



October 20, 2025

Village President &
Board of Trustees
Village of Sugar Grove
160 S Municipal Drive, Suite 110
Sugar Grove, IL 60054

RE: Special Use Permit Petition 4674 Bluestem Solar 40W489 Prairie Street, Aurora, IL 60554 (the "Subject Property")

Dear Honorable Village President and Board of Trustee Members:

Clean Field Power, LLC ("CFP", on behalf of its related entity CFP Bluestem IL Solar, LLC (the "Applicant") is grateful for the opportunity to share this letter with the Village President of Sugar Grove and the Board of Trustees regarding the Special Use Permit (the "SUP") Petition 4674 that we submitted to the Kane County Development Department. We are in receipt of the Village's October 9, 2025, objection letter to Kane County (the "Objection Letter") on this matter and hope to address the points raised therein in this letter.

CFP is an independent renewable energy developer with a team consisting of community solar development veterans and solar financial owners with a history in farming. The Bluestem Solar project consists of three 5MWac ground mount solar projects. ComEd evaluated the technical designs and grid connectivity, and deemed the projects worthy. The landowner has contractually agreed sell the land to CFP and welcomes the additional economics they will receive from it while having no impact on their other adjacent properties. The stormwater analysis is in process and will be ready to share, along with any mitigation actions if needed, in advance of construction permit process. Additionally, all bonds are secured to return the land to its original status after the term of the solar project.

As to the points raised by Sugar Grove in the Objection Letter, attached herein as Exhibit 1, we provide the following responses:

- A. The Special Use Permit standards have been addressed through the Special Use Permit Application and will be discussed in further detail at the November 4, 2025, Kane County Zoning Board of Appeals Meeting.



- B. The Applicant has reviewed the details of the proposed expansion with Souts Thavong, of the City of Aurora's Engineering Division. Mr. Thavong noted that a 140 foot Right of Way will be needed for the extension. He also noted, that, "Extension of the existing ROW south puts the road on the property to the West..." He further noted that a 70 foot setback from the property line would be the "worst case scenario." Sugar Grove's planned right of way dedication for Gordon Road is attached herein as Exhibit 2, showing that the road runs parallel to the Subject Property and is not impacted by this development.
- C. While operational, there will be an average of one personal vehicles on the Subject Property per month. This project will not contribute to traffic congestion as traffic will require less vehicle traffic than typical agricultural or residential operations.
- D. The Applicant is pleased to inform the Village President and Board of Trustees that the Orchard Solar project design is consistent Sugar Grove's Code 11-4-21: Solar Energy Systems. Attached herein as Exhibit 2 is a chart which itemizes each element of the relevant code and CFP's description on how we have addressed it in our Kane County SUP Petition.
- E. The Applicant's Bluestem project is designed to meet the guidance provided by the City of Aurora. CFP is in the process of acquiring the land related to the Bluestem project. As such, CFP is prepared to provide an appropriate right of way for the road extension as a condition for the construction permit.

In addition to the other documents required by the Kane County Special Use Application, please note that the following documents please note that the following were attached to the Petition when filed:

- Item 07_Noise Analysis – Bluestem Solar.pdf
- Item 08_Decommissioning Plan – Bluestem Solar.pdf
- Item 09_Decommissioning Surety Bond Template – Bluestem Solar.docx
- Item 12_Glare Study Report & Analysis – Bluestem Solar.pdf

We welcome the opportunity to address any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Aldric Seguin", followed by a horizontal line.

Aldric Seguin
Chairman



Clean Field Power, LLC
211 Island Road
Mahwah, NJ 07430
Email: aseguin@cleanfieldpower.com
Mobile: (845) 323-6322

Exhibits

1. Sugar Grove Objection Letter 10.09.2025
2. CFP's assessment of Bluestem Solar's compliance with Sugar Grove Code 11-4-21:
Solar Energy Systems
3. 14-23 ROW Question



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 an 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 side 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 included 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

11-4-21: SOLAR ENERGY SYSTEMS

C. 1. Ground Mounted Solar Farm Energy System
Clean Field Power
Bluestem Solar Evaluation



Item	Type	Code	CFP Kane County SUP Petition	CFP Status
C.1.a.	Security	The solar farm energy system shall be enclosed by a self-locking eight foot (8') security fence posted with warning signs at all gates. Where this fence abuts properties zoned exclusively for residential uses, the fence shall be a solid wood, metal, or vinyl screening fence. An exemption from the solid screening fence requirement may be permitted by the Village Board where the setback established for the solar farm from the transition lot line is at least five hundred feet (500').	Geometric Site Plans show fence as 7 ft but we intend to increase it to 8 ft. Sign details shows on pg 15 of the Electrical Plans submitted with Kane Co SUP. Additional details will be provided on the Emergency Response Plan included in Kane Co Building Permit submission	Consistent with Kane Co Requirements
C.1.b.	Setbacks	A ground mounted solar farm energy system shall meet the building setback requirements of the zoning district in which the parcel is located.	The Project meets all municipal setback requirements and significantly exceeds them in several cases. Kane County does not have any additional setback requirements outside of Illinois P.A. 102-1123. See pg 9 of Project Narrative enclosed.	Achieved
C.1.c.	Screening And Landscaping	The site of a ground mounted solar farm energy system shall be improved with an undulating five foot (5') average height screening berm within the required street setback. The berm shall be planted with landscape materials at the following rate: •One shade tree per fifty (50) linear feet; •One evergreen tree per fifty (50) linear feet; •Three (3) deciduous shrubs per fifty (50) linear feet; •Three (3) evergreen shrubs per fifty (50) linear feet; •Three (3) ornamental trees may replace each one shade tree; •Ornamental grass may replace the deciduous shrubs at a rate approved by the zoning official. An exemption from the requirements of this paragraph may be permitted by the Village Board where the setback established for the solar farm is at least five hundred feet (500') from the street and/or transition lot line.	The screening plan submitted with Kane Co SUP consists of native tree species alternating between conifer and deciduous.	Consistent with Kane Co Requirements
C.1.d.	Installation	The solar farm energy system shall be installed by a certified installer, an installer who meets the requirements set forth in 83 Illinois Administrative Code 468 as amended, and a licensed electrical contractor.	Not applicable for Kane Co SUP but will be included in Kane Co Building Permit submission	Building Permit Submission will be compliant
C.1.e.	Ground Cover	The site of a ground mounted solar farm energy system shall be improved and maintained with a drought tolerant, perennial vegetative ground cover over the entire property including under and around solar panels. The purpose of this ground cover shall be the prevention of soil erosion and the management of stormwater run-off. Top soil shall not be removed from the property during construction nor during operation of the facility.	Ground cover mix detailed on pg 6 of the Geometric Site Plans submitted with Kane Co SUP	Achieved
C.1.f.	Special Use Permit Required	A solar farm energy system shall be considered through the special use permit process outlined in section 11-13-12 of this title.	Applied for with Kane Co	Petition Submitted
C.1.g.	Panel Design	All panels shall be of consistent design and color. All panels shall be improved with an antireflective coating and shall not create a nuisance glare. All panels shall be maintained at a uniform height.	Manufacturer datasheets for panels and inverters provided with Kane Co SUP.	Achieved
C.1.h.	Drainage	A stormwater detention and subsurface drainage system shall be maintained during construction and operation of the solar farm energy system. The owner of the facility shall be responsible for repairing any damage to drain tiles and other drainage systems that result from construction, operation, or maintenance of the solar farm energy system.	Agricultural Mitigation Agreement (AIMA) with the Illinois Department of Agriculture requires the Applicant to mitigate any agricultural damage that may be caused by construction activities. Executed AIMA is required and was included in Kane Co SUP	Achieved
C.1.i.	Electric Lines	All electric lines shall be buried.	Civil & Electrical Site Plans verifying this submitted with Kane Co SUP	Achieved
C.1.j.	Tree Preservation/Mitigation	(1) Existing trees, six inches (6") in diameter or greater, as measured at breast height (dbh), shall be preserved, when possible, according to a tree preservation plan prepared by the developer with input from the building and zoning official or designee. The tree preservation plan shall show: (A) Protective fencing planned to be installed around the critical root zone of those trees identified for preservation, on both grading and landscape plans. (B) Trees that will have their roots pruned by a certified arborist, to avoid tearing and other damage during construction. (C) Locations where limestone and other materials that might negatively affect trees planned to be preserved will be stored on the property. (2) Where it is determined that trees six inches (6") dbh or greater must be removed to allow for proposed development, tree replacement will be required: (A) Not less than one (1) 3-inch caliper tree shall be required for each six inches (6") of tree proposed to be removed, as measured at breast height. However, in no instance shall more than three (3) 3-inch caliper replacement trees be required for any tree removed. (B) Unless otherwise determined by Village Board or zoning official, replacement trees shall be required in addition to any other landscaping that may be required by this title, except landscape screening. (C) The number of trees that an individual property can support, according to good forestry practices, shall determine the number of replacement trees that will be required on an individual lot.	Not applicable for Kane Co SUP but a Tree Preservation Plan may be prepared with the Kane Co Building Permit submission	To be addressed at the appropriate time

11-4-21: SOLAR ENERGY SYSTEMS

C. 3. General Requirements For Solar Farm Energy System

Item	Type	Code	CFP Kane County SUP Petition	Status
C.3.a.	Abandonment	A decommission plan shall be approved by the Village Board during the special use permit process. At the time of building permit, a letter of credit, or other financial surety instrument approved by the Village Board, in the amount of the estimated cost of decommission, as approved by the Village Engineer, shall be submitted to the Village. If the solar farm is abandoned and not properly decommissioned, the Village shall utilize the funds to restore the property to its original or an improved condition.	Decommissioning Plan submitted with Kane Co SUP	Achieved
C.3.b.(1)		Plat of survey or scaled dimensioned drawing of the zoning lot indicating all buildings existing and proposed and the proposed location of the solar array and electric distribution lines.	Civil & Electrical Site Plans submitted with Kane Co SUP	Achieved
C.3.b.(2)		Management plan describing how subscriptions will be marketed or how energy will be consumed for a private system.	Not applicable for Kane Co SUP but will be included in Kane Co Building Permit submission	Building Permit Submission will be compliant

C.3.b.(3)	Detailed installation drawings and specifications for the system.	Civil & Electrical Site Plans submitted with Kane Co SUP	Achieved	
C.3.b.(4)	Proof of certification in compliance with 83 Illinois Administrative Code 468 and proof of certification of electrician installing the system.	Not applicable for Kane Co SUP but will be included in Kane Co Building Permit submission	Building Permit Submission will be compliant	
C.3.b.(5)	Proof that notification to the electric power company has been properly completed.	Not applicable for Kane Co SUP but can provide Interconnection Agreement with ComEd on request	Achieved	
C.3.b.(6)	Plan for demolition and site restoration at the end of life of the system.	Decommissioning Plan submitted with Kane Co SUP	Achieved	
C.3.b.(7)	Elevation drawing(s), artist rendering(s), or photographic depictions of how the solar farm system will fit within the existing landscape.	Not applicable for Kane Co SUP but will provide prior to SUP approval	Building Permit Submission will be compliant	
C.3.b.(8)	Stormwater management plan.	Preliminary Stormwater Management Plan & Farmland Drain Tile Investigation Report submitted with Kane Co SUP. Final docs will be submitted within our Stormwater Building application with Kane Co	Achieved	
C.3.b.(9)	Soil and wildlife conservation plan.	Significant environmental due diligence has been conducted over the past six months and continues. Protected Species Habitat Assessment only suggested that vegetation removal/disturbance should occur outside the peak bird nesting period. Aquatic Resources Delineation Report (Level 3 Wetland Delineation) only identified one small wetland near the southern pond less than 0.5 acres. According to the Natural Resources Inventory (NRI) Report from the Kane-DuPage Soil & Water Conservation District (SWCD), the Property is in the “Low Protection” category for farmland.	Achieved	
C.3.b.(10)	Foundation and/or racking plan developed by a professional engineer.	Civil & Electrical Site Plans submitted with Kane Co SUP	Achieved	
C.3.b.(11)	UL listing or approved equivalent for all component parts of the solar garden energy system.	Manufacturer datasheets for panels and inverters provided with Kane Co SUP. Applicable certifications will be included in Kane Co Building Permit submission	Achieved	
C.3.c.	Ownership	The Village shall be notified of any change in ownership and/or management of the solar farm energy system.		
C.3.d.	Aviation Protection	If a solar farm energy system is located within five hundred feet (500') of an airport or within approach zones of an airport, the applicant shall provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the airport traffic control tower cab and final approach paths, consistent with the interim policy, Federal Aviation Administration (FAA) review of solar energy projects on Federally obligated airports or most recent version adopted by the FAA along with a letter of acceptance of the project design from the FAA.	Glare study conducted and results included in Kane Co SUP	Achieved

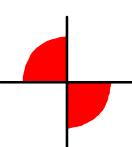


If, we are to match the existing 66' ROW and extend it south. Future ROW extension is 140 feet.

Property line



Kane County
GIS-Technologies
719 Batavia Ave
Geneva, IL 60134
gistech@co.kane.il.us



PLOT DATE
3/13/2024



SUGAR GROVE TWP.

SEC. 23 T.38N. R.7E.

Scale: 1"=400'

14-23

MAP PAGE LOCATOR

6	7	8	9	10	11	12
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	32	33	34	35
36	37	38	39	40	41	42