

To: Any and All Zoning Board Memembers of Kane County

From Fran Dugo for Richard DeVoss owner of 38W715 W Huntley Rd., West Dundee, IL 60118

Attached

Copy of map showing proposed solar field

Copy of active listing for 38W715 W Huntley Rd

Map showing position of 38W715 Huntley rd in relation to solar field

Letter from Fran Dugo for Mr DeVoss

I represent Mr. DeVoss in relation to his current listing of 38W715 Huntley Rd. As the listing office, I can attest to the fact that knowledge of the proposed solar field has impacted the salability of his property.

We have had several people interested in the property but since having to disclose the fact of the solar field everyone has chosen to walk away.

A few of the interested parties were families with children and pets, a person looking for a small farmette and an owner of an animal rescue. All of these people chose not to continue to pursue purchasing after learning of the proposed solar field.

As you can see from the map, Mr. DeVoss' home is surrounded by this solar field. This absolutely raises questions of the health of living a life of quiet enjoyment in this home when people consider all of the studies of magnetic fields and causing health problems including childhood leukemia. I know that are studies on both sides but as a mother of a child who had leukemia, one of the first things the doctors told us about was the magnetic fields and to make sure we were not near any.

I also want to point out that Mr. DeVoss' home is the only home there. The other home owned by the owners Mr. and Mrs. Benner of the land being proposed for the solar field is uninhabitable and empty.

The correct and right thing to do would be for either the Benners, the county, or the solar co. to buy the home from Mr. DeVoss and create an office/repair shop for the solar field.

I have spoken to other Brokers asking their opinions about the situation and their response was good luck. They do not see that the home will sell.

People in this day and age are very intune to health and well being and do a lot of online investigating. The least little bit of adverse info on magnetic fields or lack of info of living surrounded by a solar field sends them running in the opposite direction.

I am the broker owner of Your Choice Real Estate Services. I have over 23 years n the field. I have done valuations for banks on both commercial and residential properties and can honestly tell you that this proposal has negatively impacted the salability of Mr. DeVoss' home.

Thank you,  
Fran Dugo

Fran Dugo





**Detached Single**  
 Status: **ACTV**  
 Area: **118**  
 Address: **38w715 Huntley Rd , West Dundee, IL 60118**  
 Directions: **Huntley Rd. 2.4 mi. west of Randall Rd., East of Square Barn Rd.**  
 Sold by:  
 Closed:  
 Off Market:  
 Year Built: **1978**  
 Dimensions: **150X470**  
 Ownership: **Fee Simple**  
 Corp Limits: **West Dundee**  
 Coordinates: **N:18 W:38**  
 Rooms: **5**  
 Bedrooms: **3**  
 Basement: **Full**  
 Mobility Score: **- 7**

MLS #: **11878443**  
 List Date: **09/06/2023**  
 List Dt Rec: **09/06/2023**  
 List Price: **\$475,000**  
 Orig List Price: **\$475,000**  
 Sold Price:  
 Mkt. Time (Lst./Tot.): **71/71**  
 Concessions:  
 Contingency:  
 Curr. Leased: **No**  
 Model:  
 County: **Kane**  
 # Fireplaces: **1**  
 Parking: **Garage**  
 # Spaces: **Gar:2**  
 Parking Incl.  
 In Price:

Remarks: **Nice 3 br. ranch home in a country setting yet close to all the amenities! One + acre property surrounded by crop land will give the kids room to frolic and mom and dad to entertain. Possible commercial per county**

**School Data**  
 Elementary: **(158)**  
 Junior High: **(158)**  
 High School: **(158)**

**Assessments**  
 Amount:  
 Frequency: **Not Applicable**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association:  
 Master Assc. Freq.: **Not Required**

**Tax**  
 Amount: **\$6,669.80**  
 PIN: **0201300012**  
 Mult PINs: **No**  
 Tax Year: **2022**  
 Tax Exmps: **None**

**Miscellaneous**  
 Waterfront: **No**  
 Appx SF: **1408**  
 SF Source: **Assessor**  
 Bldg. Assess. SF:  
 Acreage:

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt
Living Room	25X13	Main Level	Carpet	
Dining Room		Not Applicable		
Kitchen	13X18	Main Level		
Family Room		Not Applicable		
Laundry Room		Main Level		
Utility Room-1st Floor	6X10	Main Level		
Master Bedroom	11X17	Main Level	Carpet	Win Trmt
2nd Bedroom	10X11	Main Level	Carpet	
3rd Bedroom	11X12	Main Level	Carpet	
4th Bedroom		Not Applicable		

Interior Property Features:  
 Exterior Property Features:  
 Age: **41-50 Years**  
 Type: **1 Story**  
 Style:  
 Exterior: **Frame**  
 Air Cond: **Central Air**  
 Heating: **Gas, Forced Air**  
 Kitchen:  
 Appliances:  
 Dining:  
 Attic:  
 Basement Details: **Unfinished**  
 Bath Ann:  
 Fireplace Details:  
 Fireplace Location: **Living Room**  
 Electricity:  
 Equipment: **Water-Softener Owned**  
 Other Structures:  
 Door Features:  
 Window Features:

Laundry Features:  
 Additional Rooms: **Utility Room-1st Floor**  
 Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Attached**  
 Garage Details:  
 Parking Ownership:  
 Parking On Site:  
 Parking Details:  
 Driveway: **Gravel**  
 Foundation: **Concrete**  
 Ext Bas/Fnd:  
 Disability Access: **No**  
 Disability Details:  
 Exposure:  
 Lot Size: **1.0-1.99 Acres**  
 Lot Size Source:  
 Lot Desc:

Roof: **Asphalt/Glass (Shingles)**  
 Sewer: **Septic-Private**  
 Water: **Well-Private**  
 Const Opts:  
 General Info: **None**  
 Amenities:  
 Asmt Incl: **None**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Closing**  
 Occ Date:  
 Rural: **Yes**  
 Vacant:  
 Relist:  
 Zero Lot Line:

