



Nunda Township
Township Board- Special Meeting
Agenda

September 29th at 7:00pm
Nunda Township Town Hall
3510 Bay Road, Crystal Lake, IL 60012

AGENDA

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comment (Three Minute Limit)
5. Approve Resolution 2025-09-29-01 Opposing the Map Amendment and Conditional Use
Permit for Certain Property in Nunda Township, unincorporated McHenry County,
Illinois (P.I.N. 15-19-351-003)
6. Adjournment

NUNDA TOWNSHIP, McHENRY COUNTY, ILLINOIS

RESOLUTION NO. 2025-09-29-01

**RESOLUTION OPPOSING MAP AMENDMENT AND CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED IN NUNDA TOWNSHIP**

WHEREAS, Crystal Lake Solar, LLC has made application to the County of McHenry for the property located on Illinois Route 176, Crystal Lake, Nunda Township, Illinois with PIN 15-19-351-003 (the “Subject Property”) for a zoning map amendment reclassification from “B-1” Neighborhood Business District to the “A-1” Agriculture District and Conditional Use Permit to allow for a Commercial Solar Energy Facility; and

WHEREAS, pursuant to the Illinois Township Code (60 ILCS 1/110-10) and for the purpose of promoting the public health, safety, morals, comfort, and general welfare, conserving the values of property throughout Nunda Township, and lessening or avoiding the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters, the Nunda Township Board of Trustees has determined that it is in the best interest of the township to submit written objections to McHenry County concerning the Subject Property’s proposed zoning ordinance; and

WHEREAS, the Board of Trustees has given due allowance for existing conditions, the conservation of property values, the directions of building development to the best advantage of the entire county, and the uses to which property is devoted at the time of the enactment of this resolution; and

WHEREAS, pursuant to the Illinois Counties Code (55 ILCS 5/5-12007), the Board of Trustees has determined that it is in the best interest of the township to protest the proposed zoning of the Subject Property in the unincorporated area of Nunda Township; and

WHEREAS, after a special meeting and hearing Nunda Township’s residents speak, the Board of Trustees has determined that it is in the best interest of the township to protest the proposed zoning of the Subject Property in the unincorporated area of Nunda Township.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Nunda Township, McHenry County, Illinois, as follows:

Section 1: Incorporation of Recitals

The above recitals are incorporated herein by this reference.

Section 2: Opposition to Map Amendment and Conditional Use Permit

The public health, safety, morals, comfort, and general welfare, and conserving the values of property throughout Nunda Township, are not served by a zoning map amendment reclassification from “B-1” Neighborhood Business District to the “A-1” Agriculture District and

Conditional Use Permit to allow for a Commercial Solar Energy Facility as the property is adjacent to single-family residential to the east and west. Further, the property is adjacent to “R-1” Single-Family Residential District zoning to the north and east, “E-1” Estate and “B-2” Neighborhood Business District zoning to the west, and the Village of Prairie Grove to the south.

Section 3: Recommended Proposals

Pursuant to 55 ILCS 5/5-12007, the Township may submit its own specific proposals to the commission for zoning such territory. The area surrounding the Subject Property is predominantly residential and zoned R-1 and E-1, with the remainder of the properties with Business zoning. There are no A-1 properties in the general area. The Board of Trustees submits that the territory at issue should remain zoned as a B-1 Neighborhood Business District. Such zoning would maintain the integrity of the area and expectations of those who relied upon the area’s zoning classification.

Therefore, the Board of Trustees objects to the zoning map amendment for the Subject Property and directs the Township Clerk to provide a copy of this proposal and objection to the McHenry County Zoning Board of Appeals to be made a part of the Zoning Board of Appeals’ record and to the McHenry County Administrator.

Section 4: Effective Date

This Resolution shall take effect immediately upon its passage and approval.

Adoption

ADOPTED this 29th day of September, 2025, by the Nunda Township Board of Trustees, McHenry County, Illinois, at a special meeting, by the following vote:

AYES: _____
NAYS: _____
ABSENT: _____

Karen Tynis, Acting Chair, of Nunda Township
Board of Trustees

Kyle Bussenger, Township Clerk