

Request for Special Use Conditions & Zoning Objection
9/23/26

To: The Kane County Zoning Board of Appeals & The Kane County Board
Regarding: Petition No. 4693 (TNT Howard LLC) and Petition No. 4666 (SV CSG Wilson School Solar)

Subject: Request for Binding Conditions of Special Use Approval Regarding Cumulative Stormwater, Drain Tile, and Subsurface Hydrological Impacts on Adjacent Subdivisions

Dear Members of the Board,

I am writing to formally submit a public comment and **objection** regarding Petition No. 4693 (TNT Howard LLC). As a directly adjacent residential property owner located at 12N268 Jackson Drive, Elgin, IL 60124, my home sits in the immediate impact zone of these utility-scale footprints. Documented photos of flooding in our subdivision can be viewed on Kane County Zoning Petition #4666 SV CSG Wilson School Solar – Public Comment Jennifer Rhymes dated 9-1-25 on page 7.

I request that the Kane County Board exercise its authority under the Kane County Unified Development Ordinance to mandate that any potential approval of a Special Use Permit for Petition No. 4693 be strictly conditioned upon protecting the adjacent residential communities. Isolated, single-parcel engineering reviews are entirely insufficient to capture the shared hydrological threats posed by the concurrent footprints of Petition No. 4693 and the development under Petition No. 4666.

Our established neighborhoods—specifically the West Highland Acres subdivision and the Almora Heights subdivision—flank these proposed commercial solar boundaries. Our residential communities rely completely on private domestic water wells and private septic absorption fields. The severe soil compaction from heavy machinery, extensive grade alterations, and concentrated surface water shedding from millions of square feet of solar panels across both petition sites present a coordinated, dual-direction threat to our local water table and topsoil stability. Left unmitigated, this **cumulative** runoff creates catastrophic flooding risks for our residential yards, threatens private septic safety, and risks blowing out shared, century-old agricultural drain tile mains.

Therefore, ***I request that the following binding conditions be permanently attached to the***

Special Use zoning ordinance for Petition No. 4693:

Mandatory Multi-Subdivision Integrated Runoff Analysis: The applicant must provide a certified engineering watershed study proving that the combined, post-development peak stormwater runoff and volume from both Petition No. 4693 and Petition No. 4666 will not migrate into, pool within, or flood the boundaries of the West Highland Acres and Almora Heights subdivisions, nor encroach upon my property at 12N268 Jackson Drive.

Cross-Project Drain Tile & Well Aquifer Protection: The developer must cross-reference their 4693_32_Preliminary Drain Tile Investigation with the subsurface tile layouts connected to the Petition No. 4666 site to ensure regional agricultural drainage flow is not severed or restricted. Furthermore, a certified hydrologist must verify that the cumulative pile-driving vibrations and runoff from both utility sites will not disrupt or contaminate the shallow private well aquifers supplying domestic water to West Highland Acres and Almora Heights.

Coordinated 5-Year Regional Drainage Mitigation Escrow: The developer must establish a localized cash maintenance escrow account, to remain active for a minimum of 5 years post-construction. This fund shall be legally designated to immediately correct regional field tile failures, topsoil erosion, or unmanaged surface pooling affecting adjacent homeowners within the West Highland Acres and Almora Heights subdivisions resulting from these multi-project landscape modifications.

Kane County has a duty to protect its existing residential taxpayers, established neighborhoods, and critical private infrastructures from the unstudied cumulative water impacts of multiple utility-scale footprints.

Sincerely,

Sharon Wright
12N268 Jackson Drive
Elgin, IL 60124