



Dundee Renewables, LLC  
1.5 MW Community Solar Facility  
Application for Special Use Permit  
Kane County Zoning Board of Appeals

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November 12, 2024

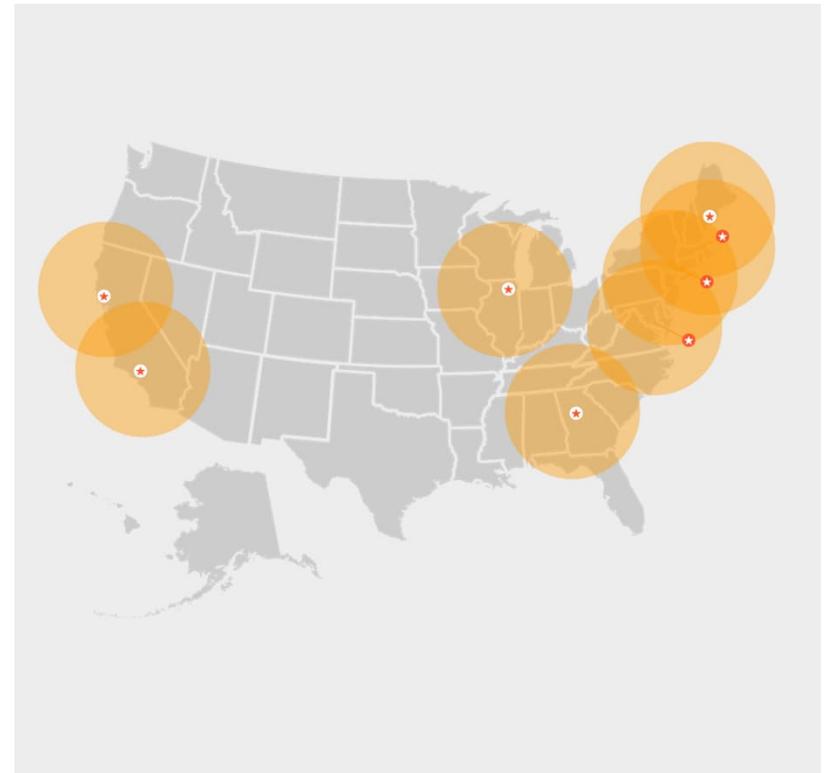


- Founded in 2007 by two Army veterans
- Since 2007, Nexamp has grown exponentially and has become vertically integrated developer and owner of solar projects nationwide
  - Nexamp owns and operates projects
  - Acquires projects from other companies
- 475+ employees today
- Voted #1 Community Solar Company in 2023 by Solar Power World Magazine
- Just completed largest domestic module purchase in community solar history – with Heliene in MN – 1.5 GW

# Nexamp Overview

## Illinois Experience

- Started to build out our Midwest team in 2018
- Chicago office with 80+ employees – Second HQ
- Currently building or operating 20+ projects statewide and 30+ more in development
- Our operation assets serve over 5,000 residents and small businesses in Illinois



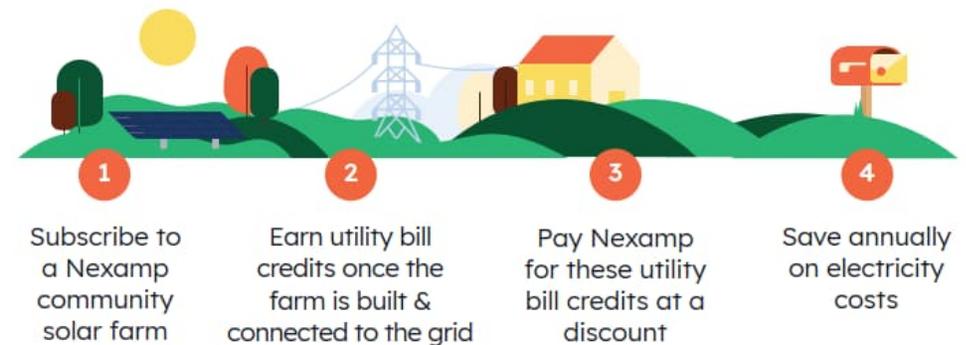
# Nexamp Overview

Dundee Renewables, LLC  
Special Use Permit Request

## What is Community Solar?

- Sometimes referred to as “shared solar”, where the electricity generated is shared by multiple parties.
- On Distribution Grid – energy stays local.
- Free to sign-up. Once it is built and generating power, you will receive solar credits for your share of the energy.
- Credits applied to your normal utility bill.
- Allows business and residential customers access to solar energy even if they can't install solar on their roof or property.

## How Community Solar Works



# | Typical Components

## Dundee Renewables, LLC

Equipment Pad



Pollinators (Landscape Buffer)



PV Modules / Farm Fence



# | Typical Components

## Dundee Renewables, LLC

Camera

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Posts / Racking

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## Nexamp IL Projects

### French Road Solar

- Burlington, Kane County
- 16 acres
- 2.8MW project
- Serves nearly 400 subscribers



# Nexamp IL Projects

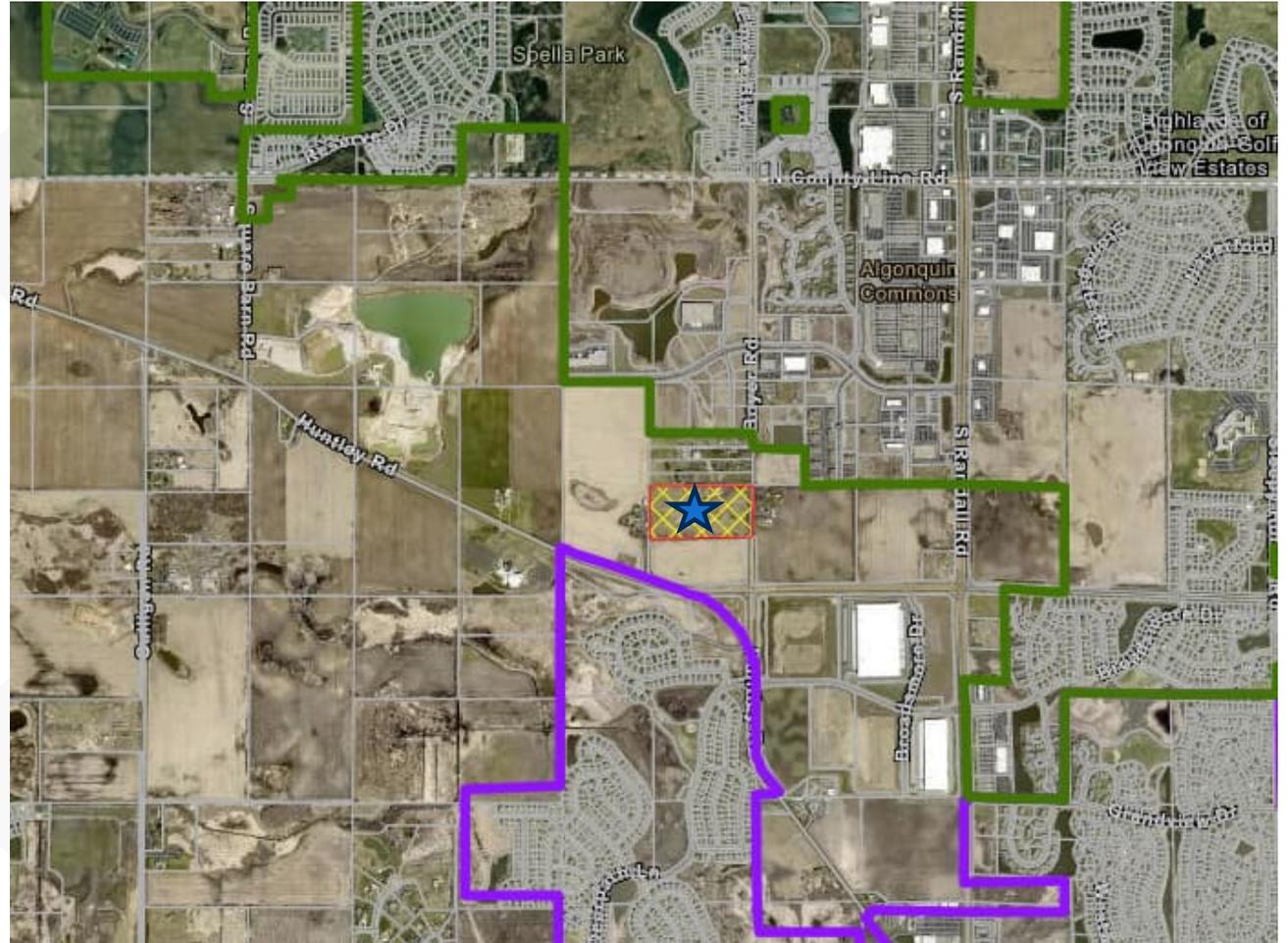
## Goodenow Road East Solar

- Beecher, Will County
- 19 acres
- 2.7MW project
- Serves nearly 400 subscribers



# Area Map

Dundee Renewables, LLC



# Project Information

## Dundee Renewables, LLC

- **Project Location:** Along Boyer Road
- **Zoned:** F – Farming District
- **Parcel:** 03-06-300-002
- **Owner:** LF4 Investments, LLC
- **Parcel Size:** Approximately 20 Acres
- **Project Size:** Approximately 11 Acres within proposed array fence
- **Project Capacity:** 1.5 MWac



# Due Diligence

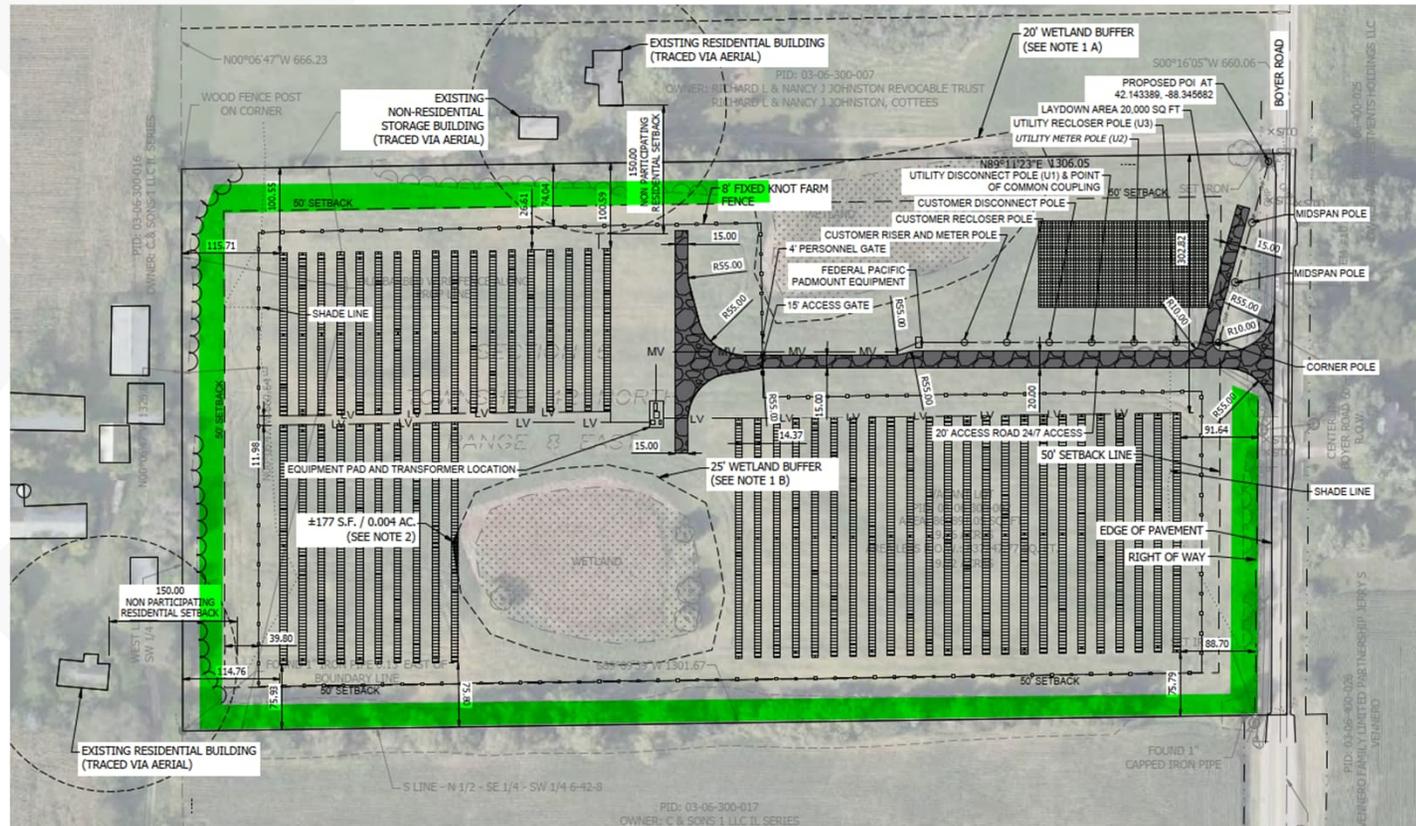
- **Site Selection/Executed Lease with Landlord**
- **Topo/ALTA Survey**
- **Utility Studies**
- **SHPO Consultation**
- **Endangered Species**
- **Wetland Delineation**
- **FAA Consultation**
- **Geotechnical Investigations**
- **Drainage Investigation**
- **AIMA**

# Site Plan

## Dundee Renewables, LLC

- Access off Boyer Road
- Setbacks meet or exceed Ordinance Requirements
- Within the fence, the site will be planted with a pollinator seed mix compatible with haying or sheep grazing
- Seed mixes will help reduce stormwater runoff and increase stormwater infiltration
- Existing tree line along property to north and west property lines to remain
- Proposed screening on north, south, east and west sides of the array

Setback	Requirements	Proposed
ROW/Front	50' Setback	88.7'
Side Yard (South)	50'	75.7'
Side Yard (West)	50'	114.7'
Rear Yard (North)	50'	100.5'



# Site Photos

## Dundee Renewables, LLC

- Looking North on Boyer Road towards Site



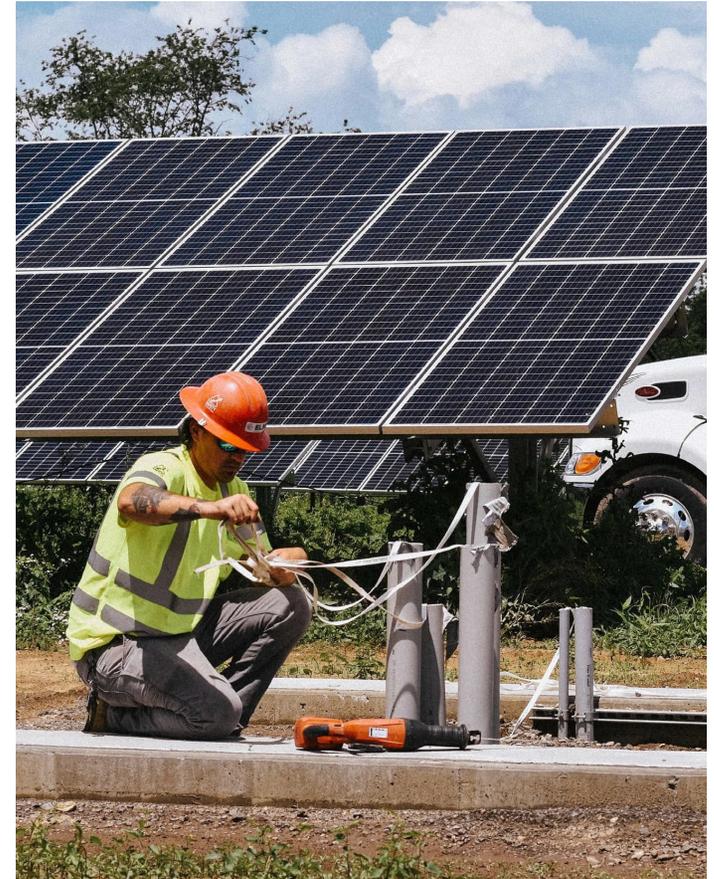
# Solar Decommissioning

## Dundee Renewables, LLC

Under Illinois Law, Dundee Renewables, LLC has provided an Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture. This ensures the site is preserved and protected as farmland during construction, operation and decommissioning. A bond will be issued to ensure there are adequate funds for the decommissioning of the project.

### Steps Include:

- Removal of modules, racking, and piles
- Removal of equipment
- Removal of concrete pads and foundations
- Site stabilization via decompaction and reseeding
- Removal and recycling of materials

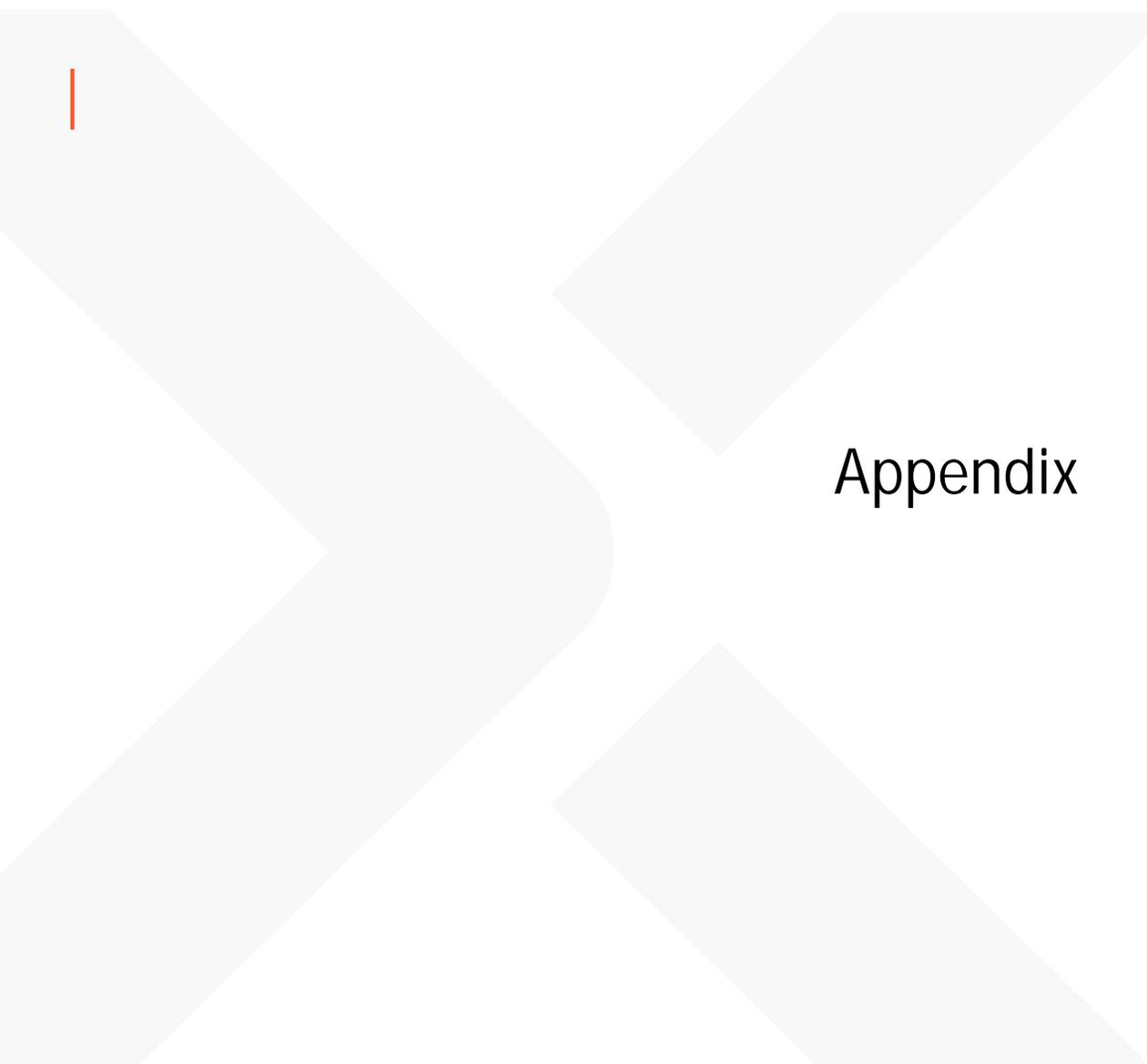


Thank You!



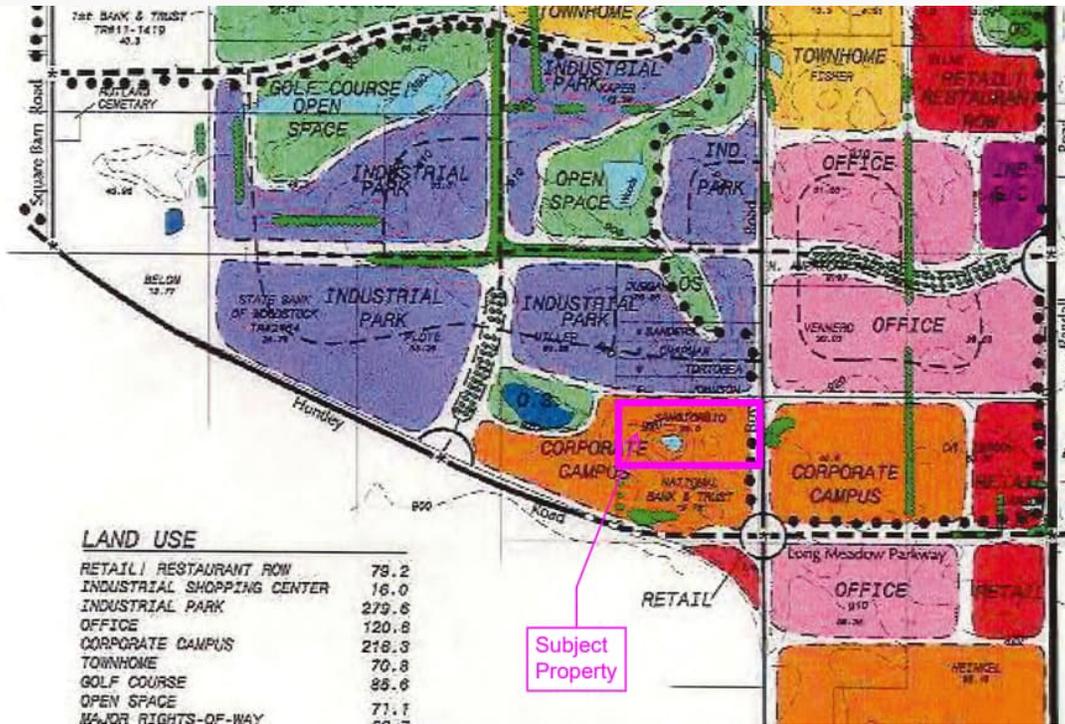
Thank You!





Appendix

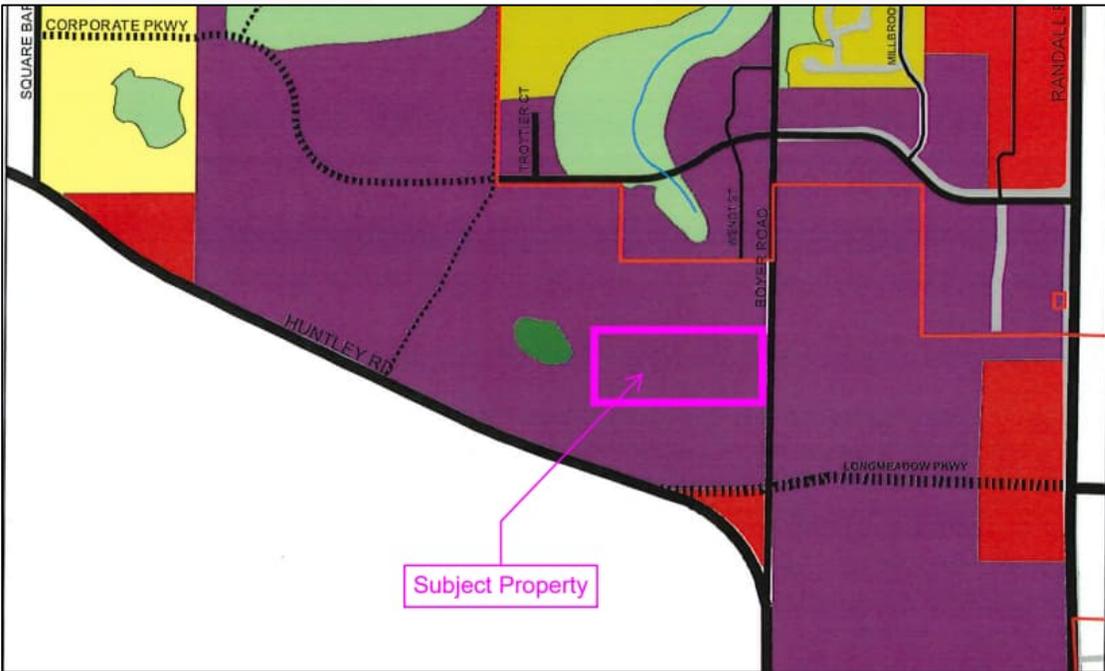
# Site Photos



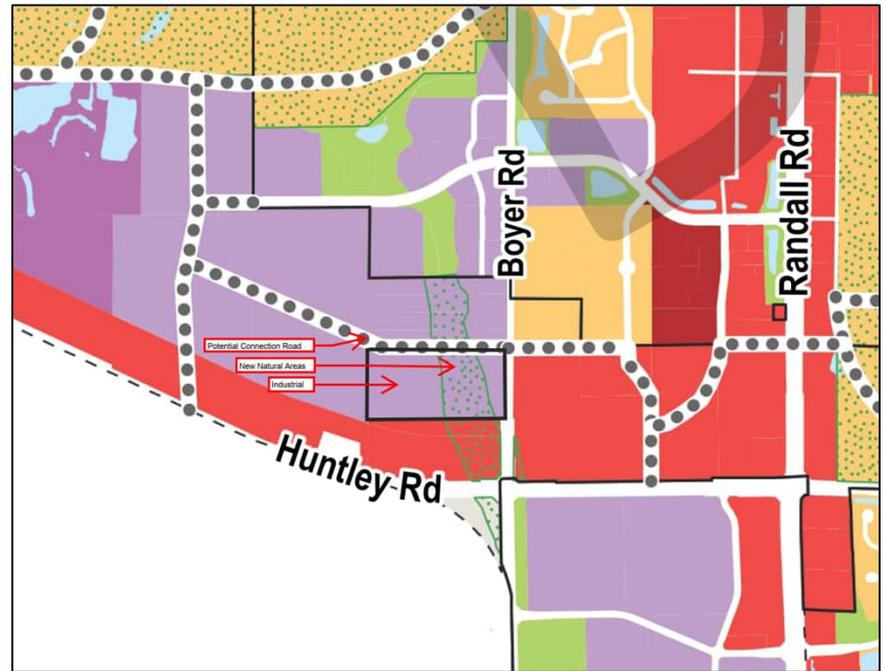
Algonquin 1998 Business Park Concept Plan (1998)

Actual Development (2024)

# Future Plan Use Plans



Algonquin Current Land Use Plan (2008)



Algonquin Proposed Land Use Plan (2024)