



# Alexander Farm Solar Project

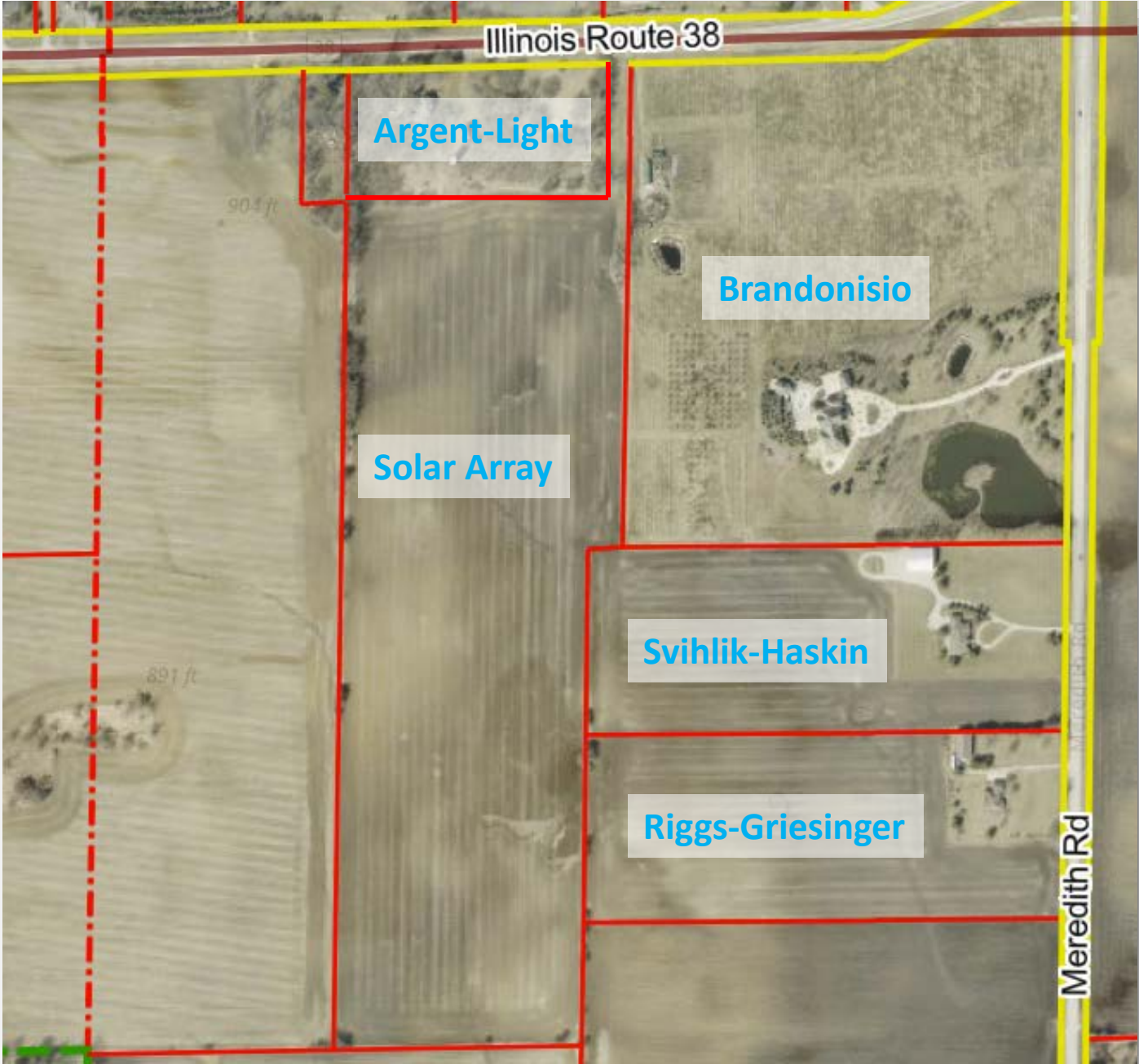
Kane County Zoning Board of Appeals

November 14<sup>th</sup>, 2023

# Agenda

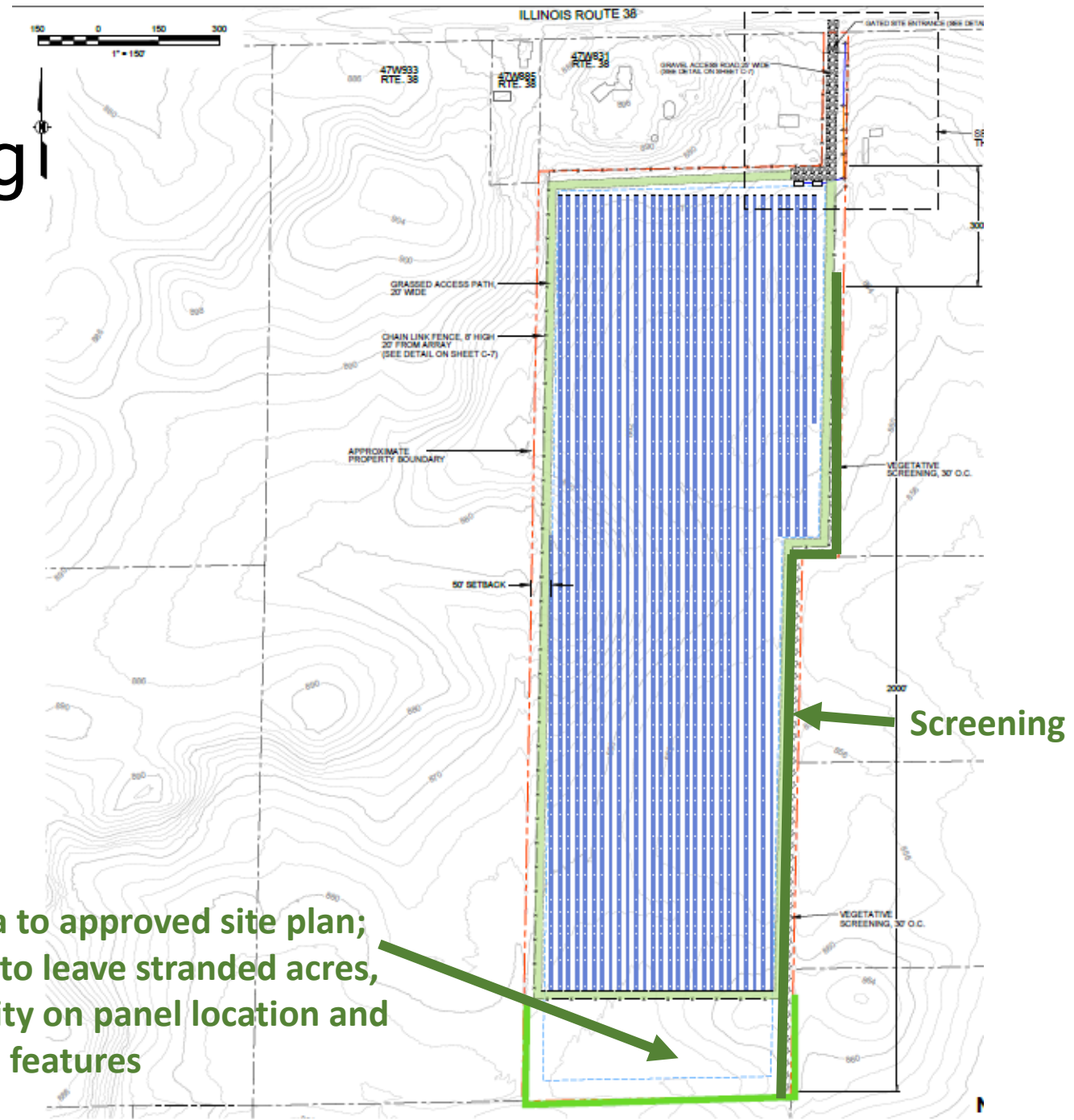
1. Project Refresher
2. Meredith Rd Neighbors Claims
3. Argent-Light Claims
4. Solar Panels and Grapevines

# Area Map

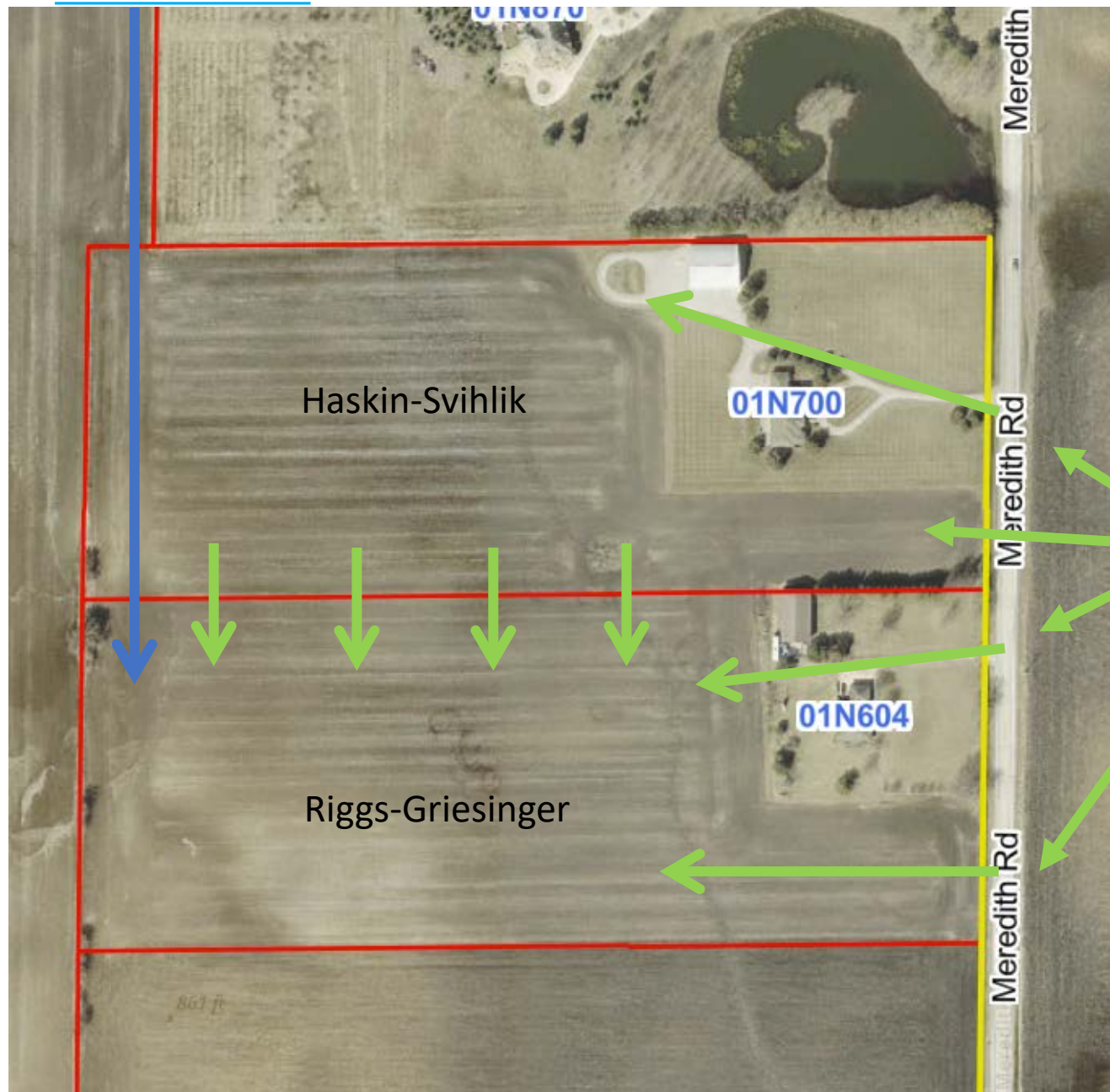


# Layout and Landscaping

- Min 50' setbacks from all lot lines and
- Access from Route 38 (IDOT has already approved entrance here)
- Point of Interconnect at access entrance along Route 38
- Land planted with pollinator-friendly native flora mix
- Trees planted along east side to help screen project from view



Claimed Access



Alternate Access



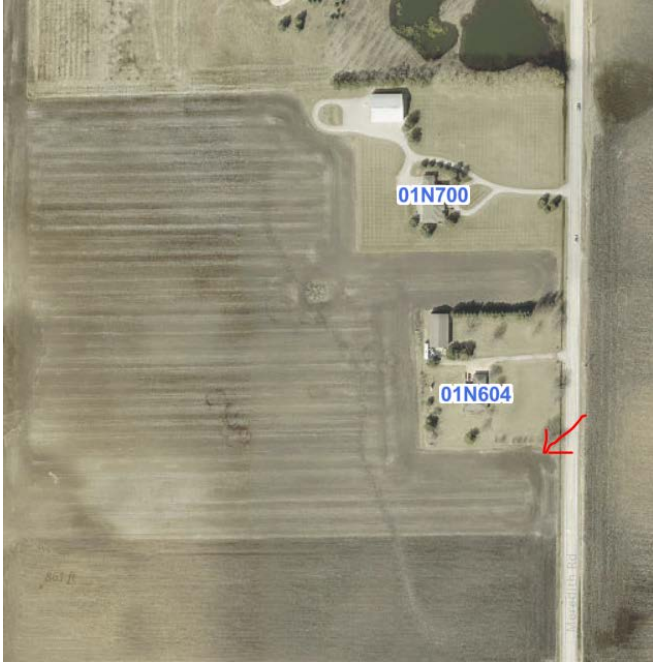
# Haskin-Svihlik Access



# Haskin-Svihlik Access



# Riggs-Griesinger Access





# Argent

- Access to the south end of her property already exists through Argent's own property.
- Argent claims to need access because some time in the future they want to put up a horse barn; this should be done through Argent's own property.
- Never been any established access through the Alexander-Johnson property, as Argent now claims.
- When the Alexander-Johnsons subdivided, the intent for the residential parcel that Argent now owns was to be for residential use, not agriculture.
- Alexander-Johnsons intentionally did not provide an easement when subdividing in 2018.
- Since 2018 (nor any time prior) there clearly has not been continuous use.

2022



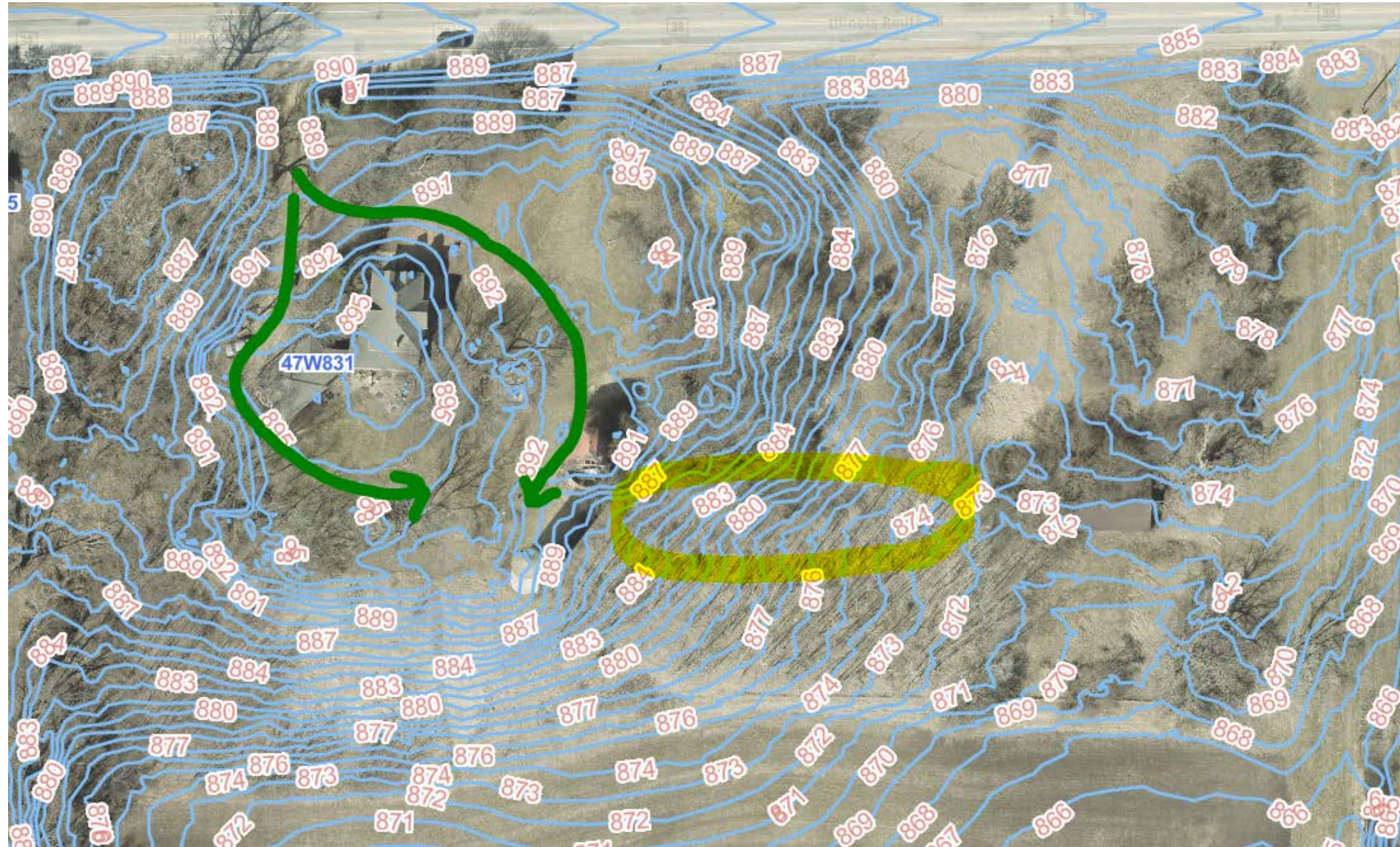
# Argent, cont.

- Argent's Nov 2<sup>nd</sup>, 2023, email demands:
  - She calls her residential property "agricultural" and thus requires access for ag equipment. The lot is residential (Assessor Class 0040 - Residential Improved Lot).
  - She claims she cannot drive on "unimproved prairie-meadow land" and demands "90% compaction with a sheepsfoot roller", plus a "great deal of road base put down and compacted". None of that has ever existed.
  - She demands that, in order to properly maintain her woods and fields, and construct the buildings she wants to construct, she needs the "full, wide easement to the access road for the type of equipment we need to get in and out." That type of equipment has never been used on this property.
  - She demands the right to use Alexander-Johnson land for "getting hay and veterinarians to livestock". Note, this is easily achievable from Argent's existing driveway.
  - She claims she cannot "have a dead horse body removed" without using the Alexander-Johnson land to remove the dead horse.
  - She claims she cannot "have a well drilled if need be" without using the Alexander-Johnson land to drill the well.
  - She claims she cannot build access around her house, because of grade issues and "there might need to be a drainage study". That is not a reason to encumber the Alexander-Johnson's land.
- Argent's claims are not reasonable. Argent's attempted land grab does not deserve your attention.

# Argent, cont.



# Argent, cont. - Topography



# Grapes and Solar

- The only claimed heat effect from large solar arrays is in desert areas without vegetative ground cover.
- These claims allege that temperatures nearby might temporarily be raised a degree or two *in areas without vegetative ground cover or landscape screening*.
- The expert stated that “indeed evapotranspiration from plants would have reduced the heating effect.” (V. Fthenakis, via email, 9/14/23).
- Further, evergreen tree screening forms a thermal barrier that would reduce off-site impacts even more.

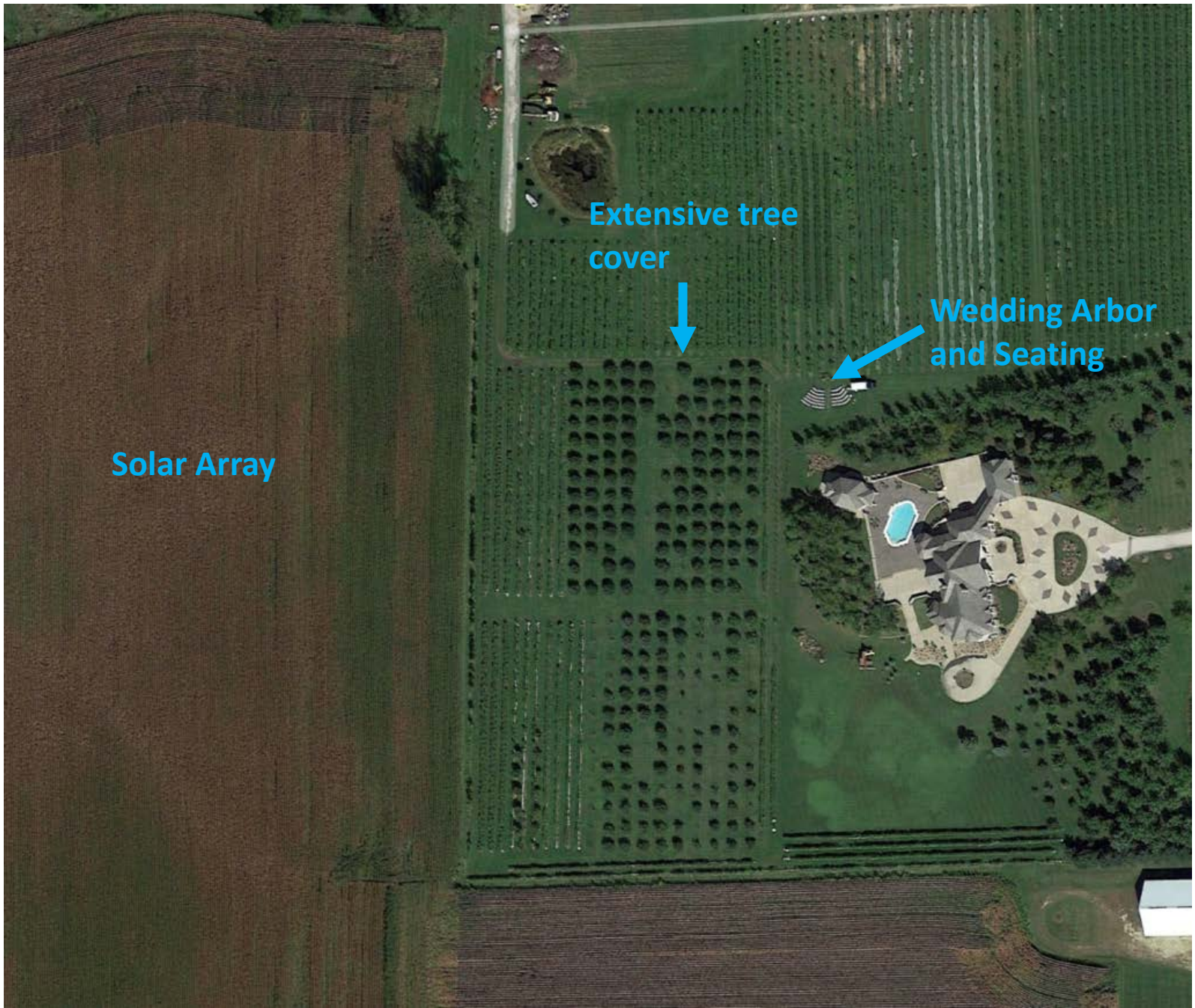
# Grapes and Solar, cont.

- Mike Reinke, MSU Extension Viticulture Specialist, stated:
  - “If, and that a big if, anything were to influence the temperature of an area by 1-2 degrees the impact on bud break timing would likely be extremely minor.”
  - Soil temperature, not air temp, is the primary factor in bud break
  - “If I were to add 2 degrees to the high temperature to half the days in the couple weeks leading up to 15 April, the total accumulation would be an additional 7 GDD50. Therefore, IF the temperature influence were of that magnitude, the result would be a potential of one day in how much the grape bud break would be sped up. That is rather minor when you can see soil temperature influence bud break by a week or more from year to year.”
  - “I cannot see it mattering... 1-2 degrees, C or F, will be lost in the noise of normal temperature variation day-to-day or year-to-year”
  - “A tree buffer would absolutely reduce any temp effect”

# Brandonisio and Acquaviva Weddings

- Concerned about visibility from southern property and impact on their wedding venue
- Their extensive marketing and advertising, showing the views of the southern area for weddings, illustrates the extent of Brandonisio's existing screening (cannot see the proposed solar area)
- No visibility at all of neighbor's property (see their Google Earth marketing images below)





Solar Array

Extensive tree cover



Wedding Arbor and Seating



Acquaviva Winery, Illinois 38, Maple F 🔍 ✕

← Acquaviva Winery

 American Marketing & Publishing

Oct 2016



Google



Acquaviva Winery, Illinois 38, Maple F



Acquaviva Winery



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Acquaviva Winery



 American Marketing & Publishing

Oct 2016



Google



# Conclusion

- The access claims are meritless.
- These access claims are not material to the SUP approval of this project.
- There will be no impact to grapevines.
- The project meets all the Findings of Fact and should be referred with a positive recommendation for approval to the County Board.