



# Village of Algonquin

## COMMUNITY DEVELOPMENT DEPARTMENT

(847) 658-2700 | [www.algonquin.org](http://www.algonquin.org)  
2200 Harnish Drive, Algonquin, IL

October 30, 2023

Kane County Board of Trustees  
Kane County Government Center  
719 South Batavia Avenue, Building A  
Geneva, IL 60134

Kane County Board Members

The Village of Algonquin has reviewed Petition No. 4645, a request for a Special Use Permit for a Commercial Solar Facility in the F-District. The Subject Property is in the Village of Algonquin's Planning Boundary and is only located 560' feet from the Village's existing boundary. After review of the Petition, the Village of Algonquin requests that the Kane County Zoning Board of Appeals not recommend approval of the Special Use Permit request and that the Kane County Board NOT approve the Special Use Permit request.

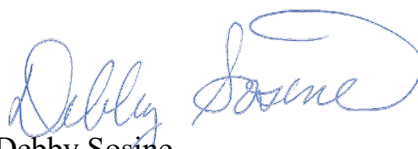
This request does not meet the standards for a Commercial Solar Energy Facility per the Village of Algonquin's Zoning Code (Exhibit A) and this request does not comply with the Village of Algonquin's adopted Future Land Use Plan (Exhibits B, C) and the *Algonquin Business Park Master Plan* (Exhibit D). The approval of this Special Use Permit will negatively impact the Village of Algonquin's quickly developing Corporate Campus and approval by the Kane County Board will be contradictory to the *Economic Development Strategic Plan* which was recently approved by the Kane County Board via Resolution 24-412 on October 16, 2024. Furthermore, the Village of Algonquin, Kane County, and nearby property owners have invested millions of dollars in infrastructure in anticipation of this property and the other nearby properties developing in accordance to the Village of Algonquin's adopted plans.

Nevertheless, the Village of Algonquin does understand that recent state legislation gives counties little authority when it comes to establishing zoning standards for Commercial Solar Energy Facilities. Should the Kane County Board have no other option but to approve this Special Use Permit, the Village of Algonquin requests that the Special Use Permit be conditioned to require the developer to modify their plans as follows:

1. The Village of Algonquin is in the process of engineering the reconstruction of Boyer Road in partnership with Dundee Township. The Developer of the Commercial Solar Energy Facility shall:
  - a. Extend the right-of-way forty feet (40') from the existing centerline of Boyer Road to accommodate the Boyer Road reconstruction.
  - b. 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.
  - c. 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.
  - d. 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.

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.
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.
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.
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 28<sup>th</sup> 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.
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.

In closing, the Village of Algonquin is a strong proponent of solar energy and promotes the use of rooftops for solar energy generation. This is an imprudent green field development that will stall Corporate Campus development along Boyer Road for the next twenty years.

  
Debby Sosine  
President of the Village of Algonquin, Illinois

Attached:

- Exhibit A – Chapter 21.12.H.3 – Special Use Permit Standards for a Commercial Solar Energy Facility
- Exhibit B – Village of Algonquin Future Land Use Plan
- Exhibit C – Village of Algonquin Future Land Use Plan – Corporate Campus Subarea Plan
- Exhibit D – Algonquin Business Park Master Plan – Concept Plan

Cc:

- Village Manager Tim Schloneger
- Community Development Director Patrick M Knapp
- Public Works Director Nadim Badran
- Village Engineer Clifton Ganek

- ii. In commercial or industrial districts, the equipment cabinet or structure shall be no greater than 6 feet in height or 64 square feet in gross floor area. The structure or cabinet shall be screened by an evergreen hedge with an ultimate height of 8 feet and a planted height of at least 36 inches. In all other instances, structures or cabinets shall be screened from view of all residential properties, that abut or are directly across the street from the structure or cabinet by a solid fence, 6 feet in height or an evergreen hedge with an ultimate height of 8 feet and a planted height of at least 36 inches.

III. Antennas Located on Towers:

- i. The related unmanned equipment structure shall not contain more than 300 square feet of gross floor area nor be more than 15 feet in height, and shall be located in accordance with the minimum yard requirements of the zoning district in which located.

Removal of Abandoned Antennas and Towers. Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower shall remove the same within 90 days of receipt of notice from the Village notifying the owner of such abandonment. Failure to remove an abandoned antenna or tower within said 90 days shall be grounds to remove the tower or antenna at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

**3. Commercial Solar Energy Facility, in the I-2 District.**

- a. Purpose and Intent: To provide specific regulations for the placement, construction, and modification of Commercial Solar Energy Facilities.
- b. Applicability: Any device or assembly of devices that is ground installed and uses solar energy from the sun for generating electricity for the primary purpose of wholesale or retail sale and not primarily for consumption on the property on which the device or devices reside.
- c. Site Requirements: the following standards for site development shall apply in addition to the requirements set forth in Chapters 21, 22, 26, and 30.
  - I. Solar panels, structures, and electrical equipment shall be erected no less than two hundred (200) feet from any lot line.
  - II. All utilities servicing the site shall be buried under the ground.
  - III. Solar panels shall have a surface that minimizes glare and shall not create glare on surrounding buildings.

- IV. To prevent erosion, manage run-off, and provide ecological benefit, the area under and between the solar panels shall include plant species approved by the Public Works Director or their designee.
  - V. The perimeter of the facility shall include a landscape screening buffer that is at least twenty feet (20') wide and consists of a berm, shrubs, and evergreen trees that are at least as tall as the solar panels.
  - VI. Buildings shall include a masonry exterior façade and shall be no more than fifteen feet (15') in height. All roof-mounted mechanical equipment shall be screened by a parapet wall.
  - VII. The Commercial Solar Facility shall meet all applicable building codes.
- d. Safety
- I. Prior to construction, the operator shall prepare an emergency management plan acceptable to the Village and the local fire district. The operator shall be responsible for the training of emergency personnel, as needed.
  - II. A sign shall be posted providing the name of the operator and a phone number to be used in case of an on-site emergency.
  - III. Access shall be granted, provided appropriate advance notice, for periodic inspections of the site by the Village and the local fire district.
  - IV. Damaged solar panels shall be removed, repaired, or replaced within sixty (60) days of damage. The ground shall remain free of debris from damaged solar panels at all times.
  - V. The operator shall maintain the ground cover at all times and dried brush shall be removed immediately.
- e. Abandonment
- I. The Commercial Solar Energy Facility shall be considered abandoned if the operator fails to pay rent, taxes, and/or ceases to generate electricity for a period of twelve (12) consecutive months. A report of electrical power production shall be provided to the Village upon request. An abandoned Commercial Solar Energy Facility shall be decommissioned and removed within ninety days (90) days from the time it is deemed abandoned. The operator may appeal in writing to the Village Manager for an extension of time in order to remove the Commercial Solar Energy Facility.
  - II. Decommissioning and removal of the Commercial Solar Energy Facility shall be the responsibility of the operator upon

abandonment or repeal of the Special Use Permit. The following shall be provided prior to a Site Development Permit being issued for the site:

- i. The operator shall submit a decommissioning plan that shows the final site conditions after the COMMERCIAL SOLAR ENERGY FACILITY has been removed from the property. Decommissioning plans shall require the removal of all solar panels, electrical equipment, poles, piles, foundations, and conduits (above and below ground). Access roads, fencing, ground cover, and landscaping may remain upon review and approval by the Village.
- ii. The operator shall submit an engineer's estimate of cost for decommissioning the COMMERCIAL SOLAR ENERGY FACILITY and restoring the site in accordance with the approved decommissioning plan. Upon review and approval by the Village Engineer of the estimate, the operator shall obtain a bond or letter of credit to be held by the Treasurer in the amount of one hundred twenty (120%) of the estimate.
- iii. During the operation of the facility, a new engineer's estimate of the cost for decommissioning shall be submitted every ten (10) years to the Village. Upon approval of the estimated costs by the Village Manager, a revised surety shall be provided to the Village in the amount of one hundred percent (100%) of the new estimate.

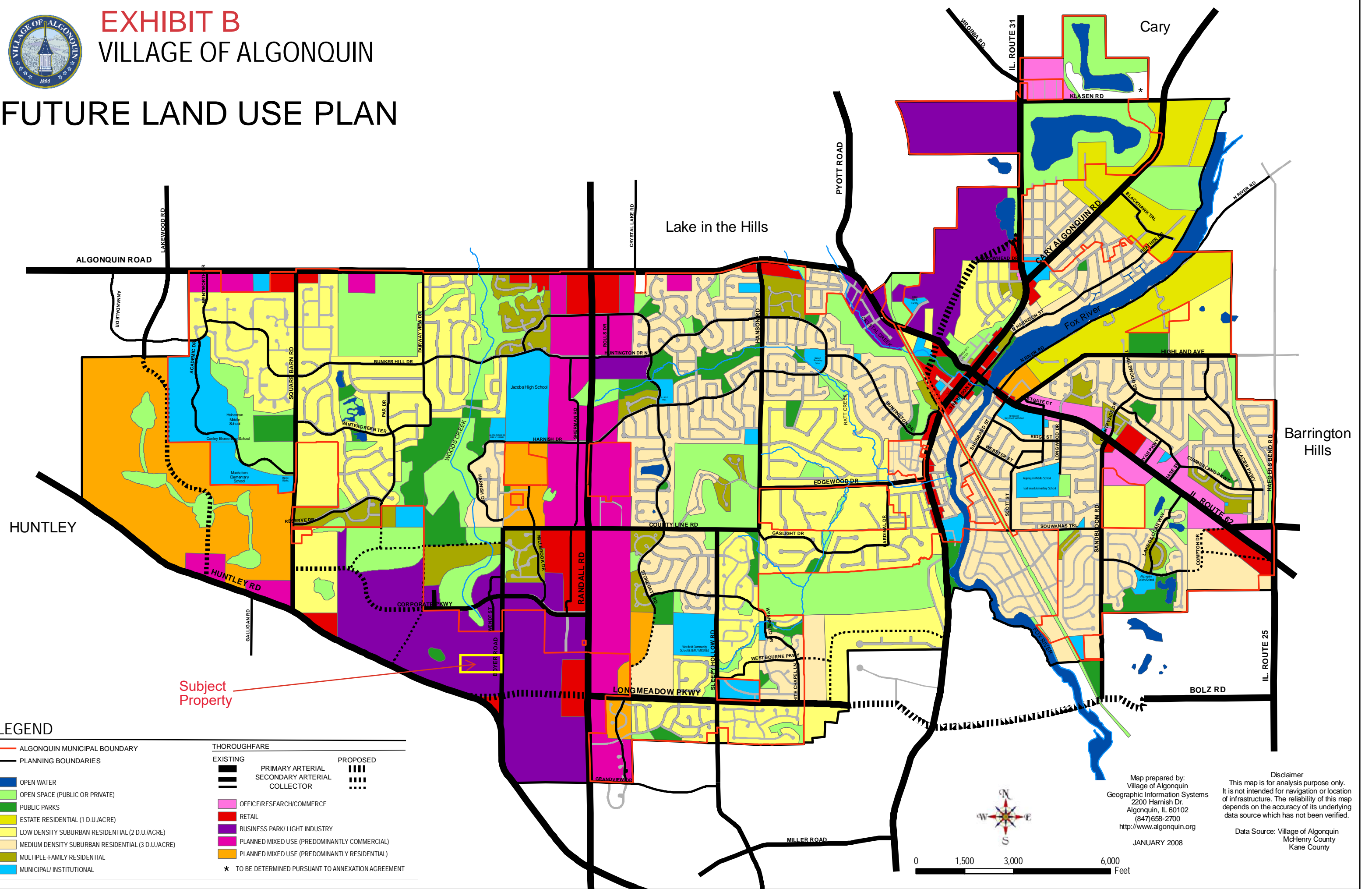
4. **Vehicle Rental Facility**, in the B-2, I-1, and I-2 Districts.

- a. Purpose and Intent: To provide specific regulations for the design of Vehicle Rental Facilities.
- b. Applicability: Any facility that supports the pick-up, return, storage, service, and preparation of vehicles for rental purposes.
- c. General Standards:
  - I. Rental vehicles being stored shall be stored in the rear of the facility.
  - II. No vehicle repairs shall occur inside or outside of the facility unless a separate special use permit for said purposes is issued.
  - III. Rental vehicle pick-up and drop-off can occur in the front or sides of the facility. The rental vehicle shall be moved to the rear of the facility within twenty-four (24) hours.
  - IV. A site plan shall be submitted with the special use permit application. The site plan needs to show the location of the parking stalls dedicated to stored rental vehicles in the rear of the facility.



# EXHIBIT B VILLAGE OF ALGONQUIN

## FUTURE LAND USE PLAN



**LEGEND**

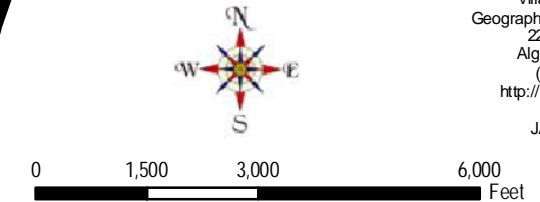
	ALGONQUIN MUNICIPAL BOUNDARY
	PLANNING BOUNDARIES
	OPEN WATER
	OPEN SPACE (PUBLIC OR PRIVATE)
	PUBLIC PARKS
	ESTATE RESIDENTIAL (1 D.U./ACRE)
	LOW DENSITY SUBURBAN RESIDENTIAL (2 D.U./ACRE)
	MEDIUM DENSITY SUBURBAN RESIDENTIAL (3 D.U./ACRE)
	MULTIPLE-FAMILY RESIDENTIAL
	MUNICIPAL/ INSTITUTIONAL

THOROUGHFARE	
	EXISTING
	PROPOSED
	PRIMARY ARTERIAL
	SECONDARY ARTERIAL
	COLLECTOR
	OFFICE/RESEARCH/COMMERCE
	RETAIL
	BUSINESS PARK/ LIGHT INDUSTRY
	PLANNED MIXED USE (PREDOMINANTLY COMMERCIAL)
	PLANNED MIXED USE (PREDOMINANTLY RESIDENTIAL)
	* TO BE DETERMINED PURSUANT TO ANNEXATION AGREEMENT

Map prepared by:  
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JANUARY 2008

**Disclaimer**  
This map is for analysis purpose only. It is not intended for navigation or location of infrastructure. The reliability of this map depends on the accuracy of its underlying data source which has not been verified.

Data Source: Village of Algonquin  
McHenry County  
Kane County



## **PLANNING AREA C**

Planning Area C encompasses approximately the southwestern 1,100 acres of Algonquin's planning jurisdiction, in Kane County. It is likely to receive development pressure early in the planning period. Excellent accessibility will generate interest in both residential and non-residential development opportunities. The majority of this area is designated for the Algonquin Corporate Campus. Most of this planning area lies outside the existing Village boundaries and requires annexation to the Village prior to development.

### **BOUNDARIES:**

North: County Line Road and the north line of Sections 36 (in Grafton Township) and 31 (in Algonquin Township)  
East: Randall Road  
South: Huntley Road  
West: Square Barn Road

### **EXISTING LAND USE:**

The first three phases of the Algonquin Corporate Campus are located in the northwest corner of this planning area. The remainder of the planning area consists of agricultural land planted in crops and pasture, wetlands, and farmsteads.

### **TRANSPORTATION:**

The planning area is bordered by two arterials: Huntley Road on the south and Randall Road on the east. Huntley Road is a two-lane, rural cross-section, in good condition. Randall Road is a four- to six-lane road with turning lanes at intersections. Randall Road is a major regional transportation link (a strategic regional arterial). Future roadway improvements, along with curb cuts onto Randall Road, are controlled by Kane County.

The development of Randall Road, both by adding traffic-handling capacity and by commercial and industrial land development along its limited access corridor, must be anticipated as the most significant character-shaping influence in the near-and long-term development of the Village. Square Barn Road and Boyer Road, which terminate at Huntley Road, are rural roads transitioning into Village collector roads.

The plan anticipates the extension of a primary arterial road and several collector roads through this area. The primary arterial road (Longmeadow Parkway) is shown connecting Huntley Road on the very western end of the developed community with Illinois Route 31 as a southern east-west arterial, connecting to Bolz Road across the Fox River. These road connections and improvements are outlined in the Intergovernmental Agreement between the County of McHenry, the County of Kane, the Village of Algonquin, Village of Carpentersville, Village of Gilberts, and the Village of Huntley for Mutual Cooperation to Ensure the Safe and Efficient Flow of Traffic along Longmeadow Parkway/Huntley Road/Kreutzer Road Corridor. The intersection of Boyer Road/Huntley Road/Longmeadow Parkway will need to be realigned for safe traffic movements.

Another east-west collector road is Corporate Parkway serving the Algonquin Corporate Campus. Additional north-south collectors are shown as the extension of Boyer Road, and a north-south collector midway between Boyer Road and Square Barn Road. In addition, collector and minor arterial roads to serve the business park are also proposed.

**OPEN SPACE AND ENVIRONMENT:**

The planning area has mostly level, gently rolling topography, draining north toward Woods Creek through Planning Area B or to the south into the Kishwaukee River. The planning area includes several areas of significant size which are noted on national wetland inventory and Kane County maps as being seasonally or intermittently wet. The area has been designated as being prime agriculture lands on the basis of soil quality. Woods Creek and the Kishwaukee River have some sensitive slopes, along with wetlands which must be sensitively protected as part of the development process.

Development of the area should be accompanied by (or preceded by) the acquisition of public land equivalent to one neighborhood park. Neighborhood parks, open spaces and public school sites should be linked to community open spaces through an appropriate trail system. A regional bike trail shall be installed on the north side of Huntley Road as improvements are made to the road.

**PUBLIC FACILITIES:**

The area is within an area planned to become the Woods Creek Sewer Service Area and is anticipated to be developed on municipal sewer and water systems. Public water and sewer utilities have been extended to the edges of this planning area along Randall Road.

The western half of this planning area will attend schools in District 158, while the eastern half will be served by District 300. This area is serviced by the Algonquin/Lake in the Hills Fire Protection District, Huntley Fire Protection District, the Rutland/Dundee Fire Protection District, and the Spring Lakes Countryside Fire Protection District. Library services are provided by the Algonquin Area Library District for areas in McHenry County. In Kane County, the Huntley Area Library District and the Dundee Township Library District split the planning area at the township line.

**FUTURE LAND USE:**

A great range of land uses are anticipated to be developed in this planning district within the planning period. Excellent accessibility and connections to regional highways suggest that this area be developed as a primary research/office and light industry park. To this end, the Algonquin Business Park Master Plan was developed by the Village in 1998. This plan provides a detailed analysis of the market potential of a business park (Algonquin Corporate Campus) in this location, and establishes a concept plan to guide the development of the area. Townhouses and open space will buffer suburban residential uses to the north. Industrial uses will form the heart of the area, with corporate campuses and general office uses to the east. Retail will front Randall Road. The Algonquin Business Park Concept Plan, which follows the Planning Area C map, illustrates these land uses.

**FOCUS:**

This planning area should become the principal business/industrial park for Algonquin. As identified in the Algonquin Business Park Master Plan, the Village must set high standards for design and operations within this business park to assure a compatible transition to surrounding neighborhoods. Retail that compliments the Algonquin Corporate Campus along Huntley Road is encouraged; typical strip commercial centers are discouraged.



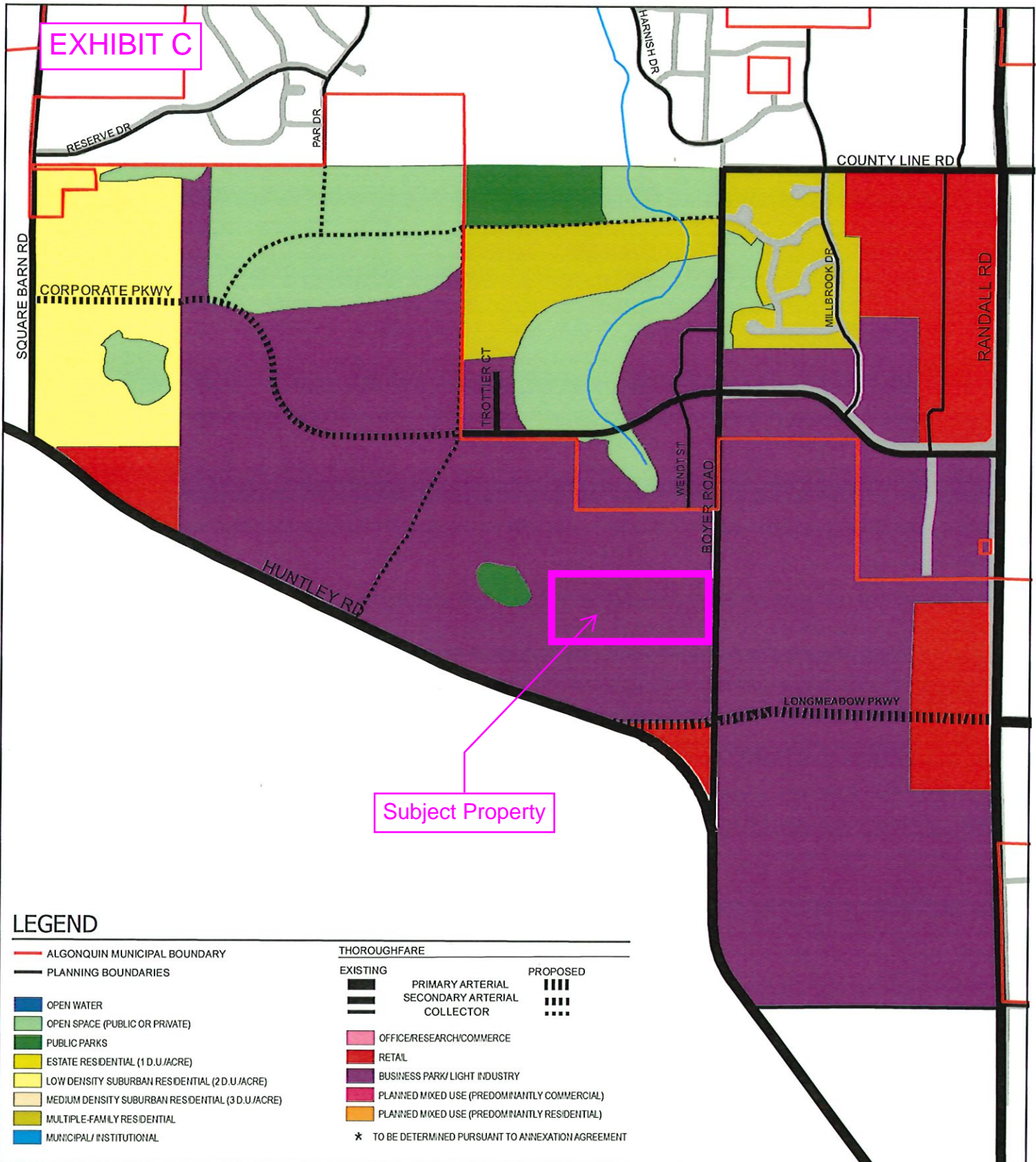


EXHIBIT C

Subject Property

LEGEND

- ALGONQUIN MUNICIPAL BOUNDARY
  - PLANNING BOUNDARIES
  - OPEN WATER
  - OPEN SPACE (PUBLIC OR PRIVATE)
  - PUBLIC PARKS
  - ESTATE RESIDENTIAL (1 D.U./ACRE)
  - LOW DENSITY SUBURBAN RESIDENTIAL (2 D.U./ACRE)
  - MEDIUM DENSITY SUBURBAN RESIDENTIAL (3 D.U./ACRE)
  - MULTIPLE-FAMILY RESIDENTIAL
  - MUNICIPAL/ INSTITUTIONAL
- | THOROUGHFARE                                    |          |
|---|----------|
| EXISTING  | PROPOSED |
| —   | —        |
| —   | —        |
| —   | —        |
| ■ OFFICE/RESEARCH/COMMERCE                      |          |
| ■ RETAIL  |          |
| ■ BUSINESS PARK/LIGHT INDUSTRY                  |          |
| ■ PLANNED MIXED USE (PREDOMINANTLY COMMERCIAL)  |          |
| ■ PLANNED MIXED USE (PREDOMINANTLY RESIDENTIAL) |          |
- \* TO BE DETERMINED PURSUANT TO ANNEXATION AGREEMENT



VILLAGE OF ALGONQUIN  
FUTURE LAND USE PLAN

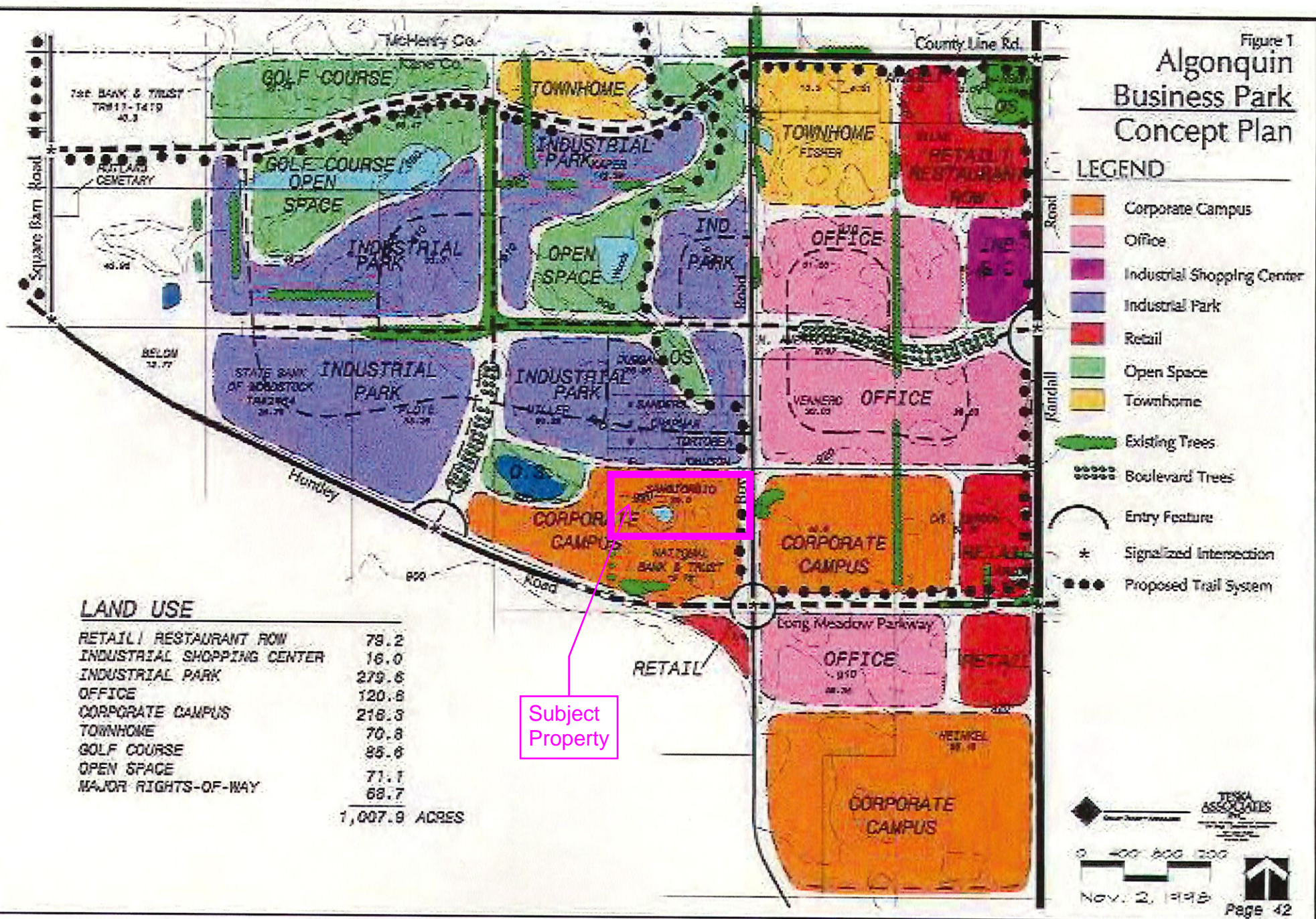
PLANNING AREA "C"



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JANUARY 2008

Figure 1  
Algonquin Business Park  
Concept Plan



- LEGEND**
- Corporate Campus
  - Office
  - Industrial Shopping Center
  - Industrial Park
  - Retail
  - Open Space
  - Townhome
  - Existing Trees
  - Boulevard Trees
  - Entry Feature
  - Signalized Intersection
  - Proposed Trail System

**LAND USE**

RETAIL/ RESTAURANT ROW	78.2
INDUSTRIAL SHOPPING CENTER	16.0
INDUSTRIAL PARK	279.6
OFFICE	120.8
CORPORATE CAMPUS	218.3
TOWNHOME	70.8
GOLF COURSE	85.6
OPEN SPACE	71.1
MAJOR RIGHTS-OF-WAY	68.7
	1,007.9 ACRES

Subject Property

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