



## VILLAGE OF SUGAR GROVE BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES

**FROM:** DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** RESOLUTION: OBJECTION TO EXTRATERRITORIAL SPECIAL USE –  
4673 ORCHARD SOLAR & 4674 BLUESTEM SOLAR

**AGENDA:** OCTOBER 21, 2025

**DATE:** OCTOBER 16, 2025

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### ISSUE

Shall the Village Board approve resolutions for an objection to two petitions for an extraterritorial special use request by CFP IL Orchard Solar, LLC and CFP IL Bluestem Solar, LLC for solar facilities.

### DISCUSSION

The Village Board discussed the proposed extraterritorial zoning petitions for the two solar facilities at the October 7, 2025 Village Board meeting. The first petition, No. 4673 “CFP IL Orchard Solar” is for a special use permit for a solar facility in the F-District. The proposal is for a 15-megawatt alternating current commercial solar energy facility project situated on five parcels of land located in unincorporated Kane County, Illinois. The entire site is 277 acres, the footprint of the solar panels will be located on approximately 85 acres of the site. The access to this site will be off of Jericho Road. The fence surrounding the site will be an 8’ high, woven-wire fabric livestock fence that is screened by vegetative screening, alternating deciduous and evergreen trees. Year round ground cover will be planted to help to improve stormwater control. This ground cover will include low maintenance turf seed mix and native grasses or specific pollinator plantings. The petition does include a glare study, noise analysis, and decommissioning plan. The second petition, No. 4674 “CFP IL Bluestem Solar” is for a special use permit for a solar facility in the F-District. The proposal is for a 15-megawatt alternating current commercial solar energy facility project situated on three parcels of land located in unincorporated Kane County, Illinois. The entire site is 138 acres, the footprint of the solar panels will be located on approximately 88 acres of the site. The access to this site will be off of Prairie Street. The fence surrounding the site will be an 8’ high, woven-wire fabric livestock fence that is screened by vegetative screening, alternating deciduous and evergreen trees. Year round ground cover will be planted to help to improve stormwater control. This ground cover will include low maintenance turf seed mix and native grasses or specific pollinator plantings. The petition does include a glare study, noise analysis, and decommissioning plan.

The Board discussed the proposals and unanimously agreed that they were not in favor of the second petition, petition number 4674 and were split four to three on the first petition, petition number 4673. They expressed that if the first petition met the additional comments they provided they would be more open to not objecting to that solar facility. The board requested staff to contact Montgomery and Aurora to see if they had any comments on the proposed solar facilities. Montgomery responded that their only concern was with the future extension of Gordon Road. Aurora did not reply to staffs inquiry.

Staff reached out the Kane County to confirm the process of objecting to a special use petition, the development department at Kane County explained, since this is not a map amendment, a resolution is not required and that an objection from the Village will not trigger a super majority vote like it would if it were a map amendment. They explained that the objection can be made simply by a letter to the County. Staff has sent objection letters on behalf of the Village Board to the county for both petitions, outlining the Villages concerns. The letters were sent prior to this meeting due to the deadline the County gave us to provide a response. After discussions with the Village President it was decided that the Village Board should approve a resolution objecting to the solar facilities as well.

The Plan Commission discussed the proposed extraterritorial special use petitions and were not in support of either one. Their discussion included that there are no benefits to Sugar Grove, they would feel differently if Sugar Grove residents were receiving \$50 a month in benefits during the course of the lease. They also stated that they would be ok with the solar facilities if the term of the agreement was only for 10 years. Commissioners stated that this was Kane County basically creating a TIF district. They felt that other solar farms in the area look horrible and are not upkeep. They also inquired if the municipalities got together and recorded the future Gordon Road right-of-way, would this help to keep anyone from building on this land.

Both resolutions have been prepared as objections, the Village Board may amend them as they see necessary with conditions based on the discussion.

## **COST**

There is no cost to approve the resolution.

## **ATTACHMENTS**

Objection letters sent to Kane County  
Resolution 2025-1021CD2  
Resolution 2025-1021CD3

## **RECOMMENDATION**

That the Village Board approve the resolutions objecting to the special use petitions for extraterritorial solar facilities.



October 9, 2025

Kane County Development Department  
719 S Batavia Avenue  
Geneva, IL 60134

RE: Special Use Permit Petition 4673 Orchard Solar 41W330 Jericho Road, Aurora, IL 60554

After reviewing the proposed petition for a Special Use Permit for a solar facility for the property located at 41W330 Jericho Road, Aurora, IL 60554 the Village of Sugar Grove is not in support of the Special Use Permit.

The proposed use does not meet the Villages standards for a Solar Farm and would interfere with the Villages future transportation plan that includes future roads running through this property. The proposed landscaping is deficient, the type of fence being proposed surrounding the property would not meet Village standards, the use of more native plants should be included in the landscape plan, and the project should meet all fire department requirements (attached).

The proposed Special Use also does not meet the required standards of a Special Use.

- 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 Special Use of a large scale solar facility will be detrimental to the comfort and general welfare of the residents nearby. This site is adjacent to land that potentially in the future will be a residential development. In addition the site interferes with the Villages transportation plan, having future roads run through the site that would provide residents a safe path of travel with the future residential developments.*

- 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 special use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted as there is potential for residential adjacent to the site, residents are not going to want to live close to this large of a solar facility. This proposed use will diminish and impair property values within the future residential development that would abut directly to future residential, marketing and selling lots immediately adjacent to a large solar facility will be challenging.*

- 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 special use will impede on the development of future residential due to its close proximity and also impede on the future proposed roads as part of the Villages transportation plan as there is no right-of-way dedicated and the future roads would run through the property.*

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

*The Village is still in the process of reviewing these plans to see if these items are being met.*

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.

*There are access concerns with construction traffic to this site.*

F. The special use shall in all other aspects 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 proposed special use would not meet the Villages requirements for a solar farm to include, the type of fencing, landscaping, screening, providing right-of-way for future roads planned in the Villages Transportation Plan, and future paths to align with the Villages initiative for connectivity throughout the Village.*

For these reasons the Village is objecting to the proposed Special Use for the property located at 41W330 Jericho Road. The Village plans to also approve a resolution objecting to this Special Use petition at the next Village Board meeting on October 21, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sue Stillwell', written in a cursive style.

Sue Stillwell  
Village President



October 9, 2025

Kane County Development Department  
719 S Batavia Avenue  
Geneva, IL 60134

RE: Special Use Permit Petition 4674 Bluestem Solar 40W489 Prairie Street, Aurora, IL 60554

After reviewing the proposed petition for a Special Use Permit for a solar facility for the property located at 40W489 Prairie Street, Aurora, IL 60554 the Village of Sugar Grove is not in support of the Special Use Permit.

The proposed use does not meet the Villages standards for a Solar Farm and would interfere with the Villages future transportation plan that includes and extension of Gordon Road south to Jericho Road, there should be right-of-way dedicated for this. The proposed landscaping is deficient, more screening is necessary along the west side of the site the screen from the future development this site abuts to. The type of fence being proposed surrounding the property would not meet Village standards, the fencing along the west site of the site near the future residential should be a solid privacy fence of either wood or vinyl. The use of more native plants should be included in the landscape plan. A bike path should be include in the plans to conform with the Villages connectivity initiatives, and the project should meet all fire department requirements (attached).

The proposed Special Use also does not meet the required standards of a Special Use.

- 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 Special Use of a large scale solar facility will be detrimental to the comfort and general welfare of the residents nearby. This site is close to existing residential and also abuts a site designated for the future residential expansion of Settlers Ridge. In addition the site interferes with the future extension of Gord Road, which will be necessary for providing residents a safe path of travel with the future residential developments.*

- 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 special use will be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted as there is existing residential near by and an approved future phase of Settlers Ridge directly adjacent, residents are not going to want to live close to this large of a solar facility. This proposed use will diminish and impair property values within the approved future*

*phase of Settlers Ridge as this development abuts directly to future residential, marketing and selling lots immediately adjacent to a large solar facility will be challenging.*

- 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 special use will impede on the development of future residential due to its close proximity and also impede on the future extension of Gordon Road as there is no right-of-way dedicated and the future extension would run along the west portion of the property.*
- D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.  
*The Village is still in the process of reviewing these plans to see if these items are being met.*
- 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.  
*There are access concerns with construction traffic to this site as this portion of the road is rural and the access point is right at a curve.*
- F. The special use shall in all other aspects 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 proposed special use would not meet the Villages requirements for a solar farm to include, the type of fencing, landscaping, screening, providing access for the future extension of Gordon Road, and future paths to align with the Villages initiative for connectivity throughout the Village.*

For these reasons the Village is objecting to the proposed Special Use for the property located at 40W489 Prairie Street, Aurora, IL 60554. The Village plans to also approve a resolution objecting to this Special Use petition at the next Village Board meeting on October 21, 2025.

Sincerely,



Sue Stillwell  
Village President



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**RESOLUTION NO.: 20251021CD2**

**A RESOLUTION OBJECTING TO A SPECIAL USE REQUEST IN KANE COUNTY  
(CFP IL Orchard Solar, LLC – 41W330 Jericho Road, Aurora, IL 60554)**

**WHEREAS**, the Village of Sugar Grove (the “Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable laws; and,

**WHEREAS**, CFP IL Orchard Solar, LLC has petitioned Kane County for a Special Use to allow for a solar facility to be located on certain property located at 41W330 Jericho Road, Aurora, Kane County, Illinois (the “Subject Property”), and,

**WHEREAS**, the Subject Property is located within one and one-half miles of the Village corporate limits.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

1. That the Village President and Board of Trustees of the Village of Sugar Grove hereby formally object to the Special Use proposed by CFP IL Orchard Solar, LLC.

**PASSED AND APPROVED** by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 21<sup>st</sup>, day of October 2025.

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Sue Stillwell, Village President

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Tracey R. Conti, Village Clerk

**BOARD VOTE:**

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>	<b>Recuse</b>
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael Roskopf	_____	_____	_____	_____	_____





**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**RESOLUTION NO.: 20251021CD3**

**A RESOLUTION OBJECTING TO A SPECIAL USE REQUEST IN KANE COUNTY  
(CFP IL Bluestem Solar, LLC – 40W489 Prairie Street, Aurora, IL 60554)**

**WHEREAS**, the Village of Sugar Grove (the “Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable laws; and,

**WHEREAS**, CFP IL Bluestem Solar, LLC has petitioned Kane County for a Special Use to allow for a solar facility to be located on certain property located at 40W489 Prairie Street, Aurora, Kane County, Illinois (the “Subject Property”), and,

**WHEREAS**, the Subject Property is located within one and one-half miles of the Village corporate limits.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

1. That the Village President and Board of Trustees of the Village of Sugar Grove hereby formally object to the Special Use proposed by CFP IL Bluestem Solar, LLC.

**PASSED AND APPROVED** by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 21<sup>st</sup>, day of October 2025.

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Sue Stillwell, Village President

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Tracey R. Conti, Village Clerk

BOARD VOTE:

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>	<b>Recuse</b>
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael Roskopf	_____	_____	_____	_____	_____