

Zoning Petition No. 4683
Douglas Family Butterfly Garden
and Solar Farm LLC

Zoning Board of Appeals Meeting
May 26, 2026 at 7:00pm

Kane County Board District – 02 Kimberley Young



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

Douglas Family Butterfly Garden and Solar Farm LLC

Hanna London (Project Manager)

Property Owner

ALDER DRIVE, LLC

Action Requested

A Special Use Permit in the F-Farming Zoning District to allow for the development of a 5 MW Commercial Solar Energy Facility.

Subject Property

Approximately 32 acres of property located south of Norris Road, East of Bliss Road, in Blackberry Township, unincorporated Kane County, IL (PINs: 11-34-200-019, 11-34-400-005, 11-35-300-010)

County Board District

02 Kimberley Young

Notice

The public hearing for this Petition was scheduled for May 26, 2026. A notice of public hearing sign was posted on the subject property on May 8, 2026. A notice letter was mailed to all adjacent property owners within 250' of the subject property on May 8, 2026. And notice was published in the Daily Herald newspaper on May 9, 2026.

Reviews

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Blackberry Township, the Village of North Aurora, the Village of Sugar Grove, KDOT, Kaneland School District, and the Sugar Grove Fire District.

Application Documents

An application requesting the Special Use was received by the County on April 10, 2026. All received application documents for the Petition are available for review on the [Zoning Petitions](#) page of the Kane County Website.

[4683_01_Kane_County_Zoning_Application_\(04-10-2026\)signed_Redacted.pdf](#)

[4683_02_SUP_Standards_Worksheet_\(04-10-2026\)signed.pdf](#)

[4683_03_Project_Narrative.pdf](#)

[4683_04_Lease_Agreement.pdf](#)

[4683_05_Plat_of_Survey_\(02-10-2026\).pdf](#)

[4683_06_Solar_Equipment_Manufacturer_Specs.pdf](#)

[4683_07_Noise_Analysis_\(03-31-2026\).pdf](#)

[4683_08-Decommissioning_Plan_&_Cost_Estimate_\(04-06-2026\).pdf](#)

[4683_11_Transportation_and_Access_Plan_\(04-08-2026\).pdf](#)

[4683_13_Legal_Description.pdf](#)

[4683_17_Geometric_Site_Plan_\(04-09-2026\).pdf](#)

[4683_18_Landscape_&_Screening_Plan_\(04-09-2026\).pdf](#)

[4683_20_EcoCat_Report_&_Consultation_Letter_\(02-23-2026\).pdf](#)

[4683_21_SHPO_Letter_\(02-10-2026\).pdf](#)

[4683_22_NRI_26-001_Report_\(01-14-2026\).pdf](#)

[4683_23_USFWS_Letter_&_Consultation_Letter_\(11-12-2025\).pdf](#)

[4683_24_USACE_Correspondence.pdf](#)

[4683_26_Avoidance_of_Protected_Lands_Memo_\(01-29-2026\).pdf](#)

[4683_28_Structural_Engineer's_Certificate_\(12-10-2025\).pdf](#)

[4683_29_FEMA_Map.pdf](#)

[4683_30_Level_2_Wetland_Report_\(03-30-2026\).pdf](#)

[4683_31_Topographical_Map.pdf](#)

[4683_32_Preliminary_Drain_Tile_Investigation_\(01-21-2026\).pdf](#)

[4683_33_Preliminary_Stormwater_Management_Report_\(03-24-2026\).pdf](#)

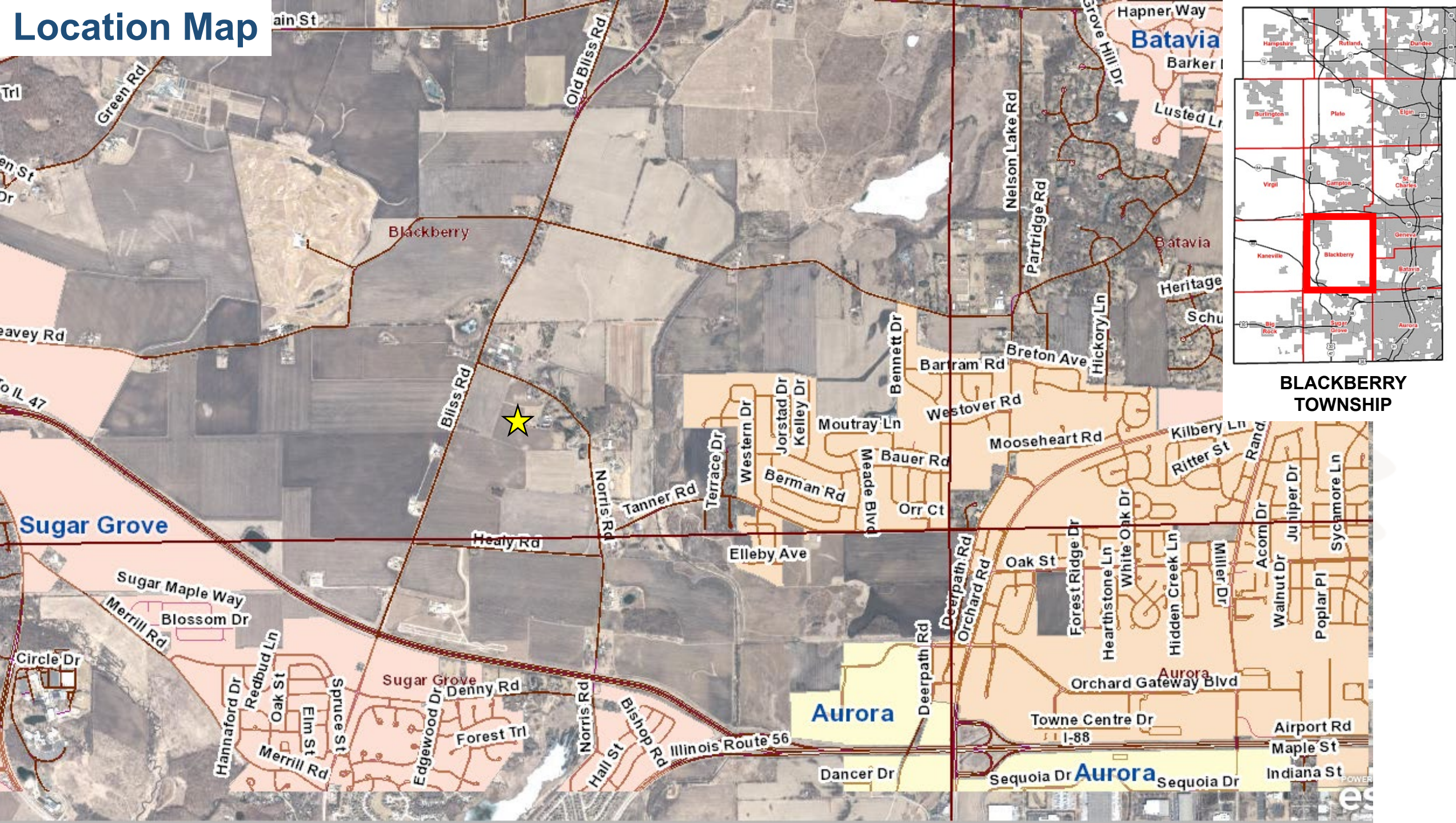
[4683_34_Phase_I_ESA_\(03-03-2026\).pdf](#)

[4683_35_Environmental_Constraints_Memo_\(01-21-2026\).pdf](#)

[4683_36_Hydrologic_Response_of_Solar_Farms_\(2013_Article\).pdf](#)

[4683_37_Health_and_Safety_Impacts_of_Solar_Photovoltaics_\(2017_White_Paper\).pdf](#)

Location Map



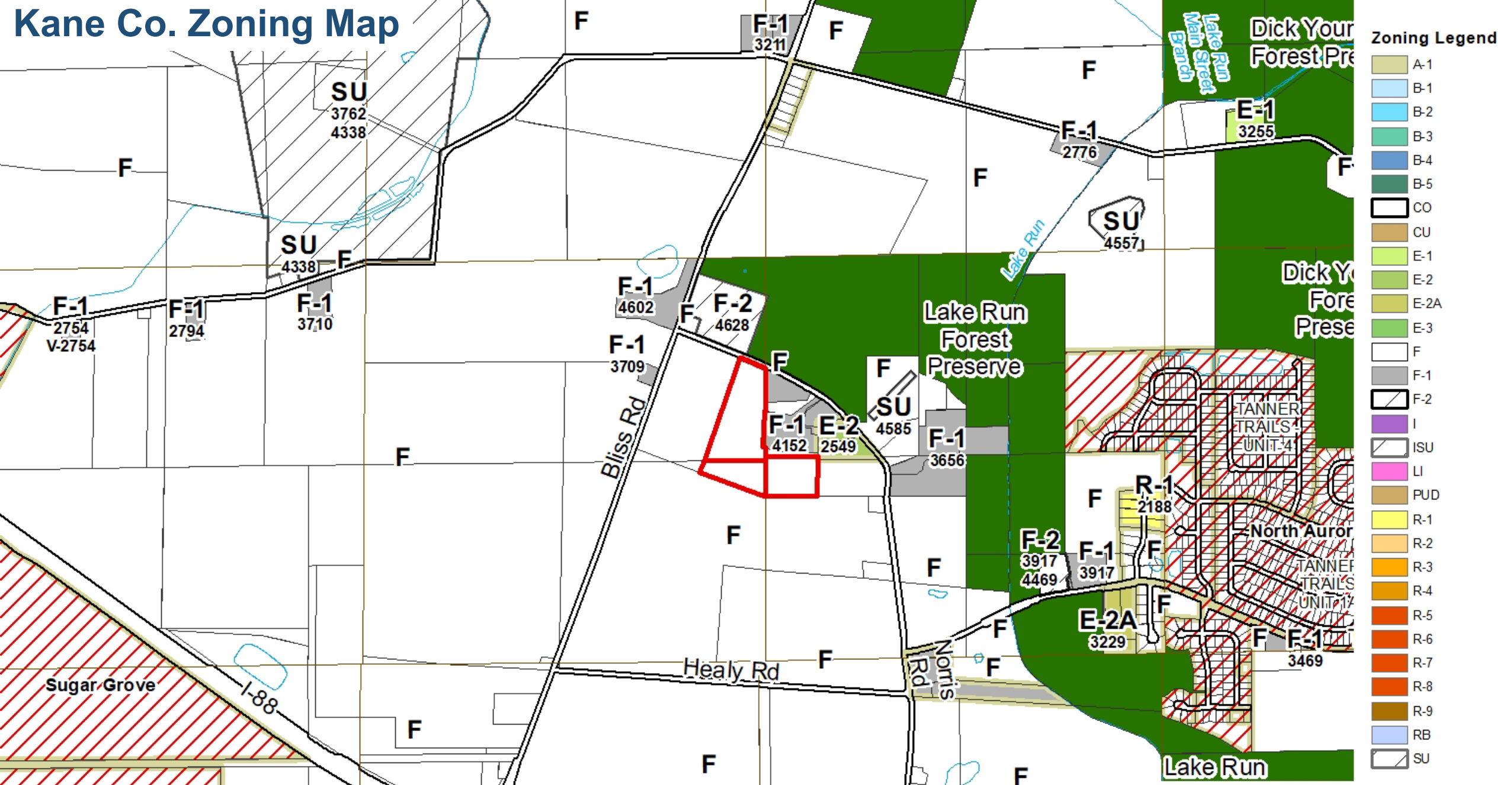
BLACKBERRY TOWNSHIP



Bliss Rd



Kane Co. Zoning Map



The subject property is currently zoned F-Farming District. Section 25-8-1-2 of the Kane County Zoning Ordinance provides that "Solar Utility" is a Special Use in the F-Farming District.

 Petition 4683

 Parcels

 Municipalities

2040 Land Use

 Agricultural Business

 Agriculture

 Commerce / Employment

 Countryside / Estate Residential

 Existing Public Open Space

 Institutional / Private Open Space

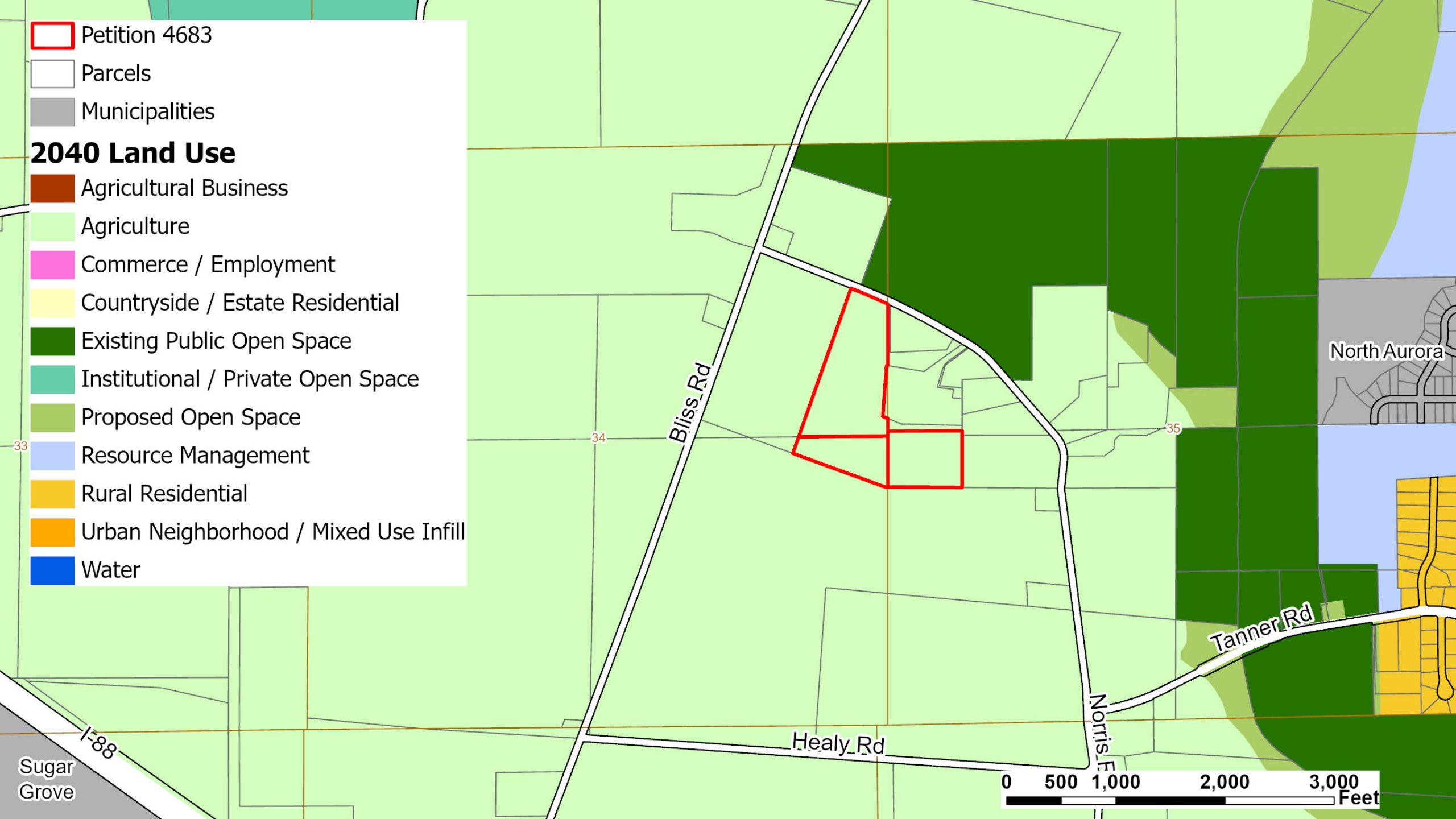
 Proposed Open Space

 Resource Management

 Rural Residential

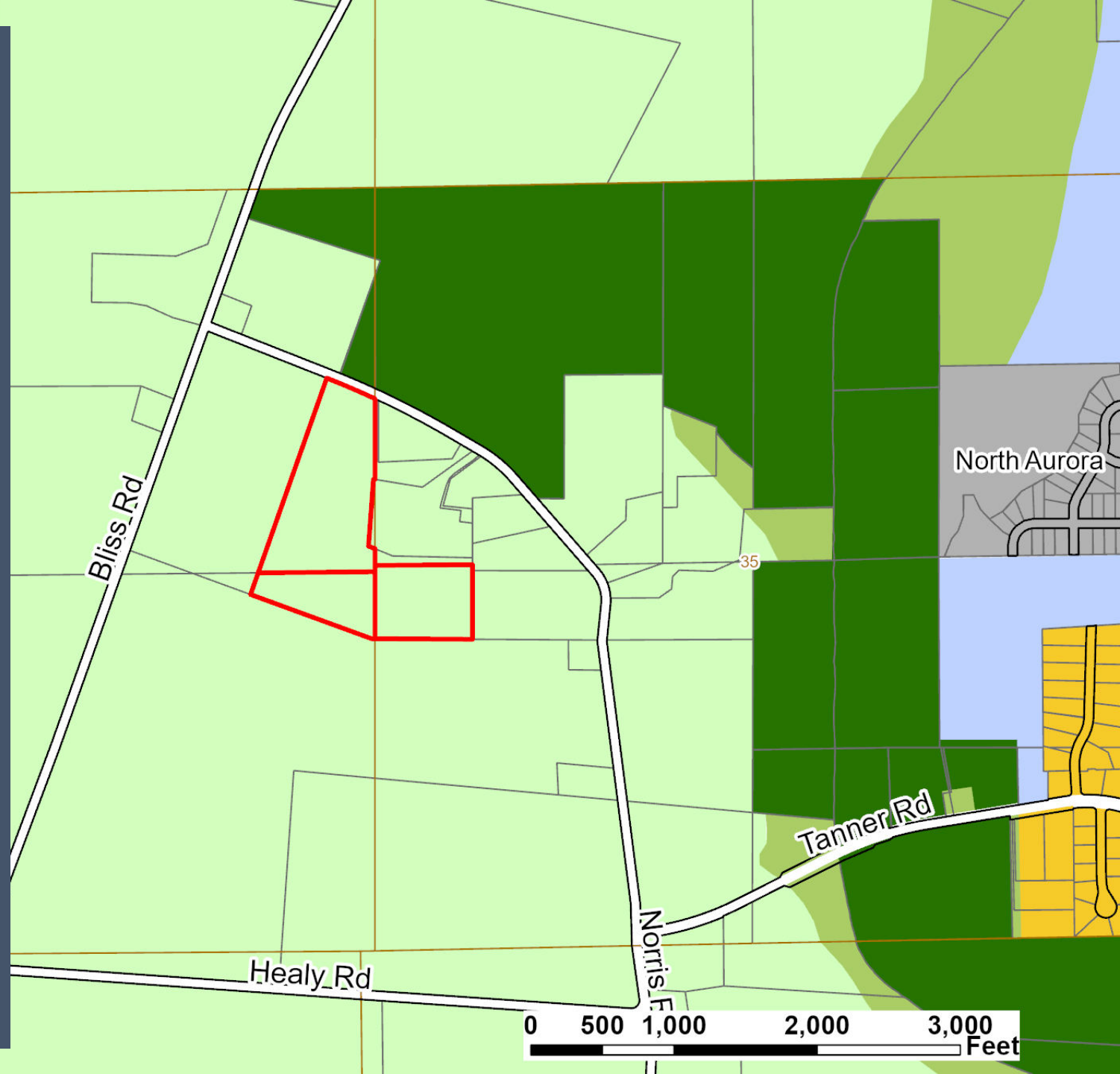
 Urban Neighborhood / Mixed Use Infill

 Water



Analysis

- The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.
- The proposed installation falls within the Agriculture area of the Kane County 2040 Land Use Map. These areas have been determined preferable for low density residential development, small specialty farms, community based agriculture, and other farming operations.
- This parcel falls within the **Village of Sugar Grove's planning area Jurisdiction**. The Village's Land Use Map identifies the parcels as planned for Estate Residential – with lot sizes recommended at 1 acre in size or greater. The Village's Comprehensive Plan notes that Estate Residential areas should preserve existing trees and forests, sloping topography, wildlife habitat/corridors, and views and privacy.



EX. OVERHEAD ELECTRIC, TYP.

EX. UTILITY POLE, TYP.

PR. POINT OF INTERCONNECTION

356A

NORRIS ROAD

103A

11-35-100-017
FOREST PRESERVE
DISTRICT OF KANE
COUNTY
78.55 AC

25.0', TYP.

50.0' RIGHT-OF-WAY
SETBACK

PR. UTILITY POLE

PR. UNDERGROUND ELECTRIC

EX. NON-PARTICIPATING
RESIDENCE/STRUCTURE, TYP.

11-35-100-018
LYE, RICHARD L &
DIANNE L
4.00 AC

FURTHER ANALYSIS IS
REQUIRED TO DETERMINE IF
A CULVERT IS NECESSARY.

11-34-200-014
DUNTEMAN, MARY ANN TRS
& EDWIN W JR REVOC TR
34.36 AC

656C2

PR. SECURITY FENCE

11-35-100-021
ALDER DRIVE LLC
3.52 AC

PR. STAGING AREA

152A

EX. UPLAND SWALE (PER KH
LEVEL 2 WETLAND
DELINEATION), TYP.

PR. EQUIPMENT
PAD. LOCATION
SUBJECT TO
CHANGE DURING
FINAL ENGINEERING

11-35-100-026
KOWEN, GARY R &
BARBARA JEAN
0.41 AC

PR. SECURITY GATE

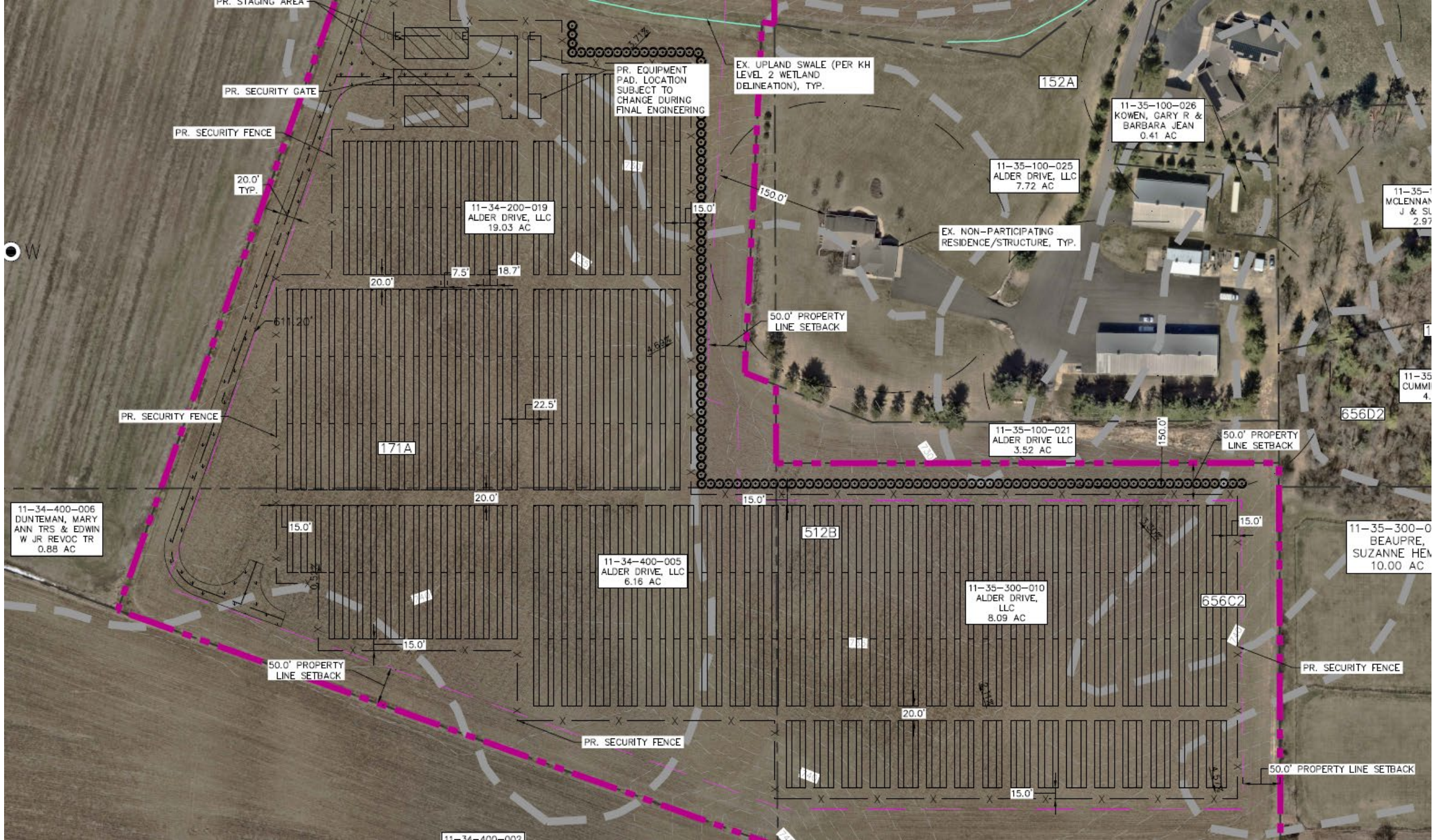
PR. SECURITY FENCE

11-35-100-025
ALDER DRIVE, LLC
7.72 AC

20.0'
TYP.

11-34-200-019
ALDER DRIVE, LLC
19.03 AC

EX. NON-PARTICIPATING

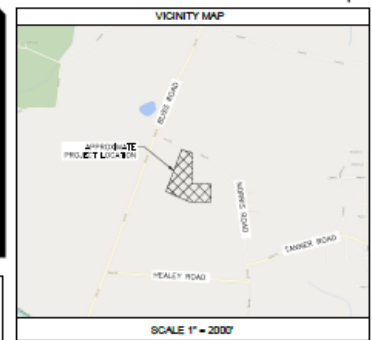


Proposed Landscape Plan

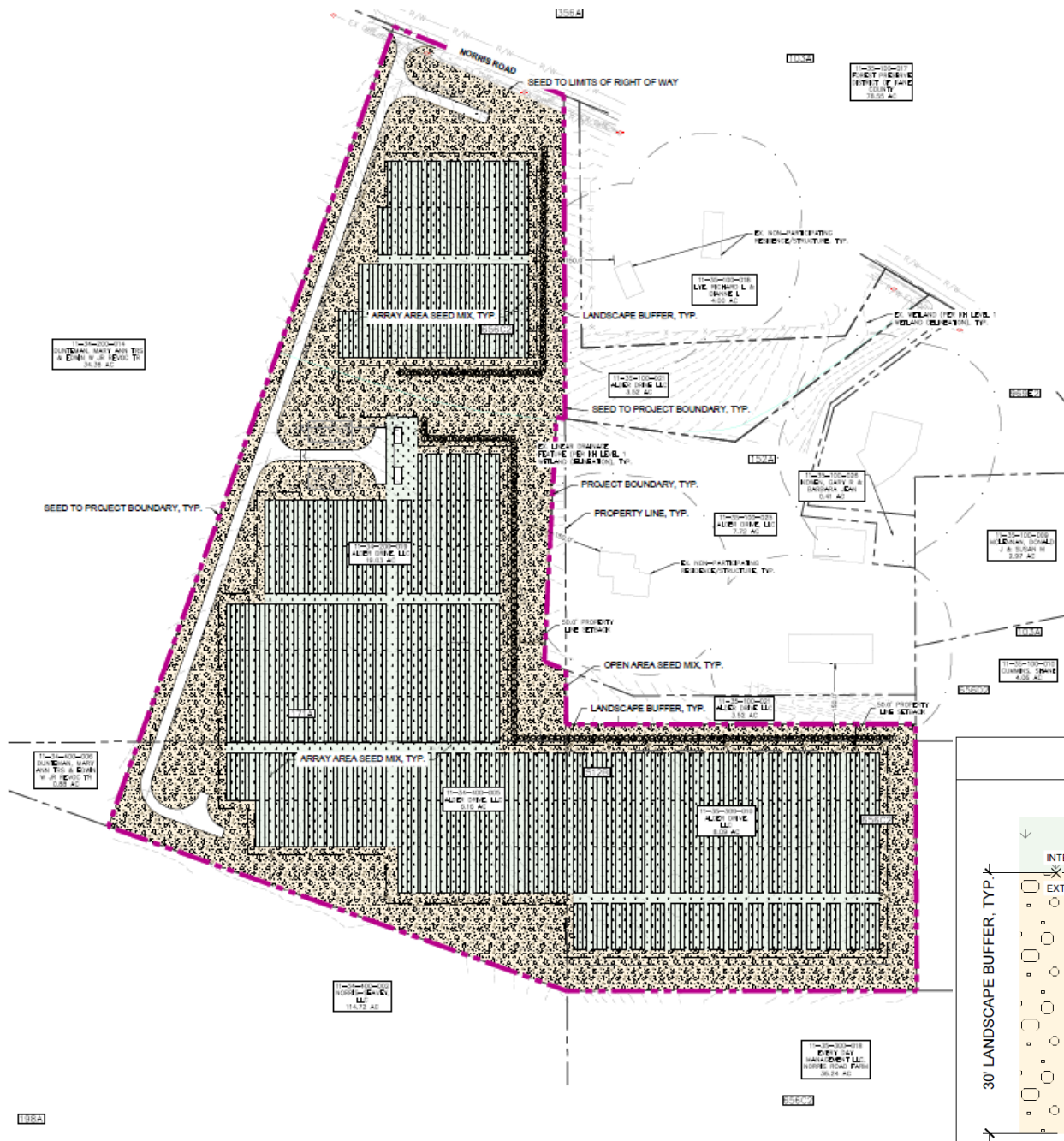


PLANT SCHEDULE

	EVERGREEN TREE THUJA X 'GREEN GIANT' THUJA OCCIDENTALIS 'SMARAGD' PINUS STROBUS 'FASTIGIATA' PICEA PUNGENS 'FAT ALBERT'	185
	ARRAY AREA SEED MIX	744,327 SF
	OPEN ARRAY SEED MIX	565,534 SF

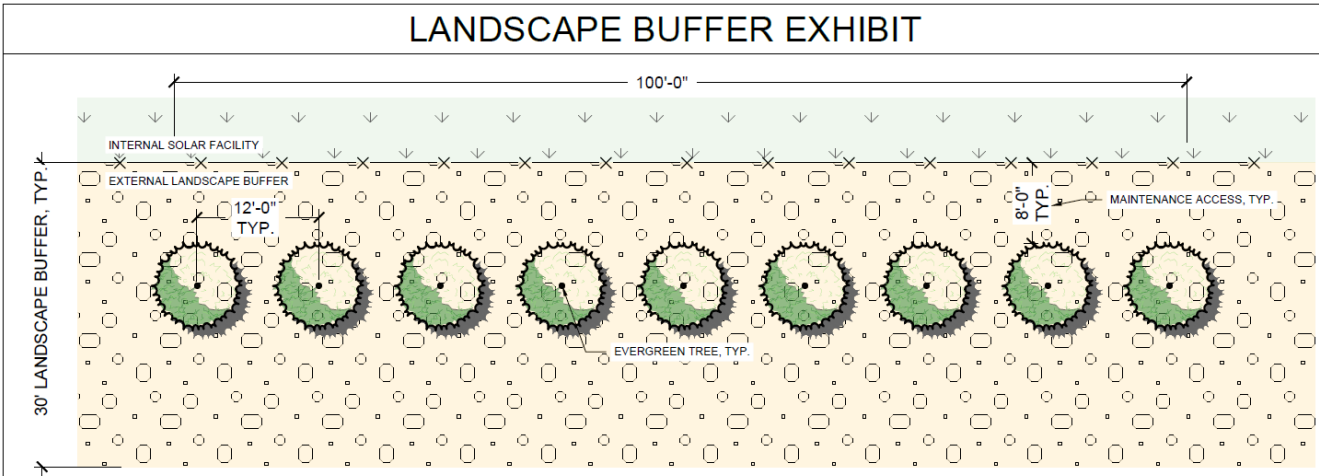


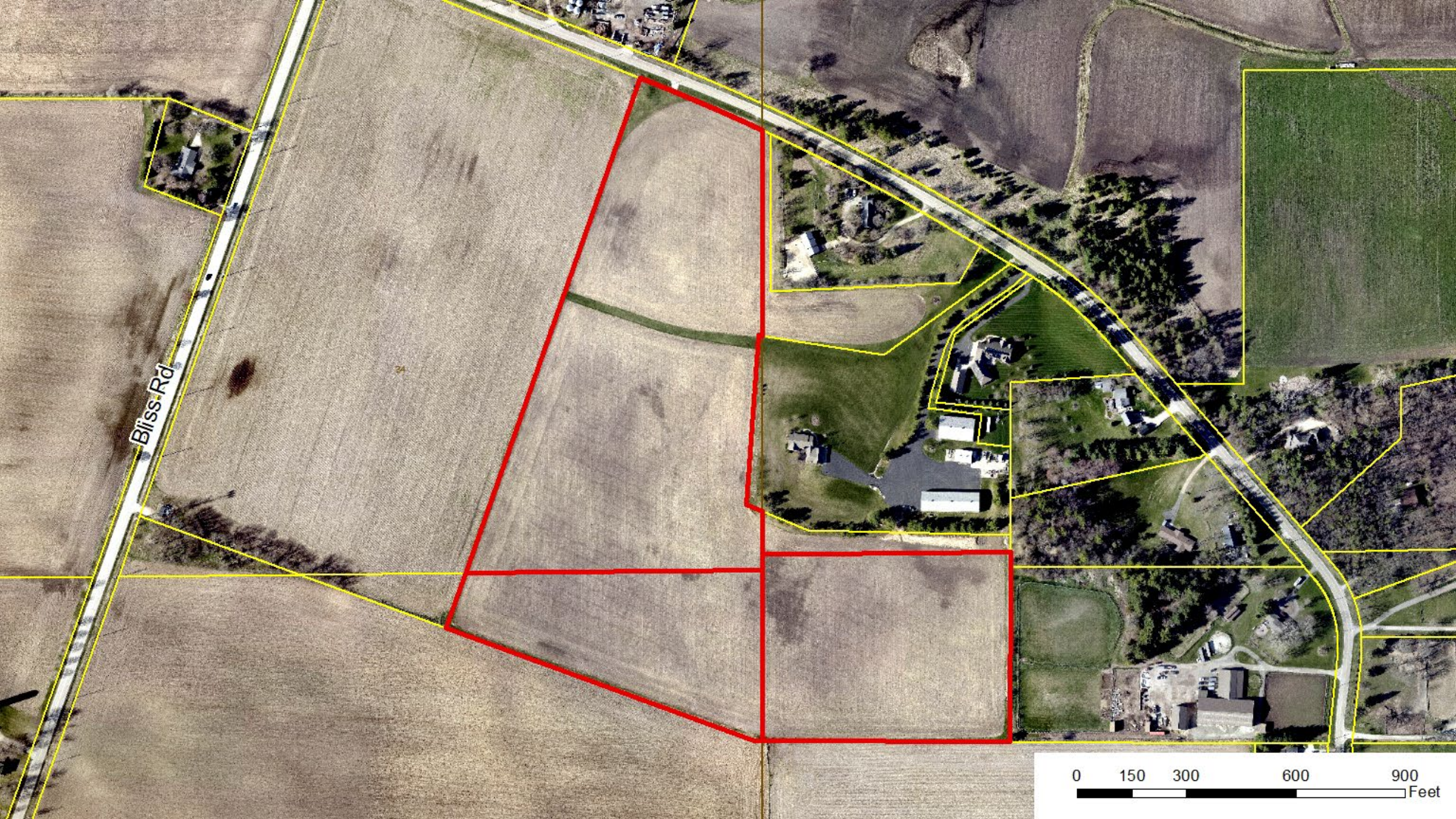
NOTE:
-TREE SPECIES TO BE INSTALLED AT A MINIMUM HEIGHT OF 8' AT TIME OF PLANTING.
-SEED MIX SPECIFICATIONS TO FOLLOW AT A LATER DATE PENDING FINAL ENGINEERING.
-SEE SHEET L-200 FOR SITE NOTES, LANDSCAPE NOTES, DETAILS, AND BUFFER EXHIBIT



PRELIMINARY - NOT FOR CONSTRUCTION

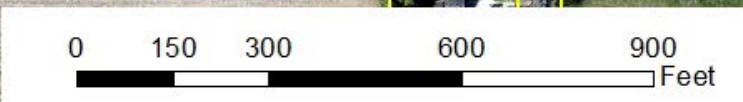
DATE	4/9/2026
SCALE	AS SHOWN
SCALE	1/4" = 10'
SCALE	1/8" = 10'
SCALE	1/16" = 10'





Bliss Rd

24



REVIEW COMMENTS

MUNICIPALITIES

- North Aurora: No comments (Nathan Darga 05-20-2026)
- Sugar Grove: No comments (Danielle Marion 005-20-2026)
- Blackberry Township: “The only comment from our Board was that a couple feel there are too many of these being added in Blackberry but also understand the laws, so we are all good.” (Esther Steel, Supervisor 04-29-2026)

FOREST PRESERVE

No comments received.

SCHOOL DISTRICT

No comments received.

ENVIRONMENTAL HEALTH

No comments received.

TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that, “The Petitioner shall obtain a temporary and final access permit from Blackberry Township” (Email 04-26-2026)

FIRE PROTECTION DISTRICT

Brendan Moran, Fire Chief, Sugar Grove Fire Protection District: No initial concerns.

REVIEW COMMENTS

WATER RESOURCES

The Water Resources department recommends the following STIPULATIONS OF APPROVAL:

1. (Water Resources) This site contains a flood route. All panels within the flood route will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the flood route on the site.
2. (Water Resources) Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. (Water Resources) An Engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site.
6. (Water Resources) The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. (Water Resources) A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
8. (Water Resources) Plantings within the development shall not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. (Water Resources) Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

ADDITIONAL REVIEWS & ANALYSES

Ecological Compliance Assessment Tool (EcoCAT) & Consultation Letter February 23, 2026

The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

Illinois State Historic Preservation Office (SHPO) & Consultation Letter February 10, 2026

This project is EXEMPT from archaeological survey requests pursuant to Section 6 of the Act. An archaeological survey is not required under state law as there is no public funding nor is it on public land. If any archaeological materials are encountered during construction, SHPO office must be notified.

Natural Resources Inventory (NRI) Report January 14, 2026

The LE value for this site is 30 and the SA value is 39 for a total LESA score of 69. This score represents Low Protection effort warranted.

United States Fish and Wildlife Service Consultation Letter January 13, 2026

Based on the proposed project, the Petitioner concludes that the Douglas Family Farm Butterfly Garden and Solar Farm LLC Project will have “no effect” on federally listed species, their habitats, or designated critical habitat. No “incidental take” is anticipated; thus, no consultation with the USFWS is required based on the current Project.

The U.S. Army Corps of Engineers

No comments provided.

Executed Agricultural Impact Mitigation Agreement (AIMA)

Received with the Zoning Application.

Illinois Nature Preserve Commission (INPC)

Based on the proposed project, engineering consultant Kimley Horn concludes that the Douglas Family Farm Butterfly Garden and Solar Farm LLC Project will have “no effect” on protected lands managed by the INPC; thus, no consultation with the INPC is required based on the current Project.

PUBLIC COMMENT

Copies of any submitted public comments will be uploaded to the Kane County website under Zoning Petition No. 4683 on the Pending Zoning Petitions page.

<https://www.kanecountyiil.gov/FDER/Pages/development/buildingandzoning/PendingZoningPetitions.aspx>

Recommended Stipulations of Approval (full list)

1. (Water Resources) This site contains a flood route. All panels within the flood route will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the flood route on the site.
2. (Water Resources) Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. (Water Resources) An Engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
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12. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a temporary and final access permit from Blackberry Township.
14. (Zoning) Landscape screening consistent with the Kane County Zoning Ordinance shall be reviewed and approved at time of building permit application.
15. The petitioner shall comply with all applicable requirements and recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated February 23, 2026, as included in the Zoning Petition submittal.
16. The petitioner shall comply with all applicable requirements and recommendations outlined in the Illinois State Historic Preservation Office (SHPO) letter dated February 10, 2026, as included in the Zoning Petition submittal.

Special Use Standards / ZBA Findings

Section 25-4-8-2 of the Kane County Zoning Ordinance provides Standards for Special Use Permits; responses to these Standards have been provided by the Petitioner with their Zoning Application. **The Zoning Board of Appeals shall not recommend approval of a special use unless it finds:**

- A. That 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;
- B. That 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;
- C. That 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;
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;
- E. That 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;
- F. That 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.

Zoning Entitlement Process

ZONING BOARD OF APPEALS (PUBLIC HEARING)

This Petition will be considered by the Zoning Board of Appeals at its meeting currently scheduled for **Tuesday, May 26, 2026 at 7:00 p.m.**, at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium room.

DEVELOPMENT COMMITTEE

This Petition will be considered by the Development Committee at its meeting currently scheduled for **Tuesday, June 16, 2026, at 10:30 a.m.**, at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium room.

Persons in favor of or in opposition to this petition who wish to speak before the Development Committee should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.

KANE COUNTY BOARD

This Petition will be considered by the full Kane County Board at its meeting currently set for **Tuesday, July 14, 2026, at 9:45 a.m.**, at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium room.

Persons in favor of or in opposition to this petition who wish to speak before the County Board should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.