



SPECIAL USE PERMIT STANDARDS

Kane County Government Center
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

INTERNAL USE ONLY

CV Project No.:	<input type="text"/>
Zoning Petition No.:	<input type="text"/>
Date Received:	<input type="text"/>

PETITIONER NAME:

SIGNATURE: Digitally signed by Yuqing Dai
Date: 2026.04.10 10:46:15 -07'00' DATE:

STANDARDS OF A SPECIAL USE (ZONING CODE SECTION 25-4-8-2)

Special Uses, as defined by the Zoning Ordinance, shall be considered at a public hearing before the Zoning Board of Appeals (ZBA). The ZBA shall make a recommendation to the County Board based on their Findings of Fact in regards to the Standards of a Special Use. The ZBA shall not recommend approval of a Special Use Permit unless it finds the following the statements to be true and accurate. **Please respond to the following statements A - F by explaining how your proposed Special Use relates to each of these factors. Responses should be as detailed as possible – if you require additional space, you may submit a separate sheet of paper.**

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 Proposed Commercial Solar Energy Facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The facility will produce no air emissions, odors, or hazardous byproducts A commissioned Noise Analysis (Exhibit F) demonstrates compliance with the Illinois Pollution Control Board (IPCB) sound limits. All electrical equipment will comply with the National Electrical Code (NEC) and applicable UL standards, and all medium-voltage lines will be placed underground within the security fence perimeter. The site will be enclosed by an 8-foot perimeter fence to prevent unauthorized access. The project will provided a vegetative screening buffer to any nearby residences.

During the Special Use Permit process, the Applicant coordinated with the Sugar Grove Fire Protection District (Exhibit GG), which reviewed and approved the geometric site plan; emergency responders will be provided site access codes and a walk-through upon construction completion. The Federal Aviation Administration determined the project does not exceed notice criteria and requires no glint-and-glare screening. The project supports Illinois clean energy goals under the Climate and Equitable Jobs Act (CEJA) and will not adversely affect public health, safety, or general welfare.

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 solar facility is a compatible, low-impact use consistent with the agricultural character of the surrounding properties.

The facility uses a tracking mount system that allows panels to lay nearly horizontal at dawn and dusk, substantially reducing glare impacts. The facility generates no noise above IPCB limits, no odors, and no emissions during operation. There is no permanent lighting on site. The project is enclosed by an 8-foot perimeter fence with perimeter vegetative screening to further minimize visual impacts.

The Geometric Site Plan (Exhibit M) demonstrates compliance with all applicable Kane County setback requirements. The IDNR review concluded adverse effects to protected species are unlikely. The Kane-DuPage SWCD assigned the site a LESA score of 69 ("Low Protection"), further confirming low agricultural impact.

Research and appraisal studies consistently demonstrate that solar facilities do not negatively impact neighboring property values, particularly in agricultural settings.

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 proposed solar facility will no impact of the normal and orderly development and improvement of surrounding properties.
The project is consistent with the F (Farming) district designation and the existing and future character of the surrounding area. Adjacent properties remain fully available for any permitted use during and after the operational term. Upon decommissioning, all equipment will be fully removed and the land restored to its prior agricultural condition pursuant to a County-approved Decommissioning Plan backed by a surety bond.

D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.

The project will interconnect to a 34.5 kV ComEd distribution line along Norris Road pursuant to a formal interconnection agreement .
A 20-foot access driveway will be constructed of a pervious surface material, verified through geotechnical recommendations, contributing no new impervious area.
A road use agreement will be entered into with Blackberry Township (jurisdiction holder for Norris Road, Commissioner Rodney Feece) per Zoning Ordinance 25-5-4-9-E-9; any roadway damage from construction will be repaired at the developer's expense. The Project will not require any Municipal utilities and therefore does not add any additional uses to Municipal utilities.

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.

The proposed solar facility will generate minimal vehicular traffic once construction is complete. During operation, only periodic maintenance visits are required with no daily employee commute. Construction phase ingress and egress will be temporary, anticipated to be completed with 6 months of the start of construction.
A Transportation and Access Plan is provided as Exhibit AA, and the Applicant has coordinated with Blackberry Township Highway Commissioner Rodney Feece (Exhibit V) to confirm road use and repair obligations. All equipment will operate within the road right-of-way only as needed for access drive improvements. The minimal operational traffic of this facility will not create congestion or safety hazards on adjacent public roads.

F. The special use shall in all other respects 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 Douglas Family Butterfly Garden and Solar Farm will be designed, constructed, and operated in full conformance with all Federal, State, and local regulations, including the Kane County Zoning Ordinance.