



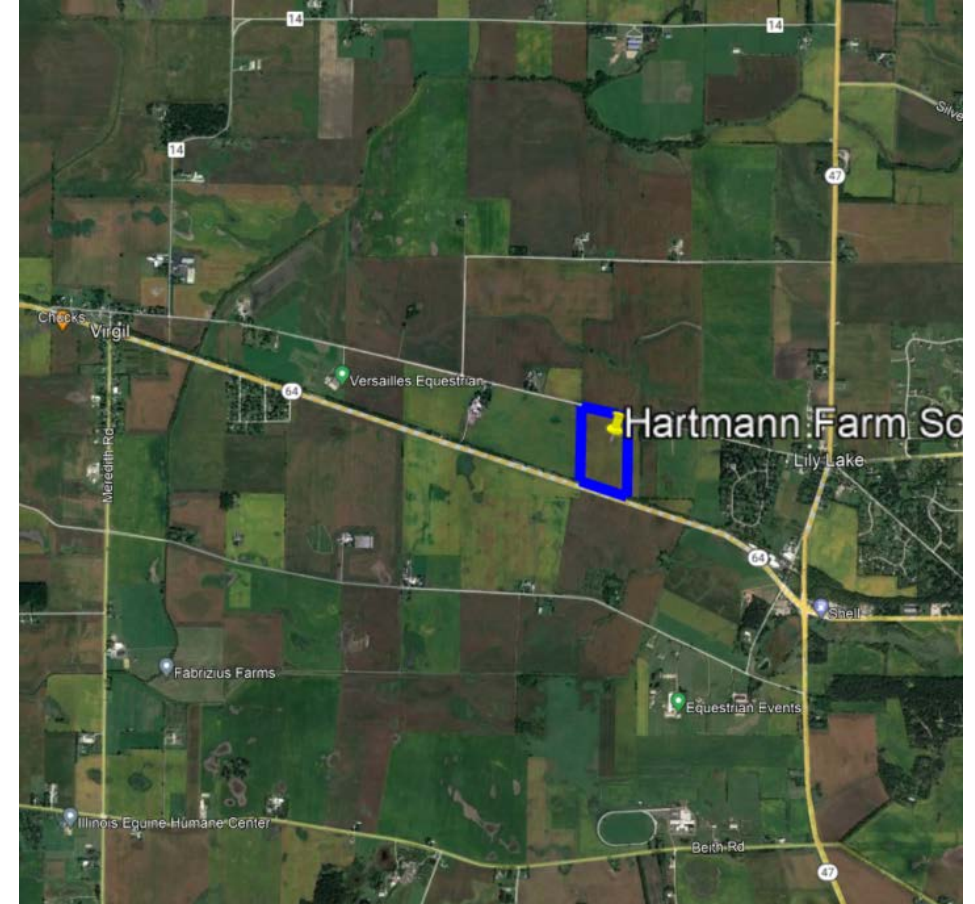
# Hartmann Farm Solar Project

Kane County Zoning Board of Appeals

October 10<sup>th</sup>, 2023

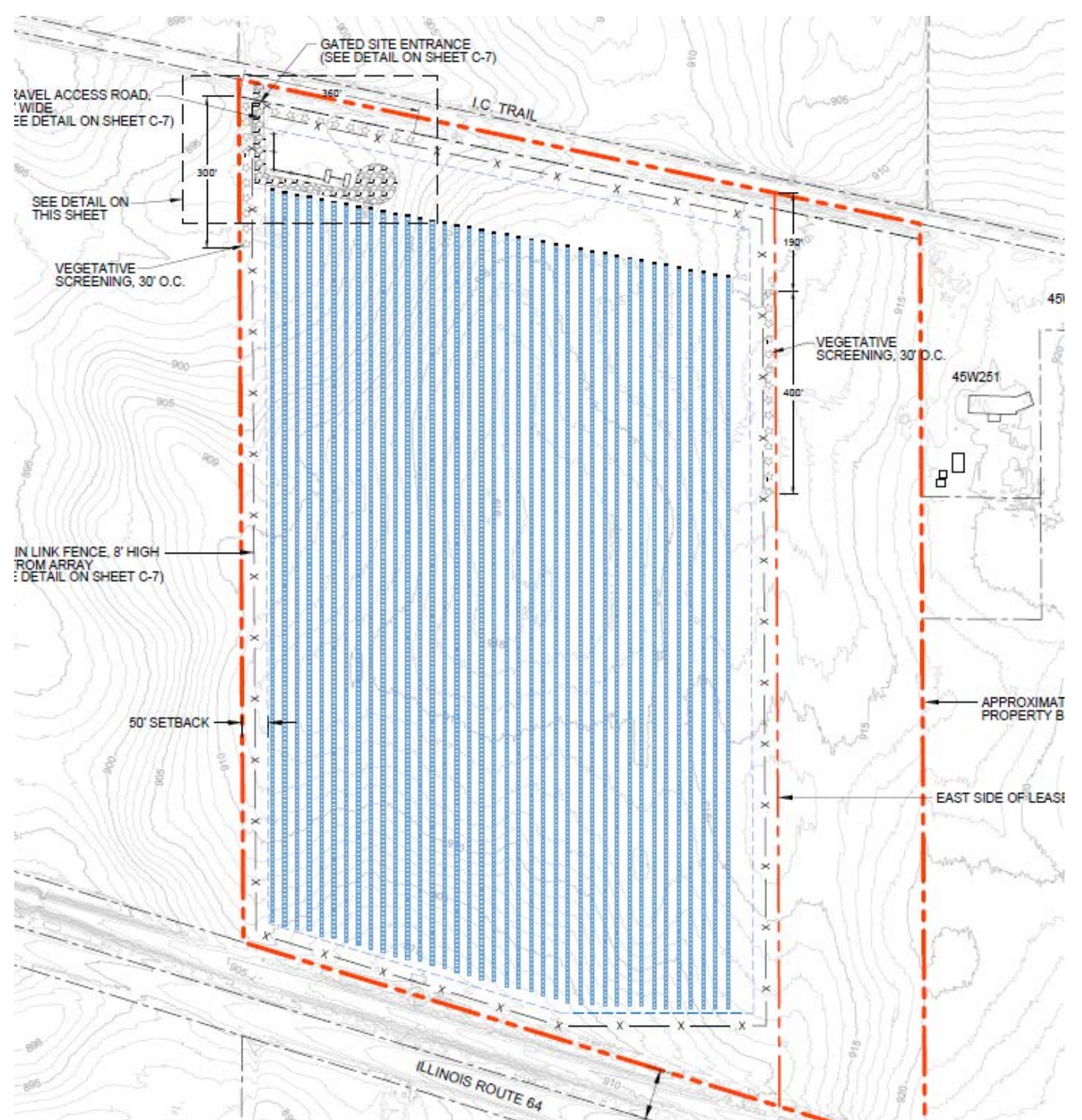
# Hartmann Farm Solar - Overview

- 5 MWac community solar project
- ~45W251 IC Trail, Maple Park (development address)
- ~40-acre project area, with ~35 acres of solar array (panels)
- Landowner - Dale and Jennifer Hartmann (father lives just to the west)
- Ideal Location:
  - Relatively flat site
  - Isolated
  - Proximity to existing ComEd three-phase lines along IC Trail and Route 47



# Site Plan and Layout

- SAT racking (rows aligned N-S)
- Min 50' setbacks from all lot lines and 100' from IC Trail
- Access from IC Trail
- Point of Interconnect at access entrance along IC Trail
- Screening along NW corner and east side (discussed further below)
- Land planted with pollinator-friendly native flora mix



# Environmental

- No wetlands exist onsite
- No critical habitat for any sensitive species
- No historical resources nearby

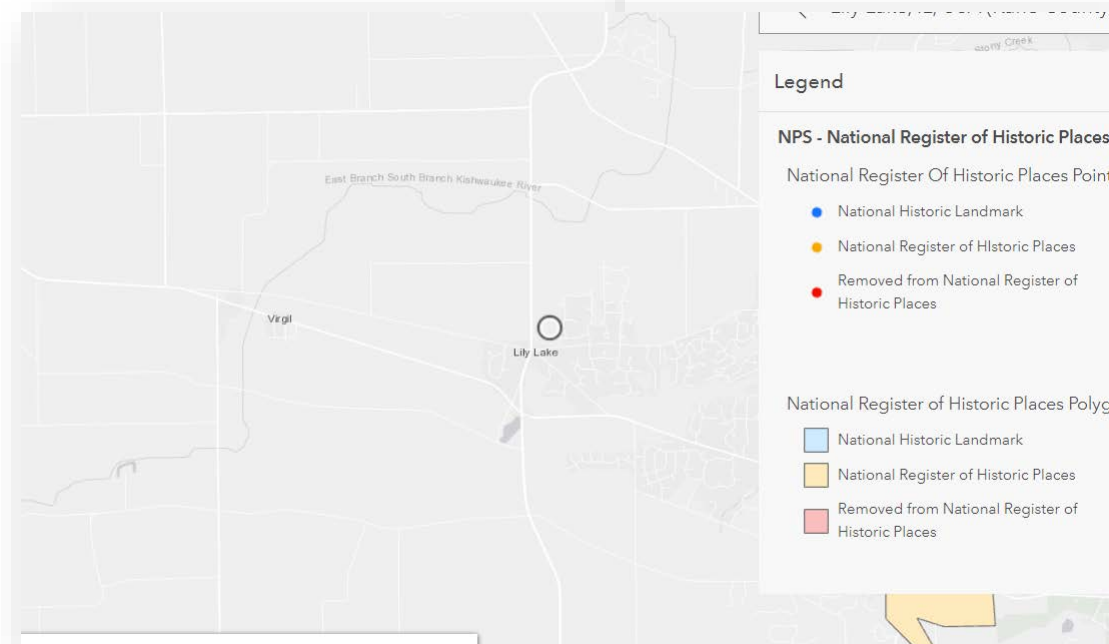
The study area consists of an agricultural field planted with corn (*Zea mays*). No areas within the study area met the three criteria required to be considered a wetland (i.e. hydrology, hydric soils, and hydrophytic vegetation). The site's topography does not allow for frequent flooding or ponding.

Andy Melka  
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330 W Goethe St  
Chicago, IL 60610 1803

**RE: Hartmann Farm Solar**  
**Project Number(s): 2317401**  
**County: Kane**

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 and 1090 is terminated.



# 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>

# Village of Lily Lake

- The Village of Lily Lake provided comments to the County
- In concert with the Village, developed the following plan:
  - Coordinate with FPDKC on an informational sign and potentially seating area along Great Western Trail (shown in light blue)
  - Include bat and bird boxes onsite (with feedback from Forest Preserve District)
  - Continue to pursue opportunities for co-use of solar and agriculture (sheep grazing, mowing for hay, honey production)
  - Add screening along IC Trail



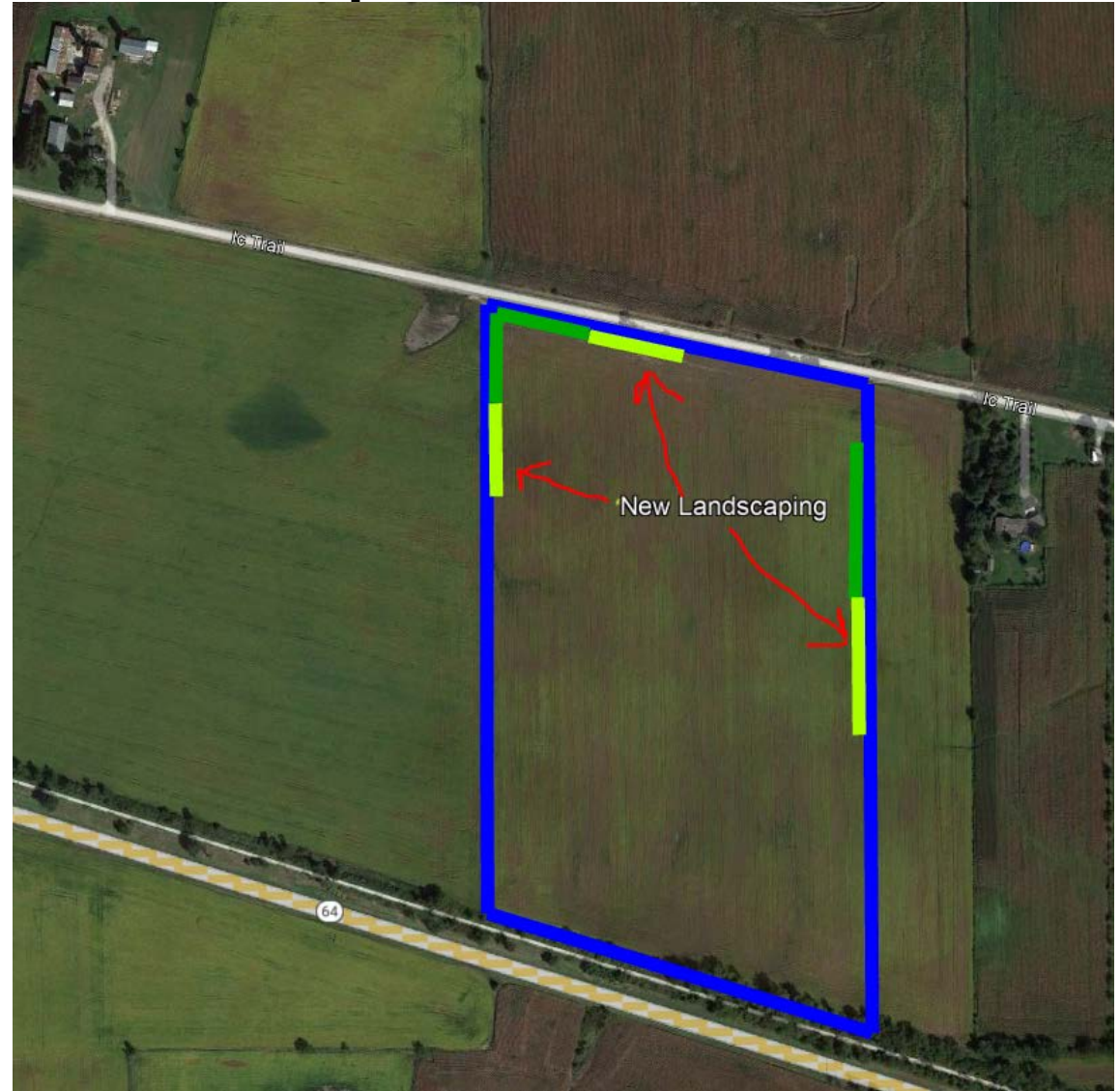
# Vegetative Screening - existing plan

- Two neighbors live nearby (Miller and Marquardt households)
- Existing plan to screen NW corner (facing Millers) and along East side (facing Marquardt)
- Native evergreens (white spruce, white pine, etc)



# Vegetative Screening - New Proposal

- Double the density (15' on center spacing)
- Doubling the length of screening
- If neighbors desire, plant up to three additional trees on their property





# Decommissioning Plan & Financial Security

- Full removal of equipment, unless landowner requests otherwise
- Initial Cost Estimate: net cash flow of \$383,600
- Includes salvage value of components and very conservative resale price for solar panels (only 5% of new panel cost)
- Cost Estimate re-evaluated every five years starting in Year 10

- Schedule:

- Receive Kane Co SUP this summer
- Apply for IPA awards immediately
- If secure IPA contract, construct as soon as this fall



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**HORIZON**  
SOLAR POWER