



Hartmann 2 Farm Solar Project

Kane County Zoning Board of Appeals

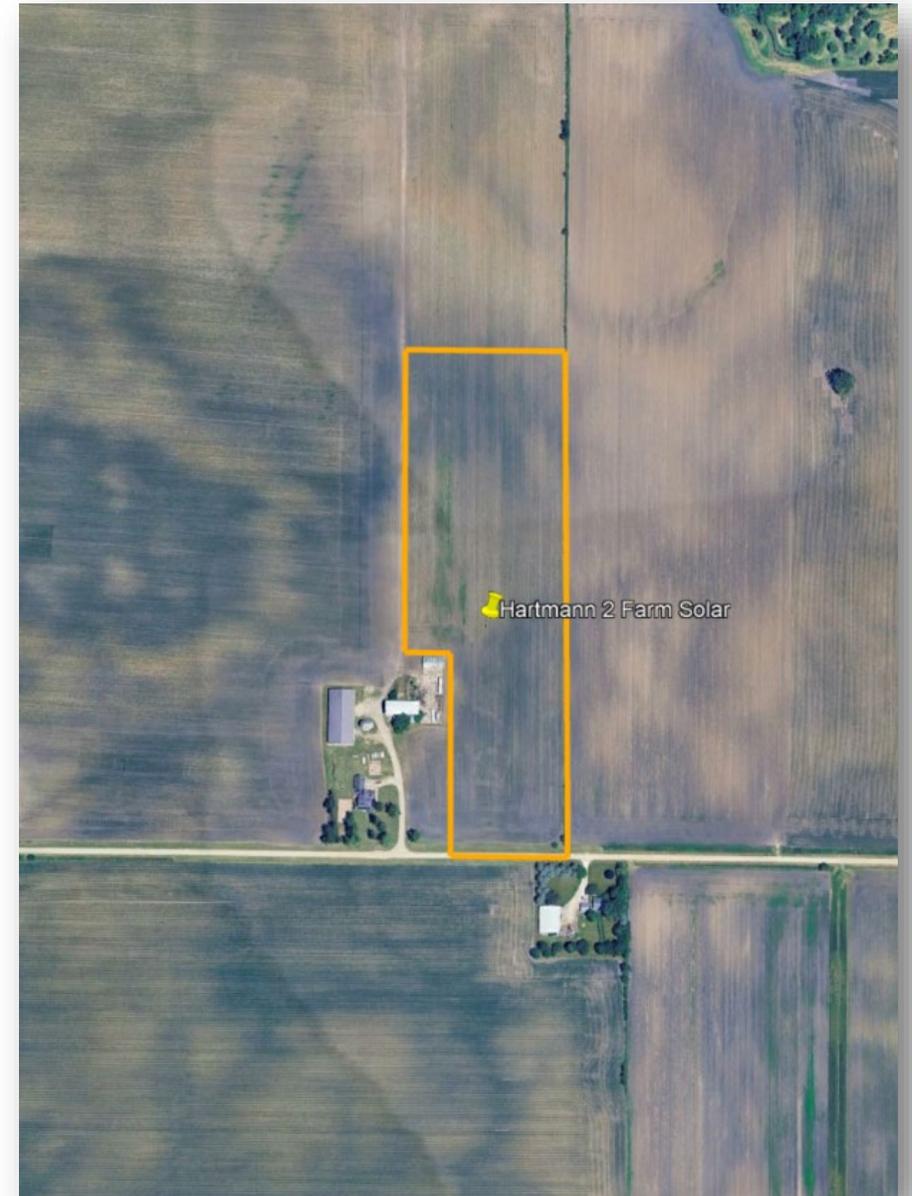
February 24th, 2026

Horizon Solar Power - Background

- Specialize in Distributed Solar Development
- Experience:
 - Principals have a collective 30+ years of energy development experience
 - 600+ MW of operational projects
 - Northeast and Midwest
- www.horizonpow.com
- Headquartered in Chicago

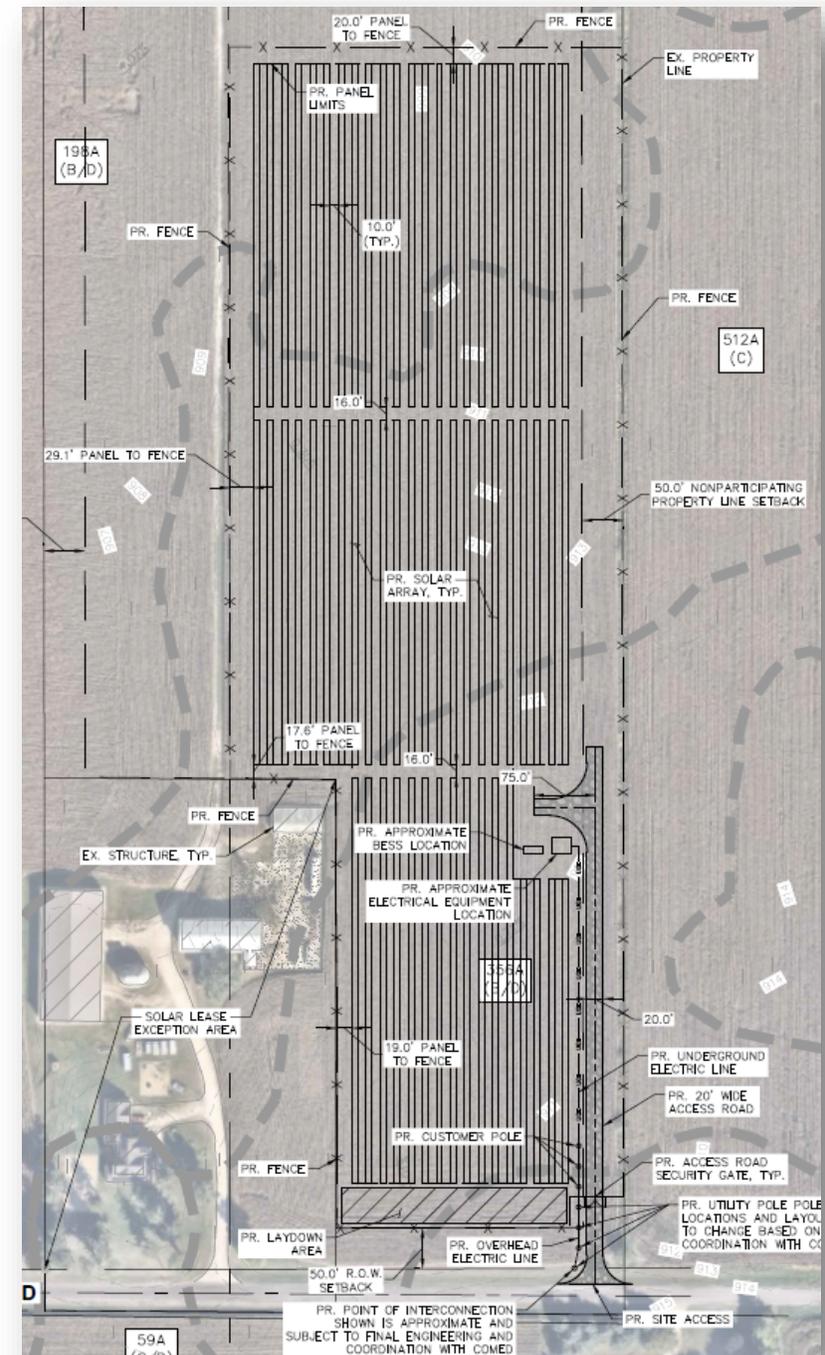
Hartmann 2 Farm Solar - Overview

- 1.5 MWac community solar project
- Small Battery Energy Storage System
- ~45W480 Read Rd, Maple Park (development address)
- ~15-acre project area, including access road
- Landowner – Wayne and Susanna Hartmann
- Ideal Location:
 - Isolated and flat site
 - Minimal viewing angles
 - Adjacent to landowners' large farm buildings
 - Proximity to existing ComEd three-phase lines with available capacity along IL-47 (final approval received)



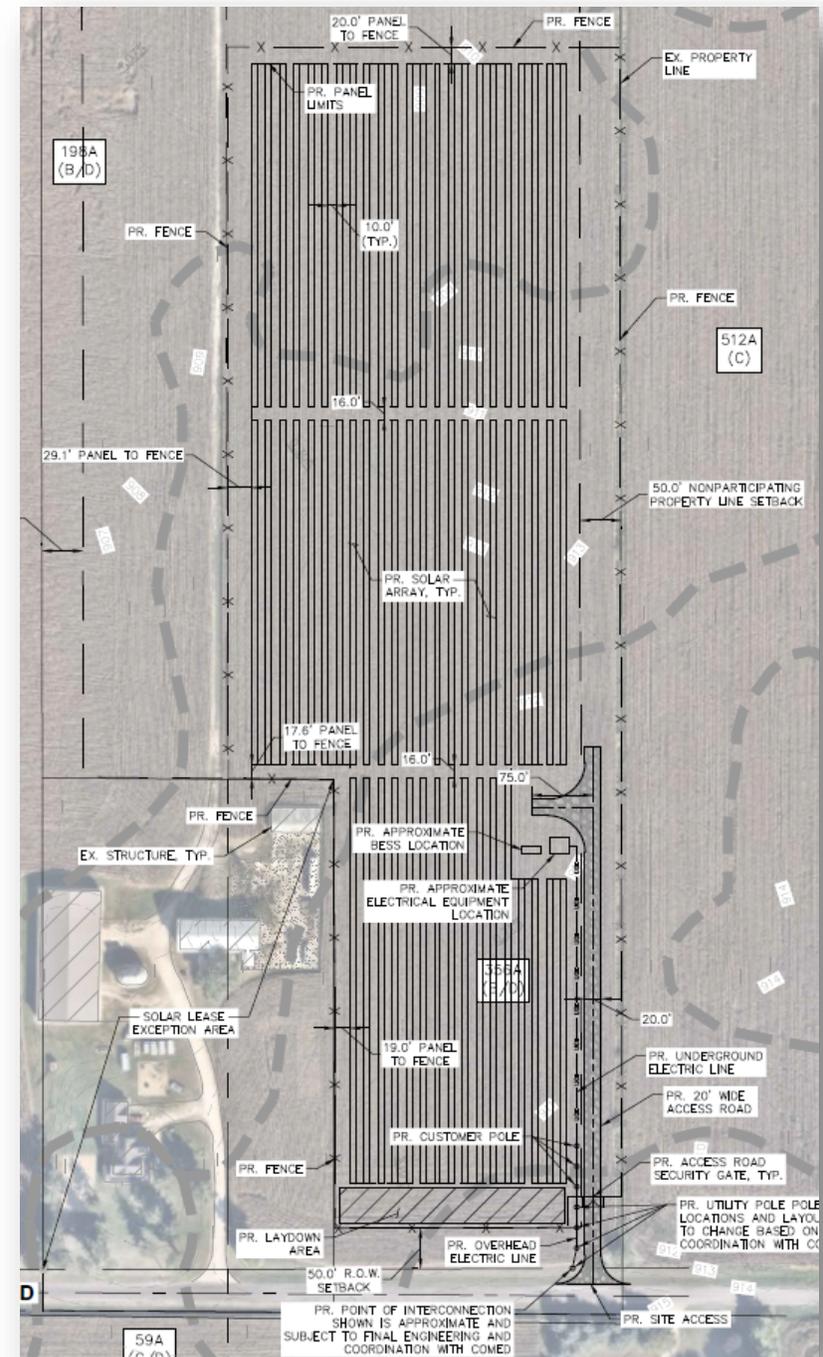
Site Plan and Layout

- SAT racking (rows aligned N-S)
- Min 50' setbacks from all lot lines and 150' from any neighboring residences
- Access from Read Rd on east side of property
- Point of Interconnect at access entrance along Read Rd
- BESS located on east side, near access road
- Screening along east and south sides (discussed further below)
- Land planted with pollinator-friendly native flora mix
- Site plan and BESS approved by Elburn Fire Marshal



Drainage

- All solar developments must adhere to the strict rules established by Kane County Water Resources
- In fact, after construction the drainage of the site will likely be *improved* compared to farm ground
 1. Year-round ground cover
 2. Improved soil structure for permeability
 3. Deep-rooted vegetation
 4. Construction and Operation governed by the rules of Kane County
 5. Any violations would be grounds to revoke the SUP



Environmental

- No wetlands exist onsite
- No sensitive species
- Potential for historical resources; field study will be conducted
- No “contaminants” or off-site impacts of any kind

No portion of the study area met the criteria for wetland classification, as indicators of wetland hydrology, hydric soils, and hydrophytic vegetation were absent. A soil pit was excavated in the

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. **Therefore, consultation under part 1075 is terminated.**

The project area has a high probability of containing significant archaeological resources. **Structures are annotated within the project area on plat maps published in 1860, 1872, 1892, and 1904.** Accordingly, a Phase I archaeological survey to identify, and evaluate these archaeological resources within this zone, at a legal minimum pursuant to Section 6 of the Act, will be **required**. Survey beyond these

Native Prairie Ground Cover – Pollinator-Friendly



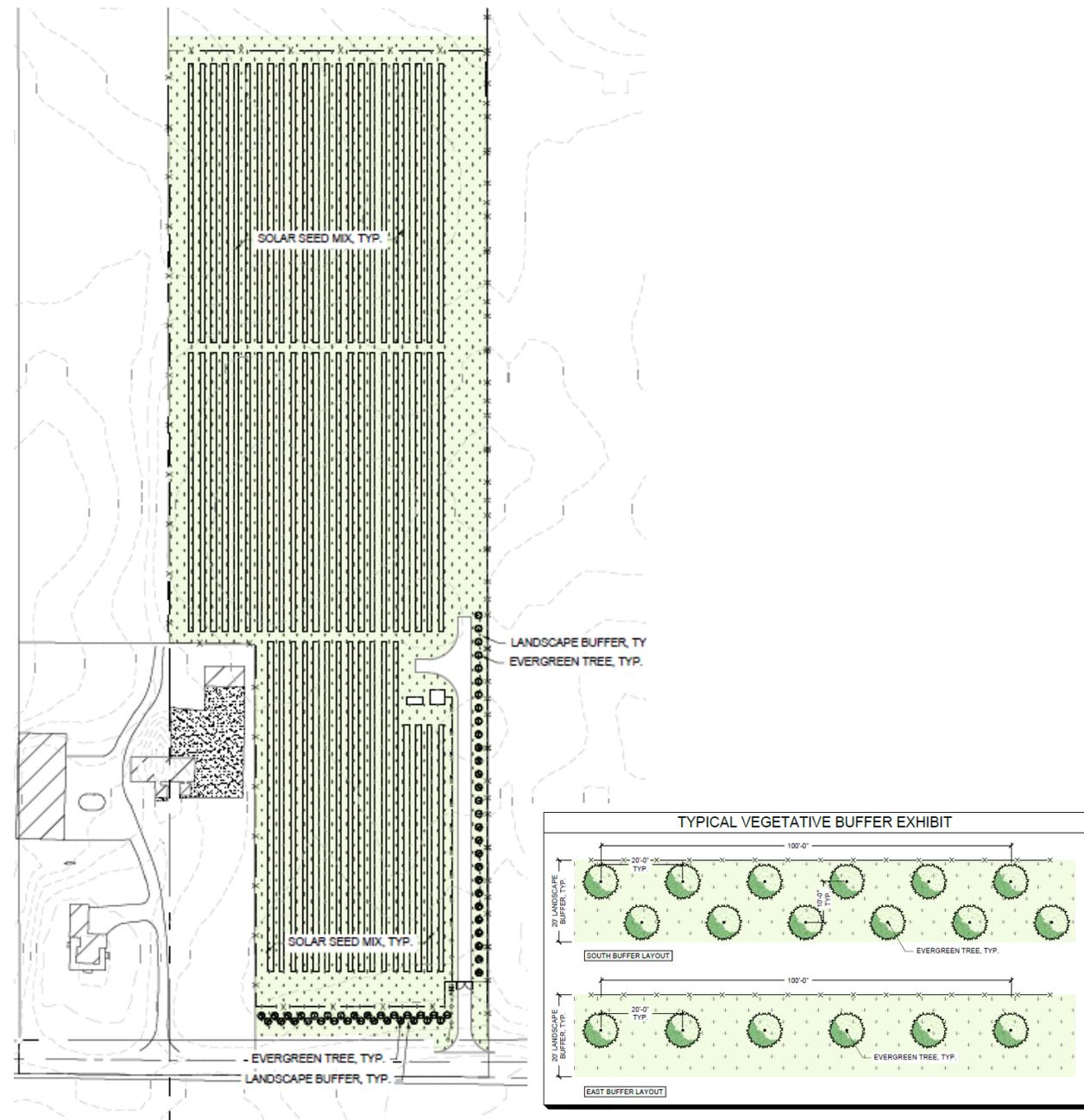
<https://pv-magazine-usa.com/2019/08/03/solar-and-pollinators-photo-essay/>



<https://vt.audubon.org/conservation/pollinator-friendly-solar-bird-friendly-buffers>

Vegetative Screening

- No visibility from the north or west
- One house to the east with very limited view
- One house to the south with limited views
- Proposal:
 - Double-row of evergreen trees on south
 - spaced 20' on center within the rows
 - Rows spaced 10' apart
 - Single row on east
- Fencing:
 - Ag/deer fence



Special Use Standards – Findings of Fact

A. *The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

There are no offsite impacts of any kind

B. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

There is no evidence of impacts to property values, let alone “substantial”. “Enjoyment” refers to impacts on the use of the nearby property, not whether neighbors like solar or not.

Special Use Standards – Findings of Fact

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

Given no offsite impacts of any kind, this use cannot impede any development of the surrounding property.

D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.

ComEd has approved the installation, the access road was approved by the Township Highway Supervisor, and drainage will be well-addressed by the County Water Resources Dept.

Special Use Standards – Findings of Fact

E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads..

Solar projects create effectively zero new traffic. The entrance was designed to be the safest possible, as approved by Township Highway Commissioner

F. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

The project complies with all applicable laws and reasonable conditions.