



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

RESOLUTION NO.: 20251021CD3

**A RESOLUTION OBJECTING TO A SPECIAL USE REQUEST IN KANE COUNTY
(CFP IL Bluestem Solar, LLC – 40W489 Prairie Street, Aurora, IL 60554)**

WHEREAS, the Village of Sugar Grove (the “Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable laws; and,

WHEREAS, CFP IL Bluestem Solar, LLC has petitioned Kane County for a Special Use to allow for a solar facility to be located on certain property located at 40W489 Prairie Street, Aurora, Kane County, Illinois (the “Subject Property”), and,

WHEREAS, the Subject Property is located within one and one-half miles of the Village corporate limits.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

1. That the Village President and Board of Trustees of the Village of Sugar Grove hereby formally object to the Special Use proposed by CFP IL Bluestem Solar, LLC for the reasons as stated in the attached letter. Also, for the lack of a 140 foot right-of-way dedicated for the future Gordon Road extension.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 21st, day of October 2025.


Sue Stillwell, Village President


Tracey R. Conti, Village Clerk



BOARD VOTE:

	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	☒	☐	☐	☐	☐
Trustee Matthew Bonnie	☒	☐	☐	☐	☐
Trustee Sean Michels	☒	☐	☐	☐	☐
Trustee Anthony Speciale	☒	☐	☐	☐	☐
Trustee Nora London	☐	☐	☒	☐	☐
Trustee Michael Roskopf	☒	☐	☐	☐	☐



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

In general, you will need to comply with the International Fire Code 2024 Edition.

- G-1 An approved fire apparatus access road shall be provided which extends to within 150-feet of all portions of the facility which is inclusive of solar arrays. Section 503.1.1, Exception 2, allows the fire code official to exempt or modify this requirement for solar PV power generation facilities. The fire district should review the proposed fire apparatus access road and determine if it is sufficient for their emergency operations (Fire and EMS).

Additionally, the fire code official is authorized to require more than one fire apparatus access road where the potential for impairment of the single road is possible. The fire district should review the proposed single access road to the site.

IFC 503.1.1, 503.1.2

- G-2 Fire apparatus access roads shall be designed and maintained to support the imposed load of fire apparatus and shall be surfaced to provide all weather driving capabilities. The engineer of record shall provide verification that these requirements are part of the access road's design.

IFC 503.2.3

- G-3 Fire apparatus access lanes, onto and where provided within the site, shall be constructed to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities.

IFC 503.2.3

- G-4 Security gates across a fire apparatus access road shall be approved by the fire code official. Gates shall provide a clear opening of not less than 20-feet in width. Access through the gate shall be by a method approved by the fire district which may include the provision of a Key Box in accordance with Section 506.

IFC 503.6, D103.5

- G-5 (Sheet C6) Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with 2024 IFC Appendix D, Table D103.4 or one of the configurations shown in Figure D103.1.

IFC 503.2.5, Appendix D, Figure D103.1

- G-6 (Sheet C11 and C6) Guard posts shall comply with all of the following requirements:

- a. Constructed of steel not less than 4 inches in diameter and concrete filled.
- b. Spaced not more than 4 feet between posts on center.
- c. Set not less than 3 feet deep in a concrete footing of not less than a 15-inch diameter.

- d. Set with the top of the posts not less than 3 feet above ground.
- e. Located not less than 3 feet from the protected object.

Please revise the bollard detail to meet these requirements and indicate the on center spacing between each bollard and the distance to the equipment they protect.

IFC 312.2

GENERAL COMMENTS

These general comments are referencing items that are either not shown on the submittal or are for the municipality's reference to verify on the field inspection. **No further action is necessary for these comments.**

- G-7 Where required by the fire code official, approved **"NO PARKING – FIRE LANE"** signs shall be provided. For roads of 26-feet or less, signage shall be on both sides of the roadway. Signage shall be located to outline the edges of the roadway surface.
IFC 503.3, D103.6.1
- G-8 The site shall have approved address numbers, placed in a position that is plainly legible and visible from the street or road fronting the property. Numerals and letters shall be a minimum of 4 inches in height on a contrasting background.
IFC 505.1
- G-9 Provide portable fire extinguishers within the development area based on the specific hazard(s) presented by the installation and associated equipment. Contact the fire district for approval of the types and locations of portable fire extinguishers to be used prior to final occupancy.
IFC 906.1
NFPA 10
- G-10 The electrical portion of solar PV systems shall be in compliance with NFPA 70, or other electrical code provisions, as adopted and amended by the applicable electrical authority having jurisdiction. See Section B of this report.
IFC 1205.1
- G-11 A clear, brush-free area of 10-feet shall be required around the perimeter of the ground-mounted photovoltaic arrays.
IFC 1205.5.1
- G-12 A noncombustible base of gravel, or a maintained vegetative surface, or a noncombustible base, approved by the fire code official, shall be installed and maintained under the PV arrays and associated electrical equipment.
IFC 1205.5.1
- G-13 Subject to final on-site inspection and testing by the Village and the fire district.

G-14 In accordance with IFC Section 105.6, the fire code official is authorized to issue a construction permit for the Solar Photovoltaic Power System.

IFC 105.6.21

Additional Requirements Include:

All Dead-end access roads, regardless of length, shall be provided with a width and turnaround provisions in accordance with 2024 IFC Appendix D. Wall-to-wall turning radius is 45'

The first gate encountered will have a lock box with all the keys needed for the facility

- Lockbox must be purchased from the Fire District

Signage at the access gate with Emergency Contact information to a 24-hour monitored Call center

Shut-off button or similar means that will disable all inverters located at the access gate

Solar Farm owners understand that they are responsible for mitigation of any and all Radio Frequency interference generated by the facility that interferes with Emergency Service Communication

Solar Farm owner agrees to train the fire district prior to initial turn up on safety and facility shut down measures. The owner agrees to train fire district anytime there is the is an equipment change that effects shut down procedures