



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:

CFP IL Bluestem Solar, LLC

SIGNATURE:

Signed by:

Gary LaNoue

F855C5799BBE4E8...

DATE:

9/16/2025

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 Commercial Solar Energy Facility will not be unreasonably detrimental detrimental to the public health, safety, morals, comfort of general welfare of the surrounding community. The Applicant strives to develop projects that deliver benefits to both the stakeholders and surrounding communities.

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 special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted because the Subject Property is surrounded by farmland. The Applicant has significant experience with developing solar facilities on farmland and takes care to remove the system and restore the property to its original condition once the projects are 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 Applicant will develop the Commercial Solar Energy Facility on existing farmland and is located within Kane County's Farming District. The Kane County Code of Ordinances includes "solar utility" uses as a permitted special use in the Farming District.

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

The Applicant has incorporated adequate access roads and will incorporate stormwater management practices in compliance with the Kane County Stormwater Management Ordinance.

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 Property's existing access road ingress/egress has been approved by the City of Aurora Public Works & Engineering Division as appropriate for the Project. During construction, there will be an average of two semi-trailers per day so the Project will not significantly contribute to local traffic congestion. When operational, there will only be an average of one personal vehicle per month. Both the construction and operational periods for the solar facility will require less vehicle traffic than typical agricultural operations.

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 CFP IL Bluestem Solar project has been designed in accordance with the Kane County Code of Ordinances, specifically the Kane County Zoning Code, specifically the Commercial Solar Energy Facilities section and Article VIII on Farming.