

# **Zoning Petition No. 4668**

## **SV CSG SunTrust Solar**

**Zoning Board of Appeals Meeting**  
**Tuesday, October 7, 2025 at 7:00pm**



**KANE COUNTY, ILLINOIS**

ESTABLISHED JANUARY 16, 1836

# Petition Summary

## **Applicant**

SunVest Solar, LLC, doing business as SV CSG  
SunTrust Solar, LLC

## **Property Owner**

Sun Grandchildren's Trust (Jennie Sun, as Trustee)

## **Action Requested**

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

## **Subject Property**

Approximately 39 acres of property located on the south side of IL Route 72, west of Interstate 90 in Rutland Township, Kane County, Illinois. (PINs: 02-23-300-005 and 02-26-100-007)

**County Board District** 09 Gary Daugherty

## **Application**

An application requesting the Special Use was received by the County on August 22, 2025. All received application documents for Petition 4668 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website.

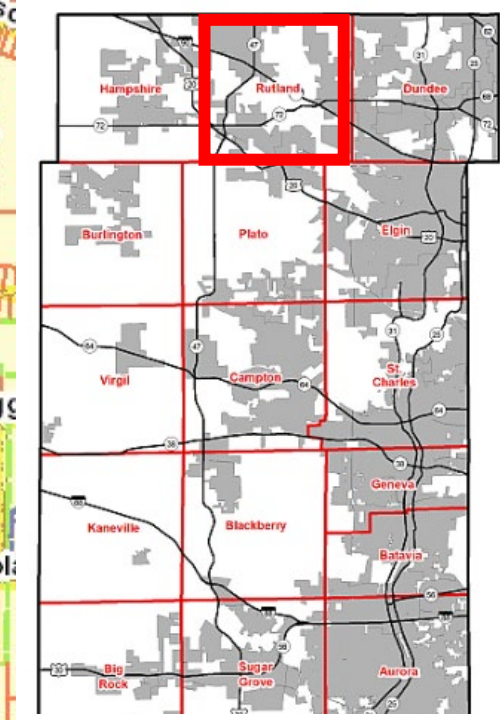
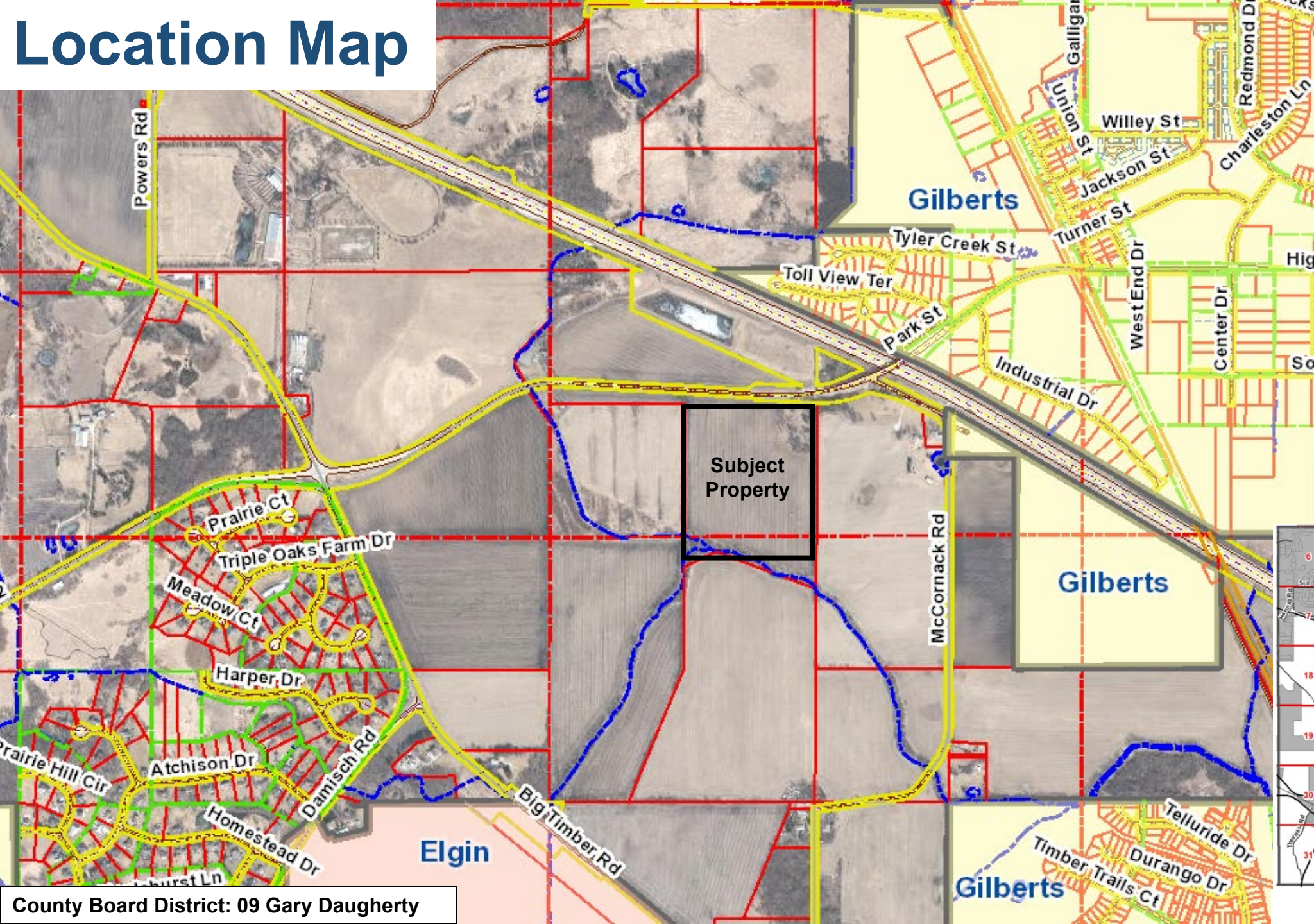
## **Notice**

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on September 18, 2025. Notice was published in the Daily Herald newspaper on September 20, 2025. And a public hearing sign was posted on the subject property on September 18, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Rutland Township Supervisor and Highway Commissioner, the City of Elgin, the Village of Gilberts, KDOT, School District 300, and the Rutland-Dundee Fire Protection District.



# Location Map



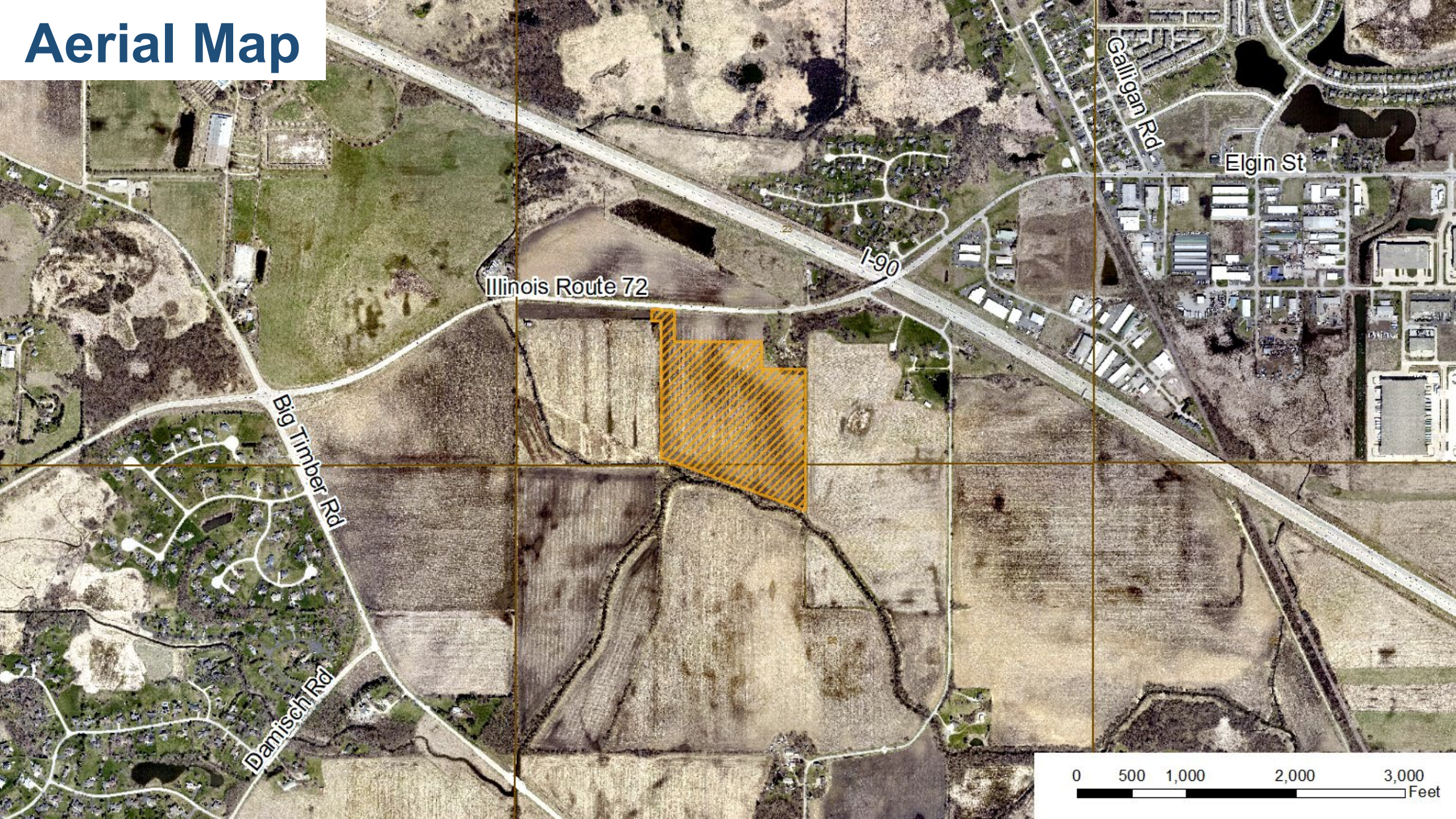
Kane County – Rutland TWP



Rutland TWP – Section 23-26



# Aerial Map



Illinois Route 72

I-90

Galligan Rd

Elgin St

Big Timber Rd

Danisch Rd

0 500 1,000 2,000 3,000 Feet



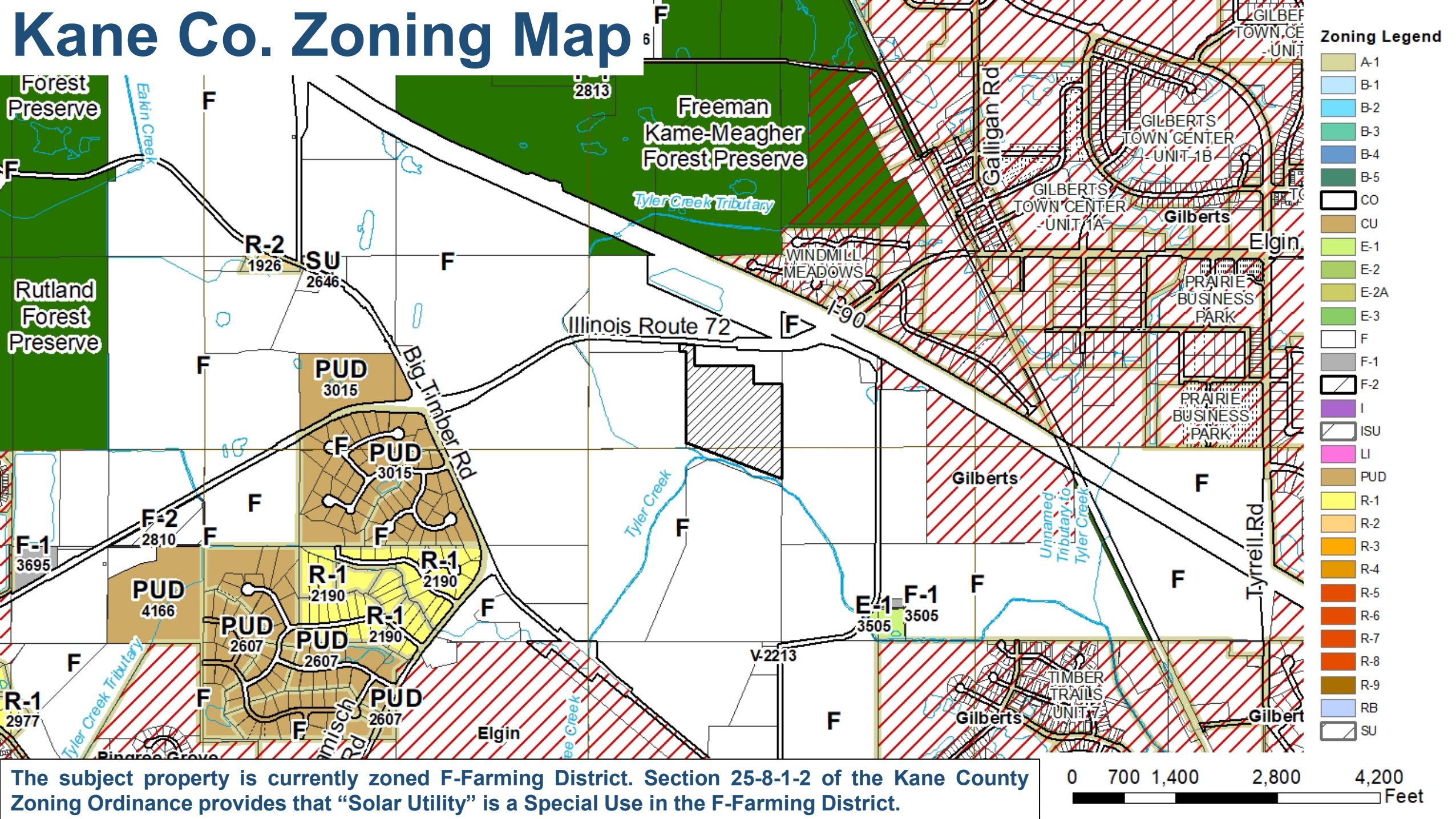
Illinois Route 72

I-90

0 165 330 660 990 Feet



# Kane Co. Zoning Map





# 2040 Conceptual Land Use Strategy

South of IL Rt. 72 and West of I-90 - Rutland Twp. - Petition #4668

## 2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010

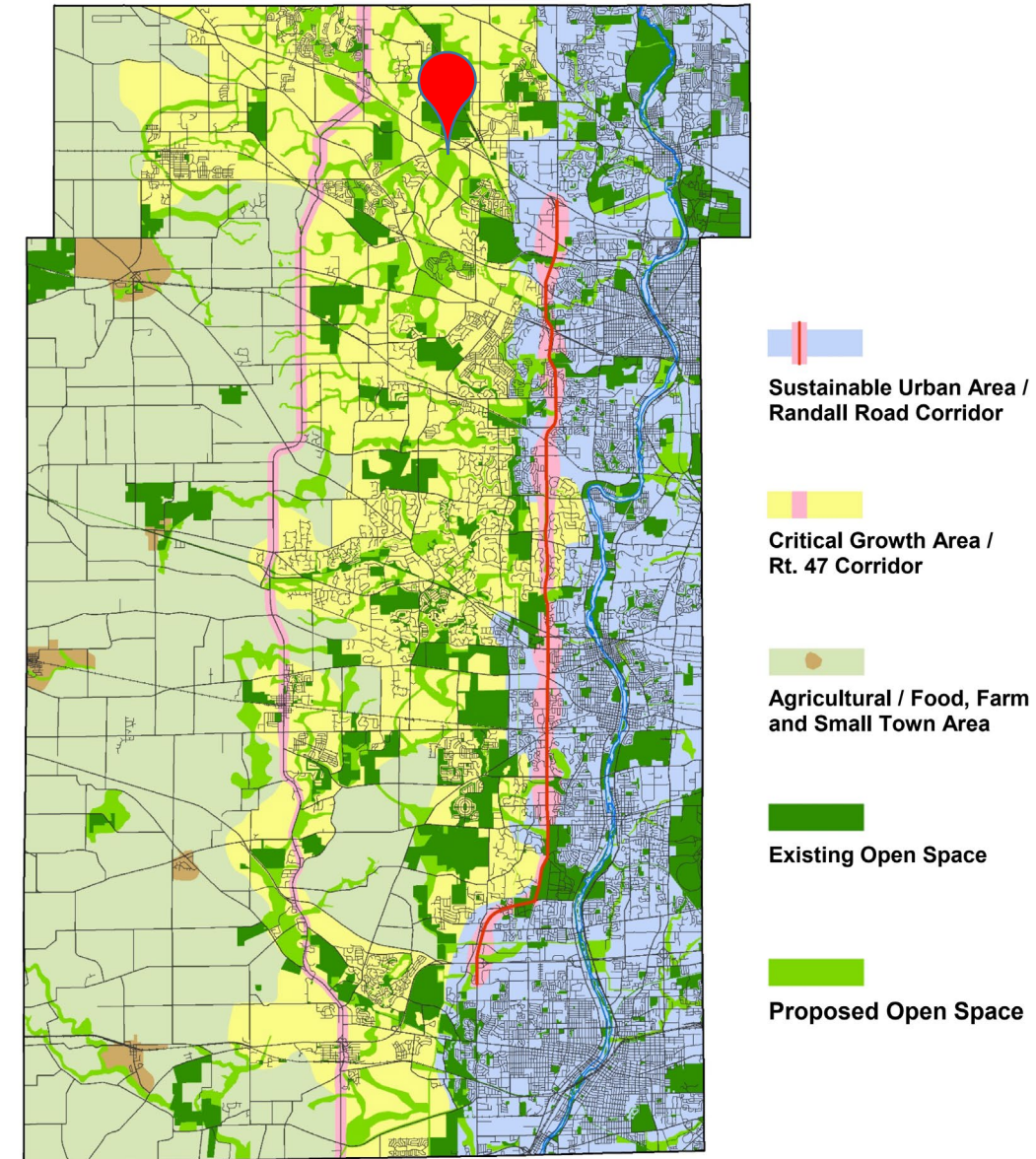
### Land Use Strategy Area: Critical Growth Area / Rt. 47 Corridor

#### Core Themes

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

#### The Conceptual Land Use Strategy Map:

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





# 2040 Land Use Analysis

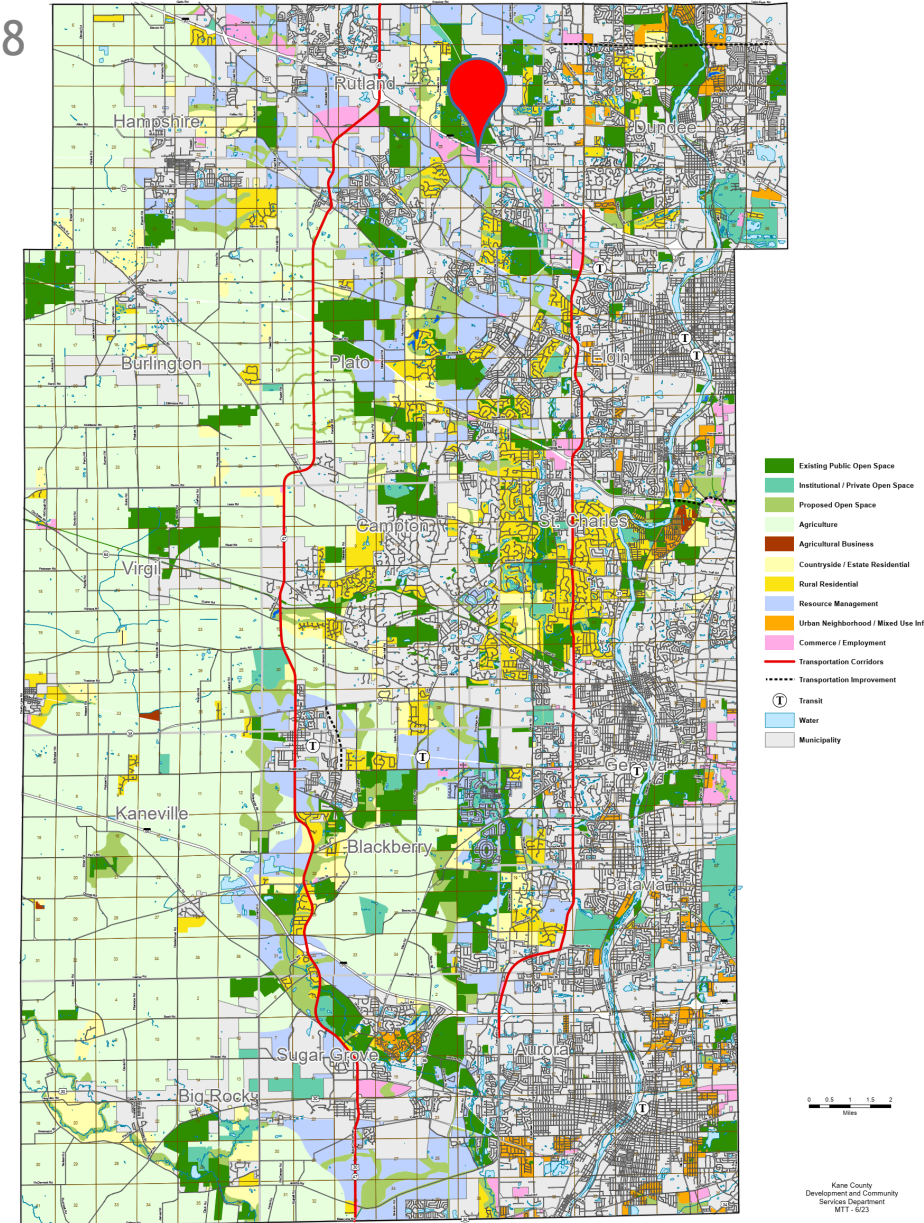
South of IL Rt. 72 and West of I-90 - Rutland Twp. - Petition #4668

## 2040 Planned Use: Commerce / Employment

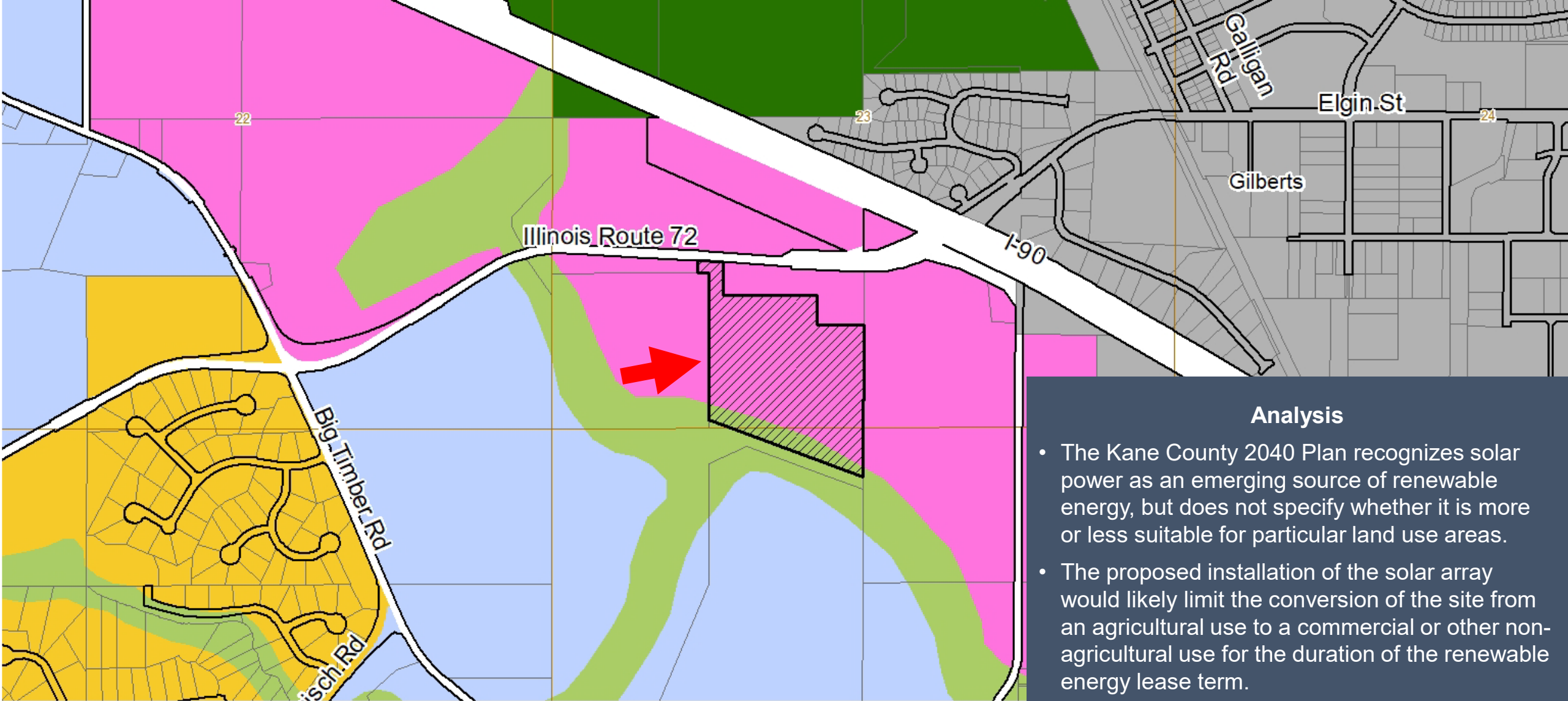
### Characteristics of Areas Planned for Commerce / Employment

- Areas designated for Commerce/Employment development are based primarily on municipal plans and existing land uses
- This category encourages a mix of uses, compact design, place making, pedestrian, bicycle, and other transportation alternatives to link jobs with housing
- Access point control and aesthetic design criteria requirements will be critical concerns to prevent inefficient traffic patterns and unsightly strip commercial development
- The County's management of these land uses will need to be carefully coordinated with the municipalities.

## 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 of the solar array would likely limit the conversion of the site from an agricultural use to a commercial or other non-agricultural use for the duration of the renewable energy lease term.
- The Commerce / Employment category encompasses a mix of non-residential land uses – including office, industrial, and warehousing.

### 2040 Land Use



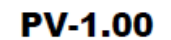


# Proposed Site Plan

The site plan is overlaid on an aerial photograph of a rural area. It shows a large rectangular solar array layout. Key features include:

- HIGGINS RD** at the top left, with a **105'** width indicated.
- 25' SPACING BETWEEN POLES TYP** for the solar array.
- 16' ACCESS ROAD** and **16' ACCESS GATE** on the right side.
- 25' LANDSCAPE SCREENING** along the right boundary.
- 354'** dimension for the right boundary.
- 20' FENCE SETBACK TYP.** and **50' PROPERTY LINE SETBACK TYP.** on the left side.
- 18' CENTER SPACING TYP.** and **9'-11" INTRAROW SPACING TYP.** for the solar array.
- WETLAND** and **FLOODPLAIN** areas at the bottom.
- Tyler Creek** at the bottom right.
- PARCEL BOUNDARY** and **FENCE** lines.
- TOTAL AREA INSIDE FENCE : ~22.93 ACRES**.
- APPROX. POINT OF INTERCONNECTION** and a list of poles: COMED OWNED CORNER POLE, COMED OWNED RECLOSER POLE, COMED OWNED PRIMARY METERING POLE, COMED OWNED GOAB POLE, CUSTOMER OWNED GOAB POLE, CUSTOMER OWNED RECLOSER POLE, CUSTOMER OWNED RISER POLE.
- (2) TRANSFORMERS T-1, T-2** and **AUXILIARY EQUIPMENT**.
- (40) KACO BLUEPLANET 125 TLI INVERTERS** and **(5) AC COMBINER PANELS PNL-1, PNL-2, PNL-3, PNL-4, PNL-5, PNL-6**.

A north arrow is located in the bottom right corner.



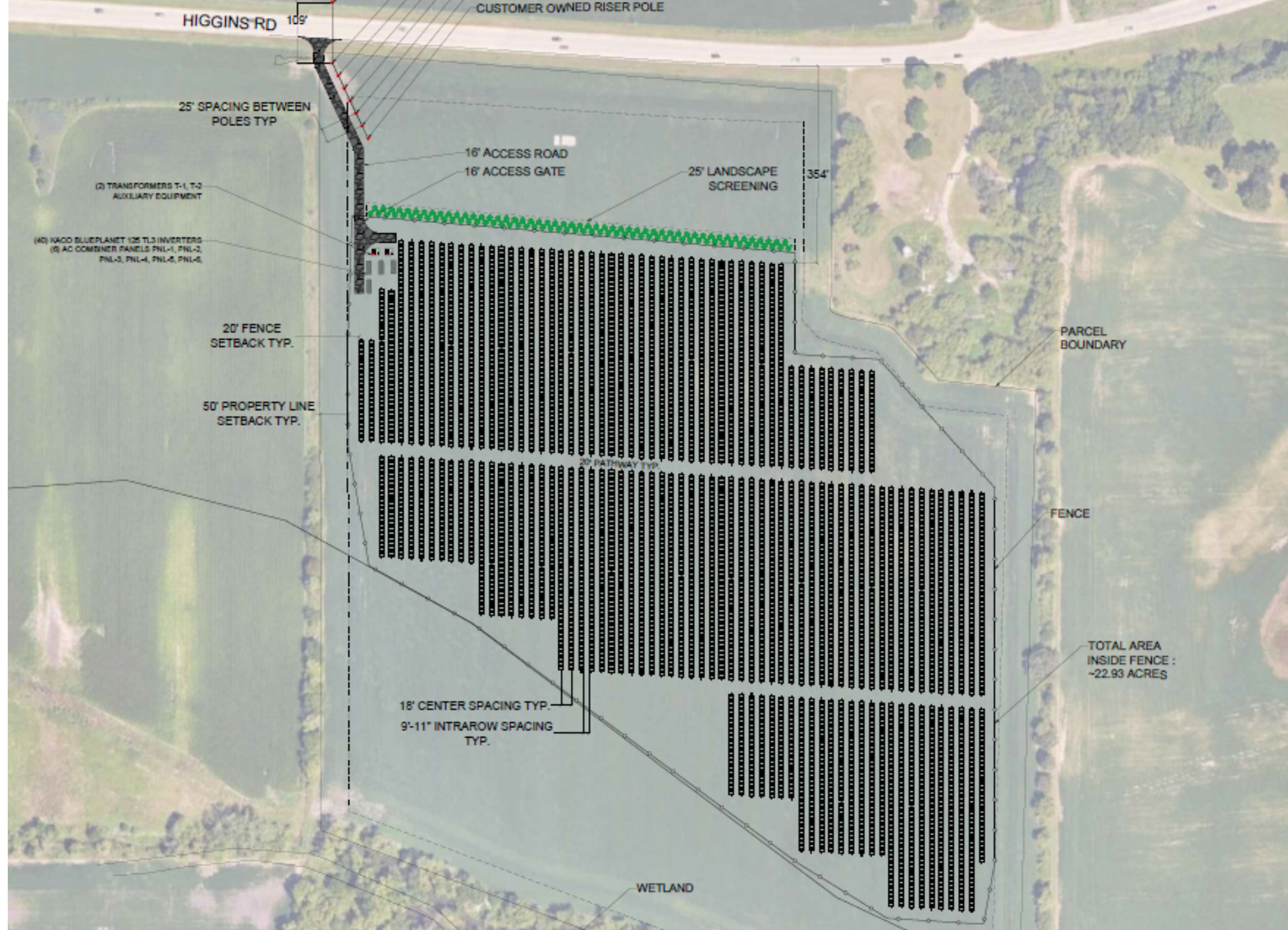
10		21	
9		20	
8		19	
7		18	
6		17	
5		16	
4		15	
3		14	
2	06/11/2025	13	
1	06/24/2025	12	
0	06/07/2025	11	
REV	SET/DATE	REV	SET/DATE



# 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:

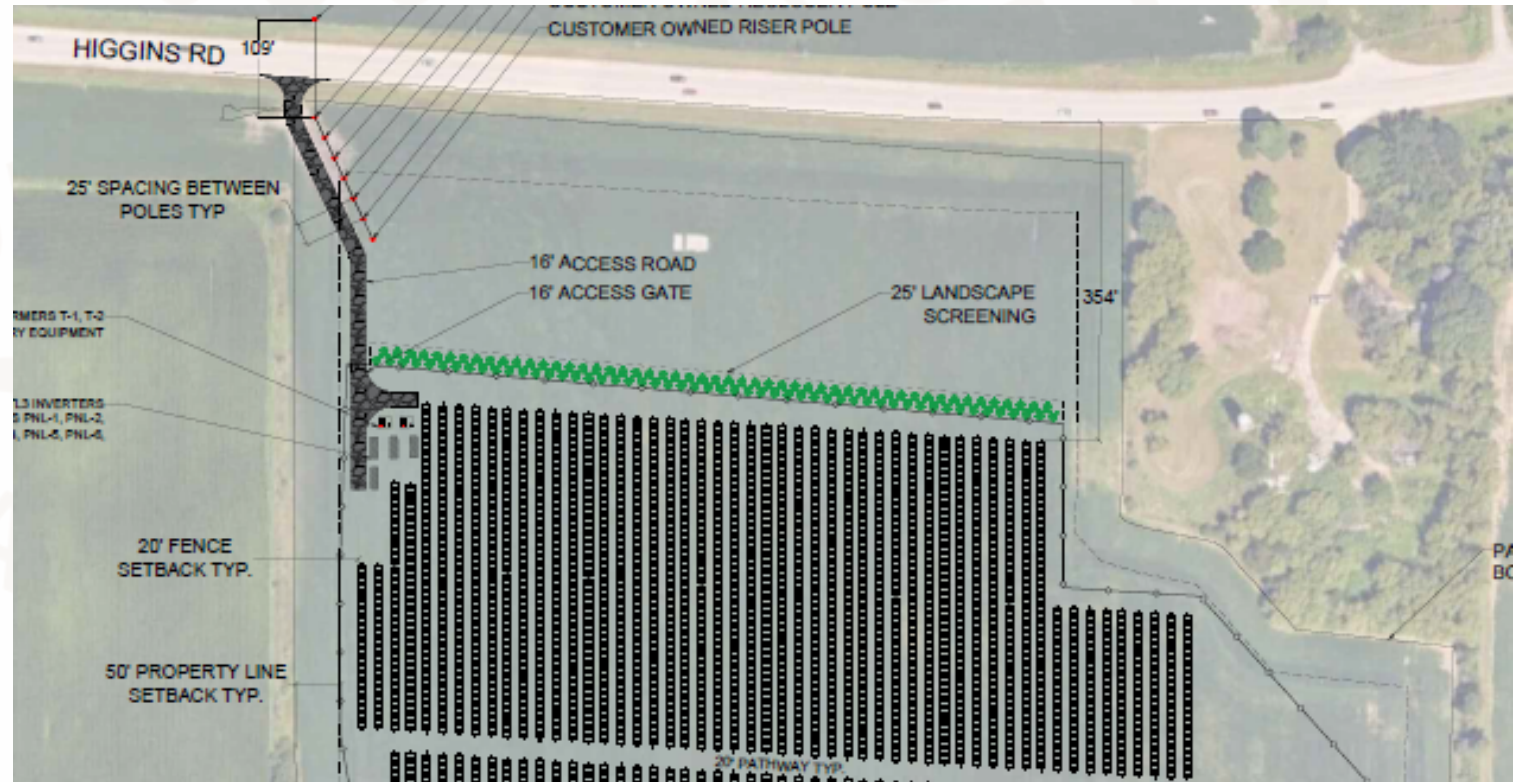
- 1) Occupied Community Buildings and Dwellings on Nonparticipating Properties: one hundred fifty (**150**) feet to the nearest point on the outside wall of the structure.
- 2) Boundary Lines of Participating Property: **None.**
- 3) Boundary Lines of Nonparticipating Property: fifty (**50**) feet to 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.





# Landscaping/Vegetation

- 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.





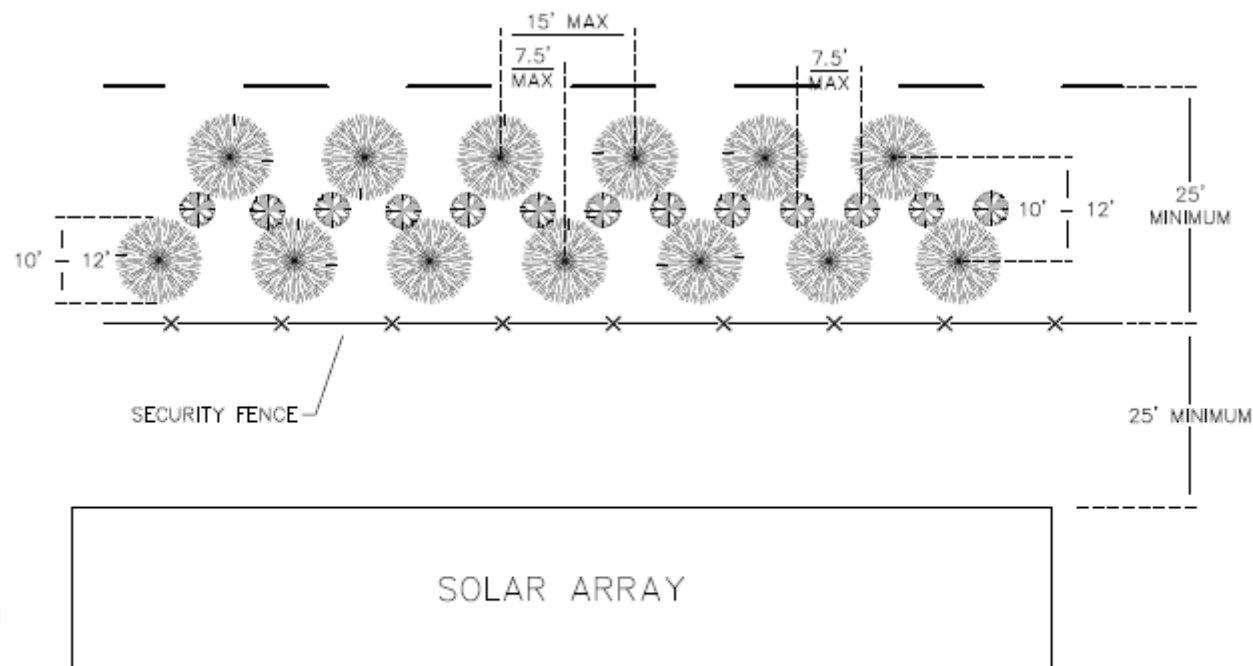
EVERGREEN PLANT LIST				
PLANT ID	PLANT QUANTITY	Scientific Name COMMON NAME	TYPE/SIZE	COMMENTS
To	103	<i>Thuja occidentalis</i> EMERALD GREEN	6' MIN.	B & B

SHRUB PLANT LIST				
PLANT ID	PLANT QUANTITY	Scientific Name COMMON NAME	TYPE/SIZE	COMMENTS
Vd	103	<i>Viburnum dentatum</i> ARROWHEAD VIBURNUM	#3 Container	

### VEGETATIVE BUFFER PLANT LIST

NOT TO SCALE



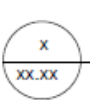
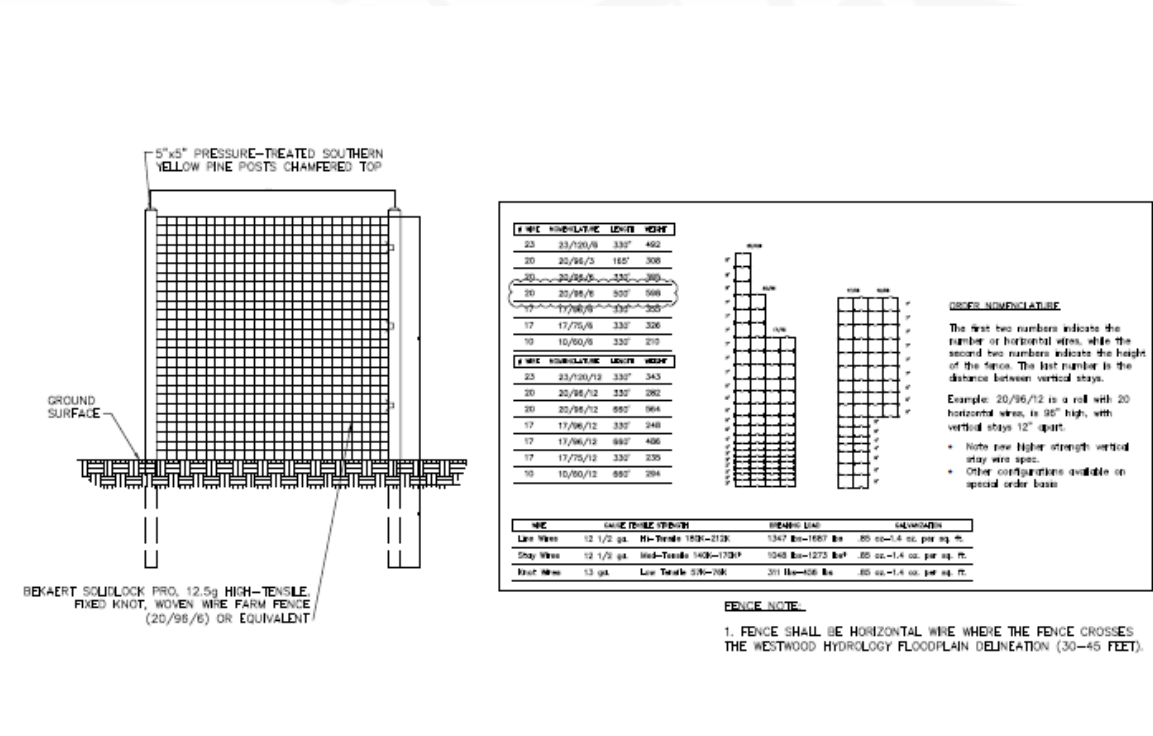
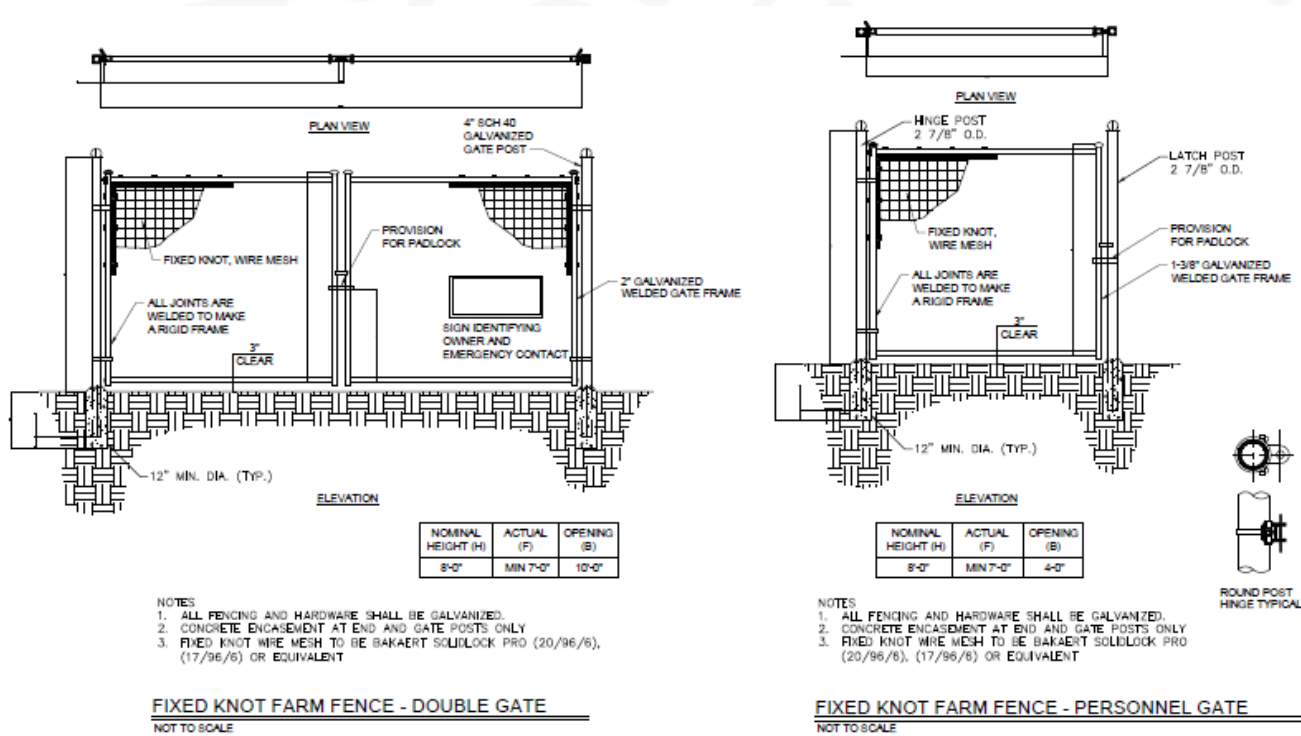
### VEGETATIVE BUFFER SPACING DIAGRAM

NOT TO SCALE

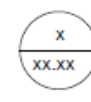


# Fence Detail

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.



GATE



SECURITY FENCE



# Water Resources

The Water Resources department has reviewed the Zoning Petition and provided the following comments: These parcels contain Floodplain, both Zone A (unstudied floodplain) and Zone AE with Floodway. Solar Panels are not permitted in Floodway. The proposed plan avoids the Zone A floodplain to the North of Route 72 and the Floodway on the southern portion of the site. It appears Wetlands have also been avoided.

**The Water Resources department recommends the following stipulations for approval:**

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Field Survey to delineate the Base Flood Elevation will be required.
2. 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. 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. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. 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 based on this calculation and drainage in the area.
6. 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 and in sloped areas. 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. 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. 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. 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. 80% vegetative coverage for the plantings will be a requirement for the site.
11. 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. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.



# Transportation

- The **Kane County Department of Transportation (KDOT)** reviewed this Petition. Per their comments, Illinois Route 72/Big Timber Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). As such, the Petitioner shall obtain a temporary and final access permit from IDOT.

# Environmental Health

- The **Kane County Health Department** reviewed this Petition and had no comments regarding the proposed use or site plan.

# Fire Protection

- The **Rutland-Dundee Fire Protection District** reviewed this Petition and provided the following comments: Higgins Road access shall be increased from sixteen (16) feet to twenty (20) feet in width.



# EcoCAT Report

## Illinois Department of Natural Resources (IDNR)

The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. **The Department has evaluated this information and concluded that adverse effects are unlikely.**

However, the Department recommends:

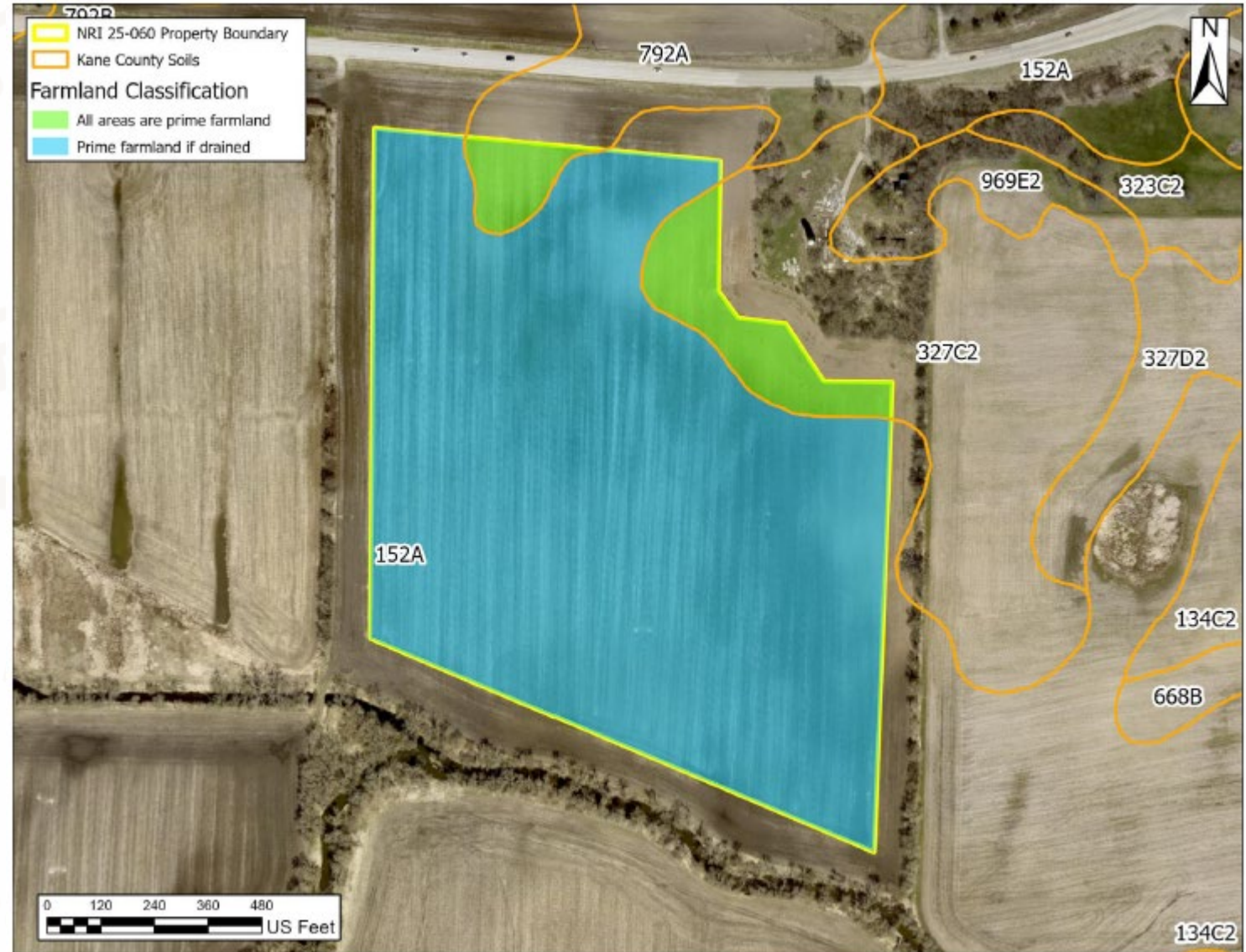
- Establishing pollinator-friendly habitat as groundcover wherever feasible.
- The site should be de-compacted before planting.
- Long term management of the site should be planned for prior to development to ensure successful native pollinator habitat establishment and prevent the spread of invasive 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.



# NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

- **Prime Farmland: Prime Farmland occurs on this tract.**
- **LESA:** Sites with a LESA score of 85 or greater are considered to warrant protection. This site has an **LE score of 32**, and a **SA score of 30**, with a **total score of 62**, placing it in the Low Protection category for farmland.
- **Land Planning and Development Concerns:** Based upon the LESA score and the Kane County Land Evaluation and Site Assessment, **this tract warrants Low Protection effort from development.**





# Section 7 Consultation

## United States Fish & Wildlife Service (USFWS)

- The USFWS, IDNR, and Area M have largely determined the Project will have "No Effect" on most species, with tailored mitigation like avoiding key nesting or breeding seasons where slight risks remain. The natural heritage dataset includes records of six Sensitive Resources within the Project vicinity. However, Area M has determined that the Project, as communicated, May Affect, not likely to adversely affect or have No Effect on these species due to the absence of habitat, a lack of impacts, or a lack of official observations within the Project vicinity. However, migratory bird species are present within the Project vicinity and will be nesting on the landscape from April - September.
- The Illinois Natural Heritage Database contains records of one State-listed T&E species, and no dedicated Illinois Natural Preserves, or registered Land and Water reserves within the vicinity of the Project. Blanding's turtles have been document occurring in the vicinity of the project, however, due to a lack of impacts to this species, IDNR has terminated consultation for this Project with the following additional recommendations: establishing pollinator-friendly habitat wherever feasible, fencing should have a 6-inch gap along the bottom to prevent wildlife movement restriction and tree clearing should occur between November 1 and March 31. Additionally, Area M recommends, when feasible, conducting construction work outside of bird nesting season to mitigate for potential Take of species protected under the MBTA.



# Additional Reviews/Analysis

- **United States Army Corps of Engineers (USACE)**
  - No information provided.
- **Illinois Nature Preserves Commission (INPC)**
  - No State Dedicated Nature Preserves identified in the vicinity of the proposed solar farm.
- **Illinois Department of Agriculture (IDOA)**
  - Executed AIMA Agreement was received.
- **Illinois State Historic Preservation Office (IL SHPO)**
  - Determined that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.



# Recommended Stipulations of Approval

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Field Survey to delineate the Base Flood Elevation will be required.
2. 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. 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. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. 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 based on this calculation and drainage in the area.
6. 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 and in sloped areas. 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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9. 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. 180% vegetative coverage for the plantings will be a requirement for the site.
11. 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. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. **All required access permits shall be obtained from the Illinois Department of Transportation (IDOT).**
14. **Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided and shall include at minimum a continuous line of evergreen trees along the northern perimeter of the facility with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.**
15. **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.**
16. **Higgins Road access shall be increased from sixteen (16) feet to twenty (20) feet in width.**



# 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

Regional Planning Commission:	N/A
Zoning Board of Appeals:	October 7, 2025
Development Committee:	October 21, 2025
Kane County Board:	November 10, 2025

Petition 4668 will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, October 21, 2025** 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 must signify their intention to do so by signing a sheet provided for such purpose at the meeting at which such petition is to be considered.

Petition 4668 will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Monday, November 10, 2025** 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 must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.