



Kane County Development & Community Services

Kane County Government Center
719 Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

ZONING APPLICATION: Special Use Permit (COMMERCIAL SOLAR FACILITY)

APPLICANT

Name

James

Carlin

First Name

Last Name

Address

134 East 40th Street

Street Address

New York

New York

10016

City

State

Postal/Zip Code

Phone Number

(779) 809-1070

Email

jcarlin@greenwoodinfra.com

Company

Tri-County Solar LLC

Website

https://www.greenwoodinfra.com/

Authorized Agent / Primary Point of Contact



Yes, I am the Authorized Agent and Primary Point of Contact for this Zoning Petition Application.

PROPERTY OWNER

Name

Tri-County Landfill Company Inc.

David Evenhouse

First Name

Last Name

Address

11701 Cooper Way

Street Address

Orland Park

IL

60467

City

State

Postal/Zip Code

Phone Number

708-289-8435

Email

101beancounter@gmail.com

Statement of Authorization (If Applicant is not the Property Owner)



I, THE SUBJECT PROPERTY OWNER, HEREBY AUTHORIZE THE LISTED AUTHORIZED AGENT TO ACT ON MY BEHALF IN THE PROCESSING OF THIS APPLICATION AND TO FURNISH, UPON REQUEST, SUPPLEMENTAL INFORMATION IN SUPPORT OF THIS ZONING PETITION APPLICATION. THIS PERSON WILL ACT ON MY BEHALF AS THE POINT OF CONTACT FOR ALL PETITION RELATED CORRESPONDENCE.



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SUBJECT PROPERTY

Street Address / Common Location

7N 904 IL-25, South Elgin, IL 60177

Parcel Identification Number(s)

09-01-200-017

Property Acres

45.29 Acres

Township(s)

- ☐ 01 Hampshire (HA)
- ☐ 02 Rutland (RU)
- ☐ 03 Dundee (DU)
- ☐ 04 Burlington (BU)
- ☐ 05 Plato (PL)

- ☐ 06 Elgin (EL)
- ☐ 07 Virgil (VI)
- ☐ 08 Campton (CA)
- ☒ 09 St. Charles (SC)
- ☐ 10 Kaneville (KA)

- ☐ 11 Blackberry (BL)
- ☐ 12 Geneva/Batavia (GE/BA)
- ☐ 13 Big Rock (BR)
- ☐ 14 Sugar Grove (SG)
- ☐ 15 Aurora (AU)

Current Zoning District(s)

The proposed property is currently within the F-2 Farming District with a land use classification of Special Use (SU) Superfund Landfill site.

For reference, see the Kane County Zoning Atlas Maps.

Current Land Use(s)

Tri-County Superfund Landfill site.

2040 Future Land Use Designation(s)

Special Use

For reference, see the Kane County 2040 Plan.

PROPOSED SPECIAL USE

Requested Special Use

Community Solar Array

Area (Acres/S.F.) of Special Use

25.5 Acres

Brief Project Description

The Applicant is petitioning for a Special Use Permit (SUP) for developing and constructing a 5 MW-AC community solar facility on the Project Parcels according to and in compliance with the requirements set forth under Chapter 25 of the Kane County Zoning Ordinances Subsection 5-4-9: COMMERCIAL SOLAR ENERGY FACILITIES, and Public Act 102-1123 set by the State of Illinois. The selected site, operated as the Tri-County / Waste Management landfill, has been identified as a brownfield under the Comprehensive Environmental Response, making it an ideal site for solar.



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ADDITIONAL SPECIAL USE INFORMATION

1. How does the proposed use relate to the existing uses of property within the general area of the property in question?

Tri-County Solar is not on prime agricultural farmland, but rather on a capped Superfund Landfill. Given that the landfill has been capped, there is very little utility this site can handle. The Tri-County Solar Project is designed to be a solar photovoltaic (PV) project. It will be built over sections of the vacant lot that can support the PV arrays. Tri-County Solar LLC will not perform any intrusive or penetrating construction work that would hinder the integrity of the landfill cap and gas ventilating system.

2. What are the zoning classifications of properties in the general area of the property in question?

Neighboring land includes parcels similarly zoned for landfill use as Special Use (SU) Farming (F) and Business (B-3) District, as well as Industrial (I) to the west. To the east and north lies Incorporated Bartlett, used by the Forest Preserve of Kane County and for the neighborhood to the north.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

As referenced previously, the proposed property is a F-2 Farming District with a land use classification of Special Use (SU) Superfund Landfill site. Permitting commercial solar farms is allowed within the Farming district per Chapter 25 of the Kane County Zoning Ordinances.

4. What is the trend of development, if any, in the general area of the property in question?

Neighboring the Tri-County Landfill to the east is the James "Pate" Philip State Park. Neighboring the parcel to the west is also another landfill. Immediately south of the parcel, the landfill site continues and parcels farther south are owned by Kane County. To the north a new subdivision of residential homes and the continuation of the James "Pate" Philip State Park. Current development is expected to stay consistent with current use. It should be noted that, due to the nature of the site, the USEPA has determined that this site cannot be used for agricultural, residential, subdivision, or business development. There are limited available uses for this site classification due to the landfill cap.

5. How does the projected use of the property relate to the Kane County 2040 Land Use Plan?

The 2040 Land Use Plan highlighted several goals the project aligns with; Employment, Environmental Considerations and Natural Resources, Agricultural Preservation, and Historic Preservation. The project will support local employment through construction and maintenance. It will also support soil, biodiversity, conservation, and natural resource health through maintaining a pollinator friendly habitat. For more information on how the project is in alignment with Kane Counties 2040 Land Use Plan please refer to 03_Project Narrative, under section 2.2 Project Benefits.



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REQUIRED SUBMITTAL DOCUMENTS

See APPENDIX D: REQUIRED SUBMITTAL DOCUMENTS

APPLICATION VERIFICATION

Undersigned certifies that all answers and information provided in this Zoning Application for a Special Use Permit and associated documents are true, correct and complete to the best of his/her knowledge.

David J. Evershore
Record Owner

11/18/2025

Date

11/11/2025

James Carlin

Date

Applicant or Authorized Agent