



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.:

Zoning Petition No.:

Date Received:

PETITIONER NAME:

SV CSG Welter Road Solar, LLC

SIGNATURE:

DATE:

3/26/2026

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.

Photovoltaic solar facilities are safe and do not emit any toxic materials. The proposed use will not be unreasonably detrimental to the public health, safety, morals, comfort 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.

Solar facilities have been shown to not have a negative effect on surrounding property values as shown in the Property Value Report specifically prepared for this site. The operation will be quiet during the day and silent at night. No lighting will be installed and little traffic will be generated once construction is completed.

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 for the solar facility will not impede the normal and orderly development of the surrounding properties. The use is temporary and will be completely removed upon expiration of the lease.

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

No additional utilities will be necessary to service the solar facility. The project will interconnect to the existing local distribution system adjacent to the property. Once the project construction is completed, very little additional traffic will be generated. The site will be visited once or twice a month for routine inspections. Very little grading will be necessary as the site is generally flat. A detailed drain tile study has been conducted and the final design of the project will replace all of the existing tile to maintain existing drainage patterns.

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.

A 20 foot wide access drive will service the facility and permits will be secured through Kane County and Virgil Township prior to construction. No additional permanent road improvements will be necessary as little traffic will be generate by the solar project.

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 Special Use conforms to the Kane County Solar Ordinance and regulations of the district, subject to those modifications by the county board pursuant to the recommendations of the zoning board of appeals.