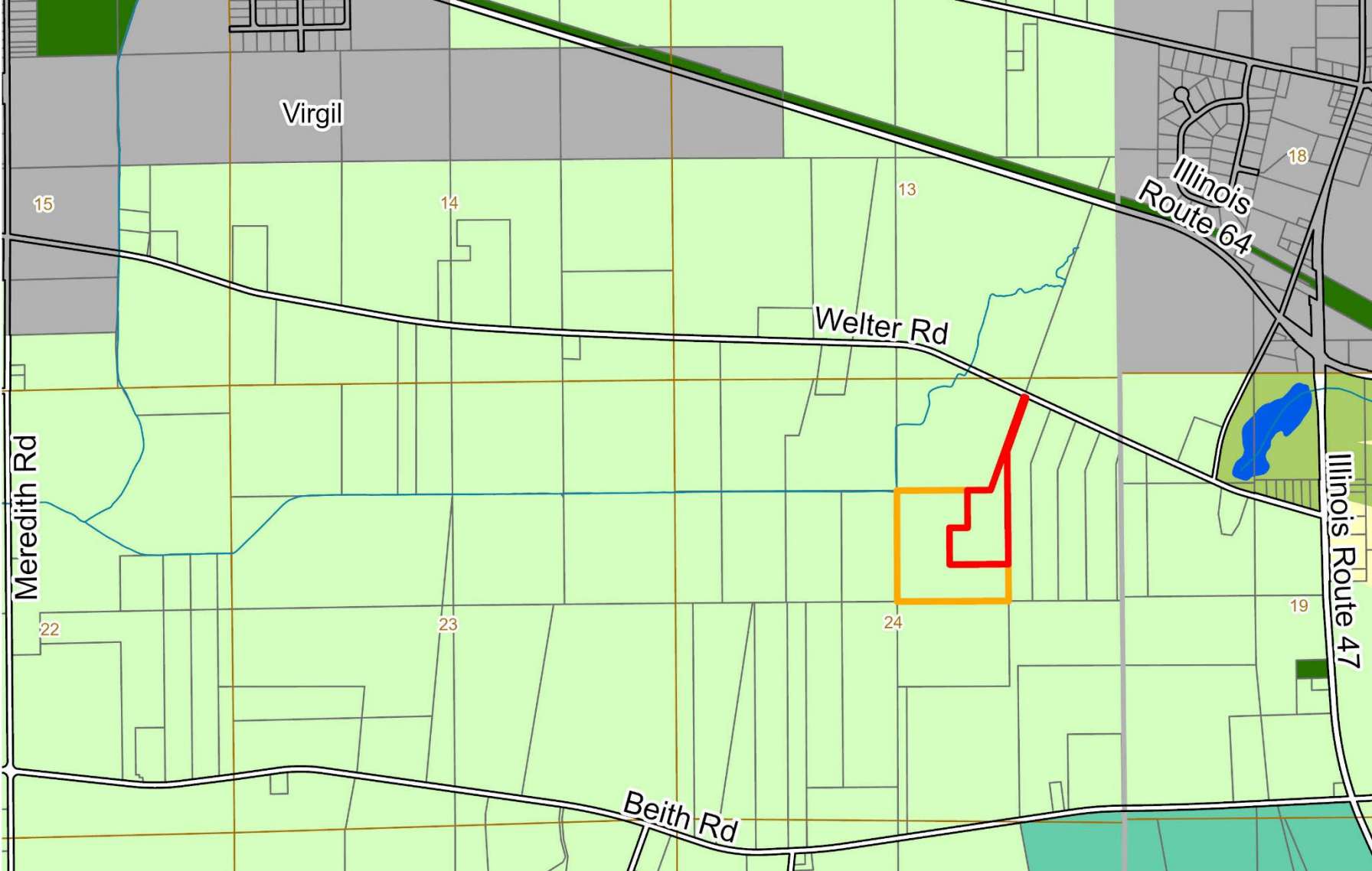
Areas with the best physical and chemical characteristics for producing food, feed, forage crops

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 Village of Lily Lake's planning area jurisdiction. The Village's Future Land Use Map identifies the parcel as planned for Agriculture. Per Section 4.1 of its [2024 Comprehensive Plan](#), Lily Lake allows commercial solar farms only as a special use in the E-1 Estate Residence District, subject to standards for setbacks, screening, environmental protection, and decommissioning.

2040 Land Use

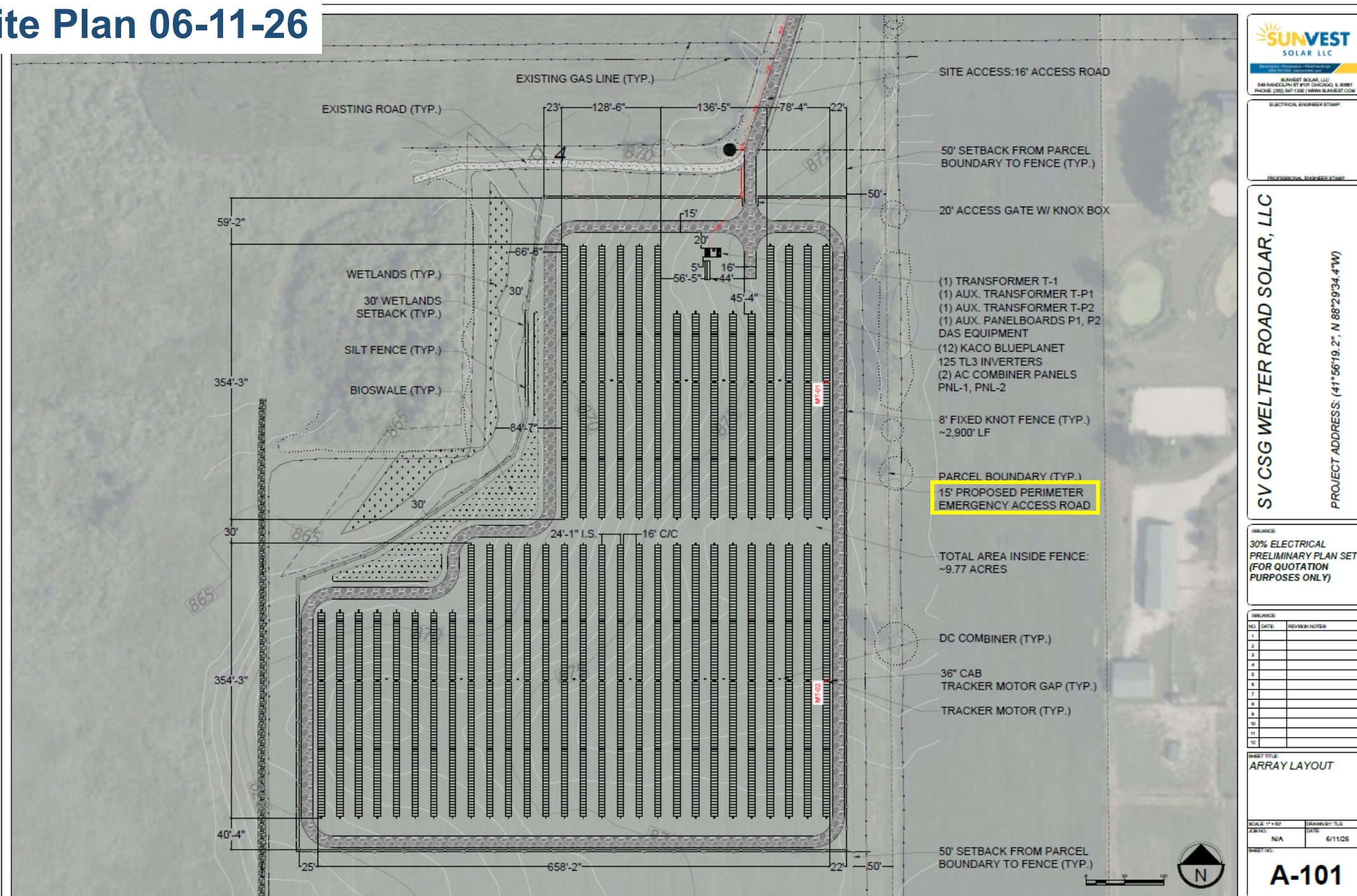
Agricultural Business	Proposed Lease Area	Parent Parcel
Agriculture	Proposed Open Space	Rural Residential
Commerce / Employment	Resource Management	Urban Neighborhood / Mixed Use Infill
Countryside / Estate Residential	Existing Public Open Space	Water
	Institutional / Private Open Space	Municipalities



SUNVEST
SOLAR LLC

Developing • Feasibility • Permitting
800.567.2000 www.sunvest.com

SUNVEST SOLAR, LLC
549 RANDOLPH ST #201 CHICAGO, IL 60611
PHONE: (312) 547-1200 | WWW.SUNVEST.COM



SV CSG WELTER ROAD SOLAR, LLC

PROJECT ADDRESS: (41°56'19.2" N 88°29'34.4"W)

**30% ELECTRICAL
PRELIMINARY PLAN SET
(FOR QUOTATION
PURPOSES ONLY)**

ISSUANCE:		
NO.	DATE:	REVISION NOTES:
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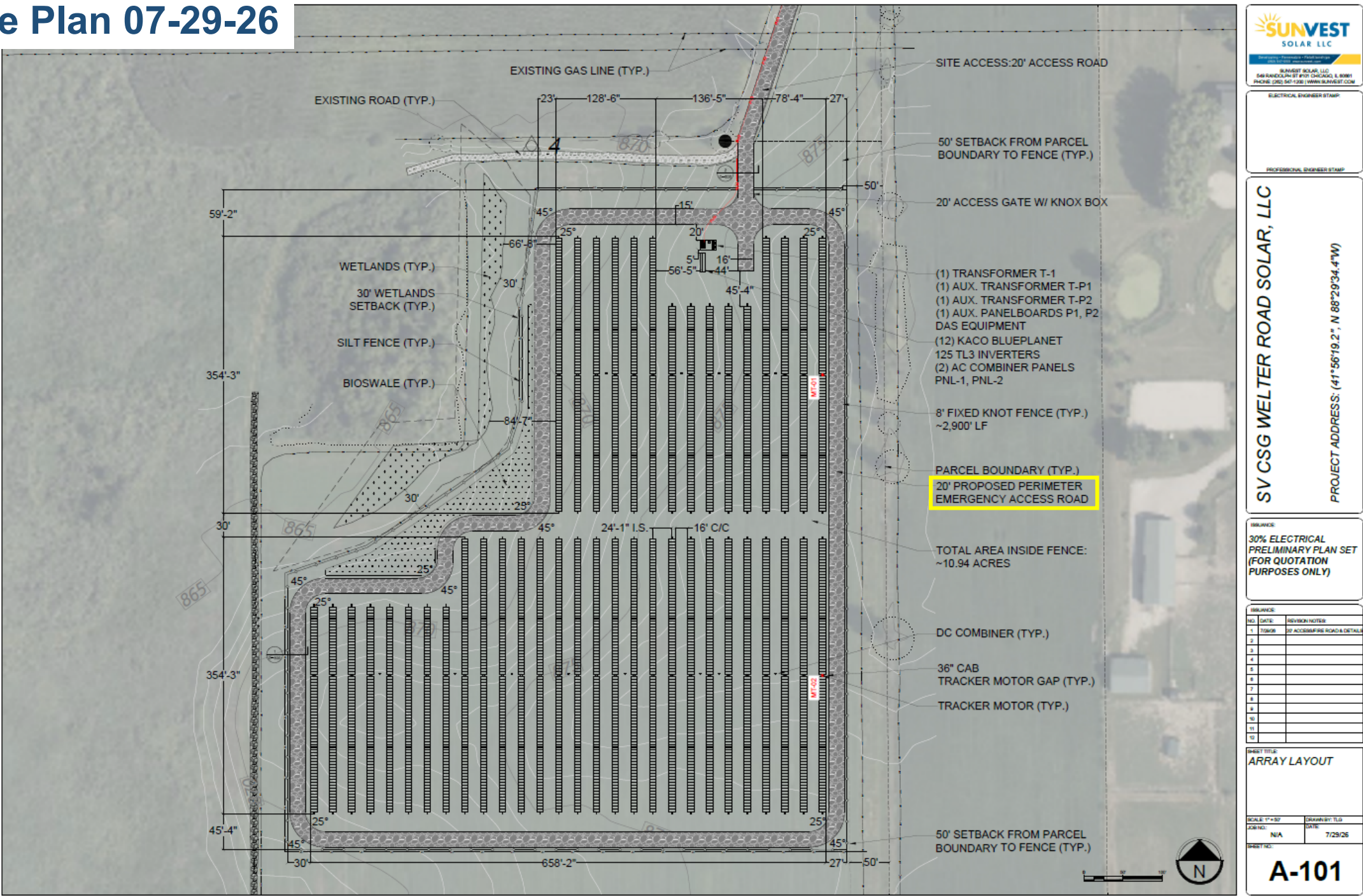
SHEET TITLE:
ARRAY LAYOUT

SCALE: 1" = 30'	DRAWN BY: TLG
JOB NO.: N/A	DATE: 6/11/25



A-101

Proposed Site Plan 07-29-26





SUNVEST
SOLAR LLC

Consulting Engineers - Field Services
Civil, Mechanical, Electrical

SUNVEST SOLAR, LLC
545 RANDOLPH ST #107 CHICAGO, IL 60601
PHONE: (312) 561-1331 / WWW.SUNVEST.COM

ELECTRICAL ENGINEER STAMP

PROFESSIONAL ENGINEER STAMP

SV CSG WELTER ROAD SOLAR, LLC

PROJECT ADDRESS: (41°56'19.2" N 88°29'34.4"W)

ISSUANCE:

30% ELECTRICAL
PRELIMINARY PLAN SET
(FOR QUOTATION
PURPOSES ONLY)

ISSUANCE		
NO.	DATE	REVISION/NOTES
1	TOMOR	20' ACCESS/PERIMETER ROAD & DETAILS
2		
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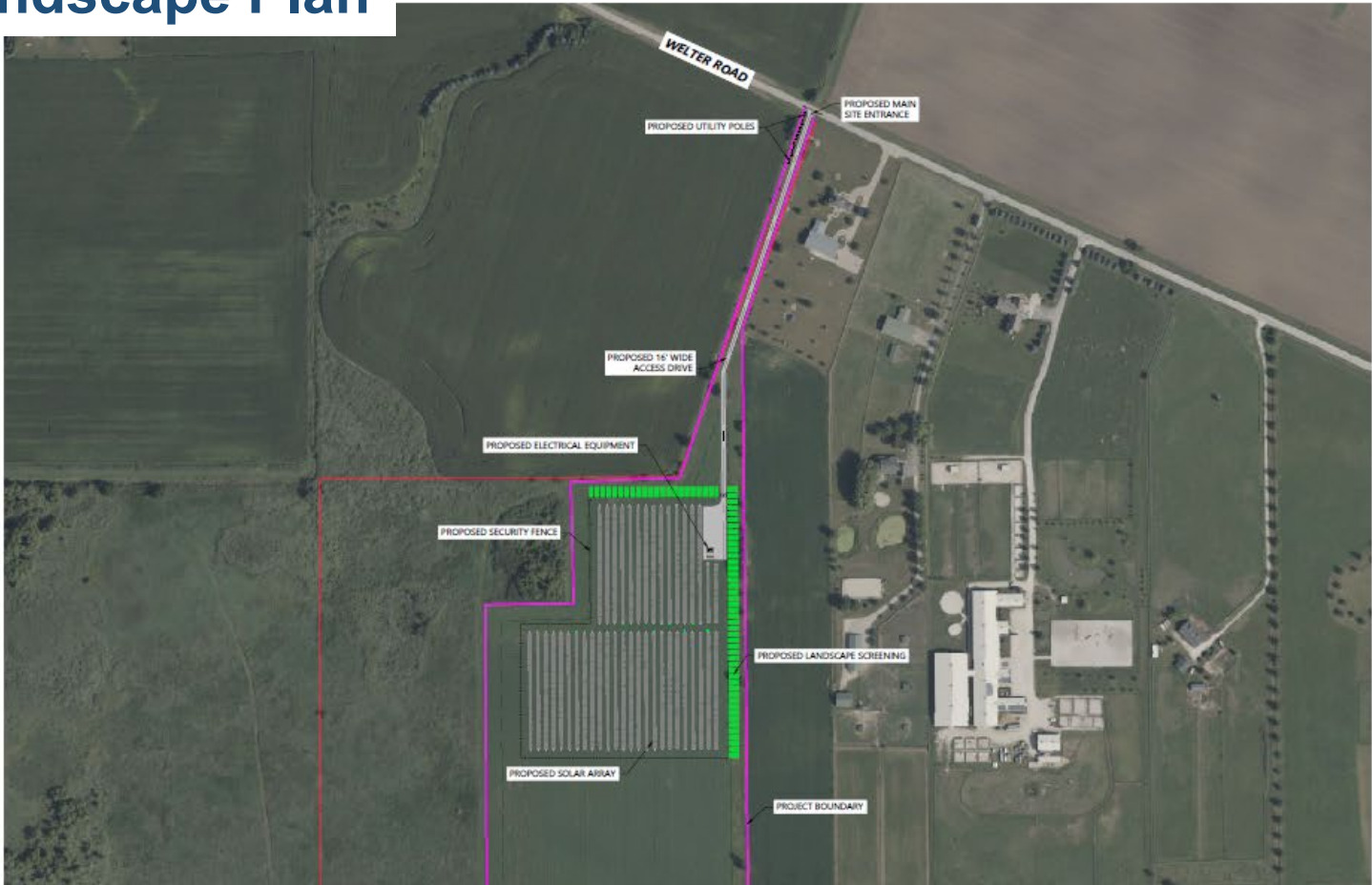
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ARRAY LAYOUT

SCALE: 1" = 50'
DATE: 7/29/26

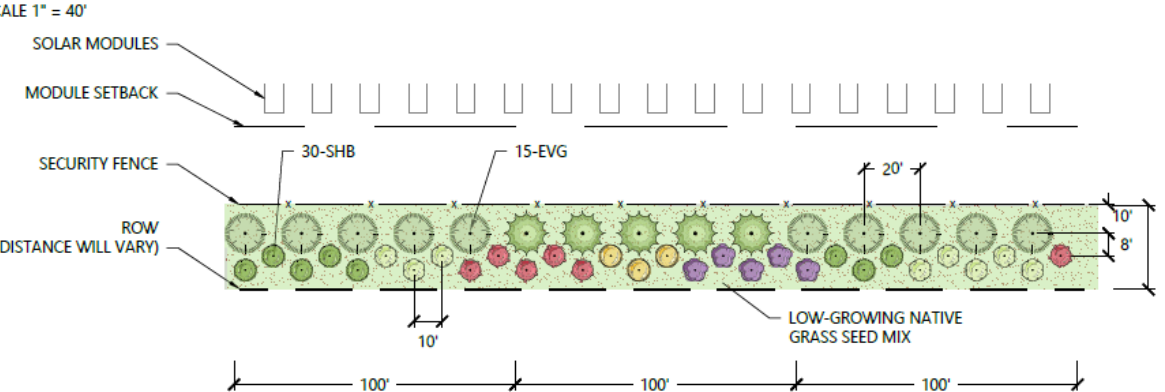
DRAWN BY: TJS
DATE: 7/29/26

SHEET NO.:
A-101

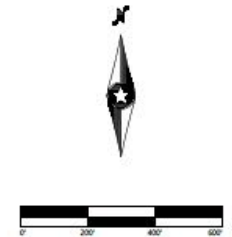
Proposed Landscape Plan



PROPOSED LANDSCAPE SCREENING DETAIL



REVISIONS				
#	DATE	COMMENT	BY	CHK. APP.
A	03/06/26	ISSUED FOR REVIEW	RR	NM / NM
B	03/10/26	ISSUED FOR REVIEW	RR	NM / NM



Welter Road Solar

Kane County, Illinois

Landscape Screening Plan

NOT FOR CONSTRUCTION

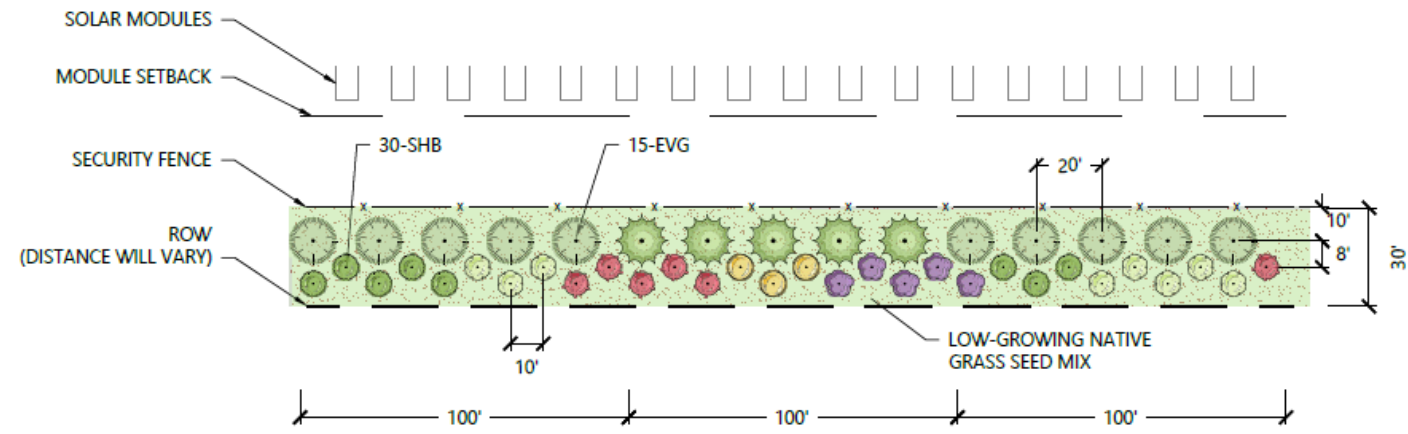
PROPOSED LANDSCAPE SCREENING PLANT SPECIES LIST

SYMBOL	EST. QYT	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
TREES					
	30	WHITE FIR / ABIES CONCOLOR	6' HT. B&B	20' O.C.	H 40'-65' W 15'-25'
	32	BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6' HT. B&B	20' O.C.	H 25'-40' W 20'-25'
SHRUBS					
	24	RED TWIG DOGWOOD / CORNUS SERICEA	#5 CONT.	10' O.C.	H 6-10' W 6-10'
	25	SPICEBUSH / LINDERA COMMUNIS	#5 CONT.	10' O.C.	H 6-10' W 6-10'
	27	NINEBARK / PHYSOCARPUS OPULIFOLIUS	#5 CONT.	10' O.C.	H 6-10' W 3-6'
	24	AMERICAN ELDERBERRY / SAMBUCUS CANADENSIS	#5 CONT.	10' O.C.	H 6-10' W 6-10'
	24	ARROWWOOD VIBURNUM / VIBURNUM DENTATUM 'ARROWWOOD'	#5 CONT.	10' O.C.	H 6-10' W 6-10'

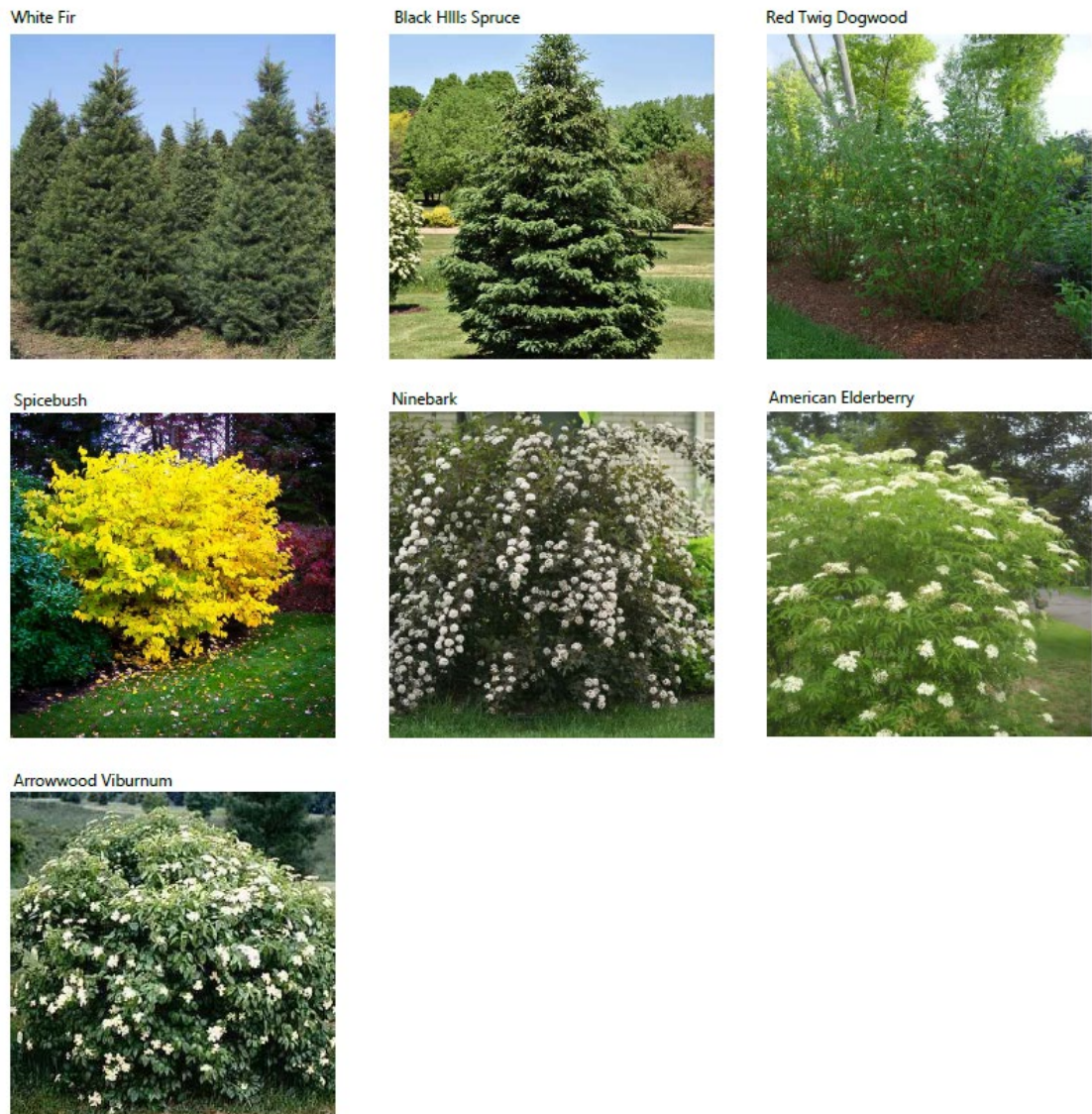
- NOTES:
1. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
 2. B.B. SPECIFIES ROOT TYPE AS BALLED AND BURLAPPED.
 3. H.T. SPECIFIES MINIMUM SPECIMEN HEIGHT UPON INSTALLATION.
 4. #5 CONT. TO MEET MINIMUM SIZE REQUIREMENT OF 24"H OR 30"W FOR DECIDUOUS SHRUBS UPON INSTALLATION. IF PLANT SIZE UNAVAILABLE AT #5 CONT. UPSIZE CONTAINER UNTIL MINIMUM PLANT SIZE REQUIREMENT IS MET.
 5. PLANT SPECIES SUBJECT TO CHANGE BASED UPON AVAILABILITY AT TIME OF PLANTING.

PROPOSED LANDSCAPE SCREENING DETAIL

SCALE 1" = 40'



LANDSCAPE SCREENING PLANT MATERIAL



REVIEW COMMENTS

MUNICIPALITIES

- Village of Lily Lake: Has no comments 7/30/2026
- Village of Campton Hills: No comments received
- Village of Virgil: No comments received
- Village of Elburn: No comments received

FOREST PRESERVE

No comments received.

SCHOOL DISTRICT

No comments received.

ENVIRONMENTAL HEALTH

Has no comments 06/25/2026

TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that, “The Petitioner shall obtain a temporary and final access permit from Virgil Township.” 06/26/2026

FIRE PROTECTION DISTRICT

The Elburn & Countryside Fire Protection District is reviewing the plans; any concerns they have will need to be addressed prior to issuance of a Kane County Building Permit (07/31/2026)

REVIEW COMMENTS

WATER RESOURCES

The Water Resources department reviewed the Zoning Petition and provides the following comments (Anne Wilford 07/22/2026). The Water Resources department recommends the following STIPULATIONS OF APPROVAL:

1. (Water Resources) This site contains an unstudied Zone A Floodplain. A Base Flood Elevation for the Zone A Floodplain 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 to delineate the floodplain 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.

ADDITIONAL REVIEWS & ANALYSES

Ecological Compliance Assessment Tool (EcoCAT) & Consultation Letter April 29, 2026

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 the following:

- 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 **12-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.

Illinois State Historic Preservation Office (SHPO) & Consultation Letter May 22, 2026

The SHPO review letter determined that based on the available information, no significant historic, architectural, or archaeological resources will be affected within the project area.

Natural Resources Inventory (NRI) Report April 8, 2026

Of this parcel, 39 percent or 29 acres are considered Farmland of Statewide Importance. The LE value for this site is 30 and the SA value is 59 for a total LESA score of 89. This score represents High Protection effort warranted.

The U.S. Army Corps of Engineers

No comments provided.

Executed Agricultural Impact Mitigation Agreement (AIMA)

Received with the Zoning Application.

Illinois Nature Preserve Commission (INPC)

The Illinois Natural Heritage Database contains one record of an Illinois Natural Area Inventory site within the vicinity of the Project. IDNR reviewed the project and concluded that adverse effects to these resources are unlikely. An avoidance of protected lands map was also provided in the application.

ADDITIONAL REVIEWS & ANALYSES

United States Fish and Wildlife Service Consultation Letter January 13, 2026

Area M Consulting (Area M) was contracted to conduct a Natural Resource Impact Report for the SV CSG Welter Road Solar, LLC (Project) located within Kane County, Illinois. This report indicates that the natural heritage dataset includes records of **five Sensitive Resources within the Project vicinity. Additionally migratory bird species are present within the Project vicinity and will be nesting on the landscape from April - September.**

- The USFWS, IDNR, and Area M have determined the Project will have **"No Effect"** on these Sensitive Resources provided tailored mitigation during key roosting, nesting or breeding seasons where risks remain is followed.
- One State-listed T&E species has been documented in the vicinity of the Project, however, **appropriate habitat is not located within the Study Area.**
- The Illinois Natural Heritage Database also contains **one record of an Illinois Natural Area Inventory site within the vicinity of the Project.** IDNR has reviewed the project and concluded that **adverse effects to these resources are unlikely.**

Area M recommends, when feasible, conducting construction work outside of bird nesting season to mitigate for potential Take of species protected under the MBTA. And, If any Sensitive Resources are observed during Project activities, Area M advises the Client to contact the IDNR and USFWS for further guidance.

Table 1. T&E Species identified through the IPaC and EcoCAT.						
Species	Scientific Name	Group	Status ¹	Known Record ²	Potential Habitat	Effect determination ³
Common Moorhen	<i>Gallinula chloropus</i>	Bird	SE	Yes	No	NE
Whooping crane	<i>Grus americana</i>	Bird	EXPA	No	No	NE
Monarch butterfly	<i>Danaus plexippus</i>	Insect	FPT	No	No	NE
Western regal fritillary	<i>Argynnis i. occidentalis</i>	Insect	FPT	No	No	NE
Eastern prairie fringed orchid	<i>Platanthera leucophaea</i>	Plant	FT/SE	No	No	NE

¹ FT-Federal Threatened; FE – Federal Endangered; EXPA – Federal Experimental/non-essential; FC – Federal Candidate; FPE – Federal Proposed Endangered; FTE – Federal Proposed Endangered; ST – State Threatened; SE-State Endangered; SC-State Concerned

² Based on EcoCAT response USFWS, 2026; IDNR, 2026³ Effect Determination: NE – No effect; MANLA – May affect, not likely to adversely affect

PUBLIC COMMENT

Copies of any submitted public comments will be uploaded to the Kane County website under Zoning Petition No. 4689 on the Zoning Petitions page.

[4689 Public Comment 2026-08-07 Dave and Mary Campbell Letters & Attachment.pdf](#)

Recommended Stipulations of Approval (full list)

1. (Water Resources) This site contains a unstudied Zone A Floodplain. A Base Flood Elevation for the Zone A Floodplain 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 to delineate the floodplain 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.
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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.
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11. (Water Resources) A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a temporary and final access permit from Virgil Township.
14. (Zoning) Landscape screening consistent with the Kane County Zoning Ordinance shall be reviewed and approved at time of building permit application.
15. The petitioner shall comply with all applicable requirements and recommendations outlined in the Illinois Department of Natural Resources (IDNR) EcoCAT letter dated April 29, 2026, as included in the Zoning Petition submittal.
16. When feasible, the petitioner shall conduct construction work outside of bird nesting season (April – September) to mitigate for potential Take of species protected under the MBTA, and shall contact the IDNR and USFWS for further guidance if any Sensitive Resources are observed during Project activities.

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

ZONING BOARD OF APPEALS (PUBLIC HEARING)

This Petition will be considered by the Zoning Board of Appeals at its meeting currently scheduled for Tuesday, August 4, 2026 at 7:00 p.m., *continued to Tuesday, August 11, 2026, at 7:00 p.m.*, at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium room.

All interested parties are invited to attend the public hearing to ask questions and/or to present testimony for or against the petition.

DEVELOPMENT COMMITTEE

This Petition will be considered by the Development Committee at its meeting currently scheduled for **Tuesday, August 18, 2026, at 10:30 a.m.**, at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium room.

Persons in favor of or in opposition to this petition who wish to speak before the Development Committee should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.

KANE COUNTY BOARD

This Petition will be considered by the full Kane County Board at its meeting currently set for **Tuesday, September 8, 2026, at 9:45 a.m.**, at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium room.

Persons in favor of or in opposition to this petition who wish to speak before the County Board should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.