

## Zine, Natalie

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**From:** Jacqueline T [REDACTED]  
**Sent:** Monday, August 11, 2025 5:00 PM  
**To:** Zine, Natalie  
**Subject:** EX: Petition #4661 vegetation screening plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kane County Government Center  
719 Batavia Ave. Building A  
Geneva, IL 60134

Regards to: Petition #4661 Solar facility vegetative screening plan along West Highland Acres and Almora Heights in Elgin, IL

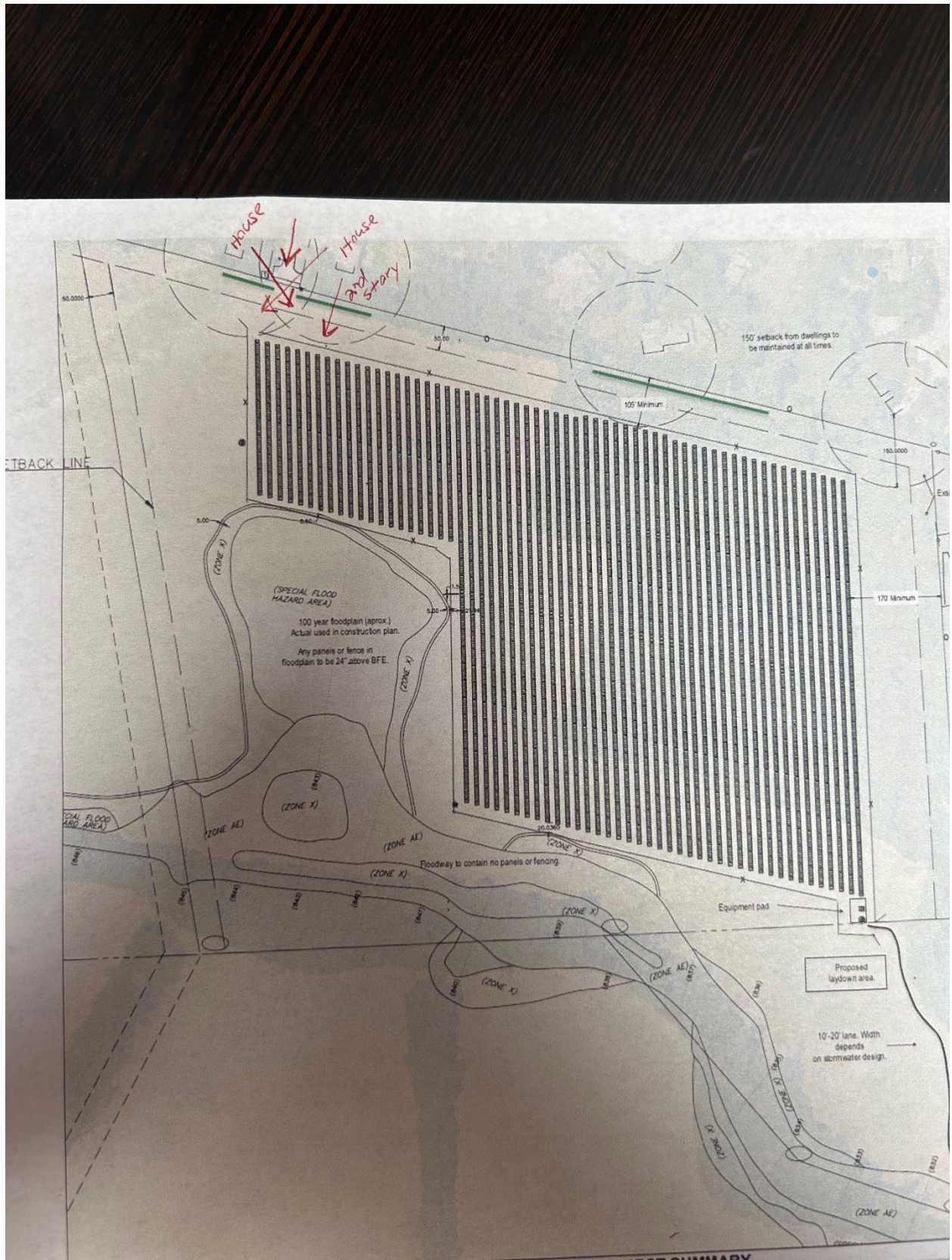
Dear Madam Chair and all Kane County board members,

I am a resident at 12N271 Jackson Dr. in West Highland Acres of Elgin. My house is the last house on Jackson Dr. that abuts to the field that is currently farmed. The solar facility will be coming up along our home and will only be 150 feet from our windows and will come up to the road, which the facility will be 105 feet away from. We had spoken to Tim after the development meeting in regards to setbacks. He did make some changes which I am happy for my neighbors but the setback did not change for us which the facility is coming along the side and to the front of our house. The original screening plan had the vegetation along the fence line and when he had made the new changes to the site plan, he also changed the vegetation screening plan. Not only does our house have views of this field from the whole side of our house which consists of first story and second story windows that look out to it, but our back and front yard along with whole driveway has view of the field. The new vegetation plan has the vegetation on our property line going to the road along with going along the house across the street's property line in their front yard. This new plan not only closes us off and will take away the natural light we get in our home but will leave the section where the road and field meet open, which means the solar facility will be exposed for us to see with nothing covering it. It also will leave it exposed and being visible from my second story. I have attached some pictures to show all of this. The facility will be seen from multiple angles of our house along with our surrounding neighbors and will be extremely visible coming and going on our road, Jackson Dr. According to the Kane County Development & Community Services Appendix F: Landscape & Screening Plan #9; a. Vegetative screen shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence(s), b. Landscaping screen shall be located between the required fencing and the property line of the participating parcel upon which the facility sits, c. The vegetative screening shall include a continuous line of native evergreen foliage and/or native shrubs and/or native trees and/or any existing wooded area and/or plantings of tall native grasses and other native flowering plants. Also, according to the Required findings of fact (Zoning code section 25-4-8-2) under section 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. My response to this would be, yes it will be injurious to the enjoyment of other property in the immediate vicinity because we have been lucky enough to look out to this beautiful farmed field and completely being closed off. We will now have a view of a commercial facility from our home that in my opinion does not belong in a residential area. If this happens, I believe it should be as least harmful to the abutting residents as possible. With that being said it can substantially diminish and impair property values. Most studies done on this topic are in regards to houses nearby or within a half mile radius. Not 150 feet away and looking down on it from the master bedroom along with seeing it coming up the house along with multiple angles from the front of the home. I spoke to our realtor and she thinks that if it is visible that close to the house it will affect property value and especially saleability. We have 14 windows that look out to this field. The house if ever was put up for sale can sit longer than usual being that the solar facility will be right there and in sight. He had told us he changed screening plans due to the fire department requirements. My husband has been emailing with Chief Stout from Pingree Grove fire department and he has seen the original screening plan and has stated that it will work. Being that this facility is this close to residential homes I believe the vegetation should go all the way down the fence lines that abut to homes with the evergreen vegetation being that the existing wooded areas he has in the plan are bare almost 6 months out of the year and the solar facility will be seen. The population of people who would come to look at our house to buy, with this being visible already decreases. That to me, is impairing property values. This is going to be for the next 30 years. To Tim, this is business, to us and the surrounding neighbors this is our home and everyday life. We have to look at this every day. He makes money but we can possibly lose money on the value of our properties and the view from this proposed plan. If he does not want to change vegetation screening and it will be seen from our homes which is against Kane County appendix F landscape and screening plan then I ask you all to please re-consider pushing back the proposed solar facility to the tree line that starts in our backyard. That way is out of view from our second story and will not be open and exposed from the front yards of our home and coming down our road. Please help us being that we have tried to talk to him and he says we should be thankful and that we shouldn't worry about it. Well, this is our home and yes as a neighborhood that is majority (especially all of us that abuts it), is against this, and are all very worried.

Thank you for your time,

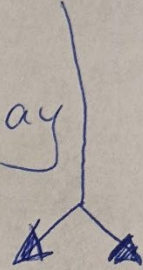
Jacqueline and Brandon  
Thompson





No vegetation will  
be open

View from our driveway





## Second story view

