



Catfish Renewable Energy LLC

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Jun 29, 2026

Via Electronic Mail

Village President Mark Gaffino
Village Board of Trustees
Village of North Aurora
25 East State Street
North Aurora, IL 60542

Re: Request to Withdraw or Amend Resolution Concerning Proposed Tanner Road Solar Facility (2900 Tanner Road)

Dear President Gaffino and Members of the Board of Trustees:

It has come to my attention that on May 4, 2026, the Village of North Aurora Board, by unanimous 5-0 roll call vote, adopted a resolution opposing a purported Kane County Special Use Petition for a Commercial Solar Facility at 2900 Tanner Road.

After reviewing the resolution, I believe several of its factual statements are materially inaccurate or misleading. These inaccuracies create an erroneous factual record regarding my project.

I have also learned that the Village's resolution may have been forwarded to the President of the Kane County Board and several Kane County Board members. If so, it is especially important that the factual inaccuracies identified below be corrected before they become part of the record considered during Kane County's review of any future Special Use Permit application.

I am bringing these matters to the Village's attention now, before any Special Use Permit application has been filed, in the hope that any factual inaccuracies can be corrected before the County's review process begins.

Accordingly, I respectfully request that the Village withdraw the current resolution and, if it chooses to express its position, adopt a revised resolution that accurately reflects the facts.

I recognize and respect the Village's authority to express its policy views regarding proposed development in the surrounding area. My concern is not that the Village has taken a position, but rather that the position should be based upon accurate facts. I believe that serves the interests of the Village, Kane County, surrounding property owners, and the public by promoting a fair and informed review process.

The following four factual statements in the resolution warrant correction:



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“WHEREAS, a Special Use application (“Petition”), was filed with the Kane County Development Department to allow Commercial Solar Facility on the property located at 2900 Tanner Road owned by Catfish Properties, LLC (“Property”) in unincorporated Kane County; and

WHEREAS, the Village of North Aurora’s Comprehensive Plan, updated in 2023, designates the Property for single family residential development and the Petition will interfere with the orderly and harmonious planning and the future development of the area; and,

WHEREAS, the Kane County 2040 Land Use Plan designates the Property as “Municipality,” meaning the development of the Property should be under municipal control; and

WHEREAS, approval of the Petition will have an adverse impact on the health, safety, comfort, and general welfare of the residents of North Aurora;”

To the First WHEREAS

The resolution states that a Special Use application had been filed with Kane County. That statement is factually incorrect.

To date, no Special Use Permit application has been submitted to Kane County for this project. I am still actively preparing the application and currently expect to submit it during July 2026.

Prior to the Village Board meeting, I proactively contacted Mr. Nathan Darga, Mr. Steven Bosco, and Chief Klemencic by email to introduce myself, provide a conceptual site plan, describe the project, and request their comments and guidance. I also offered to meet or conduct a conference call to answer any questions.

While I have since worked cooperatively with Chief Klemencic and appreciate the Fire Department’s continued input, neither Mr. Darga nor Mr. Bosco ever contacted me regarding the project prior to or since the Village adopted its resolution. Accordingly, the Planning Department’s understanding of the project necessarily appears to have been limited to the conceptual information I voluntarily provided prior to the Board’s action.

To the Second WHEREAS,

I respectfully disagree with the resolution’s characterization of the Village Comprehensive Plan.

While the Comprehensive Plan identifies a preferred long-term land use for surrounding areas, it is an advisory planning document. It does not establish zoning jurisdiction over property located



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within unincorporated Kane County, nor does it create vested development rights or require future residential development of this property.

The subject property remains under Kane County zoning authority.

Furthermore:

- No approved subdivision currently exists on the property.
- No municipal infrastructure presently serves the site.
- No annexation has occurred.
- No vested residential development rights currently exist.

The proposed solar facility does not permanently alter the property. The Project is designed as a temporary use of the property and will be subject to a County-approved decommissioning plan and financial assurance. Because the facility can be removed and the site restored at the end of its operating life, the Project preserves flexibility for future land use decisions and does not permanently foreclose future planning options for Kane County, the Village of North Aurora, surrounding property owners, or future generations of landowners.

Upon decommissioning, the land may be restored to agricultural use or developed consistent with whatever zoning and land use regulations apply at that future time.

Consequently, the proposed facility does not preclude future development and due to its temporary and reversible nature, does not permanently conflict with future implementation of the Village's Comprehensive Plan.

Nothing about the proposed solar facility prevents the Village from continuing its long-term planning efforts or from implementing those plans should the property ever be annexed and developed in the future.

To the third WHEREAS,

The Kane County 2040 Land Use Plan designates the property as "Resource Management," not "Municipality." Because the County's adopted Comprehensive Plan is a public document, I respectfully request that this reference be corrected.

Resource Management is a Comprehensive Plan future land use designation, not zoning. It is actually one of the more flexible future land use designations. It is **not** the same as a conservation preserve or agricultural preservation district. Rather, it is intended to guide how land transitions from agriculture to future development in a way that protects natural resources.



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Consistent with the Resource Management land use designation, the Tanner Road Solar Facility is highly consistent with the goals of the Resource Management designation. Unlike conventional residential or commercial development, the project preserves the vast majority of the property as open, vegetated landscape while requiring only a very small amount of permanent impervious surface.

Approximately **95% of the project area will remain as permeable open space**, consisting of native and pollinator-friendly vegetation beneath and between the solar arrays. The project preserves existing drainage patterns to the greatest extent practicable, minimizes grading, protects wetlands and floodplain resources, and incorporates best management practices for stormwater management and water quality.

The facility enhances green infrastructure by maintaining continuous vegetated cover, reducing soil erosion, improving infiltration, supporting pollinator habitat, and protecting groundwater recharge. Existing agricultural soils remain intact and will remain available for future agricultural use following decommissioning.

Unlike traditional urban development, the project creates virtually no demand for public infrastructure, schools, police, or other municipal services while preserving the rural and open-space character envisioned by the Resource Management designation. The project therefore advances the Comprehensive Plan's objectives of preserving open space, protecting water resources and ecosystems, and applying integrated water resource management principles.

Although the Comprehensive Plan recommends that planned unit developments preserve at least **40%** of their gross area as open space, the Tanner Road Solar Facility substantially exceeds that objective. Nearly the entire site remains open, permeable, and vegetated throughout the life of the project, with only a small equipment area and limited access roads introducing permanent impervious surfaces.

To the Fourth WHEREAS

The resolution states that approval of the Petition "will have an adverse impact on the health, safety, comfort, and general welfare of the residents of North Aurora." The resolution provides no factual basis or supporting findings for that conclusion. Nor does it identify any project-specific analysis demonstrating how this conclusion was reached.

To the contrary, the project has been designed specifically to avoid adverse impacts on neighboring properties and the public. The design has involved extensive coordination among civil engineers, electrical engineers, structural engineers, environmental scientists, surveyors, and other licensed professionals. Studies addressing drainage, wetlands, floodplain impacts, traffic, electrical safety, fire protection, stormwater management, and operational noise have been



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prepared or are currently underway. The project has also been revised in response to comments received from reviewing agencies, including the North Aurora Fire Department.

During the Village Board's discussion of the resolution (timestamp 24:16 thru 24:28 of the video recording of this meeting), a Trustee asked Community Development Director Nathan Darga, "So, uh the uh objection to the solar farm is because we would prefer a residential development. Is that correct?" Mr. Darga responded, "Correct. Our Comprehensive Plan calls for it to be single-family residential." I respect the Village's ability to express that planning preference. However, the adopted resolution also concludes that this proposed project "will have an adverse impact on the health, safety, comfort, and general welfare" of Village residents. Neither Mr. Darga's presentation nor the Board's discussion identified the technical basis or project-specific analysis supporting that additional conclusion. If the Village relied upon technical studies, engineering reports, or other project-specific information in reaching that conclusion, I respectfully request that those materials be identified so they may be reviewed and, if appropriate, addressed during the County's review process.

Local governments are certainly entitled to oppose projects as a matter of policy. However, those positions should be based on accurate facts.

For these reasons, I respectfully request that the Village withdraw the existing resolution and, if it chooses to express a position regarding this project, adopt a revised resolution that accurately reflects the underlying facts. I would also welcome the opportunity to meet with Village staff or elected officials to answer questions regarding the project and discuss any concerns before the Special Use Permit application is submitted to Kane County.

If the Village elects not to withdraw the resolution, I respectfully request that this correspondence be included in the official record so that anyone reviewing the Village's position will also have access to the factual information contained herein.

I respectfully request that the Village respond within fourteen (14) days regarding whether it intends to withdraw or amend the resolution.

If additional information would assist the Village in evaluating the matters raised in this correspondence, I would be pleased to provide it.

Sincerely,

Vince Catich
Managing Member



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CC:

Morgan Pinardi

Nathan Darga

Kevin Drendel

Chief Michael Klemencic