



Benjamin A. Mason  
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December 12, 2023

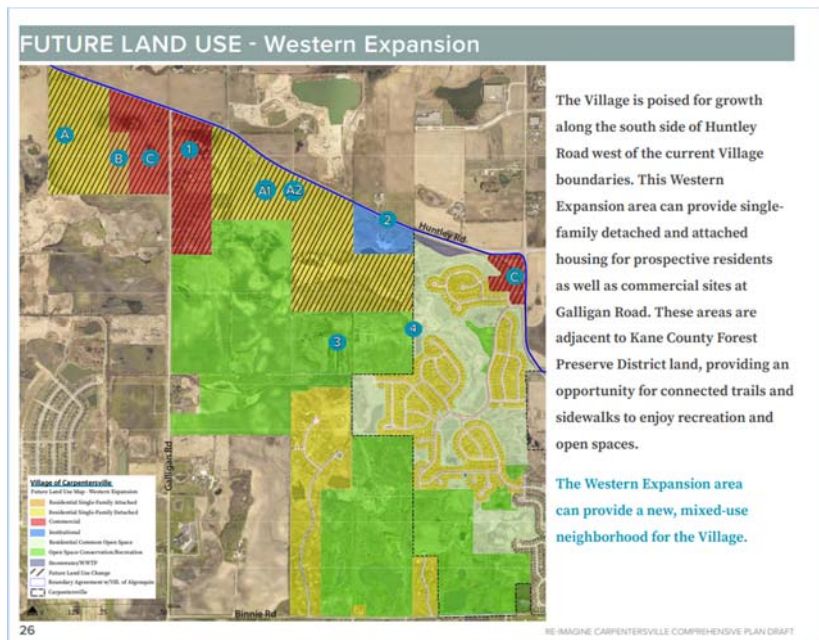
Kane County Zoning Board of Appeals  
Attn: James Plonczynski, Chairman  
Kane County Government Center  
719 S. Batavia Avenue, Building A  
Geneva, IL 60134

RE: SUP 4620 Special Use request in the F-Farming District for a solar facility, 38W653 Huntley Road (02-01-300-018), Rutland Township

Dear Chairman Plonczynski, and Members of the Kane County Zoning Board of Appeals;

The Village of Carpentersville would like to have this letter, along with enclosed engineering review that was performed by HR Green dated 12.12.23 included in the public comment for the subject Special Use Petition:

- 1) The Village of Carpentersville has had recent discussions with representatives for the adjacent landowner immediately to the east, regarding potential annexation and zoning of the approximately 80-acre parcel owned by CREI Acquisition LLC for RESIDENTIAL, consistent with the Village's updated 2022 Future Land Use Plan (exhibit at right):



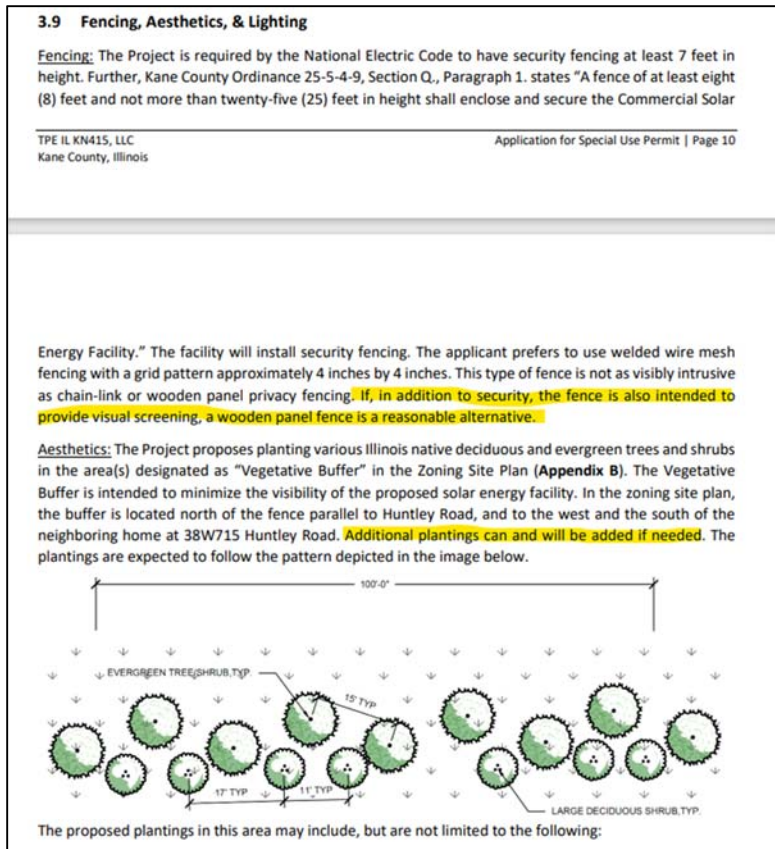
The Village requests that Kane County stipulate the proposed developer, Turning Point Energy, perform an updated Glare Study to not only assess light and glare emitted by the

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solar facility from not just 5-feet or the height of a passing vehicle on Huntley Road nor 5-foot or the height of a single story home such as exists due north at 38W715 Huntley Road (DeVoss property), but to include analysis at 20-feet or the height of a two-story residential structure that would be located due east on the CREI Acquisition LLC property. The Glare Study Analysis submitted by TPE IL KN415, LLC dated 12.08.23 should be updated to incorporate the above requested analysis by the Village of Carpentersville, for glint and glare from a 20-foot or the height of a two-story residential structure that would be located immediately to the east of the subject property.

2) The Village of Carpentersville acknowledges the developer's response dated 12.08.23, in reference to a request by the neighboring municipality of the Village of Algonquin, stated that "a berm...will increase the disturbed area and will therefore complicate compliance with the County's stormwater requirements". While the Village recognizes that Illinois state law prohibits a County government body from mandating the installation of a berm for solar energy projects, the most recent Site Plan the Village has reviewed dated

11.15.23 does not reference any landscape buffering on the east side of the property's perimeter. To the extent the developer Turning Point Energy included in its initial project narrative, the Village kindly requests that County require wood panel privacy fencing along the perimeter of the property, as the developer stated it would be willing to do (exhibit above), as well as require the developer add adequate evergreen landscaping that will appropriately screen the solar facility not just on the north side of the property, but all four sides in particular the land to the east that has the potential in the near future for development as a Residential Subdivision.





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- 3) The Village requests the County ask the developer to consider and respond to questions and additional information itemized in the engineering review memo from HR Green dated 12.06.23

Sincerely,

*Benjamin A. Mason*

Benjamin A. Mason, AICP  
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Community Development Director

Enclosure: 12.06.23 HR Green Engineering Review Memo to the Village of Carpentersville

CC: Mark VanKerkhoff, Director, Kane Co. Development & Community Services Department  
Keith Berkhout, Zoning Planner, Kane County  
Hira Aamir, Zoning Planner, Kane County