



# 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:

James Carlin

SIGNATURE:

*James Carlin*

DATE:

11/11/25

## 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 Project will not be detrimental to the health, safety, morals, comfort or welfare of the public. As a community solar energy facility, the Project's operations will be primarily passive in nature. The Project's operations will produce no negative impacts to the land, the neighbors, or the public at large. The Project will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted.

Instead, the Project will contribute to the welfare of the neighborhood and community. The Project is a passive use that does not produce any noxious fumes or odors and will generate no sound beyond the boundaries of the Project site, as demonstrated by the sound study attached as 07\_Noise Analysis (10-14-2025). Furthermore, by the Glare Study, attached as 12\_Glare Study (10-14-2025), the Project will not generate any glare that will affect neighboring residences or

**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 Project will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted – as discussed above, the Project's operations and impacts will be limited to the parcels hosting the Project's equipment. The Project will not substantially diminish and impair property values for permitted uses in the immediate area.

**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 passive nature of the Project will not cause any interference with activities on adjacent parcels. The Project will also create clean energy production while repurposing unusable land to bring economic benefits to the greater community.

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

The Project will provide for all reasonably necessary facilities without materially disturbing adjacent landowners or the community in general. No additional utilities will be necessary to operate the Project. The Project will generate a marginal increase in traffic during construction and one vehicle per month for maintenance and inspection during the life of the Project. Since Tri-County Solar is sited on a closed landfill, no drainage tiles are present. Drainage tiles are not needed on this site as the landfill comes with its own drainage system that will not be disturbed by the project.

**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 Project will provide adequate measures for ingress and egress so designed as to minimize traffic congestion in the public streets. As noted above, the Project will generate a marginal increase in traffic during construction and one vehicle per month for maintenance and inspection during the operation of the Project once construction is completed.

**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 Project will comply with all regulations and conditions specified by the applicable ordinances of Kane County. Tri-County Solar will work with the County to accommodate reasonable stipulations and conditions to the extent made a part of the authorization granted by the Kane County Board.