

Berkhout, Keith

From: Juby, Leslie
Sent: Wednesday, February 7, 2024 5:28 PM
To: Frank, John
Subject: Fwd: EX: Opposition to Special Use Petition 4616

Fyi

Begin forwarded message:

From: Chuck Haskin <[REDACTED]>
Subject: EX: Opposition to Special Use Petition 4616
Date: February 7, 2024 at 2:38:09 PM CST
To: "ljuby@kanecoboard.org" <ljuby@kanecoboard.org>

Dear Ms. Juby,

I am again writing to urge you to vote no on Special Use petition 4616, the Alexander solar installation, on February 13th. I would also like to share some new developments that have occurred in the past couple of months since I last wrote you.

- Petition 4616 was sent back to the ZBA to complete the findings of fact. During this process, the ZBA unanimously voted against this petition as it does not meet the requirements for granting a Special Use.
- Kaneville Township Supervisor Dan Koebele submitted a letter to the Kane County Board expressing Kaneville Township's opposition to this project, citing similar concerns to those we have raised previously.
- The petitioners have informed our tenant farmer, in writing, that they are going to construct a fence this spring that will block the prescriptive easement and prevent him from farming our property and that of our neighbor.
- We, along with two of our neighbors, have filed suit against the petitioners in the Circuit Court for the Sixteenth Judicial Circuit to secure our easement rights.

Over the past 5 months that we have been aware of this petition, we and our neighbors have spent countless hours and many resources just trying preserve what we have built here. Based on the details and factors unique to this site, it is not suitable for a solar installation and I respectfully ask you to vote no to this petition.

Once again, feel free to call me at [REDACTED] if you would like to discuss this petition in further detail.

Thank you,

Chuck Haskin

From: Chuck Haskin
Sent: Tuesday, December 5, 2023 9:56 PM
To: ljuby@kanecoboard.org
Subject: Opposition to Special Use Petition 4616

Dear Ms. Juby,

My name is Chuck Haskin, owner and resident of 1N700 Meredith Road in Maple Park. I am writing to urge you to vote no on Special Use petition 4616, the Alexander solar installation, on December 12th.

The entire western side of our property borders the proposed site. I would like to summarize the issues with this project as they relate to the LaSalle/Sinclair factors for granting a Special Use:

(a) That 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;

Public safety risk: fire. There are five residences and a business (Acquaviva Vineyard and Wedding Venue) that directly border the proposed site and a subdivision within a tenth of a mile of the site. The site is almost completely land locked with the only point of access being a narrow strip of land that runs north to IL Rt 38. The primary responder for this area is the Kaneville volunteer fire department. Kaneville Fire Captain David Kovach outlined his concerns at the Development Committee meeting and stated "Given the current design, our ability to respond would be insufficient". Zoning board member Michael Stoffa voted no on this petition citing similar concerns.

Public health risk: Aquifer sensitivity/well water contamination. One of concerns raised for this site in the Land Use Opinion is the aquifer sensitivity. The solar company hasn't provided information about what materials are used in the construction of the solar panels and the origin of the products they will be using. An issue on this site could contaminate the aquifer, which is the well water source for our family, our neighbors and the Acquaviva Winery.

(b) That 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;

Injurious to use of neighboring properties: Loss of access to agricultural land. This project would block an easement that has been in use for over 20 years by a local farmer who farms our land and that of our neighbor. Claims by the petitioner that farm equipment can simply use our residential driveway or drive through a ditch are preposterous. We are currently pursuing our easement rights through the legal system.

Injurious to the enjoyment of our property. We moved to this area for the rural beauty and the open view. We would not have purchased this property had this solar facility existed at that time. As a storm and sky photographer, my back yard is a backdrop that I use quite often in my work. In addition, we have several large, western-facing picture windows that would have a full view of the project. Due to the topography and soil conditions, this site would be nearly impossible to be screened from view in any meaningful way. This project would significantly impact the enjoyment of our property.

Property value diminution. When I spoke in front of the Zoning Board, I provided them several peer-reviewed studies that demonstrate a negative impact to neighboring property values due to solar installations. While this data is useful, the reality is this: a quick search of the internet yields no shortage of information stating that properties near solar farms are less desirable and therefore less valuable

than those that are not. Whether the details of this information is factually correct is immaterial; that's the information prospective buyers will see and the information that will influence their purchase decisions. When the buyer pool drops, the selling price goes with it; it's common sense. The owners of this land do not live here so property value diminution is not a concern for them.

(c) That 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;

Two other solar facilities have already been approved within ½ mile of this site. We have already spent over \$150K on improvements to our property. If this project goes through, we cannot justify any further improvements given that it is unlikely we will see any return on that investment.

(d) That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;

As stated earlier, access to emergency responders is insufficient. If there is a fire in the middle or the southern end of the facility, the fire equipment will be unable to get to it. Heaven help us if this happens in the fall when our property and the surrounding fields are full of dry crops.

(f) That the special use shall in all other respects 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

IL Public Act 102-1123 details the setback requirements for wind and solar facilities on pages 15-16:

(3) a commercial solar energy facility to be sited as follows, with setback distances measured from the nearest edge of any component of the facility:

Boundary Lines of Nonparticipating Property: 50 feet to the nearest point on the property line of the nonparticipating property.

The project site plan details the 60 foot wide strip of land where they are to put a gravel access road, utility poles (that do not currently exist in that area) with transmission lines, and a pole mounted load break switch. That strip of land is between two non-participating properties. They cannot put these components on this strip of land and have them be 50 feet away from BOTH nonparticipating properties.

Please note that the Zoning Board Chairman, Jim Plonczynski, voted no on this petition because he believed it did not meet the findings of fact requirements for a Special Use.

In closing, I refuse to put our health, our safety, and our largest financial investment at risk as a test subject in this experiment. I will say that if this comes to pass, we will sell and move from this property and this community that we love so much.

If you have any questions or would like to discuss our concerns regarding this petition, feel free to call me at ~~630-234-1234~~.

Thank you for your consideration,

Chuck Haskin