

ZONING CONSULTING REPORT

Community Solar Energy Facility

40W489 Prairie Street

Unincorporated Kane County, Illinois

As of
December 2, 2025

Prepared at the Request of

Mr. Aldric Seguin

Clean Field Power

211 Island Road

Mahwah, New Jersey 07430

LaSalle Appraisal Group, Inc.

December 2, 2025

Mr. Aldric Seguin
Clean Field Power
211 Island Road
Mahwah, NJ 07430

Re: Zoning Consulting Report – Community Solar Energy Facility
Special Use Application Kane County ZBA
40W489 Prairie Street
Unincorporated Kane County, Illinois

Dear Mr. Seguin:

Pursuant to your request, I have inspected the subject property and surrounding environs to complete an analysis as to whether the property meets the standards required for the granting of a special use application by the Kane Zoning Board of Appeals in accordance with Section 25-16-5: Appendix A within the Kane County Zoning Ordinance for establishing a Community Solar Energy Facility service that is located in a F-Farming District at the above captioned location.

Property Description

The subject property is comprised of an 80-acre section as part of a 139-acre parcel located on the south side of Prairie Street, F: Farming zoned land parcel that is currently improved agricultural land. The proposed special use site will be landscaped and screened and likely not visible from Prairie Street. The proposed special use will be leased from a local farmer who will continue to farm the remaining site area. Once operational the electric power will be transmitted to a local Edison substation.

Nature of the Special Use

The applicant is seeking a special use to permit the location and establishment of a Community Solar Energy Facility use located in a F-Farming zoning district. Based on our inspection of the subject property and the surrounding environs, we have determined that:

LaSalle Appraisal Group, Inc.

- A. ***The establishment, maintenance or operation of the proposed special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.*** The applicant will make every effort to deliver a project that benefits the applicant and the surrounding community. Once the panels are installed and the landscaping buffers are in place there will be no public health concerns and the safety, morals, comfort and the general welfare will be protected as the surrounding community will not be aware the use is there.
- B. ***The proposed 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.*** A 2025 Virginia Tech study found that homes within a 3-mile radius declined in value shortly after the introduction of the use. However, prices typically recovered, and the effect was minimal for lots 5 acres or more. A 2024 Loyola University Chicago study of 40 Midwest solar projects found a small positive effect on nearby residential values, increasing them by 0.5% to 2% in value. There are no residential subdivisions in the immediate area and the only residential single-family home is 0.2 miles northeast of the proposed use. Once installed and landscaped there will be no noise pollution; the panels are coated with an anti-reflective coating to reduce glare to auto and aircraft, and the fire hazard is almost nonexistent. The electric power captured by the proposed use will be transmitted east on Prairie Street to an Edison substation. The proposed use will not impact the future extension of Gordon Road. The subject property will provide a benefit to the community by providing emission free renewable power to mitigate climate change, increase property tax revenue, provide jobs and give local landowners financial security through lease payment greater than could be achieved by farming.
- C. ***The establishment of the proposed special use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.*** The proposed special use is south of Prairie Street and in the short term surrounded by farmland. The establishment of the special use will not prevent the extension of a proposed road in the future, nor will it impede development of surrounding property. The proposed use is not within trend of residential development in the area, which may not occur until the end of the economic life of the project. There will be no impact on the surrounding farmland.

- D. ***The proposed use will provide adequate utility, access roads, drainage and/or other necessary facilities.*** The proposed use has an existing access road. The site will be designed and engineered to provide adequate drainage so there is no impact on the subject site or adjacent property.
- E. ***The proposed use is designed to provide adequate measures for ingress and egress to minimize traffic congestion in the public streets and roads.*** The existing access road providing ingress/egress to the proposed site has approval from the Aurora Public Works & engineering Department. During construction there will be an average of two semi-trailers per day which will not impact traffic flow. Once operational, there will be one automobile visit per month, lower than the current agricultural use.
- F. ***The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except for such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.*** The proposed use will be designed in accordance with the Kane County Code of Ordinances, specifically the Kane County Zoning Code, specifically the Commercial Solar Energy Facilities section and Article VIII on Farming.

Based on our inspection of the property, the surrounding neighborhood, and my understanding of the nature of the special use, I have concluded that the subject application does meet the standards of the requirements for approval of a special use by the Kane County Zoning Board of Appeals in accordance with Section 25-16-5: Appendix A within the Kane County Zoning Ordinance.

Respectfully submitted,
LaSalle Appraisal Group, Inc.



Joseph M. Ryan, MAI
State Certified General Real Estate Appraiser
License No. 553.000864, Expires 09/30/27

LaSalle Appraisal Group, Inc.

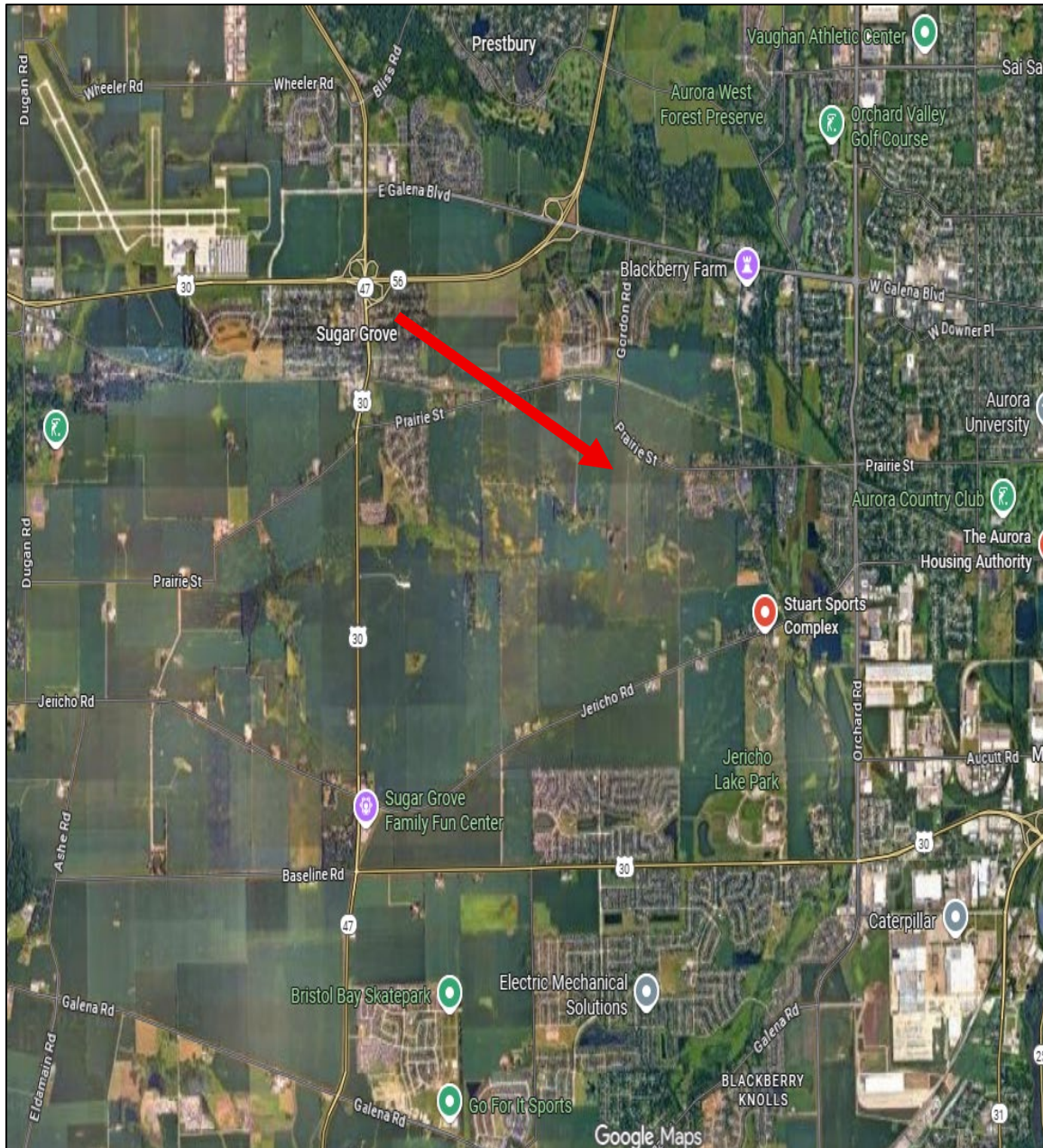
Subject Property

LaSalle Appraisal Group, Inc.



Neighborhood Map

LaSalle Appraisal Group, Inc.



LaSalle Appraisal Group, Inc.

Site Plan



LaSalle Appraisal Group, Inc.

ADDENDA

Professional Qualifications

JOSEPH M. RYAN, MAI

- Education:** Quincy College, Quincy, Illinois, Bachelor of Arts - 1976.
- Professional:** American Institute of Real Estate Appraisers Course 1A-Basic Appraisal Principals, Methods and Techniques; Course 1B - Capitalization Theory and Techniques; Course 2-1, Case Studies in Real Estate Valuation; Course 2-2, Valuation Analysis and Report Writing.
- Illinois Property Assessment Institute Course B 100 - Basic Assessment Practices; Course I-Fundamentals of Real Property Appraisal; Course II - Income Approach to Valuation; Course III - Development and Writing of Narrative Appraisal Reports; Course 302 -Mass Appraisal of Income Producing Property.
- Current:** President, LaSalle Appraisal Group, Inc., a Chicago, Illinois real estate appraisal, analysis, and consulting firm.
- 1987-1991:** Independent fee appraiser associated with Vestor Realty Consultants. Appraisal assignments include a variety of residential, commercial, industrial and special purpose type properties.
- 1985 - 1987:** Independent fee appraiser - Buchanec & Co., Chicago, Illinois - Appraisal assignments include a variety of commercial, industrial and special purpose type properties.
- 1980 - 1985:** Employed at Cook County Assessor's Office. The last position held was the Director of the Technical Review Department. Responsibilities include setting and maintaining assessment parameters for commercial/industrial properties. Served as deputy commission of Cook County Board of Tax Appeals to the Hon. Harry Semrow.

Professional Affiliations

Member, Appraisal Institute, MAI #9518. Certified Illinois Assessing Officer.
Illinois License #553-000864

LaSalle Appraisal Group, Inc.

Sample Properties Appraised

Large Industrial

All Steel Inc.	-	Aurora, IL
Lyon Metal	-	Aurora, IL
Hoffer Plastics	-	Carpentersville, IL
Calumet Business Center	-	Chicago, IL
Borg Warner	-	Bellwood, IL
Lands' End	-	Dodgeville, WI
Barr Company	-	Niles, IL
W. W. Grainger	-	Michigan, Indiana, Ohio, Illinois, Kansas Greenville, SC
Ashland Oil Co.	-	Chicagoland Area
FDL Foods	-	Dubuque, IA/Rochelle, IL
Eagle Foods	-	Rock Island, IL
Sunbeam Park	-	Chicago, IL
National Gypsum	-	Renneslaer, Indiana
Burlington Industry Hosiery Mills	-	North and South Carolina
Gillette Warehouse	-	St. Paul, MN
Johnson Wax	-	Kenosha, WI
First Safety	-	Janesville, WI

Office Buildings

Board of Trade	-	Chicago, IL
33 North LaSalle Street	-	Chicago, IL
225 North Michigan Avenue	-	Chicago, IL
Time-Life Building	-	Chicago, IL
120 South LaSalle Street	-	Chicago, IL
181 West Madison Street	-	Chicago, IL
200 West Madison Street	-	Chicago, IL
Rookery Building	-	Chicago, IL
Westbrook Corp. Center	-	Lisle, IL
Unisys Center	-	Lombard, IL
200 North LaSalle Street	-	Chicago, IL
IBM Plaza	-	Chicago, IL
221 North LaSalle	-	Chicago, IL
One Century Plaza	-	Chicago, IL
AT&T Building	-	Chicago, IL
US Gypsum Building	-	Chicago, IL
11 South LaSalle	-	Chicago, IL
AMA Building	-	Chicago, IL

LaSalle Appraisal Group, Inc.

Hospitality

Marriott Courtyards	-	Chicagoland Area
Marriott Suites	-	O'Hare, Elk Grove and Downtown
Marriott O'Hare Hotel	-	O'Hare
Marriott Michigan Avenue	-	Chicago, IL
Westin River North	-	Chicago, IL
Swissôtel	-	Chicago, IL
Gwen Hotel	-	Chicago, IL
Sofitel Water Tower Hotel	-	Chicago, IL
Embassy Suites, Lake Shore	-	Chicago, IL
Ramada Inn	-	Rockford, IL
Holiday Inn	-	Janesville, Wisconsin

Multi-Family

McClurg Court	-	Chicago, IL
Spruce Hill Apartments	-	DeKalb, IL
Lakeside Square	-	Chicago, IL
Wingate Apartments	-	Indianapolis, IN
Presidential Towers	-	Chicago, IL
Wood Forest Apartments	-	Houston, TX
Grand-Ohio Apartments	-	Chicago, IL
440 North Wabash	-	Chicago, IL
Belden Center	-	Chicago, IL
Ghiribaldi Square	-	Chicago, IL
Village by the Sea	-	Galveston, TX
Savannah Trace	-	Schaumburg, IL
Kingsboro Apartments	-	Atlanta, GA
Randall Hill Apartments	-	Crystal Lake, IL
Apartment Complexes	-	Dana Point, Laguna Niguel, CA

Retail/Commercial

Lord and Taylor Stores	-	Woodfield, Northbrook, Fox Valley Malls
Wal-Mart Stores	-	Greater Chicago Area
KMart Stores	-	Greater Chicago Area, Wisconsin
Best Buy Stores	-	Greater Chicago Area
Macy's Department Stores	-	Illinois, Indiana, Michigan & Wisconsin
Sears Department Stores	-	Illinois, Wisconsin & Michigan
Cub Foods	-	Chicagoland Area
IKEA	-	Schaumburg, IL
One Schaumburg Place	-	Schaumburg, IL
North Pier Terminal	-	Chicago, IL
Spring Hill Mall	-	West Dundee, IL
Neiman Marcus	-	North Michigan Avenue
Saks 5 th Avenue	-	North Michigan Avenue

LaSalle Appraisal Group, Inc.

Golf Courses

Turnberry Country Club	-	Lakewood, IL
Ridge Country Club	-	Chicago, IL
Odyssey Golf Club	-	Tinley Park, IL
Beverly Country Club	-	Chicago, IL
North Shore Country Club	-	Glenview, IL
Antioch Golf Club	-	Antioch, IL
Medinah Country Club	-	Medinah, IL
Hilldale Golf Club	-	Hoffman Estates, IL
The Rail Golf Course	-	Springfield, IL
Olympia Fields CC	-	Olympia Fields, IL
Cog Hill Golf Club	-	Lemont, IL
Idlewild CC	-	Flossmoor, IL
Crystal Tree CC	-	Orland Park, IL
LaGrange CC	-	LaGrange, IL
Ridgemoor CC	-	Chicago, IL
Edgewood Valley CC	-	Willow Springs, IL
The Grove Country Club	-	Long Grove, IL
Royal Fox Country Club	-	St. Charles, IL

Special Use

World Music Theatre	-	Tinley Park, IL
Sportsman's Park Racetrack	-	Cicero, IL
Chicago Motor Speedway	-	Cicero, IL
CITGO Petroleum Refinery	-	Lemont, IL
Shell Oil Storage Terminal	-	Des Plaines, IL
Mobil Oil Storage Terminal	-	Des Plaines, IL
Marathon Oil Storage Terminal	-	Des Plaines, Champaign IL
Buckeye Oil Storage Terminal	-	Des Plaines, Kankakee, IL
Ameritech Switching Stations	-	Chicagoland
Halas Hall	-	Lake Forest, IL
Lufthansa Cargo Facility	-	O'Hare Airport
Airplane Hangars	-	Midway Airport, Palwaukee Executive
Ultimate Sports Dome	-	Oswego, IL
Dominican Priory	-	River Forest, IL

Parking Garages

Chicago, IL	Atlanta, GA
Boston, MA	Philadelphia, PA
Charlotte, NC	San Diego, CA
Los Angeles, CA	Providence, RI
Baltimore, MD	Pittsburg, PA
Milwaukee, WI	Hartford, CN

LaSalle Appraisal Group, Inc.

Health Care

Fairfax Nursing Home	-	Berwyn, IL
Warren Barr Pavilion	-	Chicago, IL
Sunset House	-	Burbank, IL
Fairmont Nursing Home	-	Oak Park, IL
Concord Nursing Home	-	Oak Lawn, IL
Briar Place Nursing Home	-	Indian Head Park, IL
Lexington Health Care Center	-	Wheeling, IL
Fairview Nursing Home	-	LaGrange, IL
Lexington Health Care Center	-	LaGrange, IL
Colonial Manor Nursing Home	-	LaGrange, IL
Oak Lawn Pavilion	-	Oak Lawn, IL
Forest Hospital	-	Des Plaines, IL
Geneva Care Center	-	Geneva, IL
Peace Memorial Nursing Home	-	Evergreen Park, IL
Pineview Nursing Home	-	St. Charles, IL
Heartland Health Care Center	-	Homewood, IL
Edgewater Nursing Center	-	Chicago, IL
Margaret Manor Home	-	Chicago, IL
Lexington Health Care Center	-	Streamwood, IL
Lexington Health Care Center	-	Schaumburg, IL
Church Creek Senior Living Center-		Arlington Heights, IL
Hampton Plaza Nursing Center	-	Niles, IL
McAllister Nursing Home	-	Tinley Park, IL
Lexington Health Care Center	-	Chicago Ridge, IL
Prairie Manor Nursing Home	-	Chicago Heights, IL
Buckingham Pavilion Nursing	-	Chicago, IL
Margaret Manor Home North	-	Chicago, IL

Mobile Home Parks

Kings Manor	-	Largo, FL
Shadow Hills	-	Orlando, FL
Beacon Hills	-	Lakeland, FL
Crystal Lake & Golf Course	-	Avon Park, FL
Sunset Palms	-	Pinellas Park, FL
Suburban Woods	-	Union City, GA
Shadowood	-	Acworth, GA
Creeside	-	Dallas, TX

Expert Witness

Illinois Property Tax Appeal Board, Michigan Tax Tribunal, Wisconsin Courts
Cook, Du Page, Will and Lake County Circuit Court
Federal Bankruptcy Court
Chicago Zoning Board of Appeals

LaSalle Appraisal Group, Inc.

ASSUMPTIONS AND LIMITING CONDITIONS

1. The value estimated in this report is for the "As Is" Market Value, in fee simple subject to existing leases and assumes that there are no encumbrances, encroachments, restrictions or liens except for normal utility easements.
2. No responsibility is assumed by the appraiser for matters legal in nature, nor is any opinion on the title, which is assumed to be good and marketable, rendered herewith. This appraisal assumes good title, held in fee simple except where specified, as well as responsible ownership and competent management. If a legal description or property index numbers were furnished, they are assumed to be correct. Any unknown liens or encumbrances that may exist have been disregarded, and the property has been appraised as though no delinquency in the payment of ad valorem taxes or special assessments exists.
3. The physical condition of improvements as described herein was based upon a visual inspection, or if proposed construction, from architectural drawings and/or specifications if provided with this assignment. Electrical, heating, cooling, plumbing, sewer, mechanical equipment, and water supply were not specifically tested and were assumed to be in good working order and adequate unless otherwise stated.
4. While we observed no evidence of unsuitable soil conditions, we did not make an engineering study of the soil composition or bearing capacity. It is assumed that soil and subsoil conditions are stable. The appraisal is of the surface rights only and no analysis has been made of the value of sub-surface rights, if any.
5. We assume that all data provided by the client is correct and not misrepresented. Land and building areas were taken from the plat of survey, if provided. Otherwise, these areas were derived from field measurements or public records.
6. We specifically assume that the property is not operated in violation of any applicable codes, ordinances, statutes, or other government regulations. We further assume that the property is held under responsible ownership and is competently managed and is available for its highest and best use.
7. We assume that there are no hidden or unexpected conditions of the property which would adversely affect its value. No offer has been made to determine the impact of possible energy shortages or the effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters or interpretation thereof.
8. In this assignment, the existence of potentially hazardous material used in the construction or maintenance of the improvements, such as the presence of urea

LaSalle Appraisal Group, Inc.

formaldehyde foam insulation, asbestos, and/or existence of toxic waste or random which may or may not be present on the property has not been considered. We, as appraisers, are not qualified for or charged with the responsibility to detect such substances. We urge that if desired, the client retains experts in these fields.

9. This appraisal is based on the condition of the local and national economies, the purchasing power of the dollar, and financing rates prevailing at the effective date of the value estimate.
10. Information contained in this report relating to the subject's occupancy levels, rental and operating expenses were based upon comparable market data and benchmark statistics. It is assumed that the property will be competently managed and operated.
11. In our review and analysis, we have relied upon and assumed accuracy and completeness of the data and conditions described in detail in this report. The opinion of value expressed herein is a result of and subject to this information which has been secured from sources believed to be reliable. However, the appraiser is unable to accept any liability as to their validity.
12. The services provided by LaSalle Appraisal Group, Inc. were performed in accordance with recognized professional appraisal standards. We have acted as an independent contractor. We have assumed the accuracy of all data provided to us, in some cases, without independent verification. Although it is not our normal practice, we reserve the right to use subcontractors. All files, workpaper or documents developed during the course of the assignment shall be our property. We will retain this data for at least 5 years.
13. The appraiser herein, by reason of this appraisal, shall not be rallied to give testimony or attendance in court or at any governmental hearing with reference to the property in question, except as agreed upon.
14. The value estimated is for the entire property, considered as single unit of ownership and use. The approaches utilized are guides to the appraiser in forming a final value estimate, and should not be considered as individual representations of market value, or used to indicate the value of any part of the property. If our value conclusion reported is for part of a larger holding, or is for a partial or fractional interest, it should not be combined with other interests or portions of the property in order to derive the value of the unencumbered fee simple interest, as a whole.
15. Our appraisal is valid only for the purpose(s) for which it is stated herein. The use and distribution of this appraisal report is subject to the By Laws and Regulation of the Appraisal Institute. Without our prior written consent,

LaSalle Appraisal Group, Inc.

selected portions of this report shall not be distributed to third parties, nor shall any part of this report be disseminated to the general public through advertising or other media. You agree not to reference our name or our report, in whole or in part, in any document distributed to third parties without our prior written consent. We will, subject to legal orders, maintain the confidentiality of all conversations, documents provided to use, and our report. These conditions can only be modified in writing by both parties.

16. Americans with Disabilities Act (ADA) became effective January 26, 1992. Notwithstanding any discussion of possible readily achievable barrier removal construction items in this report, LaSalle Appraisal Group has not made a specific survey and analysis of this property to determine whether or not it is in compliance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect on the value estimated herein. Since LaSalle Appraisal Group, Inc. does not have specific information relating to this issue, nor is LaSalle Appraisal Group, Inc. qualified to make such an assessment, the effect of any possible non-compliance with the requirements of the ADA was not considered in estimating the value of the subject property.
17. Client will indemnify, hold harmless or defend LaSalle Appraisal Group, Inc., for all costs, expenses, fees, judgments, claims and liabilities which may arise out of, or result from, the use of this appraisal for any other intent, than the express purpose for which it was written.

LaSalle Appraisal Group, Inc.

CERTIFICATION

I certify that to the best of my knowledge and belief....

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have () have not (x) preformed any services, as an appraiser or in any other capacity, regarding the property which is the subject of this report within the three year period immediately preceding acceptance of this assignment.
- The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The analysis, opinions and conclusions were developed and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- No one provided significant professional assistance to the persons signing this report.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.



Joseph M. Ryan, MAI
State Certified General Real Estate Appraiser
License No. 553.000864
License Expiration Date: 9/30/27
Did (x) Did not () observe subject property

LaSalle Appraisal Group, Inc.