



**Public Hearing, Kane County**  
**TPE IL KN415, LLC**  
**February 06, 2024**

# TPE IL KN415 Community Solar Project

System Size (AC):	5 MW
Address:	38W653 Huntley Road
Panel Setbacks:	Huntley Rd: 50 ft + 42 ft or future road expansion. Property Line: 50 ft
Solar Panel Area:	29.45 acres of 44.45-acre parcel
Access:	NE corner of parcel to maximize driver visibility on Huntley Rd.
Buffers:	Vegetative Screening & Privacy Fencing on N & E sides of the project area
Interconnection Status:	Interconnection Application w/ ComEd submitted in July; studies in process
Interconnection:	Poles shown in NE corner of parcel; ComEd study calls for 150' of new wires.

# Carpentersville Communication

1

Jul 21, 2023 - Phone call w/ Tim Brinkman, Carpentersville Assistant Community Development Director – [No concerns identified at this time](#)

2

Dec 6, 2023 – Letter from HR Green advising Carpentersville of technical matters: Huntley Rd Widening, Bike Path, Utility Location, Stormwater, Drain Tile, Plantings, & Vegetative Screening – [All addressed through the Kane County Process](#)

3

Dec 12, 2023 – Letter from Ben Mason, Community Development Director, noting recent discussions on annexation & residential development on parcels to the east and requesting a Glare Study, Privacy Fencing, & Evergreen Landscape Buffer. – [Issues addressed except Glare Study due to site-specific “observation points”](#)

4

Undated Letter to Comm’r Surges received Jan 22, 2024 – Letter from Village President Skillman requesting he “intervene to stop” the project, in part because a residential “developer imminently plans to construct hundreds” of homes – [this plan to “imminently construct” was described as a “discussion” in the Dec 12 letter; the parcels identified in the letter are on land non-contiguous with Carpentersville and appear to not presently be annexed to the Village.](#)

5

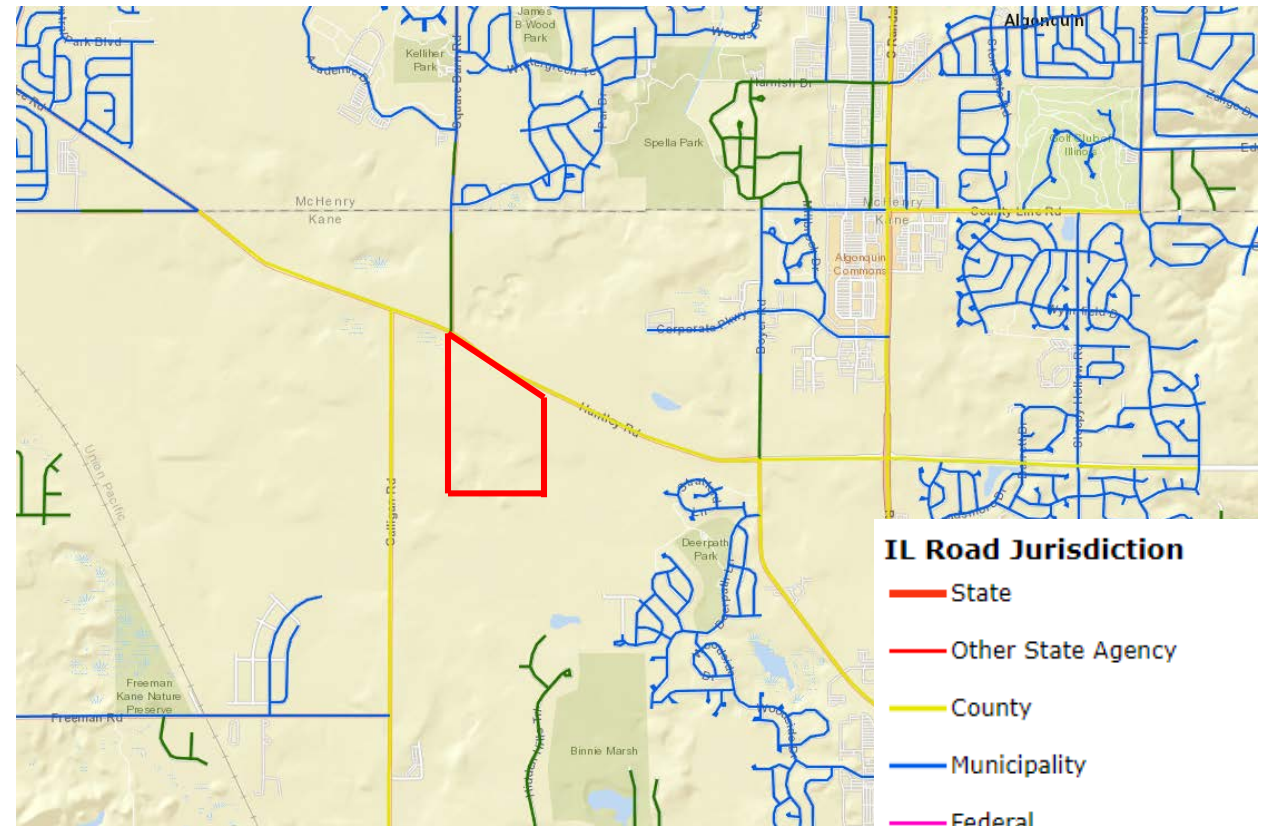
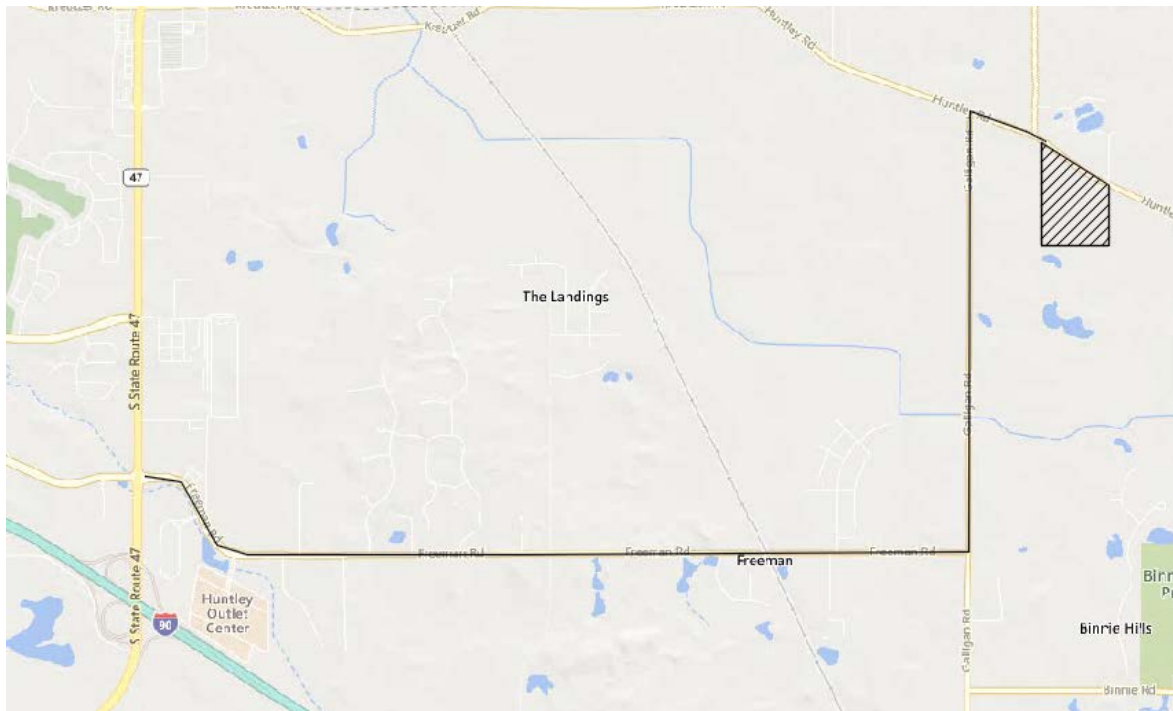
Jan 26, 2024 – Letter from Ben Mason, Community Development Director, documenting new Carpentersville ordinances affecting projects within 3000 feet of the Village and requiring studies including: Phase 1 Environmental Audit, Topographic Study (hydrology), Drain Tile, Traffic, and a \$50,000 bond for use of Village Roads – [these are studies we regularly perform.](#)

# New Carpentersville Ordinance Studies

- 1** Phase 1 Environmental Audit: Ph1 ESA will be completed.
- 2** Drain Tile: Huddleston McBride will perform this study.
- 3** Topographic/Hydrology Study: This is standard process.
- 4** Traffic Study: Carpentersville Roads will not be used.
- 5** Road Use Bond: The Project will bond per the security requirements of the affected road authorities.



# KN415 Transportation & Access



- IL Road Jurisdiction**
- State
  - Other State Agency
  - County
  - Municipality
  - Federal
  - Adjacent County
  - Private
  - Adjacent Township
  - Township