

KANE COUNTY  
ZONING BOARD OF APPEALS MEETING  
JANUARY 3, 2024

**TMP-23-1147 — PETITION 4616  
(ALEXANDER/JOHNSON, KANESOLAR2, LLC)**

Gala Argent & James Light  
47W831 1/2 Route 38  
Maple Park, IL 60151

## I. PROBLEMS WITH THE PETITION—SCREENING

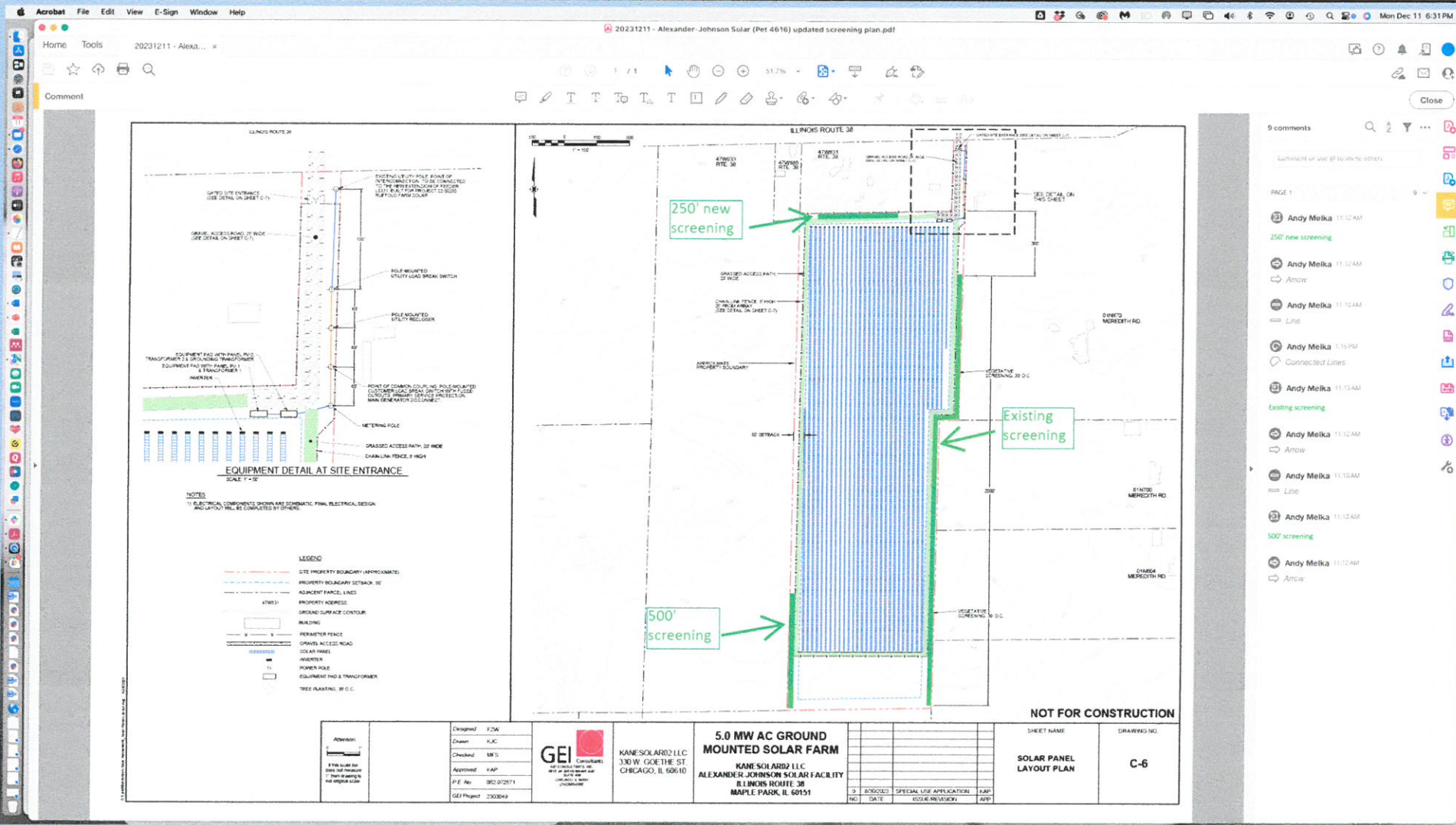
**“A vegetative screen SHALL be provided for ANY PART OF the Commercial Solar Energy Facility that is visible to Non-participating Residence(s)... [it] SHALL include a continuous line of native evergreen foliage...” (Kane Co. Code §25.5.4.9.P.1)**

Further, Kane Co. Ordinance (§25.3.1.B) states **“shall” is “mandatory and not directory.”**

### **HOW HAVE PETITIONERS ADDRESSED THIS IN THEIR APPLICATION?**

**“The project will have no offsite impacts and will only be marginally visible from any neighbors.”**  
(Petition 4616, Findings of Fact #8)

**“Setting: The site is ideal for a solar project because it is relatively flat and is naturally screened from view on the north by existing vegetation.”**  
(Application for Special Use Permit narrative. p. 4 )



9 comments

Comment or use @ to reply to others.

PAGE 1

9

Andy Melka 11:12 AM  
250' new screening  
Arrow

Andy Melka 11:12 AM  
Arrow

Andy Melka 11:15 AM  
Line

Andy Melka 1:15 PM  
Connected Lines

Andy Melka 11:13 AM  
Existing screening

Andy Melka 11:12 AM  
Arrow

Andy Melka 11:10 AM  
Line

Andy Melka 11:13 AM  
500' screening

Andy Melka 11:12 AM  
Arrow

Fig. 1. Dec. 11 Horizon Solar project map only now shows screening to the north of the project.

- EnGenius free ezWiFi Planner
- Indoor Wireless USB Adapters
- Antenna
- Leaky Feeder Cable
- Cables, Pigtailed, Adapters & Connectors
- Wireless Accessories
- SMS Controllers
- Technical Discussion
- Link Budget Tool
- Surface Elevation Tool**
- 3G/4G/5G Mobile Data**
- Introduction
- Mobile Modem/Routers
- IoT - Gateways
- Indoor Antenna
- Outdoor Antenna
- Poynting Marine & Coastal Antennas
- SIM Services
- Teltonika Remote Management System
- SMS Controllers
- Surface Elevation Tool**
- Sundries & Accessories
- Industrial Trackers
- LoRa and Helium Antenna
- Surge Protection
- Power Supplies / Adapters
- Solutions
- Brands
- Podcast: A Word from the Wise
- Support

## Surface Elevation Tool

The Surface Elevation Tool can be used to analyse the surface elevation profile from one point to another to determine **line-of-sight**, and to work out the feasibility of a wireless bridging link.

(Note: This application's data—provided by Google—represents a modest approximation of terrestrial elevation but generally does not factor in circumstantial obstructive details (such as buildings and trees) so this should be factored in when considering the profile.)

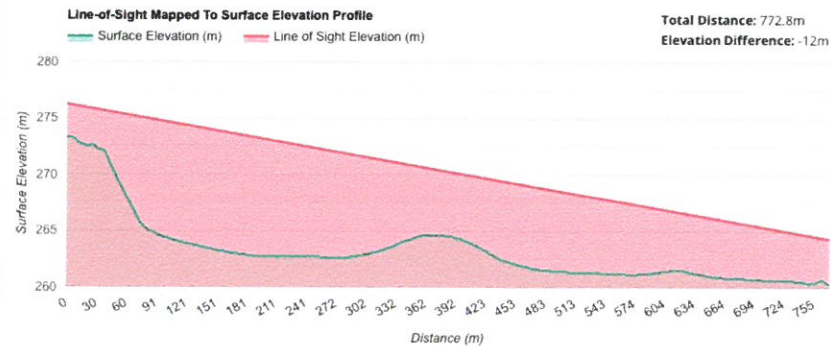


Fig. 4. Line-of-Sight analysis of our property to the south end of the proposed solar project.



Fig. 3. View south from outside the house, with proposed solar farm in red.



Fig. 2. View south from inside the house, with proposed solar farm in red.

Closed

47W831 IL ROUTE 38 MAPLE PARK IL 60151

4 Beds · 3291 SF · 5.3 Acres | \$469,227 Est Value · Single Family Residential

YOU'VE FOUND THE ONE ~ stunning farmhouse on a five acre parcel. Gorgeous original features throughout including leaded glass windows, hardwood floors with inlay detail, pocket doors, and thick craftsman door/window trim. Foyer showcases a beautiful solid wood staircase. Sitting room accented by a cozy vintage fireplace. Living room leads to the office which features built-in shelving. Bright and sunny family room has plush carpeting and also features built-in shelving. Spacious eat-in kitchen with abundant cabinetry. Addition to the home features the sun room (currently used as a formal dining room), the laundry room, and mud room which leads to the work room, entering to the attached two-car garage. An updated half bath with vessel sink completes the main level. Master suite features a private master bath with double sink vanity. Bedroom 2 has an attached sitting room that could function as a nursery, play room, exercise room, or whatever suits your needs! Completing the second story are the 3rd and 4th bedrooms, and a full hall bath. Sprawling 5 acre lot features a brick paver patio, a storage building, barn, and a grain silo. Picturesque views of the surrounding farmland scenery. Great private location, with a vineyard beside the home, and a 40 acre field behind! Across the street from the Acquaviva Winery! Highly rated Kaneland schools, and Kaneland High School is visible from the backyard! Less than a 10 minute drive to Elburn, with shopping, dining, and the Metra. This home truly has it all... WELCOME HOME!!

### Directions

Instructions: Call Showingtime at 800-746-9464

Directions: Randall Rd to Route 38 West to Home

Listing Details

MLS #11084768

Sold Info

Lot

*"PICTURESQUE VIEWS OF THE SURROUNDING FARMLAND SCENERY.  
GREAT PRIVATE LOCATION, WITH A VINEYARD BESIDE THE HOME,  
AND A 40 ACRE FIELD BEHIND!"*

HIGHLY ERODIBLE LAND (HEL)

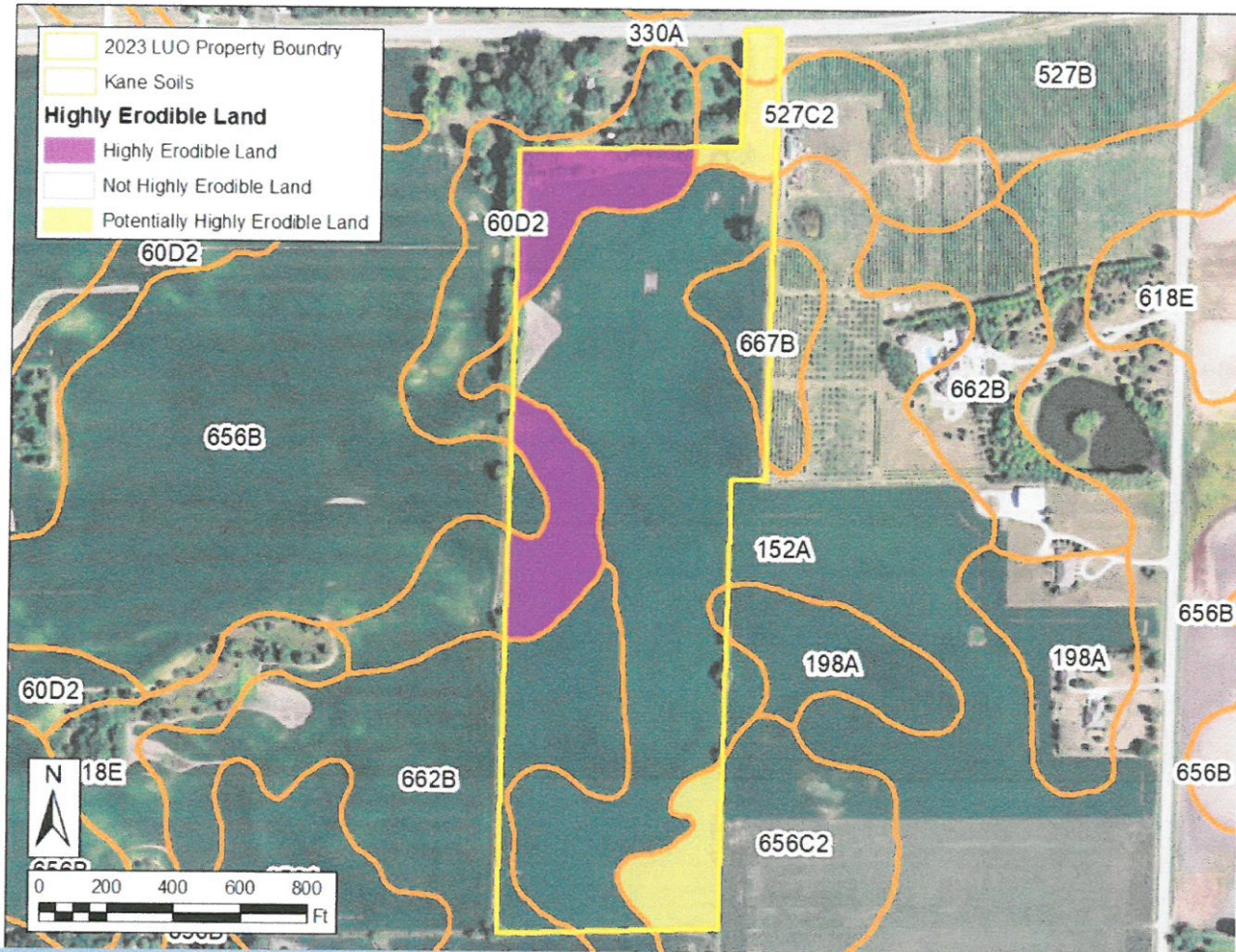


Fig. 5. Land Use Opinion page 14. "Highly erodible" soils.