

ZONING PETITION #4681
USS WEBB SOLAR LLC

RECEIVED
PUBLIC COMMENTS
PACKET

Zine, Natalie

From: The Staszewskis [REDACTED]
Sent: Friday, February 27, 2026 12:08 PM
To: Zine, Natalie
Cc: The Staszewskis
Subject: EX: Objection to Petition # 4681 for special use permit PIN: 01-36-200-014
Attachments: EASTview.jpg; WESTview.jpg; SOUTHview.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Kane County Development & Zoning board of appeals,

I live next to the property located at 14N937 Brier Hill Rd., Hampshire, IL which USS Web Solar LLC is requesting a Special Use Permit for a Commercial Solar Energy Facility and I object to it.

The location has been poorly sited and fails to comply with suitability standards established and recently rejected by the Kane County board for other solar projects. The attached (3) photos show the view from my first floor windows looking at the site, view to the West of our neighborhood from my front door, and view looking South from my backyard. These photos clearly illustrate this is not a location for a commercial power facility whatsoever and will most certainly have a negative impact on the use, enjoyment, quality of life, and property values. The unnatural appearance, glare, light flickering, and addition of thousands of glass panels and several power poles / lines would be an out-of-place eyesore. It would also be a detriment to the area which bisects two of the entrances into our subdivision.

For the last 30 years I have lived next to a working farm with horses, sheep, goats, cows, and various crops, which have all fit well with the adjacent Brier Pines and Oakshire Estates subdivision. Furthermore, the existing property (being farmed) is classified prime farmland per the Kane County chart and calculation below with a net PI (Productivity Index) score of 110.7. The state of Illinois references in HB4037 that commercial solar facilities should be strictly prohibited with soil PI score of 110 or greater. This common-sense intent is to protect our natural resources from damage of which the likes decades of cover from electronics would induce. Renewable energy isn't an enemy. It however requires prudent planning, oversight, and common-sense application and locations of which many solar solicitors cannot comprehend. The potential impact would be regrettable and I ask each of you to reject this application and vote NO.

I look forward to sharing additional details and concerns during the upcoming appeal hearing and appreciate these attachments being available for reference during that testimony.

Thank you for your concern,
Gerry Staszewski
44W551 Volkening Circle
Hampshire, IL. 60140

Farmland														
Land Type				Acres				EAV						
CROPLAND				13.7100				8,303						
HOMESITE				1.0600				0						
NON-AG				0.2100				0						
OTHER FARMLAND				1.4000				123						
Totals				16.3800				8,426						
Toggle Farmland Details ^														
Land Type	Soil Type	S/E Code	Flood Rdct.	Acres	PI	S/E Fctr.	Flood Fctr.	Adj. PI	Cert. Rate	Type Fctr.	EAV /Ac.	Debase /Acre	Final EAV/Ac.	EAV
CROPLAND	193	C2	0%	5.36	98	0.92	1.00	90	401.34	1.0000	401.34	0.00	401.34	2,151.00
CROPLAND	330	A	0%	1.72	108	1.00	1.00	108	542.95	1.0000	542.95	0.00	542.95	934.00
CROPLAND	356	A	0%	3.36	127	1.00	1.00	127	948.23	1.0000	948.23	0.00	948.23	3,186.00
CROPLAND	62	A	0%	3.27	116	1.00	1.00	116	621.33	1.0000	621.33	0.00	621.33	2,032.00
HOMESITE	62	A	0%	1.06	0	0.00	1.00	0	0.00	0.0000	0.00	0.00	0.00	0.00
NON-AG	356	A	0%	0.21	127	1.00	1.00	127	948.23	0.0000	0.00	0.00	0.00	0.00
OTHER FARMLAND	193	C2	0%	0.61	98	0.92	1.00	90	401.34	0.1667	66.90	0.00	66.90	41.00
OTHER FARMLAND	62	A	0%	0.79	116	1.00	1.00	116	621.33	0.1667	103.58	0.00	103.58	82.00

> Map View Full Screen ↗

	Num	Acres	% of total acreage	PI	Partial PI	Weighted PI of all land
1	1	5.36	39.1%	98	38.3	
2	2	1.72	12.5%	108	13.5	
3	3	3.36	24.5%	127	31.1	
4	4	3.27	23.9%	116	27.7	
Total		13.71				110.7





February 24, 2026

Kane County Zoning Board of Appeals
719 Batavia Ave, Bldg. A
Geneva, IL. 60134

RE: Petition No. 4681 - USS Webb LLC Commercial Solar Garden

FROM: Concerned Hampshire Residences & Neighbors surrounding 14N937 Brier Hill Rd.

I, Gerry Staszewski, am submitting this written notice of the strongest objection on behalf of the nearby homeowners listed below to the request and application for variance to construct and operate a Solar Energy facility located on PIN 01-36-200-014.

The proposal submission by USS Webb Solar LLC contains *factually incorrect and misleading statements* including, but not limited to: will not endanger health, safety, comfort, general welfare, use, enjoyment for other properties in the immediate vicinity for purposes already permitted and is not noticeable by neighbors.

Our concerns present imminent threat to property values, general welfare and enjoyment, environment, including soil and private wells, wildlife, farm animals (present & future), and visual denigration of a small rural farm area and exiting residential neighborhood with nearly 80 homes within a few hundred yards. Furthermore, the location is highly suspect due to its precarious proximity to existing structures, high value farm history, and lack of access. We DO NOT live in an industrial or commercial zone and DO NOT wish to.

We respectfully ask you to reject this proposal and vote against this application following a recent precedent set with similar proposed solar facility having unsuitable attributes.

RESIDENT'S NAME	ADDRESS	SIGNATURE / DATE
GERRY STASZEWSKI	44W551 VOLKENING CIRCLE HAMPSHIRE, IL. 60140	Amy Staszewski 2/21/26
Amy Staszewski	44W551 Volkening Cir Hampshire, IL 60140	Amy Staszewski 2/21/26
Karen Dieckhoff	44W575 Volkening Cir Hampshire, IL 60140	Karen A. Dieckhoff 2/21/26

February 24, 2026

Kane County Zoning Board of Appeals
719 Batavia Ave, Bldg. A
Geneva, IL. 60134

RE: Petition No. 4681 - USS Webb LLC Commercial Solar Garden

FROM: Concerned Hampshire Residences & Neighbors surrounding 14N937 Brier Hill Rd.

I, Gerry Staszewski, am submitting this written notice of the strongest objection on behalf of the nearby homeowners listed below to the request and application for variance to construct and operate a Solar Energy facility located on PIN 01-36-200-014.

The proposal submission by USS Webb Solar LLC contains *factually incorrect and misleading statements* including, but not limited to: will not endanger health, safety, comfort, general welfare, use, enjoyment for other properties in the immediate vicinity for purposes already permitted and is not noticeable by neighbors.

Our concerns present imminent threat to property values, general welfare and enjoyment, environment, including soil and private wells, wildlife, farm animals (present & future), and visual denigration of a small rural farm area and exiting residential neighborhood with nearly 80 homes within a few hundred yards. Furthermore, the location is highly suspect due to its precarious proximity to existing structures, high value farm history, and lack of access. We DO NOT live in an industrial or commercial zone and DO NOT wish to.

We respectfully ask you to reject this proposal and vote against this application following a recent precedent set with similar proposed solar facility having unsuitable attributes.

RESIDENT'S NAME

ADDRESS

SIGNATURE / DATE

SCOTT SURMIN

44W535 LITTLEWOODS
TRL.

Surmin 2/22/26

February 24, 2026

Kane County Zoning Board of Appeals
719 Batavia Ave, Bldg. A
Geneva, IL. 60134

RE: Petition No. 4681 - USS Webb LLC Commercial Solar Garden

FROM: Concerned Hampshire Residences & Neighbors surrounding 14N937 Brier Hill Rd.

I, Gerry Staszewski, am submitting this written notice of the strongest objection on behalf of the nearby homeowners listed below to the request and application for variance to construct and operate a Solar Energy facility located on PIN 01-36-200-014.

The proposal submission by USS Webb Solar LLC contains *factually incorrect and misleading statements* including, but not limited to: will not endanger health, safety, comfort, general welfare, use, enjoyment for other properties in the immediate vicinity for purposes already permitted and is not noticeable by neighbors.

Our concerns present imminent threat to property values, general welfare and enjoyment, environment, including soil and private wells, wildlife, farm animals (present & future), and visual denigration of a small rural farm area and exiting residential neighborhood with nearly 80 homes within a few hundred yards. Furthermore, the location is highly suspect due to its precarious proximity to existing structures, high value farm history, and lack of access. We DO NOT live in an industrial or commercial zone and DO NOT wish to.

We respectfully ask you to reject this proposal and vote against this application following a recent precedent set with similar proposed solar facility having unsuitable attributes.

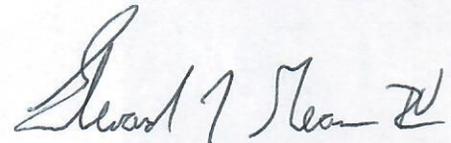
RESIDENT'S NAME

ADDRESS

SIGNATURE / DATE

ED GEAREN IV

14 N 881 BRIER HILL RD
HAMPSHIRE, IL 60140



2/22/2026

February 24, 2026

Kane County Zoning Board of Appeals
719 Batavia Ave, Bldg. A
Geneva, IL. 60134

RE: Petition No. 4681 - USS Webb LLC Commercial Solar Garden

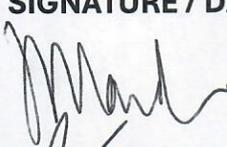
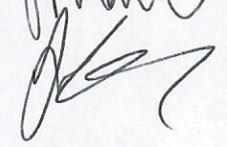
FROM: Concerned Hampshire Residences & Neighbors surrounding 14N937 Brier Hill Rd.

I, Gerry Staszewski, am submitting this written notice of the strongest objection on behalf of the nearby homeowners listed below to the request and application for variance to construct and operate a Solar Energy facility located on PIN 01-36-200-014.

The proposal submission by USS Webb Solar LLC contains *factually incorrect and misleading statements* including, but not limited to: will not endanger health, safety, comfort, general welfare, use, enjoyment for other properties in the immediate vicinity for purposes already permitted and is not noticeable by neighbors.

Our concerns present imminent threat to property values, general welfare and enjoyment, environment, including soil and private wells, wildlife, farm animals (present & future), and visual denigration of a small rural farm area and exiting residential neighborhood with nearly 80 homes within a few hundred yards. Furthermore, the location is highly suspect due to its precarious proximity to existing structures, high value farm history, and lack of access. We DO NOT live in an industrial or commercial zone and DO NOT wish to.

We respectfully ask you to reject this proposal and vote against this application following a recent precedent set with similar proposed solar facility having unsuitable attributes.

RESIDENT'S NAME	ADDRESS	SIGNATURE / DATE
Judy Mandala	44W570 Volkening	 2/24/26
JEFF MANDALA	44W570 VOLKENING	 2/24/26



I am opposed to the request of a Special Use Permit in the F-Farming Zoning District as presented in Zoning Petition No. 4681 USS Webb Solar LLC. The above picture is an accurate example of what the roadside appearance shall be. This is an unmistakable commercial/industrial look. This would be in an existing residential/farming community. The following are some of the reasons I am against the issuance of said Permit:

1.) Operation may be detrimental or endanger public health caused by unknown R/F energy injury caused by photo electric panel transmission/collection/ozone of energy. Also in case of fire of photo cell panels could contaminate immediate area which is in close proximity of several Single Family Residences.

2.) The operation would be injurious to the enjoyment and possibly the property value to adjacent properties by the "Industrial/Commercial" appearances of both the multiple power poles at roadside and the multiple ACRES of solar collection panels. Further adding to the Industrial/Commercial appearance would be the perimeter fencing, poles, and transformers.

Thank you for your time,
Edward T Gearen IV
14N881 Brier Hill Rd
Hampshire IL 60140

X 
2/24/26

Adjacent neighbor to 14N937 Brier Hill Rd Hampshire IL 60140

Zoning Board of Appeals
719 S Batavia Ave, Bldg A
Geneva, IL 60134

RE: USS Webb Solar – Petition #4681

To whom it may concern,

My name is Tony Faivre and I live at 14N939 White Pines Lane in Hampshire township. My home is just down the road from the proposed solar project USS Webb Solar. Jerry is a strong member of our community and I support his right to do what he likes with his land.

Sincerely,

A handwritten signature in black ink, appearing to read "Tony Faivre". The signature is stylized with a large, sweeping initial "T" and a long horizontal stroke extending to the right.

Tony Faivre

Zoning Board of Appeals
719 S Batavia Ave, Bldg A
Geneva, IL 60134

RE: USS Webb Solar – Petition #4681

To whom it may concern,

My name is Shawn Wolf and I live at 44W552 Volkening Circle in Hampshire township. My home is just down the road from the proposed solar project USS Webb Solar. Jerry is a strong member of our community and I support his right to do what he likes with his land.

Sincerely,

Shawn Wolf

A handwritten signature in black ink, appearing to read 'Shawn Wolf', is written over a long, thin, diagonal line that extends from the bottom left towards the top right of the page.