



EXHIBIT 03 – PROJECT NARRATIVE

Tanner Road Solar Project

Kane County, Illinois

1. Project Overview

The Tanner Road Solar Project (“Project”) is a proposed ground-mounted photovoltaic (PV) solar energy facility to be located on agricultural land at 39W553 Tanner Rd, Sugar Grove Township, Kane County, Illinois. The Project is being developed by Catfish Renewable Energy, LLC and is designed to generate 3.5 megawatts (MW) of alternating current (AC) electricity.

The Project will utilize commercially available solar photovoltaic modules mounted on a single-axis tracking racking system. Electricity generated by the facility will be delivered to the local utility distribution system via an interconnection with Commonwealth Edison (ComEd).

The Project is intended to participate in the Illinois Shines Program as a community solar facility, allowing eligible residential, commercial, nonprofit, and public-sector subscribers to receive the benefits of locally generated renewable electricity without installing solar equipment on their own properties.

The Project is consistent with Kane County’s goals of supporting renewable energy development, promoting sustainable land use, and enhancing local economic activity.

2. Project Location and Site Characteristics

The Project is located on privately owned agricultural land within Sugar Grove Township, Kane County, Illinois. The Project is situated on Parcel Number 14-01-100-017 (approximately **41.7 acres**) and is part of a family-owned farm consisting of six contiguous parcels totaling **49.7 acres**. About **21.6 acres** comprise the overall Project footprint. The photovoltaic arrays will occupy approximately **17.4 acres**, with the balance consisting of equipment areas, stabilized pervious access lanes, security fencing, vegetative screening, and associated project infrastructure.

The site has been selected based on its suitability for solar development, including:

- Proximity to existing electrical infrastructure
- Relatively flat topography
- Limited environmental constraints
- Compatibility with surrounding agricultural land uses

While the southeast corner of the Property is located within the FEMA-mapped 1% annual chance floodplain and 0.2% annual chance floodplain (commonly referred to as the 100-year and 500-year floodplains), the Project has been designed to minimize encroachment into these floodplains and to avoid floodway areas, wetlands, and other special management areas to the



greatest extent practicable. A limited portion of the photovoltaic arrays will extend into the mapped 1% and 0.2% annual chance floodplains.

In accordance with Kane County guidance, the lowest edge of any solar modules located within the 1% or 0.2% annual chance floodplains will be maintained at least two feet above the applicable Base Flood Elevation (BFE). Project components have been sited to minimize impacts to natural drainage features, preserve existing drainage patterns to the greatest extent practicable, and comply with all applicable Kane County stormwater management, floodplain management, and flood damage prevention requirements.

Updated environmental reviews, including an Illinois Department of Natural Resources EcoCAT consultation and a U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) Official Species List dated July 1, 2026, have identified no significant ecological conflicts that would preclude development.

The exact boundaries of the Leased Property shall be determined by survey and shall comply with applicable setbacks and environmental constraints. The Project Site Plan is generally depicted on Exhibit A-1 attached hereto for illustrative purposes only.

3. Project Components

The Project will include 7,280 monocrystalline bifacial photovoltaic (PV) modules mounted on a single-axis tracker racking system at a 7.5-meter row pitch. Modules are anticipated to be 680W each or equivalent. The solar array consists of four tracker fields occupying approximately **17.4 acres** within the **21.6-acre Project footprint**.

The maximum height of the solar panels at full tilt will be less than 13 feet above grade and will remain below Kane County's 20-foot maximum height limitation.

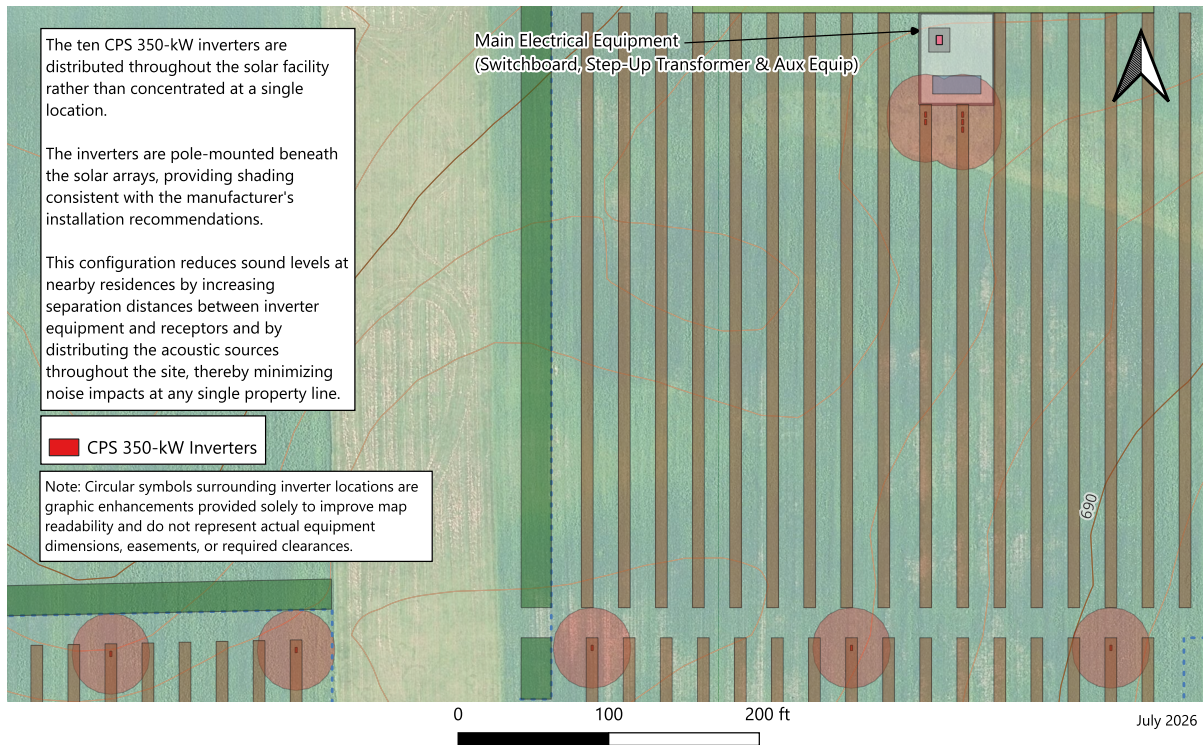
The Project is expected to utilize commercially available crystalline silicon photovoltaic modules. Unlike certain thin-film photovoltaic technologies, these modules do not utilize cadmium telluride (CdTe) or similar heavy-metal semiconductor compounds that may require specialized handling during decommissioning and recycling.

AC power will be generated by ten (10) Chint Power Systems SCH350KTL-DO/US-800 inverters. Each inverter is rated to produce a maximum of 350 kW. These inverters are IEEE 1547-compliant smart inverter systems. The inverters will be strategically distributed throughout the Project area to reduce localized noise concentrations and increase separation from neighboring residences. As demonstrated in the accompanying Noise Impact Study, the distributed inverter layout supports compliance with applicable Illinois Pollution Control Board noise standards.



Figure 1
DISTRIBUTED INVERTER LOCATIONS

Tanner Road Solar Project
Kane County, Illinois



The Project will include one (1) pad-mounted 3,500 kVA step-up transformer and associated interconnection equipment connecting to the Commonwealth Edison (ComEd) distribution system.

The Project will interconnect to the Commonwealth Edison distribution system via feeder W6923 located along Tanner Road. The proposed point of interconnection is located less than 480 feet from the Project's main transformer and interconnection equipment, allowing the facility to utilize existing utility infrastructure with minimal off-site improvements.

Additional components include underground electrical collection systems, stabilized pervious access lanes designed to support maintenance and emergency access while minimizing traditional impervious surface, perimeter security fencing, vegetative screening, and associated communications and monitoring equipment.

4. Construction and Timeline

Construction of the Project is planned to start in 2027 and is expected to occur over a period of 12 months following receipt of all required permits and approvals.

The Project will be constructed in a single phase consisting of:



1. Site preparation and minor grading
2. Installation of racking systems and solar modules
3. Electrical system installation and interconnection
4. Testing and commissioning

Construction will be managed to minimize disruption to surrounding properties and roadways. All applicable erosion control and stormwater management practices will be implemented.

5. Operations and Maintenance

Once operational, the Project will require minimal ongoing activity. Routine operations and maintenance will include:

- Periodic inspection of equipment
- Vegetation management (e.g., mowing or pollinator-friendly ground cover)
- Preventative and corrective maintenance of electrical systems

The facility will operate with minimal noise and no emissions or significant traffic generation during normal operations.

6. Agricultural Compatibility and Land Use

The Project is designed to be compatible with continued agricultural use of the property. Of the nearly **50-acre** family farm, **21.6 acres comprise the Project footprint**, including the solar arrays, equipment pad, stabilized pervious access lanes, security fencing, vegetative screening, and associated infrastructure. Approximately **17.4 acres** are occupied by the photovoltaic tracker arrays. About **6.7 acres** consist of the existing residence, pole building, and associated maintained grounds, while approximately **21.7 acres** will remain in active agricultural production. The property is currently planted in alfalfa and will continue to provide agricultural output and preserve open space throughout the operational life of the Project.

The installation will maintain soil integrity and allow for future agricultural restoration following decommissioning. Solar facility components will be installed using methods that minimize soil disturbance and avoid unnecessary impacts to productive farmland.

Vegetative ground cover will be established to prevent erosion and may include native grasses and pollinator-friendly species, consistent with Illinois agricultural and environmental guidelines.

7. Environmental Considerations

Environmental review to date includes:

- EcoCAT review through the Illinois Department of Natural Resources
- Illinois State Historic Preservation Office review
- Kane-DuPage Soil & Water Conservation District review (NRI)
- Illinois Department of Agriculture (AIMA) review



- United States Geological Survey (USGS) Protected Areas Database review
- U.S. Fish and Wildlife Service (IPaC) Official Species List
- Phase I Environmental Site Assessment (ESA)
- Wetlands and floodplain assessment
- Preliminary drain tile survey

An updated Illinois Department of Natural Resources EcoCAT consultation and a U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) Official Species List dated July 1, 2026 were completed as part of the Project's environmental review. The updated IPaC review identified no designated critical habitat within the Project area. The Project site consists primarily of actively cultivated agricultural land and has been designed to avoid wetlands, floodways, and other sensitive environmental features to the greatest extent practicable.

These reviews indicate that the Project can be developed while avoiding or minimizing impacts to sensitive environmental resources through appropriate site design and applicable mitigation measures. Any identified constraints will be addressed through final design and mitigation measures, as necessary, to ensure compliance with applicable federal, state, and local environmental requirements.

8. Drainage and Stormwater Management

The Project has been designed to minimize site disturbance and the extent of traditional impervious surfaces through the use of underground electrical collection systems, strategically located stabilized pervious access lanes, and compact equipment pad areas. The photovoltaic modules will be supported on driven steel pile foundations rather than continuous foundations, allowing precipitation to continue infiltrating the underlying soils across the majority of the Project area while minimizing disturbance to existing site hydrology.

Stormwater management for the Project will emphasize infiltration-based best management practices (BMPs), preservation of existing drainage patterns, establishment of permanent vegetative cover, and minimization of traditional impervious surfaces. Pollinator-friendly vegetation and other deep-rooted native plantings will be utilized where practical to promote infiltration, reduce erosion, improve soil health, and enhance long-term stormwater performance.

Prior to installation of solar equipment, the site will be stabilized and seeded with an approved vegetative cover to promote infiltration, minimize erosion, and support long-term stormwater management objectives.

A detailed stormwater management plan will be prepared by a licensed professional engineer from Christopher B. Burke Engineering, Ltd. (CBBEL) and submitted as part of the permitting process. The final design will evaluate site-specific drainage conditions, flood routes, subsurface drainage infrastructure, and any required stormwater BMPs in accordance with Kane County requirements. The Project will be designed to maintain existing drainage patterns and avoid adverse impacts to adjacent properties and downstream drainage systems. The final stormwater design will incorporate solar-specific stormwater management practices intended to preserve



infiltration, minimize runoff, and support long-term site hydrologic performance consistent with Kane County solar development and stormwater management requirements.

9. Decommissioning Plan

At the end of the Project's operational life, the facility will be decommissioned in accordance with a formal decommissioning plan to be submitted as part of this application.

Decommissioning will include removal of all above-ground equipment and restoration of the site to a condition suitable for agricultural use. Financial assurance will be provided as required by Kane County.

10. Economic and Community Benefits

The Tanner Road Solar Project will provide long-term economic, environmental, and community benefits to Kane County and the surrounding region.

Key benefits include:

- **Local Property Tax Revenue** – The Project will contribute additional property tax revenue to Kane County and other local taxing districts, helping support public services, schools, transportation infrastructure, and community programs without creating significant demand for additional public services.
- **Preservation of Family-Owned Agricultural Land** – The Project provides a stable source of income that supports the long-term viability of a multi-generational family farm. By diversifying farm income, the Project helps preserve agricultural ownership and reduces pressure for permanent residential or commercial development of the property.
- **Continued Agricultural Production and Open Space Preservation** - About **21.7 acres** of land associated with the family farm will remain in active agricultural production throughout the life of the Project. The continued cultivation of alfalfa will preserve open space, support local agricultural activity, and maintain the rural character of the area while allowing renewable energy generation on a portion of the property.
- **Community Solar Participation** – The Project is intended to participate in the Illinois Shines Community Solar Program, expanding access to renewable energy by allowing eligible residential, commercial, nonprofit, and governmental subscribers to receive bill credits through a shared solar facility without installing solar equipment on their own properties.
- **Renewable Energy Production** – Based on preliminary energy modeling, the Project is expected to generate nearly **7.9 million kilowatt-hours** of electricity annually. This amount of renewable energy is sufficient to meet the annual electricity needs of about 800 average Illinois homes while reducing reliance on conventional generation sources.



- **Grid Reliability, Energy Resilience, and Summer Peak Support** – The Project will generate electricity close to where it is consumed through an interconnection with the Commonwealth Edison distribution system. Solar generation is generally strongest during daytime hours, when summer air-conditioning loads and other electricity demands are often elevated. By adding locally generated electricity during these periods, the Tanner Road Solar Project will help diversify the regional energy supply, contribute additional generation capacity during high-demand daytime conditions, and support overall grid resilience.
- **Local Economic Activity** – Construction and maintenance activities will create demand for local contractors, suppliers, equipment vendors, fuel providers, lodging establishments, restaurants, and related service businesses. The Tanner Road Solar Project represents a significant private investment within Kane County including the Village of North Aurora.
- **Environmental Benefits** – The Project will generate electricity without combustion, emissions, wastewater discharge, or routine water consumption. The facility will contribute to Illinois renewable energy objectives and help reduce greenhouse gas emissions associated with electricity generation.
- **Pollinator-Friendly Vegetation and Soil Health Improvements** – The Project will utilize permanent vegetative ground cover consisting of native grasses and pollinator-friendly species where practical. These plantings help reduce erosion, improve stormwater infiltration, support pollinator habitat, and promote soil health during the operational life of the facility.
- **Compatibility with Long-Term Community Planning** – The Project is designed as a temporary use of the property and will be subject to a County-approved decommissioning plan and financial assurance. Because the facility can be removed and the site restored at the end of its operating life, the Project preserves flexibility for future land use decisions and does not permanently foreclose future planning options for Kane County, the Village of North Aurora, surrounding property owners, or future generations of landowners.

The Tanner Road Solar Project represents a responsible private investment that will provide locally generated electricity, contribute additional generation during high-demand daytime periods, strengthen local economic activity, support agricultural land preservation, and advance Kane County's long-term sustainability goals.

11. Compliance with Kane County Requirements

The Project has been designed to comply with all applicable federal, state, and local requirements governing the design, construction, operation, and decommissioning of commercial solar energy facilities. The Project is intended to comply with all applicable Kane County zoning and development regulations, including requirements related to:

- Setbacks, screening, and landscaping
- Height limitations
- Stormwater management and floodplain regulations
- Environmental protection requirements



- Decommissioning and financial assurance
- Emergency access and life safety requirements

In addition, the Project will be engineered and constructed in accordance with all applicable industry codes and standards, including, as applicable:

- National Electrical Code (NFPA 70)
- National Electrical Safety Code (NESC)
- Illinois-adopted fire code and applicable local fire protection requirements
- IEEE interconnection and inverter standards
- Commonwealth Edison interconnection requirements
- Applicable OSHA safety regulations

Supporting documentation, engineering studies, and technical reports are provided in the accompanying exhibits. Additional engineering details and construction documents will be submitted as required during final design and permitting.

12. Agency and Local Coordination

The Applicant has undertaken early coordination with relevant governmental agencies, emergency responders, transportation authorities, and neighboring public entities to identify potential concerns and incorporate appropriate recommendations into the Project's design and permitting process.

Emergency Services. The Applicant has coordinated with the North Aurora Fire Protection District regarding emergency access, apparatus circulation, gate and turnaround geometry, equipment access, water-supply considerations, electrical-system safety, and emergency-response planning. The Project's access and safety features will be refined through continued coordination with the District and will comply with applicable fire, electrical, and life-safety requirements.

Transportation and Roadway Coordination. The Applicant has coordinated with the Kane County Division of Transportation (KDOT) and the Blackberry Township Road District regarding construction traffic, the proposed haul route, and access from Tanner Road. Construction traffic is proposed to approach the Project from the east on Tanner Road and avoid Norris Road. KDOT has indicated that it takes no exception to the proposed construction route, and the Blackberry Township Highway Commissioner identified no Road District concerns provided construction traffic remains off Norris Road. KDOT has also provided preliminary comments regarding the site-access and vehicle-turnaround configuration. Temporary and permanent access to Tanner Road will remain subject to separate KDOT engineering review and permitting.

Aviation Coordination. Because the Project is located approximately 4.5 nautical miles northeast of Aurora Municipal Airport, the Applicant completed a preliminary FAA Notice Criteria Tool review and requested input from the Aurora Municipal Airport Manager regarding whether a project-specific glint-and-glare analysis is warranted. He responded that no specific glare analysis will be required.



Adjacent Forest Preserve Property. Because Kane County Forest Preserve District property is located immediately south of the Project property, the Applicant provided the District with preliminary project information and an updated site plan and invited comments regarding the Project’s design, setbacks, vegetative cover, and nearby environmental features. Any substantive comments received will be evaluated and addressed as appropriate.

Village of North Aurora. The Applicant has provided project information to the Village of North Aurora and invited continued discussion regarding the Project. Related correspondence is included in the accompanying agency and local government correspondence materials.

13. Project Entities

Applicant:
Catfish Renewable Energy LLC
300 Gailes Ct
Roseville, CA 95747
(916) 995-8570
Illinois Limited Liability Company

Solar Operator:
Catfish Solar LLC (to be formed)
2900 Tanner Rd
North Aurora, IL 60542
(630) 854-7310
Illinois Limited Liability Company

Property Owner:
Catfish Properties LLC
2900 Tanner Rd
North Aurora, IL 60542
(630) 854-7310
Illinois Limited Liability Company

Facility Owner:
Catfish Solar LLC (to be formed)
2900 Tanner Rd
North Aurora, IL 60542
(630) 854-7310
Illinois Limited Liability Company

14. Conclusion

The Tanner Road Solar Project represents a well-sited, responsibly designed renewable energy facility that aligns with Kane County’s planning objectives and regulatory framework.

The Project will generate nearly **7.9 million kilowatt-hours** of clean electricity annually while preserving agricultural land, maintaining about **21.7 acres** in active farming, supporting community solar participation, and providing long-term economic benefits to Kane County and its residents. Through careful site design, environmental stewardship, and a commitment to future land restoration, the Project delivers meaningful public benefits while minimizing impacts to surrounding properties and preserving future land use flexibility.

The Leased Property consists of approximately **21.6 acres** located within the Overall Property. The leased area includes approximately **17.4 acres of solar arrays** together with associated equipment, stabilized pervious access lanes, setbacks, security fencing, and supporting infrastructure. The exact boundaries will be established by survey and final engineering design.



EXHIBIT A-1

PROJECT SITE PLAN AND ENVIRONMENTAL CONSTRAINTS

TANNER ROAD SOLAR PROJECT

Kane County, Illinois

