Application for Special Use Permit
for
Hartmann 2 Farm Solar

Submitted to Kane County, IL

by

Wayne and Susanna Hartmann (Landowner)
&
Horizon Solar Power, LLC (Developer)
&
ILSolar07 LLC (Project Owner)

January 8th, 2026

Kane County
c/o Natalie Zine, Building & Zoning Division Manager
719 Batavia Avenue - Bldg A, 4th Floor
Geneva IL 60134

(with an email copy to: zinenatalie@kanecountyIL.gov)

To Kane County,

On behalf of the landowner, Wayne and Susanna Hartmann, please find attached our complete application for a Special Use Permit for a 1.5 megawatt, alternating current (MWac) community solar project, with associated battery energy storage system (BESS), known as "Hartmann Farm Solar". The project is located on an approximately 15-acre site, on parcel ID 07-12-200-001, with a planning address of 45W480 Read Rd, Maple Park IL 60151, and with the access road and electrical interconnection coming into the site from Read Rd. This community distributed generation solar project has been developed to meet the directives of the Illinois renewable energy targets.

The solar project is being developed pursuant Kane County's solar energy ordinance and special use regulations, and will meet any and all applicable requirements of the County's land use ordinances, as well as applicable state and federal regulations. All required application material is included here in hard copy format. The complete application package begins with a Project Narrative summary of the proposed project, followed by a series of appendices with more detailed and technical information.

Building permits and any other additional required approvals will be obtained before starting construction, and will include detailed design as well as any other additional material as required by the County.

We appreciate the consideration and look forward to a successful project.

Sincerely,

Andy Melka
Director, Development
312-972-5055
andy@horizonpow.com

List of Appendices:

Project Narrative:

Key Contacts:

- **Property Owner:** Wayne and Susanna Hartmann, 45W502 Read Rd, Maple Park IL 60151
- **Applicant and Facility/Project Owner:** ILSolar07 LLC, an Illinois limited liability company
- **Developer**: Horizon Solar Power

Purpose:

This project is being developed as a community solar project, under the Illinois Shines initiative. Community solar projects allow utility customers to subscribe to a solar project and get bill credits for the amount of electricity their portion of the solar project produces. In addition, this community-sized, distributed-generation project will add reliability to the local grid and can help neighboring electrical customers by reducing the likelihood of brown-outs or black-outs.

Setting:

The site for the proposed solar project is currently farmland. The parcel is zoned F and is surrounded by other F zoning. The site is ideal for a solar project because it is relatively flat, and is well-exposed to sunlight.

Site Plan, Major Equipment:

A preliminary site plan for the proposed community solar project, including civil drawings, is attached hereto as **Appendix A**. A survey for the property is included as **Appendix B**. The project will be comprised of four types of major equipment: solar modules (panels), support racking for the panels, electrical inverters, and a small battery energy storage system (BESS):

Solar photovoltaic (PV) modules (also known as solar panels) are made of thin silicon cells, aluminum conductors and frames, glass surface, and plastic back sheet. The silicon cells convert the rays of the sun into an electric current, which runs through the electrical conductors into the larger system. The glass serves to protect the panels from weather, while the plastic back sheet holds together the cells, conductors, and string wiring.

The racking system supports the modules above the ground. The solar modules will be mounted on horizontal supports, attached to vertical steel posts driven or screwed into the ground at regular intervals. This method minimizes excavation and concrete foundations. Kimley-Horn prepared a letter certifying that the local soils are appropriate for the project, which is attached as **Appendix C**.

Electrical inverters will be attached to support structures at the end of the rows of the solar array. Inverters convert direct-current (DC) electricity created at each module to alternating-current (AC) grid power. The inverters have cooling fans, which make minimal noise, audible only within a few dozen feet

of the inverters themselves. Specific sound ratings are included in the equipment data sheets, discussed below.

The project will install a small battery energy storage system (BESS), to capture electricity that is clipped when the solar array is producing excess power. The BESS will be comprised of lithium-ion batteries, controls, and fire suppression systems, enclosed in a standard shipping container or similar rigid metal structure. Modern BESSs have robust safety design and fire protection/suppression systems, including automatic extinguishing systems. Our proposed battery options are all certified by UL and the National Fire Protection Association (NFPA). The relevant NFPA Standards are NFPA 855: Standard for the Installation of Stationary Energy Storage Systems and NFPA 69: Standard on Explosion Prevention Systems. UL9540 provides the standards for BESS' safety systems as the apply to thermal runaway events, and UL 9540A provides the testing of BESS under this standard, in order to certify them under NFPA 855. UL 1973 provides the standards for manufacturing and design of such systems. The local Fire Protection District has reviewed and approved our proposed BESS (see below).

Example equipment data sheets for representative major equipment have been attached hereto as **Appendix D.** Final selection of equipment will be done prior to applying for a building permit. Revisions to the site plan to accommodate final equipment selection may be necessary but will remain within the site boundary. Any revisions will maintain similar physical characteristics, will not increase the land included in the project, and will fully comply with all setbacks and height restrictions and any other legal requirements.

Interconnection and Other Equipment:

The solar project will have a small transformer, which will increase the voltage to match the ComEd distribution system voltage. A separate meter and various other electrical equipment will be located near the transformers. An electrical feeder extension (cables) will extend from the ComEd lines along Read Rd into the site, where the solar project will interconnect with the existing distribution system. The interconnection facilities will be made up of poles, control boxes, meters, switches, and other related equipment. Final design and location of the ComEd interconnect facilities will be dictated by ComEd, and will be specified by ComEd prior to application for building permits.

Access:

The project will be accessed via a new gravel driveway from Read Rd. Virgil Township Highway Commissioner Peter Fabrizius reviewed and approved the access road location (**Appendix E**). The road will enter the solar site on the southeast corner of the parcel and extend north before turning west into the middle of the solar array, as shown on the site plan (Appendix A). The project area will be fenced and gated to prevent unauthorized access. Fencing will be woven-wire fencing, also known as "deer fencing" or "agricultural fencing. No regular visitation of the site other than the operations and maintenance team is proposed.

Fire District Review:

Fire Marshal Lisa Schopp of the Elburn & Countryside Proection District reviewed the conceptual plans, including the proposed BESS, and confirmed she had "no issues" on the proposed solar project and BESS. Her response, dated December 10th, 2025, is attached as **Appendix F**.

Hours of Operation, Employees, Site Traffic, Parking:

The facility will passively convert sunlight to electricity during daytime hours. No permanent employees will be on site on a regular basis. Operations & Maintenance personnel are anticipated to be at the site every few months to perform scheduled maintenance, vegetation control, and to response to any unscheduled maintenance or outage issues.

Screening, Landscaping, and Ground Cover:

The project will install native evergreen trees as landscaping and visual screening from the neighboring residences, as shown on **Appendix G**. The landscaping will be planted along the south and southeast sides of the project, where two residences might have some visibilty of the project. The screening will be comprised of a staggered double row of evergreens on the south side, with trees spaced twenty feet (20') on center within the rows ten feet (10') apart, and a single row of evergreens on the east side, spaced twenty feet (20') on center.

The land under the panels will be planted with low-growth, native vegetation that will allow water infiltration and reduce run-off rates relative to open farmland. The vegetation mix will be pollinator friendly, and will enhance the biodiversity of the area and provide additional habitat for a number of native fauna, including bees, butterflies and other important pollinating species. Growth of the vegetation will initially be controlled by regular mowing, as needed. Mowing will be needed less often as the native habitat establishes itself. Herbicide and other weed control measures will only be used as necessary to keep the site in well-kempt condition, and to support the establishment of the native pollinator habitat.

No Public Services Required:

Solar projects do not require sewer, septic, city water, waste management, or any additional local services.

Noise Analysis:

Kimley-Horn performed a noise analysis of the site, attached as **Appendix H**, which found that the project will be in full compliance with the Illinois Pollution Control Board noise standards. No perceptible noise is expected for offsite residences.

Water Resources:

No grading is planned to be performed other than minor grading as necessary to build the access road and equipment pads and to construct the retention basin. Should additional grading be required upon final equipment selection and final engineering, the project will utilize engineered drainage controls and obtain all necessary permits prior to such activity.

Davey Resource Group performed a wetland delineation of the site and found no wetlands. The Delineation Report is attached as **Appendix I**.

No FEMA Floodplains are mapped within the boundaries of the solar project (**Appendix J**).

The Kane-DuPage Soil & Water Conservation District prepared a Natural Resources Inventory report for the project, which is attached as **Appendix K.**

Drain Tile:

No drain tile is known to exist within the solar project area (see Drain Tile Info attached as **Appendix L**). Applicant will perform a drain tile investigation if required by Kane County prior to application for a building permit.

Historical Resources:

The Illinois State Historical Preservation Office (SHPO) conducted a review of the site (**Appendix M)** and concluded that historical structures may have been present on site which require a Phase I Archaeological Field Survey. The survey will be completed after the winter season.

Illinois Department of Natural Resources Consultation:

The IDNR was consulted through EcoCAT regarding the presence of sensitive species onsite and nearby Illinois Natural Areas Inventory lands and Illinois Nature Preserves Commission Land. Their conclusion was that, "[t]he 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 IDNR Report is attached as **Appendix N**.

US Fish & Wildlife Natural Resources Consultation:

The US Fish & Wildlife Service was consulted through their Information for Planning and Consultation (IPac) tool. The IPaC tool confirmed that no critical habitats exist. No impact on covered species is expected. The results of the IPaC tool are attached as **Appendix O**.

Interconnection Status:

The project has applied for interconnection with ComEd. ComEd has completed the Feasibility Study, System Impact Study, and Facilities for the project, showing that the project is acceptable in this location. An Interconnection Agreement will be executed with ComEd when appropriate.

Life of Project – Operations and Maintenance:

Upon approval of the Special Use Permit, several steps remain prior to the commercial operation of the community solar project, including final design and production modeling, final investment decision, hiring of the project's construction firm, and applying for a local building permit, among many others. Once operational, the life of the community solar gardens is expected to be at least 35 years, and may be extended at that time, depending on a variety of factors.

Decommissioning:

A Decommissioning Plan has been prepared for the project, including an estimate of the decommissioning costs, and is attached as **Appendix P**. A draft example bond for securitization of the decommissioning costs is attached as **Appendix Q**.

Appendix A – Geometric Site Plan

Appendix B – Site Survey

Appendix C – Structural Certificate

Appendix D – Example Equipment Technical Data Sheets

Appendix E – Township Road Commissioner Approval

Appendix F – Elburn & Countryside Fire Protection District Comments

Appendix G – Landscaping Plan

Appendix H – Noise Analysis

Appendix I – Wetland Delineation Report

Appendix J – FEMA Map

Appendix K – Kane-DuPage Soil & Water Conservation District NRI Report

Appendix L – Drain Tile Information

Appendix M – SHPO Response Letter

Appendix N – Illinois DNR EcoCAT Report

Appendix O – US Fish & Wildlife IUPAC Report

Appendix P – Decommissioning Plan and Cost Estimate

Appendix Q – Decommissioning Bond Draft