



John M. Skillman
Village President

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Cliff Surges
Kane County Commissioner District 21
210 N. River St.
East Dundee, IL 60118

Re: Planned Solar Development Adjacent to the Village of Carpentersville

Dear Commissioner Surges:

Please consider this letter from the Village of Carpentersville as a formal request to intervene and stop a pending 40-acre solar farm development which would cripple future development along the last developable area in northern Kane County adjacent to the Randall Road corridor. The solar farm development is proposed by Turning Point Energy, at the address of 38W653 Huntley Road (PIN: 02-01-300-018), Rutland Township. It is currently unincorporated but is part of the Village's comprehensive plan, and it is in the last area the Village has to expand and develop before becoming landlocked.

As a matter of first order, the Village of Carpentersville generally supports solar development. The Village has recently pursued a 5-acre solar field to provide the primary energy to its water and sanitary sewer plant, as well as options for roof-mounted units on some of the municipal buildings.

However, the proposed solar farm development would encompass 40 acres of prime developable land, just west of Randall Road, immediately adjacent to 80 acres of undeveloped land where a developer imminently plans to construct hundreds of residential properties. The residential development would bring meaningful growth to the area, providing a great location to attract people to work in a thriving commercial, economic area, and it would derivatively increase property values, property taxes, and sales taxes for businesses and units of government in the region, as well as the State.

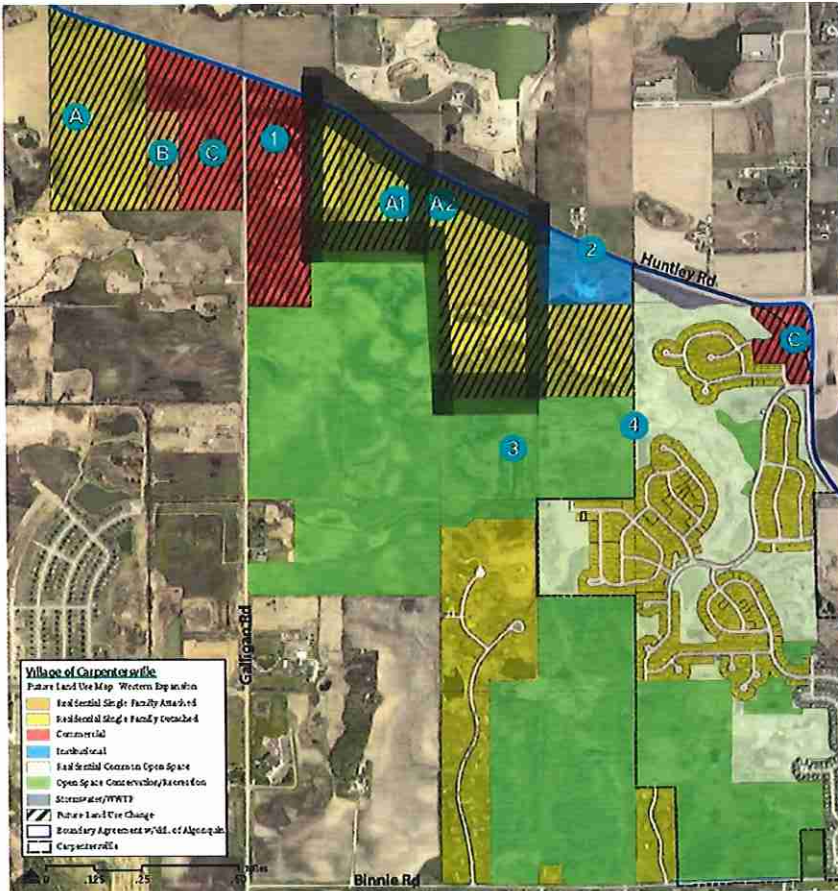
The mere submission of the solar farm plans has already halted the identified developer of the 80 acres, CREI Acquisition, LLC, from proceeding with the purchase and annexation, based on the practical reality that no one wants to buy a new house in a prime area to overlook a sea of solar panels. The area is flat land, and the proposal does not contemplate any type of screening whatsoever, and the current State regulations do not allow the County to require placement of a berm or alternative screening sufficient to minimize what would be an eyesore for a residential subdivision.

A corollary concern is that ***the properties to the immediate west of the proposed solar farm are also largely undeveloped but planned to be additional areas of commercial and retail development, which the proposed solar farm would also deter.***

Village Hall
1200 L.W. Besinger Drive
Carpentersville, IL 60110

The map at the bottom of this letter (from the Village’s Comprehensive Plan) shows the subject areas, with grey borders around what is labeled as “A1”—being the proposed area of the 40-acre solar farm development, and the area marked as “A2”—being the proposed area for residential development—approximately half a mile from Randall Road, just north of Interstate 90.

FUTURE LAND USE - Western Expansion



The Village is poised for growth along the south side of Huntley Road west of the current Village boundaries. This Western Expansion area can provide single-family detached and attached housing for prospective residents as well as commercial sites at Galligan Road. These areas are adjacent to Kane County Forest Preserve District land, providing an opportunity for connected trails and sidewalks to enjoy recreation and open spaces.

The Western Expansion area can provide a new, mixed-use neighborhood for the Village.

Our request is simply that you support zoning changes or in the alternative limited legislation that would preclude the subject area from having a solar farm development. Again, this is not an attempt to subvert the broader green energy initiative; it is to allow one of the last bastions of meaningful development to proceed in a vital area.

Sincerely,

John M. Skillman
Village President