



October 9, 2025

Kane County Development Department
719 S Batavia Avenue
Geneva, IL 60134

RE: Special Use Permit Petition 4674 Bluestem Solar 40W489 Prairie Street, Aurora, IL 60554

After reviewing the proposed petition for a Special Use Permit for a solar facility for the property located at 40W489 Prairie Street, Aurora, IL 60554 the Village of Sugar Grove is not in support of the Special Use Permit.

The proposed use does not meet the Villages standards for a Solar Farm and would interfere with the Villages future transportation plan that includes and extension of Gordon Road south to Jericho Road, there should be right-of-way dedicated for this. The proposed landscaping is deficient, more screening is necessary along the west side of the site the screen from the future development this site abuts to. The type of fence being proposed surrounding the property would not meet Village standards, the fencing along the west site of the site near the future residential should be a solid privacy fence of either wood or vinyl. The use of more native plants should be included in the landscape plan. A bike path should be include in the plans to conform with the Villages connectivity initiatives, and the project should meet all fire department requirements (attached).

The proposed Special Use also does not meet the required standards of a Special Use.

- A. 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.

The Special Use of a large scale solar facility will be detrimental to the comfort and general welfare of the residents nearby. This site is close to existing residential and also abuts a site designated for the future residential expansion of Settlers Ridge. In addition the site interferes with the future extension of Gord Road, which will be necessary for providing residents a safe path of travel with the future residential developments.

- B. 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.

The proposed special use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted as there is existing residential near by and an approved future phase of Settlers Ridge directly adjacent, residents are not going to want to live close to this large of a solar facility. This proposed use will diminish and impair property values within the approved future

phase of Settlers Ridge as this development abuts directly to future residential, marketing and selling lots immediately adjacent to a large solar facility will be challenging.

- C. 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.
The special use will impede on the development of future residential due to its close proximity and also impede on the future extension of Gordon Road as there is no right-of-way dedicated and the future extension would run along the west portion of the property.
- D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.
The Village is still in the process of reviewing these plans to see if these items are being met.
- E. 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.
There are access concerns with construction traffic to this site as this portion of the road is rural and the access point is right at a curve.
- F. The special use shall in all other aspects 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.
The proposed special use would not meet the Villages requirements for a solar farm to include, the type of fencing, landscaping, screening, providing access for the future extension of Gordon Road, and future paths to align with the Villages initiative for connectivity throughout the Village.

For these reasons the Village is objecting to the proposed Special Use for the property located at 40W489 Prairie Street, Aurora, IL 60554. The Village plans to also approve a resolution objecting to this Special Use petition at the next Village Board meeting on October 21, 2025.

Sincerely,



Sue Stillwell
Village President