

3. Project Narrative/ “Commercial Solar Energy Facility Summary” – TNT Howard LLC - 8/12/26

TNT Howard LLC requests approval of a Special Use Permit for the development and operation of a 5.0 MW (AC) ground-mounted community solar energy facility on approximately 26 acres of a 49-acre parcel (PIN: 06-08-401-013) within a 130-acre farm located in Elgin Township, Kane County, Illinois. Panels will cover approximately 7.9 acres with the balance consisting of native prairie, bush, and tree plantings in-between and surrounding the panels. The solar field will be installed on existing farmland and enclosed within a secure perimeter fence to ensure safety and compliance with county regulations. Mr. Meyer intends to sell the project to an experienced developer once the special use permit is issued.

Background of Mr. Meyer

Timothy Meyer grew up on a farm in a town of 1,000 residents in Iowa and continues his deep connection to agriculture through part-time organic farming on 320 acres. His farm produces soybeans for tofu, corn for tortillas, and organic chicken feed, emphasizing sustainable practices such as mechanical weed control rather than chemical herbicides. Before returning to agriculture, Mr. Meyer had a long and accomplished career as a chemical engineer with Amoco Corporation. His roles included process design, corporate environmental safety and toxicology, sales management, and applying for and receiving a patent on a Polypropylene Reactor Enhancement. He later earned an MBA from the University of Chicago, worked as a financial analyst, and currently works in the financial industry. His unique blend of technical, environmental, and financial expertise brings a comprehensive and thoughtful approach to solar development. His third of four sons, Christian, is VP of Project Development.

Project Purpose and Community Engagement

This solar development is intended to provide renewable, affordable energy to the local grid as part of the Illinois Shines community solar program. As the landowner and developer, Mr. Meyer is committed to maintaining the integrity and sustainability of the land while also contributing to the county’s renewable energy goals. His leadership ensures that the project is not only technically and economically sound but also community-focused and aligned with local values.

I. Project Components

- The solar system will consist of approximately 11,880 solar modules installed on a racking system that follows the sun for optimized efficiency.
- The panels will reach a height of approximately 5-6’ when flat and 8-9’ ft at maximum tilt.
- All modules are coated with anti-reflective material to reduce the minor glare that exists.
- The racking is pile-driven into the ground; no concrete foundations are anticipated.
- The facility will be monitored remotely, with minimal traffic or staffing required on site.
- Energy will be routed through existing overhead ComEd utility infrastructure.
- An 8-foot high security fence will enclose the system for safety with 6-inch gap open at the bottom for wildlife.
- All proposed improvements will comply with local setback requirements.
- Existing drainage features will be maintained, with minor grading adjustments as needed.
- Access will be provided via a porous gravel driveway designed to minimize disturbance and allow drainage.
- Inverters and transformers will be set on a secured concrete pad or piling within the fence line.
- Disturbed areas will be reseeded with an 80% minimum of native grasses & pollinators.

II. Construction Overview

- Construction will generate approximately 20–30 short-term jobs.
- Hiring will prioritize local labor, though specialized roles may require external contractors.
- Typical roles will include equipment operators, electricians, fencing crews, and project supervisors.

III. Development Timeline

- Construction is planned to begin in Fall 2027, subject to permitting and interconnection approval.
- The project is expected to be completed in approximately 6 months.

IV. Traffic Impact

- Deliveries will be handled using standard tractor-trailers; no oversized loads are anticipated.
- During peak construction, there may be 6–8 deliveries per day, tapering down to 1–2 daily.
- Around 15–25 personnel will be on-site at the busiest times.
- Post-construction, operational traffic will be extremely limited to infrequent maintenance visits.

V. Maintenance Plan

- Routine maintenance will occur several times a year.
- No staff will be permanently located at the site.
- The system is remotely monitored 24/7 for performance and safety.
- Snow removal is not expected due to the tilt angle of the panels.
- Vegetation under and around the panels will be managed with mowing as necessary.

VI. Additional Project Information

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

Utilizing approximately 26 acres of the 49 acre parcel for generating clean solar energy fits well with the general area which includes two neighboring residential communities. Since Community Solar projects tied to Illinois Shines are required to sell a large portion of electricity to residential housing and small businesses, this project could potentially provide all the electricity to the surrounding neighborhood. Additionally, the lay of the land is suited in that the solar array is on a South facing slope which slopes away from the homes to the North, and is surrounded by trees which provide a visual buffer. The remaining 104 acres in farm land, creek, and trees fits well with the Resource Management zoning classification. Additionally, the farm renter has often suggested putting this slope into grass or another use due to constant soil erosion and low crop yields. Solar is an ideal alternative to not only stop erosion and filter water runoff, but to also produce clean energy for the Elgin Community.

Discussions had with residents in the area reveal that their primary concern is with traffic congestion entering Randall Rd and Hwy 20 from the subdivisions. There is a strong desire not to see a residential development occur on the farm, which would further compound this issue. A solar development would create little traffic, is quiet, and would reduce erosion on the South sloping land.

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

North: Residential

East: Residential

West: Farming (F)

South: Farming (F)

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

The farm sits within the Resource Management zoning area which encourages development while leaving open space benefiting the environment. A solar farm would leave open land area greater than the suggested 40% open area identified in the 40-year plan.

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

The areas to the North and East are residential. The immediate area to the South and West are farmed lands. Residential development is not desired by the surrounding neighborhoods due to traffic issues entering Randall Road, HWY 20, and on Highland. With little visibility and substandard road access, the location is not ideal for commercial development.

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

A solar project at this location would fit well with Kane County objectives listed below. It would also fit with the Resource Management zoning as stated in paragraph 3 above.

- Objective 2.9.2—To be a leader and role model in the use of renewable resources within Kane County and throughout the region
- Objective 2.9.5—To promote economic development and workforce trained in the energy efficiency and renewable energy industry
- Objective 2.9.7—To facilitate the siting of smart grid technology and renewable energy infrastructure