

Zoning Petition No. 4676

Tri-County Solar LLC

Zoning Board of Appeals Meeting
Tuesday, January 6, 2026 at 7:00pm

Kane County Board District – 12 Bill Roth



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

Tri-County Solar LLC (Owned by GSI Development Corp.)

Property Owner

TRI COUNTY LANDFILL CO

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 41 acres of property located west of IL Route 25, north of Stearns Road, in St Charles Township, Kane County, Illinois (PIN: 09-01-200-017).

County Board District 12 Bill Roth

Application

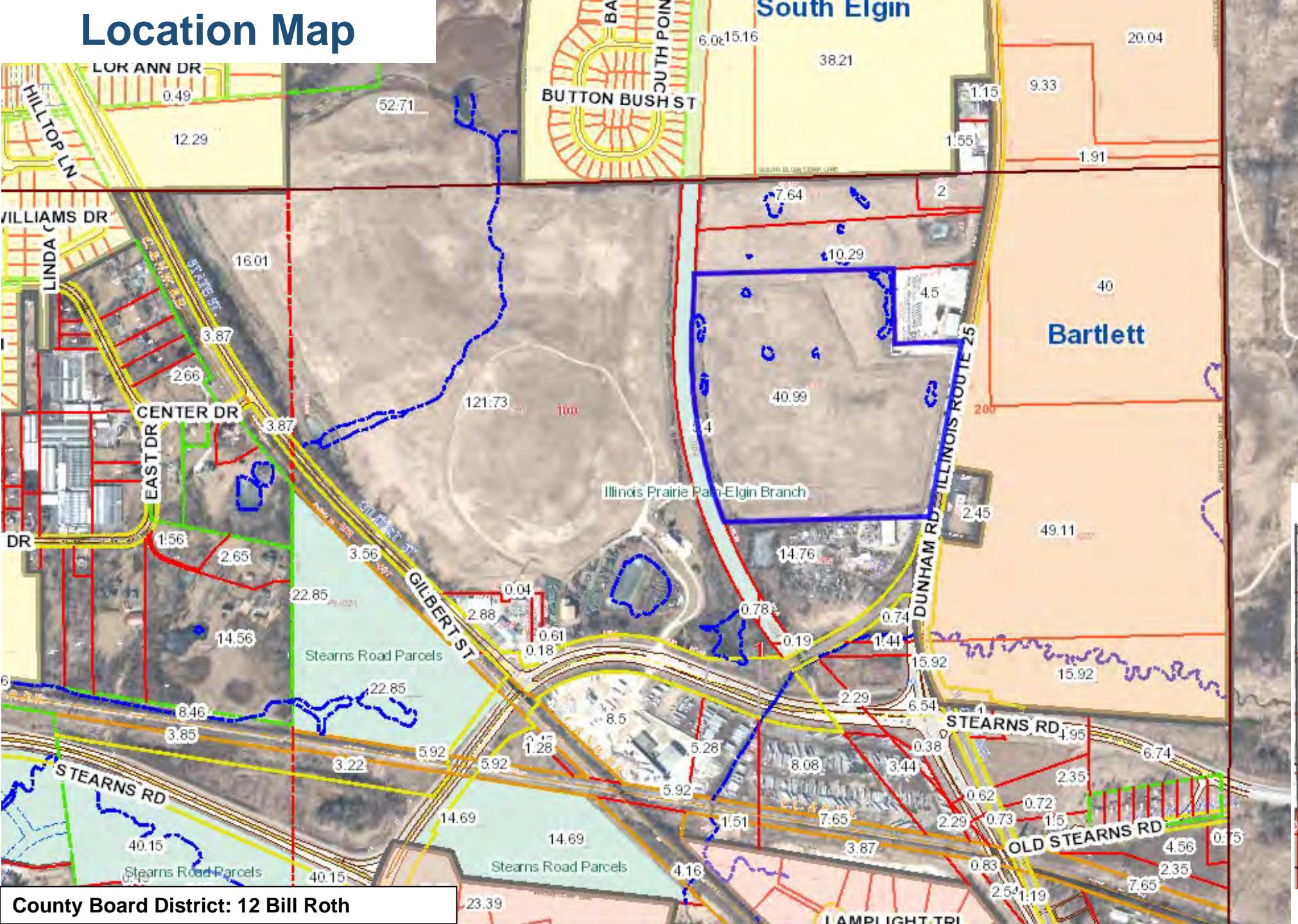
An application requesting the Special Use was received by the County on November 21, 2025. All received application documents for Petition 4674 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website.

Notice

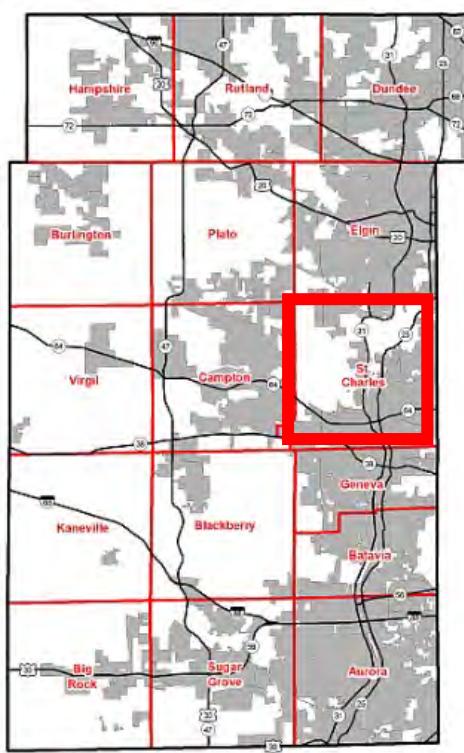
A Notice Letter was sent to all adjacent property owners within 250' of the subject property on December 18, 2025. Notice was published in the Daily Herald newspaper on December 20, 2025. And a public hearing sign was posted on the subject property on December 18, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, St. Charles Township Supervisor and Township Highway Commissioner, the Village of South Elgin, the Village of Bartlett, the Village of Wayne, KDOT, School District 303, the St. Charles Park District, and the South Elgin Fire Countryside District.

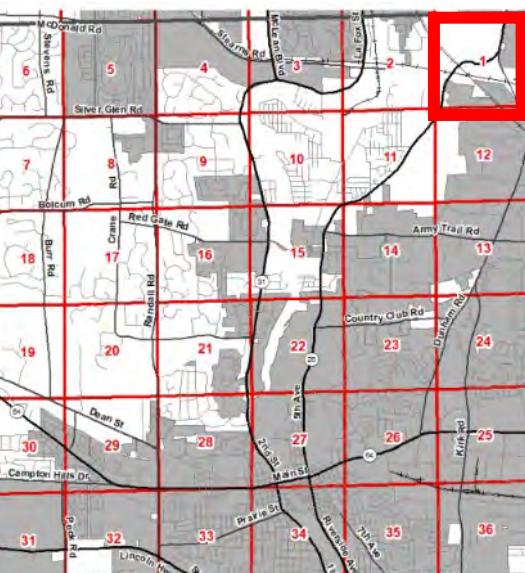
Location Map



TWP Section 01



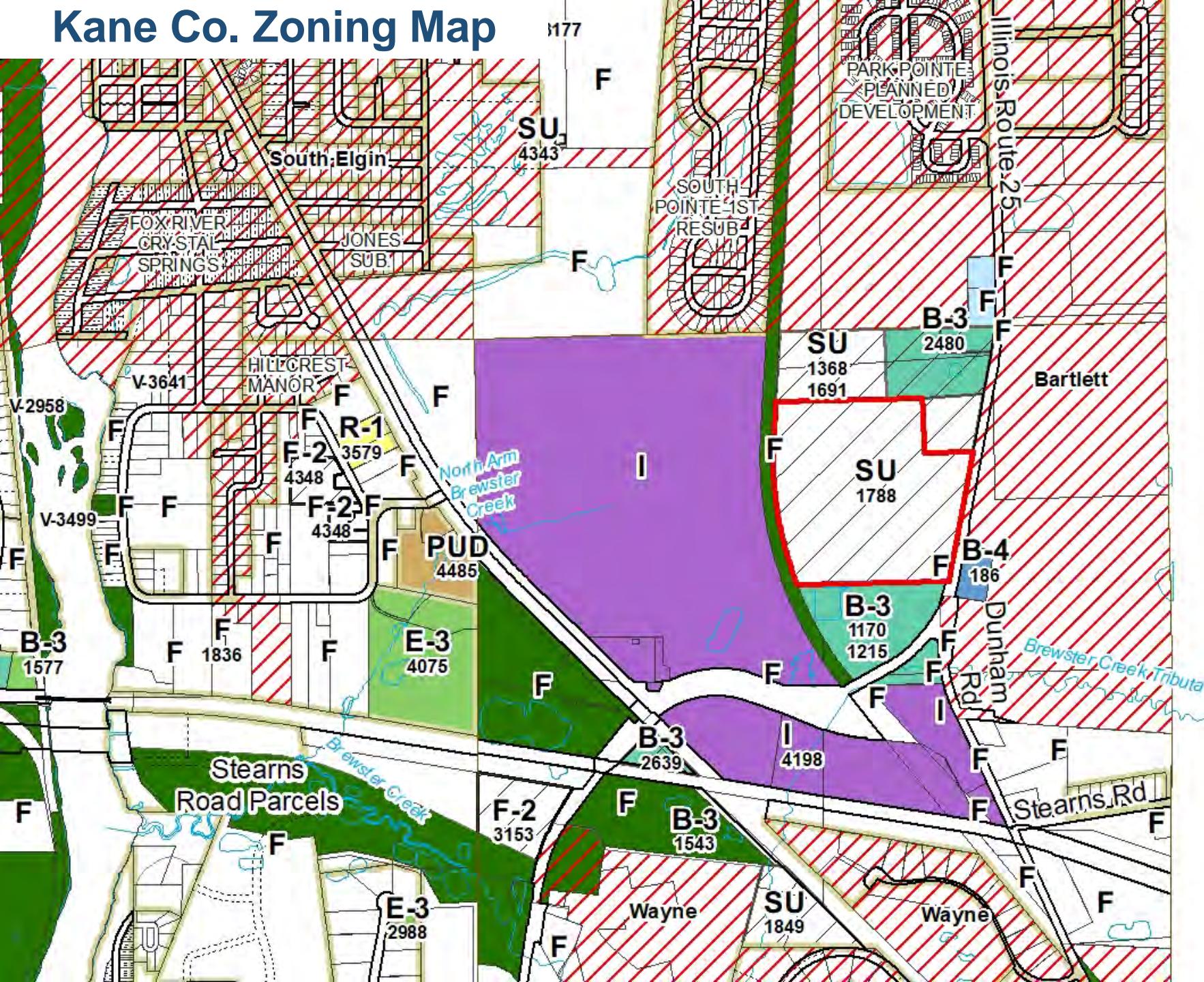
Kane County – St Charles TWP



Aerial View (10-02-2025)



Kane Co. Zoning Map



Zoning Legend

	A-1
	B-1
	B-2
	B-3
	B-4
	B-5
	CO
	CU
	E-1
	E-2
	E-2A
	E-3
	F
	F-1
	F-2
	I
	ISU
	LI
	PUD
	R-1
	R-2
	R-3
	R-4
	R-5
	R-6
	R-7
	R-8
	R-9
	RB
	SU

0 487.5 975 1,950 2,925
[redacted] Feet

2040 Conceptual Land Use Strategy

West Side of Route 25, north of Sterns Rd. - St. Charles Twp. -
Petition #4676

Land Use Strategy Area: Sustainable Urban Area

Core Themes

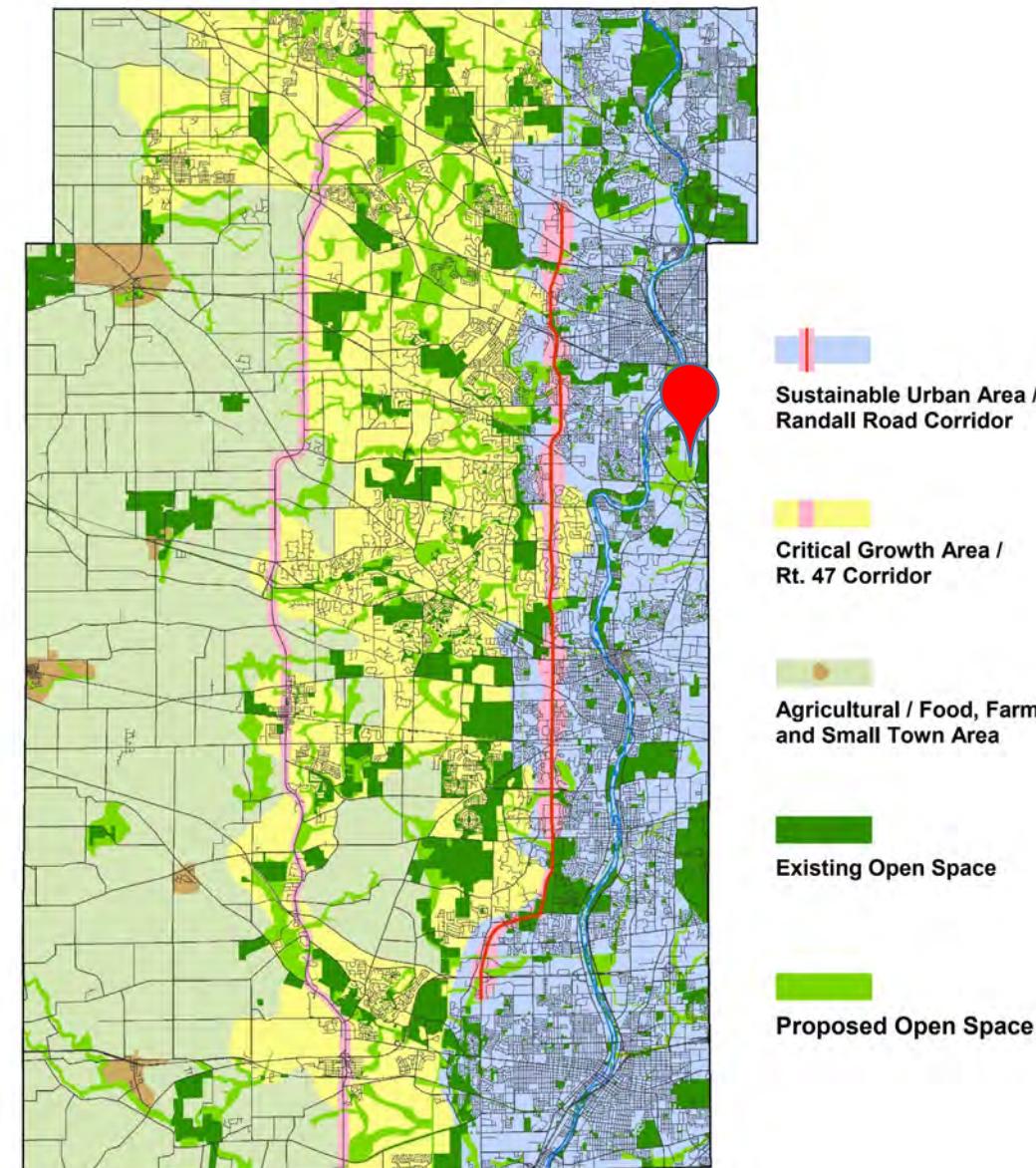
1. This area encompasses the communities and neighborhoods along the Fox River which exhibit traditional grid patterns of streets and blocks
2. The urban centers within this strategy area are experiencing reinvestment and revitalization as evidenced by redevelopment efforts, beautification projects, new public buildings, festivals, public art, and other activities / improvements

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

West Side of Route 25, north of Sterns Rd. - St. Charles Twp. -
Petition #4676

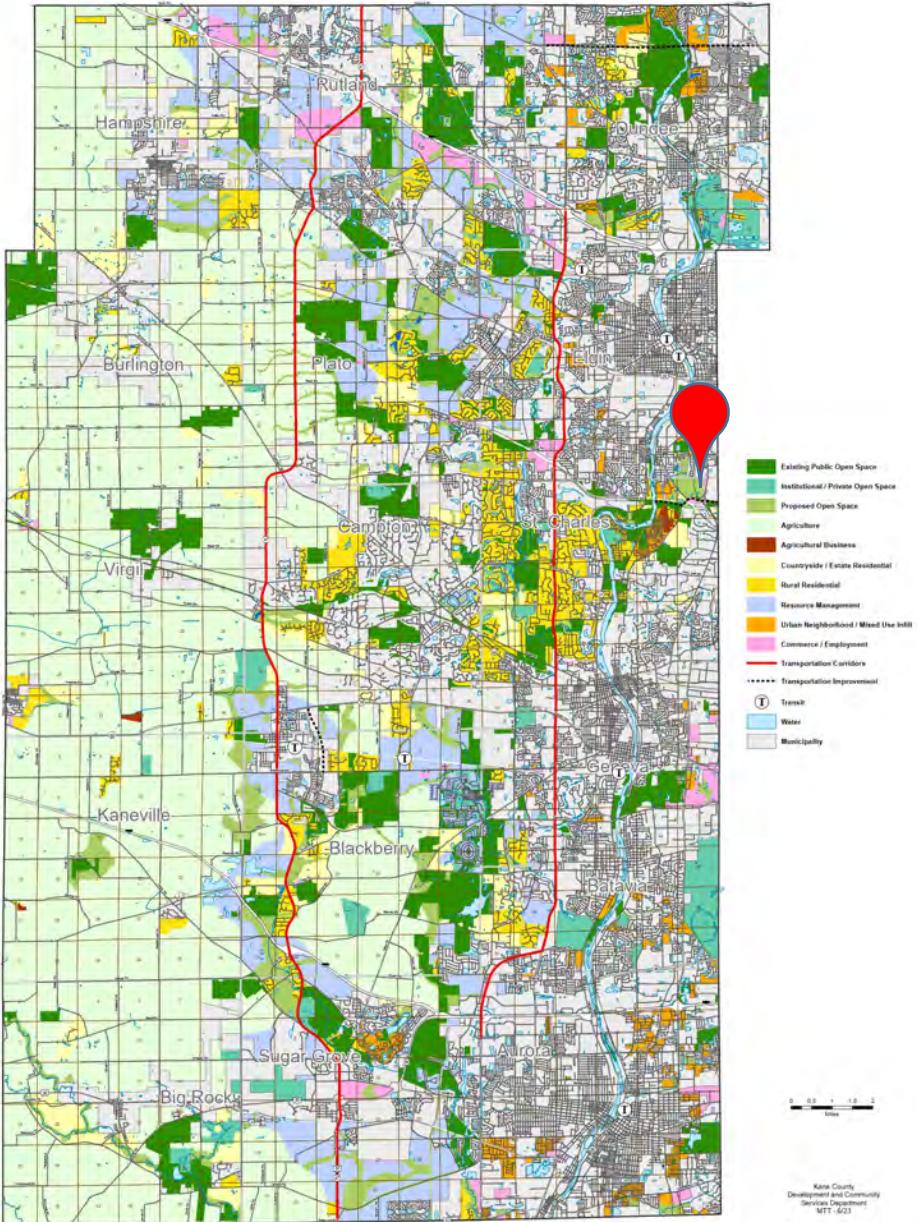
2040 Planned Use: Proposed Open Space

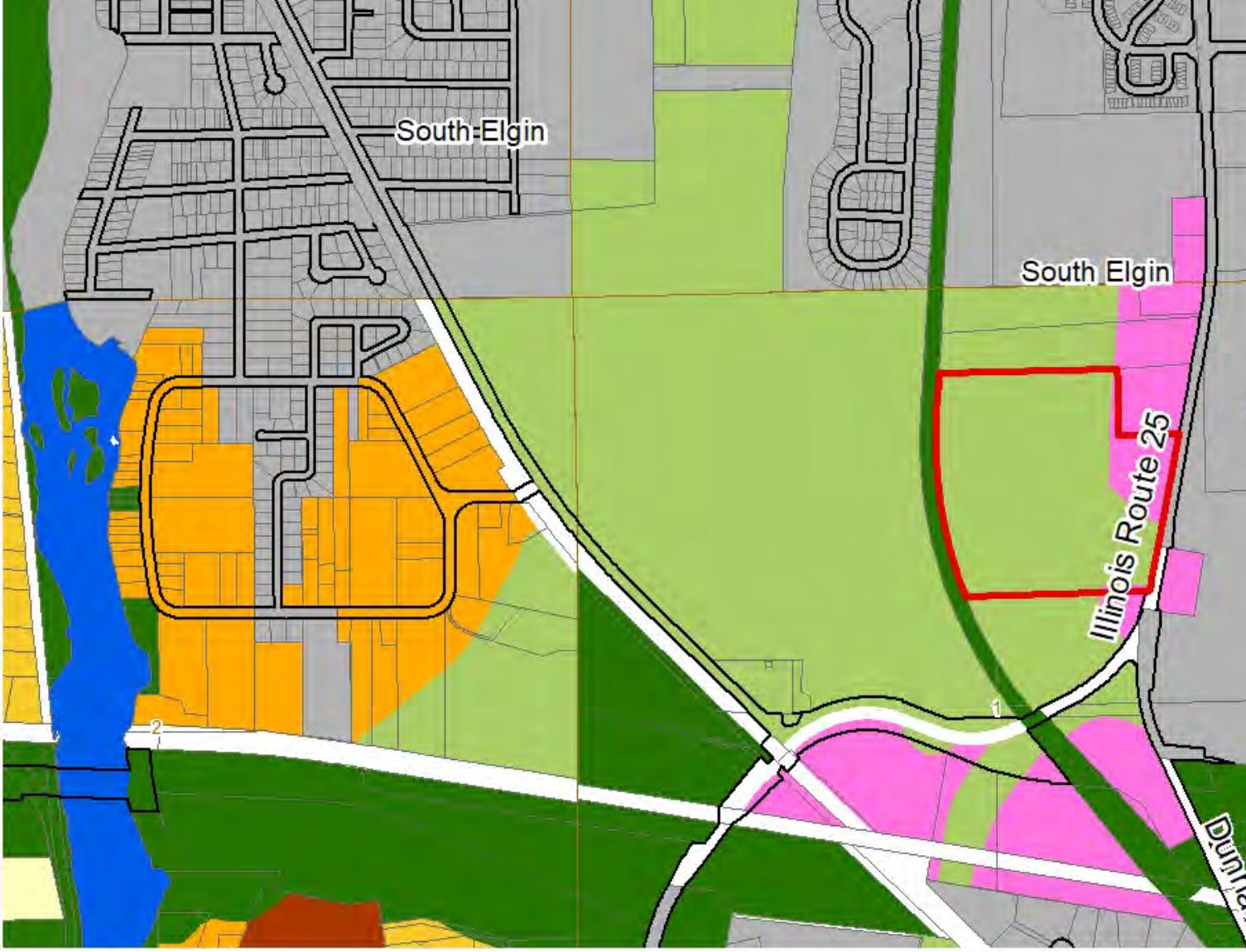
Characteristics of Areas Planned for Proposed Open Space

- This category includes areas recommended for both public and private open space and green infrastructure uses
- The areas indicated could become either major additions to existing public open space and green infrastructure or remain private and still serve as linear connections between large areas of open space
- The 2040 Land Use Map indicates areas for potential future open space and green infrastructure in the form of large tracts, linear greenways, and recreational areas

Note: A roughly 3.5 acre area of this site (~42 acres total) falls within the **Commerce / Employment** area of the 2040 Land Use Map. The suitability of commercial uses within this area will depend on the trend and character of the adjacent land uses, availability of infrastructure and the economic development needs of the local community

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.
- Given that the site is the location of a capped landfill, it would only allow for conversion to a limited set of appropriate uses. Such sites present challenges for development given the need for venting systems to release methane gas and settling waste.
- The Proposed Open Space category is intended primarily to define areas of green infrastructure capable of providing ecosystem functions. Such areas may remain private or someday be added to the public open space network.

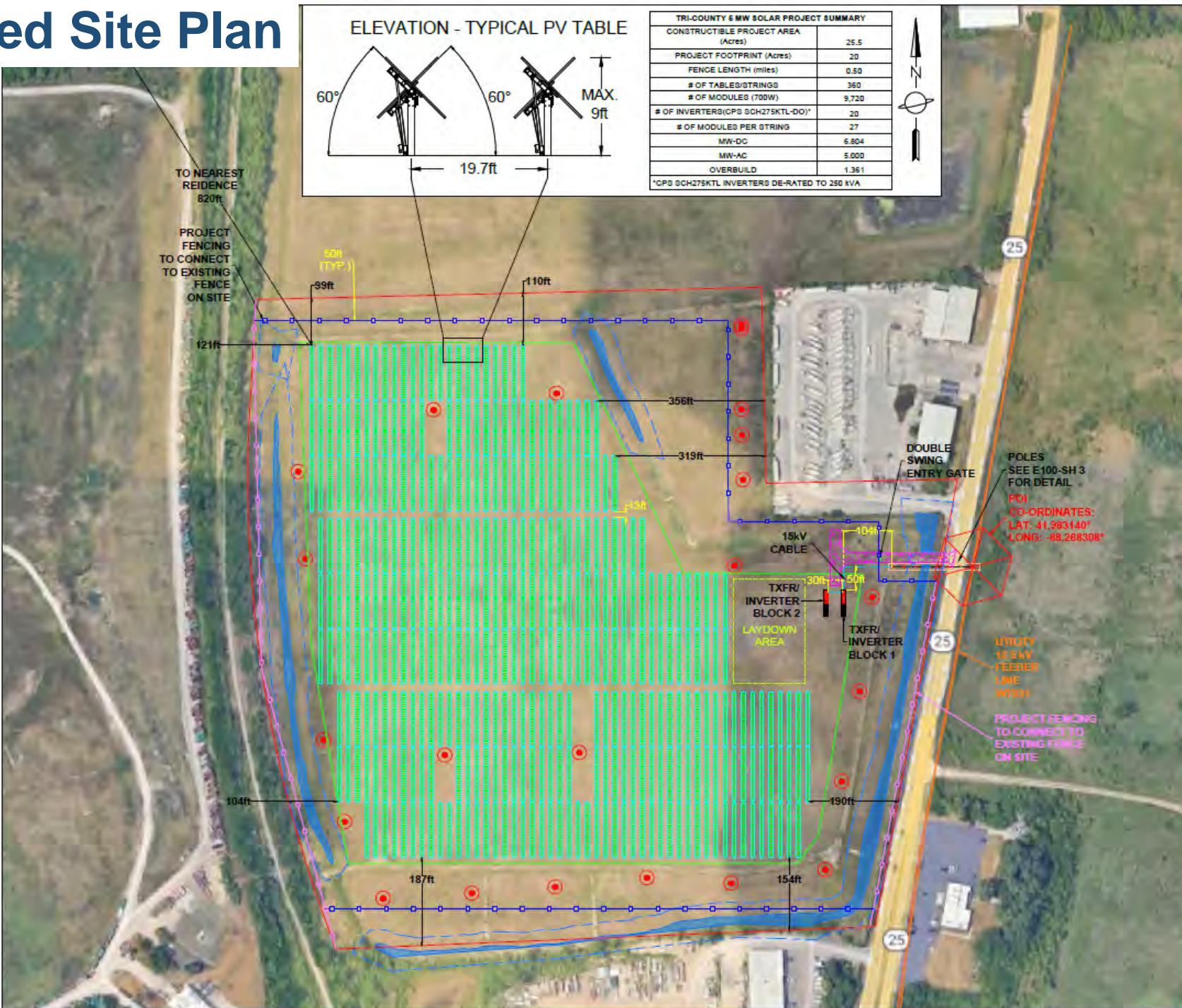


Municipalities

The Villages of Wayne, Bartlett, and South Elgin all reviewed the proposed solar facility; none of the Villages had any objections to the project.

The Village of South Elgin also stated that, “[they] are generally supportive of the proposed land use. We believe a community solar farm facility is an appropriate use of the property, particularly given its location and surrounding land uses.”

Proposed Site Plan



GREENWOOD

SUSTAINABLE INFRASTRUCTURE

GSI DEVELOPMENT CORPORATION

CANADA:

USA:

140 Foundry Street, Unit A
Baird, ON N3A 2P7

134 East 40th Street
New York, New York 10016

Phone: 519-804-9163

Toll Free: 1-866-961-8654

DISCLAIMER:

All work shall be performed in compliance with local and federal standards. Contractor responsible for verifying all dimensions. Drawings not to be reproduced or used without GSI approval.

NOTES:

PROPERTY ADDRESS: 7N904 IL-25, SOUTH ELGIN, IL 60177

PROPERTY CO-ORDINATES:
LATITUDE: 41.982650°
LONGITUDE: -88.271192°

PROPERTY BOUNDARY SETBACK: 50ft (15.2m)
GSI MIN. SETBACK FROM EQUIPMENT TO PROJECT FENCE: 20ft (5.1m)
PROJECT FENCE - 7ft (2.1m) HIGH
GRAVEL ACCESS ROAD: 20ft (5.1m), GRADE LESS THAN 5°

PRELIMINARY - NOT FOR CONSTRUCTION

LEGEND:

- PROPERTY BOUNDARY
- PROJECT BOUNDARY
- PROJECT FENCE
- EXISTING FENCE
- GRAVEL ACCESS ROAD (20ft/6.1m)
- PV TABLES
- PV MODULES (700W - 27/STRING)
- TRANSFORMER/INVERTER BLOCK
- INVERTER
- 12.5kV FEEDER LINE W7931 (UTILITY)
- 15kV CABLE
- POLES & OVERHEAD LINES (SEE SH 3 DETAIL)
- NO BUILD AREA - WETLAND W/30FT SETBACK
- NO BUILD AREA - PIPEVENT W/10FT SETBACK
- APPROXIMATE POI LOCATION

REV. #1: PRELIMINARY DESIGN DATE: 13-APR-2023
REV. #2: ISSUED FOR REVIEW DATE: 04-APR-2024
REV. #3: ISSUED FOR REVIEW DATE: 24-SEP-2025
REV. #4: ISSUED FOR REVIEW DATE: 13-NOV-2025
REV. #5: DATE:

ENGINEER'S SEAL:

PROJECT: TRI-COUNTY 5 MW SOLAR PROJECT

PROJECT OWNER: GSI DEVELOPMENT CORPORATION

TITLE: SITE LAYOUT - SITE EXTENTS

SCALE: NOT TO SCALE

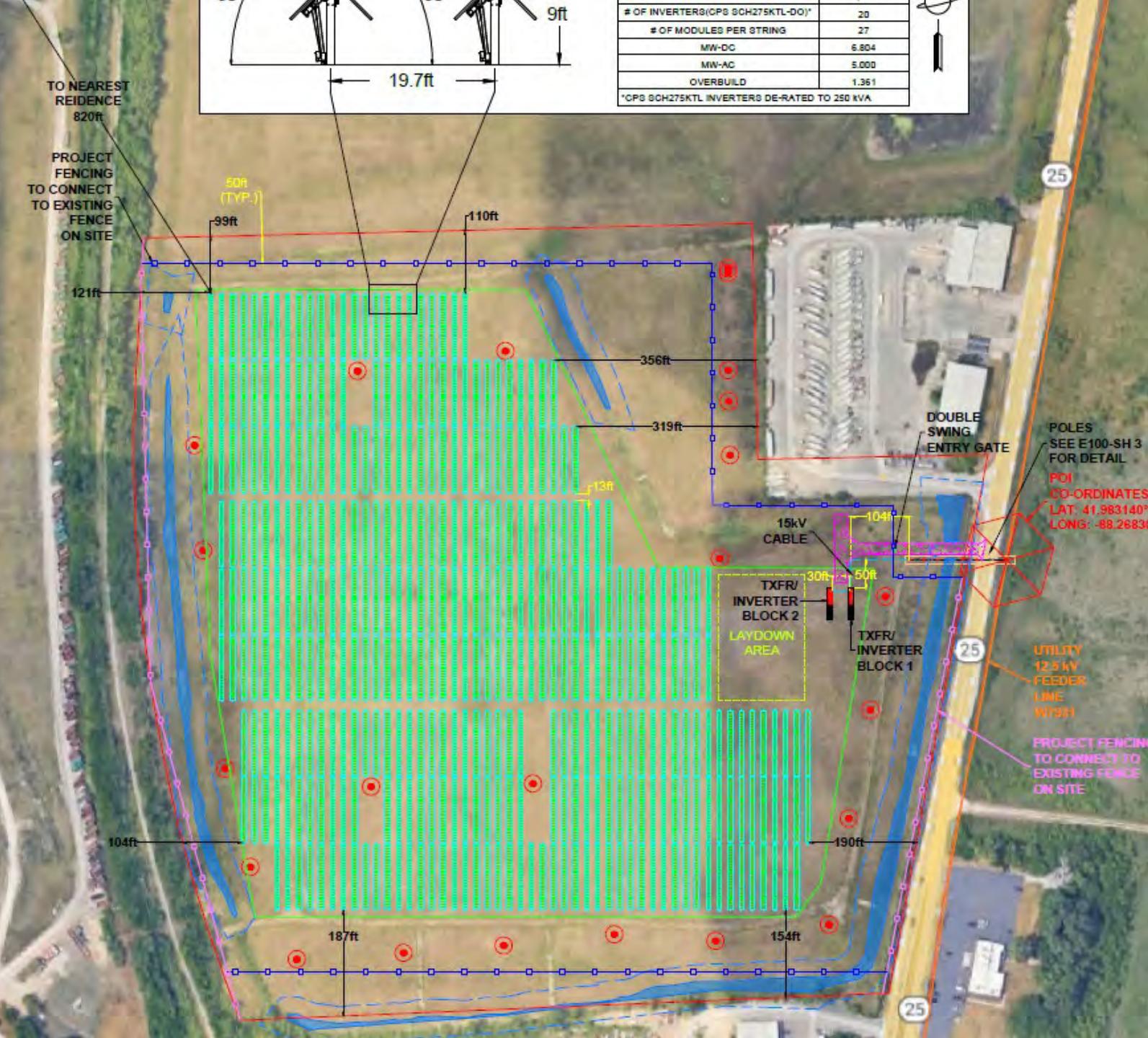
DRAWN BY: HEATHER SPITTLA DESIGNED BY: KYLE EDGINTON

DWG. NO. SHEET NO. REVISION
E100 1 of 1 4

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.

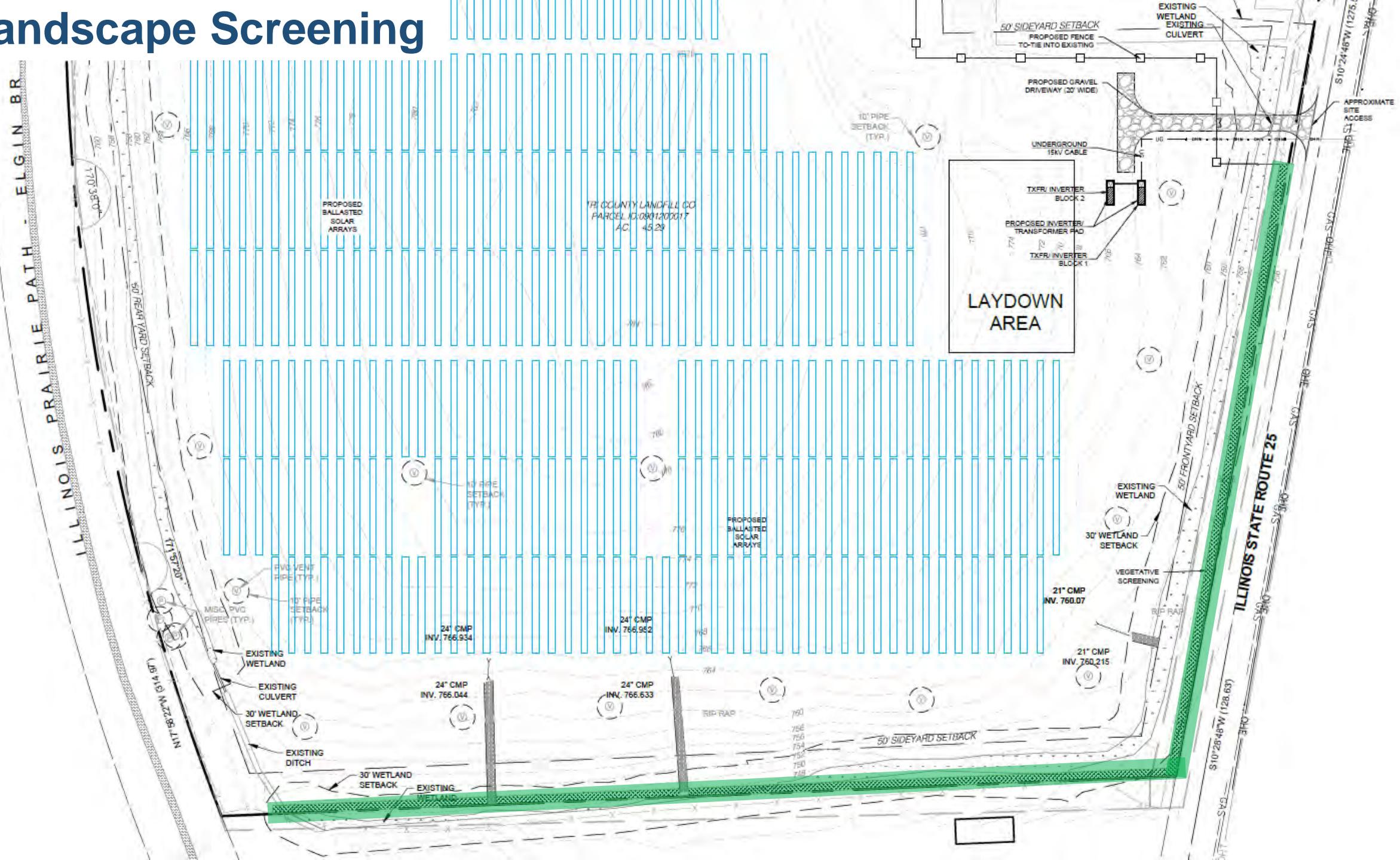


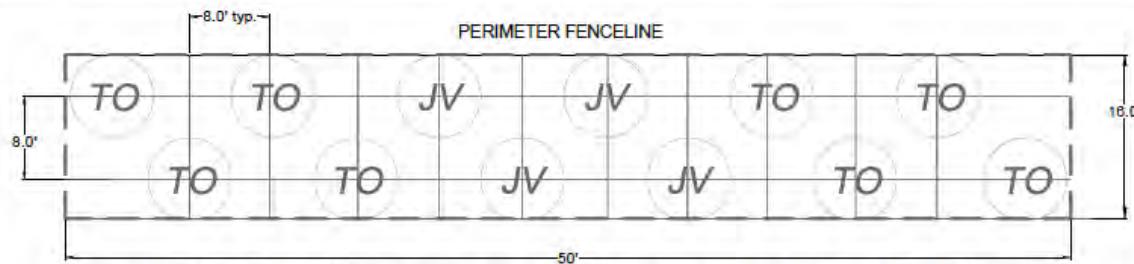
Landscape Screening

- A vegetative screen shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence(s).
- The landscaping screen shall be located between the required fencing and the property line of the participating parcel upon which the facility sits.
- The vegetative screening shall include a continuous line of native evergreen foliage and/or native shrubs and/or native trees and/or any existing wooded area and/or plantings of tall native grasses and other native flowering plants.



Landscape Screening





LANDSCAPE SCREENING PLANTING DETAIL

NOTES: **N.T.S.**

1. SHRUB AND TREE LOCATIONS SHALL BE STAKED OUT AND APPROVED PRIOR TO PLANTING. SEE PLANTING DETAILS, NOTES AND SCHEDULES FOR EACH LANDSCAPE SCREENING BUFFER
2. PLACEMENT OF LANDSCAPE SCREENING BUFFERS SHALL BE LOCATED AT THE OUTER EDGE OF THE PERIMETER FENCE TO ENHANCE SCREENING EFFORTS AND AVOID SHADING CONCERN - SOME FIELD ADJUSTMENTS FOR STAKED LOCATIONS MAY BE NECESSARY.

LEGEND: LANDSCAPE SCREENING BUFFER

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	SIZE	ROOT	MATURE HEIGHT	
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	6'-7' HT.	B&B	30'-40' HT.	OR APPROVED EQUAL
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	6'-7' HT.	B&B	40'-60' HT.	OR APPROVED EQUAL

PLAN IDENTIFICATION: LS-1

N.T.S.

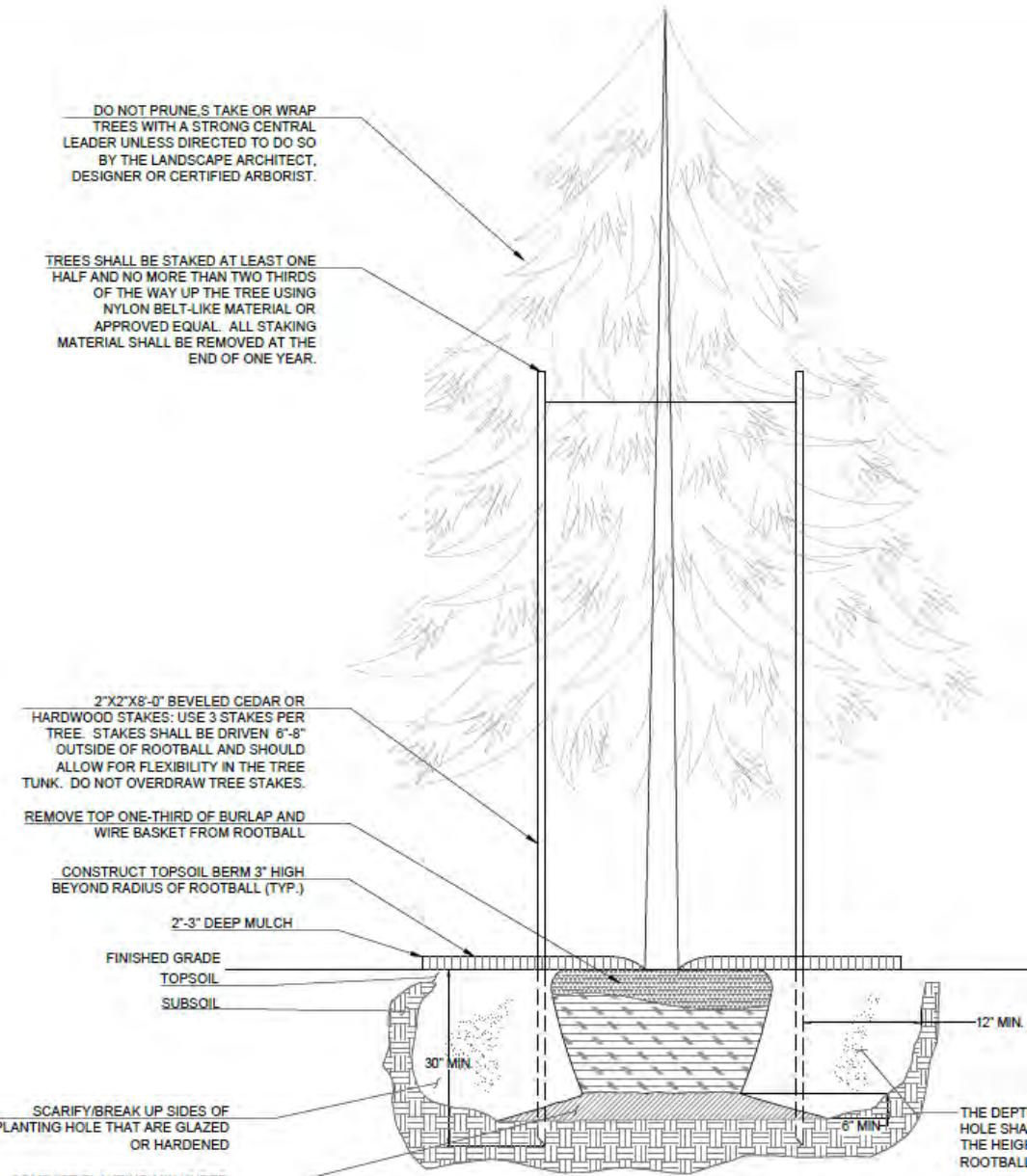
NOTES:

KEEP THE ROTOS OF BARE ROOT STOCK MOIST AT ALL TIMES PRIOR TO PLANTING. THE BALL OF BALLED AND BURLAPPED (B&B) STOCK AND THE SOIL OF CONTAINER GROWN STOCK SHALL BE KEPT MOIST BUT NOT SATURATED PRIOR TO PLANTING.

ALL BARE ROOT, CONTAINER GROWN AND BALLED AND BURLAPPED (B&B) PLANTING STOCK SHALL MEET THE MINIMUM ROOT SYSTEM SPREAD CRITERIA AS ESTABLISHED IN CONSTRUCTION SPECIFICATION "101-DIGGING, TRANSPORTING, PLANTING AND ESTABLISHMENT OF TREES, SHRUBS AND VINES."

ALL PLANT MATEILS SHALL BE DORMANT AT THE TIME THEY ARE PLANTED. PLANTING DATES AND PROCEDURES SHALL CONFORM TO THOSE ESTABLISHED BY CONSTRUCTION SPECIFICATION "101-DIGGING, TRANSPORTING, PLANTING AND ESTABLISHMENT OF TREES, SHRUBS AND VINES."

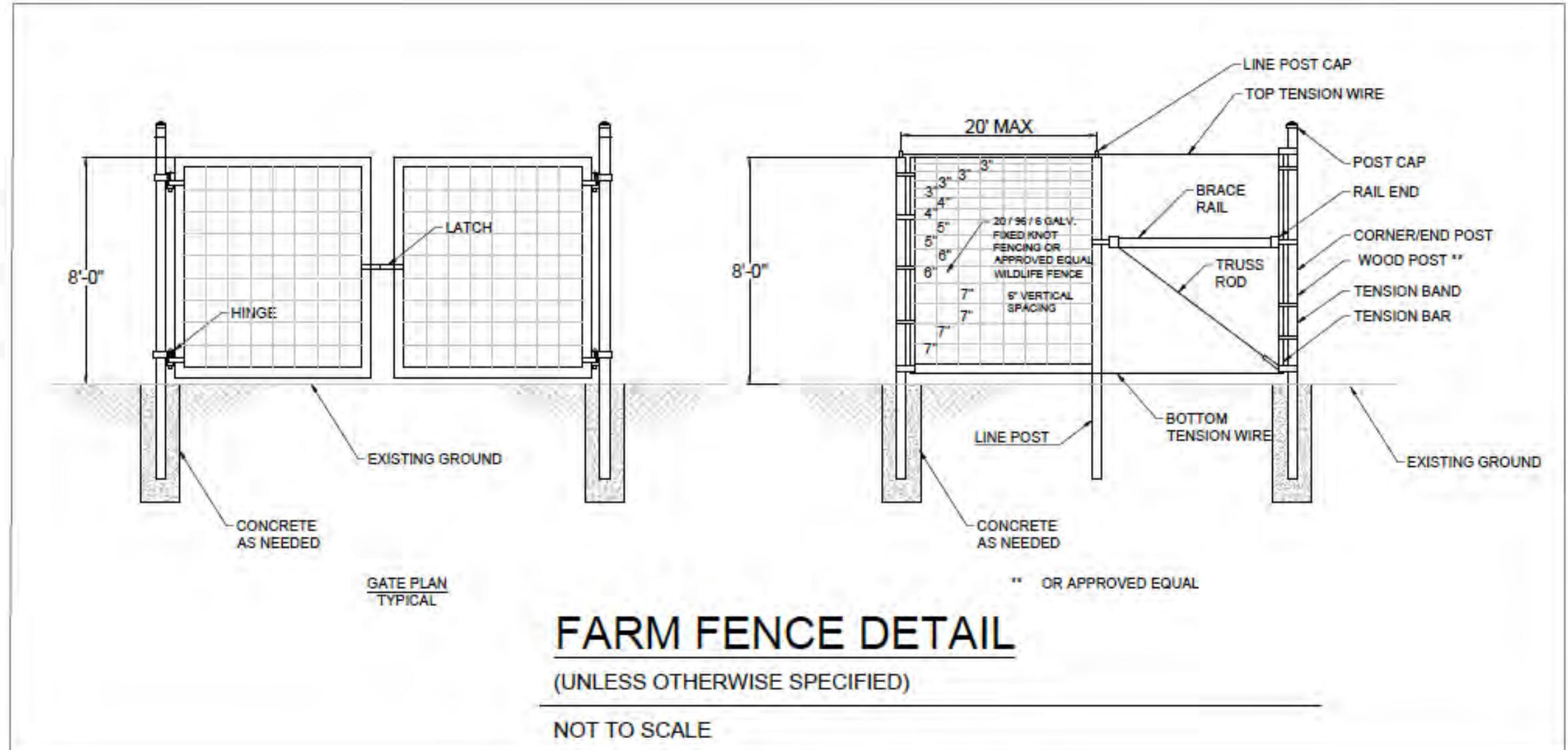
ALL PLANTINGS SHALL BE MULCHED UNLESS SPECIFIED OTHERWISE IN A LANDSCAPING OR PLANTING PLAN FOLLOWING THE CRITERIA IN PRACTICE STANDARD "MULCHING 805". MULCHING MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS LISTEN IN MATERIAL SPECIFICATIONS "502 GEOTEXTILE", "800 PAPER" AND PLASTIC NETTING", "801 JUTE NETTING", "802 EXCELSIOR BLANKETS", AND "803 STRAW BLANKETS."





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.



Water Resources

The Water Resources department reviewed the Zoning Petition and provides the following comments:

As a former landfill site, this brownfield will have been capped with compacted clay. The site is already considered 100 percent impervious and draining into a Stormwater Detention system.

The Stormwater Facilities will need to be evaluated to ensure appropriate capacity. There will need to be an analysis of the appropriateness of any infiltration practices given the historical use of the site.

The peak discharge from the site will also need to be modeled to ensure no increase in the peak discharge from the site.

The site is proposing a native seed mix. The site should be pre-vegetated prior to the installation of the panels to minimize erosion issues.

Solar sites in Kane County are typically required to have BMPs at the downstream end of the development; because this is a brownfield site, Fee-in-Lieu of this BMP practice may be evaluated and considered, as well as alternative BMP measures.

The proposed solar development for this site includes panels that will not involve any penetrating construction work. As such, the Department of Environmental and Water Resources finds the proposed use appropriate for this site.

Water Resources

The Water Resources department recommends the following stipulations for approval:

1. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
2. An engineer's report will be required. 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.
3. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration or evapotranspiration of runoff within the site. Fee in lieu of the BMP may be considered for this site, as outlined in the Stormwater Ordinance.
4. 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.
5. A study of all infrastructure will be required, including drain tiles, monitoring wells and gas vents. The site plan will need to ensure the protection of this infrastructure.
6. 80% vegetative coverage for the native plantings will be a requirement for the site.
7. 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.
8. Any 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 and provided that, “The Petitioner shall obtain temporary and final access permits from the Illinois Department of Transportation.”

Environmental Health

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

Fire Protection

- The **South Elgin & Countryside Fire District** reviewed the proposed project and provided the following comments:
 - A formal site plan along with construction documents will be required to initiate a construction permit with the Fire District prior to the start of any construction activities.
 - Plan reviews will be conducted focusing on emergency access, clear pathways, setbacks, electrical safety, ensuring fire department access and safe operations.
 - Plan reviews may require changes to the project which could affect zoning
 - The South Elgin and Countryside Fire Protection District is not opposed to this project

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

The natural resource review provided by the EcoCAT identified protected resources that may be in the vicinity of the proposed action. The IDNR has evaluated the project information and concluded that due to the project scope and proximity to protected resources, the Department recommends a number of best management practices be taken to avoid adversely impacting protected natural areas in the vicinity of the project.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

The Natural Resources Inventory (NRI) Report from the Kane-DuPage Soil & Water Conservation District (SWCD) provided detailed property information, however this property does not have a LESA score because it is not original farmland.

Additional Reviews/Analysis

- **United States Fish & Wildlife Service (USFWS) Section 7 Consultation**
 - Letter from the USFWS indicated that there are no critical habitats within the project area under this office's jurisdiction. It also suggests that for projects other than major Federal construction activities, a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat.
- **United States Army Corps of Engineers (USACE)**
 - Letter from the US ACE states that the subject activity may be performed without further authorization from their office provided that the activity complies with their terms and conditions.
- **Illinois Nature Preserves Commission (INPC)**
 - The solar facility will avoid all protected lands.
- **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. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
2. An engineer's report will be required. 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.
3. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration or evapotranspiration of runoff within the site. Fee in lieu of the BMP may be considered for this site, as outlined in the Stormwater Ordinance.
4. 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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7. 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.
8. Any Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
9. **All required access permits shall be obtained from the Kane County Division of Transportation.**
10. **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.**
11. **The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated August 29, 2025, included in the Zoning Petition submittal.**

Special Use Standards / ZBA Findings

Section 25-4-8-2 of the Kane County Zoning Ordinance provides Standards for Special Use Permits; responses to these Standards have been provided by the Petitioner with their Zoning Application. **The Zoning Board of Appeals shall not recommend approval of a special use unless it finds:**

- A. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads;
- F. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

Zoning Entitlement Process

Regional Planning Commission: N/A

Zoning Board of Appeals: January 6, 2026

Development Committee: January 20, 2026

Kane County Board: February 10, 2026

Petition 4676 will be considered by the **Development Committee** at its meeting currently scheduled for **10:30 a.m., Tuesday, January 20, 2026** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.

Petition 4676 will be considered by the full **Kane County Board** at its meeting currently set for **9:45 a.m., Tuesday, February 10, 2026** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.