

TPE IL KN415, LLC
3720 S. Dahlia St
Denver, CO 80237

December 08, 2023

Kane County Board of Trustees
Kane County Government Canter
719 S. Datavia Ave., Building A
Geneva, IL 60134

County Board Members,

Re: Response to concerns raised by the Village of Algonquin

In a letter dated November 12, 2023, Jason Shallcross, Community Development Director for the Village of Algonquin documented several requests affecting Petition #4620. The points he raised are noted below in black text with TPE's responses in blue.

1. Adherence to the conditions and standards of the Intergovernmental Agreement (IGA) between the County of McHenry, the County of Kane, the Village of Algonquin, the Village of Carpentersville, the Village of Gilberts, and the Village of Huntley for mutual cooperation to ensure the safe and efficient flow of traffic along the Longmeadow Parkway / Huntley Road / Kreutzer Road Corridor, namely:
 - a. Condition #9 in the attached IGA requires projects adjacent to Huntley Road must dedicate the minimum right-of-way for the future expansion of Huntley Road and the right-of-way to modernize the traffic signal at Huntley Road and Square Barn Road. As such, the Village of Algonquin requests the appropriate right-of-way and easements to be dedicated for the future expansion of Huntley Road.
 - **KDOT informed TPE of the potential for future expansion of Huntley Road. TPE designed the Project to enable the future expansion to the south side of the right of way from 38' to 80'. The revised site plan avoids placing equipment in the proposed expansion path and adds the required 50' setback such that the facility will be properly sited after Huntley Road is expanded. If additional rights of way or easements are required for the development of the Project under the IGA, TPE will adhere to this condition of the IGA.**
 - b. Conditions #3 and #5 reference a typical cross-section for a ten foot (10') bike path on the south side of Huntley Road. The Village of Algonquin requests the appropriate right-of-way and easements be dedicated for the bike path.
 - **The Exhibit D right of way dimensions provided by Algonquin show the 10' bike path within the 80' right-of-way described above, which has been considered in the project design.**
 - c. Condition #14 requires that all Governmental Entities agree to locate or relocate any utilities, municipal or otherwise, relating to any development along Huntley Road to avoid potential roadway / utility conflicts for the future expansion of Huntley Road. The Village of Algonquin requests that no new utility poles be placed in the right-of-way or in the future footprint of Huntley Road. Additionally, we request the burying of the

utility poles in front of this property.

- TPE's proposed interconnection design ties into an existing streetside ComEd utility pole and does not propose any new poles adjacent to Huntley Road.
 - There will be new poles located on private property going from the existing power lines to the Project. TPE will work with ComEd to locate these outside of the proposed expansion of the road right-of-way.
 - TPE does not have any authority over the existing ComEd power poles located along Huntley Road and cannot require ComEd to modify any poles that are not directly associated with the Project.
2. To eliminate glare to properties and roadways to the north and east, the Village of Algonquin requests that a landscaping berm with evergreen trees only (no deciduous plantings) be placed along the entire frontage of Huntley Road and the eastern property line due to the northwestern/southeastern nature of Huntley Road and that there be no breaks or gaps in the landscaping berm. The berm shall be of varying heights and only mature evergreen trees shall be planted along the berm. The evergreen trees shall be staggered along the berm so that there is no visibility through the screening. The minimum height at installation of the berm plus the trees shall not be less than the maximum height of the photovoltaic (PV) arrays.
- A glare study was completed using GlareGauge software from Forge Solar which concluded that the facility will produce no glare at the 10 studied stationary observation points, or on the 3 routes. A copy of the study results is included for reference.
 - An 8' privacy fence along the northern project boundary is proposed to minimize facility visibility. Additionally, a landscape buffer adjacent to, outside of the fence, and consisting of evergreen plantings such as Eastern Red Cedar, Canada Yew, and Northern White Cedar as well as a variety of deciduous shrubs was described in Section 3.9 of the project proposal text. This will further reduce the visibility of the solar facility and its fencing.
 - A berm, as requested by Algonquin, will increase the disturbed area and will therefore complicate compliance with the County's stormwater requirements. In addition, as was pointed out by the County's planning department at the initial hearing, Illinois state law prohibits counties from mandating the installation of berms for solar energy projects.

TPE is excited for the opportunity to work with Kane County on this proposed use. We appreciate your diligent consideration of these details and look forward to further discussions with the County.

Should you have any questions or require any additional information, please contact me by phone at 303.618.9570. or via email at sosborn@tpoint-e.com.

Thank you,



J. Scott Osborn
Director of Project Development

Enclosed: Revised Zoning Site Plan, Glare Study Results