



Pallme Farm Solar Project

Kane County Zoning Board of Appeals

February 24th, 2026

Horizon Solar Power - Background

- Specialize in Distributed Solar Development
- Experience:
 - Principals have a collective 30+ years of energy development experience
 - 600+ MW of operational projects
 - Northeast and Midwest
- www.horizonpow.com
- Headquartered in Chicago

Pallme Farm Solar - Overview

- 5 MWac community solar project
- ~41W175 Powers Rd, Huntley (development address)
- ~30-acre project area, including access road
- Landowner – Ed and Karen Pallme
- Ideal Location:
 - Relatively flat site
 - Minimal viewing angles
 - Close to existing large commercial/industrial uses
 - Proximity to existing ComEd three-phase lines with available capacity along Powers Rd (final approval received)



Environmental

- No wetlands exist onsite
- Some potential for Blanding's Turtle; will follow recommendations of IDNR
- No historical resources nearby
- No "contaminants" or off-site impacts of any kind

Water resources identified within the study area include one ephemeral unnamed stream totaling 207 linear feet and one pond totaling 0.48 acres (Table 1). The stream drains to the north from the agricultural field into the pond. The ordinary high water mark (OHWM) measured approximately two feet wide by one inch deep and was likely formed from erosion caused by rainfall and runoff from the agricultural field to the south. The stream bottom consists of silt. The pond appears to collect surface flow from the surrounding areas and was surrounded by trees. The pond and the stream do not appear to have a hydrological connection to a Traditionally Navigable Water of the United States that would fall under the jurisdiction of the United States Army Corps of Engineers (USACE).

Blanding's Turtle

EcoCAT has indicated records for the state-listed Blanding's Turtle in vicinity of the project area. The Department recommends:

- Work on the project occurs during the turtle's inactive season from approximately November 1st to March 1st. If work must occur during the active season:
- Educate personnel working on site about the Blanding's Turtle. Post photos of juvenile and adult Blanding's Turtles at a central location. State-listed species may not be handled without the appropriate permits pursuant to the *Illinois Endangered Species Protection Act*.
- Install exclusionary silt fence by the end of March and maintain it through October (if needed) to prevent turtles from entering the construction area. Conduct daily inspections during construction to ensure that exclusionary fencing is properly installed (dug into the ground) and to check if turtles are present.
- Cover trenches at the end of each workday. Before starting each workday, trenches and excavations should be routinely inspected to ensure no turtles (or other amphibians and reptiles) have become trapped within them.
- If Blanding's turtles are encountered, crews should stop work immediately, allow the turtle to move out of the way and contact IDNR at (217) 785-5500.

No historic properties were identified within the area of potential visual effects. Additionally, our files do not identify any known archaeological sites within the area of potential direct effects, nor is it within a high probability area for archaeological resources as defined in the Act. Accordingly, this project is **EXEMPT** from archaeological survey requests pursuant to Section 6 of the Act. An archaeological survey is not *required* under state law as there is no public funding nor is it on public land.

Native Prairie Ground Cover – Pollinator-Friendly



<https://pv-magazine-usa.com/2019/08/03/solar-and-pollinators-photo-essay/>



<https://vt.audubon.org/conservation/pollinator-friendly-solar-bird-friendly-buffers>

PALLME FARM SOLAR
KANE COUNTY, ILLINOIS

Presentation Provided by:



MAROUS & COMPANY INTRODUCTION

Michael S. MaRous is a certified general appraiser in the state of Illinois as well as holding the nationally recognized professional designations of MAI and CRE. MaRous & Company specializes in valuation of unique and complex investment-grade real estate and has conducted similar market impact studies for a variety of clients and for several different proposed developments over the last 45 years. Clients have ranged from municipalities, counties, and school districts, to corporations, developers, and citizen's groups.

Along with the various projects described above, MaRous & Company has conducted numerous market studies of energy-related projects.

MAROUS &
COMPANY
EXPERIENCE

Renewable Energy Project Summary	
Illinois	<ul style="list-style-type: none"> • Over 20 Solar Farms • Over 20 Wind Farms
Indiana	<ul style="list-style-type: none"> • Over 5 Solar Farms • Over 3 Wind Farms
Iowa	<ul style="list-style-type: none"> • Over 5 Solar Farms • Over 5 Wind Farms
Kansas	<ul style="list-style-type: none"> • 1 Solar Farm • 2 Wind Farm
Maryland	<ul style="list-style-type: none"> • 1 Solar Farm
Michigan	<ul style="list-style-type: none"> • Over 3 Solar Farms • Over 3 Wind Farms
Minnesota	<ul style="list-style-type: none"> • 1 Solar Farm • Over 3 Wind Farms
Missouri	<ul style="list-style-type: none"> • 1 Solar Farm
Ohio	<ul style="list-style-type: none"> • 1 Solar Farm • 3 Wind Farms
Wisconsin	<ul style="list-style-type: none"> • Over 5 Solar Farms
Colorado	<ul style="list-style-type: none"> • 1 Solar Farm • 1 BESS Facility
New Mexico	<ul style="list-style-type: none"> • 1 Solar Farm
Oklahoma	<ul style="list-style-type: none"> • 1 Solar Farm
Solar Projects of the Western Regions of the United States of America	<ul style="list-style-type: none"> • Southwest Region - Arizona, Colorado, Nevada, New Mexico, and Utah • Northwest Region - Idaho and Oregon • Southern Great Plains Region – Texas • Northern Great Plains Region - General Research

MARKET IMPACT ANALYSIS CONCLUSIONS

As a result of market impact research undertaken on various similar solar projects, MaRous & Company has concluded that there is no market data indicating the solar farm will have a negative impact on either rural residential or agricultural property values in the surrounding area.

Finally, for agricultural properties that host photovoltaic panels, the additional income from the solar lease may increase the value and marketability of those properties.

MARKET IMPACT ANALYSIS CONCLUSIONS

- There are significant financial benefits to the local economy and to the local taxing bodies from the development of the solar farm.
- The solar farm will create well-paid jobs in the area which will benefit overall market demand.
- An analysis of recent residential sales proximate to existing solar farms did not support any finding that proximity to a photovoltaic panel had a negative impact on property values.
- An analysis of agricultural land values in Illinois did not support any finding that agricultural land values are negatively impacted by the proximity to photovoltaic panels.
- Reports from Illinois, Iowa, Indiana, Wisconsin, Minnesota, Michigan, Minnesota, Colorado, Oklahoma, New Mexico, Arizona, and North Carolina indicate that photovoltaic panels leases add value to agricultural land.
- A survey of counties County Assessors in 6 Illinois counties, 11 unincorporated Wisconsin jurisdictions, 7 Iowa counties, 9 Indiana counties, 20 Michigan counties, 36 Minnesota counties, 1 South Dakota county, 14 Colorado counties, 9 Oklahoma counties, 24 New Mexico counties, 5 North Carolina counties, and 13 Maryland counties in which solar farms with more than 1.0 megawatt of nameplate capacity are located determined that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a solar farm, and that there were no reductions in assessed valuation.
- That the proposed use will not be detrimental to the public health, the safety, the comfort, or the general welfare of the residents, nor will the project substantially diminish or impair the value of other properties or improvements in the vicinity of the solar farm.

FACTORS THAT AFFECT PROPERTY VALUES CONSIDERED

- Appearance
- Environment & Sustainability
- Noise and Odor
- Traffic
- Hazardous Materials
- Public Services
 - Infrastructure
 - Schools
 - Public Safety



RECENT RESIDENTIAL SALES LOCATION MAP

SINGLE-FAMILY RESIDENTIAL SALES SUMMARY IN THE AREA NEAREST TO THE PROPOSED PROJECT

Sale #	#1	#2	#3	#4	#5
Owner Name	John Haight	Jose C Perez	Veda Manning	Steven E Hupp	Amy J Germain
Address	41W220 Powers Rd, Huntley, IL 60142	41W022 Powers Rd, Huntley, IL 60142	40W670 Powers Rd, Huntley, IL 60142	18N415 Carriage Way Ln, Huntley, IL 60142	41W168 Powers Rd, Huntley, IL 60142
County	Kane	Kane	Kane	Kane	Kane
State	Illinois	Illinois	Illinois	Illinois	Illinois
Sale Price	\$437,511	\$471,000	\$500,000	\$575,000	\$750,000
Sale Date	April 1, 2025	December 4, 2023	August 21, 2023	October 5, 2023	May 23, 2025
Year Built	1983	1991	2004	2002	1973
Site Size	6.28 Acres	5.36 Acres	2.00 Acres	1.34 Acres	0.78 Acres
Building Area	4,496 Sq. Ft.	3,303 Sq. Ft.	6,700 Sq. Ft.	2,617 Sq. Ft.	5 Sq. Ft.
Bedrooms	4 Beds	5 Beds	5 Beds	4 Beds	4 Beds
Bathrooms	3.0 Bath	3.0 Bath	4.2 Bath	2.1 Bath	2.1 Bath
Sale Price Per Sq. Ft. of Bldg. Area Incl. Land	\$97.31	\$142.60	\$74.63	\$219.72	\$140,712.95
Latitude	42.1417382	42.1408407	42.1398689	42.1310139	42.1410917
Longitude	-88.4178323	-88.4136508	-88.4075883	-88.4145140	-88.4166329

RECENT RESIDENTIAL SALES LOCATION MAP



RESIDENTIAL
SALE #1



RESIDENTIAL SALE
#2



RESIDENTIAL
SALE #3



RESIDENTIAL
SALE #4



RESIDENTIAL SALE
#5



MATCHED PAIR ANALYSIS

A matched pair analysis is a methodology which analyzes the importance of a selected characteristic, in this instance proximity to a solar panel, to the value of a property.

This technique compares the sale of a property in proximity to the selected characteristic to the sale of a similar property in the same market area and under similar market conditions but without the proximity to the selected characteristic.

Typically, it is difficult to identify properties that are identical except for proximity to a solar panel, and which also occurred under substantially similar market conditions, especially in rural areas.

Many sales in rural areas are also conducted privately from family member to family member, or passed down from generation to generation, causing there to be a lack of sale information or, in most cases, the properties do not sell at full value.

LASALLE COUNTY MATCHED PAIR #1



LASALLE COUNTY MATCHED PAIR NO. 1

	IA - Proximate to a Photovoltaic Panel	IB - Not Proximate to a Photovoltaic Panel
Address	2098 N. 15 th Rd. Streator, IL 61364	1794 E. 1391 st Rd. Streator, IL 61365
Distance from Panel	485	N/A
Sale Date	October 31, 2016	October 21, 2010
Sale Price	\$186,000	\$151,000
Sale Price/Sq. Ft. (A.G.)	\$79.90	\$85.31
Year Built	1997	1994
Building Size (Sq. Ft.)	2,328	1,770
Lot Size (Acres)	2.00	0.76
Style	One-story; frame (vinyl) 3 bedrooms, 4 bath	One-story; frame (vinyl/metal/brick) 3 bedrooms, 2.5 bath
Basement	Full, unfinished, walkout	Crawlspace
Utilities	Central air forced-air heat well & septic	Central air propane, forced-air heat well & septic
Other	3-car attached garage three-season room corner lot	2-car attached garage above-ground pool deck

LASALLE COUNTY

MATCHED PAIR #1

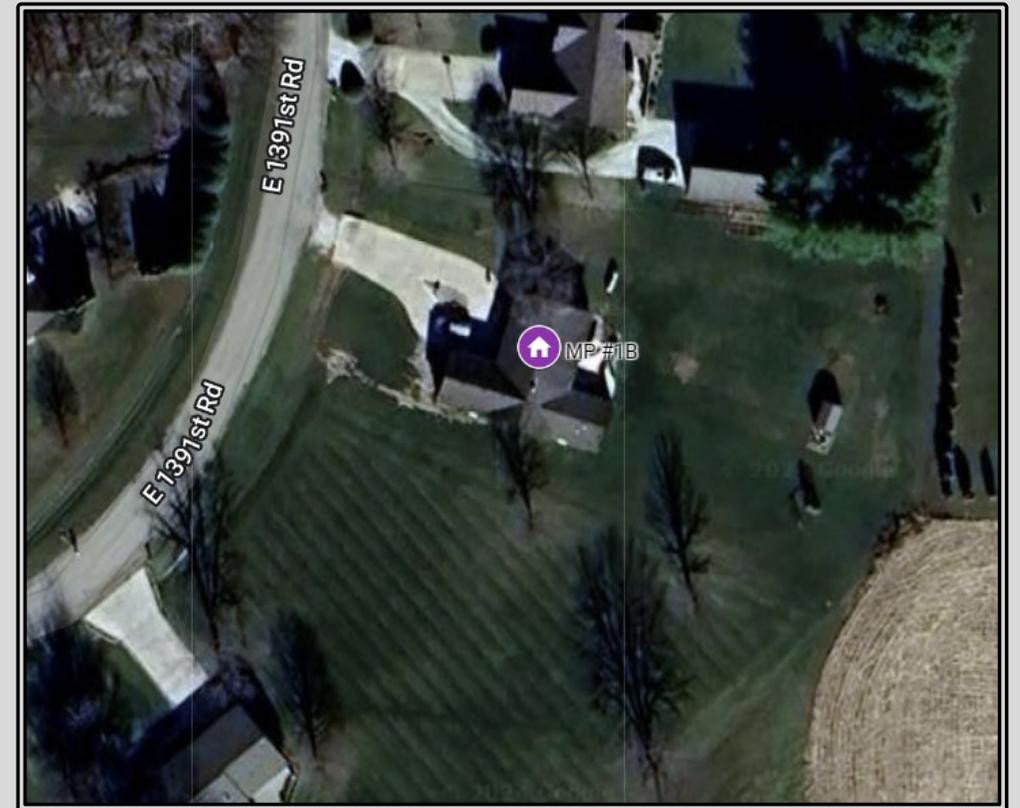
#1A

2098 NORTH 15TH ROAD

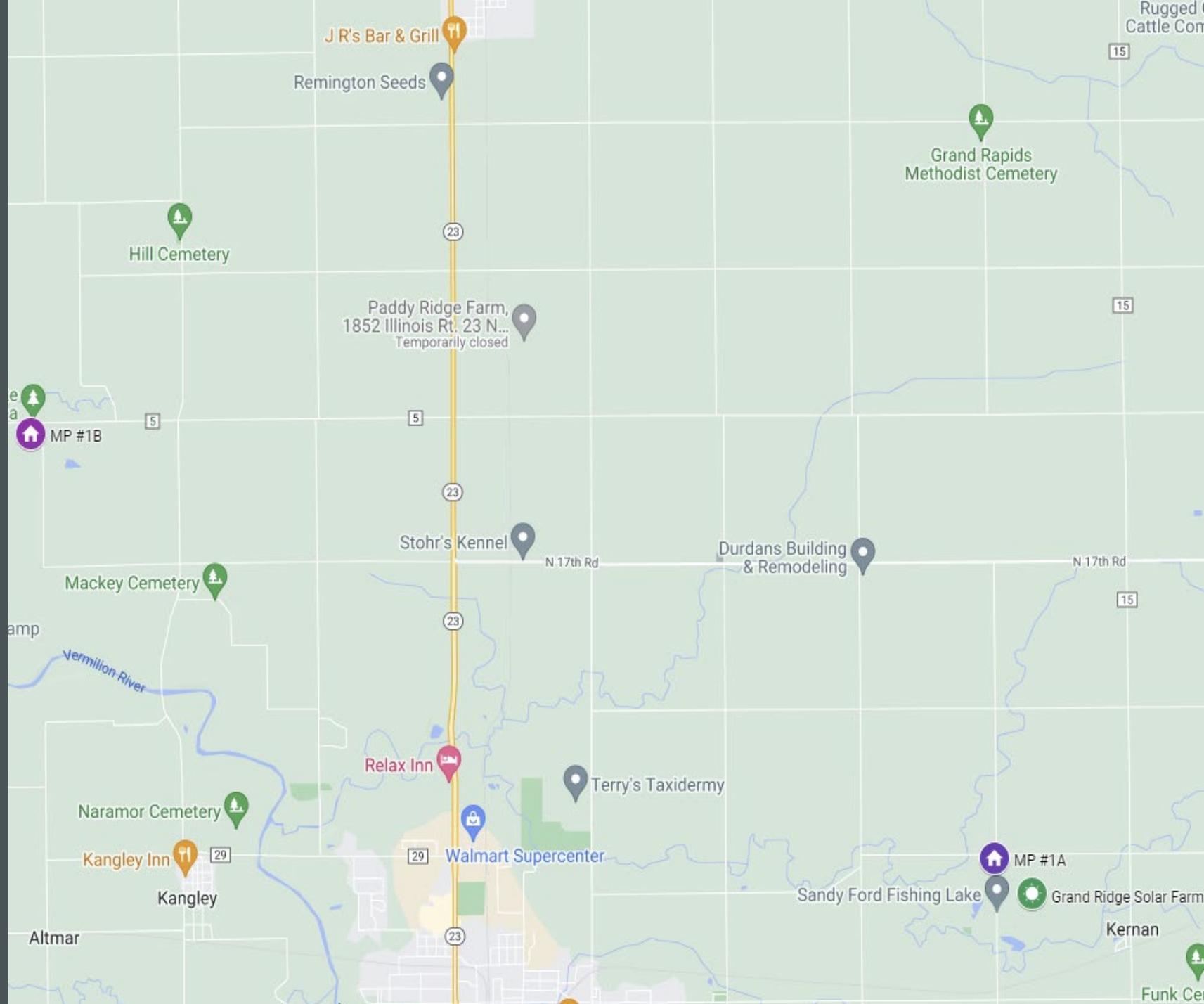


#1B

1794 EAST 1391ST ROAD



LASALLE COUNTY MATCHED PAIR LOCATION MAP



ILLINOIS ASSESSOR SURVEY ANALYSIS

Assessor surveys are currently undergoing an update

In July 2019, MaRous & Company conducted a survey of the supervisor of assessments or a staff member in 6 counties in Illinois in which solar farms with more than 1.0 megawatts of capacity are currently in operation. As of the date of this survey, there are more than 10 utility-scale solar farms with a total capacity of greater than 50.7 megawatts within these counties, with additional farms being added each year. An updated study performed by the Solar Energy Industries Association (SEIA) in Q1 of 2019 states that, in total, Illinois has 119.7 megawatts of solar energy installed. The total capacity reported in the study includes utility, residential, and nonresidential scale solar farms. The interviews were intended to allow the assessment officials to share their experience regarding the solar farm(s) impact upon the market values and/or assessed values of surrounding properties. The following is a summary of the results of that survey:

- Without exception, the interviewees reported that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a solar farm facility. In some counties, this results from the very rural nature of the area in which the projects are located.
- In the past 18 months, the assessor's offices have not experienced a real estate tax appeal based upon solar farm-related concerns. There have been no reductions in assessed valuations related to photovoltaic panels.
- As the available market data does not support the claim of a negative impact upon residential values, residential assessed values have fluctuated consistently within counties as influenced by market conditions, with no regard for proximity to a solar farm.
- Agricultural properties are taxed based upon a productivity formula that is not impacted by market data and external influences.

LITERATURE REVIEW

MaRous & Company is familiar with three academic and peer-reviewed studies on the impact of solar energy facilities on residential property values. There are no peer-reviewed studies specific to the state of Illinois. However, the following studies are consistent with our findings in Illinois.

The University of Texas at Austin, 2018

Nationwide

This study's purpose was to investigate any possible amenities, disamenities, or potential impact a residential property may acquire from the presence of a proximate utility-scale solar facility. To analyze these factors, the study anticipated to understand the scope in which residential properties could potentially be impacted, the scale of the potential impact, and if the value of the potential impact were to be positive or negative by analyzing 956 unique solar sites completed in 2016 or prior across the United States. The conclusions of the study are based on surveys of residential home assessors and an in-depth regression analysis. "Results from [the] survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values." (Conclusion, Page 23) However, some of these results varied due to some assessors' previous experience with solar installations, size of the solar facilities, and distances from homes. "Regression analyses suggest that closer proximity to an installation is associated with more negative estimates of property value impacts, as is larger installation size. Prior experience assessing near a solar installation, by contrast, was associated with more conservative estimates of impact. Meanwhile, the median and mode of all estimates of impact was zero, suggesting negative estimates from a few respondents were pulling down the [average]." (Conclusion, Page 23)

This study states that real estate professionals with little to no experience with solar farms claim that projects will cause significant diminution in residential value. Whereas real estate professionals with significant experience with solar farms find no diminution in residential value due to projects.

LITERATURE REVIEW

Continued...

University of Rhode Island, 2020

Rhode Island and Massachusetts

While utility-scale solar energy is important for reducing dependence on fossil fuels, solar arrays use significant amounts of land (about 5 acres per MW of capacity) and may create local land use disamenities. This paper seeks to quantify the externalities from nearby solar arrays using the hedonic method. This paper studies the states of Massachusetts and Rhode Island, which have high population densities and ambitious renewable energy goals. Over 400,000 transactions within three miles of a solar site are observed. Using a difference-in-differences, repeat sales identification strategy, results suggest that houses within one mile depreciate 1.7% following construction of a solar array, which translates into an annual willingness to pay of \$279. Additional results indicate that the negative externalities are primarily driven by solar developments on farm and forest lands in non-rural areas. For these states, our findings indicate that the global benefits of solar energy in terms of abated carbon emissions are outweighed by the local disamenities.

This study focuses primarily on residential properties within suburban areas. Therefore, these results are skewed negatively due to the populated nature of the areas. **The focus was on populated areas with a density of over 850 persons per square mile, and states that no impact was studied for rural impacts similar to the subject. The subject density is far less than 100 persons per square mile, as a result it is the opinion of MaRous & Company that this study does not effectively show the benefits that solar energy provides the properties and municipalities in rural area and is not relevant to the proposed subject solar farm.**

LITERATURE REVIEW

Continued...

Lawrence Berkeley National Laboratory (LBNL) Study - 2023

Nationwide

Report Abstract: [The LBNL] examine the impact of large-scale photovoltaic projects (LSPVPs) on residential home prices in six U.S. states that account for over 50% of the installed MW capacity of large-scale solar in the U.S. Our analysis of over 1,500 LSPVPs and over 1.8 million home transactions answers two questions: (1) what effect do LSPVPs have on home prices and (2) does the effect of LSPVP on home prices differ based on the prior land use on which LSPVPs are located, LSPVP size, or a home's urbanicity? We find that homes within 0.5 mi of a LSPVP experience an average home price reduction of 1.5% compared to homes 2–4 mi away; statistically significant effects are not measurable over 1 mi from a LSPVP. These effects are only measurable in certain states, for LSPVPs constructed on agricultural land, for larger LSPVPs, and for rural homes. Our results have two implications for policymakers: (1) measures that ameliorate possible negative impacts of LSPVP development, including compensation for neighbors, vegetative shading, and land use co-location are relevant especially to rural, large, or agricultural LSPVPs, and (2) place- and project-specific assessments of LSPVP development and policy practices are needed to understand the heterogeneous impacts of LSPVPs.

MaRous & Company has reviewed the study, Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states, and has watched the Webinar presented by the authors. While great respect is given to Ben Hoen, and Lawrence Berkeley National Lab, several significant issues were apparent after investigation of the article. There are many factors that impact value of residential properties, but without specific study of individual residential properties, the 1.5% difference in value that was isolated by the authors of the report, is a percentage that is impossible to support based on extensive experience.

The main author appears to be Salma Elmallah, not an appraiser but rather a Graduate Student. None of the authors appear to be licensed appraisers. As reflected by the authors in the Webinar; there needs to be more research, more analysis, more valuation input in order to support any negative impact on value for solar farms. The large amount of data was suitable, and it was focused on small community type solar farms in typically suburban locations.

LITERATURE REVIEW

Continued...

Loyola University Chicago, 2024

Assessing property value impacts near utility-scale solar in the Midwestern United States

Midwestern Region of the United States

Report Abstract: Utility-scale solar energy project proposals have been accelerating exponentially in the United States (U.S.) as the energy transition from fossil fuels to renewables continues to unfold. While the emissions and economic related benefits of deploying large-scale solar photovoltaics (PV) for electricity generation are well documented, relatively less is known about their impact on nearby property values. This [study] investigates the location of utility-scale solar facilities in the U.S. Midwest, the average home value in each relevant zip code, and whether the presence of a utility-scale solar project affects nearby property values in any manner. [This] study includes 70 utility-scale solar facilities built in the Midwest from 2009 to 2022 using data from the Lawrence Berkeley National Laboratory. Alongside housing value data from Zillow (i.e., Zestimate), [the authors] incorporate additional data, including solar project size in installed capacity, rurality, and state. Using the difference-in-differences method, [the] results indicate that utility-scale solar projects increase nearby property values by roughly 0.5–2.0 %. Moreover, [the] results show that smaller projects have more of a positive impact on nearby property values than projects that are 20 megawatts or larger. Ultimately, having a better understanding of how these larger-scale solar projects impact property values is essential for a variety of stakeholders – especially local officials and property owners – as they are increasingly faced with making decisions about whether to permit the construction of these facilities in their communities.

LITERATURE REVIEW

Continued...

Appraisal Institute, 2025

Do Utility-Scale Solar Projects Affect Nearby Residential Real Estate Markets?

Nationwide

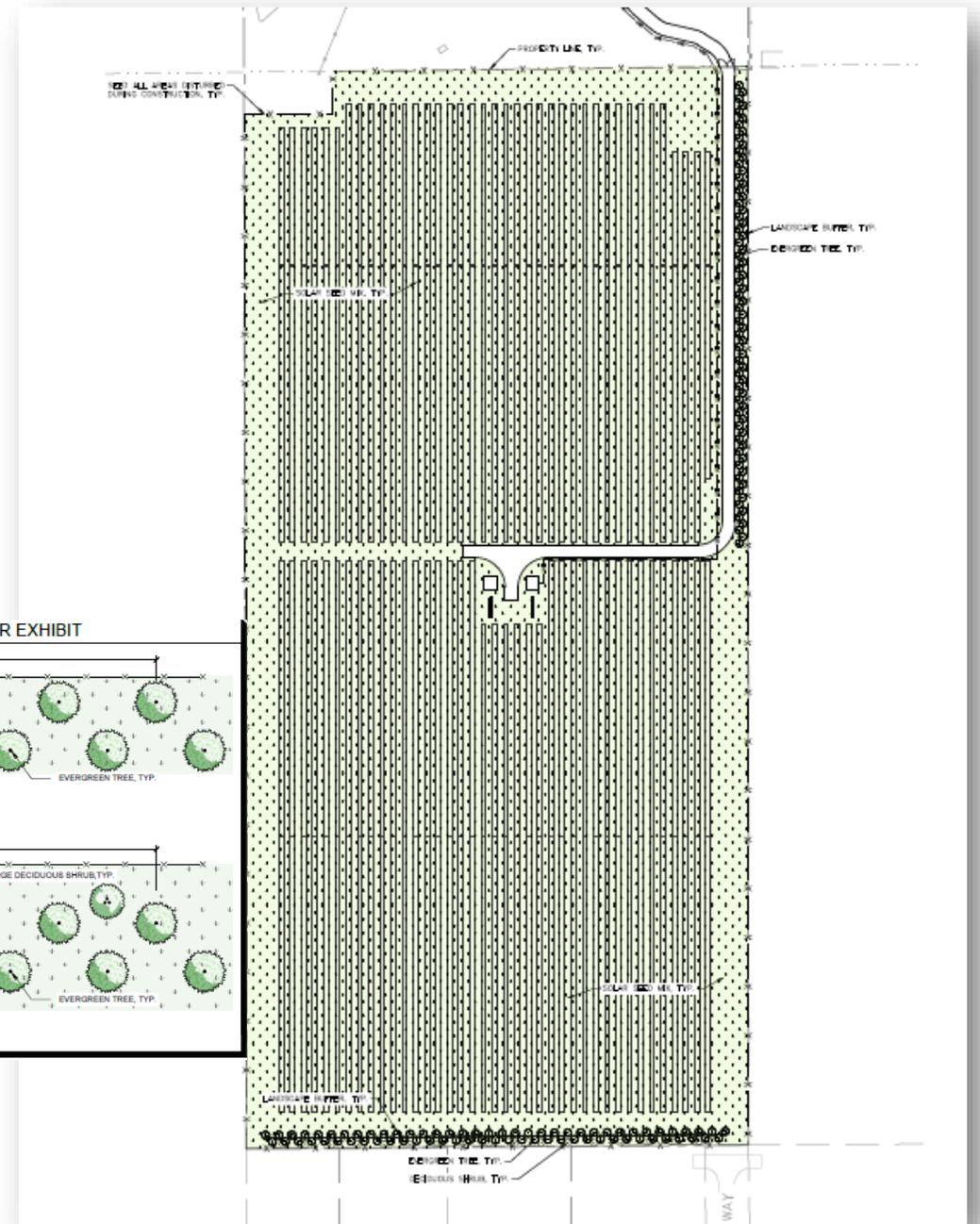
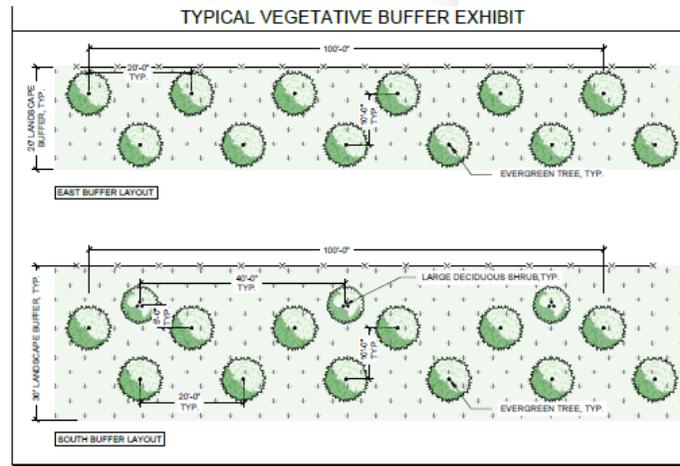
Abstract: Although public support exists for the development of green energy in the form of large-scale solar projects, specific proposed projects are occasionally met with local opposition. Homeowners in surrounding areas may express concern regarding negative impacts to their properties due to the construction and operation of a large-scale solar project. This research was intended to address the question of whether, in general, residential market areas proximate to a large-scale solar project should expect to see a drop or decline in property value. The market trend analyses of residential homes in markets proximate to three large-scale solar projects did not provide any evidence of a negative impact on sale prices, days on market, or sale price-to-list price ratio. Our findings do not indicate a negative impact due to proximity to a large-scale solar project. The market trends analyses presented here, in combination with the findings from published literature, provide evidence that market demand exists at competitive prices for residential properties proximate to large-scale solar facilities. These findings cannot be generalized or assumed to apply to every market or solar project, as any potential impacts depend on many factors particular to individual projects and locations. Individual, market-specific analysis must be conducted to support any estimate of diminution in value.



MAROUS
& COMPANY

Vegetative Screening

- No visibility from the north
- Amazon to the west
- Two houses to the east with limited views
- Five houses to the south with varied views
- Proposal:
 - Double-row of evergreen trees
 - spaced 20' on center within the rows
 - Rows spaced 10' apart
 - Ornamental shrubs between trees on the southern side
- Fencing:
 - Ag/deer fence
 - Had initial proposed fence outside of trees
 - Based on feedback from neighbors, propose trees on the outside, then fence



Special Use Standards – Findings of Fact

A. *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.*

There are no offsite impacts of any kind

B. *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.*

There is no evidence of impacts to property values, let alone “substantial”. “Enjoyment” refers to impacts on the use of the nearby property, not whether neighbors like solar or not.

Special Use Standards – Findings of Fact

C. 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.

Given no offsite impacts of any kind, this use cannot impede any development of the surrounding property.

D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.

ComEd has approved the installation, the access road was approved by the Township Highway Supervisor, and drainage will be well-addressed by the County Water Resources Dept.

Special Use Standards – Findings of Fact

E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads..

Solar projects create effectively zero new traffic. The entrance was designed to be the safest possible, as approved by Township Highway Commissioner

F. 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.

The project complies with all applicable laws and reasonable conditions.

Rebuttal

- VA Prop value study
- Safety handout
- Fire risk of BESS for Hartmann 2