

SV CSG Wilson School Solar, LLC Farm Project

Jennifer Rhymes
(Opposition)

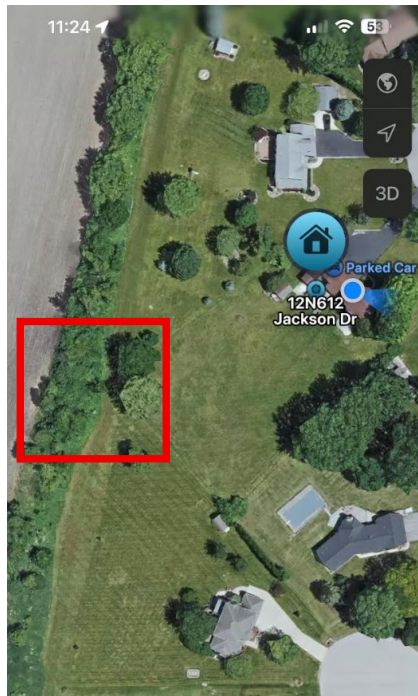
12N612 Jackson Dr



Proximity to Home

Special Use Standard B: That the special use will **not be injurious to** the use and **enjoyment of the other property in the immediate vicinity** for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Argument: I am on 2 acres, and as you can see my house/yard look miniscule next to the solar farm. Why does this have to be so close to a residential area. They made the case there is plenty of land for Elgin to develop, well there is plenty of other farmland not near residential areas that they can put a solar farms on. It worked on Muirhead Road. 9,000+ solar panels for 30+ years will be injurious to the **enjoyment** of the other properties in the immediate vicinity.



Proximity to Home – 301 Feet

Proximity to backyard – Less than 50 feet away.



Views of Farm From Backyard



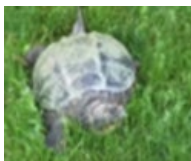
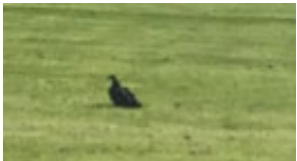
Wildlife impact

Argument: By changing the land, solar farms can create microclimate changes and other negative impacts, thus reducing biodiversity of that area.

The high reflectivity of solar panels paired with the large number of panels in the solar farms causes microclimate change known as the heat-island effect. This occurs because the panels only absorb a fraction of the sunlight that reflects onto them, and the remaining energy sifts into the environment as heat. The panels also heat the surrounding air, which negatively affects air quality and has a ripple effect on the area's ecosystem. Solar farms can have the following negative impacts:

Habitat destruction , Behavioral changes, Nesting sites, Foraging grounds, Mating or breeding habits, Collisions due to reflection, etc.

Source: VPSIP.com



Note: All pictures taken from my backyard – animals over the years (Cranes, Turtles, Coyotes, Hawks, Migrating Birds, Hawks, Turkey Vultures, Deer)

Decommissioning Accountability and Estimates

Special Use Standard B: That the special use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for the purposes already permitted, nor **substantially diminish and impair property values** within the neighborhood.

Argument: What happens when SV CSG Wilson School Solar, LLC goes bankrupt? 'Net Decommissioning Costs' look underestimated and SunVest Solar, LLC will not have any responsibility as they are doing business under SV CSG Wilson School Solar, LLC. If they go bankrupt, there will be a solar farm junkyard behind my home.

"PROJECT DESCRIPTION SunVest Solar, LLC, doing business as SV CSG Wilson School Solar, LLC"

Decommissioning Costs & decommissioning Surety Draft prepared on behalf of SV CSG Wilson School Solar, LLC

- The plan assumes \$608,211 (73% of decommission cost) as salvage value — they only have to pay 10% in Year 1 of Net Decommissioning costs

○ Total Demolition/Removals	\$833,936
○ Total Salvage	<u>\$608,211 (73%)</u>
○ Total Demolition Minus Salvage	\$225,800 (10% = 29,171)*

Decommissioning Surety Costs for this Project by SV CSG Wilson School Solar, LLC

- **Year 1:** 10% (\$29,171)
- **Year 6:** 50% (\$112,900)
- **Year 11:** 100% (\$225,800)

***Study specifically states:** The net decommissioning costs after accounting for resale and salvage values is approximately \$225,800, or \$29,171 per MW.

SV CSG Wilson School Solar, LLC Decommissioning Plan

- No Contingency cost line item
- Assuming 95% of panels as going to reseller
- After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions **to the extent practicable**.
- All underground cables and conduits will **be removed to a depth of five (5) feet**. For the purposes of this decommissioning cost estimate, it has been **assumed that all cables will be installed deeper than five (5) feet below ground and may therefore be abandoned in place**.
- "Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require. The labor rates reflect union labor rates." However, there were no specific labor costs noted, Civil Infrastructure, Structural Infrastructure, Electrical, etc. were all estimated at the unit level and not at union labor rates. The only noted salaries were for 12-week Project Manager, ½ time Super-Intendent, ½ time Field Engineer, & ½ time Clerk.

Note: How is it that to build it will take 15 to 20 full-time employees on site in the early stages of construction of the new solar farm. Construction will take approximately 12-16 weeks. However, decommissioning take so less time and labor?

Net Decommissioning costs – Labor costs and impacts of bad estimates

- **Points:** <https://solarrecycling.com/what-are-solar-decommissioning-costs-and-how-to-calculate-them/>
 - Larger and more intricate solar installations often incur higher decommissioning costs due to increased labor and logistical demands, impacting overall expenses. Can be between 20-40% of costs.
 - Accurate cost estimates are highly critical to ensure a successful solar decommissioning process
 - **Economic Consequences:** Inaccurate estimates can lead to budget shortfalls, disrupting project execution and potentially stalling decommissioning efforts.
 - **Environmental Impact:** Underestimating costs may tempt stakeholders to cut corners, compromising proper waste disposal and site remediation. All of these may have serious environmental consequences.
 - While valuable materials like aluminum, silver, copper and silicon can be recovered, the costs of dismantling, transporting, and recycling the panels can outweigh the scrap value.

Zoning Board Meeting - Not A Valid Quorum

Argument: Zoning Board vote did not have a valid quorum.

- The law firm (SCHAIN BANKS KENNY & SCHWARTZ) hired by the SunVest/ SV CSG Wilson School Solar, LLC is noting that the Zoning Board of Appeals found that the application satisfied all of the standards for solar energy projects under Kane County Ordinance.
- The Zoning Board met voted on September 9, 2025. However, only four (4) of the seven (7) Zoning Board members were present the night of the vote. Although it technically made a quorum., one of the voting members (Mary Lake) was not present the week before when SunVest and the Opposition presented their cases. She also had no access to minutes, as they had not been published as of September 9, 2025.
- Mary Lake was not knowledgeable of what was presented the week prior by the petitioners or the opposition and had no access to minutes as well. Due to this there was not a valid 'quorum' the night of the Zoning Board vote.
- Mary was also unprofessional and tried influence the board member next to her when they were voting on the special use item F related to applicable regulations. Mary leaned into the board member next to her and said words to the effect 'This is easy, it is not that complicated' trying to influence the other board member to vote yes on that item F.
- I sent my concerns to Natalie Zine. She responded stating the SAO determined that the Zoning Board made its recommendation and revote is not required. I requested rationale on the SAO decision and never received it.
- When law firm states in their Petitioner letter that the Zoning Board voted yes to these items, I will refute that there was a "valid Zoning Board quorum" present and the fact that they passed those items should not be accounted for in this Board Meeting.