

RE: Petition #4661

8/7/25

Mr. Mark VanKerkhoff,

My name is Bruce Wright. I am opposing Petition #4661 – for the special use zoning to build a commercial solar facility. I am one of many adjacent properties (next door) to this proposed site in West Highland Acres subdivision on the north west corner of the subdivision. For the reasons below.

- 1) This petition should be sent back to the ZBA. There have been some additional materials that were submitted by the applicant on 7/30/2025. (4661-39) Revised site plan. These new plans were not what was giving to the public at the zba meeting on 7/1/25. Need time to review by all parties. Please note that the applicant has reconfigured his plans. See his new plans he submitted. Application was for 10,179 modules now revised plan is for 10,260 modules. He added 81 additional modules. He increased the Mega Watts from original application of 5 MW to 6.25 MW. On 7/1/2025 at the Zoning Board of Appeals –(meeting notes) MR. WILLIAMS stated: The landscape and screening plan says up to 40 acres to be used. My understanding was there was only going to be 26 acres. So is this allowed to expand to 40 acres? MS. ZINE stated: What is illustrated on the site plan is what would be permitted. So the amount of panels, the space on this site plan cannot expand beyond that over the 26 acres. On 7/15/25 at the KC Zoning Development meeting board member Chris Kious and Jon Gripe suggested that the applicant and non-participating residents come to a agreement on our own regarding set backs and screening. Board member Jon Gripes told the applicant that he had room to move some panels.
- 2) Existing uses and zoning of nearby properties are E-3, R1 & F. Changing this site that currently is a producing farm that is zoned F to special use zone for a commercial solar facility is **spot zoning**. Creating unfair advantages to allow TNT Howard LLC to develop their land in a way that alters the residential character of the area.
- 3) This is injurious to the use and enjoyment of our property surrounding the solar facility. The site has a negative impact on all of the homes in the immediate vicinity. While the commercial solar facility site profits, our property values decrease. A study completed in July 2023' by the Florida State University titled "Economic Analysis of Utility-Scale Solar" found though tax revenue increased in the first year of the commercial solar facility but the second year and there after the revenue decreased due to the depreciation value of solar panels. A lifetime of a solar field is up to 30 years. Can not be redeveloped for more favorable uses that can be enjoyed by residents of Kane County. Right now, you can enjoy this gorgeous soybean/corn farm. See pictures attached.
- 4) The operation of the special use will be detrimental to or endanger the public health, safety & general welfare if the solar panels break. There are amounts of heavy metals (cadmium & lead). This is considered hazardous waste. Refer to an article from June 18, 2021 called "The Dark Side of Solar Power" Our subdivision has **well water**. If it gets into drinking water it could cause kidney disease, bone damage & potentially cancer. Drinking contaminated water is one of the ways to get **Cadmium** into your body. Per article on "Cadmium and Drinking Water" May 2014' Minnesota Department of Health. I spoke of this at the develop meeting on July 15, 2025.

- 5) The operation of the special use will be detrimental to or endanger the public health, safety & general welfare if a tornado or a microburst came threw the site it would be devastating to all the non - participating residents living 150' from flying glass & steel & chemicals. Last year 2024' There was 4 tornados and 1 micro burst in Kane County. The set back fence and bushes are not going to protect us from 10,260 modules (panels and racks and wires) equipment.
- 6) July 8, 2025 Special Meeting Zoning Board of Appeals – Burt Natkins asked a valid question about the viability (financially)of the project to move forward as far as construction and operation even after the reconciliation bill was recently enacted into law. Sustainability – is it achievable? There has been no disclosure from the applicant. I would like to know if you are using any federal money? If you are using federal money, grants, loans, need federal agencies use federal property or involve assistance from the federal agency then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify the Illinois Department of Natural Resources. According to your IEPA Illinois Department of Natural Resources Letter(4661-21). No body answered Burt's question. On the July 8,2025 Special Meeting Zoning Board of Appeals – Mike Stoffa doesn't think the petitioner is going to do it without Federal Tax credits because there's nothing more to this than money. That's what it is all about.
- 7) The operation of the special use will be detrimental to or endanger the public health, safety & general welfare because even with the new plans submitted, we will be viewing solar panels from the road and angle from our front doors & living room.
Illinois law requires & also Kane County Ordinance mandates that a.(25-5-4-9.4A)
Vegetative Screening: A vegetative screen shall be provided for **any part** of the Commercial Solar Energy Facility **that is visible to Non-participating Residence(s)**. The landscaping screen shall be located between the required fencing and the property line of the participating parcel upon which the facility sits. 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. The petitioner was told that he could go work out the screening and the setbacks by moving some strings with the non-participating residences by Chris Kious on 7/15/25 Develop meeting.
For what I see is that there is going to me a gap in screening for the fire trucks. Instead he came back with less of a set back and open view of the solar panels. Can't he set the screens back inside his fence line like what he proposed initially in his application and angle the corners. Viewing solar panels at all is not enjoying our properties.

Conclusion: Be aware of the consequences. Try to take into account the costs of what you doing. This green producing farm on the 3 sides has residential homes. (Pictures attached) I know Illinois wants more clean energy but this is the wrong location. This area scored 74 on the LESA (Moderate Protection category for farmland). So please protect the land and the residents. Please Vote "No" to this petition! This is the wrong location for this special use of a commercial solar facility. This petition should cancelled or be sent back to the ZBA!

Sincerely,

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