



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

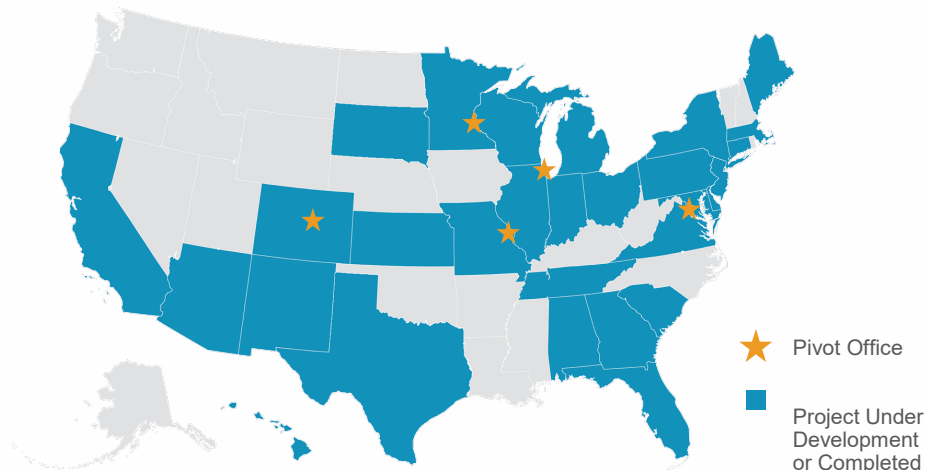
Focus Areas:

- 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
HEADQUARTERS



2009
DENVER, CO



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.

EQUIPMENT PADE

- (3) INVERTERS
- (3) BATTERY STACKS
- (6) DC-DC CONVERTERS
- (3) CUSTOMER-OWNED PRODUCTION METER
- (3) AC DISCONNECT
- (1) DAS & WEATHER STATION
- (1) AUXILIARY XFMR
- (3) PAD MOUNTED CUSTOMER OWNED STEP-UP XFMR (1000KVA EACH)

UNDERGROUND MV RUN FROM STEP-UP XFMR TO RISER -570'

12' x 44' GRAVEL LAYDOWN AREA FOR 20' ISO CONTAINER

5' DISTRIBUTION LINE SETBACK

POLE MOUNTED EQUIPMENT

- RISER POLE
- POLE #2: CUSTOMER RECLOSER
- MAIN GENERATOR DISCONNECT
- UTILITY PRIMARY METER CABINET
- UTILITY OF COMMON COUPLING (POCC)
- POLE #3: UTILITY DISCONNECT
- UTILITY POLE #2: PRIMARY METER
- UTILITY POLE #1: UTILITY RECLOSER

POI: EXISTING 3Ø 12.47kV POLE (42.4372878, -89.0162865) SED FEEDER EXTENSION: F1735

LEAD MV RUN FROM RISER POLE TO POI -170'

W/ GATE: NEW OFF EXISTING MAIN ST. FOR UTILITY VEHICLES 24/7 ACCESS. MINIMUM 20' WIDE AS APPROVED BY UTILITY

NEW PARCEL BOUNDARY 10' SOUTH OF APPROVED FENCELINE

PERMISSION TO CROSS TYPICAL PROPERTY BOUNDARY SETBACKS PROVIDED BY PARTICIPATING LANDOWNER TO THE SOUTH

PROJECT FENCE: 6' AG FENCE

15' PARCEL BOUNDARY SETBACK (E,S,W) 50' PARCEL BOUNDARY SETBACK (N)

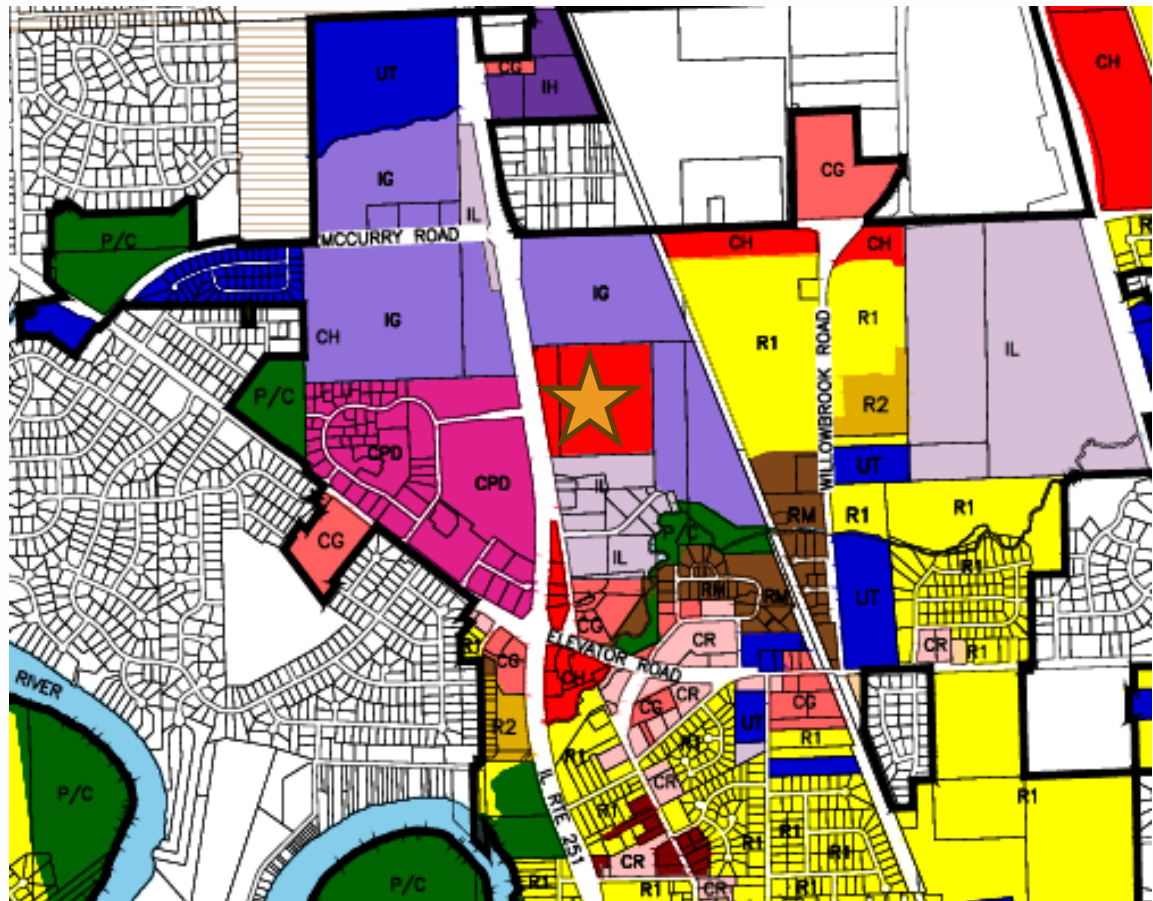
100' OFFSET FROM PROJECT FENCE FOR NEIGHBORING PROPERTIES

22.5' PITCH

MIN. DIST. TO FENCE: 20.0'

MAIN ST.

- 



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

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



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

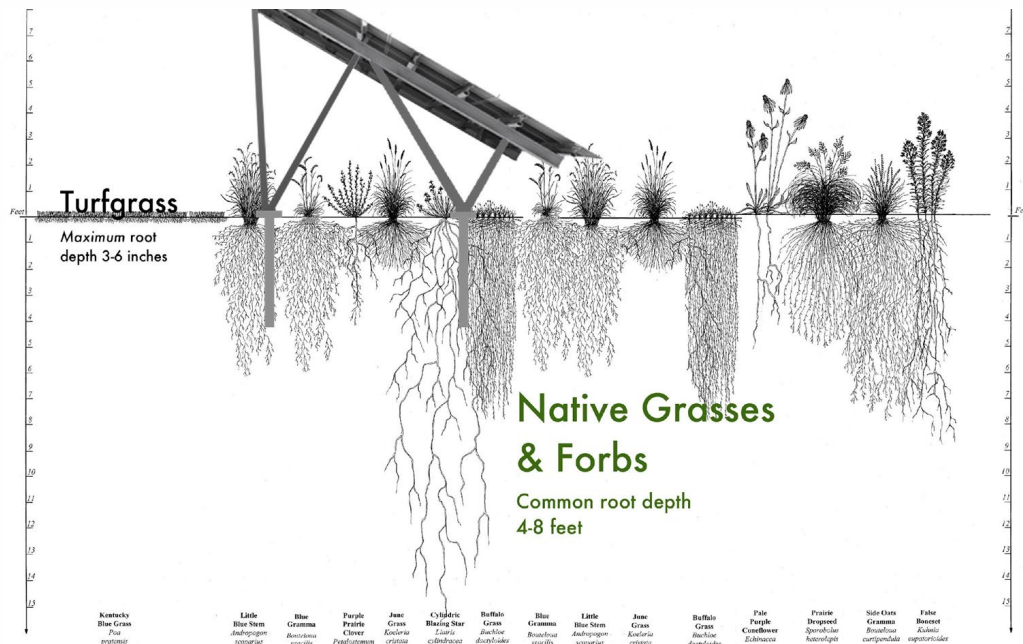
- Supports local agriculture, providing diversified income for landowners, farmers, ranchers
- Preserves agricultural land which remains viable for future agriculture, unlike permanent alternatives
- Bolsters soil and water quality with deep-rooted, pollinator-friendly vegetation reducing erosion and 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



Solar Site Management for Soil, Storm Water, and Pollinator Benefits

Rob Davis, Fresh Energy

Adapted with permission from David Vavrus, Living Skunk Creek © 1999

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

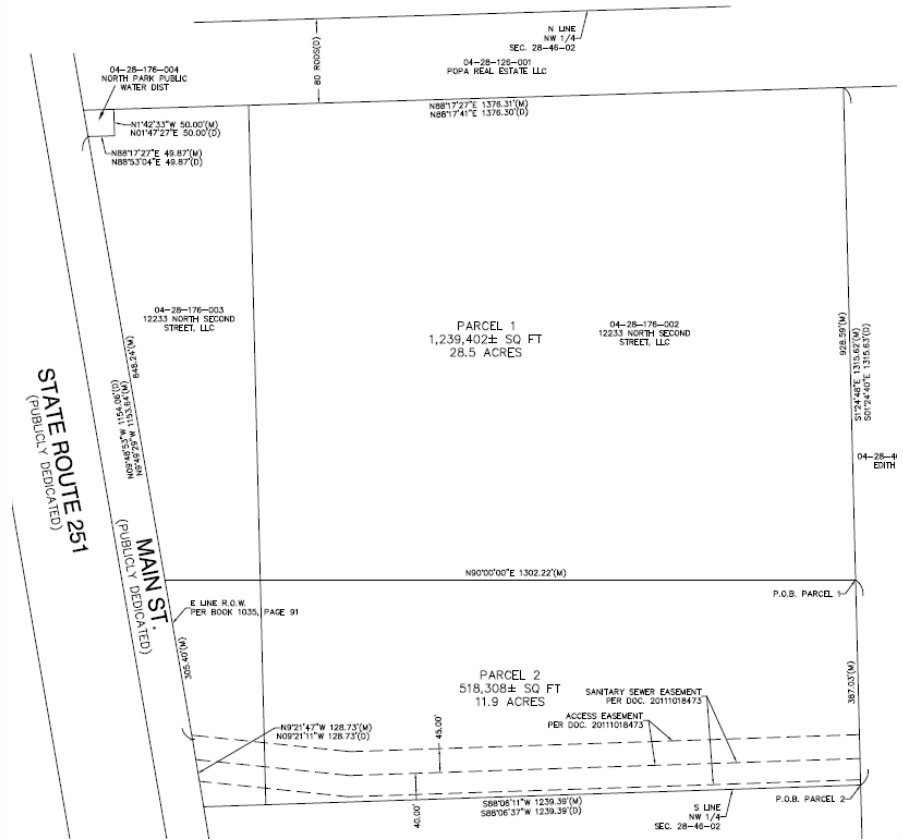
- Agricultural-style fencing uses wood posts and mesh wire rather than chain-link
- The design blends with the rural landscape and makes the site appear less industrial
- Clearance below the mesh allows small wildlife to pass through the site
- Small-animal burrowing may create additional ground-nesting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



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

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pivotenergy.net