



1057 Shore Rd.,  
Naperville, IL 60563  
Tel: 630-566-5101

QAP-04/2020

February 3, 2026

Ms. Kim Scharlow,  
Planner  
McHenry County Department of Planning and Development  
2200 N. Seminary Avenue  
Woodstock, Illinois 60098

**Subject:      226-0009 Conditional Use Permit (Commercial Solar Energy Facility)  
3 A Energy, LLC.  
Parcel: 02-33-300-012  
Proposed Ground-Mounted Solar Farm  
3 A Solar Farm.  
Green Rd.  
Harvard, IL, 60033  
42°25'15"N, 88°31'35"W**

Dear Ms. Scharlow

On behalf of our client 3 A Energy, LLC., kindly find our conditional use permit (CUP) application, Owner's purchase agreement, project narrative description, application fee and supporting documents as required for Conditional Use Permit request and Site Plan Review.

The property lies within the County's A-1 Agricultural Zoning District.

The property is sized at 10 Acres centered on *42°25'15"N, 88°31'35"W* comprising of Property Identification Numbers (PINs) 02-33-300-012.

3 A Energy, LLC, purchased the property, identified by the above PIN number. A copy of the deed and Plat of Survey are attached to this communication.

**Project Narrative:**

WCP Solar Services, LLC, d/b/a WCP Solar is requesting a Conditional Use Permit to allow for the development of a 2.43-MWp (DC) and 2.2-MW (AC) ground-mounted Community solar farm facility on the subject property. As proposed, the entire site will be fenced in accordance with the established guidelines.

To assist in your review of this Conditional Use Permit request, a Site Use Plan Set has been provided which illustrates the proposed solar farm use and site improvements. Project proposed uses and improvements include:

1. Fixed-Tilt Solar panel arrays at maximum *13-0 ft.* in height with string inverters.

2. Concrete pad-mounted transformers/switch gear.
3. Data Acquisition System (DAS) for remote monitoring.
4. Equipment poles and riser poles with overhead power lines for interconnection point on Green Rd, Harvard, IL, 60033. On-site power lines shall be placed underground to the maximum extent possible until Commonwealth Edison's point of connection. This scope of work is per ComEd's requirements; thus, the final design is pending a utility study.
5. Underground trenching/cabling.
6. Perimeter security fencing at *7-0 ft.* height as required, per National Electric Code (NEC). The fenced area of the proposed project is approximately 10-acres and will include a gated main entry with additional man-doors for access. We are proposing chain-link fencing around all four sides of the array field.
  1. It should be noted that the McHenry County prefers an Agricultural-style woven wire fence and where possible this type of fencing will be installed on this site.
7. A limited area of gravel/paved drive for site access and maintenance is included in the plans.
8. No formal parking stalls are provided as post-construction, there will be no buildings and no employees on site other than occasional visits for mowing and/or maintenance, likely 3 to 4 times per year.
9. An estimate of truck/vehicle use analysis is also included in this submission which addresses the anticipated number of vehicles that will be using the access drive during construction please see attached.
10. The estimated maximum number of workers on-site at one time during construction will be 60 people
11. Drainage flow through the property will be maintained and there will be very little grading necessary for development of this project.
12. The post-construction site area will be seeded with low-mow seed mix in accordance with the Landscaping Plan.
13. The property is be owned by the Client; however, a decommissioning plan will be also included for completeness of the application. An Engineer's Estimate and the required bond will be provided by the Owner to satisfy this requirement.

### **Supplemental Information**

1. A wetland delineation study has been commissioned and will be performed by a County-certified Wetland consultant and will be uploaded as soon as completed.
2. No grading will be necessary on this site except for the grubbing necessary to remove the overgrown vegetation and left over corn stack from the recent harvest. Accordingly, marginal impact is anticipated in the wetland conditions of the site.
3. NRI report was requested and was sent to the County to be reviewed with this application.

### **Compliance with SPRC Narrative Checklist:**

**Proposed Uses:** It is WCP Solar intention that the site, once constructed, would be used solely for the purpose of passive solar collection. Once construction is complete, there will be minimal activity on the site other than mowing (3 to 4 times per season) and occasional equipment maintenance as needed.

**Existing Site Conditions and Proposed Site Modifications:** The current use of the site is agricultural. The installation of the proposed solar farm does not hinder or negate existing and/or adjacent agricultural uses. Site modifications are minimal, with minor grade changes and less soil erosion impact than traditional farming. A gravel access road will be provided to deliver the equipment for construction as well as to provide access for mowing/routine maintenance.

**Project Parameters:** During the initial construction timeframe of approximately 1 to 2 years, there will be a mix of trucks ranging from semis, flatbed trucks, dump trucks, and various delivery type trucks, averaging 1-4 per week. Based on much of what is described above and limited area on site for parking multiple trucks, along with the expected delivery times, we have developed temporary, on-site locations for truck staging. Access to the site will be available each day during work hours 7:30 am – 5:00 pm. We will be able to accommodate as many as fifteen (15) tractor-trailer trucks on site for deliveries. Any truck that will not be off-loaded will not be allowed to idle for more than five minutes. No idling sign(s) will be placed at appropriate locations.

In addition to material and equipment deliveries, workers will be arriving to the site each weekday using personal vehicles. For similar projects of this scale, approximately 60 personal vehicles may be on site at one time. These vehicles will arrive each day in the morning and leave in the afternoon. The total number of vehicles on site will fluctuate depending on the phase of the project.

Construction includes the installation of ground mounted solar racking and panels with a gravel access drive. There is no water connection or restroom needs however, a temporary construction trailer and portable restroom facilities will be on site until the completion of construction. Since the property will be owned by 3 A Energy, LLC., the

unused areas may be developed by the client under separate applications that will be submitted to the County for consideration, as needed.

**Compliance with Standards for Conditional Uses (Sec. §16.56.030, PP):**

Regarding *Principal Use Standards outlined in §16.56.030.PP of the McHenry County Unified Development Ordinance*. It is our opinion that granting a Conditional Use Permit for the proposed project will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's Comprehensive Plan for development. Additionally, it is our hope that the County will consider granting this Conditional Use Permit, finding evidence of the following:

*1. §16.56.030. PP.1. Application*

*a. A threatened and endangered species consultation (EcoCAT) from the Illinois Department of Natural Resources is required at the time of conditional use permit application for any site that is five (5) acres or greater in size and currently in agricultural use or undeveloped.*

i. The EcoCAT for the subject site has been developed and is attached to this application.

*b. A site plan shall be provided showing all improvements, including structures, fencing, power lines (above and below ground), lighting, and landscaping, at a detail sufficient to understand the location, height, appearance, and area.*

i. A Site Plan has been developed showing the all the above applicable requirements and is attached to this application.

*c. All other application submittal requirements outlined in the Planning and Development Department Zoning Application Packet as published on the McHenry County Website.*

i. We intend to satisfy all the permit requirements of the County.

*2. §16.56.030. PP.2. Site Design*

*a. Solar panels, structures, and electrical equipment, excluding fences and power lines for interconnection, shall be erected no less than fifty (50) feet from any lot line and no less than one hundred fifty (150) feet from any residence, other than a residence on the same ownership parcel*

i. Please see the attached site plan for the details as required by this section.

*b. Solar panels, structures, and electrical equipment, excluding fences and power lines for interconnection, shall be erected no less than fifty (50) feet from any lot line and no less.*

i. This requirement is outlined in the attached site plans. Please see attached site plans for details.

- c. *Lighting must comply with § 16.60.020 (Exterior Lighting).*
  - i. No lighting will be installed in this application
- d. *Solar panels shall have a surface that minimizes glare and shall comply with § 16.60.040D. (Lighting and Glare).*
  - i. The solar panels installed in this application will comply with the requirements above.
- e. *The facility shall be situated as to minimize impacts to woodlands, savannas, wetlands, drainage tiles, and encroachment into flood plains. All site development shall comply with the Stormwater Management Ordinance. Any damaged drainage tiles shall be repaired.*
  - i. This requirement is outlined in the attached site plans. Please see attached site plans for details.
  - ii. No drain tiles are observed on the site.
- f. *In order prevent erosion, manage run-off, and provide ecological benefit, the facility shall be planted with “low-profile” native prairie species, using a mix appropriate for the region and soil conditions per Illinois Department of Natural Resources (IDNR) standards, as amended from time to time.*
  - i. This requirement is outlined in the attached Landscaping plans. Please see attached site plans for details.
- g. *In Fencing shall be provided in compliance with the National Electrical Code, as applicable. The use of barbed wire must comply with § 16.56.050H.1.c. of this Ordinance.*
  - i. This requirement is outlined in the attached Fencing plans. Please see attached plans for details.
- h. *Any part of the facility that is within five hundred (500) feet of a NONPARTICIPATING RESIDENCE, or road right-of-way, shall be landscaped with an arrangement of native shrubs, subject to approval by the County Board, unless the facility is screened from view by existing vegetation.*
  - i. This requirement is outlined in the attached Landscaping plans. Please see attached site plans for details.
- i. *Prior to building permit issuance, the operator shall prepare a landscape monitoring and maintenance plan to ensure the establishment and continued maintenance of the native prairie species, all installed landscape screening, and all existing vegetation that provides required landscape screening.*
  - i. This requirement is outlined in the attached Landscaping Monitoring and Maintenance Plan. Please see attached site plans for details.

*j. Prior to scheduled public hearing, the operator shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture (IDOA), as required by that department.*

i. This requirement is outlined in the attached Agricultural Impact Mitigation Agreement. Please see attached AIMA for details.

*k. Prior to building permit issuance, the operator shall provide an executed road use agreement between the Applicant and the appropriate governing road and highway jurisdictions or the Illinois Department of Transportation (IDOT), showing approved entrances.*

i. This requirement will be provided upon approval by the appropriate AHJ prior to the issuance of the permit.

**3. §16.56.030. PP.2. Safety**

*a. Prior to construction, the operator shall prepare an emergency management plan acceptable to the County and the local fire district and shall be responsible for training of emergency personnel, as needed*

i. An Emergency Management Plan will be provided as a part of the application for the building permit.

*b. 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.*

i. This requirement is outlined in the attached design plans. Please see attached plans for details.

*c. Access shall be granted, provided appropriate advance notice, for periodic inspection of the site by the County or the local fire district.*

i. Site access is controlled at the security gate to the facility and will be accommodated with arranged appointments.

*d. Damaged solar panels shall be removed, repaired, or replaced within sixty (60) days of the damage. The ground shall remain free of debris from damaged solar panels at all times.*

i. This requirement will be followed as a part of the general operation of the facility.

**4. §16.56.030. PP.2. Abandonment**

*a. The COMMERCIAL SOLAR ENERGY FACILITY shall be considered abandoned if the operator fails to pay rent as specified in the Agricultural Impact Mitigation Agreement, or it ceases to generate electricity for a period of twelve (12) consecutive months. Reports of electrical power production shall be provided to the County upon request. An abandoned COMMERCIAL SOLAR ENERGY FACILITY must be decommissioned and removed within*

*twelve (12) months from the time it is deemed abandoned. The operator may appeal in writing to the Zoning Enforcement Officer for an extension of time in order to remove the facility or to bring the solar farm back into operation.*

- i. The facility is owned by the operator of the solar facility and all requirements, as related to the decommissioning of the site will be followed.

**5. §16.56.030. PP.2. Decommissioning**

*a. Prior to building permit issuance, the operator shall prepare a decommissioning plan which shows the final site conditions after the COMMERCIAL SOLAR ENERGY FACILITY has been removed from the property. Decommissioning plans shall require removal of all solar panels, electrical equipment, poles, piles, foundations, and conduits (above and below ground). Access roads, fencing, groundcover, and landscaping may remain only by agreement of property owner.*

- i. Please see the attached site Decommissioning plans.

*b. Prior to building permit issuance, the operator shall submit an engineer's estimate of cost for decommissioning the facility and restoring the site in accordance with the approved decommissioning plan. Upon review and approval by the Zoning Enforcement Officer of the estimate, the operator shall obtain a bond, letter of credit, or other form of surety acceptable to the County to be held by the Department of Planning and Development in the amount of one hundred percent (100%) of the estimate. Provision of this financial assurance shall be phased in over the first eleven (11) years of the project's operation or as otherwise provided in accordance with the executed Agricultural Impact Mitigation Agreement.*

- i. An Engineering Estimate will be provided as a part of the building permit application and the appropriate bond provided.

*c. During the operation of the facility, a new engineer's estimate of cost for decommissioning shall be submitted every ten (10) years to the Department of Planning and Development. Upon approval of the estimated costs by the Zoning Enforcement Officer, a revised surety shall be provided to the Department of Planning and Development in the amount of one hundred percent (100%) of the new estimate.*

- i. This requirement will be complied with during the operational phase of the facility.

Consequently, it is our opinion that the potential public benefits of the proposed Conditional Use to allow for this Utility-Scale Solar Farm development as outlined herewith far outweigh any potential or perceived adverse impacts. It is our hope that County staff, Members of the Zoning Board of Appeals, and the County Board will find in favor of this Conditional Use request.

Please contact WCP Solar at 630-566-5101 for any clarifications that you may need in respect of this application or email me at [drwally@wcp solar.com](mailto:drwally@wcp solar.com).

Kind regards



Dr. Everton Walters  
President/CEO

Enclosure