August 27, 2026

To:

Village of Roscoe Committee of the Whole

10631 Main Street

Roscoe, IL 61073

From:

Bob Nowicki

PARCEL ID: 0428176002, 0428176003

12233 N Second Street

Roscoe, IL 61073

RE: Pivot Energy IL 143 LLC Request for Special Use Permit

Dear Roscoe Committee of the Whole Members,

Please accept this letter as our family's formal support for Pivot Energy IL 143 LLC proposed by Pivot Energy. Our family has owned this land for 13 years, and we see this solar lease as a vital opportunity to ensure the long-term financial viability of our property. Working with Pivot Energy to lease our land for community-scale solar provides consistent, reliable income, allowing us to maintain the property while also contributing to the local energy grid.

Additionally, as the landowners, we fully support redefining the property boundaries and subdividing the solar array onto its own distinct parcel, allowing the solar facility to be reviewed and approved as the primary special use for that parcel.

Beyond the benefits to our family, we are excited about the positive impact this project will have on our community. The additional tax revenue generated will provide meaningful, recurring funding for local schools, public infrastructure, and essential services without putting an additional burden on public resources.

Our family has used this land for farming activities over the last few years, and we have actively sought opportunities to maintain its financial viability since purchase, including keeping a for sale sign on the property for the past 13 years. During that time, no fair market value offers have been made. Choosing solar allows us to secure reliable revenue while preserving the long-term flexibility of the land. Unlike commercial developments, once this solar project is decommissioned at the end of the lease, we will retain far more options for what to do with the property moving forward.

Like any business, we have a responsibility to manage this property efficiently. It's essential to be able to adapt our use of the land to today's conditions to ensure our property remains productive and sustainable for our family's future. This solar project is a practical way to achieve these goals. Because the design is temporary and low-impact, it respects the character of the land and allows us to preserve the soil and protect the land for future use.

We believe this development is a responsible use of our land and a positive step for our community. We are hopeful that the Committee of the Whole and ultimately the Village Board will move forward with approval.

Sincerely,

Bob Nowicki

Property Owner

SCHAIN BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
www.schainbanks.com

August 27, 2026

VIA EMAIL
Kimberly Garza, Village Clerk
Village of Roscoe
clerk@villageofroscoe.com

RE: Pivot's Community Solar Garden and Battery Energy Storage System Project

Dear Zoning Board of Appeals and Village Board of Trustees,

I am a land use attorney for Pivot Energy IL 143 LLC regarding the community solar garden and battery energy storage system (BESS) that it seeks to develop east of 2nd Street at Pins 428176002 and 0428176003. Pivot provides the following proposed findings of fact in support of its request for a special use permit pursuant to Section 15-780(c)(2) of the Village's zoning code.

a. The proposed location of the special use and conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or material injurious to properties or improvements in the vicinity

Community solar gardens are low-impact, passive land uses that serve as good neighbors. The equipment moves imperceptibly slowly throughout the day, silently following the sun across the sky to maximize energy yield. There is no sound, smell, noise, pollution, emission, or other negative external impact attributable to the solar array's operation. The BESS is located in the middle of the solar array to mitigate sound impacts. The demand for additional sources of energy is growing across Illinois and this clean, renewable energy source will help meet that demand. The public will also benefit, as residents will be able to subscribe to the community solar project and save money on their electric bills. The project site will be planted with pollinators, which will reduce stormwater runoff and improve drainage conditions for nearby properties. Once the project reaches the end of its lifespan, the project will be decommissioned and allow for new uses to occur at the site. The project will generate an increase in property taxes, which will benefit the Village, school district, and other taxing bodies.

b. The establishment of the special use will not impede the normal or orderly development of the surrounding property for uses permitted in the district

The site is currently in agricultural use and is adjacent to existing commercial and industrial properties. Solar energy generation and storage is a quiet, non-intrusive use that requires no municipal services, making it fully compatible with surrounding commercial and industrial zoning. Because the facility is set back, fenced, and operates without continuous staffing or daily logistics, it will not hinder the future development, improvement, or enjoyment of neighboring parcels. Furthermore, solar preserves the underlying land for future opportunities once the project is decommissioned.

c. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided

A community solar garden is a suitable use for this site. Not only is it flat, free of protected natural resources and floodplains, but it is also close to existing ComEd infrastructure off Main Street. This has allowed Pivot to enter into an interconnection agreement with ComEd. The project does not require sewage, waste, irrigation, or potable water services. It will not require trash or recycling services or natural gas. A drain tile survey will be performed and any drain tile impacted by the project will be replaced. Drainage at the property will improve as a result of the pollinators that will be planted. Much of the project will be pervious materials, to allow for adequate drainage of the site.

d. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion

The applicant will coordinate with the Village of Roscoe to establish a mutually agreeable road use agreement. During construction, temporary traffic management protocols will be enforced to prevent congestion on Main Street, which primarily handles local commercial access. Once operational, the facility is unmanned and generates minimal traffic – typically limited to two to four maintenance visits per year using single-occupancy light trucks. Ingress and egress design will mirror existing commercial access standards along Main Street and will have a negligible impact on local traffic flow.

e. The proposed special use will, in all other respects, comply with each of the applicable provisions and regulations of the district in which it is located

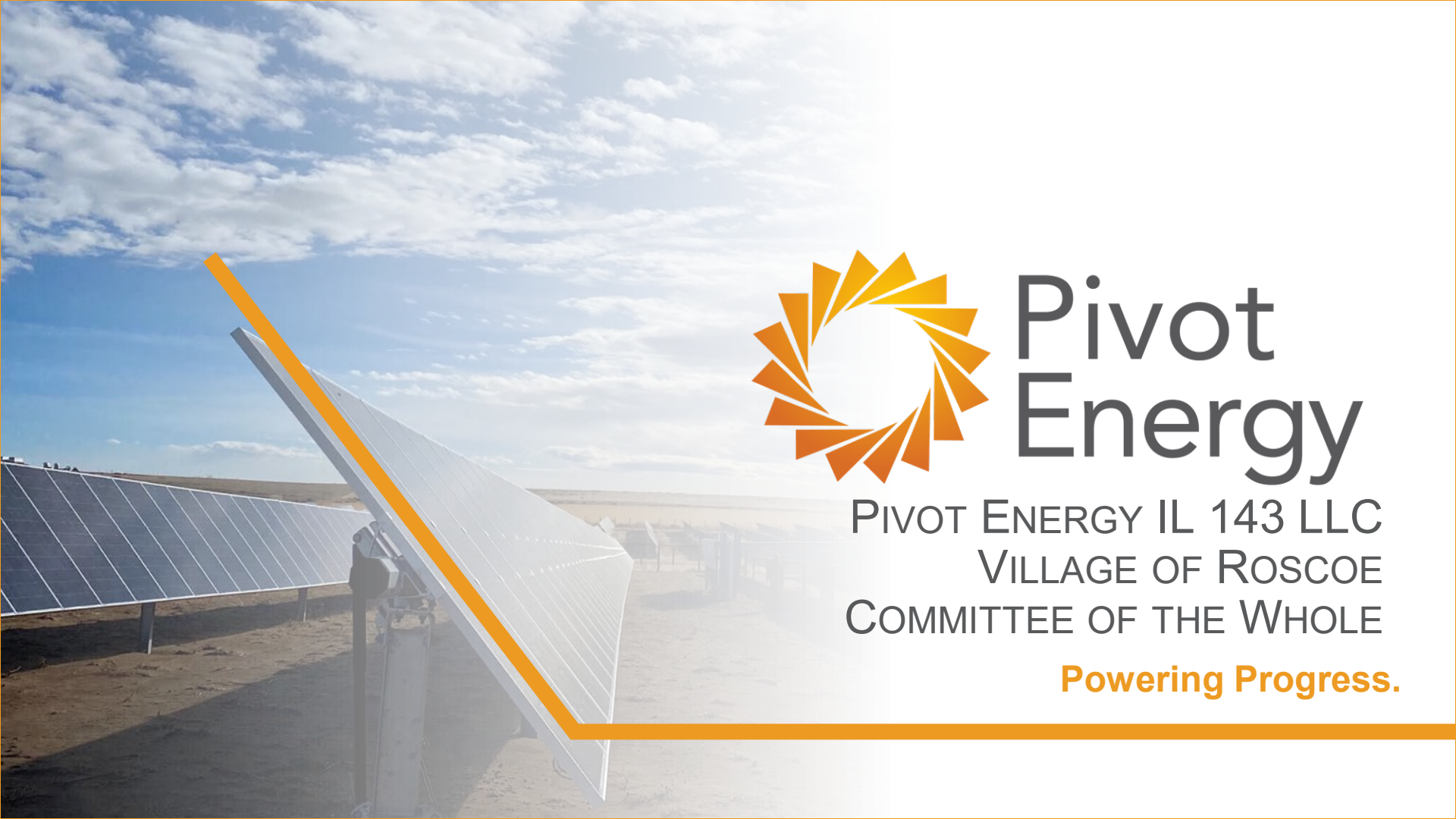
The project consists of a 2.988 MW AC single-axis tracking ground-mounted photovoltaic system, meeting the standards defined for community solar gardens under Village of Roscoe Ordinance 2023-11. The BESS is a supporting facility, which will allow energy to be distributed to the grid as demand requires. The project complies with all applicable zoning regulations, setback requirements, height limitations, perimeter fencing, screening, and decommissioning standards mandated by the Village.

Sincerely,

SCHAIN, BANKS, KENNY & SCHWARTZ, LTD.



Nicholas D. Standiford



Pivot Energy

Pivot Energy IL 143 LLC
Village of Roscoe
Committee of the Whole

Powering Progress.

Independent Power Producer

About Pivot Energy:

- Develops, owns, and operates solar and energy storage projects
- Delivers renewable energy solutions that strengthen local economies
- Creates jobs, provides affordable, reliable power

Focus Areas:

- Community and Commercial-Scale Solar & Storage
- Corporate Offsite Solutions: RECs, Offsite PPAs, Tax Equity/Credits
- Corporate Onsite Solar & Storage
- Purpose-Driven Solar Development
- Asset Management, O&M
- Offsite & Onsite Storage
- Dual-Use

Founded **2009**

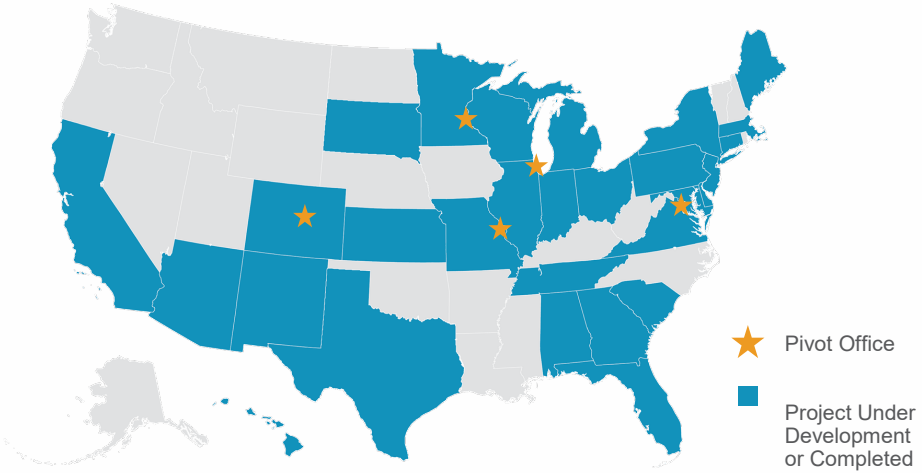
Headquarters **Denver, CO**

Pivot Energy

Certified B Corporation

Most Loved Workplace Certified Company 2026

2025 Top Solar Contractors



4 GW+
Built, awarded, or in development

1800+
Projects completed or in development

650+
Clients

Why Solar & Why Storage?



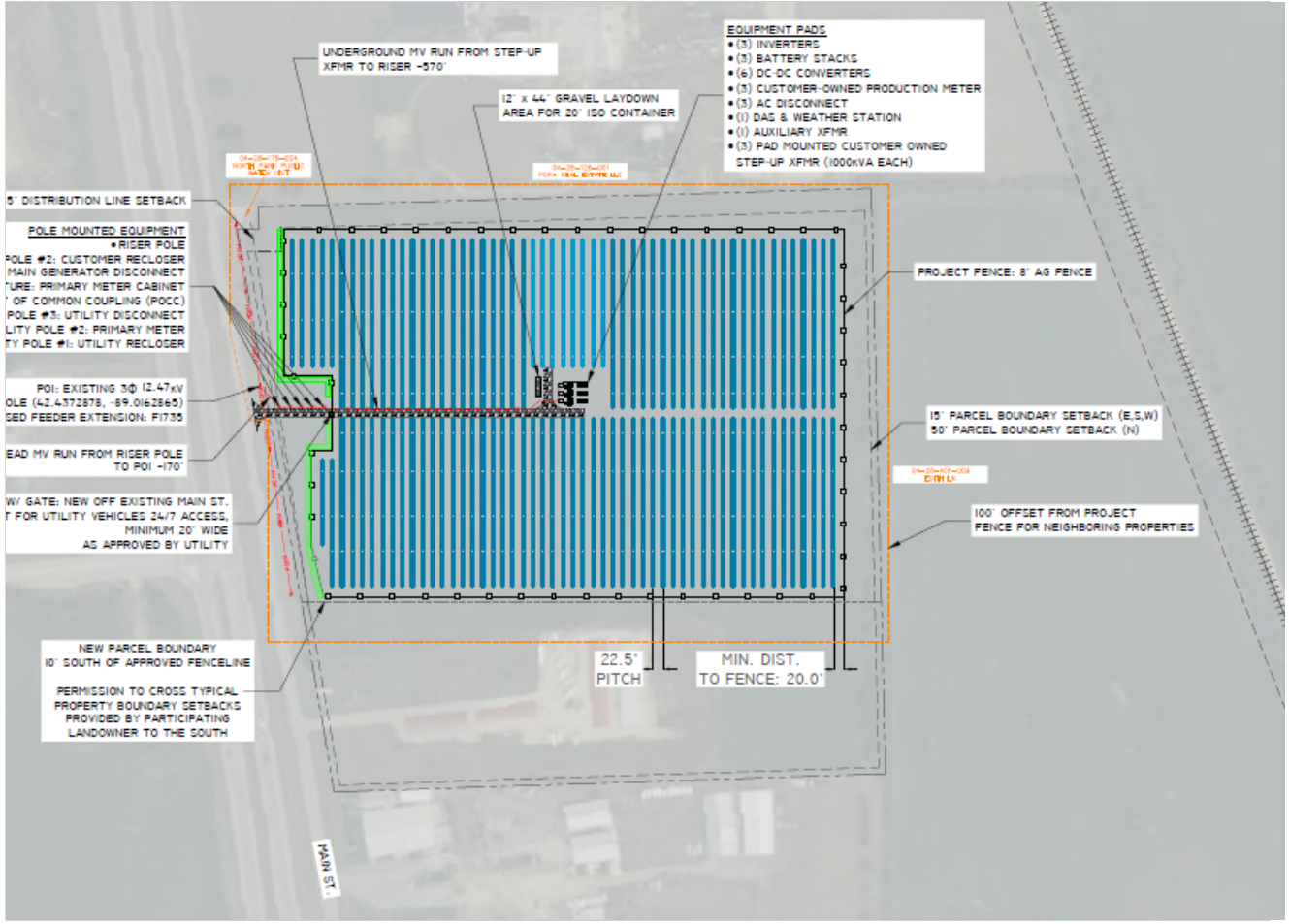


Why Solar?

- Expands energy choices for your local community
- Increases grid reliability
- Property owners maintain land ownership
- Unlocks a reliable income stream for landowners while preserving the land's agricultural character
- Dual-use on all qualified sites:
  - Livestock grazing, crop production, habitat enhancement

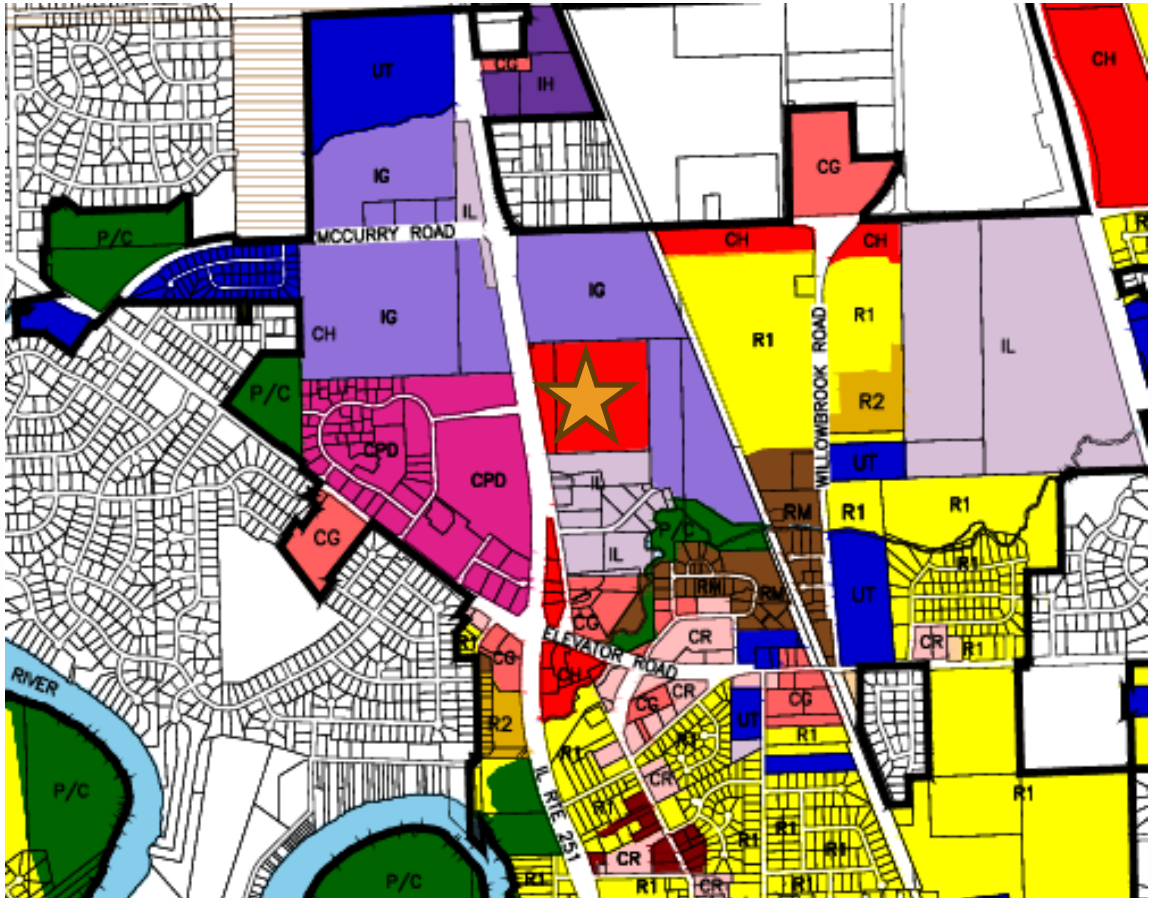
Why Storage?

- Balances grid supply and demand by storing excess energy, and releasing it when the grid needs it
- Can be combined with solar for added reliability
- Pivot Energy is committed to developing, constructing, and operating all our solar and storage facilities safely.



Pivot Energy IL 143 LLC

- On North Second St, south of McCurry Rd.
- 3MWAC Solar + BESS
- 7,515 MWh/year
- Powering approximately 1,136 residential homes
- Screening proposed along western fence



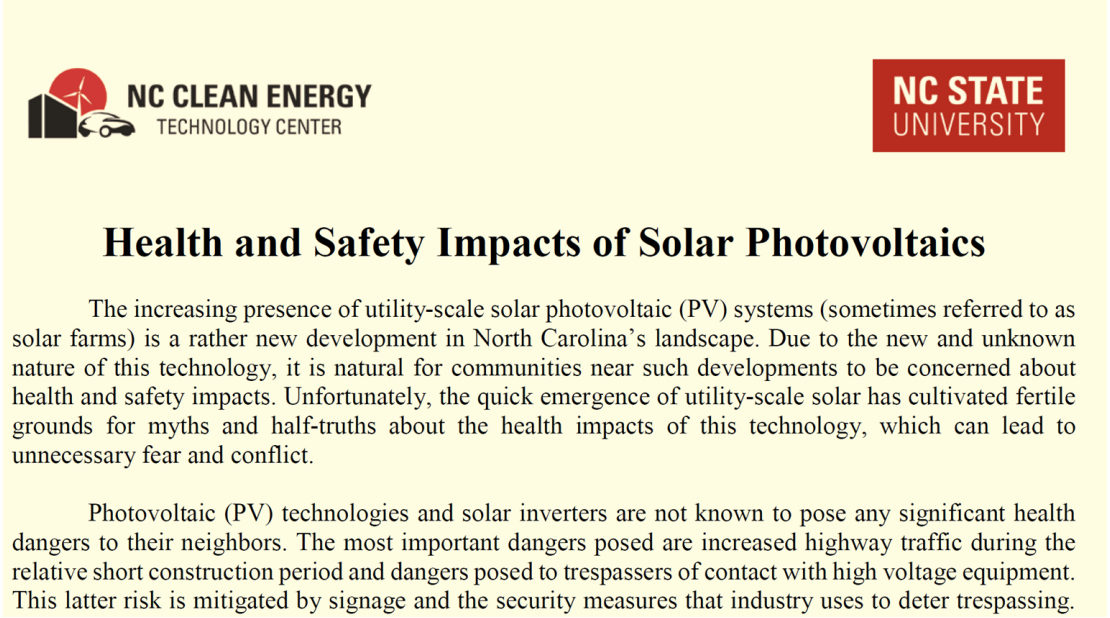
ZONING GOALS ALIGNMENT

- Zoned Commercial Hwy – Permitted via Special Use Permit
- Generates substantially higher property tax revenue over agricultural use without additional municipal service burden
- Preserves long-term development flexibility, unlike permanent commercial subdivision

HEALTH & SAFETY

Solar projects use photovoltaics to convert sunlight energy into electricity and are safe and quiet neighbors

- Millions of people live near solar arrays or have solar panels on their roofs and properties
- No credible evidence that solar equipment has negative impacts on human health



NC CLEAN ENERGY TECHNOLOGY CENTER

NC STATE UNIVERSITY

Health and Safety Impacts of Solar Photovoltaics

The increasing presence of utility-scale solar photovoltaic (PV) systems (sometimes referred to as solar farms) is a rather new development in North Carolina's landscape. Due to the new and unknown nature of this technology, it is natural for communities near such developments to be concerned about health and safety impacts. Unfortunately, the quick emergence of utility-scale solar has cultivated fertile grounds for myths and half-truths about the health impacts of this technology, which can lead to unnecessary fear and conflict.

Photovoltaic (PV) technologies and solar inverters are not known to pose any significant health dangers to their neighbors. The most important dangers posed are increased highway traffic during the relative short construction period and dangers posed to trespassers of contact with high voltage equipment. This latter risk is mitigated by signage and the security measures that industry uses to deter trespassing.

Pivot Energy IL 143 LLC – Battery Storage

Battery Energy Storage System

- Lithium Iron Phosphate batteries
- LG battery containers (or similar) will be used
- Containers are 20-40 ft in length, 6-10 ft in width, 8-12 ft in heights
- Cabinets are 3-6 ft in length, 6-9 ft in width, 6-10 ft in height
- Will be on a concrete pad

Benefits

- Batteries balance grid supply and demand by storing excess energy and releasing it when the grid needs it
- Energy to be used at peak hours (night & outages) to be dispatched when most needed
- Adds reliability to the grid, allowing for more energy access at peak hours
- 20+ hours of solar generation

Cabinets*



Containers*



Sample energy storage systems.

Pivot's Approach to BESS Safety: BESS Hazard Mitigation



Administrative Controls

- Training
- Contract terms and administration with our contractors
- External audits by third-party experts:
  - Preventative maintenance plans
  - Corrective maintenance plans
  - ECP
- 24/7 monitoring of operational projects



Engineering Controls

- Intentional selection of cell chemistry
- Safety prevention and mitigation at cell, module, enclosure, and site levels
- Following highest safety and fire code standards, such as **NFPA 855** and **UL 9540** as well as additional requirements by local AHJs or fire departments



Personal Protective Equipment (PPE)

- All employees, visitors, and technical partners are required to wear appropriate PPE on project sites
- Pivot issues PPE to all employees

Agricultural Preservation

Pivot is committed to preserving agricultural production on solar project sites.

100% of qualified projects utilize dual-use land management practices, integrating solar energy production with agricultural practices like grazing, cropping, or beekeeping.

Benefits of Dual-Use

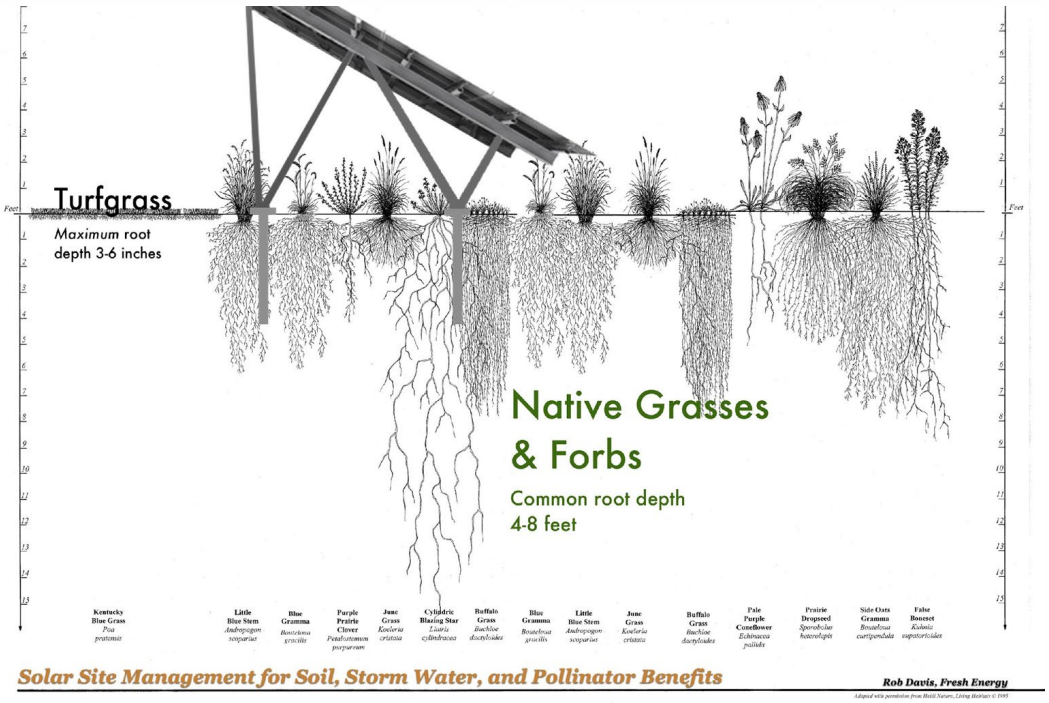
- Supports local agriculture, providing diversified income for landowners, farmers, ranchers
- Preserves agricultural land which remains viable for future agriculture, unlike permanent alternatives
- Bolsters soil and water quality with deep-rooted, pollinator-friendly vegetation reducing erosion and runoff and sheep fertilizing soils
- Provides shade which can conserve water, enhance certain crop growth, and support livestock



Low-Growth Vegetation with Native, Pollinator-Friendly Plants

Pivot seeds sites with low-growth, regionally-appropriate plant varieties and manages vegetation long-term

- Native grasses, forbs, and wildflowers manage precipitation and reduce soil erosion
- Diverse flowering plants provide forage and habitat for bees and other species
- An environmental assessment identified this area as habitat for the rusty patched bumble bee, a ground-nesting species
- Pivot engaged a consultant to recommend a site-specific seed mix that supports these bees



Agricultural Fencing Supports Rural Character and Habitat

Pivot requests a waiver from the Village ordinance's chain-link requirement to use wood-post, mesh-wire fencing

- Agricultural-style fencing uses wood posts and mesh wire rather than chain-link
- The design blends with the rural landscape and makes the site appear less industrial
- Clearance below the mesh allows small wildlife to pass through the site
- Small-animal burrowing may create additional ground-nesting areas for the rusty patched bumble bee

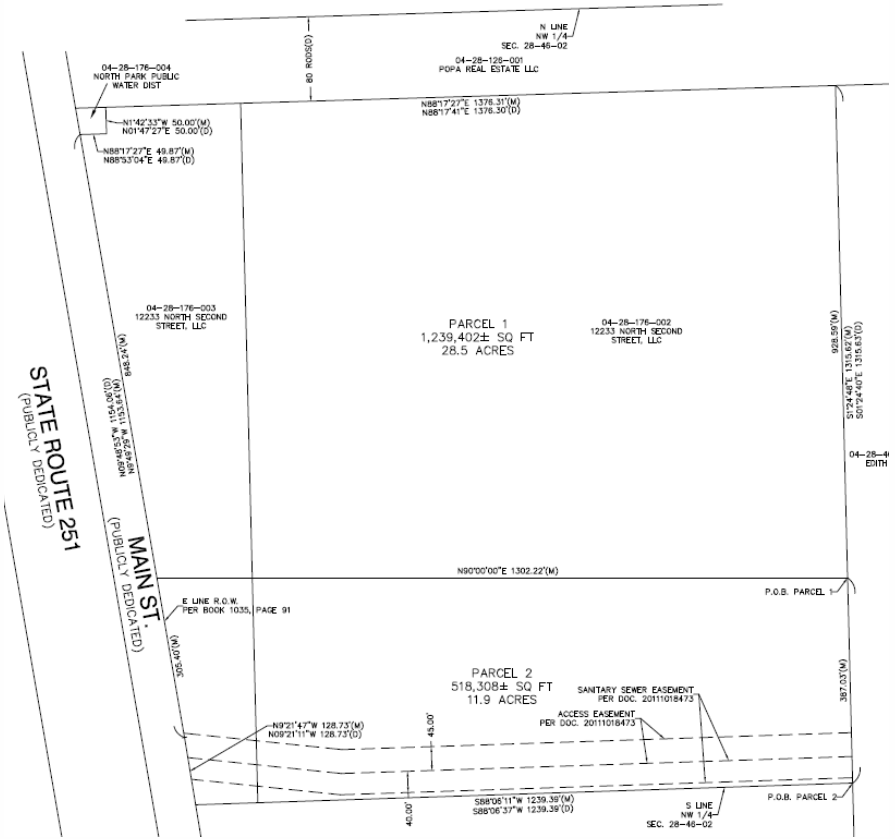




PARCEL RECONFIGURATION

A proposed subdivision separates the solar garden from the mini-storage parcel to align with primary-use permitting

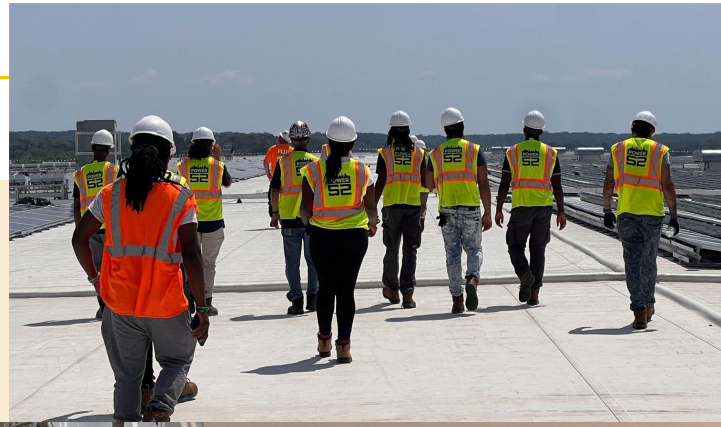
- The application includes a parcel reconfiguration for the proposed community solar garden
- The applicant requests subdivision of the parcel containing the mini-storage facility directly south
- This structure facilitates review and permitting of the community solar garden as the parcel's primary use within the Commercial Highway zoning district

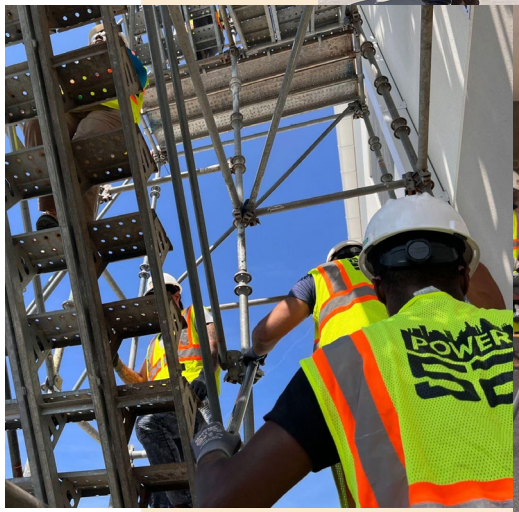


Community Benefits

In 2025, Pivot donated over $700k to 26 local community partners across Colorado, Illinois, and Maryland, bringing our total community donation investment to $2.1M.

Those funds were directed to local organizations supporting low-income families in paying their energy bills, workforce development partners building new career pathways into the solar industry, and rural agricultural organizations supporting land stewardship initiatives







To learn more, visit pivotenergy.net/community-impact

Pivot Energy

Local Property Taxes

- These projects are subject to increased property taxes:

Total Years	Current Property Taxes (2024)*	Proposed Project
1 Year	$426	$53,240
20 Year Total	$8,520	$729,244

- Total property taxes for one year of operation for the project is **$53,240**
- Over the 20-year life span of the Project, Pivot would pay $**729.244**

*comparable vacant parcel

Taxing Districts	Rate	Current Taxes*	Proposed Project
Winnebago County	0.67	$32.70	$4,081.12
Forest Preserve	0.08	$4.06	$506.71
Roscoe Township	0.10	$4.62	$576.60
Roscoe Village	0.53	$25.84	$3,224.96
Harlem-Roscoe Fire	0.62	$30.28	$3,779.09
North Suburban Library	0.24	$11.75	$1,466.46
Kinnikinnick SD #131	3.75	$182.25	$22,745.71
Hononegah High SD #207	2.18	$106.15	$13,248.05
Community College 511	0.47	$22.93	$2,861.78
Roscoe Township Road	0.12	$6.01	$750.08
TOTAL		$426.59	$53,240.56

Thank you
Q&A

Ajla Halilovic

ahalilovic@pivotenergy.net

708-669-0863






pivotenergy.net