



Catfish Renewable Energy LLC

2900 Tanner Road, North Aurora, IL 60542
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July 13, 2026

Dear Neighbor,

My name is Vince Catich, and I wanted to personally introduce myself before you receive an official public hearing notice from Kane County regarding a Special Use Permit application for a community solar project on my family's farm at **39W553 Tanner Road**.

My parents, Kent & Sharon Catich, have owned this farm for many years, and our family has always considered ourselves fortunate to be part of this community. Rather than having this project introduced through legal notices and public hearings, I thought it would be more respectful to write to you personally and explain what we are proposing and, more importantly, why.

This is not a project being developed by a large national solar company. It is a family project.

My parents own the land. I have taken on the responsibility of developing the project on their behalf, and my brother—who lives here in the neighborhood and owns a local electrical contracting business—expects to construct much of the electrical infrastructure. My wife and I also hope that one day we will make this farm our home and become your neighbor. Because of that, I have approached this project not simply as a developer, but as someone who expects to live with the decisions we make for many years to come.

Over the years, my parents have received numerous offers from outside developers interested in purchasing or leasing the property to build a large solar project covering the whole farm. We ultimately decided that if solar was ever going to become part of the future of our farm, it should be designed and developed by our own family. By doing so, our family retains complete control over how the property is used, where the project is located, and how it is designed to respect the surrounding neighborhood.

We also recognize that the Village of North Aurora's long-range plan identifies this property as an area for future single-family residential development. Our family would much rather preserve the rural openness of the farm than see it converted into a residential subdivision. We believe a thoughtfully designed solar project provides an opportunity to keep the farm in our family, preserve much of its open character, continue agricultural production, and create a sustainable source of income that reduces the pressure to sell the property for permanent residential development.



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From the very beginning, my parents insisted that preserving the openness of the farm for the benefit of our neighbors be one of the primary design objectives. As a result, the solar facility has been intentionally restricted to the **southern and eastern portions of the property**, leaving the portions of the farm closest to the surrounding neighborhoods open. More than half of the agricultural property will continue to be actively farmed in alfalfa throughout the life of the project. The remaining open fields will continue to provide the broad views across the farm that have long been part of the character of this area.

Our goal has never been to maximize the number of solar panels that could fit on the property. Instead, our goal has been to find a thoughtful balance between preserving the character of the farm, respecting our neighbors, and creating a project that allows our family to continue caring for this property for generations to come.

We have also incorporated extensive landscaping into the design. Multiple rows of evergreen trees will be planted to create a respectful vegetative screen that will substantially reduce views of the solar arrays from neighboring properties. Within the solar facility itself, the ground will be planted with pollinator-friendly native vegetation that will improve soil health, reduce erosion, support bees and butterflies, and provide habitat for other beneficial insects.

The proposed facility will generate enough clean, renewable electricity each year to serve **more than 700 homes**, including homes within our own community, through Illinois' Community Solar Program. Residents and businesses who choose to participate may subscribe and receive credits on their Commonwealth Edison electric bills without installing solar panels on their own homes.

Another reason I became interested in developing this project myself is my appreciation for the importance of reliable local electricity generation. As our region continues to grow and electricity demand increases, including from new industrial and data center development, adding generation close to where it is consumed can help strengthen the local electric system during periods of high summer demand. While this project is only one small part of that larger system, I am proud that it will contribute clean, locally generated electricity for our community.

To help you better understand what we are proposing, I have enclosed a copy of the current conceptual site plan. I hope it gives you a better sense of how the project has been arranged, including the location of the solar arrays, the areas that will remain in agricultural production, and the relationship of the project to the surrounding neighborhood. You'll notice that the open portions of the farm closest to the existing neighborhoods have intentionally been left free of solar arrays, reflecting our family's commitment to preserving the character of the property wherever practical.



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Over the past several months, I have worked closely with engineers, environmental specialists, Kane County staff, Commonwealth Edison, the North Aurora Fire Department, and other agencies to refine the design. Their recommendations have resulted in numerous improvements, and we remain committed to listening, learning, and making thoughtful decisions throughout the permitting process.

Kane County requires nearby property owners to be notified before the public hearing process begins. You will receive a separate official notice from the County with the date, time, and location of the public hearing once it has been scheduled.

If you have any questions, concerns, or would simply like to learn more about what we are proposing, I would genuinely enjoy talking with you. Please feel free to call, email, or stop by if you see me on the property. I value being a good neighbor and welcome the opportunity to answer any questions you may have.

Whether you ultimately support the project or have questions about it, I hope this letter helps you understand why our family has chosen this path. We are committed to being thoughtful stewards of this property and respectful neighbors throughout the process.

Thank you for taking the time to read this letter and for considering our family's project.

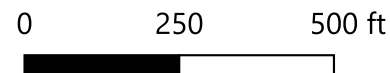
Warm regards,


Vince Catich

P.S. If you'd ever like to walk the property with me before the public hearing, I'd be happy to meet you at the farm and show you exactly where the project is proposed and answer any questions you may have.



SITE PLAN
TANNER ROAD SOLAR PROJECT
Kane County, Illinois



Version 1.0
Prepared July 2026
Catfish Renewable Energy LLC