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To: Planning and Zoning Commission Members  
From: Kenneth Garrett, Zoning Administrator  
Date: June 30, 2025  
RE: Inkberry Solar Special Use - Finding of Facts  
Hearing Date: July 8, 2025 at 6:00 p.m.

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**Findings of Fact**

Per section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

1. The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

*The Proposed ground mounted solar collectors is a non-manned facility and the only traffic is from maintenance personal. Based on the fact, that other potential uses of this site would be more impactful then a solar farm, the Special Use would not be detrimental or endanger the public health, safety, morals, comfort or general welfare.*

2. The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.

*The current zoning code allows commercial and industrial uses as permitted uses with no public hearing required. The Proposed Use of the property does not affect adjacent and or other properties within the vicinity of this site. The lack of personnel and truck traffic further verifies the minimal impact to the area and does not effect property values.*

3. The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.

*The proposed improvement of the solar collectors will not impede the normal or orderly development of other properties in the area. The area between the*

*nearest homes and solar collectors will continue to be farmed. Collectors are more than 200 feet away from the rear lot line of the adjoining neighbors.*

4. Adequate utilities, access roads, drainage and/or necessary facilities will be provided.

*The improvement does include additional utility poles along route 76. An expansion of the roadway into the site will be constructed. Any electrical equipment installed as part of the project for the solar collectors will be in excess of 200 feet except for the utility poles and lot lines. Any drainage concerns will be addressed by the Village Engineer in his review.*

5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

*As stated above in number 4, an enlarged access road will be installed along route 76. There will no traffic impact after the project is constructed. Of course, during construction there may be minimum impact on route 76.*

6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

*The landscape buffer will be enhanced with evergreens as necessary. Although, the majority of the site is screened with existing trees to the residential neighborhood. The area between the solar collectors and rear yard of the residences shall continue to be farmed thereby further reducing the impact to the residents. All other regulations will be in compliance.*

Should you have any questions regarding this report feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett  
Zoning Administrator – Village of Poplar Grove