

Zoning Petition No. 4690

Catfish Renewable Energy LLC

Zoning Board of Appeals Meeting
September 1, 2026 at 7:00pm

Kane County Board District – 04 Mavis Bates



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

APPLICANT

Catfish Renewable Energy LLC
Vincent Catich (Project Manager/Developer)

PROPERTY OWNER

CATFISH PROPERTIES LLC

REQUESTED ACTION

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

SUBJECT PROPERTY

Property located on the south side of Tanner Road, approximately $\frac{3}{4}$ mile west of Orchard Road, in Sugar Grove Township, unincorporated Kane County, Illinois (PIN: 14-01-100-017)

KANE COUNTY BOARD DISTRICT

04 Mavis Bates

PUBLIC NOTICE

The public hearing for this Petition was scheduled for September 1, 2026. All required public notice was posted in accordance with Kane County codes and Illinois State Statutes.

Notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Sugar Grove Township and Highway Commissioner, KDOT, School District 129, and the North Aurora Fire Protection District, as well as North Aurora, Aurora, and Sugar Grove.

Application Documents

All received application documents for the Petition are available for review on the [Zoning Petitions](#) page of the Kane County Website.

[4690_01_Kane County Zoning Application signed Redacted.pdf](#)

[4690_02_SUP Standards Worksheet signed.pdf](#)

[4690_03_Project Narrative.pdf](#)

[4690_04_Memo of Land Lease.pdf](#)

[4690_05_ALTA Survey.pdf](#)

[4690_06_Equipment Specifications.pdf](#)

[4690_07A_Noise Impact Study.pdf](#)

[4690_07B_Noise Declaration.pdf](#)

[4690_08A_Decommissioning Plan.pdf](#)

[4690_08B_Decommissioning Affidavit.pdf](#)

[4690_09_Decommissioning Surety Draft.pdf](#)

[4690_13_Legal Description.pdf](#)

[4690_14_Certification of Notice.pdf](#)

[4690_15_Petitioner Letter.pdf](#)

[4690_17-18_Geometric Site Plan & Landscape Plan \(07-21-2026\).pdf](#)

[4690_20_EcoCAT Report \(06-30-2026\).pdf](#)

[4690_21_SHPO Exemption Letter \(04-29-2026\).pdf](#)

[4690_22_NRI Report \(04-08-2026\).pdf](#)

[4690_23_USFWS iPaC Official Species List \(07-01-2026\).pdf](#)

[4690_24_Letter of No Objection fm Army Corp of Engineers \(07-17-2026\).pdf](#)

[4690_25_AIMA Agreement \(04-03-2026\)signed.pdf](#)

[4690_26_Protected Lands Map.pdf](#)

[4690_27_Roadway Use Memo.pdf](#)

[4690_28_Structural Engineer's Certificate \(07-07-2026\).pdf](#)

[4690_29_FEMA Floodplain Map \(07-11-2026\).pdf](#)

[4690_30_Wetlands Delineation Report \(06-26-2026\).pdf](#)

[4690_31_Topographic Map.pdf](#)

[4690_32_Preliminary Drain Tile Analysis.pdf](#)

[4690_33_Preliminary Stormwater Management.pdf](#)

[4690_34_Phase I ESA \(Enviromental Assessment\).pdf](#)

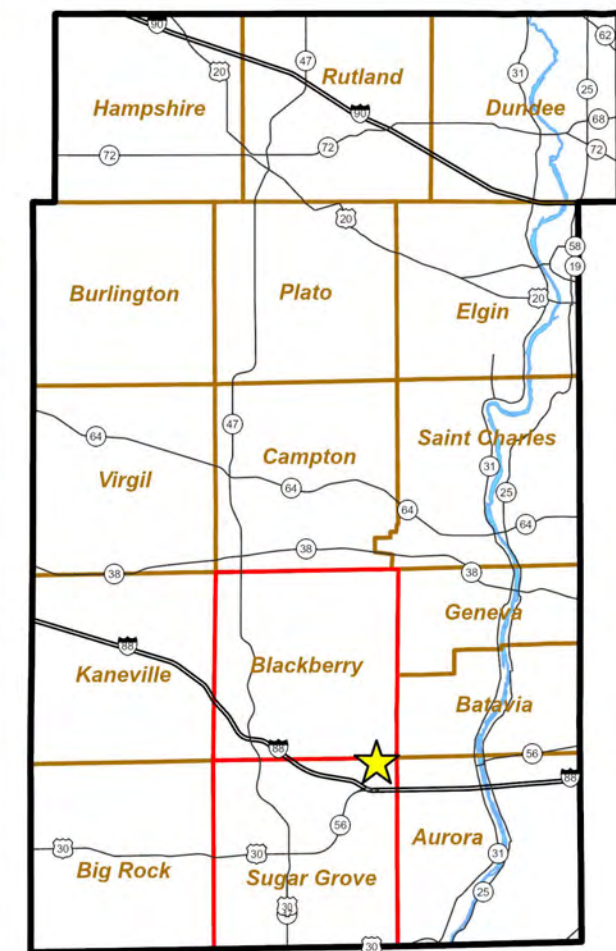
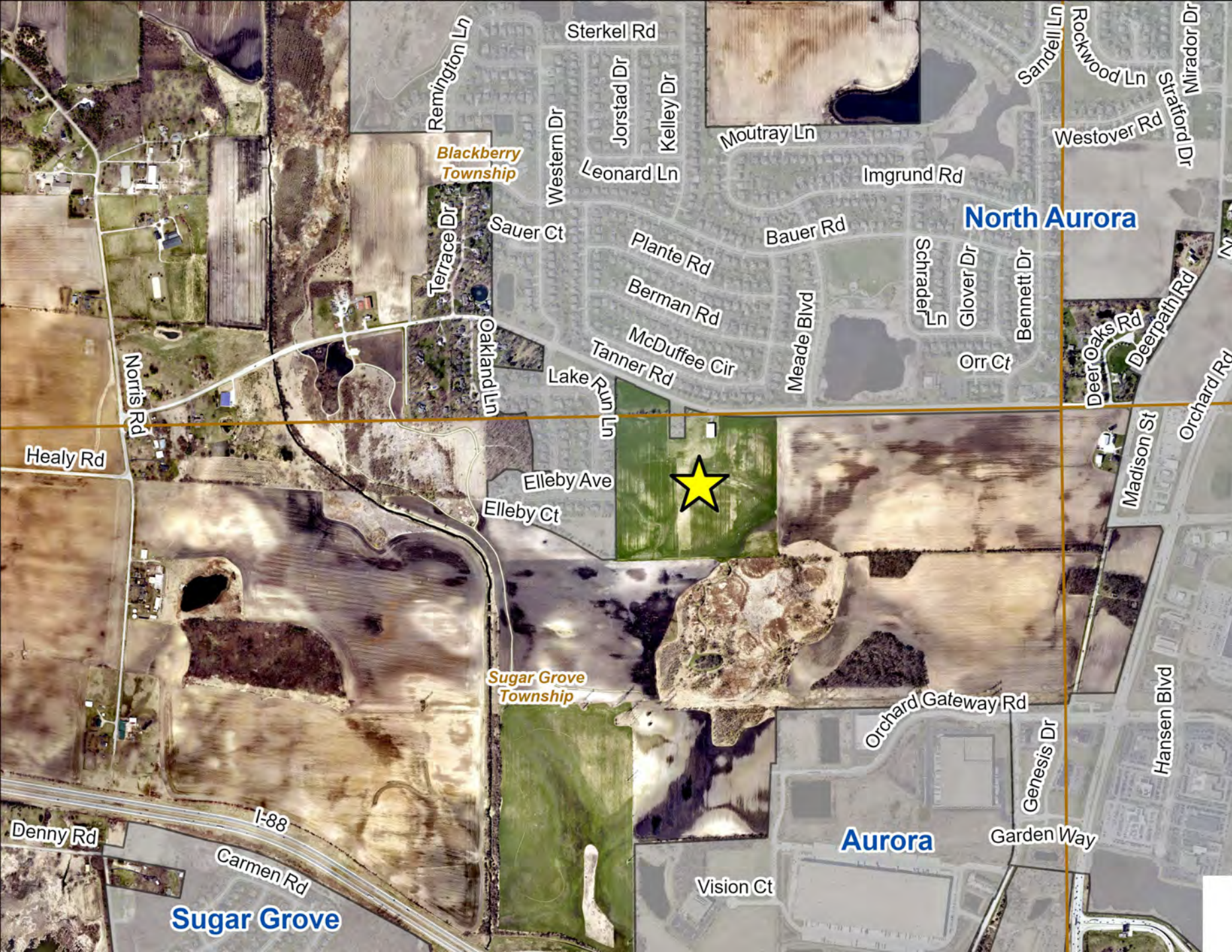
[4690_35_FAA Obstruction Evaluation.pdf](#)

[4690_36A_Correspondence Aurora Municipal Airport.pdf](#)

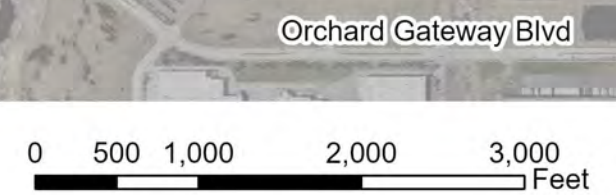
[4690_36B_Correspondence Kane County Forest Preserve.pdf](#)

[4690_36C_Correspondence North Aurora Fire Protection District.pdf](#)

[4690_37_Applicant Letter to the North Aurora Village Board.pdf](#)



Sugar Grove and Blackberry Townships





 Proposed Lease Area

 Parent Parcels

0 420 840 1,680 2,520 Feet

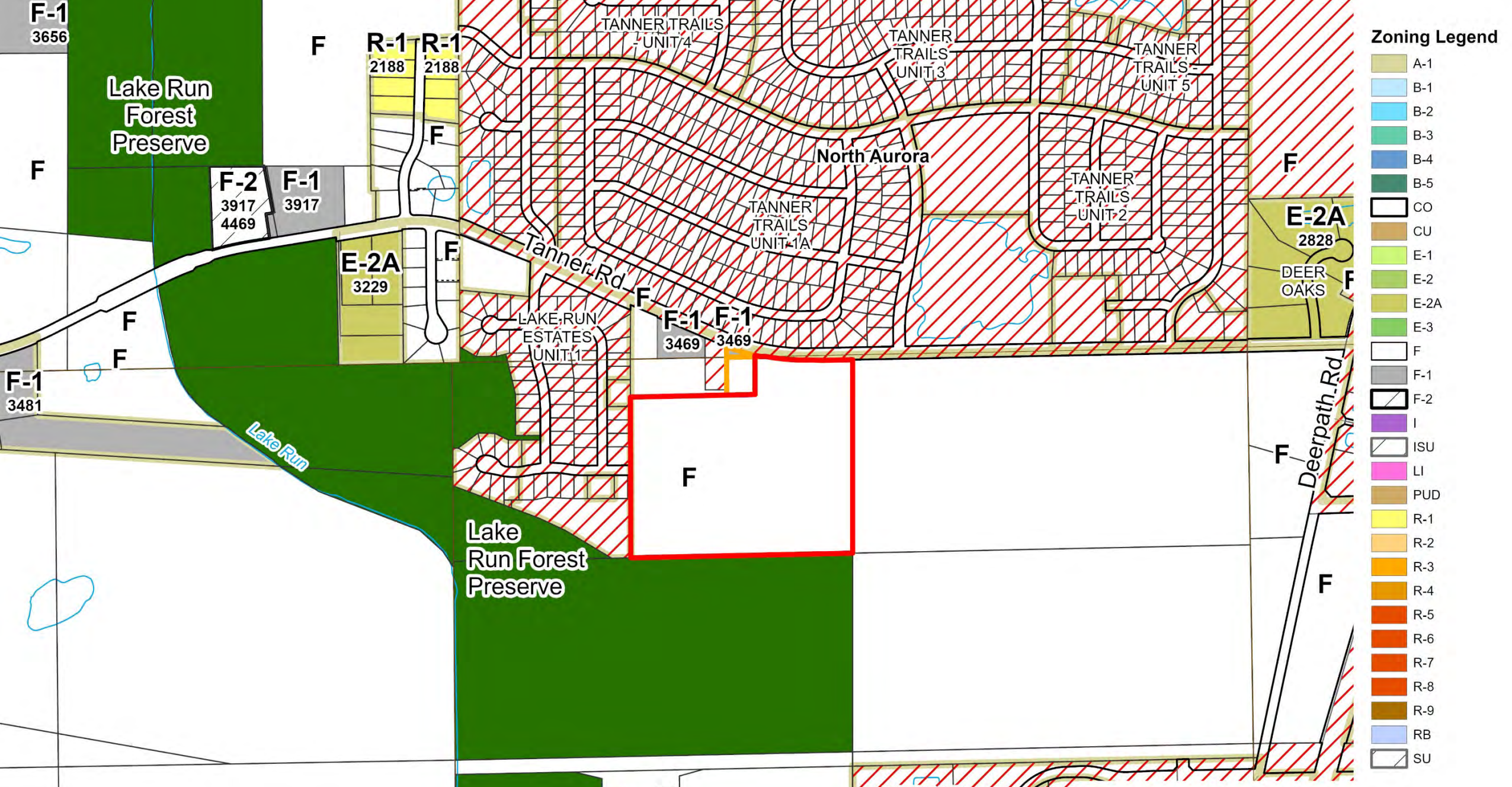


Tanner Rd

Proposed Lease Area

Parent Parcels

0 212.5 425 850 1,275 Feet



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.



2040 Conceptual Land Use Strategy

39W553 Tanner Rd – Sugar Grove and Blackberry Twps. – Petition #4690

Land Use Strategy Area: Critical Growth Area / Rt. 47 Corridor

Core Themes

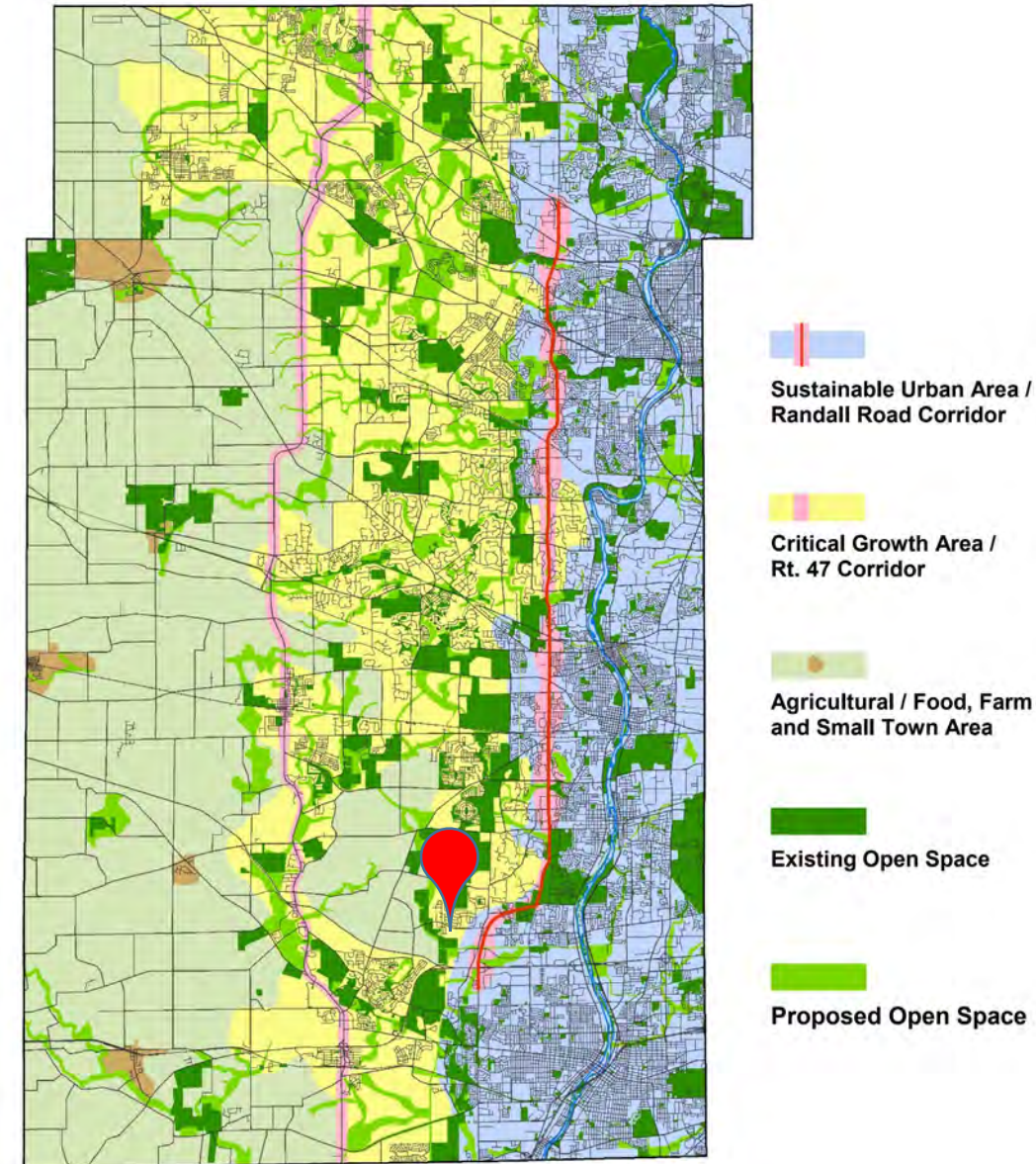
1. The Critical Growth Area continues to be where Kane County and the fast growing municipalities of the past two decades face the greatest challenges to sensible, managed growth
2. The Critical Growth Area is characterized by diversity and mix of planned municipal development, expanded transportation opportunities, additional open space initiatives, natural resource driven decision-making and healthy living

The Conceptual Land Use Strategy Map:

A general land use map that divides the county into 3 major geographic corridors, each with unique land resources, development patterns, and planning opportunities.

2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010



2040 Land Use Analysis

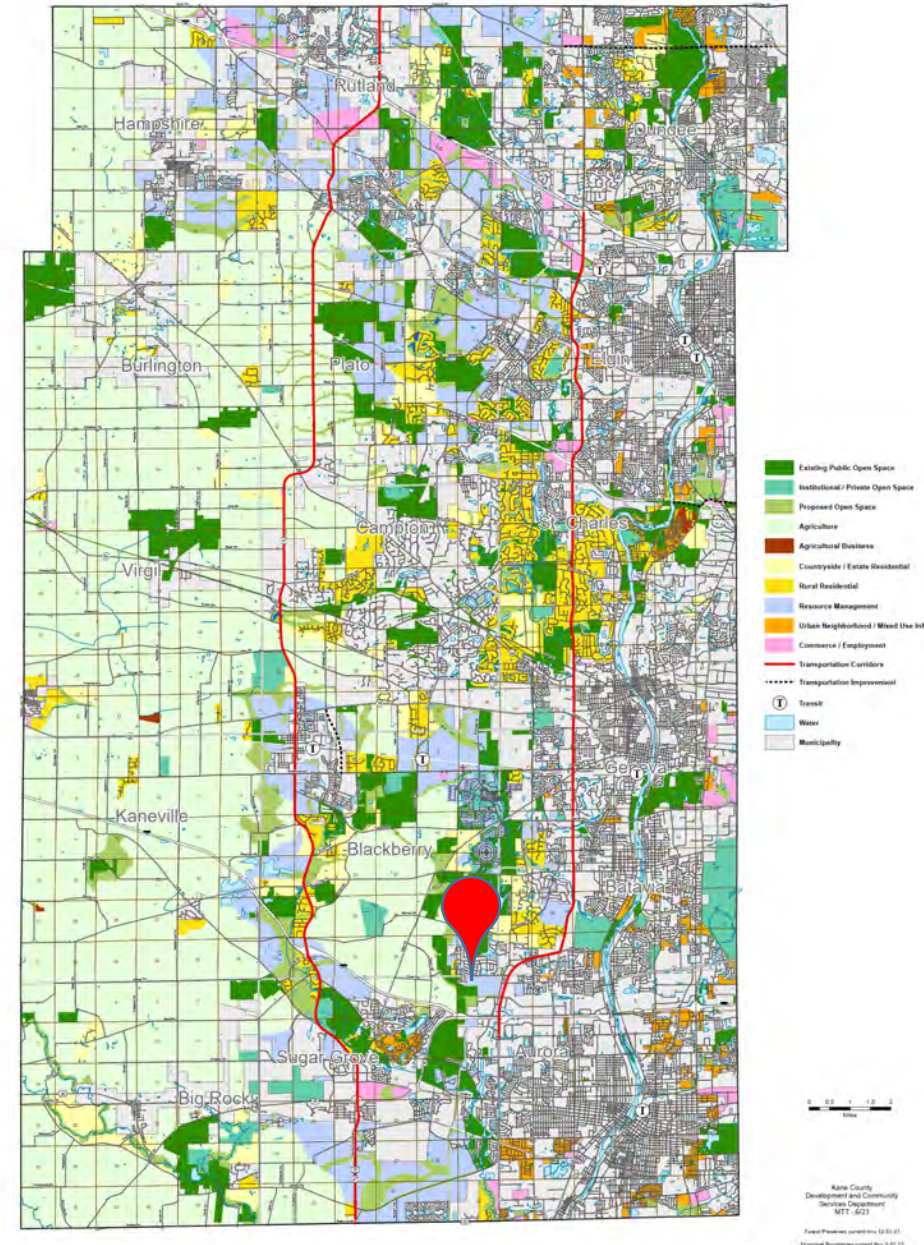
39W553 Tanner Rd – Sugar Grove and Blackberry Twps. –
Petition #4690

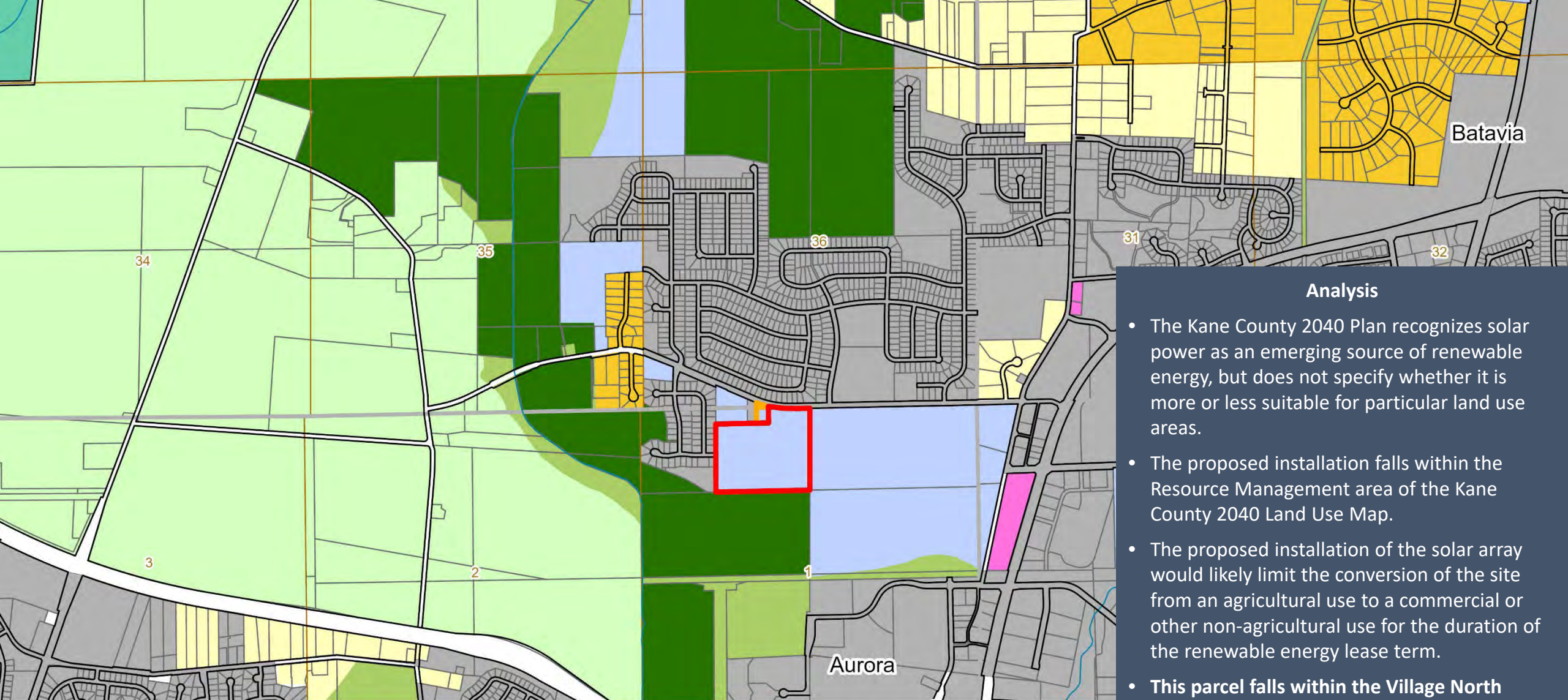
2040 Planned Use: **Resource Management**

Characteristics of Areas Planned for **Resource Management**

- Resource Management is a land use category that supports municipal and County compact, mixed use growth opportunities while emphasizing wise management of land and water resources
- Applies primarily to land within the Critical Growth Area
- Much of the growth in the Resource Management category will be the result of municipal annexations and land use decisions and, to a lesser extent, approval by the County as unincorporated development

2040 LAND USE





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 Resource Management area of the Kane County 2040 Land Use Map.
- The proposed installation of the solar array would likely limit the conversion of the site from an agricultural use to a commercial or other non-agricultural use for the duration of the renewable energy lease term.
- **This parcel falls within the Village North Aurora's planning area jurisdiction. The Village's Future Land Use Map identifies the parcel as planned for Residential: Single Family – Detached**

2040 Land Use

- Agricultural Business
- Agriculture
- Commerce / Employment
- Countryside / Estate Residential

- Proposed Lease Area**
- Proposed Open Space
- Resource Management
- Existing Public Open Space
- Institutional / Private Open Space

- Parent Parcels**
- Rural Residential
- Urban Neighborhood / Mixed Use Infill
- Water
- Municipalities

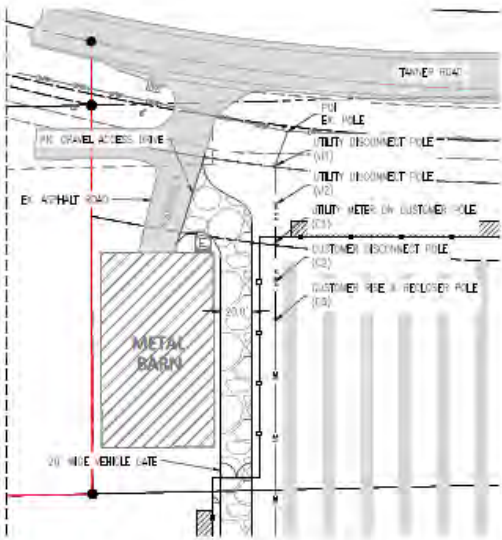
0 1,000 2,000 4,000 6,000 Feet

Proposed Site Plan

SOLAR ZONING SETBACKS	REQUIRED	PROPOSED TO MODULES
FROM ROAD ROW:	50'	50'
SIDE (EAST):	50'	55'
SIDE (WEST):	50'	50'
REAR (SOUTH):	50'	51'
RESIDENTIAL STRUCTURES:	150'	150'
MAXIMUM PANEL HEIGHT:	20'	13'
MINIMUM FENCE HEIGHT:	8'	8'

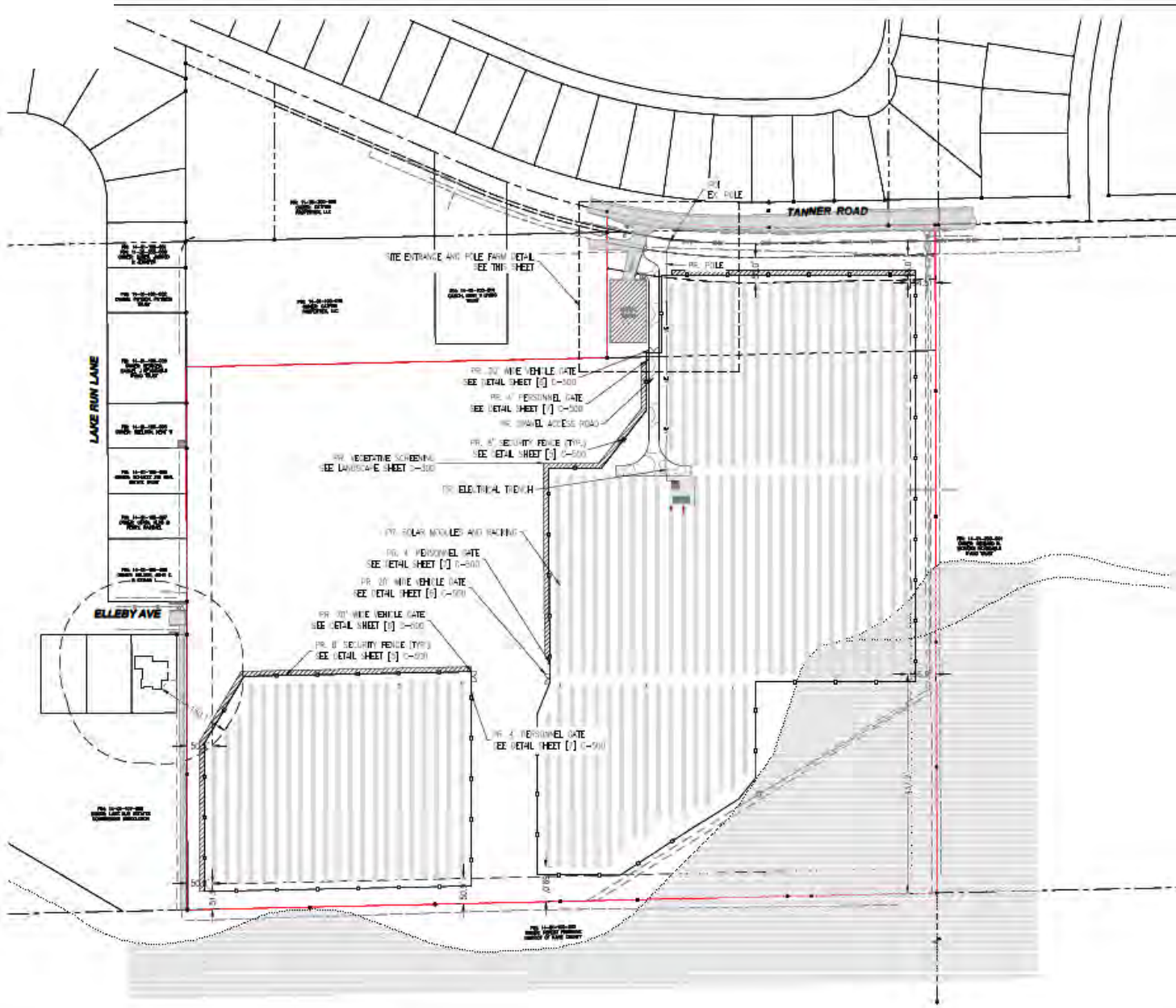
KANE COUNTY SOLAR ORDINANCE 25-6-4-9

PARCEL NUMBERS: 11-36-300-028, 14-01-100-017
ZONING: AGRICULTURAL



SITE ENTRANCE AND POLE FARM

SCALE 1" = 10'



SITE LAYOUT AND MATERIALS

SCALE 1" = 100'



CATFISH RENEWABLE ENERGY, LLC
(916) 895-8570
300 GILES CT
ROSELILLE, CA 95741



BGS, INC. Highway Road
Rossmore, Illinois 60278
(815) 833-0888

Tanner Road Solar
39W553 Tanner Road
Sugar Grove, IL 60554

PROJECT NUMBER:

REV	DATE	DESCRIPTION	BY	CHKD
1	7/1/2023	NC	NC	NC
2	7/1/2023	NC	NC	NC
3	7/1/2023	NC	NC	NC
4	7/1/2023	NC	NC	NC
5	7/1/2023	NC	NC	NC
6	7/1/2023	NC	NC	NC
7	7/1/2023	NC	NC	NC
8	7/1/2023	NC	NC	NC
9	7/1/2023	NC	NC	NC
10	7/1/2023	NC	NC	NC

C-200
SITE LAYOUT AND MATERIALS

PIN: 14-01-106-008
OWNER: NELSON, JOHN E.
& CYTHIA L.

ELLEBY AVE

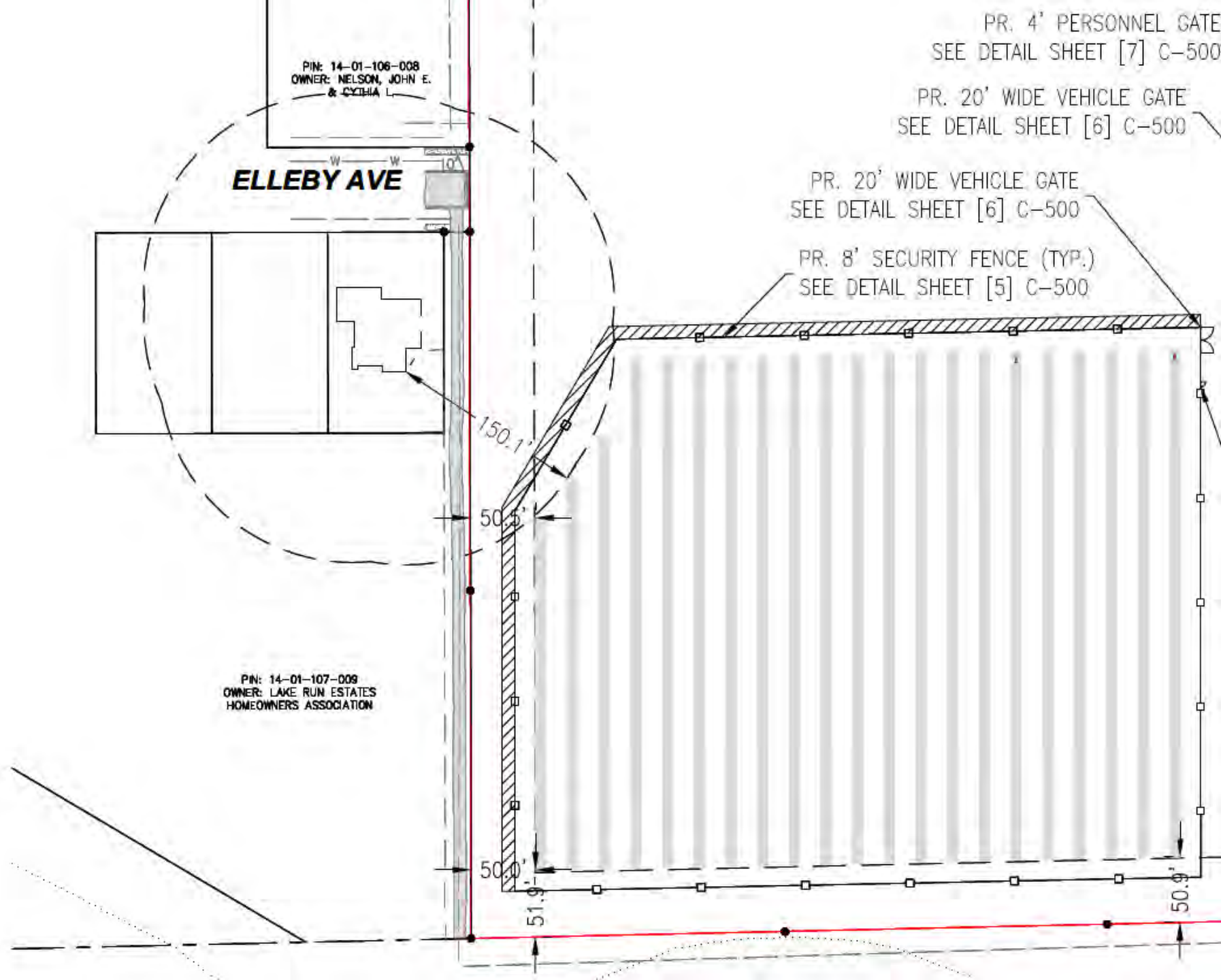
PIN: 14-01-107-009
OWNER: LAKE RUN ESTATES
HOMEOWNERS ASSOCIATION

PR. 4' PERSONNEL GATE
SEE DETAIL SHEET [7] C-500

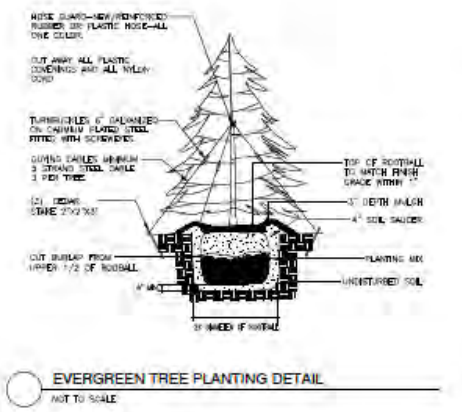
PR. 20' WIDE VEHICLE GATE
SEE DETAIL SHEET [6] C-500

PR. 20' WIDE VEHICLE GATE
SEE DETAIL SHEET [6] C-500

PR. 8' SECURITY FENCE (TYP.)
SEE DETAIL SHEET [5] C-500



Proposed Landscape Plan



PLANT PALETTE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH
TH01	Thuja 'Green Giant'	Green Giant Arborvitae	60'	18'
TH02	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	15'	4'
JUN1	Juniperus virginiana 'Taylor'	Taylor Juniper Tree	20'	4'
PI01	Picea pungens	Colorado Blue Spruce	60'	20'
JUN1	Juniperus chinensis 'Spartan'	Spartan Juniper	20'	5'
PI01	Pinus strobus	Eastern White Pine	60'	40'
PS01	Pseudotsuga menziesii	Douglas Fir	80'	20'
PI01	Picea abies	Norway Spruce	60'	30'
JUN1	Juniperus x J.N. Select Blue	Star Power Juniper	17'	8'
TH01	Thuja occidentalis 'Nigra'	Nigra Dark Green Arborvitae	30'	10'

Low Profile Solar Site Mesic Mix

Grasses

Common Name	Scientific Name	LBS/AC - PLS
Brown Fox Sedge	Carex vulpinoidea	1
Little Bluestem	Schizachyrium capense	6
Prairie Dropseed	Sparganium angustifolium	1
Sand Dropseed	Sparganium angustifolium	1
Buffalo Grass	Bouteloua curtipendula	2
Stolonch Grass	Bouteloua curtipendula	2
June Grass	Koeleria macrantha	1
TOTAL		34

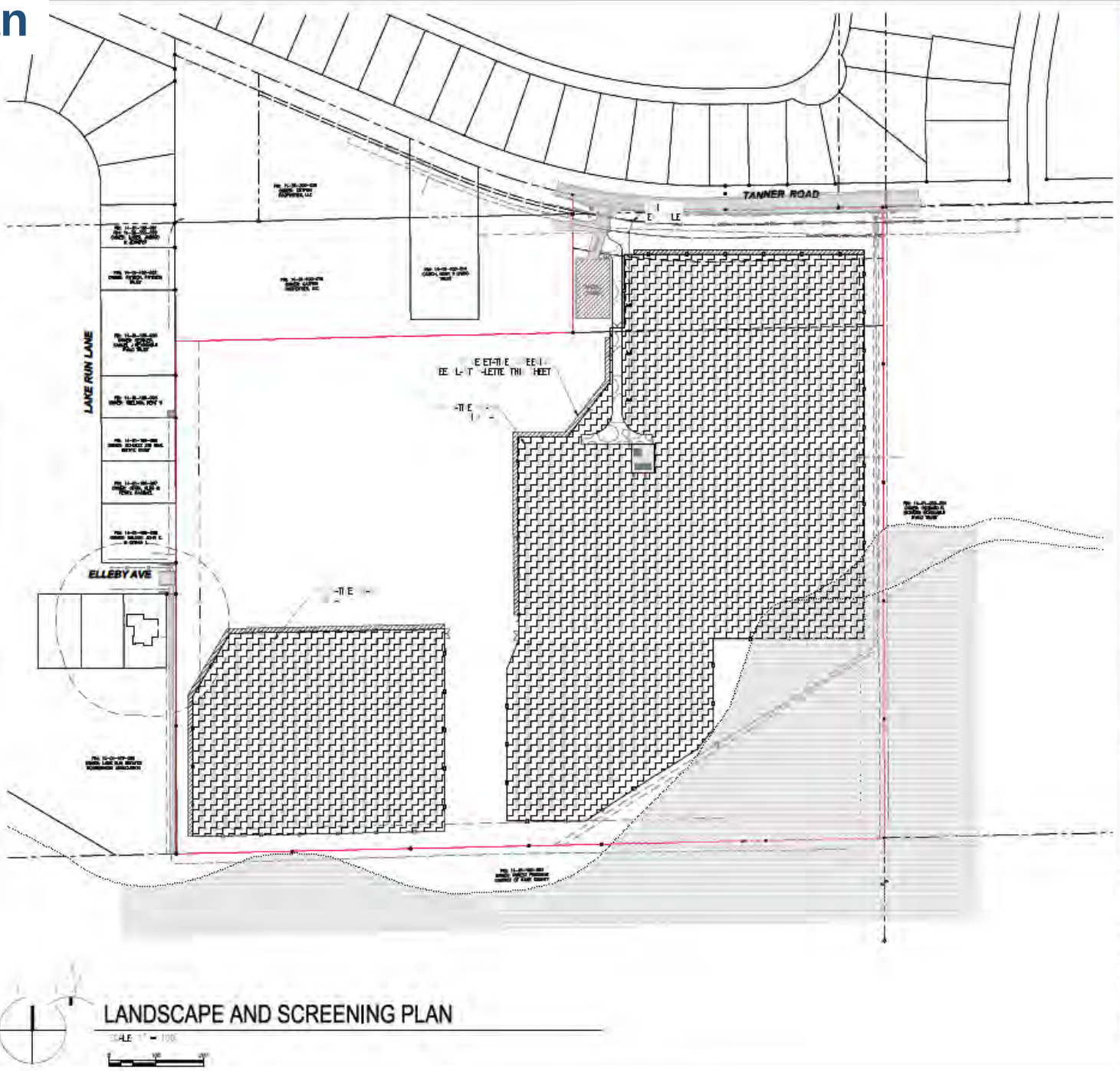
Forbs

Common Name	Scientific Name	LBS/AC - PLS
Black-eyed Susan	Rudbeckia hirta	1
Gray Goldenrod	Solidago nemoralis	0.24
Horizontal Coreopsis	Coreopsis lanceolata	0.24
Ohio Spillwort	Tradescantia virginiana	0.25
Pennsylvanian Pop	Chamaecrista fasciculata	0.75
Prairie Alumroot	Heuchera richardsonii	0.1
Prairie Cinquefoil	Oxymalis arguta	0.1
Purple Prairie Clover	Dalea purpurea	0.9
Sky Blue Dot	Symphyotrichum oblongum	0.06
White Prairie Clover	Dalea candida	0.72
Wild Bergamot	Monarda fistulosa	0.2
Wild Garlic	Allium canadense	0.25
Yellow Cone Flower	Ratibida pinnata	0.5
TOTAL		5.30

Temporary Cover

Common Name	Scientific Name	LBS/AC - PLS
Common Oak	Amygdalus	54
TOTAL		64

All native seed mixes shall be installed with a granular form of arbuscular mycorrhizal fungi (AMF) inoculum formulated for native prairie at the rate specified per acre by the manufacturer. (Such as Restoration Technologies International AM 120 Mycorrhizal Inoculum, or comparable)



CATECH RENEWABLE ENERGY LLC
(916) 996-8870
300 GALEN CT
ROSELAND, CA 95147

3925 N. Ingomar Court
Sacramento, CA 95811
(916) 832-0888

3925 N. Ingomar Court
Sacramento, CA 95811
(916) 832-0888

Tanner Road Solar
3925 N. Ingomar Court
Sacramento, CA 95811

PROJECT NUMBER

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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C-300
LANDSCAPE AND SCREENING PLAN

REVIEW COMMENTS

MUNICIPALITIES

- Village of North Aurora: **Provided an official Resolution objecting to the solar development.**
- City of Aurora: No comments, outside of their jurisdiction.
- Village of Sugar Grove: No comments, outside of their planning area.

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 the Kane County Division of Transportation (KDOT).” 07/28/2026

FIRE PROTECTION DISTRICT

The North Aurora Fire Protection District has no comments or concerns regarding Zoning Petition #4690, Catfish Renewable Energy LLC. 08/13/2026

REVIEW COMMENTS

WATER RESOURCES

The Water Resources department reviewed the Zoning Petition and provides the following comments (Anne Wilford 08/17/2026). The Water Resources department recommends the following STIPULATIONS OF APPROVAL:

1. (Water Resources) This site contains Zone AE Floodplain. A complete Floodplain Submittal will be required at the time of Stormwater Permitting. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the floodplain 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. 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 will 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 (06/30/2026)

The IDNR evaluated this project and provided that: The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. Therefore, their Consultation was terminated.

Illinois State Historic Preservation Office (SHPO) & Consultation Letter (04/29/2026)

The IL SHPO reviewed this project and provided that: No historic properties were identified within the area of potential visual effects. Additionally, our files do not identify any known archaeological sites within the area of potential direct effects, nor is it within a high probability area for archaeological resources as defined in the Act. Accordingly, 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.

Natural Resources Inventory (NRI) Report (04/08/2026)

An NRI report was submitted and provided that: Of this parcel, 2.2 percent or 0.9 acres are considered Farmland of Statewide Importance. The LE value for this site is 27 and the SA value is 43 for a total LESA score of 70. This score represents Low Protection effort warranted.

United States Fish and Wildlife Service Consultation Letter (07/01/2026)

The report submitted by the USFWS provided that:

There may be a total of 3 threatened, endangered, or candidate species present in the project area: Whooping crane, Monarch butterfly, Western regal fritillary. However, there are no critical habitats for these species within the project area under this office's jurisdiction. The IPaC report states that there are no federally designated or proposed critical habitats within the project area under the jurisdiction of the U.S. Fish and Wildlife Service. There are no refuge lands or fish hatcheries within the project area. There are no wetlands within your project area.

ADDITIONAL REVIEWS & ANALYSES

The U.S. Army Corps of Engineers (07/17/2026)

Letter provided: Based on the information you have provided, your work as proposed is not a regulated activity pursuant to Section 10 of the Rivers and Harbors Act of 1899 (RHA) and/or Section 404 of the Clean Water Act (CWA), and therefore, does not require a Department of the Army permit unless new information (including changes to project plans) warrants revision.

Executed Agricultural Impact Mitigation Agreement (AIMA)

Received with the Zoning Application.

Documentation demonstrating avoidance of protected lands as identified by IDNR and the Illinois Nature Preserve Commission (INPC)

No mapped protected lands, conservation easements, or PAD-US managed lands were identified within the portion of the property proposed to be occupied by the Tanner Road Solar Project. The proposed solar development area is located entirely on privately owned agricultural land.

PUBLIC COMMENT

Copies of any submitted public comments will be uploaded to the Kane County website under Zoning Petition No. 4690 on the Zoning Petitions page.

[4690 Municipal Comment Village of North Aurora Resolution Opposing \(R26-05-04-02\).pdf](#)

Recommended Stipulations of Approval (full list)

1. (Water Resources) This site contains Zone AE Floodplain. A complete Floodplain Submittal will be required at the time of Stormwater Permitting. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the floodplain on the site.
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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 the Kane County Division of Transportation (KDOT)
14. (Zoning) Landscape screening consistent with the Kane County Zoning Ordinance shall be reviewed and approved at time of building permit application.

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, September 1, 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, September 15, 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, October 13, 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.