



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: August 4, 2026 | *Continued to August 11, 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. 4689 CV CSG Welter Road Solar LLC

GENERAL INFORMATION

APPLICANT

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

PROPERTY OWNER

BIG ROCK FARM LLC

REQUESTED ACTION

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)

KANE COUNTY BOARD DISTRICT

18 Rick Williams

PROJECT DESCRIPTION

SunVest Solar, LLC, doing business as SV CSG Welter Solar, LLC is proposing to develop up to a 1.5 MW AC Solar Facility on approximately 14 acres of the approximately 42-acre property located on the south side of Welter Road, .73 miles west of IL Route 47 in Virgil Township, Kane County, Illinois. The proposed Solar Facility will be developed as part of the Illinois Power Agency and State of Illinois program that provides utility customers with the ability to secure part or all of their energy needs from solar energy. **See 'Project Narrative' for more information.**

SUBMITTAL DOCUMENTS

All received application documents for the Petition are available for review on the [Zoning Petitions](#) page of the Kane County Website. **See also "Exhibit A" Zoning Petition No. 4689 Submittal Documents attached.**

PUBLIC 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.

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.



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REVIEW & ANALYSIS

ZONING

The subject property is currently zoned F-Farming District and is bordered on all sides by additional F-District zoned properties.

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 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.

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



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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)

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.



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ADDITIONAL REPORTS & ANALYSIS

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.

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



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The U.S. Army Corps of Engineers

No comments provided.

Executed Agricultural Impact Mitigation Agreement (AIMA)

Received with the Zoning Application.

Documentation demonstrating avoidance of protected lands as identified by IDNR and the 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.

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

PUBLIC COMMENT

Copies of any submitted public comments will be uploaded to the Kane County website under the applicable petition number on the [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 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.



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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 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.

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 zoning applicant's responses to the Standards of a Special Use are available for review on the [Zoning Petitions](#) page of the Kane County website.



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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.**, 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.

ATTACHMENTS

- Exhibit A - Zoning Petition No. 4689 Submittal Documents



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"Exhibit A" Zoning Petition No. 4689 Submittal Documents

[01 Kane County Zoning Application \(SV CSG Welter Road, SolarLLC\)signed Redacted.pdf](#)

[02 Special Use Permit Standards \(SV CSG Welter Roaf Solar, LLC\)signed.pdf](#)

[03 Project Narrative.pdf](#)

[04 Lease Information.pdf](#)

[05 ALTA Survey and Topo \(06-16-2026\).pdf](#)

[06 Product Specifications.pdf](#)

[07 Noise Impact Assessment \(02-25-2026\).pdf](#)

[08 Decommissioning Plan.pdf](#)

[09 Decommissioning Bond \(DRAFT\).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](#)

[23 USFWS Letter & Natural Resources Impact Report.pdf](#)

[25 Executed AIMA Agreement \(04-16-2026\).pdf](#)

[26 Avoidance of Protected Lands Map.pdf](#)

[28 Structural Engineer's Certificate \(05-19-2026\).pdf](#)

[29 FEMA 100-Year Floodplain Map.pdf](#)

[30 Wetland Investigation.pdf](#)

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

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

[34 Phase 1 Environmental Assessment.pdf](#)