

CHAMPAIGN COUNTY BOARD ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, April 10, 2025 - 6:30 p.m.Shields-Carter Meeting RoomBrookens Administrative Center, 1776 E. Washington St., UrbanaCommittee Members:Eric Thorsland – ChairAaron Esry – Vice-ChairJohn FarneyChris Stohr

Agenda

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addendum
- IV. Approval of Minutes

A. March 6, 2025 – Regular Meeting

- V. Public Input
- VI. Communications

VII.New Business: Items to be recommended to the County Board5-60

A. Zoning Case 144-S-24. A request by Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, 18575 Jamboree Road, Suite 850, Irvine CA 92612, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC, and the participating landowners to authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System (BESS), on approximately 1,047 acres with a fenced solar farm area of approximately 768 acres in the AG-1 Agriculture Zoning District in Sections 12, 13, 14, 15, 23 and 24 of Sidney Township, Township 18 North, Range 10 East of the 3rd Principal Meridian and including the following waivers of standard conditions:

Part A: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Zoning Board of Appeals, per Section 6.1.5 G.(1).

Part B: A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality per Section 6.1.5 B.(2)a.

Page #'s

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Part C: A waiver for a separation distance of 225 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6)

B. Decommissioning and Site Reclamation Plan for Zoning Case 144-S-24. 61-77 A request by Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, 18575 Jamboree Road, Suite 850, Irvine CA 92612, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC, and the participating landowners included in the legal advertisement to approve a Decommissioning and Site Reclamation Plan for the Utility-Scale PV Solar Farm in Zoning Case 144-S-24 with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System (BESS) in Sections 12, 13, 14, 15, 23 and 24 of Sidney Township, Township 18 North, Range 10 East of the 3rd Principal Meridian.

VIII. <u>Other Business</u> A. <u>Monthly Reports</u> -None

- IX. Chair's Report
- X. Designation of Items to be Placed on the Consent Agenda
- XI. <u>Adjournment</u>



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MINUTES – Pending Approval

Champaign County Board Environment and Land Use Committee (ELUC) County of Champaign, Urbana, Illinois

	ATE:	Thursday, March 6, 2025				
	ME:					
	LACE:	Shields-Carter Meeting Room				
5	Brookens Administrative Center					
6		1776 E Washington, Urbana, IL 61802				
7 C	ommittee Me					
		Present	Absent			
		Aaron Esry (Vice-Chair)				
			John Farney			
			Jennifer Locke			
		Emily Rodriguez				
		Jilmala Rogers				
		Chris Stohr				
		Eric Thorsland (Chair)				
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	ounty Staff:	John Hall (Zoning Administrator), Stev	e Summers (County Executive) and Mary Ward (Recording			
10	County Staff: John Hall (Zoning Administrator), Steve Summers (County Executive) and Mary Ward (Recording Secretary)					
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	thers Present	: None				
$13 \overline{M}$	<i>IINUTES</i>					
14 I.	Call to Order					
15	Committee Chair Thorsland called the meeting to order at 6:34 p.m.					
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17 II.	Roll Call					
18	Roll call w	vas taken, and a quorum was declared pre	esent.			
19						
20 III.		Approval of Agenda/Addendum				
21	MOTION	by Mr. Stohr to approve the agenda; sec	onded by Mr. Esry.			
22	MOTION					
MOTION TO AMEND the agenda made by Mr. Esry to move addendum item VII. C. and make i						
24	A. with item A becoming item B and item B becoming C; seconded by Ms. Rogers.					
25	T T					
26 27	Upon voic	e vote, the MOTION TO AMEND the	Agenda CARRIED unanimousiy.			
28	User voice viste the MOTION TO ADDOVE the American de la CADDIED					
28 29	Upon voice vote, the MOTION TO APPROVE the Amended Agenda CARRIED unanimously.					
30 IV .	Annroval	of Minutos				
31		Approval of Minutes A. February 6, 2025 – Regular Meeting				
32		oruary 0, 2023 – Regular Mitting				
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34 35 36	MOTION by Mr. Stohr to approve the February 6, 2025 minutes; seconded by Ms. Rodriguez. Upon voice vote the MOTION CARRIED unanimously.
37 V. 38	Public Input
39 40	There was no public input.
41 VI. 42	Communications
43 44	There were no communications from the Committee.
4 5VII. 46	New Business: Items to be recommended to the County Board
40 47 48 49 50 51 52 53 54	A. Zoning Case 163-AM-25. A request by Premier Cooperative to amend the Zoning Map by changing the Zoning District designation from B-5 Central Business and AG-1 Agriculture to I-1 Light Industry on four tracts of land totaling 9.06 acres in the West Half of Section 34, Township 22 North Range 8 East of the Third Principal Meridian in East Bend Township located South of Second Street in the Village of Dewey with PIN's 10-02-34-326-006, 10-02-34-328-001, 10-02-34-181-002 and 10-02-34-182-002 commonly known as the Premier Cooperative facility on the South side of Second Street in Dewey.
55 56 57	MOTION by Mr. Esry to recommend County Board approval of a resolution approving Zoning Case 163-AM-25; seconded by Ms. Rogers.
57 58 59 60 61 62 63 64 65	Mr. Hall stated that this was approved unanimously by the ZBA. It should make things better in Dewey. Mr. Esry commented that it was one of the quickest approvals from ZBA. He asked Mr. Hall if technically this is converting ag land to other but the land being converted is not currently being farmed. Mr. Hall stated that is correct and pointed out that it is being used in support of agriculture. Mr. Stohr stated that he was surprised it was being zoned as light industry. Mr. Hall said they could have done a special use permit to make it AG-1, but a decision was made years ago to zone the western portion as I-1 so it made sense to make it all the same designation.
66	Upon voice vote, the MOTION CARRIED unanimously.
67 68 69 70	B. Resolution Authorizing the Creation of a Carbon Sequestration Activities Task Force as a County Board Select Committee.
71 72 73 74	MOTION by Ms. Rogers to recommend County Board approval of a resolution authorizing the creation of a Carbon Sequestration Activities Task Force as a County Board Select Committee; seconded by Mr. Stohr.
74 75 76 77 78 79 80	Mr. Stohr said they had been making inquiries with local businesses and organizations and have a number of individuals that have agreed to serve on the task force. Prairie Research Institute has agreed to provide technical expertise. Mr. Thorsland asked if there was a proposed timeline for the task force. There has been some discussion, and they would like to keep it to 4 to 6 meetings so that it can get to ZBA in a timely fashion and bring it to a conclusion by the end of the calendar year.

A brief discussion followed on the timeline. The task force would probably meet once a month for four to six months and then it would go to ZBA, through ELUC and then to County Board. We are two months into our moratorium, so we have ten months until the current moratorium expires. Mr. Thorsland asked if we need to add a reporting mechanism and deadline for the task force to complete the task. Mr. Stohr said some discussion had been held that if it was going to take longer, they might need to go back the County Board and ask for an extension of the moratorium. Ms. Rodriguez added that the task force could have input into deadlines and setting expectations.

Upon voice vote, the MOTION CARRIED unanimously.

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C. Renewal of Intent (NOI) for period from June 1, 2029, to May 31, 2029, for the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Discharge Permit with the Illinois Environmental Protection Agency (IEPA)

MOTION by Mr. Esry to recommend County Board approval of a resolution authorizing the County Executive's signature on the Notice of Intent required for M.S.4.Stormwater Permit with I.E.P.A. for years 2024 through 2029; seconded by Ms. Rodriguez.

100 Mr. Hall apologized for losing track of the MS4 NOI. They had not been following it lately as they 101 knew it was getting close to being renewed. He said they have been waiting four years for new 102 guidance from E.P.A. There is a state-wide general permit call the ILR-40 that the state establishes 103 the guidelines for in conjunction with the Feds and that establishes the requirements for all the county 104 and municipal MS4's. We are doing the renewal so we can say we are trying to stay current. Once 105 we get the guidance, we will have a few months to make changes. The changes could be significant. At one point a draft was released that included doing sampling. Sampling could be both from 106 107 stormwater basins during run off events and from dry weather flows from illicit discharges. We've never had to do sampling, and he hopes we don't have to that. We will be coming back in the future 108 with a different renewal that will probably be more complicated. We may have to work out some 109 110 approaches with our municipal partners. The city was very concerned with what was proposed in 111 2021. Mr. Thorsland asked, if they decide we need sampling how do we do that, where we take it, 112 etc. These are items that would need to be worked out. Mr. Stohr suggested that UC Sanitary District 113 has a lab, and samples could possibly be sent there when the time comes.

Mr. Stohr asked if it would affect Drainage Districts and what goes in the drainage ditches. Mr. Hall said yes, but only for areas that are included on our MS4 areas. The County Board elected to limit the MS4 areas to the unincorporated part of the urbanized area; it doesn't get further than a half mile away from the existing cities. It also follows our County highways throughout the County. That crosses every stream in the County.

121 Mr. Esry commented that if we have to sample, we will have to water flowing to take a sample. Mr. 122 Hall said storm water sampling generally only happens after a rain of a half inch or more. More of a 123 concern is the illicit discharges because if they are happening, they are in areas that are difficult to get 124 to. We'll just have to wait and see how things shake out.

- 126 Upon voice vote, the **MOTION CARRIED** unanimously.
 - Champaign County Board Environment and Land Use Committee

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12 8111.	Other Business
129	A. <u>Monthly Reports</u> -None
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131	There was no other business and there were no monthly reports
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133 IX.	<u>Chair's Report</u>
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135	There was no Chair's Report.
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137 X.	Designation of Items to be Placed on the Consent Agenda
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139	Items to be placed on the consent agenda include: VII. A. and C. Item B. is to be left off consent.
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141 XI.	<u>Adjournment</u>
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143	Chair Thorsland adjourned the meeting at 6:52 p.m.
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Champaign County	To:	Champaign County Environment & Land Use Committee
Department of PLANNING & 70NUNC	From:	John Hall, Zoning Administrator Charlie Campo, Senior Planner
ZONING	Date:	March 31, 2025
	RE:	Recommendation for County Board Special Use Permit Cases 144-S-24
Brookens Administrative Center 1776 E. Washington Street Urbana, Illinois 61802	Petitioner:	Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC, and the participating landowners <u>Case 144-S-24</u> Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Battery Energy Storage System, in the AG-1 Agriculture Zoning District, and including the following waivers of standard conditions:
(217) 384-3708 zoningdept@co.champaign.il.us www.co.champaign.il.us/zoning	Request:	
		Part A: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.
		Part B: A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality per Section 6.1.5 B.(2)a.
		Part C: A waiver for a separation distance of 225 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6)
	Location:	In Sidney Township the following sections are included with exceptions as described in Attachment A: Sections 12, 13, 14, 15, 23 and 24, Township 18 North, Range 10 East of the 3rd Principal Meridian.

BACKGROUND

The petitioner seeks approval for a Special Use Permit to construct a 135-megawatt (MW) Photovoltaic (PV) utility scale solar farm and an accessory 135 MW Battery Energy Storage System (BESS) on a group of properties southeast of the Village of Sidney next to the Prairie Solar 1 project that the petitioner received approval for in Zoning Case 898-S-18 on 1/24/2019 and follow up approvals on 5/18/2023. That project is now under construction and has been sold.

The proposed "Little Prairie Solar" facility would have 323,159 solar modules and thirty-five (35) inverters along with a 6.8-acre BESS facility with 174 battery modules and 58 inverters, surrounded by an 8 feet tall wire fence with security gates. Access would be from 17 new access points via 20-feet wide native compacted earth or gravel access roads. The PV Solar Farm requires a County Board Special Use Permit with waivers.

STATUS

The Zoning Board of Appeals (ZBA) voted 5-1 with one member absent to "RECOMMEND APPROVAL" of this County Board Special Use Permit at its March 27, 2025 meeting.

A PV Solar Farm County Board Special Use Permit typically must go through two ELUC meetings before it can move on to final determination by the County Board. However, Section 6.1.5 B(2)(g) of the Zoning Ordinance allows the project to only have one ELUC meeting if the relevant municipality waives this requirement in writing. The Village of Sidney has not submitted a waiver for this requirement. However, Public Act 102-1123 requires a final decision within 30 days of the close of a public hearing for a wind farm or solar farm.

WAIVERS

The three requested waivers to the standard conditions are as follows:

- 1. A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.
 - A. A Roadway Upgrade and Maintenance Agreement will be required prior to the approval of a Zoning Use Permit for construction. A Special Condition for this requirement has been included.
- 2. A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality per Section 6.1.5 B.(2)a.
 - A. This phase of the development is located further from the Village of Sydney than the previously approved first phase of the development.
- 3. A waiver for a separation distance of 225 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6).
 - A. This waiver is only for a single inverter and is due to the shape of the parcel on which its located. The nearest structure is over 2,000 feet away.

BESS SEPERATION

The BESS facility is greater than one half mile away from the nearest property less than 10 acres and the nearest residence/principal building. The proposed BESS complies with the current draft in Case 130-AT-24 which is the text amendment to add Zoning Ordinance requirements for BESS. See Special Condition J.

PUBLIC INPUT RECEIVED

The following is a summary of testimony received for this zoning case:

- 1. Correspondence received prior to the November 14, 2024, public hearing:
 - A. On September 1, 2024, an email was received from Philip Fiscella a nearby property owner in support of the project. The email was included in the meeting packet for the November 14, 2024, public hearing.

- B. On September 4, 2024, an email was received from E. Matthew Fischer a participating landowner in support of the project. The email was included in the meeting packet for the November 14, 2024, public hearing.
- C. On September 4, 2024, an email was received from Ted Hartke an area resident, in opposition to BESS in Champaign County. The email included a link to a news article about a battery storage facility fire. The email and the article were included as a handout for the Board at the November 14, 2024, public hearing, and included in the packet for the January 16, 2024, public hearing.
- D. On September 6, 2024, an email was received from Linda Jo Mazik an adjacent property owner, in opposition to the project. The email was included as a handout for the Board at the November 14, 2024, public hearing, and included in the packet for the January 16, 2024, public hearing.
- E. On September 9, 2024, an email was received from Kurt Fischer a participating landowner in support of the project. The email was included as a handout for the Board at the November 14, 2024, public hearing, and included in the packet for the January 16, 2024, public hearing.
- F. On September 6, 2024, an email was received from Steven Herriott a nearby property owner, in opposition to requested waivers for the project. The email was included as a handout for the Board at the November 14, 2024, public hearing, and included in the packet for the January 16, 2024, public hearing.
- 2. At the November 14, 2024, ZBA public hearing, the following testimony was received:
 - A. Ted Hartke, 1183 CR 2300E, Sidney noted that a 39dba noise limit at property lines was imposed by the Board for the first phase of the solar project and hoped they would impose a similar noise limit on this project. He expressed concerns regarding the replacement of topsoil and mixing fill dirt with topsoil at the project site as well as setback requirements for the BESS. The petitioner provided a response to these issues in a memo dated 12/30/24 included as Document of Record 11.1.
 - B. Don Wauthier, 1831 Tahoe Ct. Champaign, serves as the engineer for Drainage District 1 of the Town of Sidney, asked the board to consider a requirement for a secondary agricultural use on the land such as vegetable crops or grazing for animals. He also noted that some of the proposed improvements were in the easement area for Drainage District ditches and explained that unless solar panels are properly spaced that they can increase stormwater runoff and asked the Board to consider panel spacing in their review of the project. The petitioner provided a response to these issues in a memo dated 12/30/24 included as Document of Record 11.1.
 - C. Kent Krukewitt, 116 Sunflower St, Savoy, had concerns regarding drainage tiles that carry water from outside of the project area to the Drainage District ditch on the project site in addition to the proximity of the BESS site to the ditch and the possibility of chemicals making their way into the water. The petitioner provided a response to these issues in a memo dated 12/30/24 included as Document of Record 11.1.

- D. Daniel Herriot, 30 Dunlap Woods, Sidney, had concerns regarding changes to the topography of the project site. He asked the Board to encourage the developer to install pattern tiling on the project site and to consider holding off on approving this case until after the Prairie Solar 1 project was completed to see the impacts on surrounding properties. He expressed concerns regarding fire in the area of the solar arrays as well as the risk of fire in BESS area and stated that he believed that when fill dirt is brought in and it is mixed with topsoil the soil structure is destroyed. The petitioner provided a response to these issues in a memo dated 12/30/24 included as Document of Record 11.1.
- E. Justin Leerkamp, 548 CR 1900E Sidney, stated that fill dirt that was stockpiled on a property near his was being used at the Prairie Solar 1 project site and that if the fill was mixed with the topsoil it would no longer be useful for agriculture and was concerned that this could happen on the Little Prairie solar project site. The petitioner provided a response to these issues in a memo dated 12/30/24 included as Document of Record 11.1.
- F. Janet Smith, 863 CR 2300E, Homer, stated that she lives less than 1 mile from the proposed BESS location and has concerns regarding fire and hazardous materials. She also stated that she will have solar panels surrounding three sides of her property and was concerned with the heat and noise from the panels in addition to the disturbance of the underlying soil. The petitioner provided a response to these issues in a memo dated 12/30/24 included as Document of Record 11.1.
- 3. Correspondence received after the November 14, 2024, public hearing:
 - A. On November 15, 2024, an email was received from Ted Hartke an area resident, in opposition to the project that cited concerns with the proposed project as well as the Prairie Solar 1 project currently under construction. The email was included in the packet for the January 16, 2024, public hearing.
 - B. On December 30, 2024, an email was received from Ted Hartke an area resident, in opposition to the project and included an article about a proposed wind farm in New York. The email was included in the packet for the January 16, 2024, public hearing.
 - C. On January 13, 2025, an email was received from Tannie Justus with a request that cedar trees not be used for screening near her property due to having fruit trees. The email was included as a handout for the Board at the January 16, 2025, public hearing. The email was also forwarded to the Petitioner, and the Petitioner has provided a revised site plan showing no Eastern Red Cedar trees to be used within 1,000 feet of the property.
 - D. On January 15, 2025, an email was received from Janet Smith a resident whose property is boarded on three sides by the proposed development, that expressed concerns about the project obstructing views, and causing glare, heat and noise on her property. The email was included as a handout for the Board at the January 16, 2025, public hearing.
 - E. On January 15, 2025, an email was received from Mary White an area resident in opposition to the project that cited concerns with the destruction of farmland and the ownership of the project. The email was included as a handout for the Board at the January 16, 2025, public hearing.

- F. On January 16, 2025, a letter was received from Kent Krukewitt in opposition of waiver part C for a separation of 65 ft. from a property less than 10 acres, and with concerns regarding support of installing pattern tiling on the subject properties. The Petitioner has provided a revised site plan showing a 240 ft. setback from the property with PIN 24-28-13-400-002 which eliminated the need for the waiver.
- 4. At the January 16, 2025, ZBA public hearing, the following testimony was received:
 - A. Cindy Shepherd, 2010 Burlison Dr. Urbana, testified that she solar and battery energy will help advance clean energy. She hopes that the developer can work with area residents to help improve energy efficiency and hopes that the developers can work with the area farming to further agrivoltaic innovations.
 - B. Ted Hartke testified that he has requested a 40 dBA limit at the property line of the development parcels. He also testified on the inefficiency of solar energy and thinks that the costs outweigh the benefits. The petitioner provided a response to these issues in a memo dated 3/7/25 included as Document of Record 13.1.
 - C. Daniel Herriott testified on the companies that he has seen doing work on the Prairie Solar 1 project as well as doing earthwork on the Little Prairie Solar project site. He also testified that while he is not an adjacent landowner to the project site his land is affected by the drainage on the project site. He also testified that during construction of the Prairie Solar 1 project vehicles caused ruts in land that he farms, and that there was earthwork being performed on the Prairie Solar 1 project site during wet weather on November 14, 2024, which is contrary to what the developer has stated. He also testified that the complaint hotline for the Prairie Solar 1 project doesn't always work and that he noticed that a semi was unloading vehicles along the side of County Highway 15 which could cause traffic problems, and he made the Department of Planning and Zoning aware of the issue. He also mentioned his concerns about the BESS facility being located near the Frito-Lay facility and if there was a fire, the smoke could impact the grain stored at Frito-Lay. He also testified that while jobs would be created as a result of the solar farm, jobs in farming would also be lost due to the area not being farmed. He also testified to the financial condition of BayWa r.e and stated that caused concerns with regard to the financial assurances that are required for decommissioning. He asked that the Board hold off on approval of 144-S-24 for 12 months to see the outcome of the Prairie Solar 1 project construction. The petitioner provided a response to these issues in a memo dated 3/7/25 included as Document of Record 13.1.
- 5. Correspondence received after the January 16, 2025, public hearing:
 - A. On January 17, 2025, an email was received from Ted Hartke that contained information regarding the construction of a battery manufacturing facility in Kansas. The email was included in the packet for the January 16, 2024, public hearing. A second email was received that included information regarding the efficiency of renewable energy systems. The email and attachment were included in the packet for the March 27, 2025, public hearing.
 - B. On January 29, 2025, an email was received from Tannie Justus with a request that cedar trees not be used for screening near her property due to having fruit trees. The email was

provided to the Petitioner, and the Petitioner has provided a revised site plan showing no Eastern Red Cedar trees to be used within 1,000 feet of the property.

6. At the March 27, 2025, ZBA public hearing, no new information was presented during public testimony.

APPROVED SPECIAL CONDITIONS

- A. The approved site plan consists of the following documents:
 - Sheet SDP 100 of the Site Plan received March 7, 2025
 - Sheets SDP 101-110 of the Site Plan received March 7, 2025
 - Sheet BSDP 100 of the Site Plan received March 7, 2025
 - Sheets L 101-107 of the Landscape Plan, sheet L-200 Landscape Notes Details and sheet L-201 of the Maintenance and Monitoring plan received March 7, 2025

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval.

B. The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.

The special condition stated above is required to ensure the following:

That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

C. The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.

The special condition stated above is necessary to ensure the following: That the proposed Special Use meets applicable state requirements for accessibility.

D. A signed Decommissioning and Site Reclamation Plan that has been approved by ELUC is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.

The special condition stated above is required to ensure the following: That the Special Use Permit complies with Ordinance requirements and as authorized by waiver.

E. A Roadway Upgrade and Maintenance Agreements or waiver therefrom signed by the County Highway Engineer, Sidney Township Highway Commissioner and any other relevant highway jurisdiction, and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit. The special condition stated above is required to ensure the following:

To ensure full compliance with the intent of the Zoning Ordinance in a timely manner that meets the needs of the applicant.

- F. Underground drainage tile shall be investigated and identified with any necessary changes made to the solar array as follows:
 - 1. A qualified drain tile contractor with experience in Illinois shall be employed to investigate, repair, and install any underground drain tile.
 - 2. Desktop mapping and field reconnaissance shall identify all areas where drain tile are expected to be located based on soils, topographic elevations, ground surface channels and/or depressions, wetlands, natural drainage ingress and egress locations, and knowledge of current owners and/or current farmers.
 - 3. Slit trenching shall be used to investigate the presence of mutual drainage tiles that serve upland areas under different ownership. All existing drain tiles encountered shall be logged on field mapping and repaired to the original state according to Illinois Department of Agriculture Impact Mitigation Agreement (AIMA) standards.
 - 4. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.
 - 5. All existing drain tile that are found shall be located in the field using GPS location systems and recorded on as-built plans. Record mapping shall be completed according to typical civil engineering mapping and AIMA standards.
 - 6. Any tile found shall be protected from disturbance or repaired and/ or relocated in a manner consistent with AIMA and Zoning Ordinance.
 - 7. All mutual drain tiles shall be protected from construction disturbance and a 40-feet wide no construction area shall be centered on all mutual drain tiles.
 - 8. A Drain Tile Investigation Survey including a map of all identified drain tile and a revised site plan to reflect any changes to the layout of the solar array shall be submitted to the Zoning Administrator prior to Zoning Use Permit Approval.
 - 9. Future access shall be guaranteed for maintenance of all mutual drain tiles.

The special condition stated above is required to ensure the following:

The identification and protection of existing underground drainage tile and to allow ongoing maintenance of mutual drain tiles.

- G. The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:
 - 1. Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.

- 2. A Storm Water Management Plan which conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.
- 3. Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.
- 4. An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.
- 5. A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.
- 6. Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).
- 7. A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.
- 8. The telephone number for the complaint hotline required by 6.1.5 S.
- 9. Any updates to the approved Site Plan from Case 144-S-24 per the Site Plan requirements provided in Section 6.1.5 U.1.c.

The special condition stated above is required to ensure the following: That the PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- H. A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:
 - 1. An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.
 - 2. As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.

3. An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.

The special condition stated above is required to ensure the following: The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- I. The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:
 - 1. Maintain the pollinator plantings and required visual screening in perpetuity.
 - 2. Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).
 - 3. Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).
 - 4. Maintain a current general liability policy as required by 6.1.5 O.
 - 5. Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.
 - 6. Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.
 - 7. Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.

The above special condition is required to ensure that:

That future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

- J. Regarding the proposed BESS that is included as an accessory use:
 - 1. The Battery Energy Storage System (BESS) proposed as an accessory use is a 135megawatt (MW) lithium-ion system that will occupy 6.8 acres (not including any required stormwater detention area.
 - 2. The following submittals are required prior to the approval of any Zoning Use Permit for the PV SOLAR FARM in addition to any other required submittals:
 - a. A Hazard Mitigation Analysis for the proposed BESS that meets the requirements of NFPA 855 and a written approval of the Hazard Mitigation Analysis by the Sidney Fire Protection District.

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- b. Documentation of any smoke and fire detection systems that are required by the Sidney Fire Protection District and a written approval of the smoke and fire detection systems by the Sidney Fire Protection District.
- c. Documentation of any fire control and suppression systems that are required by the Sidney Fire Protection District and a written approval of the fire control and suppression systems by the Sidney Fire Protection District.
- d. Documentation of explosion control per NFPA 69 or deflagration venting per NFP68 shall be provided if explosion control or deflagration venting is required by the approved Hazard Mitigation Analysis and a written approval of the explosion control or deflagration venting by the Sidney Fire Protection District.
- e. The owner hereby commits to provide Authorized Service Personnel per NFPA 855 to be dispatched to assist emergency first responders to mitigate the hazard or remove damaged equipment from the premises within a response time approved by the Sidney Fire Protection District.
- f. Documentation of a requirement of the owner to provide Hazard Support Personnel that may be required by the Sidney Fire Protection District per NFPA 855 and a written approval of the plan to provide Hazard Support Personnel by the Sidney Fire Protection District.
- 3. The following BESS submittals are required prior to the approval of the Zoning Compliance Certificate that authorizes operation in addition to any other required submittals:
 - a. A Commissioning Report for the BESS that meets the requirements of NFPA 855 and documentation that a copy of the Commissioning Report has been provided to and accepted by the Sidney Fire Protection District
- 4. The accessory BESS shall be allowed subject to these special conditions regardless of the outcome of Zoning Case 130-AT-24.

The special condition stated above is required to ensure the following:

That future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM and to ensure consistency with Zoning Case 130-AT-24.

K. The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.

The special condition stated above is required to ensure the following: Conformance with Policy 4.2.3 of the Land Resource Management Plan. L. The PV SOLAR FARM COUNTY Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.

The special condition stated above is required to ensure the following: The PV SOLAR FARM is constructed in compliance with the Ordinance requirements.

M. A 5 feet deep open trench shall extend for 30 feet on either side of any drainageway that is crossed with underground wiring and the relevant drainage district shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.

The special condition stated above is required to ensure the following: That drainage district tiles are protected.

N. The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended February 23, 2023.

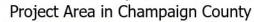
The special condition stated above is required to ensure the following: **That the current version of the Zoning Ordinance has been referenced.**

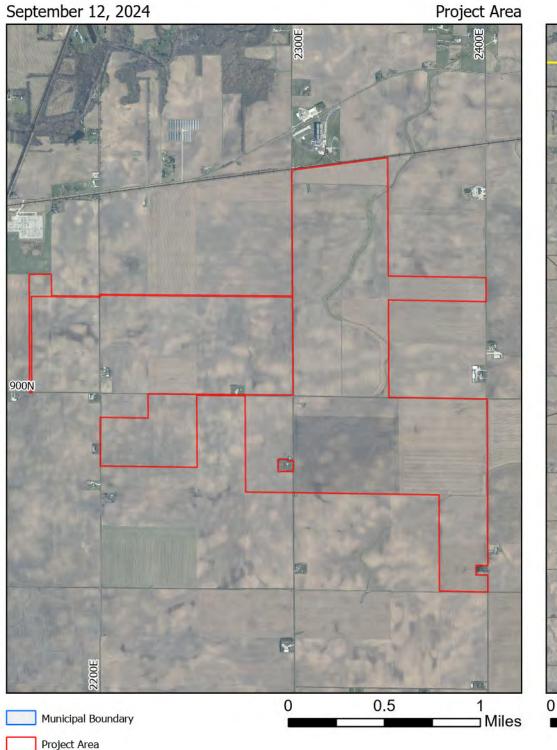
ATTACHMENTS

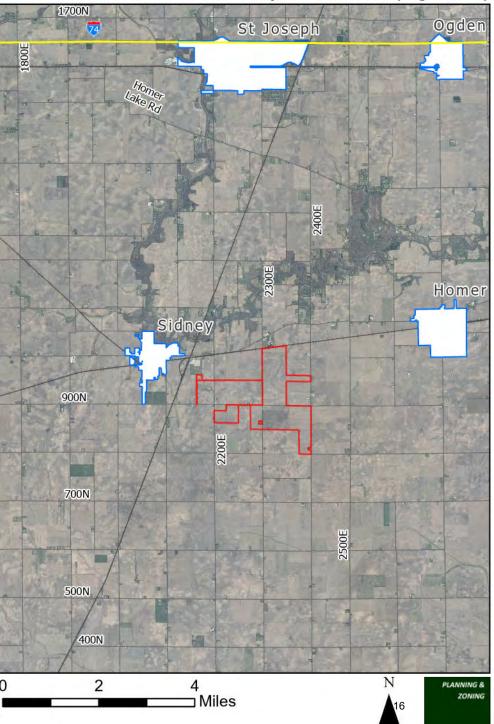
- A Case Maps (Location, Land Use, Zoning)
- B Finding of Fact and Final Determination for Case 144-S-24 as approved by the ZBA on March 27, 2025
- C Revised Site Plan received March 7, 2025
- D Revised Landscape Plan received March 7, 2025

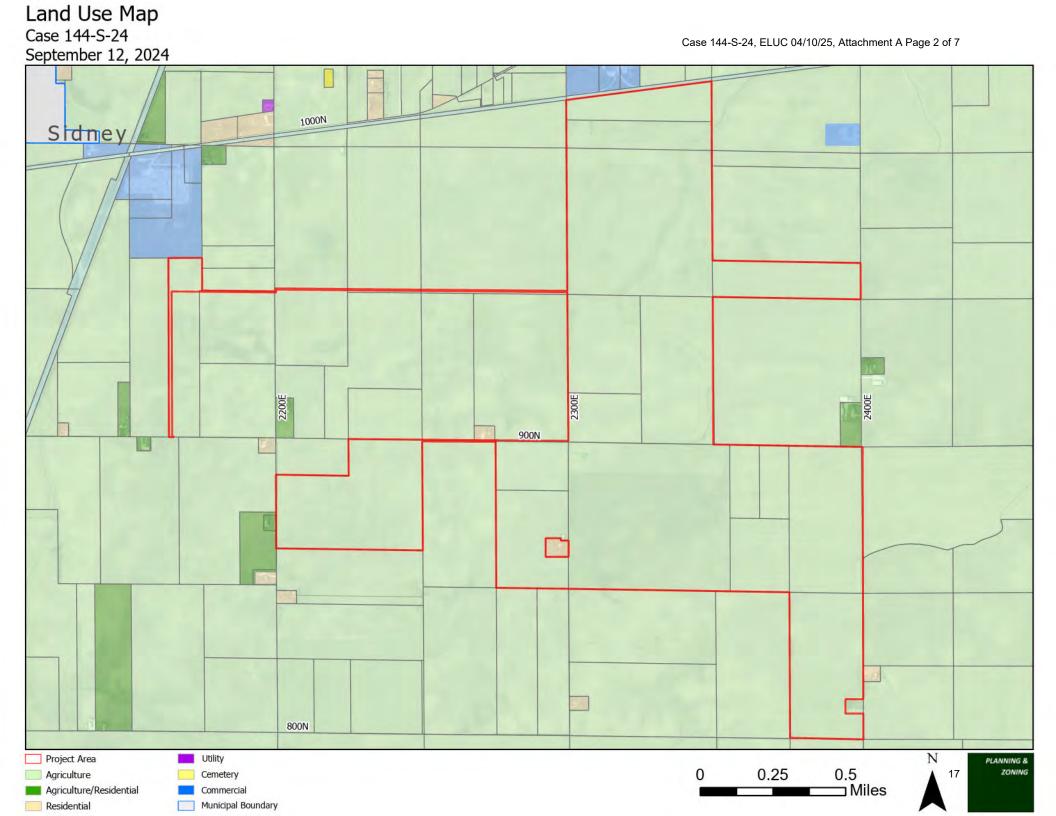
Location Map Case 144-S-24 September 12, 2024

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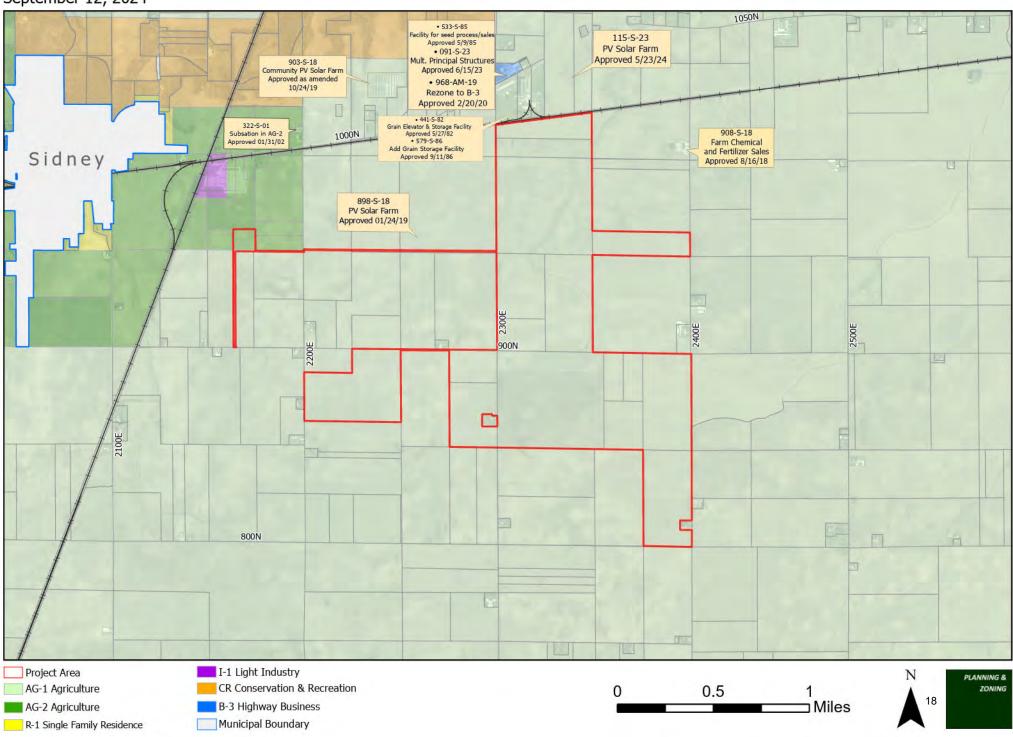




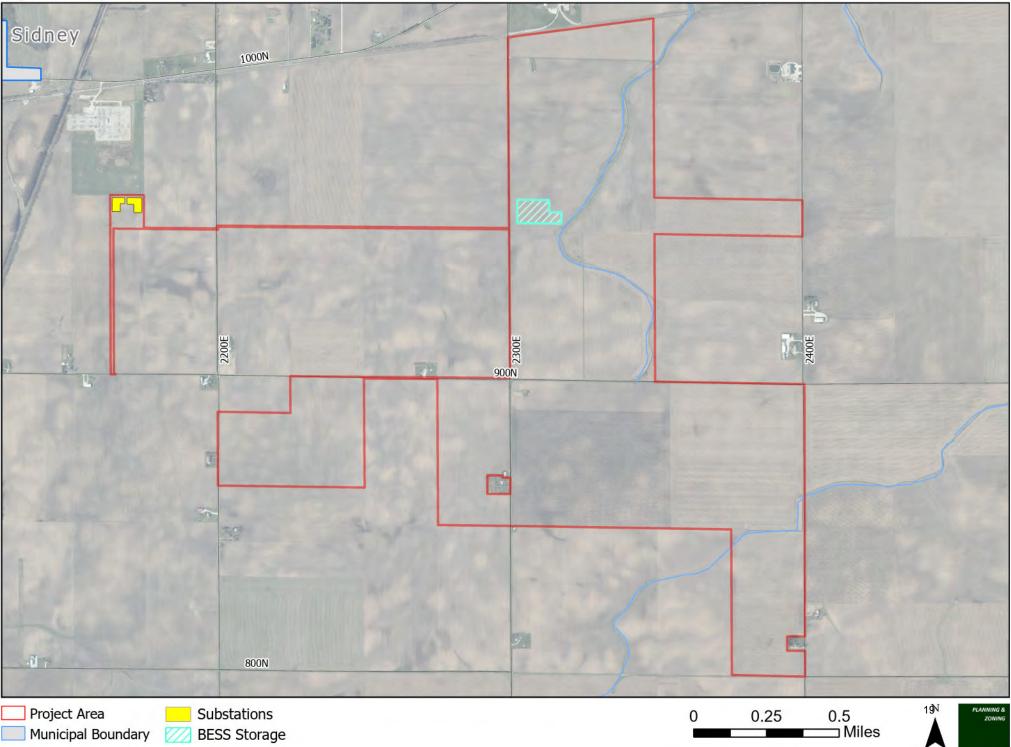




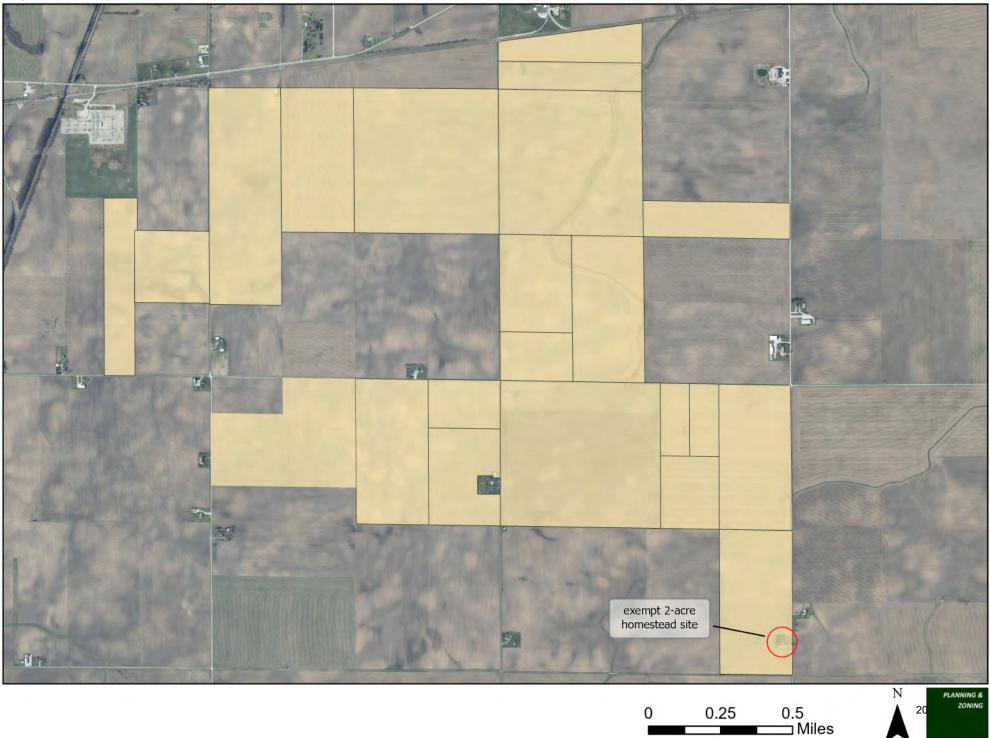
Zoning Map Case 144-S-24 September 12, 2024



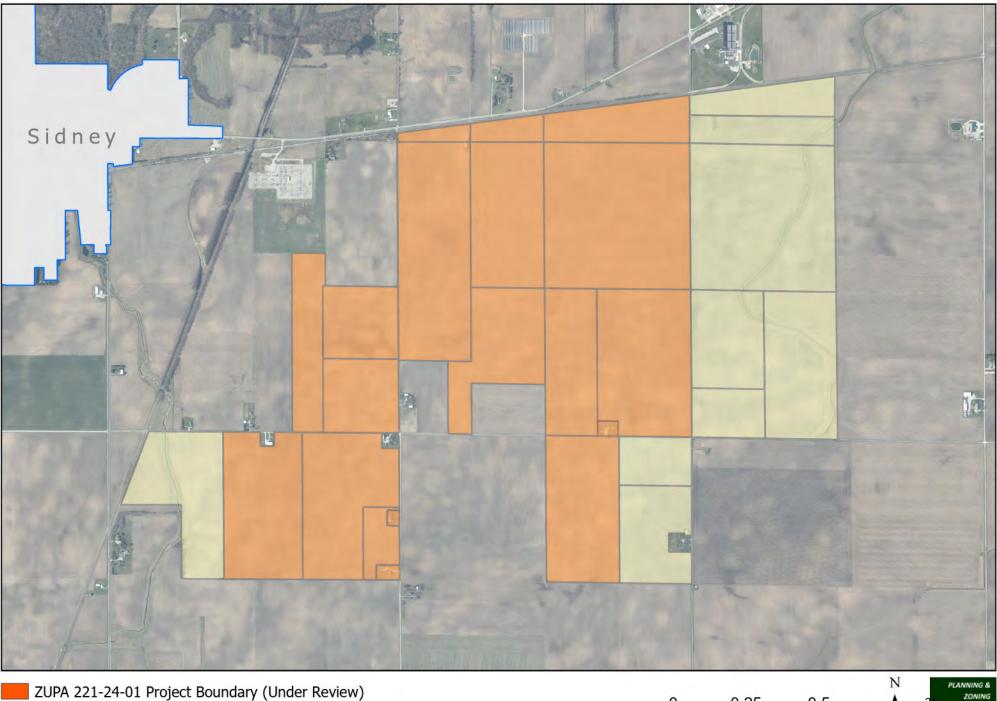
Annotated Aerial Case 144-S-24 September 12, 2024



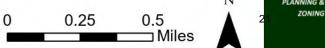
Participating Parcels Case 144-S-24 September 12, 2024



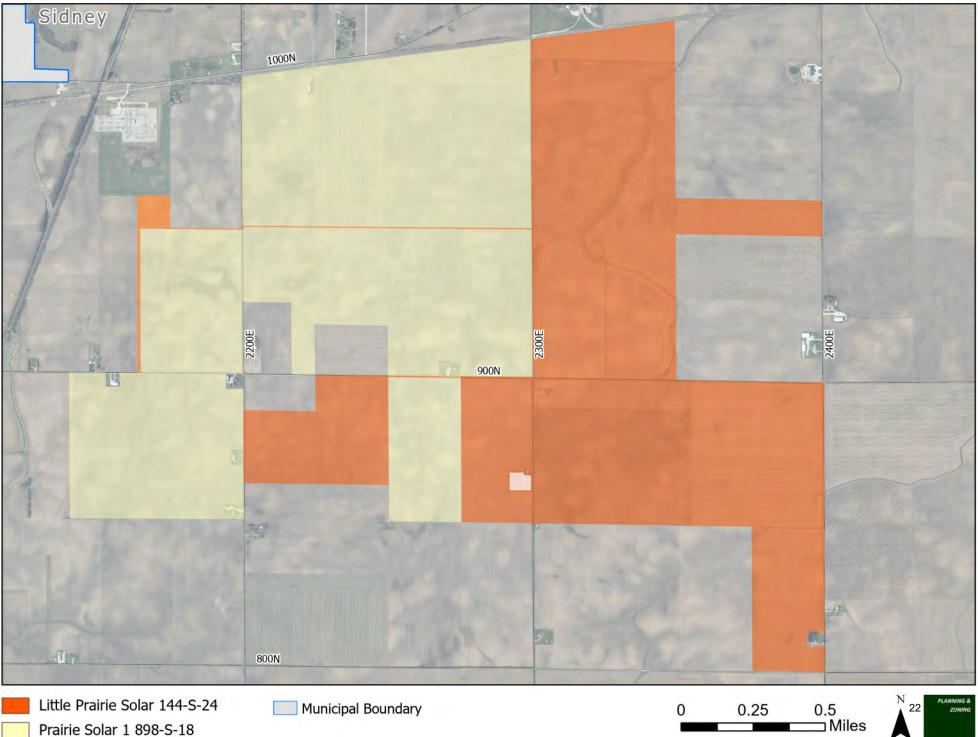
Prairie Solar 1 898-S-18 Case 144-S-24 September 12, 2024



Prairie Solar 1 898-S-18



Project Comparison Case 144-S-24 September 12, 2024



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FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case 144-S-24 held on November 14, 2024, January 16, 2025, and March 27, 2025, the Zoning Board of Appeals of Champaign County finds that:

- 1. The requested Special Use Permit **IS** necessary for the public convenience at this location because: it helps achieve the purposes of the State of Illinois Renewable Energy Portfolio requirements and the Champaign County Land Resource Management Plan; it is important for this use to have close proximity to a substation with adequate capacity, and the Sidney substation is one of only two in the county; this site is adjacent to the Prairie Solar 1 development which is the first phase of the project, and the project will make significant contributions to the tax base of county, school districts, and other taxing bodies while imposing no new public service demands.
- 2. The requested Special Use Permit **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN** is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because:
 - a. The street has **ADEQUATE** traffic capacity and the entrance location has **ADEQUATE** visibility.
 - b. Emergency services availability is **ADEQUATE** because: the petitioner developed a Hazard Mitigation Analysis (HMA)and coordinated with the Sidney Fire Protection District to develop an Emergency Response Plan (ERP) for the BESS facility.
 - c. The Special Use **WILL** be compatible with adjacent uses because:
 - d. Surface and subsurface drainage will be **ADEQUATE** because: existing drainage infrastructure will be avoided or repaired if damaged in accordance with the Agricultural Impact Mitigation Agreement (AIMA).
 - e. Public safety will be **ADEQUATE** because: the petitioner developed a Hazard Mitigation Analysis (HMA)and coordinated with the Sidney Fire Protection District to develop an Emergency Response Plan (ERP) for the BESS facility.
 - f. The provisions for parking will be **ADEQUATE** because:
 - g. The property **IS** WELL SUITED OVERALL for the proposed improvements because:
 - h. Existing public services **ARE** available to support the proposed SPECIAL USE without undue public expense because: the petitioner developed a Hazard Mitigation Analysis (HMA)and coordinated with the Sidney Fire Protection District to develop an Emergency Response Plan (ERP) for the BESS facility.
 - i. Existing public infrastructure together with the proposed development **IS** adequate to support the proposed development effectively and safely without undue public expense because:

(Note the Board may include other relevant considerations as necessary or desirable in each case.)

*The Board may include additional justification if desired, but it is not required.

3a. The requested Special Use Permit SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES conform to the applicable regulations and standards of the DISTRICT in which

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it is located because: with the exception of Waivers B and C it meets all of the physical requirements of the Zoning Ordinance.

- 3b. The requested Special Use Permit **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES** preserve the essential character of the DISTRICT in which it is located because:
 - a. The Special Use will be designed to **CONFORM** to all relevant County ordinances and codes.
 - b. The Special Use **WILL** be compatible with adjacent uses.
 - c. Public safety will be ADEQUATE.
- 4. The requested Special Use Permit **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, IS** in harmony with the general purpose and intent of the Ordinance because:
 - a. The Special Use is authorized in the District.
 - b. The requested Special Use Permit **IS** necessary for the public convenience at this location.
 - c. The requested Special Use Permit SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN is so designed, located, and proposed to be operated so that it WILL NOT be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because: with the exception of waivers B and C, it is in compliance with all physical requirements of the Zoning Ordinance; the projected noise levels are below the IPCB standards; and overall drainage in the area will not be affected.
 - d. The requested Special Use Permit SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES preserve the essential character of the DISTRICT in which it is located.
- 5. The requested Special Use **IS NOT** an existing nonconforming use.
- 6. Regarding necessary waivers of standard conditions:

Per Section 7.15 of the Champaign County ZBA Bylaws, "waivers may be approved individually or *en masse* by the affirmative vote of a majority of those members voting on the issue, and shall be incorporated into the Findings of Fact with the reason for granting each waiver described".

- A. Regarding Part A of the proposed waivers, for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Zoning Board of Appeals:
 - (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the Agreement will have to be in place and is subject to ELUC approval prior to the issuance of any Zoning Use Permit.
 - (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because of the magnitude of the project, this kind of commitment requires resources of both parties, such that it serves the interests of the petitioner and highway authorities to not invest those resources until some preliminary level of approval has been obtained.

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- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: without the proposed waiver, the Special Use Permit process might have to be extended in order to have sufficient time to prepare this document.
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioner is working with the relevant highway authorities to receive either an agreement or a waiver from this requirement
- (5) The requested waiver SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS the minimum variation that will make possible the reasonable use of the land/structure.
- B. Regarding Part B of the proposed waivers, locating the PV Solar Farm less than one and one-half miles from an incorporated municipality:
 - (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the nearest area of the solar farm is approximately 1.25 miles from the Village of Sidney and the requested waiver (variance) is 84% of the minimum required distance, for a variance of 16%, and relevant jurisdiction have been notified of this case, and no comments have been received.
 - (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: the Village of Sidney is aware of the proposed project and has not expressed any objection. The project is situated near an existing substation and the first phase of the project.
 - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: without the proposed waiver the project layout would have to be altered and could not include some of the participating properties.
 - (4) The special conditions, circumstances, hardships, or practical difficulties DO NOT result from actions of the applicant because: the proposed development is ideally situated adjacent to the Prairie Solar 1 development which is the first phase of the development and is in close proximity to an existing Ameren substation and highvoltage utility lines
 - (5) The requested waiver **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land/structure because: without the proposed waiver project layout would have to be altered and could not include some of the participating properties.

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- C. Regarding Part C of the proposed waivers, for a separation distance of 225 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet:
 - (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the requested waiver (variance) is 82% of the minimum required distance for a variance of 18%, and the solar inverter is approximately 225 feet from a perimeter fence and is over 2,000 feet from the nearest building.
 - (2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: parcel on which the inverter is located has a narrow shape with an existing Ameren transmission easement on the south portion.
 - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: Without Part C of the proposed waivers, it would not be possible to place solar arrays and the necessary inverter on the parcel.
 - (4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the property is narrow and has a utility easement to the south and the inverter is located centrally to the arrays on the property.
 - (5) The requested waiver **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land/structure because: the property is not wide enough to meet the required setback and would not be able to participate in the development.

7. THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:

- A. The approved site plan consists of the following documents:
 - Sheet SDP 100 of the Site Plan received March 7, 2025.
 - Sheets SDP 101-110 of the Site Plan received March 7, 2025.
 - Sheet BSDP 100 of the Site Plan received March 7, 2025.
 - Sheets L 101-107 of the Landscape Plan and sheets L 200-201 of the Maintenance and Monitoring plan received March 7, 2025

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval.

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B. The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.

The special condition stated above is required to ensure the following: That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

C. The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.

The special condition stated above is necessary to ensure the following: That the proposed Special Use meets applicable state requirements for accessibility.

D. A signed Decommissioning and Site Reclamation Plan that has been approved by ELUC is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.

The special condition stated above is required to ensure the following: That the Special Use Permit complies with Ordinance requirements and as authorized by waiver.

E. A Roadway Upgrade and Maintenance Agreements or waiver therefrom signed by the County Highway Engineer, Sidney Township Highway Commissioner and any other relevant highway jurisdiction, and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.

The special condition stated above is required to ensure the following: To ensure full compliance with the intent of the Zoning Ordinance in a timely manner that meets the needs of the applicant.

- F. Underground drainage tile shall be investigated and identified with any necessary changes made to the solar array as follows:
 - 1. A qualified drain tile contractor with experience in Illinois shall be employed to investigate, repair, and install any underground drain tile.
 - 2. Desktop mapping and field reconnaissance shall identify all areas where drain tile are expected to be located based on soils, topographic elevations, ground surface channels and/or depressions, wetlands, natural drainage ingress and egress locations, and knowledge of current owners and/or current farmers.
 - 3. Slit trenching shall be used to investigate the presence of mutual drainage tiles that serve upland areas under different ownership. All existing drain tiles encountered shall be logged on field mapping and repaired to the original state

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according to Illinois Department of Agriculture Impact Mitigation Agreement (AIMA) standards.

- 4. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.
- 5. All existing drain tile that are found shall be located in the field using GPS location systems and recorded on as-built plans. Record mapping shall be completed according to typical civil engineering mapping and AIMA standards.
- 6. Any tile found shall be protected from disturbance or repaired and/ or relocated in a manner consistent with AIMA and Zoning Ordinance.
- 7. All mutual drain tiles shall be protected from construction disturbance and a 40-feet wide no construction area shall be centered on all mutual drain tiles.
- 8. A Drain Tile Investigation Survey including a map of all identified drain tile and a revised site plan to reflect any changes to the layout of the solar array shall be submitted to the Zoning Administrator prior to Zoning Use Permit Approval.
- 9. Future access shall be guaranteed for maintenance of all mutual drain tiles.

The special condition stated above is required to ensure the following:

The identification and protection of existing underground drainage tile and to allow ongoing maintenance of mutual drain tiles.

- G. The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:
 - 10. Documentation of the solar module's unlimited 10-year warranty and the 25year limited power warranty.
 - 11. A Storm Water Management Plan which conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.
 - 12. Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.
 - 13. An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.
 - 14. A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources

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Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.

- 15. Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).
- 16. A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.
- 17. The telephone number for the complaint hotline required by 6.1.5 S.
- 18. Any updates to the approved Site Plan from Case 144-S-24 per the Site Plan requirements provided in Section 6.1.5 U.1.c.

The special condition stated above is required to ensure the following: That the PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- H. A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:
 - 1. An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.
 - 2. As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.
 - 3. An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b..

The special condition stated above is required to ensure the following:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

- I. The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:
 - 1. Maintain the pollinator plantings and required visual screening in perpetuity.
 - 2. Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).

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- 3. Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).
- 4. Maintain a current general liability policy as required by 6.1.5 O.
- 5. Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.
- 6. Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.
- 7. Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.

The above special condition is required to ensure that:

That future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

- J. Regarding the proposed BESS that is included as an accessory use:
 - 1. The Battery Energy Storage System (BESS) proposed as an accessory use is a 135-megawatt (MW) lithium-ion system that will occupy 6.8 acres (not including any required stormwater detention area.
 - 2. The following submittals are required prior to the approval of any Zoning Use Permit for the PV SOLAR FARM in addition to any other required submittals:
 - a. A Hazard Mitigation Analysis for the proposed BESS that meets the requirements of NFPA 855 and a written approval of the Hazard Mitigation Analysis by the Sidney Fire Protection District.
 - b. Documentation of any smoke and fire detection systems that are required by the Sidney Fire Protection District and a written approval of the smoke and fire detection systems by the Sidney Fire Protection District.
 - c. Documentation of any fire control and suppression systems that are required by the Sidney Fire Protection District and a written approval of the fire control and suppression systems by the Sidney Fire Protection District.
 - d. **Documentation of explosion control per NFPA 69 or deflagration** venting per NFP68 shall be provided if explosion control or

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deflagration venting is required by the approved Hazard Mitigation Analysis and a written approval of the explosion control or deflagration venting by the Sidney Fire Protection District.

- e. The owner hereby commits to provide Authorized Service Personnel per NFPA 855 to be dispatched to assist emergency first responders to mitigate the hazard or remove damaged equipment from the premises within a response time approved by the Sidney Fire Protection District.
- f. Documentation of a requirement of the owner to provide Hazard Support Personnel that may be required by the Sidney Fire Protection District per NFPA 855 and a written approval of the plan to provide Hazard Support Personnel by the Sidney Fire Protection District.
- 3. The following BESS submittals are required prior to the approval of the Zoning Compliance Certificate that authorizes operation in addition to any other required submittals:
 - a. A Commissioning Report for the BESS that meets the requirements of NFPA 855 and documentation that a copy of the Commissioning Report has been provided to and accepted by the Sidney Fire Protection District
- 4. The accessory BESS shall be allowed subject to these special conditions regardless of the outcome of Zoning Case 130-AT-24.

The special condition stated above is required to ensure the following: That future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM and to ensure consistency with Zoning Case 130-AT-24.

K. The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.

The special condition stated above is required to ensure the following: Conformance with Policy 4.2.3 of the Land Resource Management Plan.

L. The PV SOLAR FARM COUNTY Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.

The special condition stated above is required to ensure the following: The PV SOLAR FARM is constructed in compliance with the Ordinance requirements.

M. A 5 feet deep open trench shall extend for 30 feet on either side of any drainageway that is crossed with underground wiring and the relevant drainage district shall be

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provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.

The special condition stated above is required to ensure the following: That drainage district tiles are protected.

N. The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended February 23, 2023.

The special condition stated above is required to ensure the following: **That the current version of the Zoning Ordinance has been referenced**

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FINAL DETERMINATION

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, that the requirements for approval of Section 9.1.11B. **HAVE** been met, and pursuant to the authority granted by Section 9.1.6 B. of the Champaign County Zoning Ordinance, recommends that:

The Special Use requested in Case 144-S-24 be GRANTED WITH SPECIAL CONDITIONS to the applicant, Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC, to authorize the following as a Special Use on land in the AG-1 Agriculture Zoning district:

Authorize a Utility-Scale PV Solar Farm with a total nameplate capacity of 135 megawatts (MW), including access roads and wiring, and an accessory 135 MW Lithium-ion Battery Energy Storage System, and

{SUBJECT TO THE FOLLOWING WAIVERS OF STANDARD CONDITIONS:}

- Part A: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Zoning Board of Appeals, per Section 6.1.5 G.(1).
- Part B: A waiver for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality per Section 6.1.5 B.(2)a.
- Part C: A waiver for a separation distance of 225 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6).

{SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:}

- A. The approved site plan consists of the following documents:
 - Sheet SDP 100 of the Site Plan received March 7, 2025.
 - Sheets SDP 101-110 of the Site Plan received March 7, 2025.
 - Sheet BSDP 100 of the Site Plan received March 7, 2025.
 - Sheets L 101-107 of the Landscape Plan and sheets L 200-201 of the Maintenance and Monitoring plan received March 7, 2025
- B. The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.
- C. The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.
- D. A signed Decommissioning and Site Reclamation Plan that has been approved by ELUC is required at the time of application for a Zoning Use Permit that complies

with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.

- E. A Roadway Upgrade and Maintenance Agreements or waiver therefrom signed by the County Highway Engineer, Sidney Township Highway Commissioner and any other relevant highway jurisdiction, and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.
- F. Underground drainage tile shall be investigated and identified with any necessary changes made to the solar array as follows:
 - 1. A qualified drain tile contractor with experience in Illinois shall be employed to investigate, repair, and install any underground drain tile.
 - 2. Desktop mapping and field reconnaissance shall identify all areas where drain tile are expected to be located based on soils, topographic elevations, ground surface channels and/or depressions, wetlands, natural drainage ingress and egress locations, and knowledge of current owners and/or current farmers.
 - 3. Slit trenching shall be used to investigate the presence of mutual drainage tiles that serve upland areas under different ownership. All existing drain tiles encountered shall be logged on field mapping and repaired to the original state according to Illinois Department of Agriculture Impact Mitigation Agreement (AIMA) standards.
 - 4. Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.
 - 5. All existing drain tile that are found shall be located in the field using GPS location systems and recorded on as-built plans. Record mapping shall be completed according to typical civil engineering mapping and AIMA standards.
 - 6. Any tile found shall be protected from disturbance or repaired and/ or relocated in a manner consistent with AIMA and Zoning Ordinance.
 - 7. All mutual drain tiles shall be protected from construction disturbance and a 40-feet wide no construction area shall be centered on all mutual drain tiles.
 - 8. A Drain Tile Investigation Survey including a map of all identified drain tile and a revised site plan to reflect any changes to the layout of the solar array shall be submitted to the Zoning Administrator prior to Zoning Use Permit Approval.
 - 9. Future access shall be guaranteed for maintenance of all mutual drain tiles.
- G. The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:

Case 144-S-24 Page 74 of 77

AS APPROVED

- 1. Documentation of the solar module's unlimited 10-year warranty and the 25year limited power warranty.
- 2. A Storm Water Management Plan which conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.
- 3. Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.
- 4. An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.
- 5. A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.
- 6. Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).
- 7. A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.
- 8. The telephone number for the complaint hotline required by 6.1.5 S.
- 9. Any updates to the approved Site Plan from Case 144-S-24 per the Site Plan requirements provided in Section 6.1.5 U.1.c.
- H. A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:
 - 1. An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.
 - 2. As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.

AS APPROVED

Case 144-S-24 Page 75 of 77

- 3. An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b..
- I. The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:
 - 1. Maintain the pollinator plantings and required visual screening in perpetuity.
 - 2. Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).
 - 3. Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).
 - 4. Maintain a current general liability policy as required by 6.1.5 O.
 - 5. Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.
 - 6. Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.
 - 7. Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.
- J. Regarding the proposed BESS that is included as an accessory use:
 - 1. The Battery Energy Storage System (BESS) proposed as an accessory use is a 135-megawatt (MW) lithium-ion system that will occupy 6.8 acres (not including any required stormwater detention area.
 - 2. The following submittals are required prior to the approval of any Zoning Use Permit for the PV SOLAR FARM in addition to any other required submittals:
 - a. A Hazard Mitigation Analysis for the proposed BESS that meets the requirements of NFPA 855 and a written approval of the Hazard Mitigation Analysis by the Sidney Fire Protection District.
 - b. Documentation of any smoke and fire detection systems that are required by the Sidney Fire Protection District and a written approval of the smoke and fire detection systems by the Sidney Fire Protection District.

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AS APPROVED

- c. Documentation of any fire control and suppression systems that are required by the Sidney Fire Protection District and a written approval of the fire control and suppression systems by the Sidney Fire Protection District.
- d. Documentation of explosion control per NFPA 69 or deflagration venting per NFP68 shall be provided if explosion control or deflagration venting is required by the approved Hazard Mitigation Analysis and a written approval of the explosion control or deflagration venting by the Sidney Fire Protection District.
- e. The owner hereby commits to provide Authorized Service Personnel per NFPA 855 to be dispatched to assist emergency first responders to mitigate the hazard or remove damaged equipment from the premises within a response time approved by the Sidney Fire Protection District.
- f. Documentation of a requirement of the owner to provide Hazard Support Personnel that may be required by the Sidney Fire Protection District per NFPA 855 and a written approval of the plan to provide Hazard Support Personnel by the Sidney Fire Protection District.
- 3. The following BESS submittals are required prior to the approval of the Zoning Compliance Certificate that authorizes operation in addition to any other required submittals:
 - a. A Commissioning Report for the BESS that meets the requirements of NFPA 855 and documentation that a copy of the Commissioning Report has been provided to and accepted by the Sidney Fire Protection District
- 4. The accessory BESS shall be allowed subject to these special conditions regardless of the outcome of Zoning Case 130-AT-24.
- K. The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.
- L. The PV SOLAR FARM COUNTY Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.
- M. A 5 feet deep open trench shall extend for 30 feet on either side of any drainageway that is crossed with underground wiring and the relevant drainage district shall be provided 48 hours in which to inspect for tile and the positions of any tile lines that are discovered shall be recorded using Global Positioning System (GPS) technology.
- N. The terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended February 23, 2023.

AS APPROVED

Case 144-S-24 Page 77 of 77

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

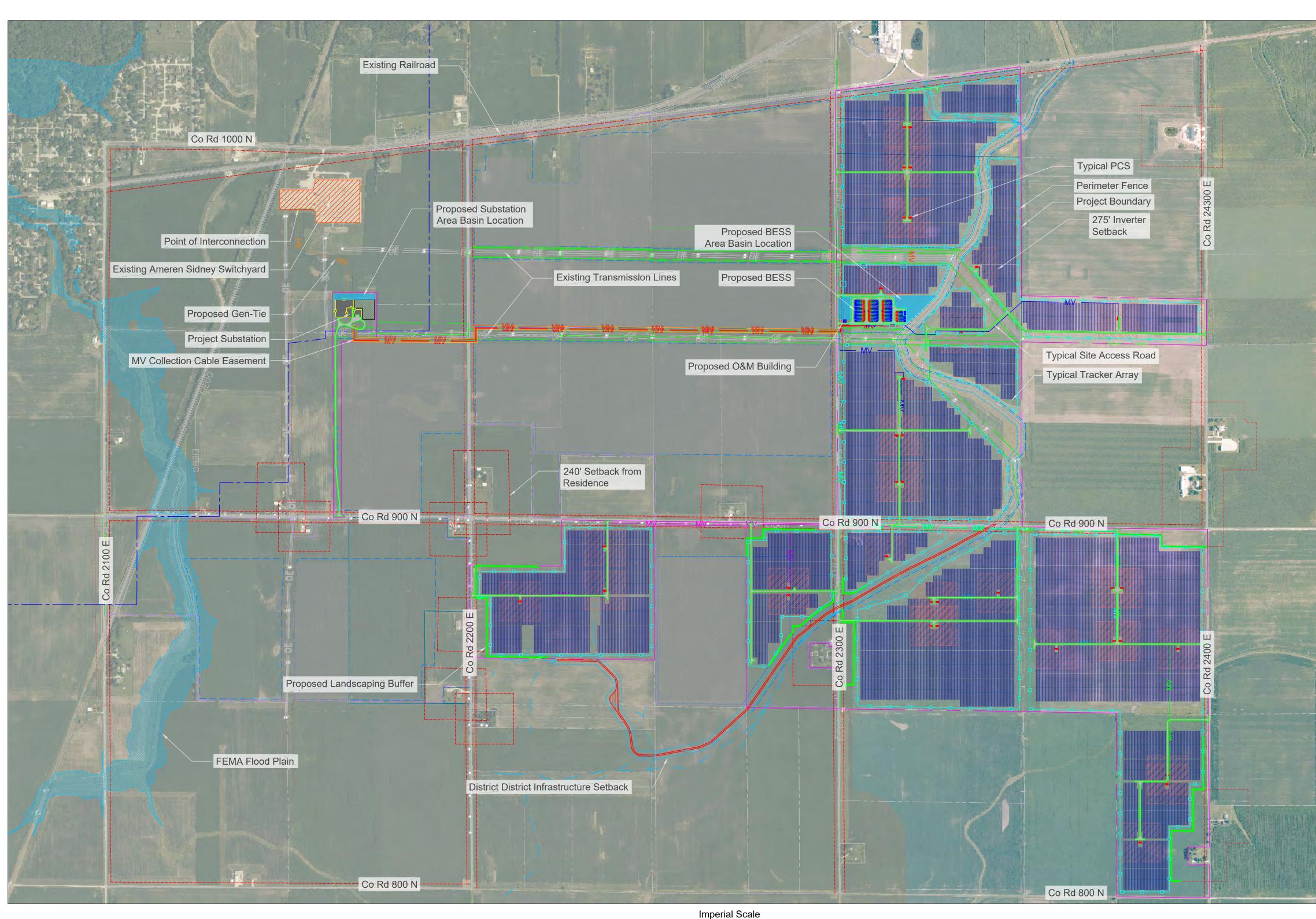
SIGNED:

Ryan Elwell, Chair Champaign County Zoning Board of Appeals

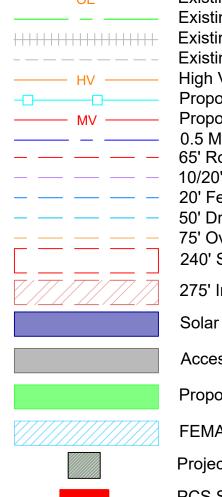
ATTEST:

Secretary to the Zoning Board of Appeals

Date



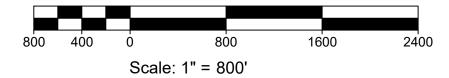
LEGEND



Project Boundary / Special Use Permit Boundary Existing Overhead Line Existing Easement Existing RailRoad Existing Contours High Voltage Line Proposed Fence Proposed MV Cable 0.5 Mile Sidney Village Municipal Setback 65' Road Setback 10/20' Side and Rear Setback 20' Fence Setback 50' Drainage District Infrastructure Setback 75' Overhead C/L Setback 240' Setback from Residence 275' Inverter Setback Solar Array Access Roads Proposed Landscape Buffer FEMA Flood Plain Project Substation PCS Station (35)

SITE IMPROVEMENT PLAN SCALE: 1" = 800'





Item Source Date, Revision							
Boundary Information	CAD file provided by BayWa r.e.: ACAD-418736-Boundary-20240412.dwg	4/16/2024					
CUP/SUP	None	N/A					
Site Constraints	CAD file provided by BayWa r.e.: ACAD-418736-Boundary-20240412.dwg	4/16/2024					
Geotechnical Report	None	N/A					
FEMA Panel	Panel: 17019C0475D	10/1/2013					
Topographic Survey	USGS	N/A					
Hydrology Information	None	N/A					
Wetlands Information	National Wetland Database	N/A					
Point of Interconnection	Little Prairie Solar Project Site Plan	2/27/24, A					
Aerial Imagery	Bing Map	N/A					
ASHRAE Data	http://ashrae-meteo.info/index.php	ASHRAE 2021					
Wind Load Source	https://asce7hazardtool.online/	(ASCE 7-21)					
Snow Load Source	https://asce7hazardtool.online/	(ASCE 7-21)					
Seismic Load Source	https://asce7hazardtool.online/	(ASCE 7-21)					

Case 144-S-24. ELUC 04/10/25. Attachment C Page 1 of 12

Little Prairie Solar LLC Sidney, Champaign County, Illinois

Sinney, Champaign County, minors				
Owner/Developer	BayWa r.e.			
	1			
Latitude:	40.012334			
Longitude:	-88.028735			
Min Elevation:	658			
Max Elevation:	698			
Total Project Boundary Acres:	1047.0			
Total Buildable Acres:	854.5			
Total Fenced Acres:	765.5			
Total Array Acres:	629.1			
Annual Cooling Design Temp:	91.3° F			
Extreme Annual Min DB Mean Temp:	-9.4° F			
Wind Load:	100 mph			
Snow Load:	27 psf			
Seismic				
Ss:	0.28			
S1:	0.11			
Design Informa	tion			

Design Information

60				
550				
323,159				
135.00				
135.0				
540				
35%				
21.35				

Notes:

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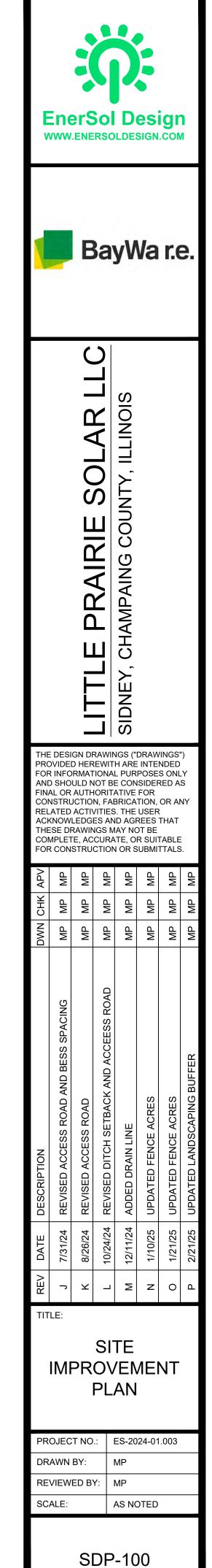
Access Roads 20' Wide (PV) 24' Wide (BESS)

Perimeter Fence

Approximately 86,117' LF of minimum 8-foot tall perimeter fence with 24' wide security gates

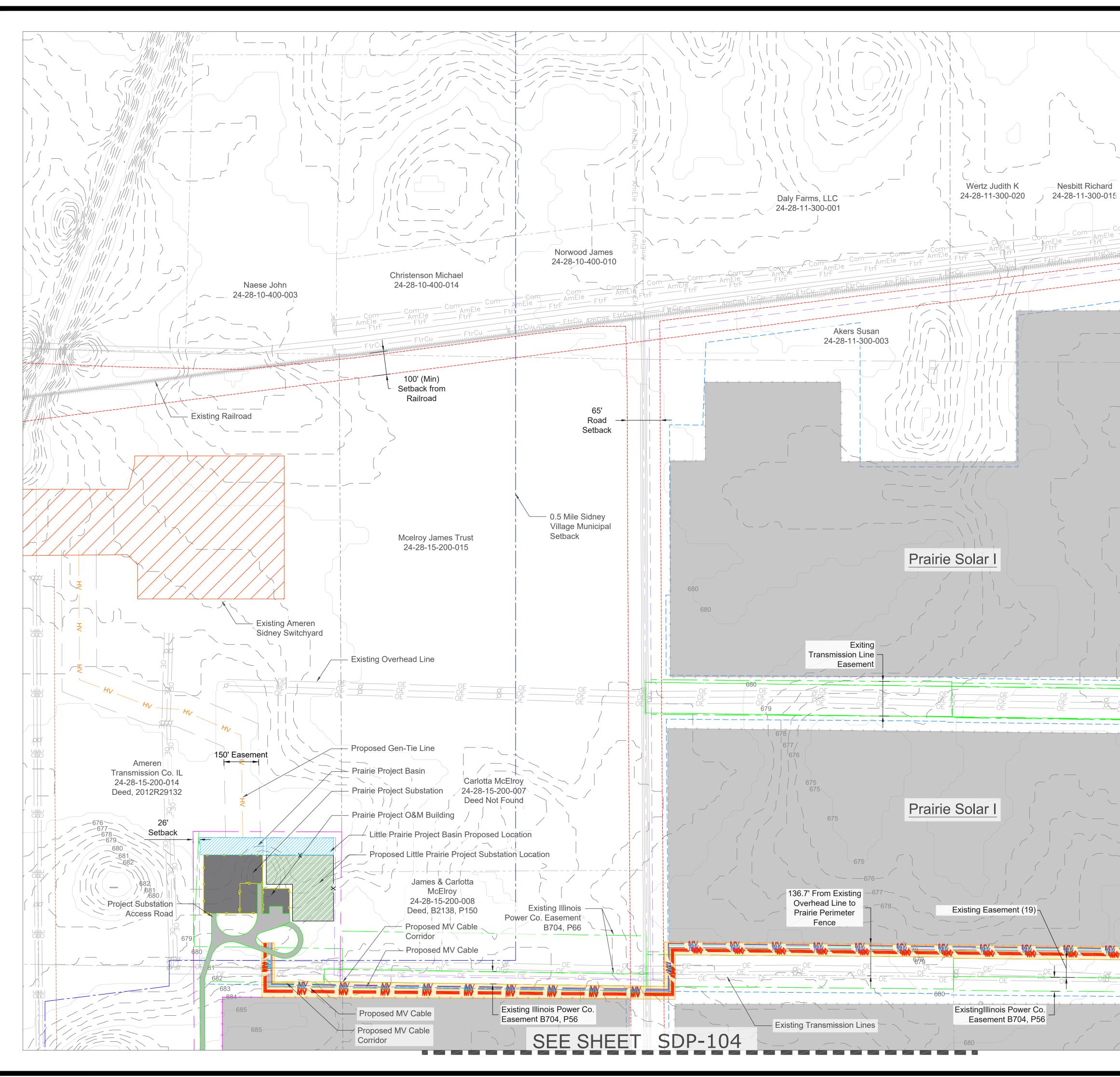


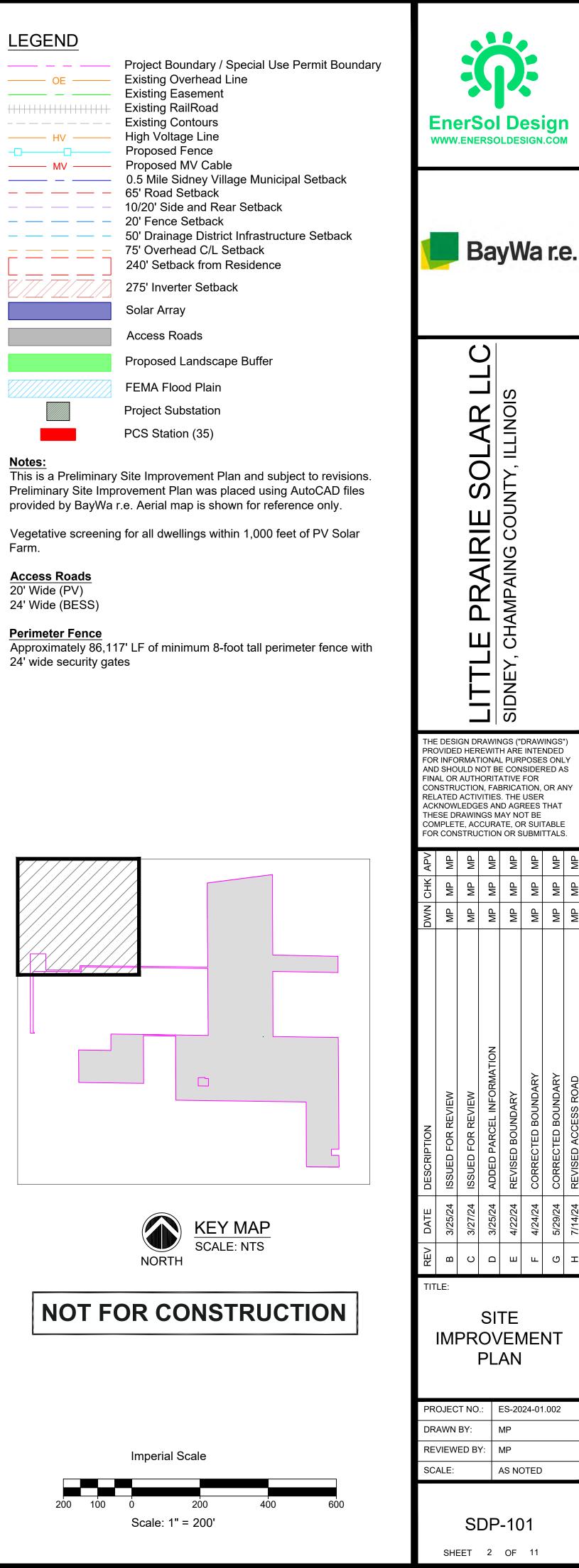
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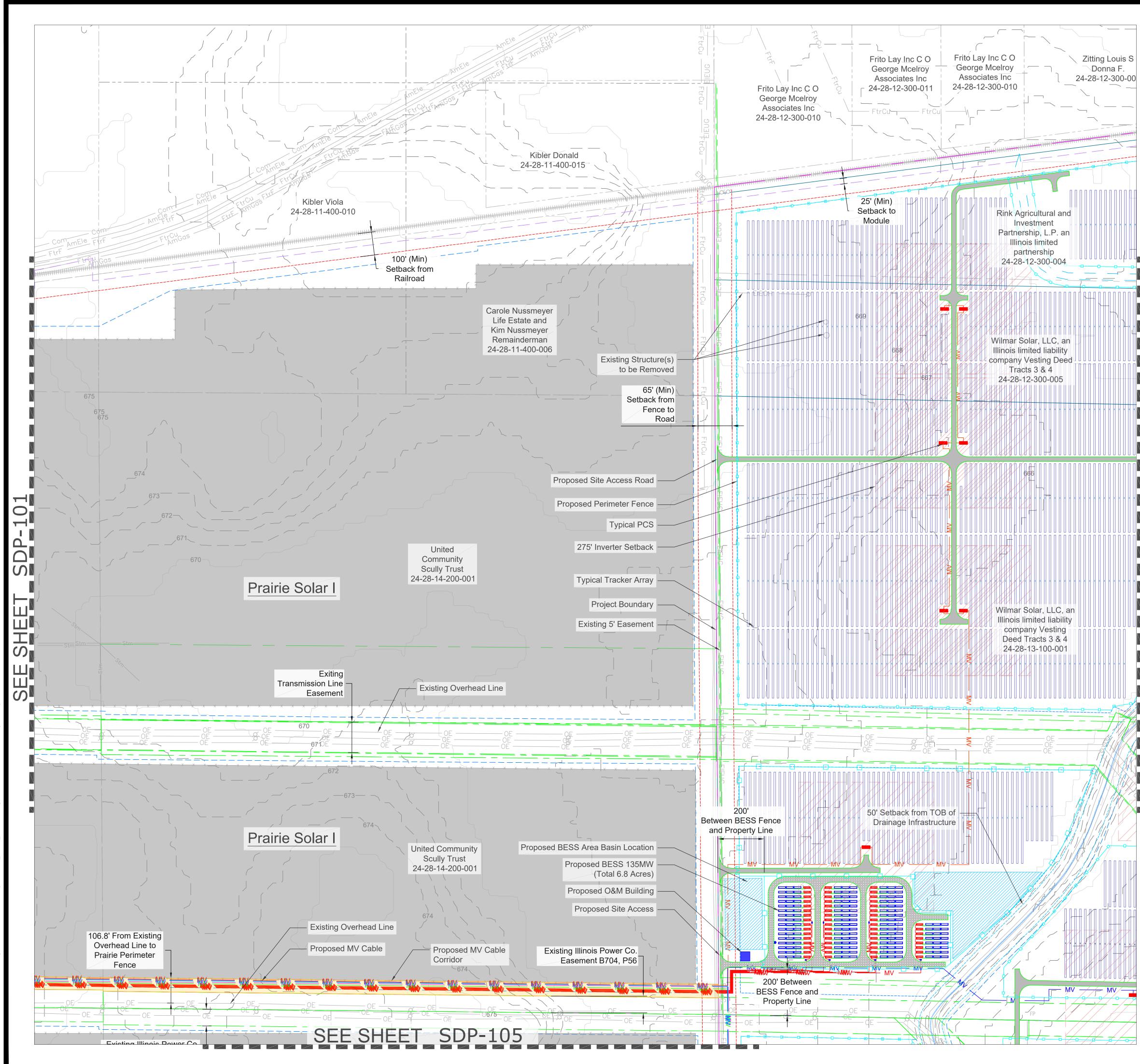
SHEET 1 OF 1



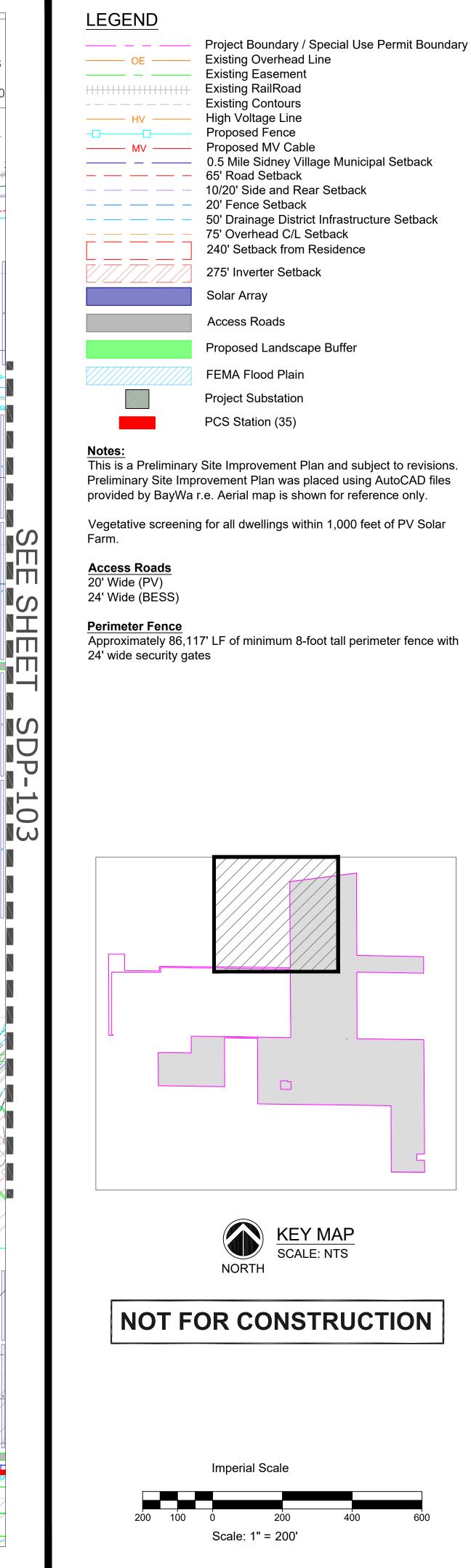


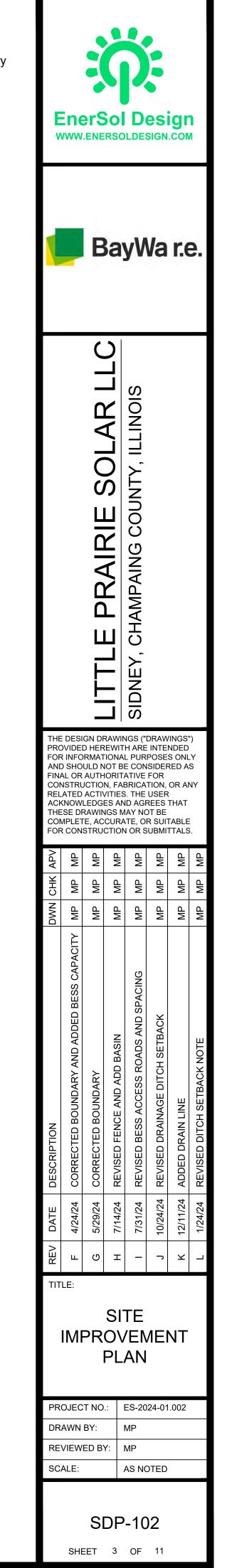
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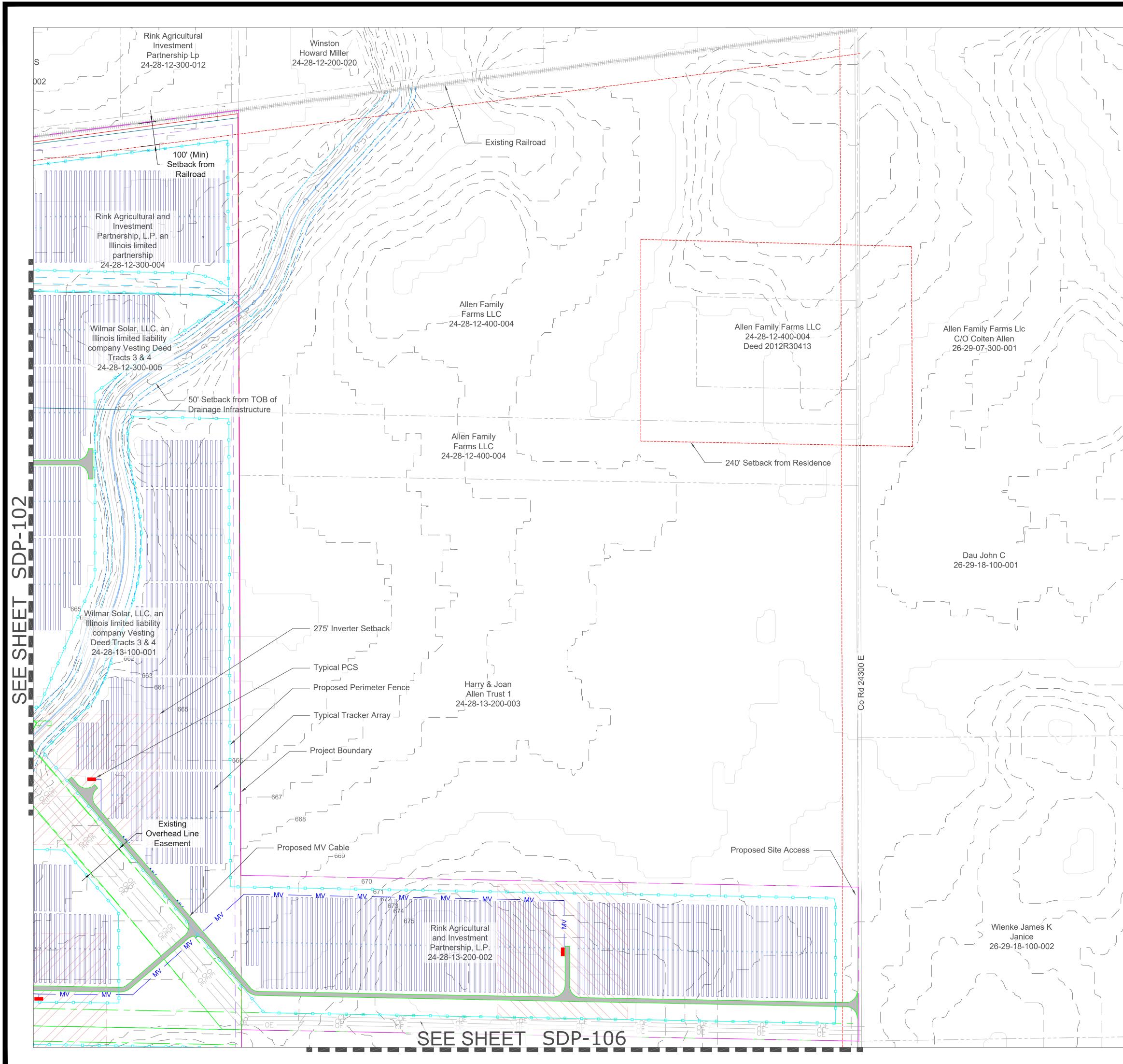


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LEGEND

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Project Boundary / Special Use Permit Boundary Existing Overhead Line Existing Easement Existing RailRoad Existing Contours High Voltage Line Proposed Fence Proposed MV Cable 0.5 Mile Sidney Village Municipal Setback 65' Road Setback 10/20' Side and Rear Setback 20' Fence Setback 50' Drainage District Infrastructure Setback 75' Overhead C/L Setback 240' Setback from Residence 275' Inverter Setback Solar Array

Access Roads

Proposed Landscape Buffer

FEMA Flood Plain

Project Substation

PCS Station (35)

Notes:

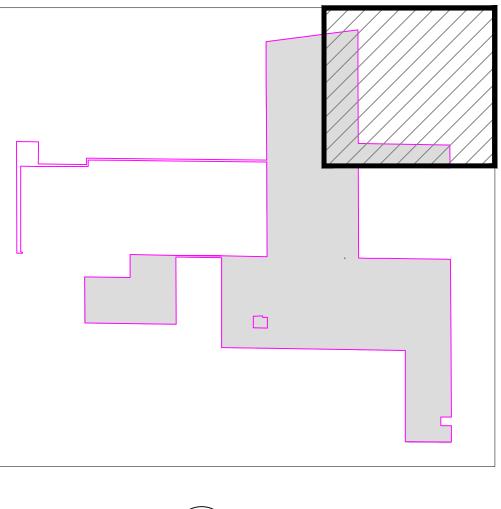
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Access Roads 20' Wide (PV)

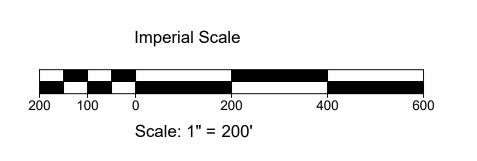
24' Wide (BESS)

Perimeter Fence Approximately 86,117' LF of minimum 8-foot tall perimeter fence with 24' wide security gates





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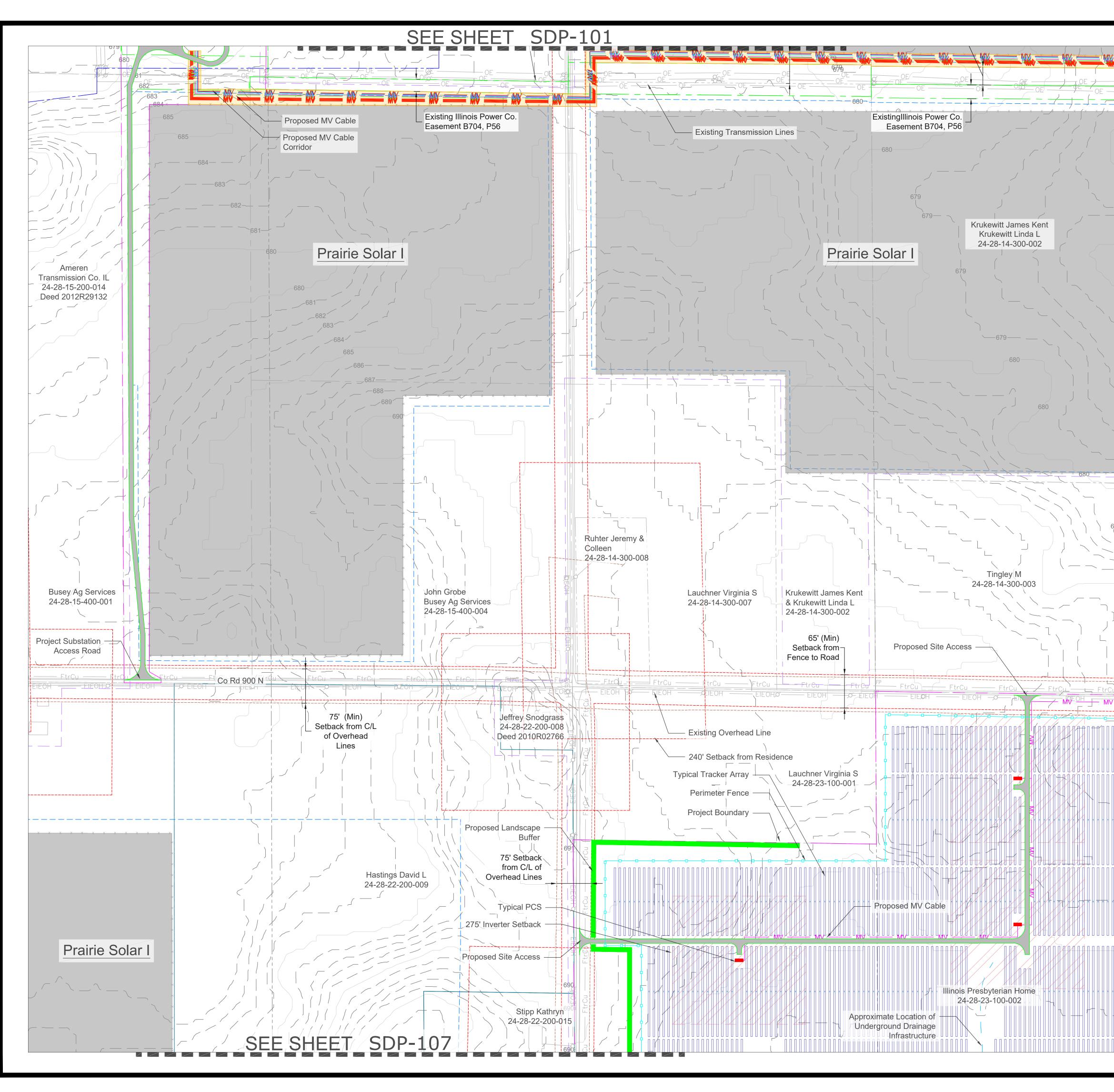
	EnerSol Design.com								
	BayWa r.e .								
	LITTLE PRAIRIE SOLAR LLC SIDNEY, CHAMPAING COUNTY, ILLINOIS								
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		24 REVISED BOUNDARY	4/24/24 CORRECTED BOUNDARY	24 CORRECTED BOUNDARY	REVISED FENCE AND ACCESS ROAD	10/24/24 REVISED DRAINAGE DITCH SETBACK	12/11/24 ADDED DRAIN LINE	25 REVISED DITCH SETBACK NOTE	
		4/22/24	4/24/2	5/29/24	7/14/24	10/24/2	12/11/2	1/24/25	
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	SITE								

IMPROVEMENT PLAN

PROJECT NO .:	ES-2024-01.002				
DRAWN BY:	MP				
REVIEWED BY:	MP				
SCALE:	AS NOTED				
SDP-103					

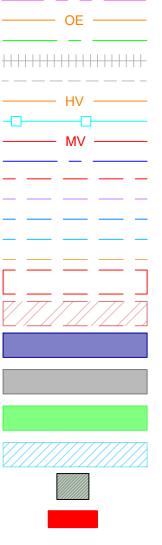
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FEMA Flood Plain

Project Substation

PCS Station (35)

Notes:

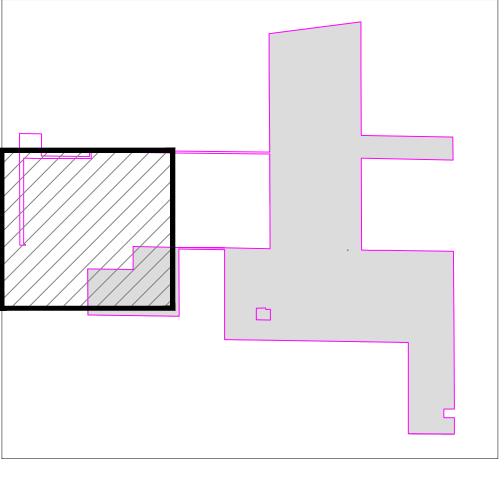
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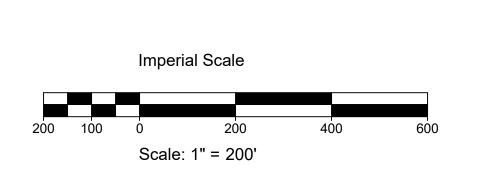
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Perimeter Fence

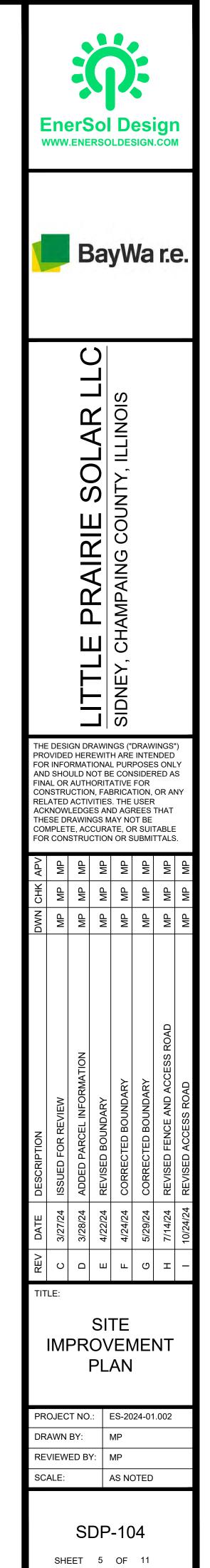
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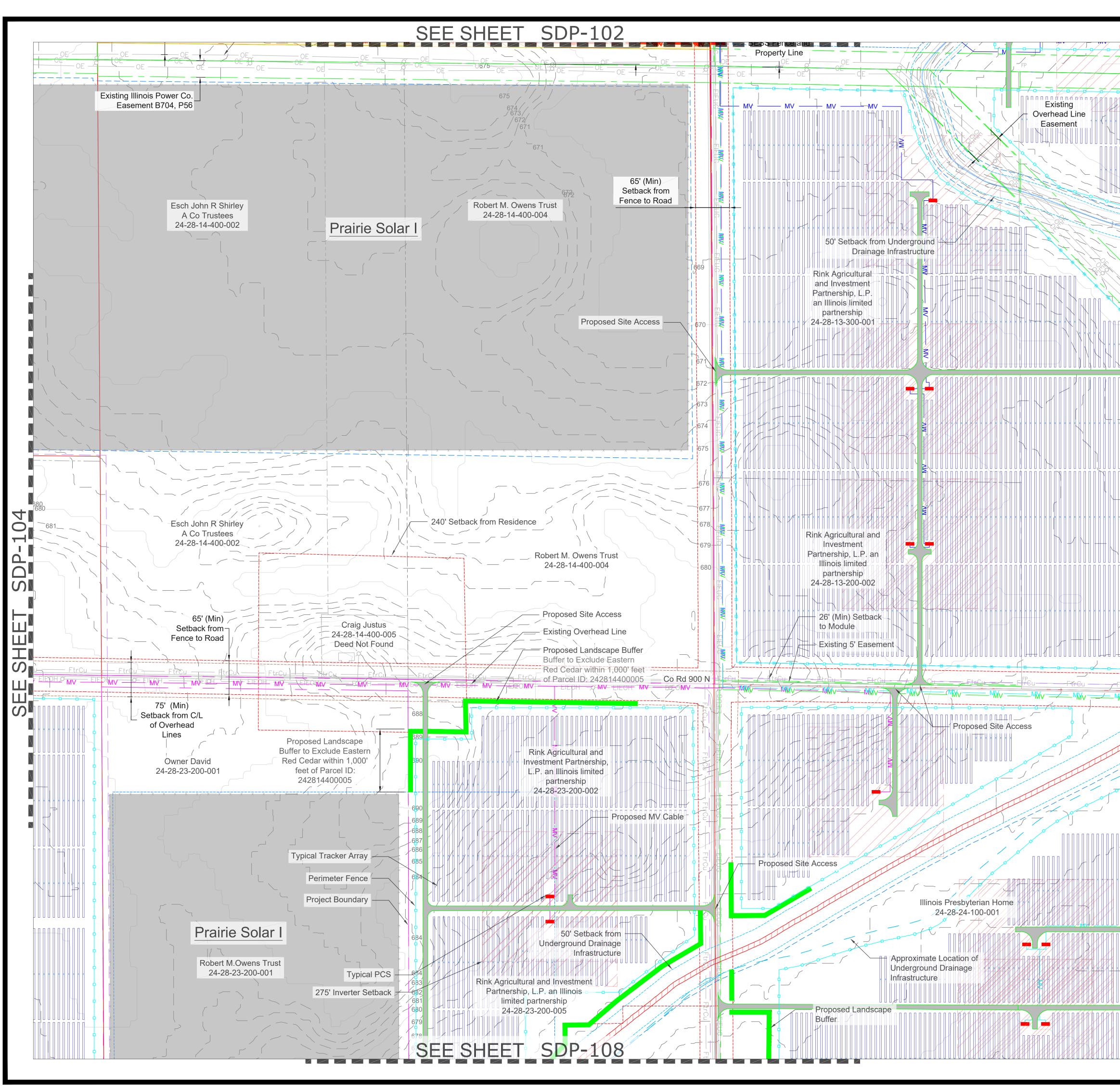






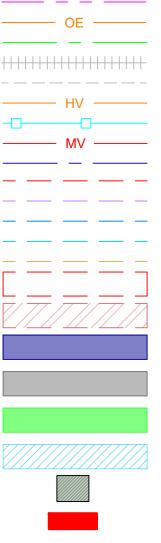
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Notes:

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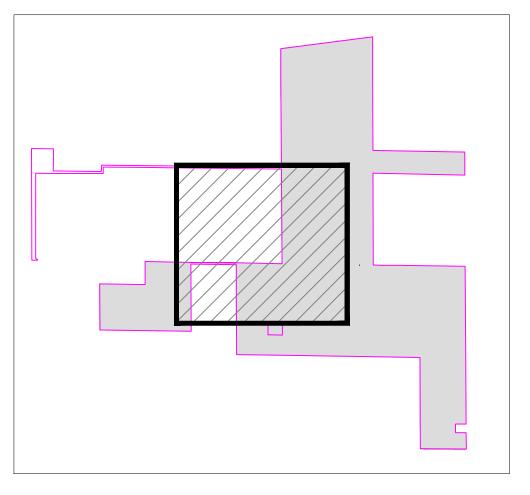
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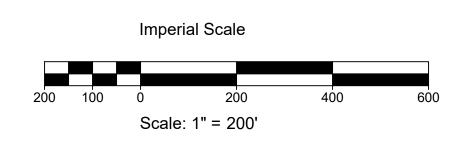
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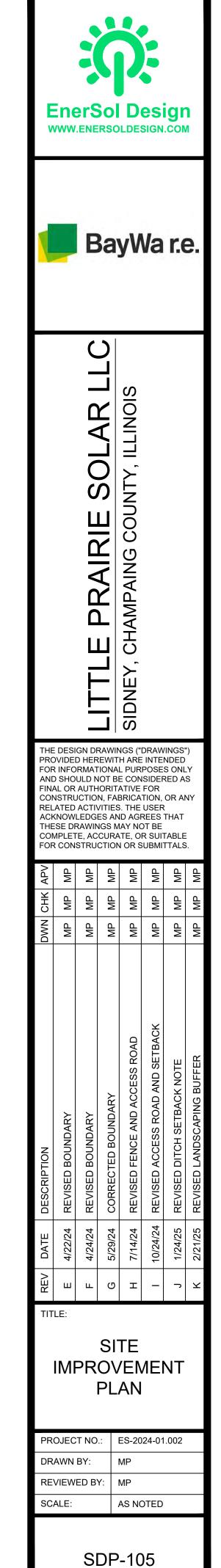






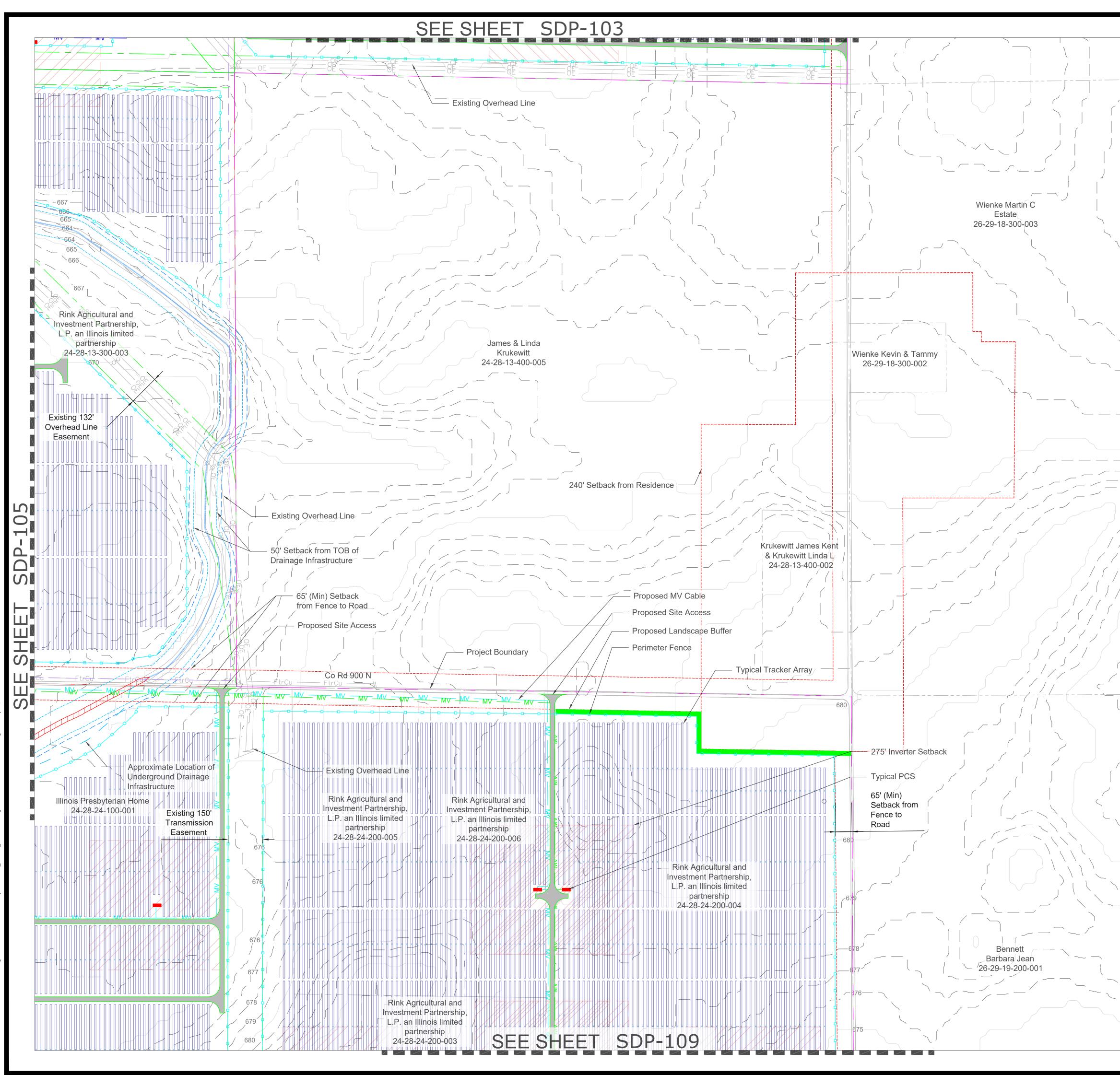
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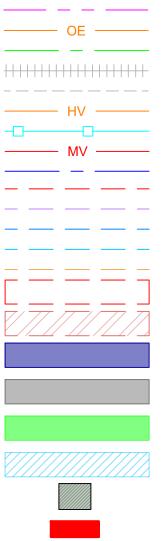
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SHEET 6 OF 11



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LEGEND



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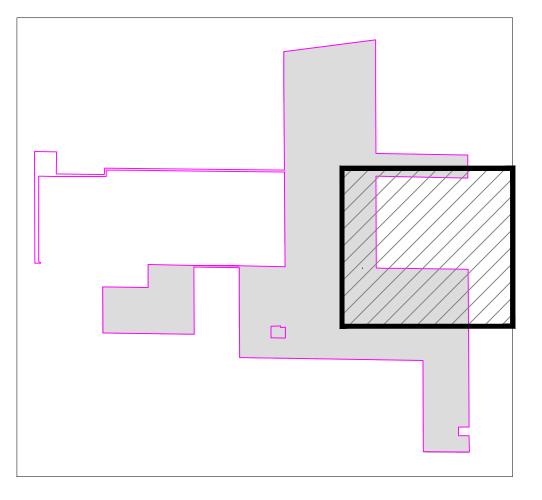
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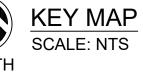
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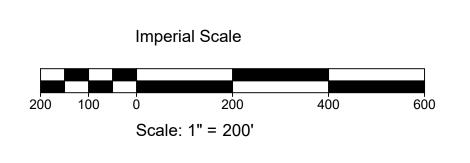
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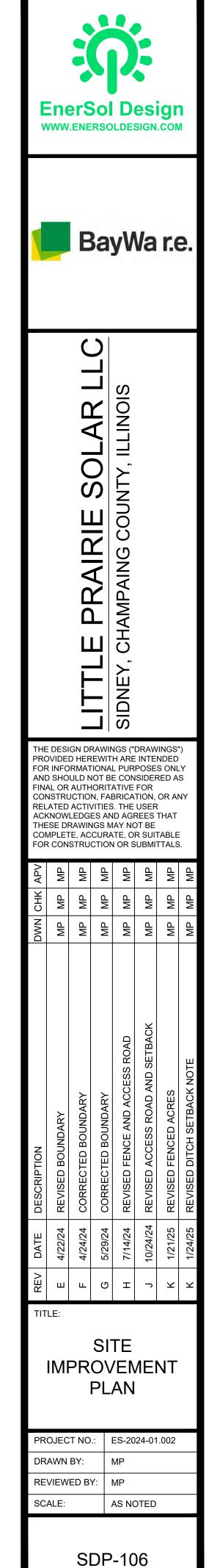






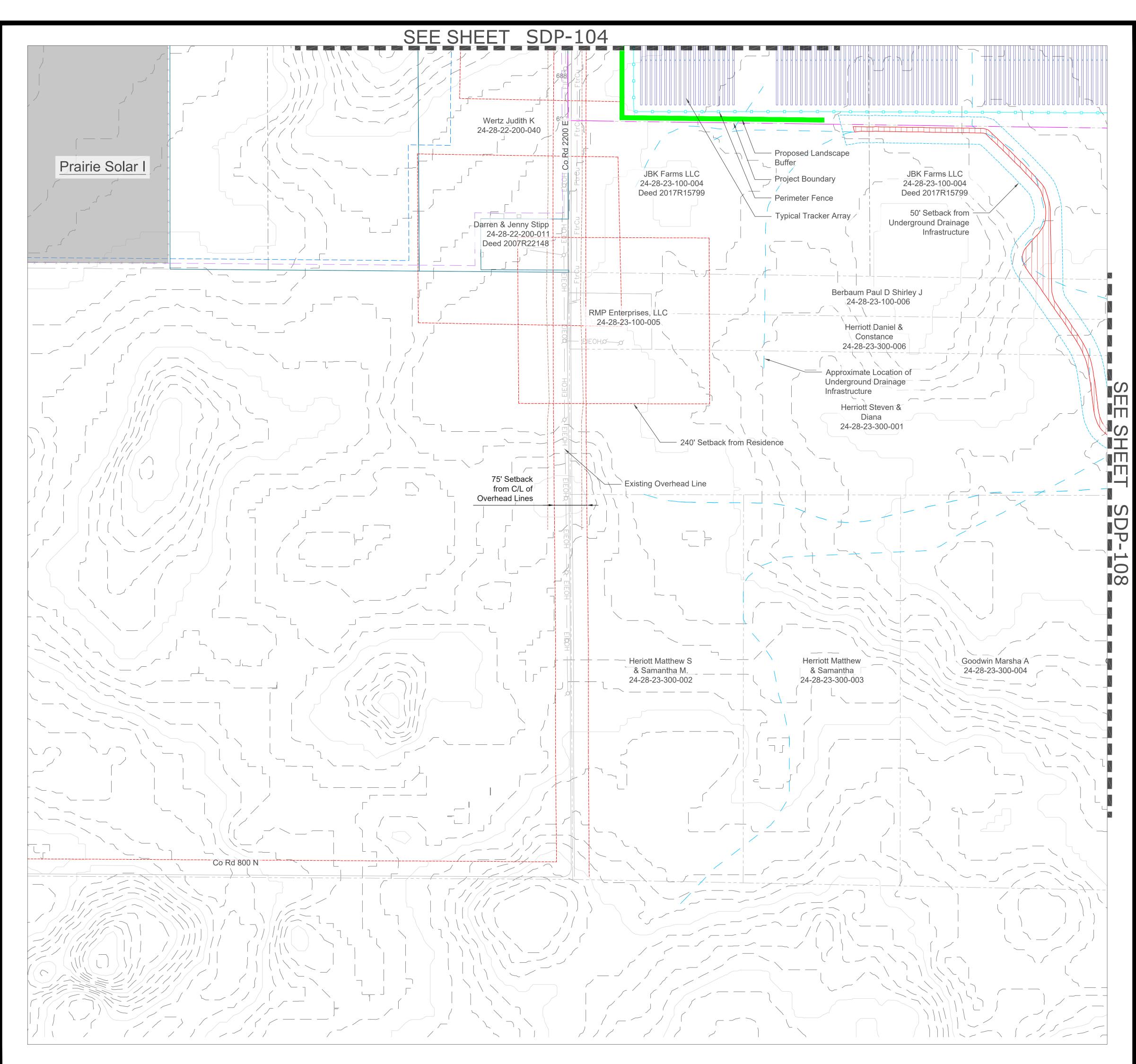
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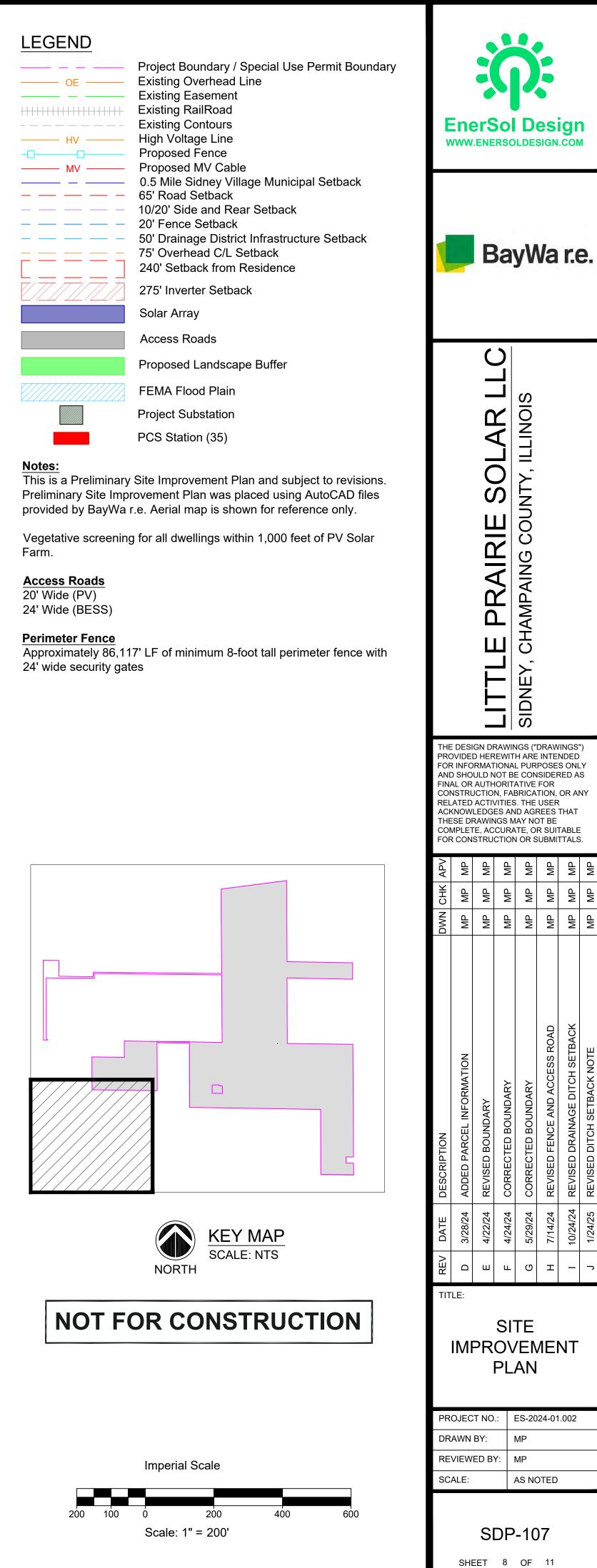




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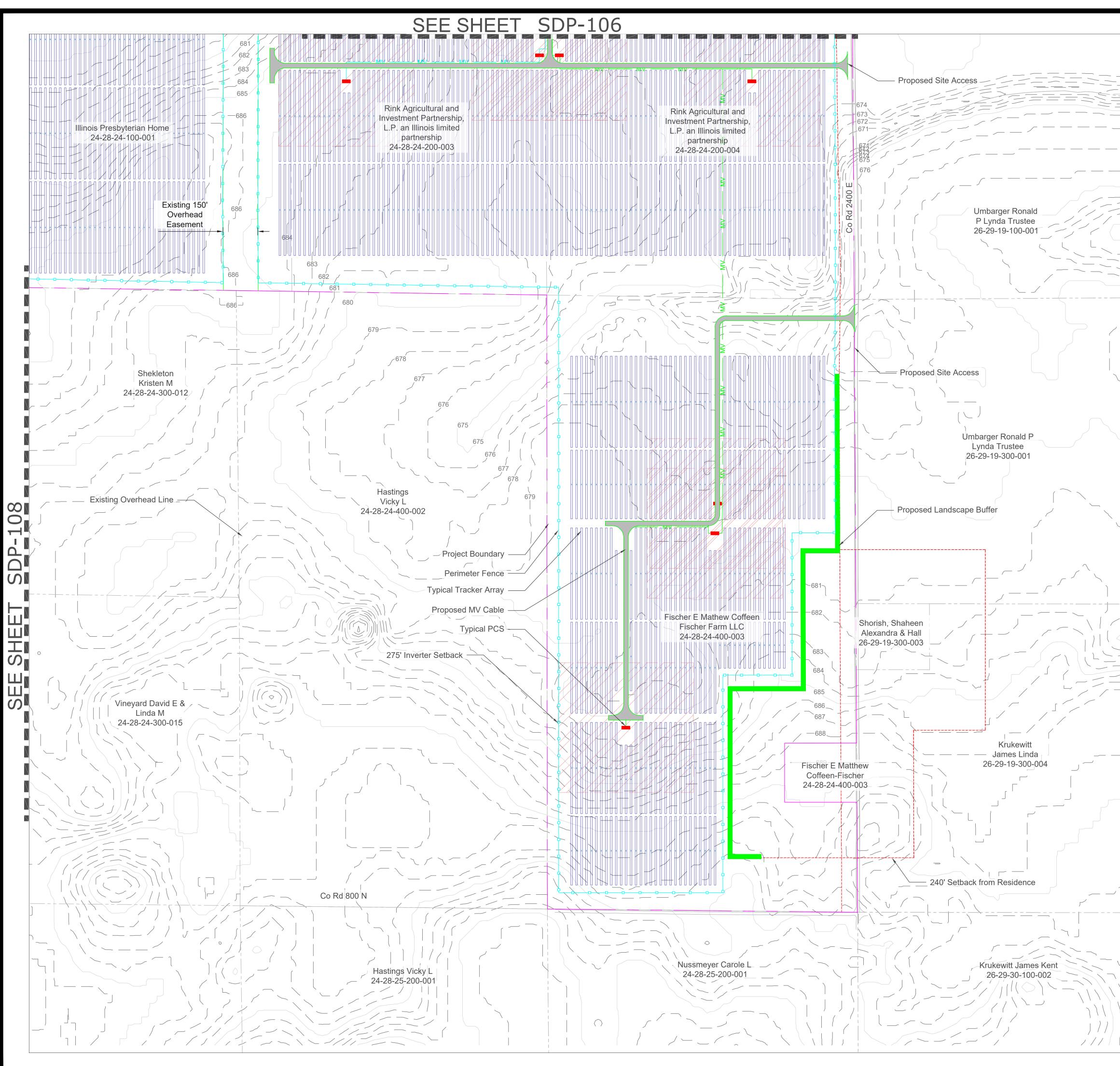
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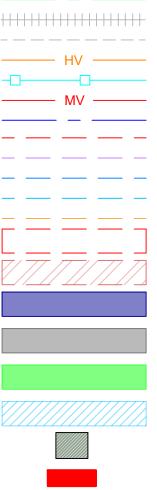
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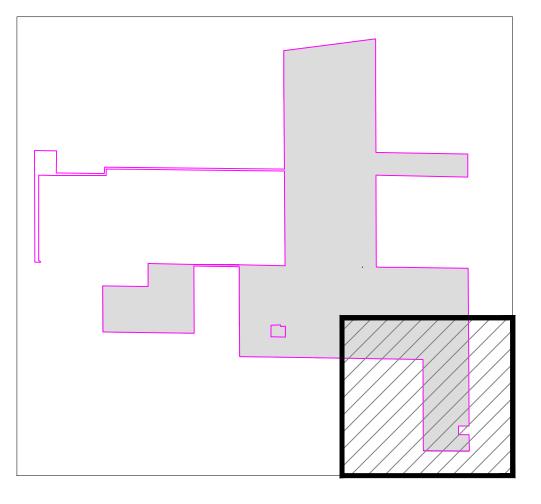
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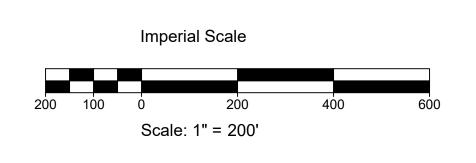
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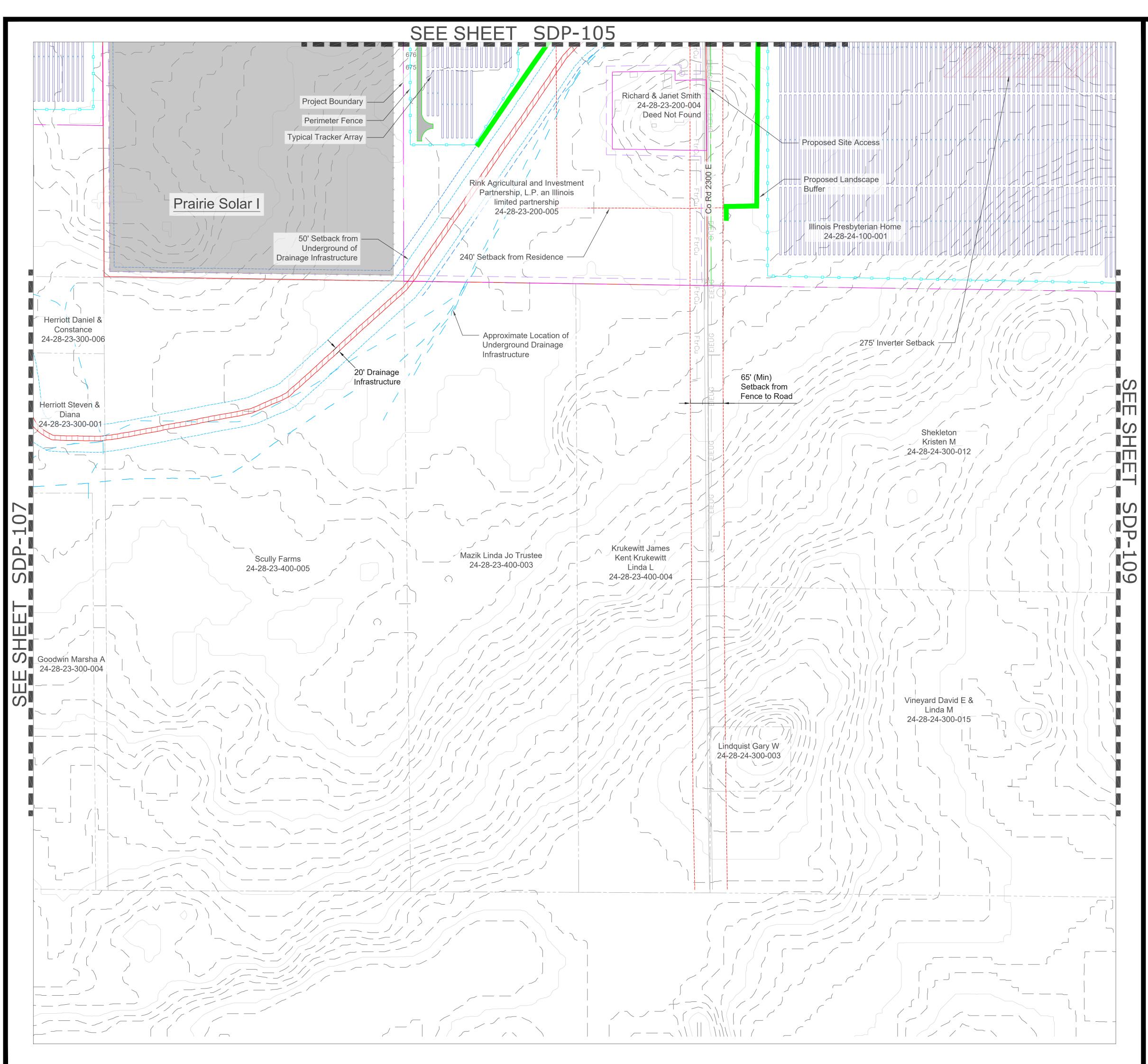
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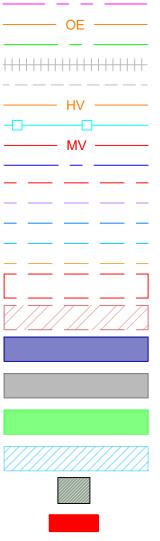
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LITTLE PRAIRIE SOLAR LLC SIDNEY, CHAMPAING COUNTY, ILLINOIS							
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SITE IMPROVEMENT PLAN							
PROJECT NO.:ES-2024-01.002DRAWN BY:MP							
REVIEWED BY: MP SCALE: AS NOTED							
SDP-109							

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SHEET 10 OF 11







Project Boundary / Special Use Permit Boundary Existing Overhead Line Existing Easement Existing RailRoad Existing Contours High Voltage Line Proposed Fence Proposed MV Cable 0.5 Mile Sidney Village Municipal Setback 65' Road Setback 10/20' Side and Rear Setback 20' Fence Setback 50' Drainage District Infrastructure Setback 75' Overhead C/L Setback 240' Setback from Residence 275' Inverter Setback Solar Array

Access Roads

Proposed Landscape Buffer

FEMA Flood Plain

Project Substation

PCS Station (35)

Notes:

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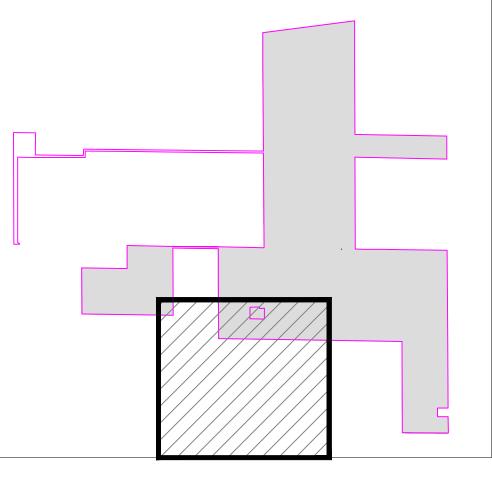
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This is a Preliminary Site Improvement Plan and subject to revisions. Preliminary Site Improvement Plan was placed using AutoCAD files provided by BayWa r.e. Aerial map is shown for reference only.

Vegetative screening for all dwellings within 1,000 feet of PV Solar Farm.

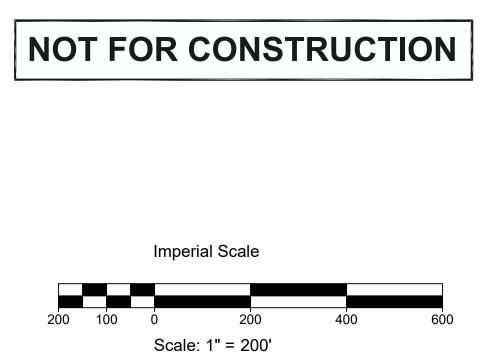
Access Roads 20' Wide (PV) 24' Wide (BESS)

Perimeter Fence Approximately 86,117' LF of minimum 8-foot tall perimeter fence with 24' wide security gates

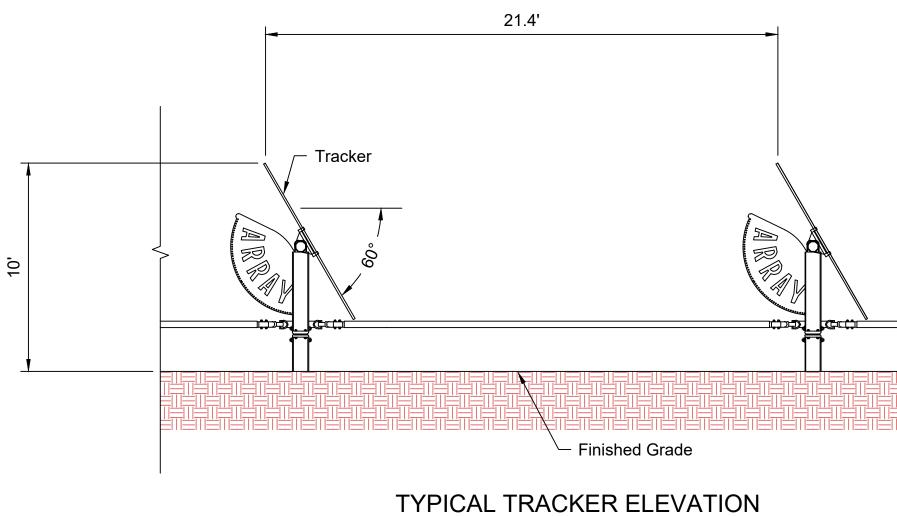




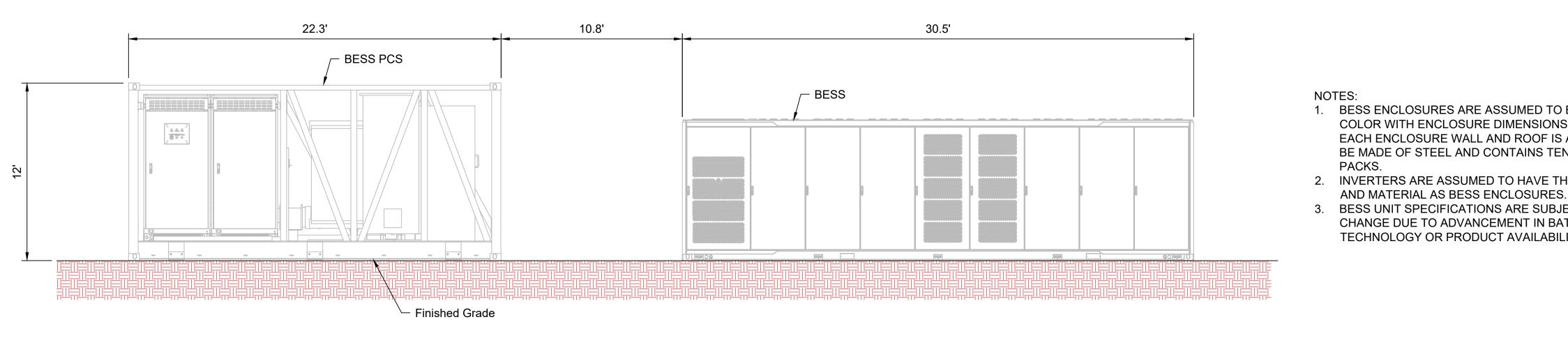




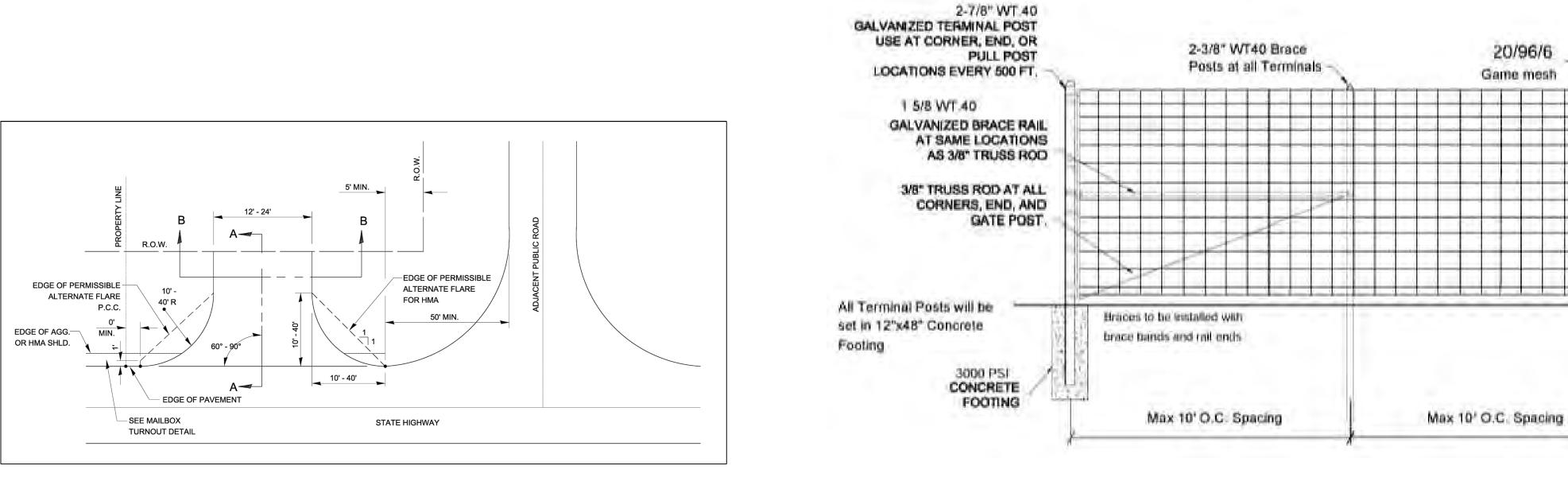
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SDP-108 SHEET 9 OF 11								



SCALE: NTS



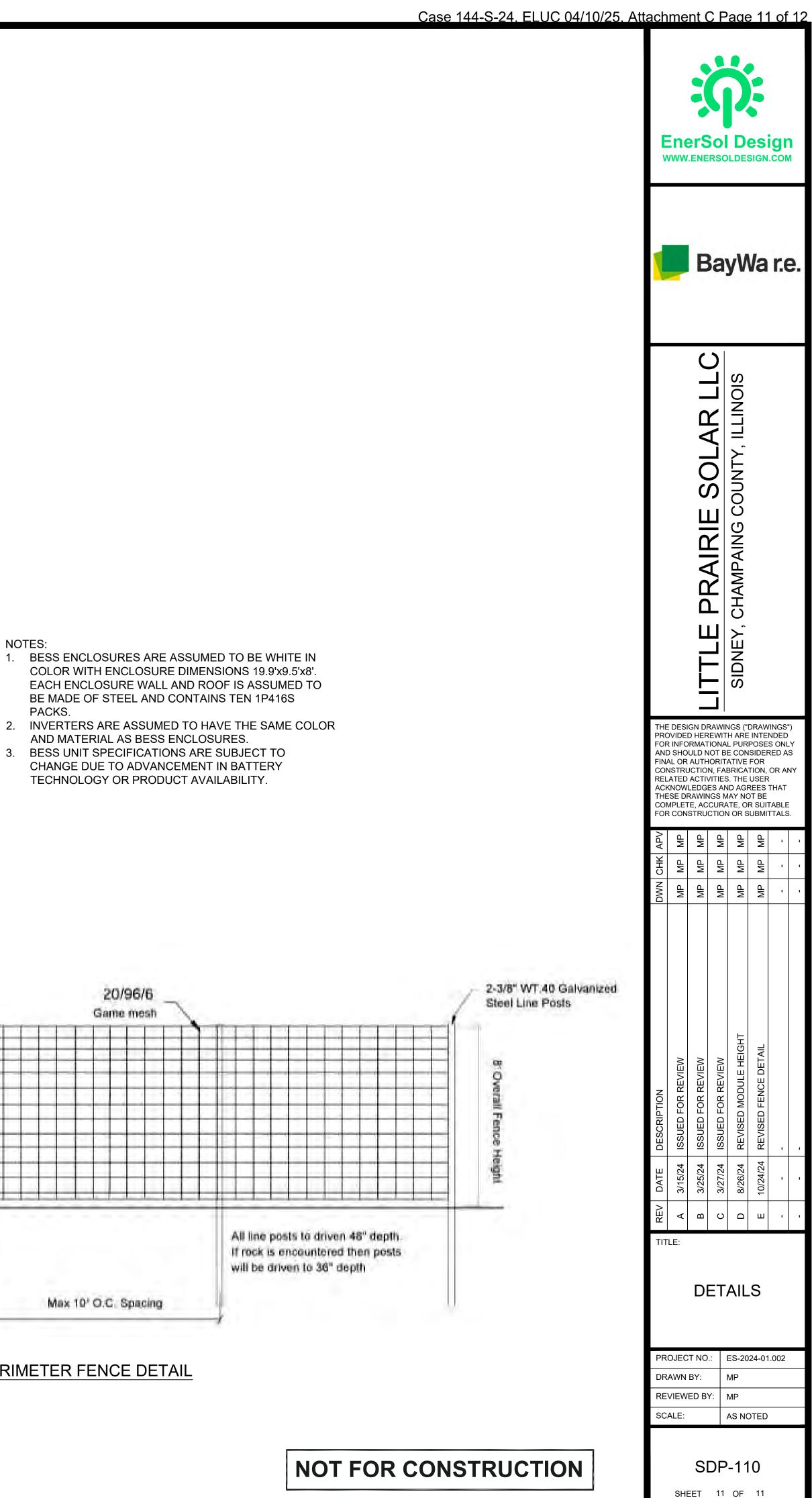


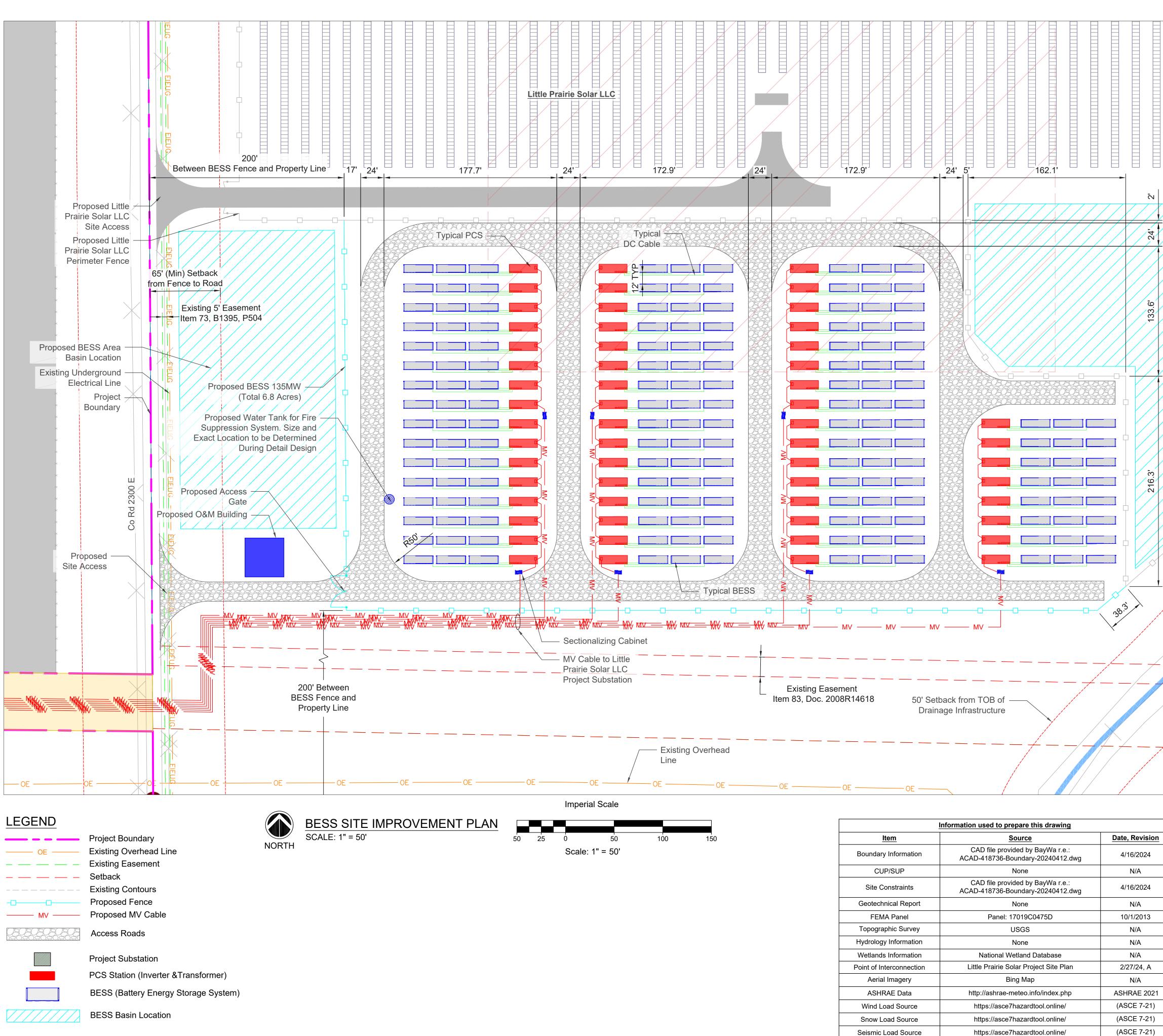


TYPICAL NONCOMMERCIAL - RURAL (PRICATE ENTRANCE) SCALE: NTS

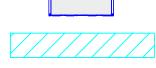


TYPICAL PERIMETER FENCE DETAIL SCALE: NTS





	Project Boundary
OE	Existing Overhead Line
	Existing Easement
	Setback
	Existing Contours
-00	Proposed Fence
MV	Proposed MV Cable
	Access Roads
	Project Substation
	PCS Station (Inverter &Tr





Little Prairie Solar	LLC					
Sidney, Champaign County	/, Illinois					
Owner/Developer BayWa						
Latitude:	40.012334					
Longitude:	-88.028735					
Min Elevation:	658					
Max Elevation:	698					
Total Fenced Acres:	6.8					
Total BESS Acres:	4.05					
Annual Cooling Design Temp:	91.3° F					
Extreme Annual Min DB Mean Temp:	-9.4° F					
Wind Load:	100 mph					
Snow Load:	27 psf					
Seismic						
Ss:	0.28					
S1:	0.11					
BESS Energy D	ata					
lassantan Tama						

Inverter Type	Power Electronics*
Quantity in Inverters	58*
Bettery Supplier	BYD*
Quantity of BESS Units	174*
Design Duration (hr)	4*
MWh	540*
MWac	135*

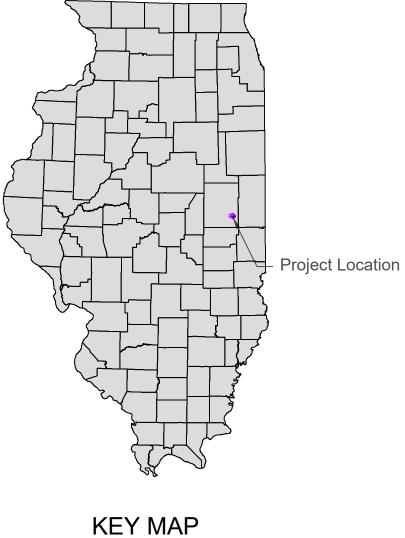
*Project Vendor and Quantities are subject to change based on market conditions prior to the submission of the building permit.

This is a Preliminary BESS Site Improvement Plan and subject to revisions. Preliminary BESS Site Improvement Plan was placed using AutoCAD files provided by BayWa r.e. Aerial map is shown for reference only.

All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of-way.

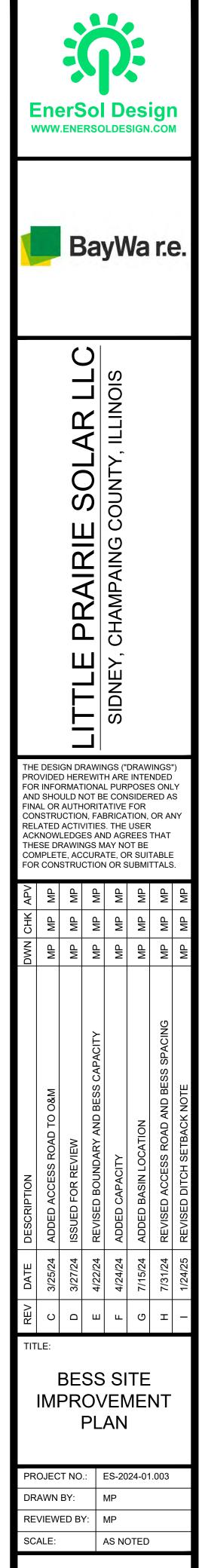
Areas within 10 feet on each side of the BESS shall be cleared of combustible vegetation and other combustible growth.

BESS equipment and structures shall be fully enclosed and secured by a fence with a minimum height of 7 feet.



SCALE: NTS

NOT FOR CONSTRUCTION



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BSDP-100

SHEET 1 OF 1

*Files are based on State Plane Coordinate System NAD83

Drawing name: K:\CHS_LDEV\268634000_BayWa_Little Prairie_IL\2 Design\CAD\Exhibits\Prelim Landscape\OVERALL LANDSCAPE PLAN.dwg OVERALL LANDSCAPE PLAN Feb 20, 2025 11:54am by: Max.Rouzer

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





RTH

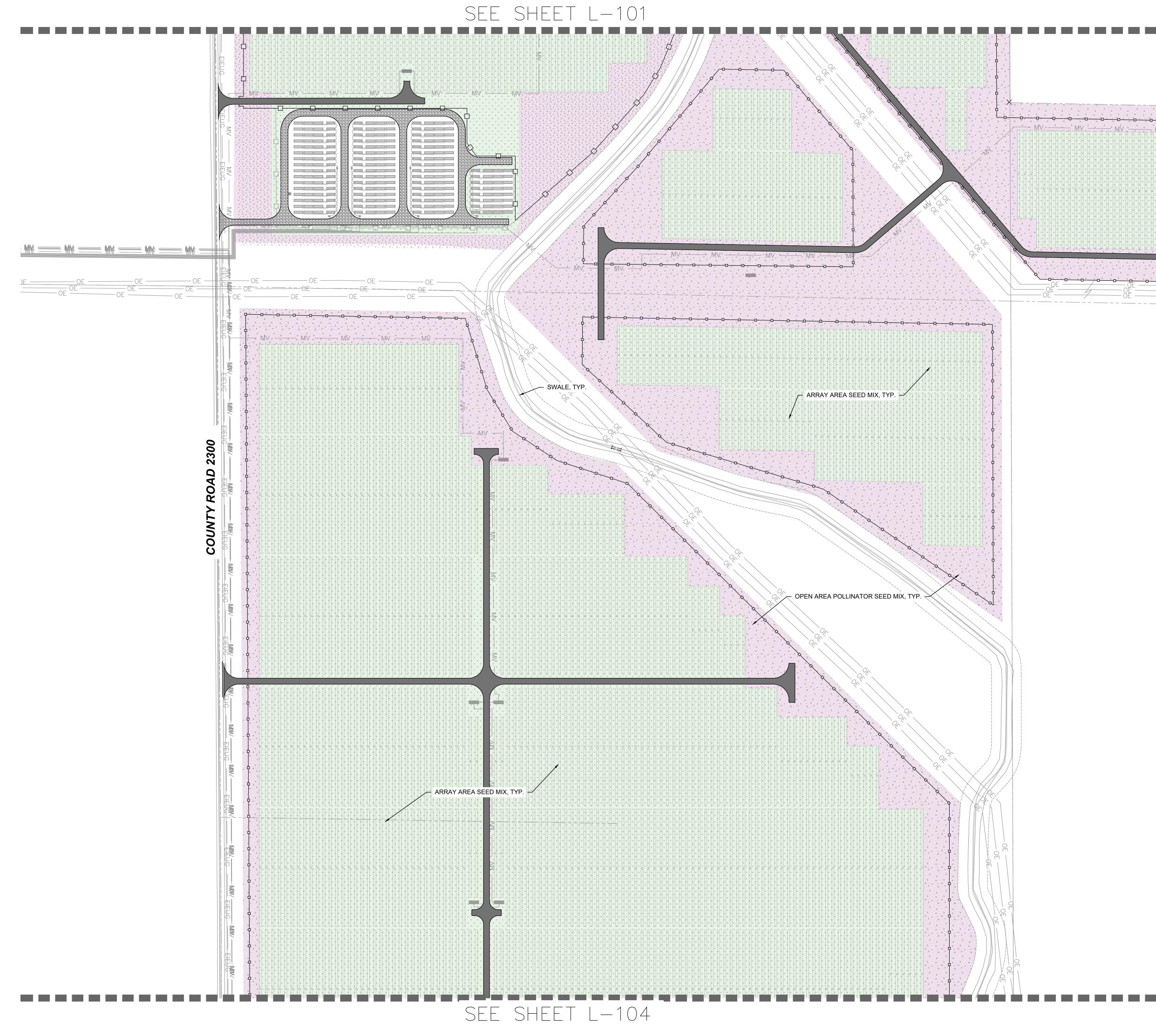


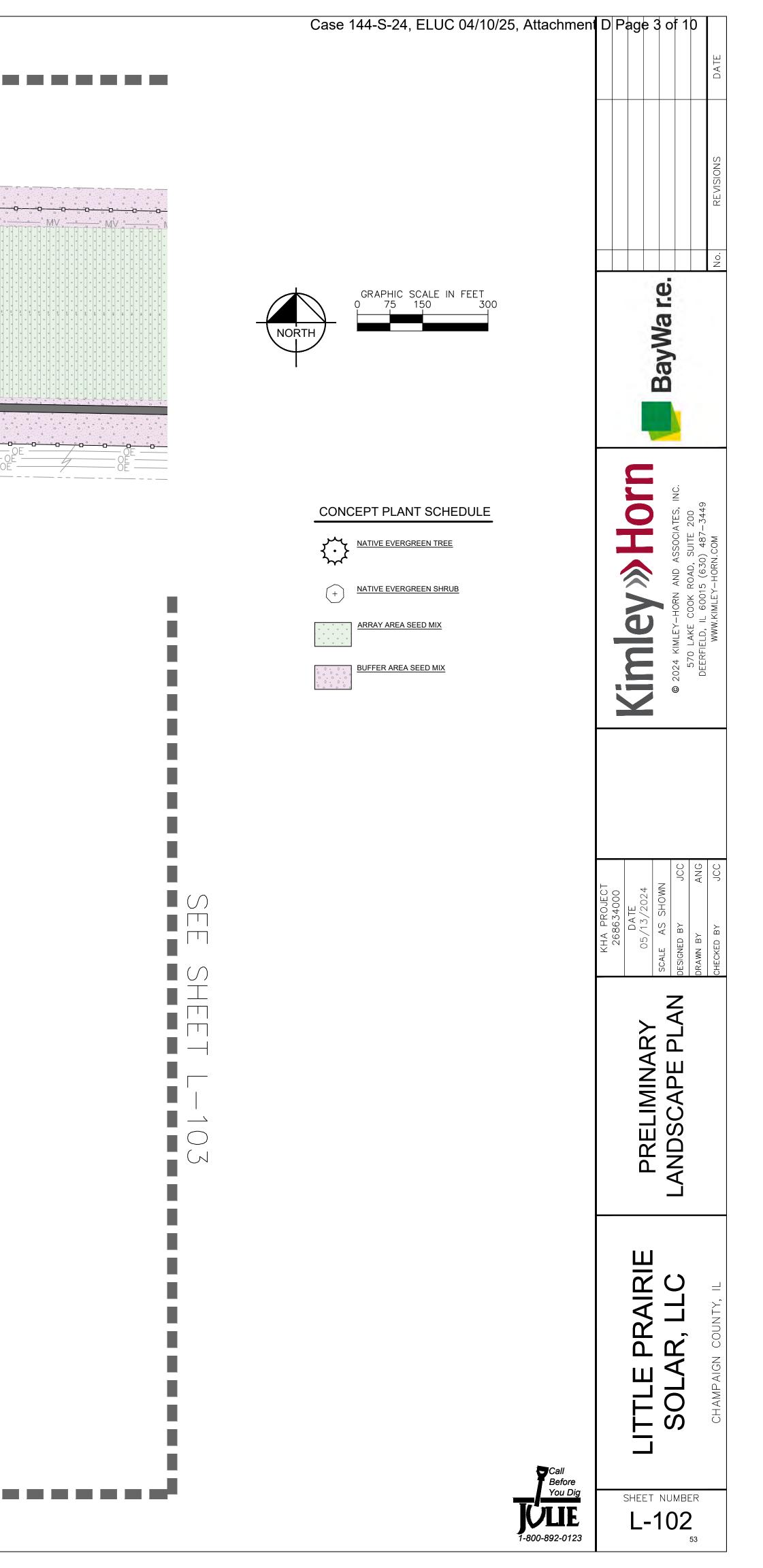
1-800-892-0123						GRAPHIC SCALE IN FEET
SHEET NUMBER	LITTLE PRAIRIE SOLAR, LLC CHAMPAIGN COUNTY, IL	KHA PROJECT 268634000DATE 05/13/2024SCALE AS SHOWNDESIGNED BY JCCDRAWN BY ANGCHECKED BY JCC	-	© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 570 LAKE COOK ROAD, SUITE 200 DEERFIELD, IL 60015 (630) 487–3449 WWW.KIMLEY-HORN.COM	BayWa r.e.	No. REVISIONS DATE

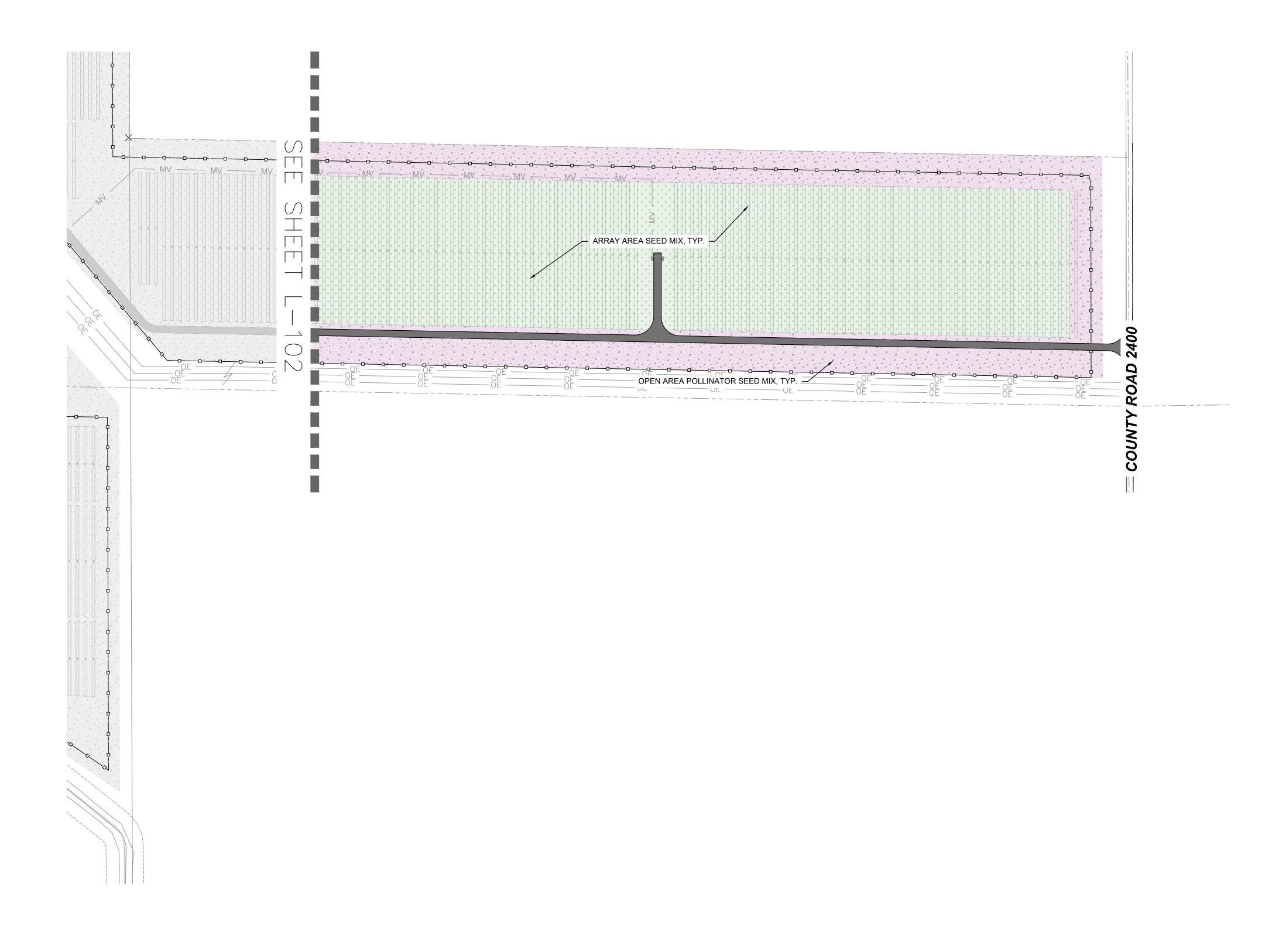


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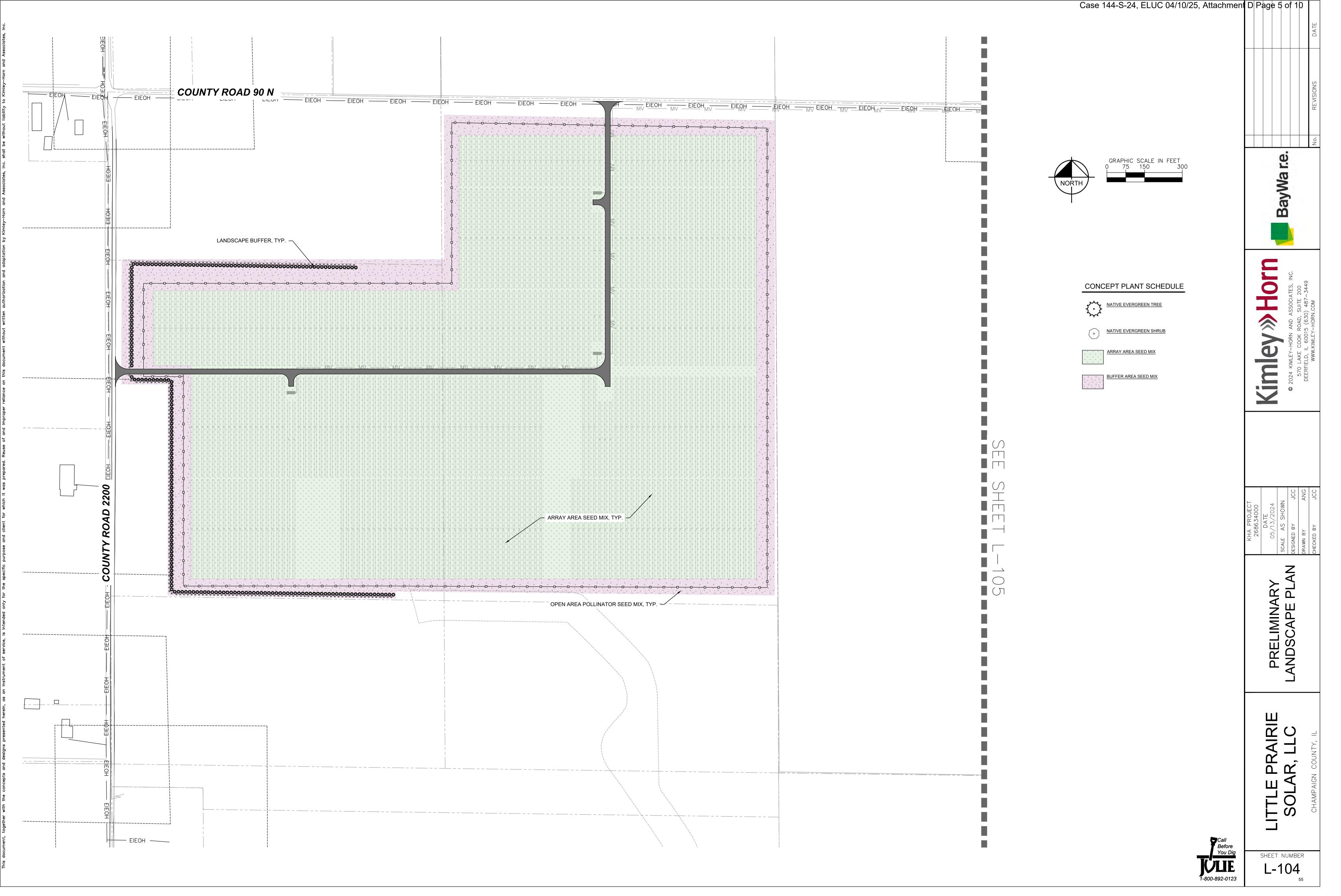
Case 144-S-24, ELUC 04/10/25, Attachment D Page 2 of 10

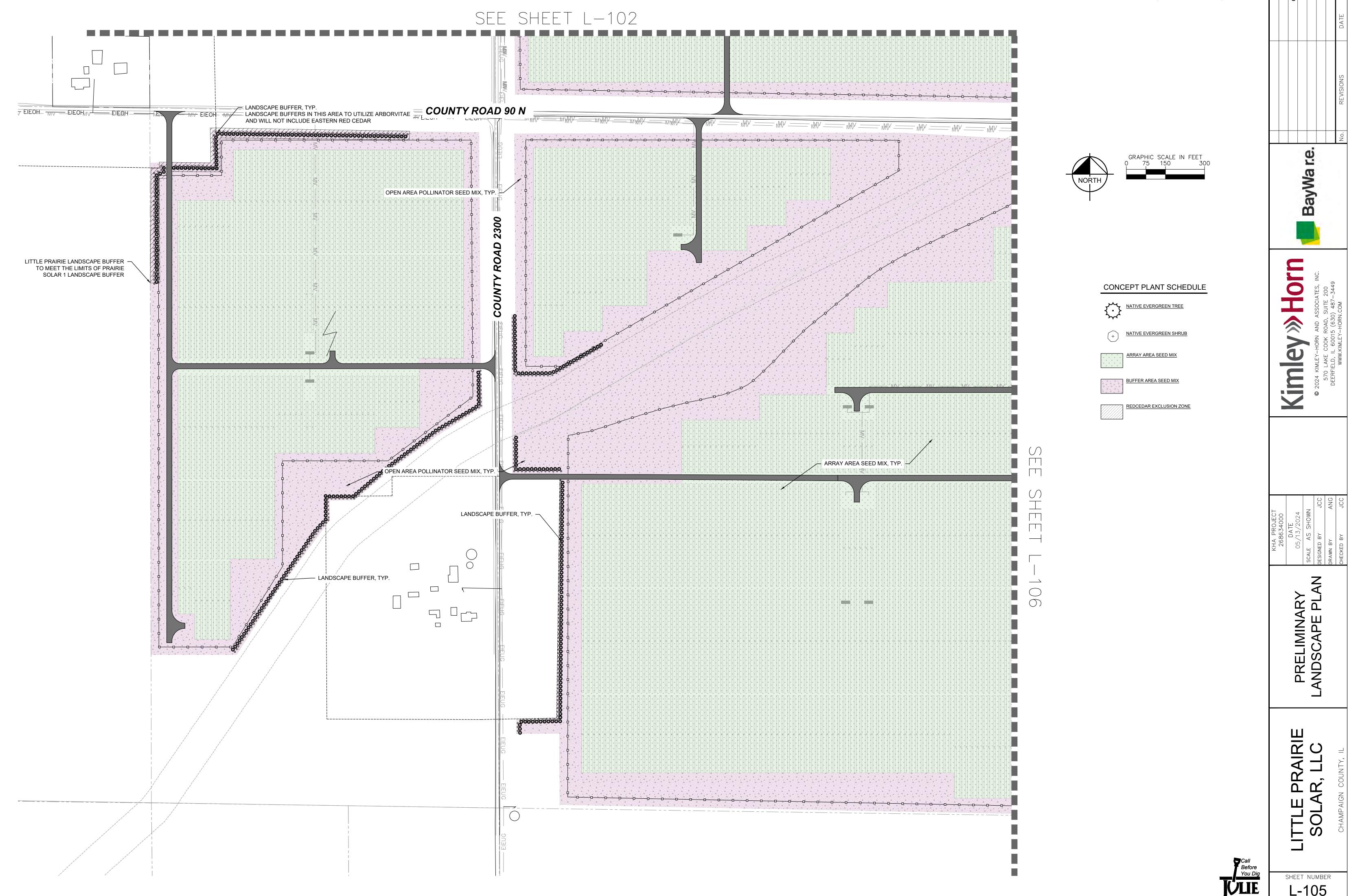


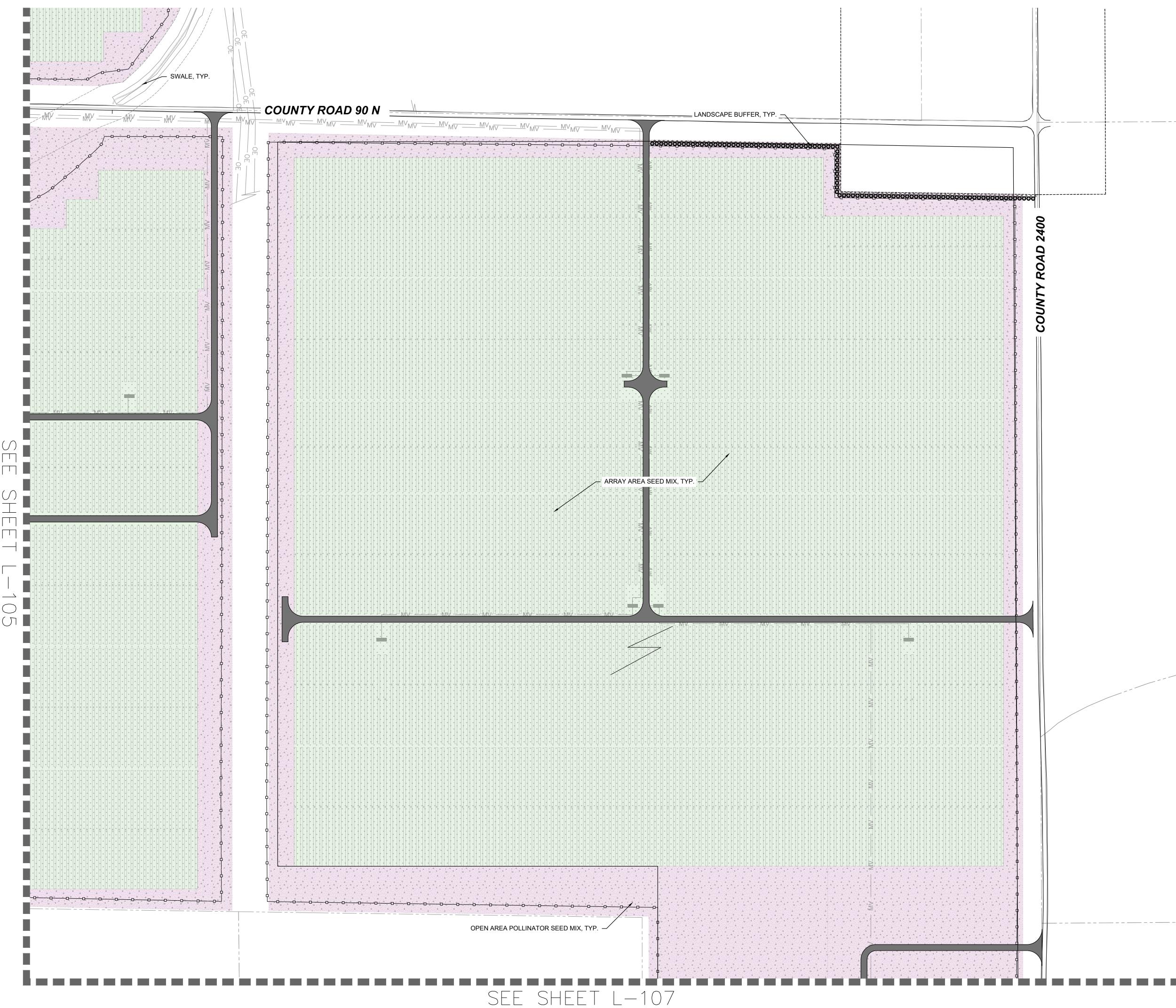




Case 144-S-24, ELUC 04/10/25, Attachment	D Page 4 of 10
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	KHA PROJECT 268634000 DATE DATE 05/13/2024 SCALE AS SHOWN SCALE AS SHOWN DESIGNED BY JCC DRAWN BY ANG CHECKED BY JCC
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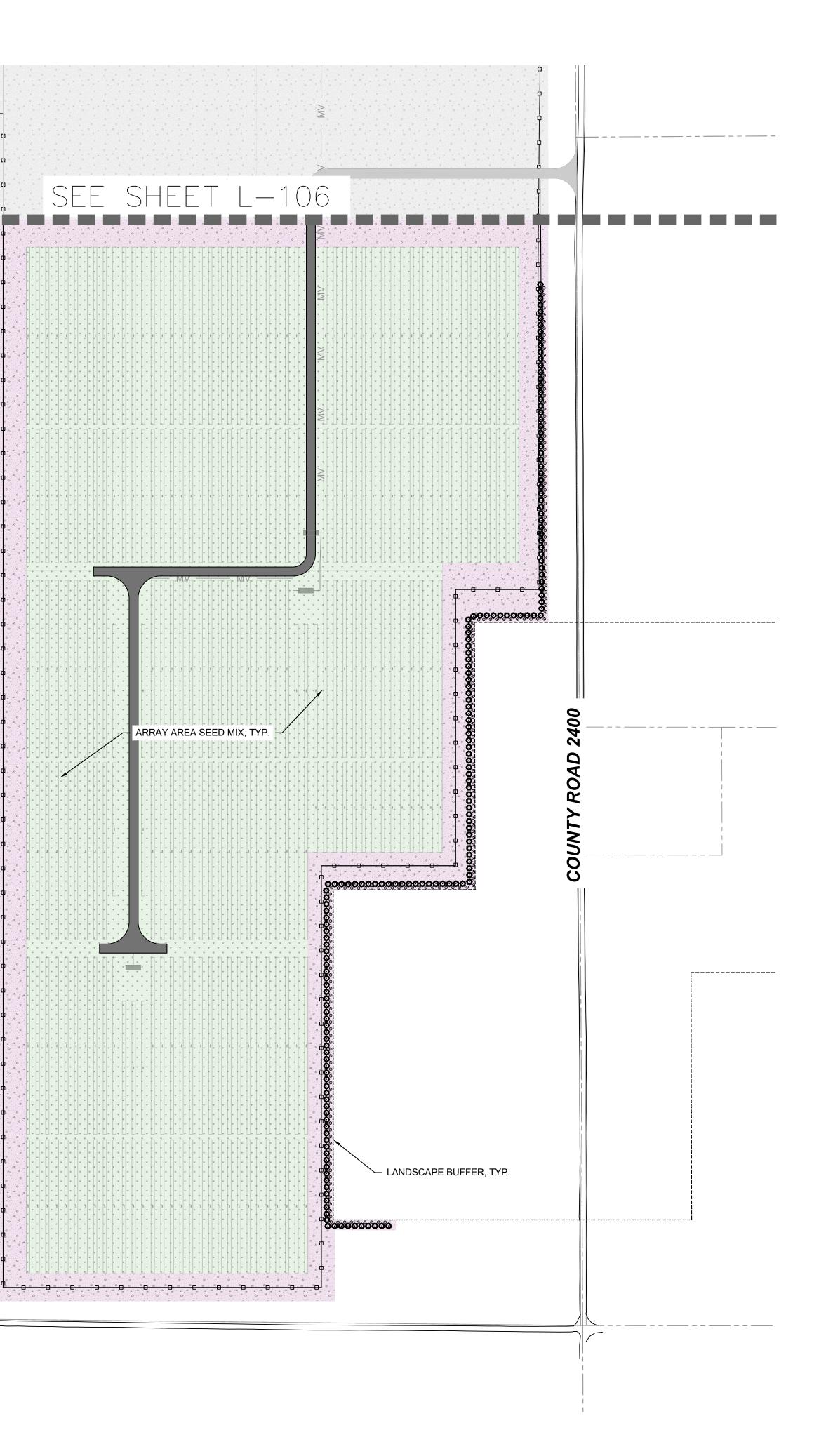


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	Call Before You Dig You Dig T-800-892-0123	CHAMBING COUNT, ILC SHEET NUMBER T-1009 201

Case 144-S-24, ELUC 04/10/25, Attachment D Page 7 of 10

OPEN AREA POLLINATOR SEED MIX, TYP.

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Case 144-S-24, ELUC 04/10/25, Attachm	nent D Page 8 of 10
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	PRELIMINARY LANDSCAPE PLAN
	LITTLE PRAIRIE SOLAR, LLC CHAMPAIGN COUNTY, IL
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Species
Big Bluestem Canada Blue Jointgrass
Canada Wildrye Little Bluestem
Path Rush
Plains Oval Sedge Porcupine Grass, Native Source
Prairie Dropseed
Prairie Junegrass Rough Dropseed
Sideoats Grama
American Germander
Arkansas Rose Aromatic Aster
Ashy Sunflower
Baldwin's Ironweed
Blackeyed Susan
Blanketflower - <i>G. aristata</i> Blue Vervain
Butterfly Milkweed
Canada Milkvetch Canada Tick-trefoil
Clasping Coneflower
Common Evening Primrose Common Milkweed
Compass Plant
Culver's Root
Cup Plant Dotted Mint
Entire-leaved Rosinweed, Native Source
False or Oxeye Sunflower Foxglove Beardstongue
Golden Alexander
Gray Goldenrod
Grayhead Coneflower Great Plains Goldenrod, Native Source
Heal All
Heath Aster Hoary Vervain
Illinois Bundleflower
Ironweed
Lanceleaf Coreopsis Late or Giant Goldenrod, Native Source
Maximillian Sunflower
Missouri Goldenrod, Native Source
New England Aster
Oats
Ohio Spiderwort Pale Purple Coneflower
Plains Coreopsis
Plains Sunflower Prairie Aster
Purple Prairieclover
Rattlesnake Master Rough Gayfeather
Rough Gayleanel Roundhead Lespedeza
Sawtooth Sunflower
Shell-leaf Penstemon Showy Partridgepea
Showy-wand Goldenrod
Smooth Blue Aster
Stiff Sunflower
Swamp Milkweed
Tall Boneset Tall Coreopsis
Thickspike Gayfeather
Tube Penstemon, Native Source
Virginia Mountain Mint Western Yarrow
White Prairieclover
Wild Bergamot Wild Four-O'clock
Willow-leaf Sunflower, Native Source
Rice Hulls - Filler for low planting rate mixtures
SEED MIX PROVIDED BY
ONLY AND SHOULD BE C
FINAL PROCUREMENT. IN
DESIGN AND SEASONAL
OWNER / OWNER'S REPR

NOTES: 1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING. 2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT. 3. REMOVE WIRE BASKET AND BURLAP DOWN 1/2 OF ROOTBALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS. 4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL. 5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES. 6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER. 7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. 8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER. 9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT 58

BUFFER AREA SEED MIX

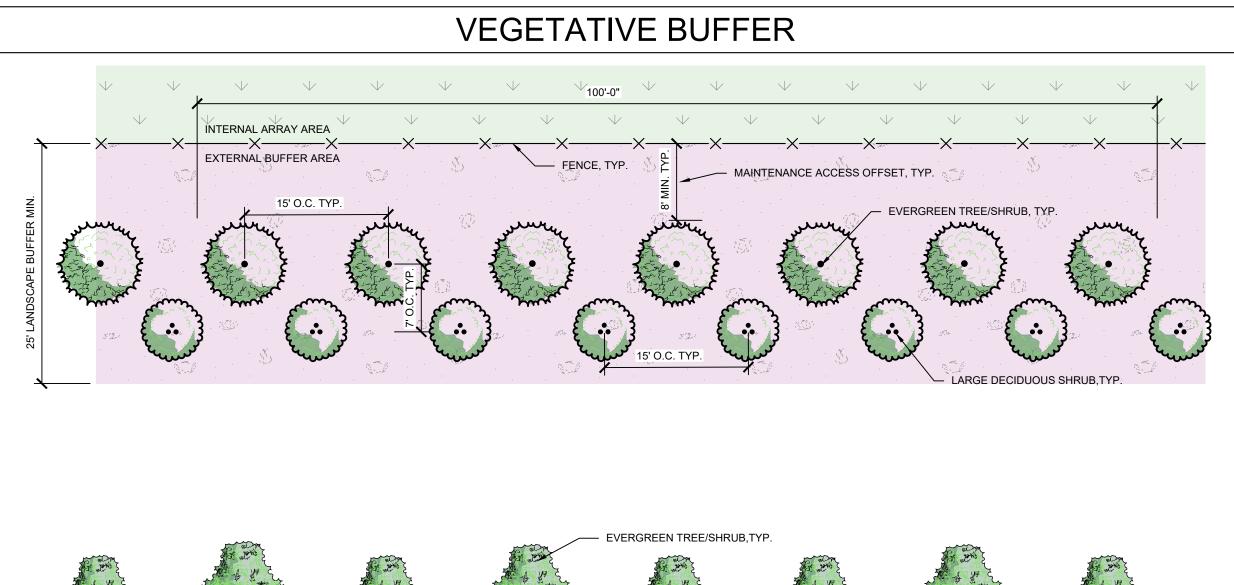
Scientific Name	PLS lbs per acre	Seeds per sq ft	% of Mixture	Bloom Period	Pollinator Value
dropogon gerardii	0.500	1.66	3.55%		
lamagrostis canadensis /mus canadensis	0.020	1.76	3.78%		
hizachyrium scoparium	0.700	1.83	3.93%		
ncus tenuis	0.500	2.76 3.67	<u> </u>		
arex brevior	0.010	0.89	1.92%		
esperostipa spartea	0.100	0.08	0.17%		
orobolus heterolepis	0.050	0.29	0.63%		
eleria macrantha	0.050	2.66	5.70%		
orobolus clandestinus	0.200	2.20	4.73%		
uteloua curtipendula	0.600	2.19	4.70%		
ucrium canadense	0.010	0.22	0.48%	2	4
osa arkansana	0.040	0.04	0.08%	1	4
	0.005	0.59	1.27%	3	5
mphyotrichum oblongifolius	and a second				
elianthus mollis	0.040	0.19	0.40%	3	5
rnonia baldwinii Idbeckia hirta	0.010	0.16	0.34%	2	5
nillardia aristata	0.040	1.45	3.10%	2	1
rbena hastata	0.200	0.86	1.84%	1 2	4 5
clepias tuberosa	0.030	1.04	2.22% 0.07%		
tragalus canadensis	0.020	0.03	0.80%	2	5
smodium canadense	0.050	0.37	0.80%	2	5
acopis amplexicaulis	0.030	1.10	2.36%	1	2
enothera biennis	0.030	0.79	1.69%	2	4
clepias syriaca	0.025	0.08	0.16%	2	5
phium laciniatum	0.030	0.00	0.02%	2	5
ronicastrum virginicum	0.002	0.55	1.18%	3	4
phium perfoliatum	0.025	0.04	0.08%	2	5
onarda punctata	0.008	0.27	0.58%	2	4
phium integritolium	0.020	0.02	0.03%	2	5
liopsis helianthoides	0.100	0.24	0.51%	2	5
nstemon digitalis	0.015	0.14	0.30%	1	5
ua aurea	0.060	0.24	0.52%	1	5
lidago nemoralis	0.007	0.16	0.35%	3	4
tibida pinnata	0.040	0.39	0.84%	2	4
thamia gymnospermoides	0.002	0.37	0.79%	3	4
unella vulgaris	0.030	0.45	0.96%	1	4
mphyotrichum ericoides	0.004	0.46	0.99%	3	5
rbena stricta	0.035	0.47	1.01%	2	5
smanthus illinoensis	0.200	0.39	0.84%	2	5
rnonia fasciculata	0.025	0.22	0.47%	2	5
reopsis lanceolata	0.200	1.01	2.18%	2	4
lidago gigantea Ilanthus maximiliani	0.006	1.04	2.24%	3	5
	0.050	0.23	0.48%	3	5
lidago missouriensis	0.006	0.87	1.86%	2	5
mphyotrichum novae- gliae	0.015	0.36	0.78%	3	5
ena sativa	6.000	2.67	5.73%		
adescantia ohiensis	0.000	0.04	0.09%		4
hinacea pallida	0.015	0.22	0.47%	2	5
reopsis tinctoria	0.030	1.11	2.38%	2	2
lianthus petiolaris	0.015	0.08	0.17%	3	5
ter ptarnicoides	0.050	0.47	1.01%	3	5
lea purpurea	0.080	0.58	1.25%	2	5
ngium yuccitolium	0.020	0.08	0.18%	3	4
tris aspera	0.015	0.09	0.20%	3	5
spedeza capitata	0.030	0.12	0.26%	3	4
lianthus grosseserratus	0.010	0.12	0.31%	3	5
nstemon grandiflorus	0.020	0.10	0.21%	1	5
amaecrista fasciculata	0.300	0.45	0.96%	2	5
lidago speciosa	0.005	0.49	1.05%	3	5
	0.020	0.47	1.00%	3	5
mpnyotricnum laeve				3	5
mphyotrichum laeve lidago rigida	0.020	0.31	0.66%	3	
lidago rigida lianthus pauciflorus		0.31 0.42	0.66%	2	4
lidago rigida lianthus pauciflorus clepias incarnata	0.020			2 2	5
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum	0.020 0.025 0.015 0.010	0.42 0.05 0.18	0.91% 0.11% 0.39%	2 2 3	5 4
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris	0.020 0.025 0.015 0.010 0.015	0.42 0.05 0.18 0.57	0.91% 0.11% 0.39% 1.22%	2 2 3 2	5 4 3
idago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya	0.020 0.025 0.015 0.010 0.015 0.015	0.42 0.05 0.18 0.57 0.04	0.91% 0.11% 0.39% 1.22% 0.09%	2 2 3 2 3 3	5 4 3 5
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus	0.020 0.025 0.015 0.010 0.015 0.015 0.015 0.010	0.42 0.05 0.18 0.57 0.04 0.29	0.91% 0.11% 0.39% 1.22% 0.09% 0.63%	2 2 3 2 3 2 3 2	5 4 3 5 5 5
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus cnanthemum virginianum	0.020 0.025 0.015 0.010 0.015 0.015 0.015 0.010 0.006	0.42 0.05 0.18 0.57 0.04 0.29 0.22	0.91% 0.11% 0.39% 1.22% 0.09% 0.63% 0.47%	2 2 3 2 3 2 2 2 2	5 4 3 5 5 4
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus cnanthemum virginianum hillea millefolium	0.020 0.025 0.015 0.010 0.015 0.015 0.010 0.006 0.020	0.42 0.05 0.18 0.57 0.04 0.29 0.22 1.31	0.91% 0.11% 0.39% 1.22% 0.09% 0.63% 0.47% 2.81%	2 2 3 2 3 2 2 2 1	5 4 3 5 5 4 2
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus cnanthemum virginianum hillea millefolium lea pandıdum	0.020 0.025 0.015 0.010 0.015 0.015 0.010 0.006 0.020 0.055	0.42 0.05 0.18 0.57 0.04 0.29 0.22 1.31 0.38	0.91% 0.11% 0.39% 1.22% 0.09% 0.63% 0.47% 2.81% 0.82%	2 2 3 2 3 2 2 2 1 2	5 4 3 5 5 4 2 5
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus cnanthemum virginianum hillea millefolium lea pandıdum narda tıstulosa	0.020 0.025 0.015 0.010 0.015 0.015 0.010 0.006 0.020 0.055 0.025	0.42 0.05 0.18 0.57 0.04 0.29 0.22 1.31 0.38 0.73	0.91% 0.11% 0.39% 1.22% 0.09% 0.63% 0.47% 2.81% 0.82% 1.57%	2 2 3 2 3 2 2 2 1 2 2 2 2 2 2 2 2	5 4 3 5 5 4 2 5 5 5
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus cnanthemum virginianum hillea millefolium lea pandidum narda fistulosa abilis nyctaginea	0.020 0.025 0.015 0.010 0.015 0.015 0.010 0.006 0.020 0.055 0.025 0.015	0.42 0.05 0.18 0.57 0.04 0.29 0.22 1.31 0.38 0.73 0.02	0.91% 0.11% 0.39% 1.22% 0.09% 0.63% 0.47% 2.81% 0.82% 1.57% 0.04%	2 2 3 2 3 2 2 2 1 2 2 1 2 2 1	5 4 3 5 5 4 2 5 5 5 3
idago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus cnanthemum virginianum hillea millefolium lea pandidum narda fistulosa abilis nyctaginea	0.020 0.025 0.015 0.010 0.015 0.015 0.010 0.006 0.020 0.055 0.025 0.015 0.015	0.42 0.05 0.18 0.57 0.04 0.29 0.22 1.31 0.38 0.73 0.02	0.91% 0.11% 0.39% 1.22% 0.09% 0.63% 0.47% 2.81% 0.82% 1.57% 0.04% 0.05%	2 2 3 2 2 2 2 1 2 2 1 2 2 1 3	5 4 3 5 5 4 2 5 5 5 3 3 5
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus cnanthemum virginianum hillea millefolium lea pandidum narda fistulosa abilis nyctaginea	0.020 0.025 0.015 0.010 0.015 0.015 0.010 0.006 0.020 0.055 0.025 0.015	0.42 0.05 0.18 0.57 0.04 0.29 0.22 1.31 0.38 0.73 0.02	0.91% 0.11% 0.39% 1.22% 0.09% 0.63% 0.47% 2.81% 0.82% 1.57% 0.04%	2 2 3 2 3 2 2 2 1 2 2 1 2 2 1	5 4 3 5 5 4 2 5 5 5 3
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus cnanthemum virginianum hillea millefolium lea pandıdum narda fistulosa rabilis nyctaginea	0.020 0.025 0.015 0.010 0.015 0.015 0.010 0.006 0.020 0.055 0.025 0.015 0.015	0.42 0.05 0.18 0.57 0.04 0.29 0.22 1.31 0.38 0.73 0.02	0.91% 0.11% 0.39% 1.22% 0.09% 0.63% 0.47% 2.81% 0.82% 1.57% 0.04% 0.05%	2 2 3 2 2 2 2 1 2 2 1 2 2 1 3	5 4 3 5 5 4 2 5 5 5 3 3 5
idago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus chanthemum virginianum hillea millefolium lea pandidum narda fistulosa ablis nyctaginea lianthus salicifolius Grasses Total:	0.020 0.025 0.015 0.010 0.015 0.015 0.015 0.020 0.025 0.025 0.015 0.015 3.000 2.790	0.42 0.05 0.18 0.57 0.04 0.29 0.22 1.31 0.38 0.73 0.02 0.02 0.02 0.02 0.02 0.00 20.005	0.91% 0.11% 0.39% 1.22% 0.09% 0.63% 0.47% 2.81% 0.82% 1.57% 0.04% 0.05% 0.00% 42.91%	2 2 3 2 2 2 2 1 2 2 1 2 2 1 3	5 4 3 5 5 4 2 5 5 5 3 3 5
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus cnanthemum virginianum hillea millefolium lea pandidum narda fistulosa rabilis nyctaginea lianthus salicifolius Grasses Total: Idflower/Forb/Legume Total:	0.020 0.025 0.015 0.010 0.015 0.015 0.010 0.006 0.020 0.025 0.025 0.025 0.015 0.015 3.000 2.790 8.426	0.42 0.05 0.18 0.57 0.04 0.29 0.22 1.31 0.38 0.73 0.02 0.02 0.00 20.005 26.615	0.91% 0.11% 0.39% 1.22% 0.09% 0.63% 0.47% 2.81% 0.82% 1.57% 0.04% 0.05% 0.00% 42.91% 57.09%	2 2 3 2 2 2 2 1 2 2 1 2 2 1 3	5 4 3 5 5 4 2 5 5 5 3 3 5
lidago rigida lianthus pauciflorus clepias incarnata patorium altissimum reopsis tripteris tris pycnostachya nstemon tubaeflorus cnanthemum virginianum hillea millefolium lea pandidum onarda fistulosa rabilis nyctaginea lianthus salicifolius	0.020 0.025 0.015 0.010 0.015 0.015 0.015 0.020 0.025 0.025 0.015 0.015 3.000 2.790	0.42 0.05 0.18 0.57 0.04 0.29 0.22 1.31 0.38 0.73 0.02 0.02 0.02 0.02 0.02 0.00 20.005	0.91% 0.11% 0.39% 1.22% 0.09% 0.63% 0.47% 2.81% 0.82% 1.57% 0.04% 0.05% 0.00% 42.91%	2 2 3 2 2 2 2 1 2 2 1 2 2 1 3	5 4 3 5 5 4 2 5 5 5 3 3 5

THE BEE & BUTTERFLY HABITAT FUND; MIX IS FOR REFERENCE ONFIRMED BY THE OWNER / OWNER'S REPRESENTATIVE BEFORE NDIVIDUAL SPECIES ARE SUBJECT TO CHANGE BASED ON SITE AVAILABILITY. ALL SUBSTITUTIONS SHOULD BE APPROVED BY THE RESENTATIVE OR THE BEE & BUTTERFLY HABITAT FUND.

ARRAY AREA SEED MI

Species	Scientific Name	PLS lbs per acre	Seeds per sq ft	% of Mixture	Bloom Period	Pollinator Value
Autumn Bentgrass	Agrostis perennans	0.300	55.10	8.98%		
Chewings Fescue	Festuca rubra	6.000	55.10	8.98%		
Creeping Red Fescue - Boreal	Festuca rubra	6.000	55.10	8.98%		
Hard Fescue	Festuca ovina	6.000	68.87	11.23%		
Kentucky Bluegrass	Poa pratensis	3.000	95.72	15.61%		
Path Rush	Juncus tenuis	0.300	110.19	17.96%		
Sheep Fescue	Festuca ovina sp.	6.000	68.87	11.23%		
Heal All	Prunella vulgaris	0.300	4.48	0.73%	1	4
Ladino or White Clover	Trifolium repens	2.000	32.68	5.33%	2	5
Western Yarrow, native source Achillea millefolium occidentalis		0.100	6.55	1.07%	1	3
White Dutch Clover	Trifolium repens	3.000	60.03	9.79%	2	5
Woolly Plantain, Native Source	Plantago patagonica	0.050	0.70	0.11%	1	2
	Grasses Total:	27.600	508.942	82.97%		
	Wildflower/Forb/Legume Total:	5.450	104.440	17.03%		
	Filler Total:	0.000	0.000	0.00%		
	Total Mixture:	33.050	613.382	100.00%		

SEED MIX PROVIDED BY THE BEE & BUTTERFLY HABITAT FUND; MIX IS FOR REFERENCE ONLY AND SHOULD BE CONFIRMED BY THE OWNER / OWNER'S REPRESENTATIVE BEFORE FINAL PROCUREMENT. INDIVIDUAL SPECIES ARE SUBJECT TO CHANGE BASED ON SITE DESIGN AND SEASONAL AVAILABILITY. ALL SUBSTITUTIONS SHOULD BE APPROVED BY THE **OWNER / OWNER'S REPRESENTATIVE OR THE BEE & BUTTERFLY HABITAT FUND**

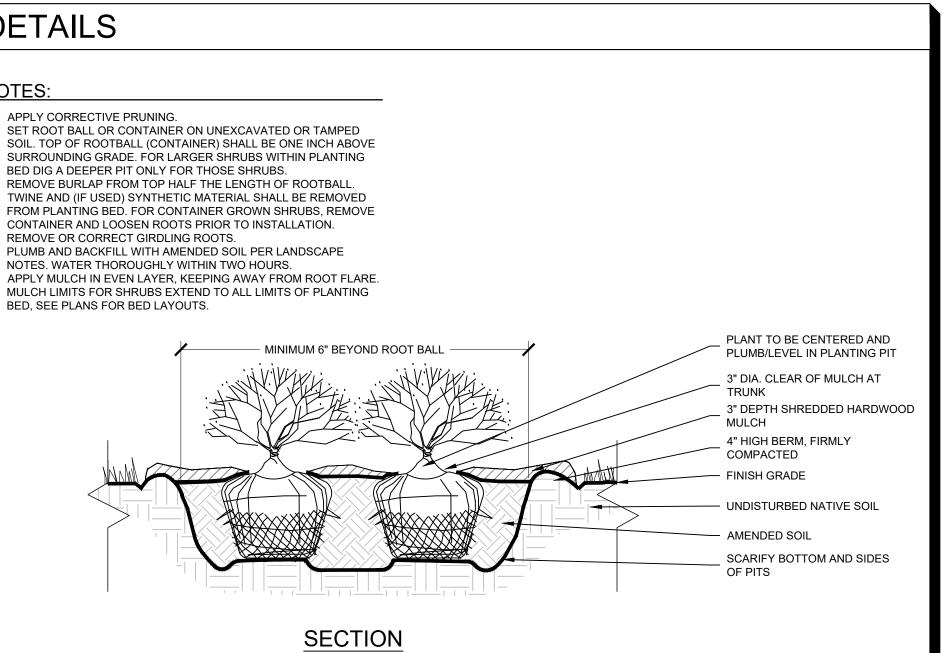


VEGETATION SHOWN AT 5+ YEARS GROWTH

PLANTING DETAILS

N	O	ΤI	E	S:

- APPLY CORRECTIVE PRUNING. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING
- REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
- REMOVE OR CORRECT GIRDLING ROOTS. 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE
- NOTES. WATER THOROUGHLY WITHIN TWO HOURS. 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.



TRUNK/ROOT FLARE 3X ROOTBALL WIDTH - BED EDGE, TYP. - FINISH GRADE SCARIFY BOTTOM AND SIDES OF PLANTING PITS PREPARED BACKFILL

4' DIA. MULCH RING (MIN.) FOR INDIVIDUAL TREES NOT IN LANDSCAPE BEDS SECTION

TRUNK/ROOTBALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT CONTRACTOR TO CUT AND REMOVE ALL

TWINE FROM GIRDLING TREE TRUNK & EXCAVATE AND EXPOSE ROOT FLARE 6" DIA. CLEAR OF MULCH AT

- 3" DEPTH SHREDDED HARDWOOD MULCH - 4" HIGH BERM, TIGHTLY COMPACTED

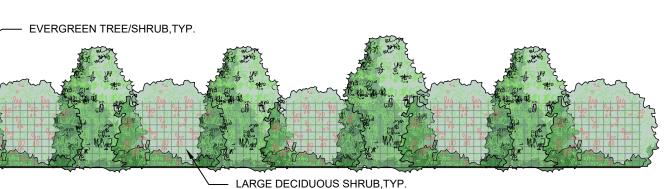
- UNDISTURBED NATIVE SOIL

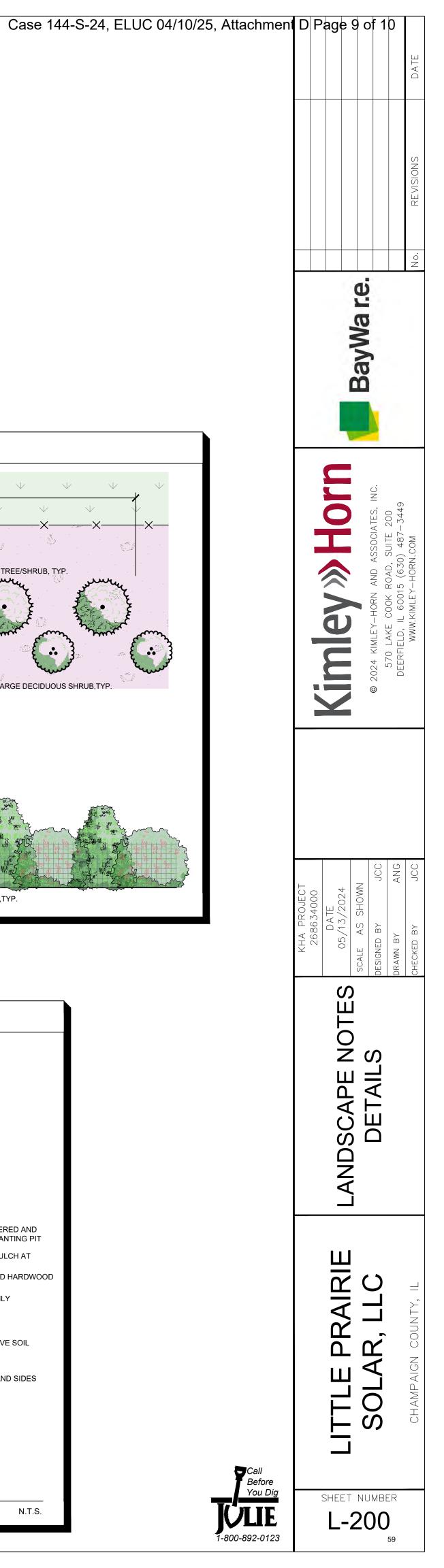
REMOVE BURLAP AND WIRE CAGE A MIN. - OF 1/2 BELOW THE TOP OF THE ROOT BALL

SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL OR TAMPED BACKFILL SO THAT THE ROOTBALL IS 1" ABOVE FINISHED GRADE AND TO PREVENT SETTLING



2





GROUND COVER MAINTENANCE REQUIREMENTS

MAINTENANCE PROGRAMS SHALL BE SITE SPECIFIC AND COORDINATED WITH THE LANDSCAPE CONTRACTOR AND COUNTY FOR ADEQUATE MAINTENANCE PROCEDURES. A FIVE YEAR STEWARDSHIP PROGRAM IS NECESSARY TO ENSURE PROPER ESTABLISHMENT AND HEALTH OF GROUND COVER, TO CONTROL INVASIVE SPECIES, AND TO PREVENT OVERGROWTH AND SHADING OF EQUIPMENT. AFTER THE FIFTH GROWING SEASON, PROGRAM IS TO BE REDUCED TO TWO VISITS PER YEAR, DEPENDENT UPON SITE CONDITIONS AND REQUIRED STRATEGIES TO MAINTAIN GOOD HEALTH OF THE SITE SUCH AS DETHACHING, ADDITIONAL MOWING, OR HERBICIDE TREATMENTS.

FIRST YEAR

SPRING:

-EARLIEST POSSIBLE INSTALLATION MAY OCCUR IN THE SPRING OF THE FIRST YEAR. NO MAINTENANCE ACTIONS ARE REQUIRED TO BE PERFORMED DURING THE FIRST SEASON OF INSTALL. IF SEED APPLICATION TAKES PLACE IN SUMMER OR FALL OF THE FIRST YEAR, MAINTENANCE AND MONITORING SHOULD START THE FOLLOWING SEASON.

SUMMER:

-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.

-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS. -CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

FALL:

-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT. -CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS. -CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

SECOND YEAR

SPRING:

-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SPRING AT THE MIDDLE OR END OF EACH MONTH. WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.

-DURING FIRST VISIT, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.

-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS. -CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SPRING IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT

-PLANT SUPPLEMENTAL SEED AS NEEDED TO ADDRESS AREAS OF POOR COVERAGE AND TO INCREASE COMPETITION AND **BIO-DIVERSITY**.

SUMMER

-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER AT THE MIDDLE OR END OF EACH MONTH. WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT

-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS. -CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

FALL:

-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT. -CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS. -CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

THIRD, FOURTH, AND FIFTH YEAR

SPRING:

-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE EARLY SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.

-MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON. -IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED. PHYSICAL REMOVAL OR SPOT *HERBICIDE

TREATMENTS ARE REQUIRED.

SUMMER:

-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.

-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FALL:

-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.

-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FOLLOWING THE FIFTH YEAR

-SITE VISITS ARE TO BE PERFORMED TWICE A YEAR, DURING THE EARLY SPRING AND LATE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT. -DURING THE SPRING, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON. -DURING THE FALL, MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN

HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT. -IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED. PHYSICAL REMOVAL OR SPOT *HERBICIDE

TREATMENTS ARE REQUIRED.

*ALL HERBICIDES ARE TO BE ANIMAL FRIENDLY AND APPLIED BY A TRAINED PERSONNEL

PERFORMANCE STANDARDS

SATISFACTORY LANDSCAPE DEVELOPMENT ASSOCIATED WITH NATURALIZED VEGETATION WILL BE BASED ON THE FOLLOWING ITEMS.

FIRST YEAR:

WITHIN THREE MONTHS OF SEED INSTALLATION (OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING), APPROXIMATELY 90 PERCENT OF THE SEEDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT. IF MINIMUM IS NOT MET, ADDITIONAL SEEDING IS REQUIRED IN AREAS WITH POOR COVER.

SECOND YEAR:

BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

THIRD YEAR:

BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 75 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

IF PERFORMANCE STANDARD IS NOT MET AT EACH OBSERVATION, LANDSCAPE CONTRACTOR IS TO NOTIFY OWNER AND DEVELOP CORRECTIVE ACTION SUCH AS SEEDING OR HERBICIDE TREATMENT

GENERAL LANDSCAPE NOTES

- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- 2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- 3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE ..
- 5. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- 6. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- 7. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE.
- 8. NO GENERAL SPRAY OF HERBICIDES IS TO BE USED FOR ANY SEEDED AREAS.
- 9. ONLY HERBICIDES FORMULATED FOR ANIMAL SAFETY SHALL BE USED.
- 10. ALL WORK DEEMED NATURAL AREA TO BE SEEDED OR PLANTED SHALL BE PERFORMED BY A QUALIFIED LANDSCAPE CONTRACTOR.
- 11. SEED SHALL BE OBTAINED FROM SOURCE SPECIALIZING IN NATIVE SPECIES, WHERE AVAILABLE OR AS APPROVED BY CLIENT OR CLIENT'S REPRESENTATIVE.
- 12. ALL SEED MIXES SHALL BE INSTALLED WITH A COVER CROP DEPENDENT ON SEASON AND REQUIREMENTS SPECIFIED PER SEED MIX / SEED SUPPLIER.

ESTABLISHMENT NOTES AND STANDARDS

SEED AREA ESTABLISHMENT

PREPARATION

-SOIL IN AREAS OF EXISTING AGRICULTURAL USAGE IS RECOMMENDED TO BE TESTED FOR HIGH LEVELS OF HERBICIDES, AND AMENDED APPROPRIATELY TO BRING CONCENTRATION DOWN TO LEVELS APPROPRIATE FOR COMMON GRASSES. SOILS IDENTIFIED TO BE HIGH IN HERBICIDES OR CONTAMINATES SHOULD BE EVALUATED BY AN ENVIRONMENTAL SPECIALIST OR SOIL SCIENTIST TO DETERMINE REQUIRED METHODS OF REMEDIATION. -SOILS SHALL BE UNIFORM, WITHOUT EXCESSIVE FURROWS, RUTS, OR RIDGES, AND LOW AREAS WHERE WATER MAY COLLECT.

-SOILS SHOULD BE CLEARED OF TRASH, DEBRIS, AND INVASIVE SPECIES PRIOR TO FINAL SEEDING APPLICATION. -SOIL PREPARATION SHALL OCCUR WHEN WEATHER PERMITS AND TIMING ALLOWS FOR AT LEAST A FOLLOWING 48 HOURS WHERE SEEDING AND STABILIZATION METHODS MAY TAKE PLACE.

TIMING

APPLIED ACROSS THE ENTIRE AREA OF AGRICULTURAL SOIL COMPETITION.

APPLICATION

-SEED MIXTURES ARE RECOMMENDED TO BE MECHANICALLY DRILLED. BROADCAST APPLICATION MAY BE PERFORMED DEPENDENT ON SEASON AND SITE CONDITIONS AT TIME OF APPLICATION, AND FOLLOWING CLIENT APPROVAL -IF SEED IS APPLIED BY MECHANICAL DRILL, NO STRAW MULCH IS REQUIRED UNLESS NEEDED FOR STEEP SLOPES, SOIL STABILIZATION, OR OTHER AREAS THAT ARE IDENTIFIED FOR EROSION PREVENTION. -SEED SHALL BE APPLIED AT INDICATED RATES WITH COVER CROP OATS, JAPANESE MILLET, WINTER WHEAT, ANNUAL RYE, OR SPECIFIED CROP DEPENDENT ON SEASON AND SOIL CONDITIONS. -SEED SPECIES SHALL BE LOCALLY SOURCED WHEN FEASIBLE. -FINAL SEED MIX MAY VARY DEPENDENT UPON SPECIFIC SPECIES AVAILABILITY AND TIME OF INSTALLATION. -FINAL SEED MIX SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT. -IF SEEDING IS PERFORMED PRIOR TO FINAL SITE INSTALLATION, ADDITIONAL SEED MAY BE APPLIED BY A LOW SPREADER IN AREAS THAT WERE DISTURBED. -SITE SHOULD BE MONITORED FOLLOWING INSTALLATION FOR AREAS IDENTIFIED FOR ADDITIONAL RESEEDING UNTIL SEED MIX IS SUFFICIENTLY ESTABLISHED.

INVASIVE WEED CONTROL, MONITORING, AND MANAGEMENT

-A WORK PLAN SHOULD BE DEVELOPED TO AVOID THE SPREAD OF INVASIVE PLANTS FROM THESE AREAS. -IF SUBSTANTIAL AREAS OF INVASIVE HERBACEOUS SPECIES ARE FOUND PRIOR TO OR AFTER PROJECT DEVELOPMENT, FOLIAR OR BROADCAST HERBICIDE APPLICATIONS MAY BE REQUIRED -FOR INVASIVE TREES, SHRUBS, AND VINES, MANAGEMENT MAY REQUIRE CUT-STEM HERBICIDE TREATMENTS -ALL INVASIVE SPECIES MANAGEMENT SHOULD BE CONDUCTED DURING THE SUMMER MONTHS WHILE THE TARGET PLANTS ARE ACTIVELY GROWING. -TREATMENTS SHOULD BE CONDUCTED ACCORDING TO MAINTENANCE PLANS EACH YEAR AND SHOULD BE SEPARATED BY AT LEAST TWO WEEKS. -HERBICIDE USE REPORTING WILL ADHERE TO ALL APPLICATOR LICENSING REQUIREMENTS.

TREE AND SHRUB INSTALLATION

-ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED, AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. -TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT -THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY. -ALL NURSERY STOCK SHALL BE GUARANTEED. BY THE CONTRACTOR. FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING. -PLANTS ARE TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED. -PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES. -CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREE AND SHRUB AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4' WIDE TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.

Case 144-S-24, ELUC 04/10/25, Attachn

-TO PROMOTE EARLY AND STRONG ESTABLISHMENT OF SPECIFIED SEED MIX, DORMANT SEASON SEED APPLICATION SHOULD BE UTILIZED IF POSSIBLE AND AS CONSTRUCTION TIMELINE PERMITS.

-DORMANT SEASON SEEDING SHOULD UTILIZE WINTER-TOLERANT SEED FROM THE SPECIFIED SEED MIX, ALONG WITH 20-30 LBS PER ACRE OF A WINTER NURSE CROP SUCH AS SECALE CEREALE, PISUM SATIVUM, OR AVENA SATIVA -TO APPLY DORMANT SEED, SITE SHOULD BE CLEARED OF INVASIVE WEEDS, LIGHTLY TILLED OR DISKED, THEN DRILL

-ACTIVE SEASON SEED APPLICATION SHOULD BE PERFORMED BETWEEN APRIL 1ST AND MAY 30TH, AFTER RISK OF MAJOR FREEZING CONDITIONS IS MINIMIZED. FOR IDEAL ESTABLISHMENT AND MINIMIZING INVASIVE SPECIES

ttachment	D Page 10 of 10
	REVISIONS
	BayWa re.
	Contraction Contraction Contraction Image: State cook road, suite 200 2024 kimley-horn and associates, inc. 570 Lake cook road, suite 200 2015 (630) 487-3449 WWW.KIMLEY-HORN.COM
	KHA PROJECT 268634000 DATE 05/13/2024 scale AS SHOWN Scale AS SHOWN Designed BY JCC DRAWN BY ANG CHECKED BY JCC
	MAINTENANCE AND MONITORING PLAN
Call	LITTLE PRAIRIE SOLAR, LLC CHAMPAIGN COUNTY, IL
Before You Dig	SHEET NUMBER

1-800-892-0123

Champaign County Department of	To:	Champaign County Environment & Land Use Committee
PLANNING & ZONING	From:	John Hall, Zoning Administrator Charlie Campo, Senior Planner
	Date:	March 31, 2025
Brookens Administrative	RE:	Little Prairie Solar documents requiring ELUC approval from Zoning Case 144-S-24
Center 1776 E. Washington Street Urbana, Illinois 61802	Request:	ELUC approval of a Decommissioning and Site Reclamation Plan including cost estimates for the 135 MW PV solar array and 135
(217) 384-3708 zoningdept@co.champaign.il.us www.co.champaign.il.us/zoning		MW battery energy storage system (BESS) that is the subject of Zoning Case 144-S-24
	Petitioner:	Little Prairie Solar LLC, c/o BayWa r.e. Solar Projects LLC , via agent David Holly, Development Manager for BayWa r.e. Solar Projects LLC, and the participating landowners

BACKGROUND

The petitioner seeks approval for a Special Use Permit to construct a 135-megawatt (MW) Photovoltaic (PV) utility scale solar farm and an accessory 135 MW Battery Energy Storage System (BESS) on a group of properties southeast of the Village of Sidney. The proposed "Little Prairie Solar" facility would have 323,159 solar modules and thirty-five (35) inverters along with a 6.8-acre BESS facility with 174 battery modules and 58 inverters, surrounded by an 8 feet tall wire fence with security gates. Access would be from 17 new access points via 20-feet wide native compacted earth or gravel access roads.

There is one document needing ELUC approval per the Zoning Ordinance as part of Case 144-S-24:

Section 6.1.5 Q. of the Zoning Ordinance requires a Decommissioning and Site Reclamation plan that complies with Section 6.1.1 A including a decommissioning cost estimate prepared by an Illinois Professional Engineer.

DECOMMISSIONING AND SITE RECLAMATION PLAN

P&Z Staff reviewed the Decommissioning and Site Reclamation Plan (DSRP) received on August 29, 2024, against the Zoning Ordinance requirements in Section 6.1.5 Q. Staff found the narrative in the DSRP to be in compliance with the Zoning Ordinance.

Staff reviewed the cost estimates in the DSRP and compared them with previously approved DSRP cost estimates and found that the cost estimates for the current case 144-S-24 were comparable.

ATTACHMENTS

Case 144-S-24 Decommissioning and Site Reclamation Plan with decommissioning cost estimate А received August 29, 2024

DECOMMISSIONING PLAN

Little Prairie Solar Champaign County, IL

Prepared for:

Little Prairie Solar, LLC 18575 Jamboree Road, Suite 850 Irvine, CA 92612 Attn: David Holly



Prepared By: Kimley »Horn

Kimley-Horn & Associates, Inc. 570 Lake Cook Road, Suite 200 Deerfield, IL 60015 Contact: Jason Cooper, IL P.E.

mc.c.

Prepared on: June 3, 2024 Revised on: August 28, 2024

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Appendices

A. Opinion of Probable Construction Cost With Salvage

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1.0 INTRODUCTION

Background

Little Prairie Solar, LLC (Project Company) is developing the Little Prairie Solar Project (Project) on approximately 1,047 acres of land. The Project will be located within Sidney Township, Champaign County, Illinois. Refer to **Exhibit B: Special Use Permit Plans** of the Special Use Permit Application Package for general location and Project layout.

The Project is located north of County Road 800 N Road, west of County Road 2400 E, east of County Road 2100 E (S Bryant St), and south of County Road 1000 N. In existing conditions, the site is agricultural land. The Project area is located within a Zone X, area of minimal flood risk, as classified by the Federal Emergency Management Agency (FEMA).

This Decommissioning Plan is developed in compliance with the Agricultural Impact Mitigation Agreement (AIMA) as well as the Champaign County Zoning Ordinance. Refer to **Exhibit O** of the Special Use Permit Application Package for the Project's executed AIMA.

This Plan covers the following elements:

- Removal of structures and foundations
- Stabilization and restoration of soil and vegetation
- Repairing any damage to drain tiles and other drainage systems
- Repairs to any streets that damage occurs from a result of decommissioning, which is not already covered in the road maintenance agreement

Per section 17.B. of the signed AIMA, if the Project ceases to perform its intended function for more than six (6) consecutive months, the Project will be removed within twelve (12) months, and the site restored in accordance with the decommissioning plan.

2.0 PROJECT COMPONENTS

The Project Components that are subject to decommissioning include the equipment summarized below. The decommissioning activities associated with these components are discussed in Section 3.0 of this Plan.

PV Equipment Installation

The Project will use approximately 335,634 Solar Photovoltaic (PV) modules mounted on single axis trackers installed on steel pile foundations.

Internal Power Collection System

Since the final engineering design has not been completed as of the date of this decommissioning plan, a site of similar size was used to derive potential quantities for AC/DC cables (scaling from 150 MW to 135 MW). The PV-generated DC power will be collected from each of the multiple rows of PV modules through one or more combiner boxes and conveyed to inverters. The inverters will convert the DC power to AC power. Project substations will be constructed to convert the electricity voltage, as necessary. A proposed battery storage yard will also be constructed as part of this Project. The Project Substation will connect to Ameren's Sidney Switchyard. All 35 Inverters, 58 PCS Stations, and PV combining switchgear will be mounted on concrete pad or steel pile foundations.

Earthwork

It is anticipated that the site will require minimal grading for the Project. Site grading and drainage will be conducted in accordance with Final Civil Construction plans. The project aims to minimize earthwork to the greatest extent possible in the final civil plans to best protect existing topsoil and align with the requirements of AIMA. To comply with Section 5. of the AIMA during grading, topsoil will be removed and stockpiled, then later applied to the graded areas to preserve topsoil. The same grading procedure will occur for any grading that may be required during decommissioning.

Roads

There will be multiple access points to the Project via County Road 2200 E, County Road 2300 E, County Road 2400 E, and County Road 900 N. The site access points will be constructed in accordance with Champaign County and/or Township requirements. The total surface area of on-site access roads equates to approximately 20 acres and will be comprised of compacted dirt or gravel in accordance with the Final Geotechnical Report. Culverts may be required at each entrance and will be determined/designed as part of final engineering.

Fencing

The Project site will be fenced with 82,307 linear feet of at least a seven-foot-high cyclone type or chain link type fence for security purposes. An entry gate will be provided at all site access points.

3.0 PROJECT DECOMMISSIONING AND RECYLCING

Decommissioning includes removal of above-ground and below-ground structures as well as proper soil restoration relating to the Solar PV portions of the Project. Temporary erosion and sedimentation control Best Management Practices will be implemented during the decommissioning phase of the Project. The age of decommissioning of this estimate is 40 years.

Decommissioning Preparation

The first step in the decommissioning process will be to assess existing site conditions and prepare the site for demolition. Onsite storage area(s) will be established, for collection and temporary storage of demolition debris, pending final transportation and disposal and/or recycling according to the procedures below.

Permits and Approvals

It is anticipated that an NPDES Permit from the Illinois Environmental Protection Agency (IEPA) and a SWPPP will be required. The site is not anticipated to impact Waters of the United States. Appropriate applications for permits will be submitted and approved prior to decommissioning activities, including any permits required through the Soil and Water Conservation District, Sidney Township, and Champaign County.

PV Equipment Removal and Recycling

During decommissioning, Project components that are no longer needed will be removed from the site and recycled or disposed of at an appropriately licensed disposal facility. Above ground portions of the PV module supports will be removed. Below ground portions of the PV module supports will be removed entirely where practical, but to a depth of five feet at a minimum per AIMA requirements. Those supports that are more firmly anchored (e.g., such as embedded in bedrock) may be cut off at least five feet below ground or to the depth of bedrock, and the remaining support left in place. This depth will avoid impact of underground equipment on future farming or other construction activities. The demolition debris and removed equipment may be cut or dismantled into pieces that can be safely lifted or carried with the onsite equipment being used. The debris and equipment will be processed for transportation and delivery to an appropriately licensed disposal facility or recycling center. Modules will be disposed of or recycled in accordance with local, state, and federal regulations.

Internal Power Collection System

The combiner boxes, cables, inverters, and transformers will be dismantled. The concrete foundations will be broken up, removed, and recycled. Per Section 6.1.5.Q.(3)h. of the Champaign County Zoning Ordinance, the Project's removal depth of concrete foundations does not need to be certified and submitted to the zoning administrator since this plan proposes the removal of all concrete foundation in its entirety.

If ground-screw or steel foundations are used, they will be removed and recycled. The underground cable and conduit will be removed at a depth up to five feet, per the AIMA and Section 6.1.5.Q.(3)i. of Champaign County code. Overhead conductors will be removed from the poles, and the poles and pole foundations will be removed. Aluminum from the conductors will be recycled or removed from the site to an appropriately licensed disposal facility. All components of the Project substation and battery energy storage system including, but not limited to, foundations, buildings, batteries, gravel yard rock, fences, machinery, equipment, cabling, and connections to transmission lines will be removed.

Roads

Unless requested in writing by the landowner, gravel from on-site access roads will be removed and recycled. Once the gravel is removed, the soil below the gravel along compacted dirt access roads shall be scarified a depth of 18-inches and blended, as noted in the Site Restoration section below. Per Section 6.1.5.Q.(2) of the Champaign County Zoning Ordinance, the Project Company acknowledges financial responsibility to repair any public street damaged during the reclamation of the solar farm.

Fencing

Unless requested in writing by the landowner, Project site perimeter fence will be removed at the end of the decommissioning Project. Since the Project site is not currently fenced, this includes removal of all posts, footings, fencing material, gates, etc. to return the site to pre-Project condition.

Landscaping

Unless requested in writing by the landowner to be removed, all vegetative landscaping and screening installed as part of the Project will be left in place. Landscape areas in which landscaping is removed will be restored as noted in the Site Restoration section below.

Site Restoration

Once removal of all Project equipment and landscaping is complete, all areas of the Project site that were traversed by vehicles and construction and/or decommission equipment that exhibit compaction and rutting will be restored by the Project Company. All prior agricultural land shall be ripped at least 18 inches deep or to the extent practicable and all pasture will be ripped at least 12 inches deep or to the extent practicable. The existence of drain tile lines or underground utilities may necessitate less ripping depth. Once this is complete, seed will be distributed for the establishment of vegetative land cover.

4.0 FUTURE LAND USE

Per the requirements of the Illinois Department of Agriculture (IDOA), an Agricultural Impact Mitigation Agreement (AIMA) must be signed by the Facility owner and filed the County Board prior to the Commencement of Construction. The IDOA prepared the AIMA to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Decommission of a Commercial Solar Energy Facility. Per the AIMA, all solar panels shall be removed from the property and the land must be restored to its pre-existing condition for agricultural use at the end of the Project life cycle. This Decommission Plan is consistent with the AIMA requirements to return the land to its pre-Project conditions, suitable for agricultural use.

5.0 ADDITIONAL CHAMPAIGN COUNTY REQUIREMENTS

The Project Company shall comply with all decommissioning requirements of the Champaign County Zoning Ordinance (as amended through 02/23/2023), pertinent sections as follows.

General Decommissioning Acknowledgments

Per Section 6.1.5.Q.(3), the Project Company acknowledges that:

- a. They must notify the governing body by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the Project Company as debtor, within ten days of commencement of proceeding.
- b. They agree that the sale, assignment in fact or law, or such other transfer of Project Company's financial interest in the PV Solar Farm shall in no way affect or change the Project Company's obligation to continue to comply with the terms of this plan. Any successor in interest, assignee, and all parties to the decommissioning and site reclamation plan shall assume the terms, covenants, and obligations of this plan and agrees to assume all reclamation liability and responsibility for the PV Solar Farm.
- c. They must authorize the governing body and its authorized representatives to enter the PV Solar Farm premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.
- d. They must enter into a Roadway Use and Repair Agreement with the relevant highway authority at the time of decommissioning. (*Requirement for the Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan*)
- e. They must provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime

of the project. (Requirement for the Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan).

- f. They must oblige to perform the work in the decommissioning and site reclamation plan before abandoning the PV Solar Farm or prior to ceasing production of electricity from the PV Solar Farm, after it has begun, other than in the ordinary course of business. This obligation shall be independent of the obligation to pay financial assurance and shall not be limited by the amount of financial assurance. The obligation to perform the reclamation work shall constitute a covenant running with the land. (*Requirement for the Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan).*
- g. They must provide payment for any associated costs that Champaign County may incur in the event that decommissioning is actually required. Associated costs include all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation work and shall include but not be limited to: attorney's fees; construction management and other professional fees; and the costs of preparing requests for proposals and bidding documents required to comply with State law or Champaign County purchasing policies.
- h. See proof of compliance in Section 3.0 of this Decommissioning Plan.
- i. See proof of compliance in Section 3.0 of this Decommissioning Plan.
- j. Any holes left behind as a result of concrete foundation removal during decommissioning must be backfilled as follows:
 - (a) The excavation resulting from the removal of foundation concrete shall only be backfilled with subsoil and topsoil in similar depths and similar types as existed at the time of the original PV Solar Farm construction except that a lesser quality topsoil or a combination of a lesser quality topsoil and a subsoil that is similar to the native subsoil may be used at depths corresponding to the native subsoil but not less than 12 inches below grade
 - (b) The native soils excavated at the time of the original PV Solar Farm construction may be used to backfill the concrete foundation excavations at the time of decommissioning provided that the soils are adequately stored throughout the operating lifetime of the PV Solar Farm. The methods for storing the excavated native soils during the operating lifetime of the PV Solar Farm shall be included in the decommissioning and site reclamation plan.
 - (c) If the excavated native soils are not stored for use for backfilling the concrete foundation excavations, a qualified soil scientist of Illinois Licensed Professional Engineer shall certify that the actual soils used to backfill the concrete foundation excavations are of equal or greater quality than the native soils or that, in the case of subsoil, the backfill soil meets the requirements of this paragraph. The certification shall be submitted to the Zoning Administrator.

- (d) An Illinois Licensed Professional Engineer shall certify in writing that the concrete foundation excavations have been backfilled with soil to such a depth and with a minimum of compaction that is consistent with the restoration of productive agricultural use such that the depth of soil is expected to be no less than 54 inches within one year after backfilling.
- k. Should the decommissioning and site reclamation plan be deemed invalid by a court of competent jurisdiction the PV Solar Farm Special Use Permit shall be deemed void.
- I. The Project Company has obligation to complete the decommissioning and site reclamation plan and to pay all associated costs shall be independent of the Project Company's obligation to provide financial assurance.
- m. The liability of the Project Company's failure to complete the decommissioning and site reclamation plan or any breach of the decommissioning and site reclamation plan requirement shall not be capped by the amount of financial assurance.
- n. If the Project Company desires to remove equipment or property credited to the estimated salvage value without the concurrent replacement of the property with property of equal or greater salvage value, or if the Project Company installs equipment or property increasing the cost of decommissioning after the PV Solar Farm begins to produce electricity, at any point, the Project Company shall first obtain the consent of the Zoning Administrator. If the Project Company's lien holders remove equipment or property credited to the salvage value, the Project Company shall promptly notify the Zoning Administrator. In either of these events, the total financial assurance shall be adjusted to reflect any change in total salvage value and total decommissioning costs resulting from any such removal or installation.

Financial Assurance Acknowledgments

Per Sections 6.1.5.Q.(4)(c.-i.), the Project Company acknowledges the following:

- c. The governing body has the right to require multiple letters of credit based on the regulations governing federal insurance for deposits.
- d. The Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan shall adjust the amount of the financial assurance to ensure that it reflects current and accurate information as follows:
 - (a) At least once every three years for the first 12 years of the financial assurance and at least once every two years thereafter or, if the PV Solar Farm modules have an unlimited warranty of a least 10 years and also have a limited power warranty to provide not less than 80% nominal power output up to 25 years and proof of that warranty is provided at the time of Zoning Use Permit approval, then at least once every five years for the first

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25 years of the financial assurance and at least once every two years thereafter, the Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan shall use an independent Illinois Licensed Professional Engineer to provide updated estimates of decommissioning costs and salvage value, by including any changes due to inflation and/or change in salvage price. The Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan shall, upon receipt, provide a copy of the adjusted Professional Engineer's report to the Zoning Administrator.

- (b) At all times, the value of the irrevocable letter of credit shall equal or exceed the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation based on the Consumer Price Index since the PV Solar Farm was approved.
- e. The long-term corporate debt (credit) rating of the letter of credit issuing financial institution by both Standard & Poor's Financial Services LLC (S&P) and Moody's Investors Service (Moody's) shall be equal to or greater than the minimum acceptable long term corporate debt (credit) rating, as follows:
 - (a) The Zoning Administrator shall verify the long-term corporate debt (credit) rating of the proposed financial institution by Standard and Poor's Financial Services LLC (S&P) and/or Moody's Investors Service (Moody's) and/or the Kroll Bond Rating Agency
 - (b) The minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A-" by S&P or a rating of "A3" by Moody's, or a rating of "A-" by Kroll Bond Rating Agency.
 - (c) Whenever the most current long term corporate debt (credit) rating of the proposed financial institution by either S&P, Moody's, or Kroll Bond Rating Agency is lower than the minimum acceptable long term corporate debt (credit) rating, the letter of credit shall be replaced with a new irrevocable letter of credit from an issuing financial institution whose most current long term corporate debt (credit) rating by either S&P, Moody's, or Kroll Bond Rating Agency meets or exceeds the minimum acceptable long term corporate debit (credit) rating.
- f. At all times the value of the irrevocable letter of credit shall be increased annually as necessary to reflect actual rates of inflation over the life span of the PV Solar Farm and the amount shall be equal to or exceed 125% of the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the PV Solar Farm was approved.
- g. Should the salvage value of components be adjusted downward or the decommissioning costs adjusted upward pursuant to paragraph 6.1.5Q.4.d., the amount of the irrevocable letter of credit pursuant to this paragraph 6.1.5Q.4. shall be increased to reflect the adjustment, as if the adjusted estimate were the initial estimate.

- h. Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5R. shall count towards the total financial assurance required for compliance with paragraph 6.1.1A.5.
- i. Unless the Governing Body approves otherwise, the Champaign County State's Attorney's Office shall review and approve every Letter of Credit prior to acceptance by the Zoning Administrator.

Per Section 6.1.5.Q.(5), the Project Company acknowledges that the Administrator may also draw on the funds for the following reasons:

- a. In the event that any PV Solar Farm or component thereof ceases to be functional for more than six consecutive months after it starts producing electricity and the Owner is not diligently repairing such PV Solar Farm or component.
- b. In the event that the Owner declares the PV Solar Farm or any PV Solar Farm component to be functionally obsolete for tax purposes.
- c. There is a delay in the construction of any PV Solar Farm of more than 6 months after construction on that PV Solar Farm begins.
- d. Any PV Solar Farm or component thereof that appears in a state of disrepair or imminent collapse and/or creates an imminent threat to the health or safety of the public or any person.
- e. Any PV Solar Farm or component thereof that is otherwise derelict for a period of 6 months.
- f. The PV Solar Farm is in violation of the terms of the PV Solar Farm Special Use Permit for a period exceeding ninety (90) days.
- g. The Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan has failed to maintain financial assurance in the form and amount required by the Special Use Permit or compromised the county's interest in the decommissioning and site reclamation plan.
- h. The county discovers any material misstatement of fact of misleading omission of fact made by the Project Company in the course of the Special Use Permit Zoning Case.

The Project Company has either failed to receive a copy of the certification of design compliance required by paragraph 6.1.5D. or failed to submit it to the county within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Project Company to obtain such certification.

Per Section 6.1.5.Q.(6), the Project Company acknowledges that the Zoning Administrator may, but is not required to, deem the PV Solar Farm abandoned, or the standards set forth in Section 6.1.5Q.5. met, with respect to some, but not all, of the PV Solar Farm. In that event, the Zoning Administrator may draw upon the financial assurance to perform the reclamation work as to that portion of the PV Solar Farm only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining PV Solar Farm.

Per Section 6.1.5.Q.(7), the Project Company acknowledges that the decommissioning and site reclamation plan shall be included as a condition of approval by the Board and the signed and executed irrevocable letter of credit and evidence of the escrow account must be submitted to the Zoning Administrator prior to any Zoning Use Permit approval.

6.0 PROJECT DECOMMISSION COSTS AND FINANCIAL ASSURANCE

Upon approval and issuance of a Photovoltaic (PV) Solar Farm County Board Special Use Permit, Section 6.1.5.Q.(4) of the Champaign County Zoning Ordinance (as amended through 02/23/2023) requires the Project Company to provide financial assurance in the form of an irrevocable letter of credit in an amount sufficient to cover 125% of the decommissioning cost. The financial security shall be in an amount determined by the County, and agreed upon by the Project, to be reasonably sufficient to restore the property to its previous condition prior to construction and operation of the solar farm. To aid in this, a project decommissioning cost estimate was created. See **Appendix A: Opinion of Probable Construction Cost with Salvage**. Industry standard prices in 2024 for removal costs were determined using RS Means cost data. Removal costs includes materials, contractor installation/demolition, mobilization and demobilization, overhead and profit, and performance bonding. Material salvage values were based off of current US salvage exchange rates.

Net salvage was deducted from the total estimated decommissioning cost in accordance with Section 6.1.5.Q.(4)b. of the ordinance as follows:

- (a) The Project Company will meet one of the following standards:
 - i. The Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan shall maintain the PV Solar Farm free and clear of liens and encumbrances, including financing liens and shall provide proof of the same prior to issuance of the Special Use Permit; or
 - ii. The Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan shall deduct from the salvage vale credit the amount of any lien or encumbrance on the PV Solar Farm; or

- iii. Any and all financing and/or financial security agreements entered into by the Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan shall expressly provide that the agreements are subject to the covenant required by Section 6.1.1A.2 that the reclamation work be done.
- (b) The Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide proof of compliance with paragraph 6.1.5Q.4.b.(1). prior to the issuance of any Zoning Use Permit and upon every renewal of the financial assurance and at any other time upon the request of the Zoning Administrator.
- (c) The Project Company, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide in the decommissioning and site reclamation plan for legal transfer of the structure to the demolisher to pay the costs of reclamation work, should the reclamation work be performed.
- (d) The net estimated salvage value that is deducted from the estimated decommissioning costs shall be the salvage value that results after all related costs for demolition and any required preparation for transportation for reuse or recycling or for simple disposal and other similar costs including but not limited to the decommissioning of the PV Solar Farm Structures, equipment, and access roads.
- (e) Estimated salvage value shall be based on the average salvage price of the past five years as published in a reputable source for salvage values and shall reflect sound engineering judgement as to anticipated changes in salvage prices prior to the next update of estimated net salvage value.
- (f) The deduction from the estimated decommissioning costs for net estimated salvage value shall be capped at 70% of the total net estimated salvage value even though the total actual salvage value shall be available in the event that decommissioning is actually required.
- (g) The total financial assurance after deduction of the net estimated salvage value shall not be less than \$1,000 per acre.
- (h) The credit for net estimated salvage value attributable to any PV Solar Farm may not exceed the estimated cost of removal of the above-ground portion of that PV Solar Farm on the subject site

APPENDIX A

Opinion of Probable Construction Cost With Salvage



Little Prairie Solar LLC

Champaign County, IL

Decommissioning Estimate Pro Forma w/ Salvage

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. LS = Lump Sum, HR = Hours, EA = Each, LF = Linear Feet, AC = Acres, LB = Pounds.

ltem	Quantity	Unit	Unit Price	٦	Total Salvage	То	tal Price (incl. markups)		Total Price
Mobilization	1	LS		\$	-	\$	225,730	\$	(225,730)
Supervision	653	HR	\$93.00	\$	-	\$	60,729	\$	(60,729)
Temporary Facilities	1	LS		\$	-	\$	25,980	\$	(25,980)
Safety	1	LS		\$	-	\$	17,600	\$	(17,600)
Legal Expenses	1	LS		\$	-	\$	4,610	\$	(4,610)
General Liability Insurance	1	LS		\$	-	\$	18,850	\$	(18,850)
Contractor's G&A	1	LS		\$	-	\$	35,610	\$	(35,610)
SWPPP, Erosion Control Measures (Disturbed Area)	785	AC	\$670.00	\$	-	\$	525,950	\$	(525,950)
Seeding	40	AC	\$2,814.09	\$	-	\$	111,157	\$	(111,157)
Tilling 6" topsoil/scarifying access road and rough grading existing soil	22	AC	\$3,286.55	\$	-	\$	72,304	\$	(72,304)
Remove and Recycle Chainlink Fence	82,307	LF	\$5.02	\$	44,545	\$	413,404	\$	(368,859)
Disconnection and Demolition of Switchyard/Substation Equipment	1	EA	\$175,167.42	\$	35,033	\$	175,167	\$	(140,134)
Remove and Recycle AC Cables	210,080	LF	\$0.29	\$	34,348	\$	60,778	\$	(26,430)
Remove and Recycle DC Cables	934,536	LF	\$0.19	\$	152,797	\$	173,330	\$	(20,534)
Backfill AC and DC trenches	85,520	LF	\$0.41	\$	-	\$	35,272	\$	(35,272)
Remove and Recycle Inverters	35	EA	\$490.61	\$	189,000	\$	17,171	\$	171,829
Remove and Recycle PCS Station (BESS Inverters)	58	EA	\$381.79	\$	42,000	\$	22,144	\$	19,856
Remove and Recycle Photovoltaic Modules	334,022	EA	\$4.94	\$	1,048,881	\$	1,650,069	\$	(601,188)
Remove and Recycle Piles	67,500	EA	\$4.71	\$	831,600	\$	317,925	\$	513,675
Remove and Recycle Support Assemblies	10,416,843	LB	\$0.06	\$	1,145,853	\$	614,123	\$	531,729
Remove BESS Batteries	174	EA	\$1,871.98	\$	-	\$	325,725	\$	(325,725)
Remove Vegetative Screening	5	AC	\$37,260.00	\$	-	())	200,086	\$	(200,086)
Reclaim Stormwater Basin and Grade to Predevelopment Conditions	5	AC	\$1,500.00	\$	-	\$	6,765	\$	(6,765)
Subtotal: \$ 3,524,056 \$ 5,110,480 Max Salvage (70% of Net Value): \$ 2,466,839 \$								\$	2,643,641
Administrative Cost Contingency (2.5% of Total Demolition Cost):								S	127,762
Demolition Cost Contingency (25% of Total Demolition Cost):								~ ~ ~	1,277,620
Total Decommissioning Cost with MaxSalvage and Contingencies:									4,049,023
Einanoial Acour	(1250/ cf Tat-1)	Doorn			nancial Assurance			\$	(785,000)
Financial Assurance Notes:		Jecom	missioning Co	st W	in Salvage and	00	nungencies):	\$	5,061,279
 Quantities were recorded on 08/16/2024. Equipment rental rates and labor productivity and unit rates were derived from RSMeans Online (Heavy Construction, 2024 data). 									
Labor, material, and equipmen	t rates are based on t	he RSMe	ans City Cost Inde	x (C0	CI) for Champaign.	-3115		•,•	
 4. PV Module Removal/Recycle la 5. The age at decommissioning or 			computed at prese	nt va	lues.				
6. This estimate assumes 500 piles per MWac. 7. This estimate assumes 500 piles per MWac. 7. This estimate outputs of 201 B of current assemblies per 4 MM output									

7. This estimate assumes 77,162 LB of support assemblies per 1 MW output.

8. Material salvage values were based off of current US salvage exchange rates.

Photovoltaic Module material salvage rate is based on straight-line depreciation of modules (-0.5% per year).
 Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @\$0.16/LF (AC and DC

10. Material salvage values were determined using the most prevalent salvageable metal in each component. Copper Wire @SUTBLF (AC and DC 11. Inverter resale value is dependent on the assumption that all inverters will be decommissioned and resold half way through their useful life (every 5 years).