



November 11, 2024

Mark VanKerkhoff, Director  
Kane County Development Department

Members of the Kane County Zoning Board of Appeals

719 South Batavia Avenue  
Geneva, IL 60134

**Re: Special Use Permit Application – Dundee Renewables, LLC – Petition No. 4645**

Dear Mr. VanKerkhoff and Members of the Kane County Zoning Board of Appeals,

Dundee Renewables, LLC filed Petition No. 4645 seeking a special use permit for a commercial solar energy facility in Kane County's F-zoning district.

Dundee Renewables recently obtained a copy of correspondence from the Village of Algonquin to Kane County, objecting to the petition for special use permit. In its objection, the Village of Algonquin acknowledged that state siting law, 55 ILCS 5/5-12020, provides jurisdiction to Kane County over the proposed petition and does not permit the County to consider items that are not set forth in the state siting law, including those matters referenced by the Village of Algonquin in its objection letter.

In its objection letter, the Village of Algonquin requests that if the solar energy project is approved, certain conditions be imposed by Kane County. Although some of Algonquin's proposed conditions are not appropriate for the solar energy project, Dundee Renewables is able to accommodate several of the requested conditions that directly relate to the petition for a solar energy project, including preserving frontage on Boyer Road for any future expansion of the Boyer Road right-of-way.

Accordingly, in response to the Village of Algonquin's proposed conditions, Dundee Renewables provides the following:

*Algonquin condition request (1a): Extend the right-of-way forty feet (40') from the existing centerline of Boyer Road to accommodate the Boyer Road reconstruction.*

***Dundee Renewables Proposed Condition: Applicant's final site design shall accommodate a future expansion of the Boyer Road right-of-way of 40 feet from the current centerline of Boyer Road.***



*Algonquin condition request (1b): Install an eight-foot (8') wide multi-use asphalt path per the Village of Algonquin standards within the right-of-way along the frontage of the Commercial Solar Facility or provide the Village of Algonquin the appropriate compensation covering the cost of the improvement.*

***Dundee Renewables: No proposed condition as the solar project does not require an asphalt path and there is currently no path along Boyer Road north or south of the subject property. The expanded Boyer Road right-of-way condition will allow Algonquin to install an asphalt path in the future.***

*Algonquin condition request (1c): Install a sixteen-inch (16") ductile iron water main within the Boyer Road right-of-way along the frontage of the Commercial Solar Energy Facility or provide the Village of Algonquin the appropriate compensation covering the cost of the improvement.*

***Dundee Renewables: No proposed condition as the solar project does not require water service or a water main extension. The expanded Boyer Road right-of-way condition will allow Algonquin to install a water main in the future.***

*Algonquin condition request (1d): Provide the appropriate easements on the Subject Property for maintenance if the multiuse path and utilities cannot be constructed in the new Boyer Road right-of-way.*

***Dundee Renewables: No proposed condition as the expanded Boyer Road right-of-way condition preserves the area to accommodate a future path and water main.***

*Algonquin condition request (2): All existing and new utilities along Boyer Road and on the Subject Property shall be buried. This is a requirement of the Algonquin Village Code.*

***Dundee Renewables Proposed Condition: All new interconnection facilities to be installed and owned by the Applicant as part of the solar project shall be buried underground. This condition shall not apply to existing or new utilities installed or to be installed by any public utility including ComEd.***

*Algonquin condition request (3): The driveway apron shall be constructed of concrete or asphalt from the edge of the pavement to the right- of-way and shall accommodate the constructed or future multi-use path. This is a requirement of the Algonquin Village Code.*

***Dundee Renewables Proposed Condition: The solar project driveway from the edge of the pavement to the right-of-way shall be constructed of concrete or asphalt.***

*Algonquin condition request (4): All planned and future buildings on the Subject Property shall have a one-hundred percent (100%) masonry exterior façade and shall be no more than fifteen feet (15') in height. All roof-mounted mechanical equipment shall be screened by a masonry parapet wall and not visible from adjacent properties. This is a requirement of the Algonquin Village Code.*



***Dundee Renewables: No proposed condition as the solar project does not include any buildings and therefore this request is not applicable.***

*Algonquin condition request (5): The thirty-foot (30') wide vegetative screen referenced on Sheet C601, as prepared by Stantec, and last revised September 19, 2024, shall be installed 100% around the perimeter property, except where prohibited in wetland areas. Special attention shall be paid to the installation along the east and south sides of the property which are visible from public roadways. Also note that the Village of Algonquin has been named Tree City for the 28th consecutive year and the Algonquin Village code requires at a minimum the replacement of the total DBH (diameter at breast height) of all trees removed.*

***Dundee Renewables Proposed Condition: The Applicant shall install vegetative screening as shown in the vegetative screening plan in the application and shall also install vegetative screening along the south lot line of the subject property.***

*Algonquin condition request (6): Native landscaping including pollinator planting shall be provided for all landscaped areas within the site. This is a requirement of the Algonquin Village Code.*

***Dundee Renewables Proposed Condition: Native landscaping including pollinator planting shall be provided for all landscaped areas within the fenced area of the site.***

A copy Dundee Renewables' proposed conditions is attached hereto.

Dundee Renewables looks forward to presenting its petition to the Zoning Board of Appeals and will be available to answer any questions at that time

Sincerely,

A handwritten signature in black ink that reads "M R W" with a horizontal line extending from the end of the "W".

Matthew R Walsh, VP of Business Development

cc: Debby Sosine, Village of Algonquin President ([debbyzosine@algonquin.org](mailto:debbyzosine@algonquin.org))



DUNDEE RENEWABLES LLC  
SPECIAL USE PERMIT PETITION NO. 4645

PROPOSED CONDITIONS:

- 1. Applicant's final site design shall accommodate a future expansion of the Boyer Road right-of-way of 40 feet from the current centerline of Boyer Road.**
- 2. All new interconnection facilities to be installed and owned by the Applicant as part of the solar project shall be buried underground. This condition shall not apply to existing or new utilities installed or to be installed by any public utility including ComEd.**
- 3. The solar project driveway from the edge of the pavement to the right-of-way shall be constructed of concrete or asphalt.**
- 4. The Applicant shall install vegetative screening as shown in the vegetative screening plan in the application and shall also install vegetative screening along the south lot line of the subject property.**
- 5. Native landscaping including pollinator planting shall be provided for all landscaped areas within the fenced area of the site.**