



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:

Catfish Renewable Energy LLC

SIGNATURE:

DATE:

July 13, 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.

The proposed solar energy facility is a passive, non-polluting land use that will not generate air emissions, odors, or hazardous conditions during normal operation. Operational traffic will be limited primarily to periodic inspection, maintenance, and emergency access. Electrical equipment will be designed and located to comply with applicable noise standards, and all equipment will be installed and operated in accordance with applicable codes and safety requirements. The Project therefore will not be unreasonably detrimental to public health, safety, 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.

The proposed solar energy facility will not be injurious to the use and enjoyment of surrounding properties or substantially diminish and impair property values within the neighborhood. The Project incorporates substantial setbacks, perimeter security fencing, vegetative screening, and equipment locations designed to minimize visual and noise impacts on neighboring properties. The facility is a passive, low-intensity land use that generates no air emissions, odors, or significant traffic during normal operations. The accompanying Noise Impact Study demonstrates that the Project can be designed to comply with applicable Illinois Pollution Control Board noise standards. These features promote compatibility with surrounding agricultural and residential land uses.

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.

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

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.

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.