

REVISED PRELIMINARY DRAFT

162-S-25

**SUMMARY OF EVIDENCE, FINDING OF FACT
AND FINAL DETERMINATION
of
Champaign County Zoning Board of Appeals**

Final Determination: ***{RECOMMEND APPROVAL / RECOMMEND DENIAL}***

Date: ***{August 14, 2025}***

Petitioners: **Mahomet IL Solar 1, LLC, c/o Summit Ridge Energy LLC, via agent Moira Cronin, Senior Manager, Project Development, and participating landowners Paul Nurmi Trustee, and Greater Heritage Farms LLC**

Request: **Authorize a Community PV Solar Farm with a total nameplate capacity of 4.99 megawatts (MW), including access roads and wiring, in the AG-2 Zoning District, 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.

Part C: A waiver for locating the PV Solar Farm 65 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line, per Section 6.1.5 D.(3)a.

Part D: A waiver for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit per Section 6.1.5 Q

Other waivers may be necessary.

Table of Contents

| | |
|--------------------------------------|---------|
| General Application Information..... | 3 - 4 |
| Specific Ordinance Requirements..... | 4 - 10 |
| Special Use Evidence | 10 - 46 |

Documents of Record.....46 - 48

Case 162-S-25 Finding of Fact49 - 57

Case 162-S-25 Final Determination..... 58 – 63

SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **February 27, 2025, May 29, 2025 and August 14, 2025**, the Zoning Board of Appeals of Champaign County finds that:

1. **Mahomet IL Solar 1, LLC**, a subsidiary of **Summit Ridge Energy LLC**, 1000 Wilson Boulevard, #2400, Arlington VA 22209, via agent Moira Cronin, Senior Manager, Project Development, and participating landowners Paul Nurmi Trustee, and Greater Heritage Farms LLC, are the developers of the proposed PV Solar Farm.
2. The subject property is approximately 36 acres on two tracts of land with PIN's 15-13-17-100-012 (52.66 acres) and 15-13-17-200-010 (43.17 acres), totaling 95.83 acres on the South side of US Highway 150, in the West Half of the Northeast Quarter and the East Half of the Northwest Quarter of Section 17 Township 20 North, Range 7 East of the Third Principal Meridian, in Mahomet Township, commonly known as farmland owned by Greater Heritage Farms LLC and Paul Nurmi Trustee.
 - A. The proposed 4.99 MW Mahomet IL Solar 1 site would cover approximately 36 acres on the east side of the tract with an access drive from CR 125E crossing along the north side of the western parcel.
3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - A. The subject property is within the one and one-half mile extraterritorial jurisdiction of the Village of Mahomet, a municipality with zoning. Zoned municipalities do not have protest rights in Special Use Permit cases. Notice of the public hearing was sent to the Village.
 - (1) The Village of Mahomet Comprehensive Plan calls for "Rural Residential" development in this area.
 - B. The subject property is located within Mahomet Township, which has a Planning Commission. Townships with Planning Commissions are notified of Special Use Permit cases, but do not have protest rights in these cases.

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

4. Regarding land use and zoning on the subject property and in the vicinity of the subject property:
 - A. The subject property is zoned AG-2 Agriculture and are currently in agricultural production.
 - (1) The proposed PV SOLAR FARM would be located on approximately 36 acres on the south side of US-150, south of the Norfolk Southern rail line.
 - B. Land north of the subject property is zoned AG-2 Agriculture and is in use as residential and agriculture. It is separated from the subject property by the Norfolk Southern rail line and US-150.
 - C. Land to the east and west of the subject property is zoned AG-2 Agriculture and is in use as residential and agriculture.
 - D. Land to the south is zoned R-1 Single Family Residence and AG-2 Agriculture and is in use as residential and agriculture.

GENERALLY REGARDING THE PROPOSED SPECIAL USE

5. Regarding the revised Site plan for the proposed Special Use received August 7, 2025:
 - A. The Site Plan includes the following proposed features:
 - (1) One 4.99-megawatt community PV SOLAR FARM site on approximately 36 acres; and
 - (2) 7-foot tall perimeter fence with gated security entrance; and
 - (3) 7-foot tall wood fence and vegetative buffer on south and west sides of the array area; and
 - (4) One equipment pad; and
 - (5) A 20 ft. wide gravel access road extending approximately 1,400 feet east from County Road 125E; and
 - (6) The Point of Interconnection (POI) is proposed to connect to an existing power line on CR 125E; and
 - (7) The nearest residence is approximately 378 feet from the solar farm fenced area; and
 - (8) There is a separation of 180 feet between the PV SOLAR FARM perimeter fence and the street centerline of US-150.
 - C. There are no previous Zoning Use Permits for the subject property.
 - D. There are no previous Zoning Cases for the subject property.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS

6. Regarding authorization for a “COMMUNITY PV SOLAR FARM” in the AG-2 Agriculture Zoning District in the *Zoning Ordinance*:
 - A. The County Board amended the Zoning Ordinance by adopting PV SOLAR FARM requirements when it adopted Ordinance No. 2018-4 on August 23, 2018.
 - (1) The County Board amended the Zoning Ordinance by amending PV SOLAR FARM requirements when it adopted Ordinance 2020-1 on February 24, 2020, Ordinance 2020-7 on May 22, 2020, and Ordinance 2020-8 on May 22, 2020.
 - B. The following definitions from the *Zoning Ordinance* are especially relevant to the requested Special Use Permit (capitalized words are defined in the Ordinance):
 - (1) “ACCESS” is the way MOTOR VEHICLES move between a STREET or ALLEY and the principal USE or STRUCTURE on a LOT abutting such STREET or ALLEY.
 - (2) “BEST PRIME FARMLAND” is Prime Farmland Soils identified in the Champaign County Land Evaluation and Site Assessment (LESA) System that

under optimum management have 91% to 100% of the highest soil productivities in Champaign County, on average, as reported in the *Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils*. Best Prime Farmland consists of the following:

- a. Soils identified as Agriculture Value Groups 1, 2, 3 and/or 4 in the Champaign County LESA system;
 - b. Soils that, in combination on a subject site, have an average LE of 91 or higher, as determined by the Champaign County LESA system;
 - c. Any development site that includes a significant amount (10% or more of the area proposed to be developed) of Agriculture Value Groups 1, 2, 3 and/or 4 soils as determined by the Champaign County LESA system.
- (3) “DWELLING OR PRINCIPAL BUILDING, PARTICIPATING” is a DWELLING on land that is leased to a WIND FARM or a PV SOLAR FARM.
 - (4) “DWELLING OR PRINCIPAL BUILDING, NON- PARTICIPATING” is a DWELLING on land that is not leased to a WIND FARM or a PV SOLAR FARM.
 - (5) “FRONTAGE” is that portion of a LOT abutting a STREET or ALLEY.
 - (6) “LOT” is a designated parcel, tract or area of land established by PLAT, SUBDIVISION or as otherwise permitted by law, to be used, developed or built upon as a unit.
 - (7) “LOT LINE, FRONT” is a line dividing a LOT from a STREET or easement of ACCESS. On a CORNER LOT or a LOT otherwise abutting more than one STREET or easement of ACCESS only one such LOT LINE shall be deemed the FRONT LOT LINE.
 - (8) “LOT LINE, REAR” is any LOT LINE which is generally opposite and parallel to the FRONT LOT LINE or to a tangent to the midpoint of the FRONT LOT LINE. In the case of a triangular or gore shaped LOT or where the LOT comes to a point opposite the FRONT LOT LINE it shall mean a line within the LOT 10 feet long and parallel to and at the maximum distance from the FRONT LOT LINE or said tangent.
 - (9) “LOT LINES” are the lines bounding a LOT.
 - (10) “NON-ADAPTABLE STRUCTURE” is any STRUCTURE or physical alteration to the land which requires a SPECIAL USE permit, and which is likely to become economically unfeasible to remove or put to an alternate USE allowable in the DISTRICT (by right or by SPECIAL USE).
 - (11) “NOXIOUS WEEDS” are any of several plants designated pursuant to the Illinois Noxious Weed Law (505 ILCS 100/1 et seq.) and that are identified in 8 Illinois Administrative Code 220.
 - (12) “PHOTOVOLTAIC (PV)” is a type of solar energy system that produces electricity by the use of photovoltaic cells that generate electricity when struck by light.

PRELIMINARY DRAFT

- (13) “PV SOLAR FARM” is a unified development intended to convert sunlight into electricity by photovoltaic (PV) devices for the primary purpose of wholesale sales of generated electricity. A PV SOLAR FARM is under a common ownership and operating control even though parts of the PV SOLAR FARM may be located on land leased from different owners. A PV SOLAR FARM includes all necessary components including access driveways, solar devices, electrical inverter(s), electrical transformer(s), cabling, a common switching station, maintenance and management facilities, and waterwells. PV SOLAR FARM should be understood to include COMMUNITY PV SOLAR FARM unless specified otherwise in the relevant section or paragraph.
- (14) “PV SOLAR FARM, COMMUNITY” is a PV SOLAR FARM of not more than 2,000 kilowatt nameplate capacity that meets the requirements of 20 ILCS 3855/1-10 for a “community renewable generation project” and provided that two COMMUNITY PV SOLAR FARMS may be co-located on the same or contiguous parcels as either a) two 2-MW projects on one parcel, or b) one 2-MW project on each of two contiguous parcels, as authorized by the Illinois Commerce Commission in Final Order 17-0838 on April 3, 2018.
- (15) “PRIVATE ACCESSWAY” is a service way providing ACCESS to one or more LOTS which has not been dedicated to the public.
- (16) “PRIVATE WAIVER” is a written statement asserting that a landowner has agreed to waive a specific WIND FARM or PV SOLAR FARM standard condition and has knowingly agreed to accept the consequences of the waiver. A PRIVATE WAIVER must be signed by the landowner.
- (17) “RIGHT-OF-WAY” is the entire dedicated tract or strip of land that is to be used by the public for circulation and service.
- (18) “SCREEN” is a STRUCTURE or landscaping element of sufficient opaqueness or density and maintained such that it completely obscures from view throughout its height the PREMISES upon which the screen is located.
- (19) “SCREEN PLANTING” is a vegetative material of sufficient height and density to filter adequately from view, in adjoining DISTRICTS, STRUCTURES, and USES on the PREMISES upon which the SCREEN PLANTING is located.
- (20) “SETBACK LINE” is the BUILDING RESTRICTION LINE nearest the front of and across a LOT establishing the minimum distance to be provided between a line of a STRUCTURE located on said LOT and the nearest STREET RIGHT-OF-WAY line.
- (21) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
- (22) “SPECIAL USE” is a USE which may be permitted in a DISTRICT pursuant to, and in compliance with, procedures specified herein.

- (23) “STREET” is a thoroughfare dedicated to the public within a RIGHT-OF-WAY which affords the principal means of ACCESS to abutting PROPERTY. A STREET may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other appropriate names. STREETS are identified on the Official Zoning Map according to type of USE, and generally as follows:
 - (a) MAJOR STREET: Federal or State highways.
 - (b) COLLECTOR STREET: COUNTY highways and urban arterial STREETS.
 - (c) MINOR STREET: Township roads and other local roads.
- (24) WELL SUITED OVERALL: A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be WELL SUITED OVERALL if the site meets these criteria:
 - a. The site is one on which the proposed development can be safely and soundly accommodated using simple engineering and common, easily maintained construction methods with no unacceptable negative effects on neighbors or the general public; and
 - b. The site is reasonably well-suited in all respects and has no major defects.
- C. Section 5.2 only authorizes a “PV SOLAR FARM” in the AG-1 or AG-2 Zoning Districts and requires a Special Use Permit authorized by the County Board.
- D. Paragraph 6.1.2 A. indicates that all Special Use Permits with exterior lighting shall be required to minimize glare on adjacent properties and roadways by the following means:
 - (1) All exterior light fixtures shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass. Full cutoff means that the lighting fixture emits no light above the horizontal plane.
 - (2) No lamp shall be greater than 250 watts and the Board may require smaller lamps when necessary.
 - (3) Locations and numbers of fixtures shall be indicated on the site plan (including floor plans and building elevations) approved by the Board.
 - (4) The Board may also require conditions regarding the hours of operation and other conditions for outdoor recreational uses and other large outdoor lighting installations.
 - (5) The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer’s documentation of the full-cutoff feature for all exterior light fixtures.
- E. Section 6.1.5 contains the standard conditions for any PV SOLAR FARM which are as follows (capitalized words are defined in the Ordinance):
 - (1) Requirements for what must be included in the area of the PV SOLAR FARM are in 6.1.5 B.(1).
 - (2) Requirements for where a PV SOLAR FARM cannot be located are in 6.1.5 B.(2).

PRELIMINARY DRAFT

- (3) Paragraph 6.1.5 C. eliminates LOT AREA, AVERAGE LOT WIDTH, SETBACK, YARD, and maximum LOT COVERAGE requirements from applying to a PV SOLAR FARM.
- (4) Paragraph 6.1.5 D. contains minimum separations for PV SOLAR FARMS from adjacent USES and STRUCTURES.
- (5) Paragraph 6.1.5 E. contains standard conditions for the design and installation of PV SOLAR FARMS.
- (6) Paragraph 6.1.5 F. contains standard conditions to mitigate damage to farmland.
- (7) Paragraph 6.1.5 G. contains standard conditions for use of public streets.
- (8) Paragraph 6.1.5 H. contains standard conditions for coordination with local fire protection districts.
- (9) Paragraph 6.1.5 I. contains standard conditions for the allowable noise level.
- (10) Paragraph 6.1.5 J. contains standard conditions for endangered species consultation.
- (11) Paragraph 6.1.5 K. contains standard conditions for historic and archaeological resources review.
- (12) Paragraph 6.1.5 L. contains standard conditions for acceptable wildlife impacts from PV SOLAR FARM construction and ongoing operations.
- (13) Paragraph 6.1.5 M. contains standard conditions for screening and fencing of PV SOLAR FARMS.
- (14) Paragraph 6.1.5 N. contains standard conditions to minimize glare from PV SOLAR FARMS.
- (15) Paragraph 6.1.5 O. contains standard conditions for liability insurance.
- (16) Paragraph 6.1.5 P. contains other standard conditions for operation of PV SOLAR FARMS.
- (17) Paragraph 6.1.5 Q. contains standard conditions for a decommissioning plan and site reclamation agreement for PV SOLAR FARMS and modifies the basic site reclamation requirements in paragraph 6.1.1 A.
- (18) Paragraph 6.1.5 R. contains standard conditions for securing an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
- (19) Paragraph 6.1.5 S. contains standard conditions for a complaint hotline for complaints related to PV SOLAR FARM construction and ongoing operations.
- (20) Paragraph 6.1.5 T. contains the standard condition for expiration of the PV SOLAR FARM County Board Special Use Permit.

- (21) Paragraph 6.1.5 U. contains standard conditions establishing additional requirements for application for a PV SOLAR FARM County Board Special Use Permit that supplement the basic requirements for a special use permit application.
- F. Section 9.1.11 requires that a Special Use Permit shall not be granted by the Zoning Board of Appeals unless the public hearing record and written application demonstrate the following:
 - (1) That the Special Use is necessary for the public convenience at that location;
 - (2) That the Special Use is so designed, located, and proposed as 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 welfare except that in the CR, AG-1, and AG-2 DISTRICTS the following additional criteria shall apply:
 - a. The property is either BEST PRIME FARMLAND and the property with proposed improvements in WELL SUITED OVERALL or the property is not BEST PRIME FARMLAND and the property with proposed improvements is SUITED OVERALL.
 - b. The existing public services are available to support the proposed SPECIAL USE effectively and safely without undue public expense.
 - c. The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.
 - (3) That the Special Use conforms to the applicable regulations and standards of and preserves the essential character of the DISTRICT in which it shall be located, except where such regulations and standards are modified by Section 6.
 - (4) That the Special Use is in harmony with the general purpose and intent of this ordinance.
 - (5) That in the case of an existing NONCONFORMING USE, it will make such USE more compatible with its surroundings.
- G. Paragraph 9.1.11.D.1. states that a proposed Special Use that does not conform to the standard conditions requires only a waiver of that particular condition and does not require a variance. Regarding standard conditions:
 - (1) The Ordinance requires that a waiver of a standard condition requires the following findings:
 - a. that the waiver is in accordance with the general purpose and intent of the ordinance; and
 - b. that the waiver will not be injurious to the neighborhood or to the public health, safety, and welfare.
 - (2) However, a waiver of a standard condition is the same thing as a variance and Illinois law (55ILCS/ 5-12009) requires that a variance can only be granted in

PRELIMINARY DRAFT

accordance with general or specific rules contained in the Zoning Ordinance and the VARIANCE criteria in paragraph 9.1.9 C. include the following in addition to criteria that are identical to those required for a waiver:

- a. Special conditions and circumstances 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.
 - b. 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
 - c. The special conditions, circumstances, hardships, or practical difficulties do not result from actions of the applicant.
- (3) Including findings based on all of the criteria that are required for a VARIANCE for any waiver of a standard condition will eliminate any concern related to the adequacy of the required findings for a waiver of a standard condition and will still provide the efficiency of not requiring a public hearing for a VARIANCE, which was the original reason for adding waivers of standard conditions to the Ordinance.
- H. Paragraph 9.1.11.D.2. states that in granting any SPECIAL USE permit, the BOARD may prescribe SPECIAL CONDITIONS as to appropriate conditions and safeguards in conformity with the Ordinance. Violation of such SPECIAL CONDITIONS when made a party of the terms under which the SPECIAL USE permit is granted, shall be deemed a violation of this Ordinance and punishable under this Ordinance.

GENERALLY REGARDING WHETHER THE SPECIAL USE IS NECESSARY FOR THE PUBLIC CONVENIENCE AT THIS LOCATION

7. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use is necessary for the public convenience at this location:
- A. The Petitioner has testified on the application, **“A County Board Special Use Permit is required for a community solar farm in unincorporated Champaign County.”**
 - B. The State of Illinois has adopted a Renewable Portfolio Standard that established a goal of 25% of the State’s energy coming from renewable sources by the year 2025.
 - C. The Illinois Future Energy Jobs Act requires installation of 3,000 MW of new solar capacity by the year 2030.

GENERALLY REGARDING WHETHER THE SPECIAL USE WILL BE INJURIOUS TO THE DISTRICT OR OTHERWISE INJURIOUS TO THE PUBLIC WELFARE

8. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use be designed, located, and operated so that it will not be injurious to the District in which it shall be located, or otherwise detrimental to the public welfare:

- A. The Petitioner has testified on the application, **“Access was coordinated with Chris Doenitz, the Road Use Commissioner, and has a long access road to be offset from County Road 125E to reduce visibility from the road.”**
- B. Regarding surface drainage, the PV SOLAR FARM fenced area generally drains toward the east.
- C. Regarding traffic in the subject property area:
 - (1) The proposed solar farm would have one permanent access point on CR 125E/ Spring Lake Rd. approximately 100 ft. south of the railroad tracks. Although the subject property also fronts US-150/W Oak St., there would be no access there.
 - (2) A temporary access point will be located along 125E approximately 332 ft. south of the railroad tracks for the duration of the construction period.
 - (2) CR 125E/ Spring Lake Rd is a Mahomet Township Minor Street. US-150/W Oak St. is a Federal Route and a Major Street.
 - (3) The Illinois Department of Transportation measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Average Daily Traffic (ADT). The most recent ADT data is from 2023 near the subject property. US-150/W Oak St. had an ADT of 2,600 and High CR 125E/Spring Lake Rd. had an ADT of 850 near the subject property.
 - (4) No significant increase in traffic is expected except during construction of the PV SOLAR FARM.
 - (5) The Village of Mahomet, IDOT, and the Mahomet Township Highway Commissioner have been notified of this case.
 - a. The Mahomet Township Highway Commissioner has expressed an objection to the petitioners request for 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.
 - (6) The Zoning Ordinance does not require an agreement with IDOT.
- D. Regarding fire protection:
 - (1) The subject property is approximately 2.4 road miles from the Cornbelt Fire Protection District station.
 - (2) The petitioners sent the Site Plan to the Cornbelt Fire Protection Chief via email on February 24, 2025. Chief John Koller approved the site plan with the condition that the access drive be widened to 20 feet.
- E. No part of the subject property is located within a Special Flood Hazard Area.

PRELIMINARY DRAFT

- F. The subject property is considered Best Prime Farmland. The Natural Resource Information Report received February 11, 2025, states that the soil on the subject property consists of 154A Flanagan silt loam, 171B Catlin silt Loam, 233B Birkbeck silt loam, Sabina silt loam, and Senachwine silt loam, and has an average Land Evaluation score of 90.7.
- G. Regarding outdoor lighting on the subject property, the application received January 3, 2025, does not indicate any proposed outdoor lighting.” A special condition has been added to ensure compliance for any future outdoor lighting installation.
- H. Regarding wastewater treatment and disposal on the subject property, there is no wastewater treatment and disposal required or planned for the proposed PV SOLAR FARM.
- I. Regarding neighborhood concerns:
 - (1) The following is a summary of testimony received for this zoning case:
 - a. Correspondence received prior to the February 27, 2025, public hearing:
 - (a) On February 20, 2025, an email was received from Karen Hansen, a nearby property owner in opposition of the project. The email was included in the meeting packet for the February 27, 2025, public hearing.
 - (b) On February 20 and February 23, 2025, emails were received from Karen Boulanger, a nearby property owner with questions regarding the project. The email was included as a handout to the Board at the February 27, 2025, public hearing.
 - (c) On February 20 and February 24, 2025, emails were received from Alexis Godbee, a nearby property owner in opposition to the project along with a list of questions for the developer. The email was included as a handout to the Board at the February 27, 2025, public hearing. The developer provided answers to the questions that were forwarded to Alexis Godbee.
 - (d) On February 21, 2025, an email was received from Diana Harmon in opposition of the project. The email was included as a handout to the Board at the February 27, 2025, public hearing.
 - (e) On February 22, 2025, an email was received from Nicholas Burd, a nearby property owner in opposition of the project. The email was included as a handout to the Board at the February 27, 2025, public hearing.
 - (f) On February 22, 2025, an email was received from Linda Hambleton, a nearby property owner in opposition of the project along with a list of questions for the developer. The email was included as a handout to the Board at the February 27, 2025, public hearing.

- (g) On February 22, 2025, an email was received from Ryan Kutil in opposition of the project. The email was included as a handout to the Board at the February 27, 2025, public hearing.
 - (h) On February 23, 2025, an email was received from Alana Harris, a nearby property owner in opposition of the project. The email was included as a handout to the Board at the February 27, 2025, public hearing.
 - (i) On February 24, 2025, an email was received from Debra Bunch, a nearby property owner in opposition of the project. The email was included as a handout to the Board at the February 27, 2025, public hearing.
 - (j) On February 26, 2025, emails were received from Cheryl and David Sproul, nearby property owners, in opposition to the project. The email was included as a handout to the Board at the February 27, 2025, public hearing.
 - (k) On February 27, 2025, a phone call was received from Jim Gunther in opposition of the project. A record of the call was included as a handout to the Board at the February 27, 2025, public hearing.
 - (l) On February 27, 2025, an email was received from Teresa D'Urso, a nearby property owner in opposition of the project. The email was included as a handout to the Board at the February 27, 2025, public hearing.
 - (m) On February 27, 2025, an email was received from Lisa Peithmann in opposition of the project. The email was included as a handout to the Board at the February 27, 2025, public hearing.
 - (n) On February 27, 2025, an email was received from Sarah Vrona in opposition of the project. The email was included as a handout to the Board at the February 27, 2025, public hearing.
 - (o) On February 27, 2025, an email was received from Lara Schwaiger, a nearby property owner in opposition of the project. The email was included as a handout to the Board at the February 27, 2025, public hearing.
- b. At the February 27, 2025, ZBA public hearing, the following testimony was received:
- (a) Mike Murphy, 1507 W. North Shore Dr., Spring Lake Homeowners Association President, noted that the Homeowners Association is currently engaged in a multi-year project to remove silt from Spring Lake. The HOA is concerned with any erosion from the project that

PRELIMINARY DRAFT

will impact Spring Lake and hopes they can remain involved with the permitting process for this development.

- (b) Brian Harman, 403 S. North Shore Dr. stated that he is in support of solar development but would prefer that the remaining area of the parcel be developed as a natural space and not continued to be farmed in order to reduce chemical runoff to Spring Lake.
 - (c) Karen Boulanger, 404 S. North Shore Dr. stated that she has concerns regarding the establishment of the new trees used for screening without being regularly watered.
 - (d) Linda Hambleton, 406 S. Bryarfield Ct. requested that the developer abide by the 1.5-mile separation to municipal limits.
 - (e) Ted Hartke, 1183 CR 2300E, Sidney, stated that neighbors should be able to enjoy all of their property with neighboring noise levels below the minimum noise levels allowed by the Illinois Pollution Control Board. Mr. Hartke read a quote from the Illinois Pollution Control Board Noise Ordinance regarding the problems caused by excessive noise. Mr. Hartke asked the Board to impose a 39 dbA limit for noise at the property line of adjacent properties. Mr. Hartke also discussed the number of power poles at a different solar development and requested that power poles at solar farms be located away from the road and closer to the project site. Mr. Hartke also discussed the inefficiency of renewable energy and requested that no waivers be granted for the development. Mr. Hartke proposed moving the project away from the eastern property line so no trees will need to be removed.
- c. Correspondence received prior to the May 29, 2025, public hearing:
- (a) On May 27, 2025, an email was received from Lisa Fredericksen in opposition of the project. The email was included as a handout to the Board at the May 29, 2025, public hearing.
 - (b) On May 27, 2025, an email was received from Dave and Cheryl Sproul in opposition of the project. The email was included as a handout to the Board at the May 29, 2025, public hearing.
 - (c) On May 28, 2025, an email was received from Anita Johnson in opposition of the project. The email was included as a handout to the Board at the May 29, 2025, public hearing.
 - (d) On May 28, 2025, an email was received from Katie Sheridan in opposition of the project. The email was included as a handout to the Board at the May 29, 2025, public hearing.

- (e) On May 28, 2025, an email was received from Kitty Hulmes in opposition of the project. The email was included as a handout to the Board at the May 29, 2025, public hearing.
 - (f) On May 28, 2025, an email was received from George Grubb in opposition of the project. The email was included as a handout to the Board at the May 29, 2025, public hearing.
 - d. At the May 29, 2025, ZBA public hearing, the following testimony was received:
 - (a) Debra Bunch, 405 S. Bryarfield Ct. stated that she has concerns regarding the appearance of the solar farm from her house and the decommissioning process.
 - (b) Alexis Godbee, 501 S. North Shore Dr. stated that she has concerns regarding the appearance, and sound of the solar farm and the risk of damage to the environment during its construction.
 - (c) Matt Corray, 1516 W. North Shore Dr. stated that he has concerns with the loss of farmland, impact to wildlife and the access to the property for fire protection vehicles.
 - (d) Mike Murphy, 1507 W. North Shore Dr., Spring Lake Homeowners Association President stated that 70% of the HOA members surveyed by the Association were opposed to the solar farm development.
 - (e) Cindy Shepherd 2010 Burlison Dr. Urbana spoke in support of the benefits of the solar development.
 - (f) Linda Hambleton, 406 S. Bryarfield Ct. stated that she has concerns regarding noise, glare, heat, electromagnetic fields and disturbance to the wildlife caused by the proposed development.
 - (g) Rick Hambleton, 406 S. Bryarfield Ct. stated that he has concerns with water pollution and decreased property values as a result of the proposed development.
 - (h) Dustin Rittenhouse 108 Hickory St. stated that he does not support the proposed development.
 - e. Correspondence received prior to the August 14, 2025, public hearing:
 - (a) On February 20, 2025, an email was received from Deb Caparoon, in opposition of the project. The email was included in the meeting packet for the August 14, 2025, public hearing.
 - (b)
- J. Regarding parking, there is no required parking for the proposed PV SOLAR FARM.

- K. Other than as reviewed elsewhere in this Summary of Evidence, there is no evidence to suggest that the proposed Special Use will generate either nuisance conditions such as odor, noise, vibration, glare, heat, dust, electromagnetic fields or public safety hazards such as fire, explosion, or toxic materials release, that are in excess of those lawfully permitted and customarily associated with other uses permitted in the zoning district.

GENERALLY REGARDING WHETHER THE SPECIAL USE CONFORMS TO APPLICABLE REGULATIONS AND STANDARDS AND PRESERVES THE ESSENTIAL CHARACTER OF THE DISTRICT

9. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use conforms to all applicable regulations and standards and preserves the essential character of the District in which it shall be located, except where such regulations and standards are modified by Section 6 of the Ordinance:
- A. The Petitioner has testified on the application, **“In our opinion yes, it is not detrimental to the character of the District. Other solar projects have been approved and built in the County.”**
- B. Regarding compliance with the *Zoning Ordinance*, the following evidence was provided:
- (1) Section 5.2 authorizes a PV SOLAR FARM only by a County Board Special Use Permit in the AG-1 and AG-2 Agriculture Zoning Districts. It is not permitted by right in any district.
 - (2) There is no required parking.
 - (3) Requirements for what must be included in the area of the PV SOLAR FARM Special Use Permit are in subparagraph 6.1.5 B.(1).
 - a. The revised Site Plan received August 7, 2025, appears to conform to this requirement.
 - (4) Requirements which identify certain areas where a PV SOLAR FARM Special Use Permit shall not be located can be found in Subparagraph 6.1.5 B.(2).
 - a. Item 6.1.5 B.(2)a. requires a PV SOLAR FARM to be more than one and one half miles from an incorporated municipality with a zoning ordinance, unless the following is provided:
 - (a) No part of a PV SOLAR FARM shall be located within a contiguous urban growth area (CUGA) as indicated in the most recent update of the CUGA in the Champaign County Land Resource Management Plan, and there shall be a separation of one-half mile from a proposed PV SOLAR FARM to a municipal boundary at the time of application for the SPECIAL USE Permit, except for any power lines of 34.5 kVA or less and except for any proposed PV SOLAR FARM substation and related proposed connection to an existing substation.
 - i. The subject property is within 1.5 miles of the Village of Mahomet, a municipality with zoning. A waiver has been added.

- ii The subject property is not within the contiguous urban growth area of Mahomet.
- (b) The PV SOLAR FARM SPECIAL USE permit application shall include documentation that the applicant has provided a complete copy of the SPECIAL USE permit application to any municipality within one-and-one-half miles of the proposed PV SOLAR FARM.
 - i. The petitioner sent an email to the Village of Mahomet on January 3, 2025, which included the Special Use Permit application. No comments have been received by the Village of Mahomet.
- (c) The public hearing for any proposed PV SOLAR FARM that is located within one and one-half miles of a municipality that has a zoning ordinance shall occur at a minimum of two Board meetings that are not less than 28 days apart to provide time for municipal comments during the public hearing, unless the 28-day comment period is waived in writing by any relevant municipality.
 - i. No waiver of that requirement from the Village of Mahomet has been received.
- (d) If no municipal resolution regarding the PV SOLAR FARM is received from any municipality located within one-and-one-half miles of the PV SOLAR FARM prior to the consideration of the PV SOLAR FARM SPECIAL USE permit by the Champaign County Board, the ZONING ADMINISTRATOR shall provide documentation to the County Board that any municipality within one-and-one-half miles of the PV SOLAR FARM was provided notice of the meeting dates for consideration of the proposed PV SOLAR FARM SPECIAL USE Permit for both the Environment and Land Use Committee and the County Board.
 - i. Notice of the February 27, 2025, ZBA public hearing was sent by P&Z Staff to the Village of Mahomet on February 12, 2025. Village of Mahomet staff were also notified of the receipt of the project application on January 3, 2025, by email.
 - ii. No resolution from the Village of Mahomet has been received as of August 14, 2025.
- (5) Requirements regarding interconnection to the power grid can be found in Subparagraph 6.1.5 B.(3):
 - a. The utility interconnection application must be applied for with the relevant utility and documentation provided at the time of Special Use Permit application.
 - (a) The petitioner included an interconnection application with their Special Use Permit application received January 3, 2025.

PRELIMINARY DRAFT

- b. Documentation must be provided that the utility has accepted the application for the PV SOLAR FARM prior to issuance of the Zoning Compliance Certificate.
- (6) Requirements regarding Right to Farm can be found in Subparagraph 6.1.5 B.(4): “The owners of the subject property and the Applicant, its successors in interest, and all parties to the decommissioning plan and site reclamation plan hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.”
- a. A special condition has been added to ensure compliance.
- (7) Requirements regarding minimum lot standards can be found in Subparagraph 6.1.5 C.:
- a. Subparagraph 6.1.5 C. eliminates LOT AREA, AVERAGE LOT WIDTH, SETBACK, YARD, maximum LOT COVERAGE, or maximum LOT AREA requirements on BEST PRIME FARMLAND requirements for a PV SOLAR FARM or for LOTS for PV SOLAR FARM substations and/ or PV SOLAR FARM maintenance and management facilities.
- (8) Requirements regarding minimum separations for PV SOLAR FARMS from other STRUCTURES, BUILDINGS, and USES can be found in Subparagraph 6.1.5 D.
- a. The revised Site Plan received August 7, 2025, shows the separations between the solar farm fence and adjacent buildings and uses.
 - b. The proposed PV SOLAR FARM complies with all minimum separations in paragraph 6.1.5 D. in the following manner:
 - (a) Subparagraph 6.1.5 D.(1) requires PV SOLAR FARM fencing to be set back from the street centerline a minimum of 40 feet from a MINOR STREET and a minimum of 55 feet from a COLLECTOR STREET and a minimum of 60 feet from a MAJOR STREET unless a greater separation is required for screening pursuant to Section 6.1.5 M.(2)a., but in no case shall the perimeter fencing be less than 10 feet from the RIGHT OF WAY of any STREET.
 - i. The revised Site Plan received August 7, 2025, demonstrates compliance with the 55 feet setback from the centerline of CR 125E, which is a MINOR STREET. It also demonstrates compliance with the 60 feet setback from the centerline of US-150/W Oak St., which is a MAJOR STREET.
 - ii. Public Act 102-1123 requires a distance of 50 feet from the PV SOLAR FARM fence to the nearest edge of a public road RIGHT-OF-WAY.
 - (i) The proposed distance complies with the Zoning Ordinance. The Zoning Ordinance is less restrictive than Public Act 102-1123 in this requirement and therefore the proposed distance is acceptable.

- (b) Subparagraph 6.1.5 D.(2) states that for properties participating in the solar farm, there is no required separation from any existing DWELLING or existing PRINCIPAL BUILDING except as required to ensure that a minimum zoning lot is provided for the existing DWELLING or PRINCIPAL BUILDING.
 - a. The subject properties meet minimum zoning lot requirements.
- (c) Subparagraph 6.1.5 D.(3)a. states that for any adjacent LOT that is 10 acres or less in area (not including the STREET RIGHT OF WAY):
 - i. For any adjacent LOT that is bordered (directly abutting and/or across the STREET) on no more than two sides by the PV SOLAR FARM, the separation shall be no less than 240 feet from the property line.
 - (i) There are several lots along the south side of the subject property that are 10 acres or less in lot area. The revised Site Plan received August 7, 2025, shows compliance with the 240-foot required separation between the PV SOLAR FARM fence and those property lines.
 - (ii) The property that contains the railroad right-of-way on the north side of the subject property is less than 10 acres. The solar farm fencing is 65 feet from the property line. The petitioner has requested a waiver to the 240-foot separation requirement in this location.
 - (iii) Public Act 102-1123 only requires a separation distance of 50 feet between the PV SOLAR FARM fence and the boundary lines of a NON-PARTICIPATING property. The revised Site Plan received August 7, 2025, demonstrates compliance with Public Act 102-1123.
 - ii. For any adjacent LOT that is bordered (directly abutting and/or across the STREET) on more than two sides by the PV SOLAR FARM, the separation shall exceed 240 feet as deemed necessary by the BOARD.
 - (i) There are no lots that are 10 acres or less in lot area adjacent to the subject property that are bordered on more than two sides by the PV SOLAR FARM.
 - (ii) Public Act 102-1123 requires a separation distance of 50 feet between the PV SOLAR FARM fence and the boundary lines of a NON-PARTICIPATING property. The Zoning Ordinance is less restrictive than Public Act 102-1123 in this requirement and therefore the proposed distance is acceptable.

PRELIMINARY DRAFT

- (d) Subparagraph 6.1.5 D.(3)b. states that for any adjacent LOT that is more than 10 acres in area (not including the STREET RIGHT OF WAY), the separation shall be no less than 255 feet from any existing DWELLING or existing PRINCIPAL BUILDING and otherwise the perimeter fencing shall be a minimum of 10 feet from a SIDE or REAR LOT LINE. This separation distance applies to properties that are adjacent to or across a STREET from a PV SOLAR FARM.
 - i. The perimeter fencing of the PV SOLAR FARM is at least 10 feet away from any SIDE or REAR LOT LINE of an adjacent LOT that is more than 10 acres in area.
 - ii. The perimeter fencing of the PV SOLAR FARM is at least 255 feet from any existing DWELLING or PRINCIPAL BUILDING.
 - ii. Public Act 102-1123 requires a separation distance of 50 feet between the PV SOLAR FARM fence and the boundary lines of a NON-PARTICIPATING property. The proposed distance complies with the Zoning Ordinance. The Zoning Ordinance is less restrictive than Public Act 102-1123 in this requirement and therefore the proposed distance is acceptable.
- (e) Subparagraph 6.1.5 D.(3)c. states that additional separation may be required to ensure that the noise level required by 35 Ill. Admin. Code Parts 900, 901 and 910 is not exceeded or for other purposes deemed necessary by the BOARD.
 - i. There are no additional separations proposed at this time.
- (f) Subparagraph 6.1.5 D.(4) states that there must be a separation of at least 500 feet from specific types of airport and restricted landing area facilities unless the SPECIAL USE permit application includes results provided from an analysis using the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, Federal Aviation Administration (FAA) Review of Solar Energy Projects on Federally Obligated Airports, or the most recent version adopted by the FAA, and the SGHAT results show no detrimental affect with less than a 500 feet separation.
 - i. There is no AIRPORT or RESTRICTED LANDING AREA within 500 feet of the subject property.
- (g) Subparagraph 6.1.5 D.(5) requires a separation of at least 500 feet between substations and transmission lines of greater than 34.5 kVA to adjacent dwellings and residential DISTRICTS.
 - i. There are no new substations or transmission lines of greater than 34.5 kVA within 500 feet of adjacent dwellings or residential DISTRICTS.

- (h) Subparagraph 6.1.5 D.(6) states that electrical inverters shall be located as far as possible from property lines and adjacent DWELLINGS consistent with good engineering practice. Inverter locations that are less than 275 feet from the perimeter fence shall require specific approval and may require special sound deadening construction and noise analysis.
 - i. The inverters shown on the revised Site Plan received August 7, 2025, are approximately 420 feet away from the nearest section of PV SOLAR FARM perimeter fence.
 - ii. Regarding the distance between the inverters and nearby lots with dwellings, based on the revised Site Plan received August 7, 2025:
 - (i) The inverters are located toward the center of the subject property. The distance between an inverter and the closest dwelling is 840 feet.
 - iii. Public Act 102-1123 does not have a separation requirement for inverters.
- (i) Subparagraph 6.1.5 D.(7) states that separation distances for any PV SOLAR FARM with solar equipment exceeding 8 feet in height, with the exception of transmission lines which may be taller, shall be determined by the BOARD on a case-by-case basis.
 - i. The application stated that the arrays will not exceed 12 feet in height at maximum tilt.
 - ii. Public Act 102-1123 states that solar equipment can extend up to 20 feet above ground. Should the ZBA decide that additional separations are needed due to height, it could create a compliance issue with Public Act 102-1123.
- (j) Subparagraph 6.1.5 D.(8) states that PV SOLAR FARM solar equipment other than inverters shall be no less than 26 feet from the property line of any lot more than 10 acres in area.
 - i. The revised Site Plan received August 7, 2025, shows that there is at least 26 feet of separation between the property line of any lot more than 10 acres in area and the PV SOLAR FARM equipment other than fencing.
- (9) Paragraph 6.1.5 E. contains standard conditions for the design and installation of PV SOLAR FARMS. Compliance with paragraph 6.1.5 E. can be summarized as follows:
 - a. Subparagraph 6.1.5 E.(1) requires certification by an Illinois Professional Engineer or Illinois Licensed Structural Engineer or other qualified professional that that the constructed building conforms to Public Act 96-704 regarding building code compliance and conforms to the Illinois Accessibility Code.

PRELIMINARY DRAFT

- (a) The revised Site Plan received August 7, 2025, shows a small equipment shed, special condition has been added to ensure compliance.
- b. Subparagraph 6.1.5 E.(2) establishes minimum requirements for electrical components.
 - (a) Part 6.1.5 E.(2)a. states that all electrical components of the PV SOLAR FARM shall conform to the National Electrical Code as amended and shall comply with Federal Communications Commission (FCC) requirements.
 - i. The petitioner stated in their application materials, “The components of the PV SOLAR FARM will comply with the current edition of the National Electric Code.”
 - (b) Part 6.1.5 E.(2)b. states that burying power and communication wiring underground shall be minimized consistent with best management practice regarding PV solar farm construction and minimizing impacts on agricultural drainage tile.
 - i. The petitioner did not mention the depth of burying power and communication wiring in their application.
- c. Subparagraph 6.1.5 E.(3) states that the height limitation established in Section 5.3 shall not apply to a PV SOLAR FARM, and requires the maximum height of all above ground STRUCTURES to be identified in the application and as approved in the SPECIAL USE permit.
 - (a) The petitioner indicated on the revised Site Plan received August 7, 2025, that the project will be in accordance with the Champaign County Zoning Ordinance regarding system height.
- d. Subparagraph 6.1.5 E.(4) requires that a reasonably visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
 - (a) The petitioner included exhibits showing the warning signs to be posted at the ingress/egress point including emergency contact information and 911 address.
- e. Subparagraph 6.1.5 E.(5) requires that no PV SOLAR FARM construction may intrude on any easement or right of way for a GAS PIPELINE or HAZARDOUS LIQUID PIPELINE, an underground water main or sanitary sewer, a drainage district ditch or tile, or any other public utility facility unless specifically authorized by a crossing agreement that has been entered into with the relevant party.
 - (a) The subject property is not located in a Drainage District.
 - (b) The subject property does not have a connection to public sewer or water.

- (c) Champaign County Geographic Information Systems data does not show any gas or hazardous liquid lines on the subject property.
- (10) Paragraph 6.1.5 F. contains standard conditions to mitigate damage to farmland.
- a. The subject property is considered Best Prime Farmland. The Natural Resource Information Report received November 28, 2023, states that the soil on the subject property consists of 154A Flanagan silt loam, 171B Catlin silt Loam, 233B Birkbeck silt loam, Sabina silt loam, and Senachwine silt loam, and has an average Land Evaluation score of 90.7.
 - b. The Applicant is required to sign an Agricultural Impact Mitigation Agreement, which would include requirements to mitigate damage to farmland per *505 ILCS 147/15(b)*. The petitioner submitted a signed, revised AIMA on February 4, 2025. A special condition has been added to ensure compliance.
 - c. Regarding pollinator friendly ground cover in the mitigation of damage to farmland, the petitioner stated in their application materials received January 3, 2025, “Another benefit may include native pollinator-friendly plantings that improve water quality and biodiversity.”
 - (a) A Vegetative Management Plan was received as part of the Special Use Permit Application on January 3, 2025.
 - (b) A Weed Control Plan was received May 19, 2025.
 - d. Subparagraph 6.1.5 F.(1) establishes a minimum depth of 5 feet for underground wiring or cabling below grade or deeper if required to maintain a minimum one foot of clearance between the wire or cable and any agricultural drainage tile or a lesser depth if so authorized by the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R.
 - (a) The Special Use Permit application received January 3, 2025, includes an Agricultural Impact Mitigation Agreement that establishes the cable depths to be used.
 - e. Subparagraph 6.1.5 F.(2) establishes requirements for protection of agricultural drainage tile.
 - (a) The petitioner provided a preliminary potential drain tile map.
 - (b) The Special Use Permit application received January 3, 2025, includes an Agricultural Impact Mitigation Agreement that establishes rerouting and permanent repair of agricultural drainage tiles.
 - (c) The petitioner stated in an email dated May 19, 2025, in response to a question about the single mutual drain tile on the property that “Drain tiles will be re-routed accordingly to avoid driven piles from the array”

PRELIMINARY DRAFT

- f. Subparagraph 6.1.5 F.(3) requires restoration for any damage to soil conservation practices.
 - (a) The revised Agricultural Impact Mitigation Agreement received February 4, 2025, states, “Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.”
- g. Subparagraph 6.1.5 F.(4) establishes requirements for topsoil replacement pursuant to any open trenching.
 - (a) The revised Agricultural Impact Mitigation Agreement received February 4, 2025, details how topsoil is to be handled.
- h. Subparagraph 6.1.5 F.(5) establishes requirements for mitigation of soil compaction and rutting.
 - (a) The revised Agricultural Impact Mitigation Agreement received February 4, 2025, details how the facility owner must mitigate compaction and rutting.
- i. Subparagraph 6.1.5 F.(6) establishes requirements for land leveling.
 - (a) The petitioner did not provide a response in the application materials.
- j. Subparagraph 6.1.5 F.(7) establishes requirements for a permanent Erosion and Sedimentation Control Plan.
 - (a) The revised Agricultural Impact Mitigation Agreement received February 4, 2025, details how the facility owner must mitigate erosion and sedimentation.
- k. Subparagraph 6.1.5 F.(8) establishes requirements for retention of all topsoil.
 - (a) The revised Agricultural Impact Mitigation Agreement received February 4, 2025, details how topsoil is to be handled.
- l. Subparagraph 6.1.5 F.(9) establishes requirements for minimizing the disturbance to BEST PRIME FARMLAND by establishing a specific type of vegetative ground cover.
 - (a) A Vegetation Establishment and Management Plan was received as part of the Special Use Permit Application on January 3, 2025.
- m. The petitioner confirmed in an email to staff on January 3, 2025, that the Existing Agricultural Drain Tile Investigation Plan is intended to be the “Farmland Drainage Plan” required by 55ILCS5/5-12020.

- (11) Paragraph 6.1.5 G. contains standard conditions for use of public streets.
- a. Paragraph 6.1.5 G.(1) requires the Applicant to enter into a signed Roadway Upgrade and Maintenance agreement approved by the County Engineer and State's Attorney and/or any relevant Township Highway Commissioner prior to the close of the public hearing for the use of public streets, except for any COMMUNITY PV SOLAR FARM for which the relevant highway authority has agreed in writing to waive the requirements, and the signed and executed Roadway Upgrade and Maintenance agreements must provide for certain conditions.
 - (a) The petitioner did not provide information on a Roadway Upgrade and Maintenance Agreement in their application. A waiver has been added to require this at a later time, and a special condition has been added to ensure compliance.
 - b. Paragraph 6.1.5 G.(2) requires that the County Engineer and State's Attorney, or Township Highway Commissioner, or municipality where relevant, has approved a Transportation Impact Analysis provided by the Applicant and prepared by an independent engineer that is mutually acceptable to the Applicant and the County Engineer and State's Attorney, or Township Highway Commissioner, or municipality.
 - (a) The petitioner did not provide information regarding a Transportation Impact Analysis in their application. A special condition has been added to ensure compliance.
 - c. Paragraph 6.1.5 G.(3) requires the Applicant or its successors in interest to enter into a Roadway Use and Repair Agreement with the appropriate highway authority for decommissioning the PV SOLAR FARM.
 - (a) No information was required or submitted for the Special Use Permit application.
- (12) Paragraph 6.1.5 H. contains standard conditions for coordination with local fire protection districts.
- a. The subject property is approximately 2.4 road miles from the Cornbelt Fire Protection District station.
 - b. The petitioners sent the Site Plan to the Cornbelt Fire Protection Chief via email on February 24, 2025. Chief John Koller approved the site plan with the condition that the access drive be widened to 20 feet.
- (13) Paragraph 6.1.5 I. contains standard conditions for the allowable noise level.
- a. Subparagraph 6.1.5 I. (1) requires the noise level from each PV SOLAR FARM to be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (35 *Illinois Administrative Code* Subtitle H: Noise Parts 900, 901, 910).
 - (a) The petitioner stated in their application, "A noise study was completed and found that Mahomet Solar will be inaudible when the inverters are operational."

PRELIMINARY DRAFT

- b. Subparagraph 6.1.5 I.(3)a. requires that a SPECIAL USE Permit application for other than a COMMUNITY PV SOLAR FARM shall include a noise analysis.
 - (a) The project size is considered to be a COMMUNITY PV SOLAR FARM and therefore a noise analysis is not required unless the ZBA requires one.
- (14) Paragraph 6.1.5 J. contains standard conditions for endangered species consultation. Regarding compliance with 6.1.5 J.:
 - a. The petitioner stated in their application, “The Illinois Department of Natural Resources (IDNR) Ecological Compliance Assessment Tool (EcoCAT) found the Illinois Natural Heritage Database contains four State listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the Subject Property. The Indiana Bat, Northern long-eared Bat, Whooping Crane, and Eastern Prairie Fringed Orchid. IDNR has concluded that adverse effects to protected species are unlikely.
- (15) Paragraph 6.1.5 K. contains standard conditions for historic and archaeological resources review. Regarding compliance with 6.1.5 K.:
 - a. The petitioner stated in their application, “The Illinois State Historic Preservation Office (SHPO) found no known historic properties within the proposed Subject Property”
 - b. A letter from the Illinois State Historic Preservation Office (SHPO) was included with the Special Use Permit Application received January 3, 2025, and states that no historic, architectural or archaeological sites exist with the project area.
- (16) Paragraph 6.1.5 L. states: “The PV SOLAR FARM shall be located, designed, constructed, and operated so as to avoid and if necessary mitigate the impacts to wildlife to a sustainable level of mortality.”
 - a. The petitioner stated in their application, “The Applicant implements best management practices that minimize and/or eliminate the impact of a solar site for the life of the project in accordance with all federal, state and local regulations.”
- (17) Paragraph 6.1.5 M. contains standard conditions for screening and fencing.
 - a. Subparagraph 6.1.5 M.(1) requires the PV SOLAR FARM to have perimeter fencing that is at least 7 feet tall, with Knox boxes and keys provided at locked entrances, and a vegetation management plan included in the application to control NOXIOUS WEEDS.
 - (a) The petitioner stated in their application, “A chain link fence or agricultural-style fence will enclose all the panels and electrical equipment on site which will be accessed via a locked gate as shown in the Site Plan.”

- (b) The petitioner noted on the Site Plan, “Project to be in accordance with the Champaign County Zoning Code, with regard to Landscape Screening, Perimeter Fencing requirements and system heights.”
 - (c) A Vegetation Establishment and Management Plan was received on January 3, 2025, which includes information regarding the control of noxious weeds.
 - (d) A weed control plan was received on May 19, 2025, which includes information regarding the control weeds and invasive plants.
- b. Subparagraph 6.1.5 M.(2) requires a visual screen around the perimeter of the PV SOLAR FARM.
 - (a) Subparagraph 6.1.5 M.(2)a.(a) requires that a visual screen be provided for any part of the PV SOLAR FARM that is visible to and located within 1,000 feet of an existing DWELLING or residential DISTRICT.
 - i. The revised Site Plan received August 7, 2025, shows vegetative screening along the south and west sides of the project site, the east side of the project site is screened by existing vegetation on the adjacent property.”
- (18) Paragraph 6.1.5 N. contains standard conditions to minimize glare from the PV SOLAR FARM. Subparagraph 6.1.5 N.(1) requires that the design and construction of the PV SOLAR FARM shall minimize glare that may affect adjacent properties and the application shall include an explanation of how glare will be minimized.
 - a. The petitioner stated in the application, “Hanwha Q Peak Duo XL-G12/BFG panels will be used which have an anti-glare finish...to minimize glare from the PV SOLAR FARM.”
- (19) Paragraph 6.1.5 O. contains standard conditions for the minimum liability insurance for the PV SOLAR FARM.
 - a. The petitioner provided insurance information as part of the Special Use Permit Application received January 3, 2025.
- (20) Paragraph 6.1.5 P. contains other standard conditions for operation of the PV SOLAR FARM.
 - a. Subparagraph 6.1.5 P.(1)c. states: “The Application shall explain methods and materials used to clean the PV SOLAR FARM equipment including an estimation of the daily and annual gallons of water used and the source of the water and the management of wastewater. The BOARD may request copies of well records from the Illinois State Water Survey and may require an estimate by a qualified hydrogeologist of the likely impact on adjacent waterwells.”

PRELIMINARY DRAFT

- (a) The petitioner stated in the application: “The panels are cleaned by natural precipitation so no daily or annual gallons of water will be used to clean the panels.”
 - b. Subparagraph 6.1.5 P.(3) states: “The PV SOLAR FARM SPECIAL USE permit application shall include a weed control plan for the total area of the SPECIAL USE permit including areas both inside of and outside of the perimeter fencing. The weed control plan shall ensure the control and/or eradication of NOXIOUS WEEDS consistent with the Illinois Noxious Weed Law (505 ILCS 100/1 et seq.). The weed control plan shall be explained in the application.
 - (a) The Special Use Permit application received January 3, 2025, includes a Vegetative Maintenance Plan which includes information on control of noxious weeds.
 - (b) The Agricultural Impact Mitigation Agreement received with the application on January 3, 2025, contains information on weed control.
 - (c) A weed control plan was received on May 19, 2025, which includes information regarding the control weeds and invasive plants.
 - (c) A special condition has been added to ensure compliance.
 - c. All other requirements in Paragraph 6.1.5 P. do not have to be submitted as part of the Special Use Permit application; rather, they will be required during construction, operations, and/or decommissioning phases of the project.
- (21) Paragraph 6.1.5 Q. contains standard conditions for a Decommissioning and Site Reclamation Plan for the PV SOLAR FARM and modifies the basic site reclamation requirements in paragraph 6.1.1 A. Compliance with paragraph 6.1.5 Q. can be summarized as follows:
 - a. Subparagraph 6.1.5 Q.(1) of the Ordinance requires a signed Decommissioning and Site Reclamation Plan conforming to the requirements of paragraph 6.1.1 A. of the Ordinance and the remainder of 6.1.5 Q. of the Ordinance. Compliance with the requirements of paragraph 6.1.1 A. of the Ordinance can be summarized as follows:
 - (a) Subparagraph 6.1.1 A.1. of the Ordinance requires the petitioner to submit a Decommissioning and Site Reclamation Plan for consideration by the Board.
 - i. The petitioner included a signed Decommissioning and Site Reclamation Plan with their application received January 3, 2025.
 - (b) Subparagraph 6.1.1 A.2. of the Ordinance requires that the decommissioning and site reclamation plan shall be binding upon all successors of title, lessees, to any operator and/or owner of a NON-ADAPTABLE STRUCTURE, and to all parties to the

decommissioning and site reclamation plan. Prior to the issuance of a SPECIAL USE Permit for such NON-ADAPTABLE STRUCTURES, the landowner or applicant shall also record a covenant incorporating the provisions of the decommissioning and site reclamation plan on the deed subject to the LOT, requiring that the reclamation work be performed and that a letter of credit be provided for financial assurance.

- i. The Petitioner's Decommissioning and Site Reclamation Plan received January 3, 2025, states, "We understand that the surety bond will be placed in an amount set at 125% of the estimate as required by the county ordinance."
 - ii. The Petitioner has requested a waiver for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit per Section 6.1.5 Q.
- (c) Subparagraph 6.1.1 A.3. of the Ordinance requires that separate cost estimates for Section 6.1.1 A.4.a., 6.1.1 A.4.b., and 6.1.1 A.4.c. shall be provided by an Illinois Licensed Professional Engineer and are subject to approval of the BOARD.
 - i. The petitioner included cost estimates prepared by an Illinois Licensed Professional Engineer with their Decommissioning and Site Reclamation Plan received January 3, 2025.
- (d) Subparagraph 6.1.1 A.4.d. of the Ordinance requires the Decommissioning and Site Reclamation Plan to provide for provision and maintenance of a letter of credit, as set forth in Section 6.1.1 A.5.
 - i. The Decommissioning and Site Reclamation Plan received January 3, 2025, includes reference to a surety bond.
 - ii. The Petitioner has requested a waiver for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit per Section 6.1.5 Q.
- (e) Subparagraph 6.1.1 A.5. of the Ordinance requires submission of an irrevocable letter of credit in the amount of 150% of the cost estimate required by 6.1.1 A.3 prior to issuance of a Zoning Use Permit.
 - i. The Petitioner's Decommissioning and Site Reclamation Plan received January 3, 2025, states, "We understand that the surety bond will be placed in an amount set at 125% of the estimate as required by the county ordinance."

PRELIMINARY DRAFT

- ii. Public Act 102-1123 requires financial assurances for decommissioning to be limited to 100% of the estimated costs for decommissioning.
 - iii. The Petitioner has requested a waiver for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit per Section 6.1.5 Q.
- (f) Subparagraph 6.1.1 A.6. of the Ordinance establishes a time period prior to the expiration of the irrevocable letter of credit during which the Zoning Administrator shall contact the landowner regarding the intent to renew the letter of credit and the landowner shall reply within a certain amount of time.
 - i. No specifics were required or submitted for the Special Use Permit application regarding this requirement.
- (g) Subparagraph 6.1.1 A.7. of the Ordinance establishes 5 factors to be considered in determining if a NON-ADAPTABLE structure (PV SOLAR FARM in this instance) is abandoned in place and 6.1.1 A.9. of the Ordinance establishes 7 conditions when the Zoning Administrator may draw upon the letter of credit and jointly these 12 circumstances comprise when the Zoning Administrator may draw upon the letter of credit.
 - i. The Decommissioning Plan received January 3, 2025, did not reference these items.
 - ii. The Petitioner has requested a waiver for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit per Section 6.1.5 Q.
- (h) All other requirements in Paragraph 6.1.5 Q.(1) do not have to be submitted as part of the Special Use Permit application; rather, they will be required during construction, operations, and/or decommissioning phases of the project.
- b. Subparagraph 6.1.5 Q.(2) of the Ordinance requires that in addition to the costs listed in subparagraph 6.1.1 A.4. of the Ordinance, the decommissioning and site reclamation plan shall also include provisions for anticipated repairs to any public STREET used for the purpose of reclamation of the PV SOLAR FARM and all costs related to removal of access driveways.
 - (a) The Decommissioning Plan received January 3, 2025, includes removal of access roads should the landowner require. and includes provisions for repairing public streets.
 - (b) The Decommissioning Plan received January 3, 2025, did not reference provisions for repairs to any public STREET.

- c. Subparagraph 6.1.5 Q.(3) of the Ordinance requires the Decommissioning and Site Reclamation Plan to include additional information.
 - (a) The Decommissioning Plan received January 3, 2025, did not reference the requirements of 6.1.5 Q. (3).
 - d. Subparagraph 6.1.5 Q.(4) of the Ordinance requires that the Applicant shall provide financial assurance in the form of an irrevocable letter of credit as required in paragraph 6.1.1 A.5. of the Ordinance. Regarding compliance with this subparagraph:
 - (a) The Letter of Credit must be supplied prior to receiving a Zoning Use Permit.
 - (b) The Petitioner has requested a waiver for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit per Section 6.1.5 Q.
 - e. Subparagraph 6.1.5 Q.(5) of the Ordinance states that in addition to the conditions listed in subparagraph 6.1.1 A.9. the Zoning Administrator may also draw on the funds for a myriad of reasons.
 - (a) The Decommissioning Plan received January 3, 2024, did not reference the requirements of 6.1.5 Q. (5).
 - f. Subparagraph 6.1.5 Q.(6) of the Ordinance states that the Zoning Administrator may, but is not required to, deem the PV SOLAR FARM abandoned, or the standards set forth in Section 6.1.5 Q.(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.
 - (a) The Decommissioning Plan received January 3, 2024 did not reference the requirements of 6.1.5 Q. (6).
 - g. Subparagraph 6.1.5 Q.(7) of the Ordinance states 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 must be submitted to the Zoning Administrator prior to any Zoning Use Permit approval.
 - (a) A special condition has been added to ensure compliance.
- (22) Paragraph 6.1.5 R. contains standard conditions for securing an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
- a. The petitioner submitted a signed revised AIMA on February 4, 2025. A special condition has been added to ensure compliance.
- (23) Paragraph 6.1.5 S. contains standard conditions for a complaint hotline for complaints related to PV SOLAR FARM construction and ongoing operations.

PRELIMINARY DRAFT

- a. No information regarding this standard condition is required as part of the Special Use Permit application unless the Petitioner seeks a waiver of any part or all of this standard condition, and no waiver request has been received. A special condition has been added to ensure compliance.
- (24) Paragraph 6.1.5 T. contains a standard condition stating that the PV SOLAR FARM County Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.
- a. A special condition has been added to ensure compliance.
- (25) Paragraph 6.1.5 U. contains standard conditions establishing additional requirements for application for a PV SOLAR FARM County Board Special Use Permit that supplement the basic requirements for a special use permit application.
- a. Subparagraph 6.1.5 U.(1)a. requires a PV SOLAR FARM Project Summary.
 - (a) A Project Description was included with the application received January 3, 2025.
 - b. Subparagraph 6.1.5 U.(1)b. requires the name(s), address(es), and phone number(s) of the Applicant(s), Owner and Operator, and all property owner(s) for the PV SOLAR FARM County Board SPECIAL USE permit.
 - (a) The application received January 3, 2025, demonstrates compliance with this requirement.
 - c. Subparagraph 6.1.5 U.(1)c. requires a site plan for the SOLAR FARM which includes the following:
 - (a) The approximate planned location of all PV SOLAR FARM STRUCTURES, property lines (including identification of adjoining properties), required separations, public access roads and turnout locations, access driveways, solar devices, electrical inverter(s), electrical transformer(s), cabling, switching station, electrical cabling from the PV SOLAR FARM to the Substations(s), ancillary equipment, screening and fencing, third party transmission lines, meteorological station, maintenance and management facilities, and layout of all structures within the geographical boundaries of any applicable setback.
 - i. The revised Site Plan received August 7, 2025, appears to demonstrate compliance with this requirement.
 - (b) The site plan shall clearly indicate the area of the proposed PV SOLAR FARM County Board SPECIAL USE Permit as required by subparagraph 6.1.5 B.(1).
 - i. The revised Site Plan received August 7, 2025, appears to demonstrate compliance with this requirement.
 - (c) The location of all below-ground wiring.
 - i. The revised Site Plan received August 7, 2025, appears to demonstrate compliance with this requirement.

- (d) The location, height, and appearance of all above-ground wiring and wiring structures.
 - i. The revised Site Plan received August 7, 2025, does not address this requirement.
 - (e) The separation of all PV SOLAR FARM structures from adjacent DWELLINGS and/or PRINCIPAL BUILDINGS or uses shall be dimensioned on the approved site plan and that dimension shall establish the effective minimum separation that shall be required for any Zoning Use Permit. Greater separation and somewhat different locations may be provided in the approved site plan for the Zoning Use Permit provided that that the greater separation does not increase the noise impacts and/or glare that were approved in the PV SOLAR FARM County Board SPECIAL USE Permit. PV SOLAR FARM structures includes substations, third party transmission lines, maintenance and management facilities, or other significant structures.
 - i. The revised Site Plan received August 7, 2025, appears to demonstrate compliance with this requirement.
- d. Subparagraph 6.1.5 U.(1)d. requires submittal of all other required studies, reports, certifications, and approvals demonstrating compliance with the provisions of this Ordinance.
 - (a) Compliance with this subparagraph has been shown in previous sections of this Summary of Evidence.
- e. Subparagraph 6.1.5 U.(1)e. requires that the PV SOLAR FARM SPECIAL USE permit application shall include documentation that the applicant has provided a complete copy of the SPECIAL USE permit application to any municipality within one-and-one-half miles of the proposed PV SOLAR FARM as required by Section 6.1.5 B.(2)a.(b).
 - (a) The Petitioner emailed a copy of the Special Use Permit application to the Village of Mahomet on January 3, 2025.
- f. Subparagraph 6.1.5 U.(1)f. requires that a municipal resolution regarding the PV SOLAR FARM by any municipality located within one-and-one-half miles of the PV SOLAR FARM must be submitted to the ZONING ADMINISTRATOR prior to the consideration of the PV SOLAR FARM SPECIAL USE permit by the Champaign County Board or, in the absence of such a resolution, the ZONING ADMINISTRATOR shall provide documentation to the County Board that any municipality within one-and-one-half miles of the PV SOLAR FARM was provided notice of the meeting dates for consideration of the proposed PV SOLAR FARM SPECIAL USE Permit for both the Environment and Land Use Committee and the County Board as required by Section 6.1.5 B.(2)a.(c).
 - (a) Notice of the February 27, 2025, public hearing was sent by P&Z Staff to the Village of Mahomet on February 12, 2025. Village of Mahomet

PRELIMINARY DRAFT

staff were also notified of the receipt of the project application on January 3, 2025, by email.

- (b) No resolution from the Village of Mahomet has been received as of February 20, 2025.
 - g. Subparagraph 6.1.5 U.(1)g. requires that documentation of an executed interconnection agreement with the appropriate electric utility shall be provided prior to issuance of a Zoning Compliance Certificate to authorize operation of the PV SOLAR FARM as required by Section 6.1.5 B.(3)b.
 - (a) The petitioner included a signed interconnection agreement dated April 12, 2024, with their Special Use Permit application received January 3, 2025.
 - (b) A special condition has been added to ensure compliance.
 - h. Subparagraph 6.1.5 U.(2) requires that the Applicant shall notify the COUNTY of any changes to the information provided above that occurs while the County Board SPECIAL USE permit application is pending.
 - (a) The P&Z Department received a Special Use Permit application and associated documents including a preliminary Site Plan on January 3, 2025.
 - (b) Revised documents and plans have been submitted to the Department and the latest versions provided to the Board prior to each public hearing.
 - i. Subparagraph 6.1.5 U.(2) requires that the Applicant shall include a copy of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture with the Zoning Use Permit Application to authorize construction.
 - (a) The petitioner included a signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture dated January 29, 2025, received February 4, 2025.
- C. Regarding compliance with the *Storm Water Management and Erosion Control Ordinance*:
- (1) The proposed Special Use is not exempt from the *Storm Water Management and Erosion Control Ordinance*. A Storm Water Drainage Plan and detention basin will be required if more than 16% of the subject property is impervious area, including gravel, buildings, and solar array rack posts.
 - (2) Regarding the SWMEC requirement to protect agricultural field tile, see the review of compliance with paragraph 6.1.5 F. that contains standard conditions to mitigate damage to farmland.
- D. Regarding the Special Flood Hazard Areas Ordinance, no part of the subject property is located within a Special Flood Hazard Area.

- E. Regarding the Subdivision Regulations, the subject property is located in the Village of Mahomet's subdivision jurisdiction and appears to be in compliance.
- F. Regarding the requirement that the Special Use preserve the essential character of the AG-2 Agriculture Zoning District:
 - (1) The proposed use is a PV SOLAR FARM that is consistent with the essential character of the AG-2 Agriculture District because it is only authorized in the AG-1 and AG-2 Districts.
- G. The proposed Special Use must comply with the Illinois Accessibility Code, which is not a county ordinance or policy, and the County cannot provide any flexibility regarding that Code. A Zoning Use Permit cannot be issued for any part of the proposed Special Use until full compliance with the Illinois Accessibility Code has been indicated in drawings.
 - (1) A special condition has been added to ensure that the project meets the Illinois Accessibility Code prior to issuance of a Zoning Compliance Certificate.

GENERALLY REGARDING WHETHER THE SPECIAL USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE

- 10. Regarding the *Zoning Ordinance* requirement that the proposed Special Use is in harmony with the general intent and purpose of the Ordinance:
 - A. A PV SOLAR FARM may be authorized by the County Board in the AG-1 or AG-2 Agriculture Zoning Districts as a Special Use provided all other zoning requirements and standard conditions are met or waived.
 - (1) A proposed Special Use that does not conform to the standard conditions requires only a waiver of that particular condition and does not require a variance. Waivers of standard conditions are subject to the following findings:
 - a. that the waiver is in accordance with the general purpose and intent of the ordinance; and
 - b. that the waiver will not be injurious to the neighborhood or to the public health, safety, and welfare.
 - B. See Section 15 for a summary of evidence regarding whether any requested waiver of standard conditions will be in harmony with the general intent and purpose of the Ordinance.
 - C. Regarding whether the proposed Special Use Permit is in harmony with the general intent of the Zoning Ordinance:
 - (1) Subsection 5.1.2 of the Ordinance states the general intent of the AG-2 District and states as follows (capitalized words are defined in the Ordinance):

The AG-2 Agriculture DISTRICT is intended to prevent scattered indiscriminate urban development and to preserve the AGRICULTURAL nature within areas which are predominately vacant, and which presently do not demonstrate any significant potential for development. This DISTRICT is intended generally for application to areas within one and one-half miles of existing communities in the COUNTY.

PRELIMINARY DRAFT

- (2) The types of uses authorized in the AG-2 District are in fact the types of uses that have been determined to be acceptable in the AG-2 District. Uses authorized by Special Use Permit are acceptable uses in the districts provided that they are determined by the ZBA to meet the criteria for Special Use Permits established in paragraph 9.1.11 B. of the Ordinance.
- (3) Paragraph 2.0(a) of the Ordinance states that one purpose of the Ordinance is securing adequate light, pure air, and safety from fire and other dangers.

These three purposes are directly related to the limits on building height and building coverage and the minimum setback and yard requirements in the Ordinance and the proposed site plan appears to be in compliance with those limits except for one instance where the petitioner has requested a waiver.

- (4) Paragraph 2.0(b) of the Ordinance states that one purpose of the Ordinance is conserving the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.
 - a. Regarding the value of nearby properties, it is not clear whether the proposed Special Use will have any impact on the value of nearby properties without a formal real estate appraisal, which has not been requested nor provided, and so any discussion of values is necessarily general.
 - b. A Property Value Report was submitted with the Special Use Permit Application received January 3, 2025.
 - c. Regarding the value of the subject property, it also is not clear if the requested Special Use Permit would have any effect.
 - (a) If the petitioner is denied the special use permit, the property can still be used for agricultural production.
 - d. Section 6.1.5 Q. of the PV SOLAR FARM text amendment approved on August 23, 2018, includes a standard condition requiring a Decommissioning and Site Reclamation Plan that is intended to ensure there is adequate financial assurance for removal of a PV SOLAR FARM at the end of its useful life. Ensuring adequate site reclamation is one method of protecting surrounding property values.
- (5) Paragraph 2.0(c) of the Ordinance states that one purpose of the Ordinance is lessening and avoiding congestion in the public STREETS.

Other than additional traffic during construction and/or decommissioning of the PV SOLAR FARM, no significant increase in traffic is anticipated.

- (6) Paragraph 2.0(d) of the Ordinance states that one purpose of the Ordinance is lessening and avoiding the hazards to persons and damage to PROPERTY resulting from the accumulation of runoff from storm or flood waters.

- a. The requested Special Use Permit is not in a Special Flood Hazard Area.
 - b. The proposed Special Use is not exempt from the *Storm Water Management and Erosion Control Ordinance*. A Storm Water Drainage Plan and detention basin will be required if more than 16% of the subject property is impervious area, including gravel, buildings, and solar array rack posts.
- (7) Paragraph 2.0(e) of the Ordinance states that one purpose of the Ordinance is promoting the public health, safety, comfort, morals, and general welfare.
- a. In regard to public safety, this purpose is similar to the purpose established in paragraph 2.0 (a) and is in harmony to the same degree.
 - b. In regard to public comfort and general welfare, this purpose is similar to the purpose of conserving property values established in paragraph 2.0 (b) and is in harmony to the same degree.
 - c. public comments related to the proposed solar farm received during the public hearing are summarized in Item 8 of this summary of evidence.
- (8) Paragraph 2.0 (f) states that one purpose of the Ordinance is regulating and limiting the height and bulk of BUILDINGS and STRUCTURES hereafter to be erected; and paragraph 2.0 (g) states that one purpose is establishing, regulating, and limiting the BUILDING or SETBACK lines on or along any STREET, trafficway, drive or parkway; and paragraph 2.0 (h) states that one purpose is regulating and limiting the intensity of the USE of LOT AREAS, and regulating and determining the area of OPEN SPACES within and surrounding BUILDINGS and STRUCTURES.

These three purposes are directly related to the limits on building height and building coverage and the minimum setback and yard requirements in the Ordinance and the proposed site plan appears to be in compliance with those limits except for one instance where the petitioner has requested a waiver.

- (9) Paragraph 2.0(i) of the Ordinance states that one purpose of the Ordinance is classifying, regulating, and restricting the location of trades and industries and the location of BUILDINGS, STRUCTURES, and land designed for specified industrial, residential, and other land USES; and paragraph 2.0(j.) states that one purpose is dividing the entire COUNTY into DISTRICTS of such number, shape, area, and such different classes according to the USE of land, BUILDINGS, and STRUCTURES, intensity of the USE of LOT AREA, area of OPEN SPACES, and other classification as may be deemed best suited to carry out the purpose of the ordinance; and paragraph 2.0(k) states that one purpose is fixing regulations and standards to which BUILDINGS, STRUCTURES, or USES therein shall conform; and paragraph 2.0(l) states that one purpose is prohibiting USES, BUILDINGS, OR STRUCTURES incompatible with the character of such DISTRICT.

Harmony with these four purposes requires that the special conditions of approval sufficiently mitigate or minimize any incompatibilities between the proposed

PRELIMINARY DRAFT

Special Use Permit and adjacent uses, and that the special conditions adequately mitigate nonconforming conditions.

- (10) Paragraph 2.0(m) of the Ordinance states that one purpose of the Ordinance is preventing additions to and alteration or remodeling of existing BUILDINGS, STRUCTURES, or USES in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

This purpose is not relevant to the proposed Special Use Permit because it relates to nonconforming buildings, structures, or uses that existed on the date of the adoption of the Ordinance and no structures exist on the subject property.

- (11) Paragraph 2.0(n) of the Ordinance states that one purpose of the Ordinance is protecting the most productive AGRICULTURAL lands from haphazard and unplanned intrusions of urban USES.

The subject property is located in the AG-2 Agriculture District and the proposed project is not an urban USE.

- (12) Paragraph 2.0(o) of the Ordinance states that one purpose of the Ordinance is protecting natural features such as forested areas and watercourses.

The petitioners requested a natural resource review from the Illinois Department of Natural Resources EcoCAT tool. The review identified protected resources that might be in the vicinity of the proposed PV Solar Farm and concluded that adverse effects are unlikely.

- (13) Paragraph 2.0(p) of the Ordinance states that one purpose of the Ordinance is encouraging the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.

The subject property is located in the AG-2 Agriculture District and does not require additional public utilities or transportation facilities.

- (14) Paragraph 2.0(q) of the Ordinance states that one purpose of the Ordinance is encouraging the preservation of AGRICULTURAL belts surrounding urban areas, to retain the AGRICULTURAL nature of the COUNTY, and the individual character of existing communities.

The subject property is located in the AG-2 Agriculture District and a PV SOLAR FARM is typically located in a rural setting.

- (15) Paragraph 2.0(r) of the Ordinance states that one purpose of the Ordinance is to provide for the safe and efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The entire project area is located in an Agriculture zoning district, which is the only zoning DISTRICT in which a PV SOLAR FARM is authorized.

GENERALLY REGARDING WHETHER THE SPECIAL USE IS AN EXISTING NONCONFORMING USE

11. The proposed Special Use is not an existing NONCONFORMING USE.

RELATED TO THE WAIVERS, GENERALLY REGARDING SPECIAL CONDITIONS THAT MAY BE PRESENT

12. Generally regarding the Zoning Ordinance requirement of a finding that special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district:
- 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 petitioner is working with relevant jurisdictions to receive either an agreement or a waiver from this requirement.
 - (2) A special condition has been added requiring the applicant to submit a Roadway Upgrade and Maintenance Agreement or waiver therefrom and approved by ELUC at the time of application for a Zoning Use Permit.
 - B. Regarding Part B of the proposed waivers, for a separation distance of less than one-half mile from an incorporated municipality:
 - (1) The Village of Mahomet is aware of the proposed project and in an email received and has not submitted any comments in opposition to the project.
 - C. Regarding Part C of the proposed waivers, for locating the PV Solar Farm 65 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line:
 - (1) The single adjacent lot less than 10 acres that is less than 240 feet from the solar farm fencing is the railroad right-of-way located on the north side of the project site.
 - D. Regarding Part D of the proposed waivers, for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit:
 - (1) In the Special Use Permit Application Received January 3, 2025, the applicant included information regarding the advantages of a surety bond as the financial assurance for the decommissioning of the project.
 - (2) A special condition has been added requiring the applicant to submit a Decommissioning and Site Reclamation Plan approved by ELUC at the time of application for a Zoning Use Permit.

RELATED TO THE WAIVERS, GENERALLY REGARDING ANY PRACTICAL DIFFICULTIES OR HARDSHIPS RELATED TO CARRYING OUT THE STRICT LETTER OF THE ORDINANCE

13. Generally regarding the Zoning Ordinance requirement of a finding that practical difficulties or hardships related to carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot:

PRELIMINARY DRAFT

- A. Without 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, the Special Use Permit process might have to be extended in order to have sufficient time to prepare these documents.
- B. Without Part B of the proposed waivers for a separation distance of less than one-half mile from an incorporated municipality, the PV SOLAR FARM could not be located on the subject property.
- C. Without Part C of the proposed waivers for locating the PV Solar Farm 65 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line the array area would have to be moved south 175 feet, which could affect the feasibility of the project.
- D. Without Part D of the proposed waivers for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit the petitioner would have to provide a different means of financial assurance that could be difficult for them to obtain.

RELATED TO THE WAIVERS, GENERALLY PERTAINING TO WHETHER OR NOT THE PRACTICAL DIFFICULTIES OR HARDSHIPS RESULT FROM THE ACTIONS OF THE APPLICANT

- 14. Generally regarding the Zoning Ordinance requirement for a finding that the special conditions, circumstances, hardships, or practical difficulties do not result from the actions of the Applicant:
 - 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 petitioner is working with relevant jurisdictions to receive either an agreement or a waiver from this requirement.
 - B. Regarding Part B of the proposed waivers for a separation distance of less than one-half mile from an incorporated municipality:
 - (1) The petitioners were made aware of this separation requirement when they applied for the Special Use Permit.
 - C. Regarding Part C of the proposed waivers for locating the PV Solar Farm 65 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line:
 - (1) The petitioners were made aware of this requirement when they applied for the Special Use Permit.
 - (2) Because the railroad right-of-way is broken up into smaller individual lots the fact that it is an individual lot less than 10 acres may not have been obvious to the developer.

- D. Regarding Part D of the proposed waivers for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit:
 - (1) The petitioners were made aware of this requirement when they applied for the Special Use Permit.

GENERALLY PERTAINING TO WHETHER OR NOT THE WAIVERS ARE IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE

- 15. Regarding the *Zoning Ordinance* requirement that the waivers of standard conditions of the Special Use will be in harmony with the general purpose and intent of the ordinance:
 - 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: the requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
 - B. Regarding Part B of the proposed waivers for a separation distance of less than one-half mile from an incorporated municipality: the requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
 - C. Regarding Part C of the proposed waivers for locating the PV Solar Farm 65 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line: the requested waiver (variance) is 27% of the minimum required, for a variance of 73%.
 - D. Regarding Part D of the proposed waivers for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit: the requested waiver (variance) is 0% of the minimum required, for a variance of 100%.

RELATED TO THE WAIVERS, GENERALLY PERTAINING TO THE EFFECTS OF THE REQUESTED WAIVERS ON THE NEIGHBORHOOD AND THE PUBLIC HEALTH, SAFETY, AND WELFARE

- 16. Regarding the *Zoning Ordinance* requirement for a finding that the granting of the waiver (variance) will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare:
 - A. The Village of Mahomet, IDOT, Mahomet Township, and the Mahomet Township Planning Commission have been notified of this case.
 - (1) The Mahomet Township Highway Commissioner contacted the Department of Planning and Zoning by phone and opposed the granting of 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.
 - B. The Cornbelt Fire Protection District has been notified of this case, and no comments have been received.

- (1) The petitioners sent the Site Plan to the Cornbelt Fire Protection Chief via email on February 24, 2025. Chief John Koller approved the site plan with the condition that the access drive be widened to 20 feet.
- C. Considerations of public health, safety, and welfare for the proposed special use are discussed under Item 8 and are also applicable to the proposed waivers.

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

17. Regarding proposed special conditions of approval:

- A. **The approved site plan consists of the following documents:**
- **Sheet C01 of the revised Site Plan received August 7, 2025.**

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

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 required 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 Environment and Land Use Committee 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. **Roadway Upgrade and Maintenance Agreements signed by the County Highway Engineer Mahomet Township Highway Commissioner and any other relevant highway jurisdiction, and approved by the Environment and Land Use Committee, or a waiver therefrom, 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 tiles 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 the Zoning Ordinance.**
 - 7. All mutual drain tiles shall be protected from construction disturbance and a 40- foot 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:**

PRELIMINARY DRAFT

1. **Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.**
2. **An irrevocable letter of credit (or surety bond, if a waiver is received) 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.**
3. **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.**
4. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
5. **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.**
6. **The telephone number for the complaint hotline required by 6.1.5 S.**
7. **Any updates to the approved Site Plan from Case 162-S-25 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:

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 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 special condition stated above is required to ensure the following:

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

J. 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.

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 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.

DOCUMENTS OF RECORD

1. Special Use Permit Application received January 3, 2025, with attachments:
 - A Summit Ridge Financial Information
 - B Proposed Site Plan
 - C Threatened and Endangered Species Report
 - D Decommissioning Plan
 - E Agricultural Impact Mitigation Agreement (AIMA)
 - F Historic Preservation Study
 - G Vegetation Management Plan
 - H Interconnection Agreement
 - I Interconnection Agreement
 - J Noise Study
 - K Drainage Tile Survey
 - L Certificate of Insurance
 - M Exterior Fence Warning Signs
 - N Federal Aviation Administration Determination
 - O Notice to Village of Mahomet
 - P Notice to the Fire Department
 - Q Special Use Permit Application Form
2. Revised Agricultural Impact Mitigation Agreement (AIMA) received February 4, 2025
3. Natural Resource Report by the Champaign County Soil and Water Conservation District received February 11, 2025
4. Article from Loyola University Regarding Property Value Impacts Near Utility Scale Solar Projects received February 26, 2025.
5. Email from Moira Cronin received May 19, 2025, with attachments:
 - A Revised Special Use Permit Application
 - B Revised Site Plan
 - C Solar Panel Specification Sheets
 - D Inverter Specification Sheets
 - E Panel Rack Specification Sheets
 - F Weed Control Plan
 - G Pollinator Seed Mix
 - H Easement for Access to Subject Property
6. Comment from Chris Doenitz Mahomet Township Highway Commissioner rec'd 2/19/25
7. Preliminary Memorandum dated February 20, 2025, with attachments:

- A Case Maps (Location Map, Land Use, and Zoning)
 - B Site Plan received January 3, 2025
 - C Select application exhibits received January 3, 2025
 - 1 Decommissioning Plan
 - 2 Agricultural Impact Mitigation Agreement
 - 3 Vegetation Management Plan
 - 4 Noise Study
 - 5 Drainage Tile Survey
 - D Comment from Chris Doenitz Mahomet Township Highway Commissioner rec'd 2/19/25
 - E Email from Karen Hansen received 2/20/25
 - F SUP Application (*separate bound copy for ZBA members (available on ZBA webpage) and upon request at P&Z Department*)
8. Public Comments provided to Board as a handout on February 27, 2025
- A Email from Karen Hansen received 2/20/25
 - B Two Emails from Karen Boulanger received 2/20/25 and 2/23/25
 - C Two Emails from Alexis Godbee received 2/20/25 and 2/24/25
 - D Email from Diana Harmon received 2/21/25
 - E Email from Nicholas Burd received 2/22/25
 - F Email from Linda Hambleton received 2/22/25
 - G Email from Ryan Kutil received 2/22/25
 - H Email from Alana Harris received 2/23/25
 - I Email and photos from Debra Bunch received 2/24/25
 - J Emails from Cheryl and David Sproul received 2/26/25
 - K Call from Jim Gunther received 2/27/25
 - L Email from Teresa D'Urso received 2/27/25
 - M Email from Lisa Peithmann received 2/27/25
 - N Email from Sara Vrona received 2/27/25
 - O Email from Lara Schwaiger received 02/27/25
9. Supplemental Memorandum #1 dated May 22, 2025, with attachments:
- A Legal Advertisement
 - B Revised Site Plan received May 19, 2025
 - C Specification Sheets for Solar Panels, Racking and Inverters received May 19, 2025
 - D Pollinator Seed Mix received May 19, 2025
 - E Weed Control Plan received May 19, 2025
 - F Information from the Zoning Administrator Regarding Letters of Credit
 - 1. Norton Rose Fulbright Article regarding Surety Bonds Compared to Letters of Credit.
 - 2. Baldwin Group Article, Surety Bonds vs. Letters of Credit
 - 3. Excerpt from ELUC Minutes Regarding Financial Assurances for Wind Farms
 - G Article Regarding Property Values Near Utility Scale Solar Projects received February 26, 2025
 - H Summit Ridge Energy Public Hearing Presentation received February 19, 2025
 - I Summary of Evidence, Finding of Fact and Final Determination for Case 162-S-25 dated May 29, 2025
10. Supplemental Memo #2 dated May 29, 2025, with attachments:

- A Email from David and Cheryl Sproul received May 27, 2025
 - B Email from Lisa Fredericksen received May 27, 2025
 - C Email from Anita Johnson received May 28, 2025
 - D Email from Katie Sheridan received May 28, 2025
 - E Email from Kitty Grubb received May 28, 2025
 - F Email from George Grubb received May 28, 2025
-
- 11. Email from Champaign County States Attorney's Office regarding Surety Bonds and Letters of Credit received May 29, 2025
 - 12. Revised Decommissioning Plan received May 29, 2025
 - 13. Supplemental Memo #3 dated August 7, 2025, with attachments:
 - A Legal Advertisement
 - B Revised Site Plan received August 7, 2025
 - C Letter from Barnes and Thornburg regarding Prevailing Wage dated July 16, 2025, received July 17, 2025
 - D Letter from RWDI regarding Sound Meter Calibration received July 17, 2025
 - E Email from Deb Caparoon received July 31, 2025
 - F Email from Debra Bunch received August 5, 2025
 - 14. Revised DSRP received August 8, 2025
 - 15. Public Comments received after August 7, 2025, provided to Board as a handout on August 14, 2025

FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **162-S-25** held on **February 27, 2025, May 29, 2025, and August 14, 2025**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit **{IS / IS NOT}** necessary for the public convenience at this location because:
 - a. ***The State of Illinois has adopted a Renewable Portfolio Standard that established a goal of 25% of the State's energy coming from renewable sources by the year 2025.***
 - b. ***The Illinois Future Energy Jobs Act requires installation of 3,000 MW of new solar capacity by the year 2030.***
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 / WILL}** 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 / INADEQUATE}** traffic capacity and the entrance location has **{ADEQUATE / INADEQUATE}** visibility.
 - b. Emergency services availability is **{ADEQUATE / INADEQUATE}** **{because*}**:
 - a. ***The subject property is approximately 2.4 miles from the Cornbelt fire station.***
 - b. ***Chief John Koller with the Cornbelt Fire Protection District approved the site plan with the condition that the access drive be widened to 20 feet.***
 - c. The Special Use **{WILL / WILL NOT}** be compatible with adjacent uses **{because*}**:
 - a. ***The proposed project is surrounded by land in agricultural production to the west, a railroad line and US-150 to the north, a wooded area and land in agricultural production to the east and a residential development to the south.***
 - b. ***The nearest residence is about 378 feet from the PV SOLAR FARM fenced area.***
 - d. Surface and subsurface drainage will be **{ADEQUATE / INADEQUATE}** **{because*}**:
 - a. ***No part of the subject property is in the Special Flood Hazard Area.***
 - b. ***The proposed project must comply with the Storm Water Management and Erosion Control Ordinance.***
 - e. Public safety will be **{ADEQUATE / INADEQUATE}** **{because*}**:
 - a. ***Relevant jurisdictions were notified of this case, and no comments have been received.***
 - f. The provisions for parking will be **{ADEQUATE / INADEQUATE}** **{because*}**:
 - a. ***No parking is required for a PV SOLAR FARM.***
 - g. The property **{IS/IS NOT}** WELL SUITED OVERALL for the proposed improvements **{because*}**:
 - a. ***The site is reasonably well-suited in all respects and has no major defects.***

PRELIMINARY DRAFT

- h. Existing public services *{ARE/ARE NOT}* available to support the proposed SPECIAL USE without undue public expense *{because*}*:
 - a. *No additional public services are necessary for the proposed development.*
- i. Existing public infrastructure together with the proposed development *{IS/IS NOT}* adequate to support the proposed development effectively and safely without undue public expense *{because*}*:
 - a. *No new public infrastructure is required for the proposed development.*

(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 / DOES NOT}* conform to the applicable regulations and standards of the DISTRICT in which it is located, subject to approval of the requested waivers.
- 3b. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {DOES / DOES NOT}* preserve the essential character of the DISTRICT in which it is located because:
 - a. The Special Use will be designed to *{CONFORM / NOT CONFORM}* to all relevant County ordinances and codes.
 - b. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses.
 - c. Public safety will be *{ADEQUATE / INADEQUATE}*.
- 4. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {IS / IS NOT}* 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/ IS NOT}* 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 / WILL NOT}* be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare.
 - d. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {DOES / DOES NOT}* 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/ IS NOT}* in accordance with the general purpose and intent of the Zoning Ordinance and *{WILL/ WILL NOT}* be injurious to the neighborhood or to the public health, safety, and welfare because:
 - a. *The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.*
 - b. *A special condition has been added requiring this information prior to approval of a Zoning Use Permit.*
 - (2) Special conditions and circumstances *{DO / DO NOT}* 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:
 - a. *The petitioner is working with the Mahomet Township Highway Commissioner on either a waiver or a Roadway Upgrade and Maintenance Agreement.*
 - b. *A special condition has been added requiring this information prior to approval of a Zoning Use Permit.*
 - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied *{WILL / WILL NOT}* prevent reasonable or otherwise permitted use of the land or structure or construction because:
 - a. *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 / DO NOT}* result from actions of the applicant because:
 - a. *The petitioner is working with the Mahomet Township Highway Commissioner to receive either an agreement or a waiver from this requirement.*
 - (5) The requested waiver *{SUBJECT TO THE PROPOSED SPECIAL CONDITION}* *{IS / IS NOT}* the minimum variation that will make possible the reasonable use of the land/structure because:
 - a. *Roadway agreements take time to establish, and that timeframe is not entirely in the control of the petitioner.*
- B. Regarding Part B of the proposed waivers for a separation distance of less than one-half mile from an incorporated municipality:
- (1) The waiver *{IS/ IS NOT}* in accordance with the general purpose and intent of the Zoning Ordinance and *{WILL/ WILL NOT}* be injurious to the neighborhood or to the public health, safety, and welfare because:
 - a. *The nearest area of the solar farm is approximately .53 miles from the Village of Mahomet*
 - b. *The requested waiver (variance) is 35% of the minimum required, for a variance of 65%.*
 - c. *Relevant jurisdictions have been notified of this case. The Village of Mahomet has not submitted any objection to this development.*

- d. ***Neighboring landowners have been notified of this case, some expressed concerns about noise, visual impacts, property values and siltation in the nearby lake.***
 - (2) Special conditions and circumstances {DO / DO NOT} 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:
 - a. ***The location has access to the powerlines along CR 125 E and takes advantage of the existing vegetative screening along the railroad and the property to the east and is set back ¼ mile from CR 125 E.***
 - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied {WILL / WILL NOT} prevent reasonable or otherwise permitted use of the land or structure or construction because:
 - a. ***Without the proposed waiver, the PV SOLAR FARM could not be located on the subject property.***
 - (4) The special conditions, circumstances, hardships, or practical difficulties {DO / DO NOT} result from actions of the applicant because:
 - a. ***The location has access to the powerlines along CR 125 E and takes advantage of the existing vegetative screening along the railroad and the property to the east and is set back ¼ mile from CR 125 E.***
 - (5) The requested waiver {IS / IS NOT} the minimum variation that will make possible the reasonable use of the land/structure because:
 - a. ***Without the proposed waiver, the PV SOLAR FARM could not be located on the subject property.***
- C. Regarding Part C of the proposed waivers for locating the PV Solar Farm 65 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line:
- (1) The waiver {IS/ IS NOT} in accordance with the general purpose and intent of the Zoning Ordinance and {WILL/ WILL NOT} be injurious to the neighborhood or to the public health, safety, and welfare because:
 - a. ***The requested waiver (variance) is 27% of the minimum required, for a variance of 73%.***
 - b. ***Relevant jurisdictions have been notified of this case, and no comments have been received.***
 - (2) Special conditions and circumstances {DO / DO NOT} 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:
 - a. ***The adjacent lot less than 10 acres is a railroad right-of-way on the north side of the development.***
 - (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied {WILL / WILL NOT} prevent reasonable or otherwise permitted use of the land or structure or construction because:

- a. ***The northernmost part of the PV SOLAR FARM would have to be moved south 175 feet, which could affect the feasibility of the project and would place the PV SOLAR FARM too close to the homes to the south.***
- (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
- a. ***Railroad right-of-way is not typically considered a property under 10 acres.***
- (5) The requested waiver **{IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- a. ***The northernmost part of the PV SOLAR FARM would have to be moved south 175 feet, which could affect the feasibility of the project and would place the PV SOLAR FARM too close to the homes to the south.***
- D. Regarding Part D of the proposed waivers for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit:
- (1) The waiver **{IS/ IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL/ WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:
- a. ***The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.***
- b. ***The developer will provide financial assurance for decommissioning in the form of a surety bond.***
- (2) Special conditions and circumstances **{DO / DO NOT}** 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:
- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **{WILL / WILL NOT}** prevent reasonable or otherwise permitted use of the land or structure or construction because:
- a. ***The developer will have to provide a different form of financial assurance for decommissioning.***
- (4) The special conditions, circumstances, hardships, or practical difficulties **DO** result from actions of the applicant because:
- a. ***The petitioners were made aware of this requirement when they applied for the Special Use Permit.***
- b. ***The petitioner has testified that they have used both surety bonds and letters of credit.***
- (5) The requested waiver **IS NOT** the minimum variation that will make possible the reasonable use of the land/structure because:
- a. ***The petitioner has testified that they have used both surety bonds and letters of credit.***

7. **{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / 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 C01 of the revised Site Plan received August 7, 2025.

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

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 required 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 Environment and Land Use Committee 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. Roadway Upgrade and Maintenance Agreements signed by the County Highway Engineer Mahomet Township Highway Commissioner and any other relevant highway jurisdiction, and approved by the Environment and Land Use Committee, or a waiver therefrom, 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 tiles 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 the Zoning Ordinance.**
 - 7. All mutual drain tiles shall be protected from construction disturbance and a 40- foot 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. An irrevocable letter of credit (or surety bond, if a waiver is received) to be drawn upon a federally insured financial institution with a minimum**

PRELIMINARY DRAFT

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.

3. **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.**
4. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
5. **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.**
6. **The telephone number for the complaint hotline required by 6.1.5 S.**
7. **Any updates to the approved Site Plan from Case 162-S-25 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:

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 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 special condition stated above is required to ensure the following:

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

- J. 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.

- 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 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.

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 / HAVE NOT}** 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 **162-S-25** is hereby **{GRANTED/ GRANTED WITH SPECIAL CONDITIONS / DENIED}** to the applicant, **Mahomet IL Solar 1, LLC, c/o Summit Ridge Energy LLC**, to authorize the following as a Special Use on land in the AG-2 Agriculture Zoning District:

Authorize a Community PV Solar Farm with a total nameplate capacity of 4.99 megawatts (MW), including access roads and wiring, 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 locating the PV Solar Farm 65 feet from a non-participating lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line, per Section 6.1.5 D.(3)a.

Part D: A waiver for providing financial assurance for the Decommissioning and Site Reclamation Plan in the form of a surety bond, in-lieu of a letter of credit per Section 6.1.5 Q.

{ SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS: }

- A. The approved site plan consists of the following documents:**
 - **Sheet C01 of the revised Site Plan received August 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 Environment and Land Use Committee 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. Roadway Upgrade and Maintenance Agreements signed by the County Highway Engineer Mahomet Township Highway Commissioner and any other relevant highway jurisdiction, and approved by the Environment and Land Use Committee, or a waiver therefrom, 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 tiles 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 the Zoning Ordinance.**
 - 7. All mutual drain tiles shall be protected from construction disturbance and a 40- foot 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:
1. Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.
 2. An irrevocable letter of credit (or surety bond, if a waiver is received) 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.
 3. 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.
 4. Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).
 5. 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.
 6. The telephone number for the complaint hotline required by 6.1.5 S.
 7. Any updates to the approved Site Plan from Case 162-S-25 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.
 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 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. The PV SOLAR FARM COUNTY Board SPECIAL USE Permit designation shall expire in 10 years if no Zoning Use Permit is granted.**
- 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 terms of approval are the requirements of the current Section 6.1.5 of the Zoning Ordinance as amended February 23, 2023.**

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

Charles W. Campo

From: Sarah Vrona <sv3431@protonmail.com>
Sent: Saturday, August 9, 2025 12:50 PM
To: zoningdept
Subject: No solar farm!

CAUTION: External email, be careful when opening.

Please note my extreme opposition to putting a solar farm on 150 and spring lake rd.
I do not believe the residents of Spring lake and the surrounding area should have to put up with the noise and pollution that comes with solar.
I believe land has much better environmental uses. Solar is destructive to the environment with little to no payoff.
Local residents will receive no benefit.
The whole wind/solar industry is a huge scheme and people are starting to see the terrible impact they have on our environment and economy.
Stop the solar farm!!
Thank you,
Sarah Vrona
Mahomet resident

I am writing to encourage you all to deny the proposed solar project in Mahomet, IL. There are way too many risks and unknowns involved in this project. A lot of it is based off “the word” of the developer and what they claim they will do and their “best practice” that they will follow. We all know their word doesn’t mean anything unless it’s in a legally binding document. Even during the last meeting when what they said verbally was different from what was in writing, and then it was brought to their attention, they said they had misspoken previously.

The developer has their eye on the prize, and if it goes through they stand to make a lot of money from it. And in turn, they will barely share any profit to the county over the lifetime of the project, and the county and the community assumes all of the risk.

If solar energy is really something that is good for the environment and will help the earth in a positive way, then there HAS to be restrictions and setbacks that are upheld to protect the people and the earth in the process. Just because a solar project is proposed, that doesn’t mean it should automatically get approved. Certain locations are better suited than others, and this location in Mahomet is NOT well suited for a 36+ acre solar farm.

I really encourage you to uphold the 1.5 mile setback from the Village of Mahomet limits, and do not approve the requested waiver. This project would be detrimental to the character of the area. Please, take a drive just West of Mahomet and visit the Spring Lake area and you will see exactly what I am talking about.

I also ask that you deny the requested waiver for allowing the project 65’ from the railroad tracks on the North side. Having so many electrical components and panels that could shatter so close to the tracks is very dangerous. In early July, a train actually derailed in Mansfield on the same track that runs parallel with route 150. Imagine if the train derailed at the project site, hitting electrical components and shattering panels. That could lead to big problems for those of us who live nearby.

Something else I want you to think about is the age of the company proposing the project. Their website states they were started in 2017. That is only 8 years of operations. How many projects have they successfully de-commissioned? Do they have soil samples and studies from before the project and after decommissioning that prove the soil quality is BETTER, as they claimed? What happens to the project site if they go bankrupt or sell their company? How does the risk of losing federal funding impact their desire for this project?

There are so many things to think about, and it is a serious life-changing decision for many and should not be rushed.

I bought my home at Spring Lake about 3 years ago. I can tell you with confidence that if this project was there already, we would not have even put an offer in on the home and we would have looked elsewhere. That puts my husband and I in a really tough position now because if this project were approved, I would not feel safe living here anymore. We love our home and our neighbors, and I grew up in this area. I understand things change with the times, but there has to be restrictions upheld to protect the community members. The risks to our safety, our home, the land, the lake, and the peace of mind & safety of home are not worth it.

I'm sure you all are tired of dealing with this matter, but please do not give up on protecting me and my neighbors. Please just think, if this project were proposed next to your home, your well, and just outside your child's bedroom, would you still think of it as "low-impact?"

At the first public meeting, I asked the developer if they initiated contact with the landowner first, and they said yes. It is unlikely the landowner would've sought out a solar company on their own to lease the land. To my knowledge, the landowner has not spoken in support of the project at any of the meetings so far. If they want the project so bad, why aren't they expressing that at the meetings? Please take notice of the Champaign County residents who are showing up, and notice the absence of the landowner.

It is clear the developers want (and expect) their project to get pushed through ASAP. It was made even more obvious at the end of the last meeting where they were visibly and verbally upset that a decision had not been made. I appreciate you all doing your due diligence in this matter and I am hopeful you will stick up for us.

Thank you,

Alexis Godbee

[Sent from Yahoo Mail for iPhone](#)

From: Karen Hansen <karjojo03@gmail.com>
Sent: Sunday, August 10, 2025 8:29 AM
To: zoningdept
Subject: Proposed Solar farm off 150 in Mahomet #162-S-25

CAUTION: External email, be careful when opening.

To whom it may concern,

I am writing to voice my opposition to the proposed solar farm in the Spring Lake Area. In addition to the normal opposition of it being an unreliable source of power, the noise (of which this company did not accurately test for), the general environmental concerns including how the materials are originally sourced, there are some grave concerns for this specific site.

One is that the closing of access to Spring Lake from their county road will cause longer response times for the EMTs, police and fire departments. When there is an emergency seconds count and lost time can and usually is a matter between life and death. This is in addition to that the Cornbelt Fire Department is a small and may not have the equipment and training to fight a fire resulting from a solar farm. If such a fire were to occur during the shutting down of the access to Spring Lake damages would be even more horrific. A fire resulting from solar panels burns at a rate of around 14 miles per hour, that's 7 miles in 30 minutes, 3.5 miles in 15 mins. How much damage would be to life and property in the normal response time? How much more if it were to occur during the closing of the road access to the Spring Lake Area.

Secondly, this brings me to the ask for a waiver from the railroad. We have set backs and rules to protect the people and environment from any sort of disaster. In June, there was a small derailment in Mansfield. As this committee is aware derailments happen from time to time just like any other accident hence why we have the safe guards. To ignore the safe guards and build the solar farm closer because then you have to get less waivers is irresponsible. A derailment on its own carries risks but the environmental impact and toxic fire that could result from the chemicals carried by the trains would cause an environmental cleanup of epic proportions. Although I might sound like a broken record what happens if the Spring Lake Access is closed how does that affect the fire fighting?

Lastly, the Mahomet Aquifer provides drinking water to citizens across the area and is our greatest natural resource. The water table is around 30 feet below ground. Water is what sustains life for all who call this area home. How are the environmental impacts currently being studied? We don't have a deep water table for rock and soil to filter out chemicals. The proposal puts the solar farm right by a lake where many wildlife use to sustain themselves. How are we protecting them? What about erosion? What about flooding? What about the animals who make their nests in the areas around what is usually farmed? How are the animals who travel thru the land supposed to migrate and feed? How does the land stay clean when fenced in and flooded and trash collects all around and into the lake?

There are many reasons that this proposed site is unsuitable for a solar farm and I ask the committee to deny it.

Thank you,

Karen Hansen

From: MSLA Board <mslaboard76@gmail.com>
Sent: Monday, August 11, 2025 2:47 PM
To: zoningdept
Subject: Proposed Mahomet Solar Farm Case 162-S-25

CAUTION: External email, be careful when opening.

Board Members,

Our HOA membership did not have the opportunity to meet in person to discuss the proposed Solar Farm until June 2025. An initial outline survey conducted in February 2025 showed that 70% of respondents opposed the project, though limited context was available at the time. During the in-person meeting, members were able to elaborate on their concerns, and a majority voted against the proposal. The key themes of our concerns were –

A. Environmental and Ecological Concerns

- **Wildlife Displacement:** Potential disruption to local species such as deer, hawks, and eagles.
- **Soil Erosion & Runoff:** Risk of sediment entering Spring Lake, degrading water quality. Significant investment has already been made by our community to remove the sediment.
- **Lake Health:** Concerns about chemical runoff, panel breakage, and long-term ecological damage.

B. Aesthetic and Property Value Impacts

- **Visual Impact:** Described by some as a “blight” that threatens the rural character.
- **Property Values:** Fears of depreciation due to proximity and appearance of the solar farm.

C. Noise, Safety, and Health

- **Noise & RF Emissions:** Worries about operational noise and electromagnetic interference.
- **Safety Risks:** Fire hazards, potential train derailments, and groundwater contamination from damaged panels.

Our community remains deeply concerned about the short- and long-term impacts of the proposed solar farm, particularly regarding the health of Spring Lake—our most valuable natural and recreational asset. Based on factors detailed above and as the majority of our association membership opposed the proposed solar farm, the Spring Lake HOA would like to state in writing that our HOA is opposed to the proposed solar farm. Our HOA is willing to provide our more detailed analysis of the community concerns upon request.

The Spring Lake HOA urges that the proposal process prioritizes environmental protection, takes into account our community’s input, and allows for a transparent planning process.

Thank you,

Mahomet Spring Lake Board of Directors

1) Quantitative Summary:

- **Initial Association Survey (February 2025):**
 - 45 survey responses
 - 70% of responding MSLA members opposed the proposed solar farm.
 - 17% were in favor,
 - 13% neutral, or undecided
- **Meeting Participation Feedback (June 2025)**
 - Total Lots Represented in Meeting: 27
 - Expressed Opinions in Meeting:
 - Opposed to Solar Farm: 13
 - In Favor / Prefer Solar Farm to Other Development: 6
 - Neutral / No Comment / Undecided: 8

2) Qualitative Summary

A. Initial Association Survey (February 2025):

Misinformation and Misconceptions

- A small number of responses included inappropriate, offensive, and factually incorrect statements reflecting misinformation about solar energy and its supposed social or biological effects (e.g., impacts on sexuality or animal behavior).
- These responses suggest a need for public education efforts to address myths and improve factual understanding of solar energy projects.

Environmental and Ecological Concerns

- **Impact on Wildlife:** Many respondents expressed worry about the displacement of local wildlife (e.g., birds, deer, hawks, and eagles) and loss of habitat.
- **Soil Erosion & Runoff:** Several comments raised concerns about potential soil erosion and runoff into the nearby lake, which could affect water quality.
- **Lake Health:** Multiple homeowners mentioned apprehensions about how the project might harm Spring Lake's ecosystem and the financial investments made by residents to maintain it.

Property Values and Aesthetic Impact

- A recurring theme was concern over the visual impact of the solar farm, described by some as a "blight on the landscape."
- Fears were expressed about potential reductions in property values and diminished quality of life due to the proximity of the installation to residential areas.

Noise, Safety, and Health Concerns

- Some residents cited potential noise from the project, radio frequencies, and risks from train derailments or fire hazards as health and safety concerns, particularly given the proximity to homes and a rail line.
- Concerns about possible leaking from damaged solar panels into groundwater and wells were also noted.

Procedural and Zoning Fairness

- Several comments questioned the fairness of setback guidelines and whether subdivisions should receive protections equivalent to municipalities.
- Some respondents suggested that project developers and supporters might be underestimating or misrepresenting the full impact of the development.

Comparative Support and Conditional Approval

- A few respondents stated they would prefer the solar farm over higher-density housing developments or chemical-intensive agriculture.
- Some expressed conditional support for the project provided environmental safeguards, erosion control measures, and protections for the lake are clearly addressed and enforced.

Desire for More Information

- Several responses indicated a lack of clear, accessible information about the project's environmental impact, water protection measures, and long-term management plans.
- Respondents expressed a need for public meetings, transparent communication, and detailed mitigation plans before forming an opinion.

B. MSL Annual Meeting (June 2025):

The proposed solar farm project near Spring Lake has sparked a range of opinions among members of the Mahomet Spring Lake Association (MSLA). While the board has focused on lake health and environmental facts, member responses reveal distinct, recurring themes: environmental and aesthetic concerns, property values, future land use anxieties, and trust in the development process.

Environmental and Lake Health Concerns

- A primary theme in both board deliberations and community feedback involves the environmental impact of the solar farm, particularly as it relates to the health of Spring Lake. The board proactively researched potential risks, including chemical runoff, panel breakage, pesticide use, and erosion during construction. They concluded that existing regulations and practices would likely mitigate these risks. Nevertheless, several members voiced ongoing concerns about long-term maintenance, the environmental lifespan of panels, temperature

changes to the lake, and wildlife displacement. Some emphasized the unknowns about waste disposal and whether thorough environmental studies would be conducted.

Aesthetic and Property Value Impact

- Aesthetic preferences and the potential impact on property values emerged as another major theme. Many members expressed opposition rooted in the loss of open agricultural land and rural character, fearing that the presence of a solar farm would be unsightly and lead to lower home values. This concern was compounded by perceptions that solar farms differ from residential or agricultural aesthetics traditionally valued in the community.

Future Land Use and Development Trade-offs

- An important sub-theme centered on land use alternatives and the inevitability of change. Some members expressed a preference for the solar farm over rumored developments such as subdivisions or apartment complexes, viewing it as a lesser disruptive option. Several comments noted that Mahomet's Master Development Plan indicates future development in this area, making the preservation of open farmland increasingly unlikely. This sense of limited choices created a pragmatic stance for some members, even if they did not enthusiastically support the solar farm itself.

Trust, Transparency, and Representation

- Underlying many comments was a concern about trust in both the developer and the association's representation of its members' views. Notably, Lot X reported that it was stated at a variance meeting that the MSLA was in favor of the project, despite a 70% opposition rate in the association poll. Additionally, some members expressed skepticism about the accountability of out-of-state developers and long-term stewardship of the land. Questions about transparency, future maintenance responsibilities, and proper adherence to zoning laws further fueled wariness.

SUMMARY MSLA SOLAR FARM FEEDBACK (2025)

In early 2025, the Mahomet Spring Lake Association (MSLA) gathered member feedback on a proposed nearby solar farm through a survey and its Annual Meeting (June 2025).

Quantitatively, the February 2025 survey received **45 responses**, with **70% opposed**, **17% in favor**, and **13% neutral or undecided**. At the **June 2025 Annual Meeting**, **27 lots were represented**: 13 voiced opposition, 6 expressed support or preference for solar over other developments, and 8 remained neutral or withheld comment.

Qualitatively, several clear themes emerged. The primary concerns involved **environmental impacts**, particularly potential **runoff**, **soil erosion**, **wildlife displacement**, and **harm to Spring Lake's health**. While the board found existing regulations adequate to address risks, members sought assurances about long-term maintenance, panel disposal, and environmental monitoring.

Aesthetic impacts and potential property value decline were repeatedly cited, with residents fearing the loss of the area's open, rural character. Some members pragmatically viewed the solar farm as preferable to dense housing developments likely under Mahomet's master plan.

Concerns about **process transparency, zoning fairness, and long-term accountability** surfaced, with some members frustrated by perceived misrepresentation of community sentiment and skepticism about developer responsibility.

Additionally, a few responses reflected **misinformation about solar energy**, underscoring the need for improved public education.

Overall, while a minority favored the solar farm as a lesser-impact alternative, most members expressed opposition rooted in environmental, aesthetic, and procedural concerns.

Charles W. Campo

From: Nicholas Burd <naburd@gmail.com>
Sent: Tuesday, August 12, 2025 8:51 AM
To: zoningdept
Subject: CASE 162-S-25 Solar Power Plant

CAUTION: External email, be careful when opening.

I am writing to express my serious concerns regarding the recently proposed solar power facility next to the Spring Lake Subdivision. The developer's lack of due diligence in selecting this location is concerning.

Generally, responsible solar developers target areas with low population density, avoiding sensitive locations next to densely populated neighborhoods and natural resources like the local spring-fed lake. While I am not opposed to solar power when planned properly, I believe this project ignores critical environmental, social, and community impacts, and threatens local property values.

I believe it is crucial for Champaign County to prioritize brownfield sites for such projects. Transforming non-productive, underutilized properties into revenue-generating infrastructure is a far more responsible way to support our tax base.

I hope you will decide to protect Champaign County residents from this intrusion on our quality of life. I urge you to reject this proposal and instead adopt a model where future solar development is required to use appropriate underutilized properties. We have a responsibility to protect the character of Mahomet, not only for ourselves but, more importantly, for future generations.

Sincerely,

Nicholas Burd

Charles W. Campo

From: Kitty Hulmes <kittyhulmes@sbcglobal.net>
Sent: Tuesday, August 12, 2025 10:27 AM
To: zoningdept
Cc: Mike Mary Murphy; Spring Lake Treasurer
Subject: We oppose solar farm next to Spring Lake

CAUTION: External email, be careful when opening.

I have lived at Spring Lake for 47 years. I oppose the proposed solar farm directly north of Spring Lake. Please don't allow a solar farm out my back door. How would you feel if you had a solar farm out your window?

A solo farm there would interfere with the migration pattern of birds which we enjoy every day. Would also interfere with wildlife we so love.

They propose site is way too close to residence. We have a quiet sleepy community at Spring Lake. Please don't allow a solar farm to destroy it.

Kitty and George Grubb
1513 W. North shore Dr.
Mahomet, IL
Sent from Kitty's iPhone

Charles W. Campo

From: Anita Johnson <anita.lee.johnson@gmail.com>
Sent: Tuesday, August 12, 2025 9:44 PM
To: zoningdept
Subject: Case #162-S-25 Solar Farm vs Spring Lake - Thurs meeting 8/14/25

CAUTION: External email, be careful when opening.

Case #162-S-25 Solar Farm vs Spring Lake -Thursday meeting 5/29/25 .

To whom it may concern:

After researching several articles on solar farms and their affects on an area, I am strongly against the solar farms near Spring Lake for several reasons as listed below.

There are regulations that solar farms are not to be located within 1.86 miles of residential areas - There is a reason for this and it should not be violated / or "waived" at the risk of all the people who have built their lives in this area.

Solar farms have chemicals that can contaminate the groundwater and the well water. Everyone at Spring Lake is on a well - and the Lake is spring fed from and underground stream. Contamination of the water would be a disaster. No one should gamble with the water in this community.

There is a health risk for residents: headaches, fatigue, sleep disturbance, increased cancer risk, decreased life expectancy.

Decrease in property value. No one wants to live by a solar farm.

Soil erosion, sediment run-off, drainage issues, flooding, and irreversible damage to farmland.

Destruction of the ecosystem.

Environmental impact: kills birds, small animals and insects

Noise pollution - The strong electromagnetic field emits a humming sound- disturbing those around.

Solar farms radiate heat and increase the actual temperature in the region. (One article states that it can increase the soil temperature by 36 degrees!)

Solar farms reflect light glare from the sun.

It takes up valuable farmland. It causes irreversible damage to the land - in other words, if a solar farm is placed on fertile soil, it destroys it and it cannot be converted back to farmland.

If the land owners no longer want to farm - instead of putting a whole community at risk - why not sell or lease their property to someone who loves farming and will continue to produce food for people for generations to come. We have some of the richest soil in the nation right here! Why not feed the nation?

The solar farm should be moved to an area where people do not live - Abide by the recommendation that solar farms not be within 1.86 miles of residents.

Why not move it by the interstate? Or areas where no one lives?

Please put an End to this project - The people of Spring Lake do NOT want it. It is a huge risk to all who live here, and would be an injustice to all who have built their lives in this community.

Anita Johnson
Concerned resident of Spring Lake

Listed below are some of the articles with information on the devastating facts concerning solar farms.

<https://michiganwhitetailproperties.com/blog/the-risks-of-solar-farms-over-fertile-land-agri-environmental-implications/>

<https://www.emf-risks.com/health-risks-living-near-solar-farm/>

<https://greencoast.org/living-next-to-a-solar-farm/>

https://ecowowlife.com/disadvantages-of-living-near-a-solar-farm/#google_vignette

Charles W. Campo

From: Russ Taylor <RussT@Taylor-Realty.com>
Sent: Tuesday, August 12, 2025 4:03 PM
To: zoningdept
Subject: Proposed Solar Farm Near Spring Lake

CAUTION: External email, be careful when opening.

Dear Champaign County Zoning Department,

I am writing to express my strong opposition to the proposed solar farm near Spring Lake. Removing high-producing farmland for this project would be detrimental to our agricultural resources. As an adjacent land owner, such a development is likely to significantly reduce the value of surrounding properties and the overall character of the neighborhood.

The proposed land use would also impede the future westward growth of Mahomet and pose a threat to the wildlife along the river in its current state.

For these important reasons, I respectfully urge that this project not move forward in its proposed location.

Sincerely,

Russ Taylor

1301 W Hickory, Mahomet IL

217-898-7226

russ@rustaylor.com



From: Lisa Fredericksen <lisalfredericksen@gmail.com>
Sent: Wednesday, August 13, 2025 9:10 PM
To: zoningdept
Subject: Proposed solar farm/ near Spring Lake/Mahomet

CAUTION: External email, be careful when opening.

I'm writing to express my concern and opposition to the proposed solar farm near Spring Lake in Mahomet.

The developers have presented a proposal which seems vague and at times inaccurate. The developers, who have only been in business since 2017, deny that wildlife will be affected, deny any noise being generated and do not have any solid numbers on the electricity generated. The panels will be placed close to a heavily travelled highway and a railroad track and quite close to a neighborhood of homes.

Individuals who are familiar with energy (engineers) will state that solar energy is best used as a supplemental addition to existing buildings on an individual basis (rooftops). By nature, once farmland is used for solar panels, it is not feasible or safe to return the land to an agricultural land (similar to designating land into a landfill).

Sandwich, IL in recent past years had their community leaders support the stopping of a proposed solar farm in their area. My understanding is the Mahomet Village Board is not taking a stance on this as the proposed project is on land outside the city limits and their long range plan is focused on the eastern side of Mahomet.

Mahomet has some of the most valuable farm land in the world. Rich, black soil left by glaciers many, many years ago. For people who haven't lived elsewhere, or maybe haven't travelled extensively they might not understand that there is a limit on agricultural land. Here in Central Illinois we have one of the most valuable assets on the planet. Fantastic soil!!

Summit Energy has tried to address what the future could look like...Will someone buy out the land at some point? What if the panels are damaged or broken by a tornado? How would the solar farm be dismantled after it becomes obsolete? The reality is this company hasn't yet addressed these issues because the company is young and the technology for the paneled farms is relatively new.

Mahomet is a great community. Because of our small size we have great community involvement. The schools are excellent, the police and fire department are top notch. We are a safe community and we have several jewels in the Lake of the Woods Forest Preserve and River Bend. We have locally owned and managed businesses and active church communities.

I think it would be premature to approve of this project. Because the Village Board hadn't addressed the issues, there are still a lot of people that don't even know the ramifications of the solar farm. But there are 300+ people that have signed a petition in opposition to the solar farm.

Respectfully yours,

Charles W. Campo

From: Robb DeLong <rcdelong3@gmail.com>
Sent: Wednesday, August 13, 2025 9:09 AM
To: zoningdept
Subject: Spring Lake solar farm

CAUTION: External email, be careful when opening.

I am an area resident to the proposed solar farm seeking numerous variances from the county. As someone who lives within a mile of the location and would have to drive past it numerous times a day I am firmly against the county allowing this development, especially given the number of regulations already in place which this solar farm is asking the county to overlook.

Thank you,

Robert DeLong

Charles W. Campo

From: Dave Sproul <dsproul32@gmail.com>
Sent: Wednesday, August 13, 2025 1:18 PM
To: zoningdept
Subject: Mahomet Solar 1 LLC project

CAUTION: External email, be careful when opening.

We are writing in opposition to the proposed Mahomet Solar 1 LLC project that is being planned on prime farmland located between the Village of Mahomet and the Spring Lake and Bryarfield Acres residential subdivisions.

Destroying prime farmland, existing ecosystems, established natural habitat, and an acre or more of mature wooded area to install a 36 acre solar facility makes absolutely no sense. Additionally, this project will have a profound negative effect on the nearby neighborhoods. The beautiful fields that we live next to and see everyday will turn into an eyesore. Not to mention the obvious drop in neighboring property values if this project is allowed to proceed.

There are plenty of other locations much more suitable for a solar project such as this that would not be so close to residential areas.

We strongly urge the Zoning Board to reject this project.

Thank you for your time and the work you do for Champaign County residents.

--

Dave & Cheryl Sproul
408 S. Bryarfield Ct.
Mahomet, IL 61853
dsproul32@gmail.com
cheryls2597@outlook.com
217-649-1941
217-586-2597

Charles W. Campo

From: Amanda Alman <a-alman@hotmail.com>
Sent: Thursday, August 14, 2025 11:45 AM
To: zoningdept
Subject: Opposition to Spring Lake Solar

CAUTION: External email, be careful when opening.

I live in Mahomet and am opposed to a solar project near Spring Lake or anywhere.

Thank you,
Amanda Alman
217-766-4384
1702 E West Lake Dr
Mahomet

Sent from my Boost Samsung Galaxy A53 5G
Get [Outlook for Android](#)

Charles W. Campo

From: Dennis Detweiler <d.det11@gmail.com>
Sent: Thursday, August 14, 2025 7:32 AM
To: zoningdept
Subject: Mahomet Spring Lake Solar Project

CAUTION: External email, be careful when opening.

Based on current information, please consider my opposition to this project. Both known and unknown long-range consequences are not worth the risks. I am opposed to this project.

Dennis Detweiler
Mahomet IL

Charles W. Campo

From: E Detweiler <detweiler46@gmail.com>
Sent: Thursday, August 14, 2025 7:27 AM
To: zoningdept
Subject: Solar project by Spring Lake

CAUTION: External email, be careful when opening.

Solar projects such as this one too often result in far reaching negative long-range consequences to various segments of human well-being and overall economy as shown in current studies. Based on current information, please consider my opposition to this project.

Elizabeth Detweiler
Mahomet IL

Charles W. Campo

From: Ginny Schlorff <ginnyschlorff@yahoo.com>
Sent: Thursday, August 14, 2025 4:33 PM
To: zoningdept
Subject: Please vote no to the Spring Lake Mahomet Solar Farm

CAUTION: External email, be careful when opening.

Hello,

We respectfully ask that you vote no to the variance request for the proposed solar farm near Spring Lake in Mahomet.

This country setting is currently home to many deer, eagle, and other wildlife. This is a peaceful rural area and we consider solar farms to be a blight to the natural beauty.

We are concerned about the negative impact of silt run off on Spring Lake. Our HOA has paid to have this dredged to keep our fish population from dying. We expect additional silt from this solar farm construction.

We are also concerned about the sound immitted from this location which will be very close to residential neighborhoods.

Please no to this variance request.

Bob & Ginny Schlorff
610 S Oak Dr
Lot 5 Spring Lake
Mahomet

Charles W. Campo

From: Alexis Godbee <alexisgodbee96@gmail.com>
Sent: Thursday, August 14, 2025 12:15 PM
To: zoningdept
Subject: Supporting documentation regarding home value impact: case 162-S-25

CAUTION: External email, be careful when opening.

Good afternoon,

I wanted to submit some visual aids and some articles to go on record, and to be reviewed by anyone holding decision making power for this project.

The following photos showcase the proposed location of the solar project near Spring Lake in Mahomet.

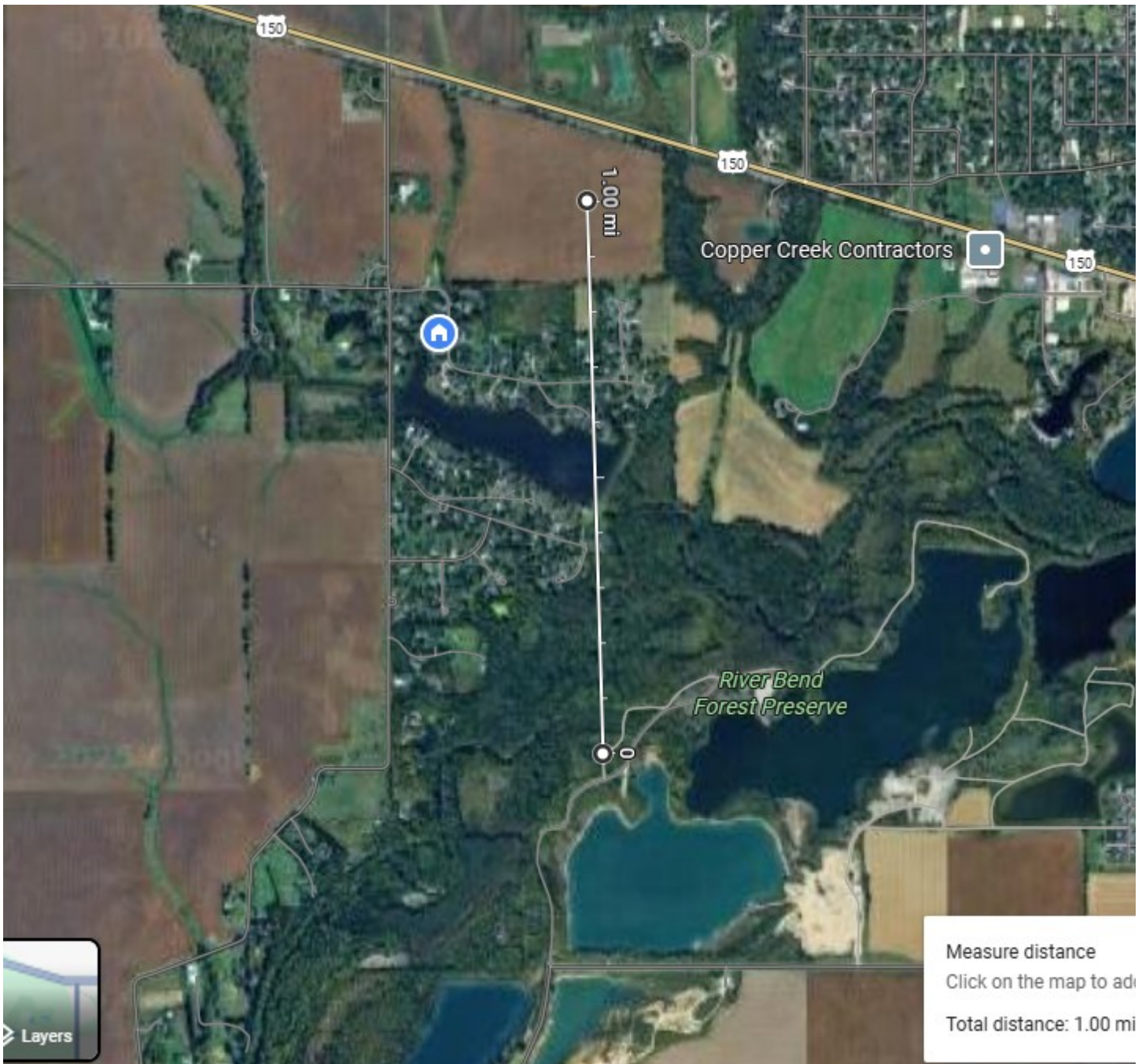


This photo is at the corner of Spring Lake Road and Route 150, looking East. Taken in 2024.



Data attribution 10/2/2024

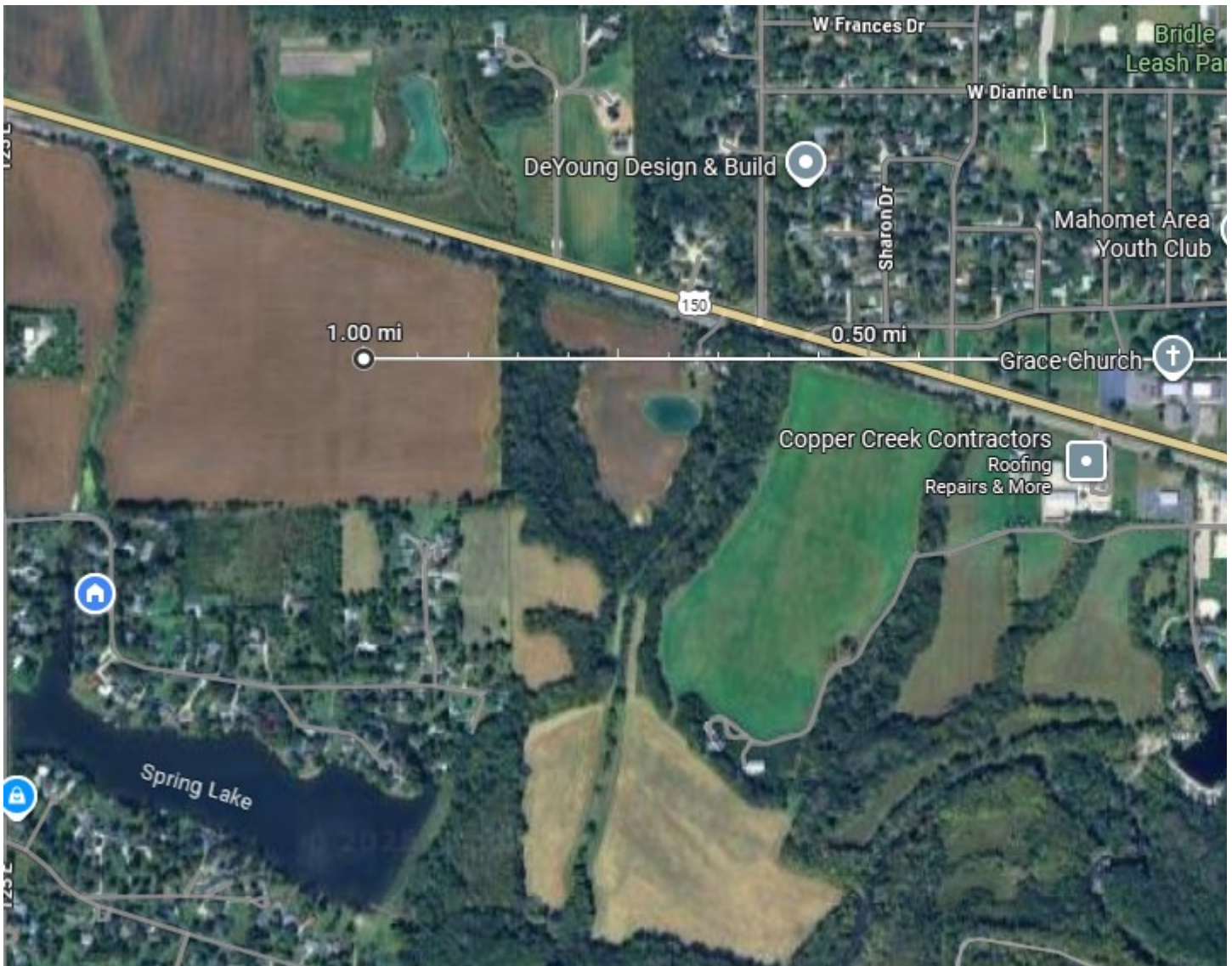
This photo shows the proposed location and its surrounding area. You can see how close it is to Spring Lake, homes, and even to River Bend Forest Preserve. Taken from Google maps 8/12/2025.



This photo is the proposed solar project location with a 1 mile measurement applied from the approximate location of the 40 inverters. There are many homes just within 1 mile South, not even counting those in other directions.

It may be worth noting, the Spring Lake HOA members are only those who live on the lake. Some of our neighbors across the street or on connecting streets are NOT part of the HOA even though we all live in the Spring Lake subdivision.

Taken from Google Maps 8/12/2025.



Another photo showing what is located approximately 1 mile to the East of the inverters.
Taken from Google Maps 8/12/2025.

The following articles and screenshots attached below show that there HAVE been studies done that document a negative impact on property values/resale values. This project would predominantly impact many homes in Mahomet.

Screenshots below from: <https://www.ecowatch.com/property-values-of-homes-near-solar-farms-appraised-in-new-study.html>

The findings, published in the journal *Energy Policy*, found that home prices decreased 1.5% on average for properties within 0.5 miles of a utility-scale solar project compared to properties located 2 to 4 miles away from the solar farm. The average decline is around 2.3% for homes closer to the solar farm, within a 0.25-mile radius.

The findings are consistent with previous research, including a 2020 study that found minor property value declines for homes within 1 mile of a solar array as well as a 2021 study that analyzed property value fluctuations for homes near small or large wind turbines and solar farms.

The only significant differences in property values were observed for homes near solar farm sites previously used for agriculture (average 3% decrease), rural locations (average 4.2% decrease) and solar farms with larger areas (average 3.1% decrease).

"I think the takeaway is that the effect of renewables on property values is small on average, but it is not zero, and we need to correct for that negative impact," Jeffrey Jacquet, a professor at Ohio State University who was not involved in the study, [told Inside Climate News](#).

This other article published on March 2, 2023 by the Lawrence Berkeley National Lab is one of the main sources of the study documenting negative impacts on property values: <https://emp.lbl.gov/news/do-large-scale-photovoltaic-projects>

Screenshots of article below.

Only LSPVPs developed on previously agricultural land, LSPVPs near homes in rural areas, and larger LSPVPs were found to be linked to adverse home sale price impacts within 0.5 mile.

When we account for the prior land use of LSPVPs, the population density in the area of the sold homes, and the size of LSPVPs, we find that adverse home sale price impacts are only found to be [statistically significant](#) for LSPVPs on previously agricultural land, homes in rural areas (low population density), and near LSPVPs with an area larger than the median area of LSPVPs in our dataset (roughly 12 acres, equating to between four and seven megawatts).

This 3rd article re-iterates the same points I made above: <https://www.sciencedirect.com/science/article/abs/pii/S0140988323001974>

This article states "...results suggest that houses within 0.6 miles depreciate 1.5–3.6% following construction of a solar array. However, additional analysis reveals that this average effect is primarily driven by solar developments on farm and forest lands and in rural areas, which is intuitive given the composite impact of solar, loss of open space, and loss of rural character."

"For properties lying in the vicinity of solar installations in rural locations, the decrease in value is between 2.5% and 5.8% post solar installation construction."

In summary, the 36+ acre solar project proposed for rural Mahomet will significantly negatively impact not only the characteristics of the area, but also the home values due to the land's rural setting, agricultural use, close proximity to homes, and size of the project.

I appreciate you reviewing the information I have presented. Please take this into consideration when making your decision, and protect the residents of Champaign County from home value declines.

Thank you,
Alexis Godbee

Petition to Oppose Solar Farm on Farmland Near Mahomet Subdivision



The Issue

Living near a beautiful forest preserve, our community in Mahomet, Illinois, is a sanctuary for families and children who find joy and safety in their surroundings. The rolling farmland and sparkling lake provide a picturesque backdrop to the lives we have built for ourselves here. However, this cherished environment now faces a potential threat—a proposed solar farm that seeks to take over the farmland adjacent to our neighborhood.

The advent of a large-scale solar installation could drastically alter the natural landscape that defines Mahomet. The disruption of farmland to install expansive solar panels not only poses a risk to the local ecosystem but also threatens the charm and tranquility of our community. Families who moved here for the serene ambiance and the proximity to nature fear the potential consequences on property values and the overall quality of life.

Solar energy is undoubtedly a step toward a greener future, but its implementation must be responsible and considerate of existing communities. There are alternative locations away from residential areas where solar farms could be established without imposing on the day-to-day lives of families and children or degrading vital farmland that feeds into our local economy.

It is crucial to preserve the farmland for agricultural use, ensuring that our community remains a place where families can thrive amidst nature. We urge local authorities to consider the long-term implications of placing a solar farm so close to homes and to explore less invasive options.

By signing this petition, we demand that decision-makers redirect the focus toward more suitable locations for renewable energy projects that do not compromise the character and integrity of our community. Help protect the farmland and our children's legacy by opposing the solar farm proposal in Mahomet. Please sign this petition to voice your support.

petition_signatures_jobs_490607327_20250814162044

| Name | City | State | Postal Code | Country | Signed On |
|--------------------|---------------|-------|-------------|---------------|------------|
| Alana Harris | | | | United States | 2025-06-10 |
| Nicholas Burd | Chicago | IL | 60602 | United States | 2025-06-10 |
| Alexis Godbee | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Dustin Rittenhouse | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Tyler Bozarth | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Ginny Schlorff | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Kristen Flatt | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Lisa Fredericksen | Lawrenceville | GA | 30043 | United States | 2025-06-10 |
| Deborah Caparoon | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Melissa Godbee | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Linda Hambleton | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Susan Williams | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Felicia Burton | Champaign | IL | 61820 | United States | 2025-06-10 |
| paige kelly | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Cheryl Sproul | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Amy Harrison | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Michael Steinlicht | Chicago | IL | 60602 | United States | 2025-06-10 |
| Chelsea Strigotte | Dewey | IL | 61840 | United States | 2025-06-10 |
| Amelia Rittenhouse | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Mystica Flint | Broad Brook | CT | 6088 | United States | 2025-06-10 |
| Sarah Vrona | Urbana | IL | 61801 | United States | 2025-06-10 |
| Molly Rittenhouse | Dewey | IL | 61840 | United States | 2025-06-10 |
| Lisa Harshbarger | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Marci Long | Farmer City | IL | 61842 | United States | 2025-06-10 |
| Nathan Leever | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Dennis Detweiler | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Sandra Earp | Moweaqua | IL | 62550 | United States | 2025-06-10 |
| Renda Watterson | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Cindy Hites | Mahomet | IL | 61853 | United States | 2025-06-10 |
| mike clark | mahomet | IL | 61853 | United States | 2025-06-10 |
| Brent Bristle | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Lisa Keating | Mahomet | IL | 61853 | United States | 2025-06-10 |

| | | | | | |
|---------------------------|-------------|----|-------|---------------|------------|
| Stephanie Piacenti | Kankakee | IL | 60901 | United States | 2025-06-10 |
| Stephanie Schrof | Urbana | IL | 61802 | United States | 2025-06-10 |
| Deborah Esarey | Chicago | IL | 60602 | United States | 2025-06-10 |
| Kathleen Paine | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Karen Hansen | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Theresa Rudolphi | Chicago | IL | 60636 | United States | 2025-06-10 |
| Marc Pfiester | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Kevin Simnick | Monticello | IL | 61856 | United States | 2025-06-10 |
| HEIDI ROBERTS | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Toni Wendler | Monticello | IL | 61856 | United States | 2025-06-10 |
| Richard Knip | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Suzanne Leever | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Nolan Leever | Chicago | IL | 60632 | United States | 2025-06-10 |
| Krissa Slade | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Kathy Carter | Rockford | IA | 50468 | United States | 2025-06-10 |
| David Price | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Randy Baker | Chicago | IL | 60622 | United States | 2025-06-10 |
| Douglas Tepovich | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Justin Hayes | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Lee Rexroad | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Jason Schoonover | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Patti Rushing | Mahomet | IL | 61853 | United States | 2025-06-10 |
| Jessica Culp | Monticello | IL | 61856 | United States | 2025-06-10 |
| Brandi Shott | Lerna | IL | 62440 | United States | 2025-06-10 |
| Benny Dow | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Katie Mitsdarffer | White Heath | IL | 61884 | United States | 2025-06-11 |
| Corissa Godbee | Mansfield | IL | 61854 | United States | 2025-06-11 |
| Pamm Plotner | Chicago | IL | 60623 | United States | 2025-06-11 |
| Conrad Ruppert | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Robert DeAtley | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Leisha Beasley | Mahomet | IL | 61701 | United States | 2025-06-11 |
| Austin Smithenry | White Heath | IL | 61884 | United States | 2025-06-11 |
| Todd Zimmerman | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Terry Smith | Biloxi | MS | 3953 | United States | 2025-06-11 |

| | | | | | |
|----------------------------|-------------|----|-------|---------------|------------|
| Stephen Curtis | Chicago | IL | 60602 | United States | 2025-06-11 |
| Ryne Simeone | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Lisa Schwarzentra | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Abby Long | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Teri Talach | Chicago | IL | 60643 | United States | 2025-06-11 |
| Connie Schum | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Jennifer Mete-Jeffe | Fultonville | NY | 12072 | United States | 2025-06-11 |
| Brian Carper | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Nate Evans | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Wayne Rittenhouse | Mahomet | IL | 61863 | United States | 2025-06-11 |
| Kamie Manuel | Mahomet | IL | 61853 | United States | 2025-06-11 |
| payton bogle | Decatur | IL | 62526 | United States | 2025-06-11 |
| Katie Rittenhouse | Champaign | IL | 61822 | United States | 2025-06-11 |
| Barbara Tomscha | Champaign | IL | 61821 | United States | 2025-06-11 |
| Joshua Marshall | Honolulu | IL | 61853 | United States | 2025-06-11 |
| Savannah Gerard | Fitchburg | MA | 1420 | United States | 2025-06-11 |
| Mary Bridwell | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Weston Wulfjen | Dallas | TX | 75270 | United States | 2025-06-11 |
| Louann Lord | Bradenton | FL | 34210 | United States | 2025-06-11 |
| Katie Balch | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Jamie Reeves | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Matt Corray | Chicago | IL | 60653 | United States | 2025-06-11 |
| Jamie Rucker | Champaign | IL | 61822 | United States | 2025-06-11 |
| Eric Brady | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Dorothy Vanschoyc | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Marcia Green | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Annette Brandon | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Rogers Rich | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Ma cousert | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Thomas Davis | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Lisa Pope | Chicago | IL | 60638 | United States | 2025-06-11 |
| Jaime Kesler | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Pat Rogers | Oak Lawn | IL | 60453 | United States | 2025-06-11 |
| Elizabeth Detweiler | Mahomet | IL | 61853 | United States | 2025-06-11 |

| | | | | | |
|--------------------------|-----------|----|-------|---------------|------------|
| Kris Haas | Peoria | IL | 60612 | United States | 2025-06-11 |
| Linda Schoonover | Bondville | IL | 61815 | United States | 2025-06-11 |
| Diana Harmon | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Carrie Ummel | Chicago | IL | 60624 | United States | 2025-06-11 |
| Jeffrey Rieck | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Randy Burd | Celina | OH | 45822 | United States | 2025-06-11 |
| Jeanna Oakes | Rockford | IL | 61102 | United States | 2025-06-11 |
| Steve Thuney | Champaign | IL | 61822 | United States | 2025-06-11 |
| Honorable Warrior | Wooster | OH | | United States | 2025-06-11 |
| Dean Carlson | Rantoul | IL | 61866 | United States | 2025-06-11 |
| Emily Brown | Champaign | IL | 61820 | United States | 2025-06-11 |
| Kristin Kieft | Mahomet | IL | 61821 | United States | 2025-06-11 |
| Susannah Scaroni | Champaign | IL | 61821 | United States | 2025-06-11 |
| Jessica Desselle | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Julia Yost | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Margaret Kissaw | Downs | IL | 61736 | United States | 2025-06-11 |
| Robbie Gill | Atlanta | GA | 30301 | United States | 2025-06-11 |
| Mandy Sheets | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Joan Dawdy | Mahomet | IL | 61853 | United States | 2025-06-11 |
| Sue Rhodes | Chicago | IL | 60638 | United States | 2025-06-11 |
| Sue Spitz | Mattoon | IL | 61938 | United States | 2025-06-11 |
| Ellie Jenkins | Mattoon | IL | 61938 | United States | 2025-06-11 |
| Randy Holdren | Chicago | IL | 60602 | United States | 2025-06-12 |
| Greg Bailey | Mahomet | IL | 61853 | United States | 2025-06-12 |
| Quinton Butsch | Evanston | IL | 60565 | United States | 2025-06-12 |
| Peyman P | Champaign | IL | 61822 | United States | 2025-06-12 |
| Brandon Farney | Mahomet | IL | 61853 | United States | 2025-06-12 |
| Lawrence Dorries | Champaign | IL | 61821 | United States | 2025-06-12 |
| RICHARD SWATNICK | Danville | IL | 61832 | United States | 2025-06-12 |
| Laura Slaboda | Mahomet | IL | 61853 | United States | 2025-06-12 |
| Linda Scheurich | Champaign | IL | 61820 | United States | 2025-06-12 |
| Mark Thies | Urbana | IL | 61802 | United States | 2025-06-12 |
| Roy Givens | Mahomet | IL | 61853 | United States | 2025-06-12 |
| Cynthia Costello | Champaign | IL | 61821 | United States | 2025-06-12 |

| | | | | | |
|--------------------------|-------------|----|-------|---------------|------------|
| David Bamert | Mahomet | IL | 61853 | United States | 2025-06-12 |
| Carol Salo | Champaign | IL | 61822 | United States | 2025-06-12 |
| Jacquelyn Vela | Peoria | IL | 61602 | United States | 2025-06-12 |
| John Shuey | Champaign | IL | 61822 | United States | 2025-06-12 |
| Jodi Albert | Mahomet | IL | 61853 | United States | 2025-06-12 |
| Tenna Knox | Mahomet | IL | 61853 | United States | 2025-06-12 |
| Richard Shoemaker | Chicago | IL | 60629 | United States | 2025-06-12 |
| Phyllis Martin | Urbana | IL | 61802 | United States | 2025-06-13 |
| Hannah Myers | White Heath | IL | 61884 | United States | 2025-06-13 |
| Marlin Fourman | Mahomet | IL | 61853 | United States | 2025-06-13 |
| Brent Droege | Bellflower | IL | 61724 | United States | 2025-06-13 |
| David Novitski | Chicago | IL | 60602 | United States | 2025-06-13 |
| Amanda Powell | Mahomet | IL | 61853 | United States | 2025-06-13 |
| Dalton Kerans | Mahomet | IL | 61853 | United States | 2025-06-13 |
| Cheri Heino | Champaign | IL | 61822 | United States | 2025-06-13 |
| Madisen Clapper | Mahomet | IL | 61853 | United States | 2025-06-13 |
| Christine Burd | Celina | OH | 45822 | United States | 2025-06-13 |
| Katlyn Morin | Mahomet | IL | 61853 | United States | 2025-06-13 |
| michael williams | Mahomet | IL | 61853 | United States | 2025-06-13 |
| Tess Issac | Champaign | IL | 61821 | United States | 2025-06-13 |
| Jessica Maxwell | Farmer city | IL | 61842 | United States | 2025-06-13 |
| Jan Morgan | White Heath | IL | 61884 | United States | 2025-06-13 |
| Dan Bunch | Mahomet | IL | 61853 | United States | 2025-06-13 |
| Mark Walters | Danville | IL | 61832 | United States | 2025-06-13 |
| Misty Walters | Farmer City | IL | 61842 | United States | 2025-06-13 |
| Tammy Markstahle | Mahomet | IL | 61853 | United States | 2025-06-13 |
| William Fernandez | Mahomet | IL | 61853 | United States | 2025-06-13 |
| Julia CAMP | Mahomet | IL | 61853 | United States | 2025-06-13 |
| Reed Notaro | Clinton | IL | 61727 | United States | 2025-06-13 |
| Mark Reckowsky | Champaign | IL | 61821 | United States | 2025-06-13 |
| Jan Myers | Mansfield | IL | 61854 | United States | 2025-06-13 |
| Brent Ladage | Sheldon | IL | 60966 | United States | 2025-06-13 |
| Jack Harper | White Heath | IL | 61884 | United States | 2025-06-13 |
| Coltin Gaitros | Monticello | IL | 61856 | United States | 2025-06-13 |

| | | | | | |
|-----------------------------|---------------|----|--------------|---------------|------------|
| Theresa Blue | Chicago | IL | 60638 | United States | 2025-06-14 |
| Sandra Williams | Mahomet | IL | 61853 | United States | 2025-06-14 |
| Dawn Bohn | Mahomet | IL | 61853 | United States | 2025-06-14 |
| Joe Bohn | Mahomet | IL | 61853 | United States | 2025-06-14 |
| Ricky Hambleton | Mahomet | IL | 61853 | United States | 2025-06-14 |
| chelsea ferguson | Homewood | IL | 60430 | United States | 2025-06-14 |
| Kaydence Reynolds | Saint Joseph | IL | 61752 | United States | 2025-06-15 |
| Grace Davis | Effingham | IL | 62401 | United States | 2025-06-15 |
| Melinda Klaus | Gibson City | IL | 60936 | United States | 2025-06-15 |
| KITTY GRUBB | Champaign | IL | 61821 | United States | 2025-06-15 |
| Julie Percy | Boaz | AL | 35957 | United States | 2025-06-15 |
| Dana Wilson | Chicago | IL | 60602 | United States | 2025-06-15 |
| Franklin Puckett | Mahomet | IL | 61853 | United States | 2025-06-16 |
| Bernadette Peak | Richmond | KY | 40475 | United States | 2025-06-16 |
| Eric Hughes | Farmer City | IL | 61842 | United States | 2025-06-16 |
| Amanda Marie | Mahomet | IL | 61853 | United States | 2025-06-16 |
| Erika Hastings | Bethany | IL | 61914 | United States | 2025-06-16 |
| Traci Livermore | Mahomet | IL | 61853 | United States | 2025-06-17 |
| Janet Lindsey | Mahomet | IL | 61853 | United States | 2025-06-17 |
| Jessie Pentecost | Mahomet | IL | 61853 | United States | 2025-06-17 |
| Jacee Keister | Hoopeston | IL | 60942 | United States | 2025-06-17 |
| Kevin Kessler | Mahomet | IL | 61853 | United States | 2025-06-17 |
| Ashley Withers | Chicago | IL | 60651 | United States | 2025-06-17 |
| Ana Irizarry | Vineland | NJ | 8361 | United States | 2025-06-17 |
| Richard Eardley | Mahomet | IL | 61853 | United States | 2025-06-18 |
| Charlene Fitzpatrick | Chicago | IL | 60602 | United States | 2025-06-18 |
| Trish Craig | Tuscola | IL | 61953 | United States | 2025-06-18 |
| nancy lamb | Urbana | IL | 61801 | United States | 2025-06-18 |
| Emmalee Hennigh | Mahomet | IL | 61853 | United States | 2025-06-18 |
| Michelle Fuller | Mount Pulaski | IL | 62548 | United States | 2025-06-18 |
| Beatrice Hall | Decatur | IL | 62526-1658-4 | United States | 2025-06-19 |
| Mary Nance | Decatur | IL | 62522 | United States | 2025-06-19 |
| Pam Ziegler | Mahomet | IL | 61853 | United States | 2025-06-19 |
| Dave Sproul | Mahomet | IL | 61853 | United States | 2025-06-19 |

| | | | | | |
|--------------------------|--------------|----|-------|---------------|------------|
| Michael Cornwell | Dewey | IL | 61840 | United States | 2025-06-19 |
| Terrie Polzin | Mahomet | IL | 61853 | United States | 2025-06-19 |
| Teresa D'Urso | Mahomet | IL | 61853 | United States | 2025-06-20 |
| Miranda Sellers | Farmer City | IL | 61842 | United States | 2025-06-20 |
| Dennis Polzin | Mahomet | IL | 61853 | United States | 2025-06-20 |
| taylor frobish | | | | United States | 2025-06-21 |
| Mike Faught | Chicago | IL | 60602 | United States | 2025-06-21 |
| Brent Oakes | Mahomet | IL | 61853 | United States | 2025-06-22 |
| Tyler B | KC Metro | MO | | United States | 2025-06-22 |
| Marilyn Bugbee | Mahomet | IL | 61853 | United States | 2025-06-23 |
| keith gudeman | Mahomet | IL | 61853 | United States | 2025-06-24 |
| Deborah Deyoung | Reddick 6096 | IL | 60961 | United States | 2025-06-25 |
| Chuck Jenkins | Arnold | | 63010 | United States | 2025-06-25 |
| Joseph Mortland | Presque Isle | ME | 4769 | United States | 2025-06-26 |
| ShaRonna Brown | Decatur | IL | 62526 | United States | 2025-06-27 |
| LeRoy Block | Decatur | IL | 62526 | United States | 2025-06-28 |
| Lori Roland | Downs | IL | 61736 | United States | 2025-07-01 |
| Nick Grindley | Mahomet | IL | 61853 | United States | 2025-07-02 |
| Laurie Elliott | Bloomington | IL | 61704 | United States | 2025-07-02 |
| Chase Lane | Gridley | IL | 61744 | United States | 2025-07-03 |
| Nilda Stanley | Champaign | IL | 61821 | United States | 2025-07-04 |
| Darci Jones | Gifford | IL | 61847 | United States | 2025-07-04 |
| Vicki Durham | Thomasville | GA | 31792 | United States | 2025-07-05 |
| raegan carter | Champaign | IL | 61820 | United States | 2025-07-06 |
| Judith Riddell | Urbana | IL | 61802 | United States | 2025-07-06 |
| Peter Patton | Mahomet | IL | 61853 | United States | 2025-07-06 |
| Olgica Milenkovic | Urbana | IL | 61801 | United States | 2025-07-07 |
| Donna Wilm | Champaign | IL | 61822 | United States | 2025-07-10 |
| Marcia Miller | Peoria | IL | 61602 | United States | 2025-07-11 |
| Susan Moore | Mahomet | IL | 61853 | United States | 2025-07-11 |
| Leslie Kirby | Peoria | IL | 61602 | United States | 2025-07-11 |
| Edward Rath | Champaign | IL | 61822 | United States | 2025-07-11 |
| Brianna Rechichar | Urbana | IL | 61802 | United States | 2025-07-12 |
| Sarah Manuel | Mahomet | IL | 61853 | United States | 2025-07-12 |

| | | | | | |
|--------------------------|---------------|----|-------|---------------|------------|
| Phillip Elliott | Savoy | IL | 61874 | United States | 2025-07-12 |
| David Taylor | Chicago | IL | 60602 | United States | 2025-07-12 |
| Dawn Quattrone | Urbana | IL | 61802 | United States | 2025-07-13 |
| Phyllis Martin | Urbana | IL | 61802 | United States | 2025-07-13 |
| Joe Kriegel | Franklin Park | IL | 60131 | United States | 2025-07-13 |
| Kim Santarelli | Champaign | IL | 61822 | United States | 2025-07-14 |
| Pamela Utterback | Champaign | IL | 61821 | United States | 2025-07-15 |
| Edna Zika | Edwardsville | IL | 62025 | United States | 2025-07-15 |
| Sloan Anderson | Tilton | IL | 61833 | United States | 2025-07-15 |
| Carole Tempel | Mahomet | IL | 61853 | United States | 2025-07-16 |
| Ben Hanks | Mahomet | IL | 61853 | United States | 2025-07-17 |
| Tammy Caputo | Mahomet | IL | 61853 | United States | 2025-07-17 |
| Rick Schwarzentra | Mahomet | IL | 61853 | United States | 2025-07-17 |
| Conrad Ruppert | Mahomet | IL | 61853 | United States | 2025-07-17 |
| Jay Wilske | Mahomet | IL | 61853 | United States | 2025-07-18 |
| Anita Johnson | Mahomet | IL | 61853 | United States | 2025-07-19 |
| Deanna Dale | Champaign | IL | 61853 | United States | 2025-07-28 |
| Lori Cooper | Gifford | IL | 61847 | United States | 2025-08-05 |
| Debbie Bunch | Grand Rapids | MI | 49507 | United States | 2025-08-05 |
| Lindie Kiser | Mahomet | IL | 61853 | United States | 2025-08-05 |
| Ian Kuenzli | Mahomet | IL | 61853 | United States | 2025-08-06 |
| Kolby Jeffers | Mahomet | IL | 61853 | United States | 2025-08-06 |
| Margie Gebauer | Mahomet | IL | 61853 | United States | 2025-08-06 |
| Taran Perry | Chicago | IL | 60602 | United States | 2025-08-06 |
| Kevin Cook | Chicago | IL | 60602 | United States | 2025-08-06 |
| Mica Witt | Mahomet | IL | 61853 | United States | 2025-08-06 |
| Sara Terry | Mahomet | IL | 61853 | United States | 2025-08-06 |
| Diana Hanson | Pittsburgh | PA | 15203 | United States | 2025-08-07 |
| Sarah Meador | Mahomet | IL | 61853 | United States | 2025-08-07 |
| Melanie Gist | Urbana | IL | 61801 | United States | 2025-08-07 |
| John Brusveen | Chicago | IL | 60644 | United States | 2025-08-07 |
| Kathy Moore | Mokena | IL | 60448 | United States | 2025-08-07 |
| Lisa Dillon | Melvin | IL | 60952 | United States | 2025-08-07 |
| Jeanne Schacht | Mahomet | IL | 61853 | United States | 2025-08-08 |

| | | | | | |
|---------------------------|-----------------|----|-------|---------------|------------|
| Brittany Douglas | Bay Saint Louis | MS | 39520 | United States | 2025-08-08 |
| William Ledger | Mahomet | IL | 61853 | United States | 2025-08-09 |
| Daniella Hill | Mahomet | IL | 61853 | United States | 2025-08-10 |
| Heath Lyons | Lawrenceville | IL | 62439 | United States | 2025-08-11 |
| Domna Brohdon | Chicago | IL | 60602 | United States | 2025-08-11 |
| Sheila MARA | Golden | CO | 80401 | United States | 2025-08-11 |
| Kent I sinkular | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Leah Stickels | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Mitch Rolson | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Mark cousert | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Katelyn Saldana | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Pam Hudson | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Paula Anderson | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Tanner Maase | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Justin Fancher | Champaign | IL | 61821 | United States | 2025-08-12 |
| Jessica Crane | Urbana | IL | 61801 | United States | 2025-08-12 |
| Kyle Douglas | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Jessica Mcconnell | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Robert Mueller | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Ashley Ester | Chicago | IL | 60639 | United States | 2025-08-12 |
| Julie Arnold | Champaign | IL | 61820 | United States | 2025-08-12 |
| Ashlee Ackerman | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Leanna Ehrhardt | Hopedale | IL | 61747 | United States | 2025-08-12 |
| Karen Patton | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Kyle Smith | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Chrissy Gerrib | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Angie Tracy | Chicago | IL | 60639 | United States | 2025-08-12 |
| Karen Waybright | Champaign | IL | 61822 | United States | 2025-08-12 |
| Kevin Alblinger | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Colleen Maxwell | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Randa Davis | Greenfield | IN | 46140 | United States | 2025-08-12 |
| Anna McClure | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Mitchell Gallier | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Kathleen Wirth-Cou | Mahomet | IL | 61853 | United States | 2025-08-12 |

| | | | | | |
|---------------------------|---------------|----|-------|---------------|------------|
| Paneen Allen | Davenport | WA | 99122 | United States | 2025-08-12 |
| Zoe Clayton | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Gigi Jagger | Mahomet | IL | 61853 | United States | 2025-08-12 |
| victoria wright | Toccoa | GA | 30577 | United States | 2025-08-12 |
| Stephanie Denby | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Lara Schwaiger | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Coady Murphy | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Chad Isley | Rantoul | IL | 61866 | United States | 2025-08-12 |
| Geneva Chavez | South Padre I | TX | 78597 | United States | 2025-08-12 |
| Hanna Richmond | Champaign | IL | 61822 | United States | 2025-08-12 |
| Scott Croft | Urbana | IL | 61801 | United States | 2025-08-12 |
| Jamie Fulfer | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Connie Winslow | Charleston | IL | 61920 | United States | 2025-08-12 |
| Cynthia Ellis | Kingsport | TN | 37660 | United States | 2025-08-12 |
| Michael Hagan | Champaign | IL | 61821 | United States | 2025-08-12 |
| Audrey White | Charlotte | NC | 28278 | United States | 2025-08-12 |
| Megan Vogel | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Valarina Figueredo | Mesa | AZ | 85208 | United States | 2025-08-12 |
| Russ Taylor | Orlando | FL | 32824 | United States | 2025-08-12 |
| Derek Bunch | Urbana | IL | 61801 | United States | 2025-08-12 |
| Callie Collins | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Lindsey Cook | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Zech Cook | Mahomet | IL | 61853 | United States | 2025-08-12 |
| Lana Stephens | BEECHER CI | IL | 62414 | United States | 2025-08-12 |
| Brent Wesselmann | Seymour | IL | 61875 | United States | 2025-08-12 |
| Jean Boston | Nashville | TN | 37212 | United States | 2025-08-13 |
| Cheryl Lane | Greeleyville | SC | 29056 | United States | 2025-08-13 |
| Diane Cousert | Mahomet | IL | 61853 | United States | 2025-08-13 |
| Karen Slezak | Mahomet | IL | 61853 | United States | 2025-08-13 |
| Debbie Joynt | Bourbonnais | IL | 60914 | United States | 2025-08-13 |
| Jasmine Durbin | Gibson City | IL | 60936 | United States | 2025-08-13 |
| Jessica Miller | Mahomet | IL | 61853 | United States | 2025-08-13 |
| Megan Beedy | Mahomet | IL | 61853 | United States | 2025-08-13 |
| Christine Swim | Mahomet | IL | 61853 | United States | 2025-08-13 |

| | | | | | |
|---------------------------|--------------|----|-------|---------------|------------|
| Christine Bidner | Champaign | IL | 61822 | United States | 2025-08-13 |
| Suzanne Bailey | mahomet | IL | 61i8 | United States | 2025-08-13 |
| Susan Jester | Mahomet | IL | 61853 | United States | 2025-08-13 |
| Katherine Sheridan | Mahomet | IL | 61853 | United States | 2025-08-13 |
| Lacey Dilley | Saint Joseph | IL | 61873 | United States | 2025-08-13 |
| Kolton Zapp | Titusville | FL | 32780 | United States | 2025-08-13 |
| Steven Owensby | Mattoon | IL | 61938 | United States | 2025-08-13 |
| Cynthia Minott | Moweaqua | IL | 62550 | United States | 2025-08-13 |
| Pat Persin | Clifton | IL | 60927 | United States | 2025-08-13 |
| Peter Schrettl | Bourbonnais | IL | 60914 | United States | 2025-08-13 |
| Jill Norfleet | Monticello | IL | 61856 | United States | 2025-08-13 |
| Dan Smith | Farmer City | IL | 61842 | United States | 2025-08-13 |
| Sharon Lamb | Mansfield | IL | 61854 | United States | 2025-08-14 |
| Erika Rowe | Sacramento | CA | 95838 | United States | 2025-08-14 |
| Drew Lambert | Mahomet | IL | 61853 | United States | 2025-08-14 |
| Julie Botkin | Lexington | IL | 61753 | United States | 2025-08-14 |
| Lisa faddis | Winchester | IN | 47394 | United States | 2025-08-14 |
| Bob Schlorff | Mahomet | IL | 61853 | United States | 2025-08-14 |

Charles W. Campo

From: Margaret Givens <maggivens@aol.com>
Sent: Thursday, August 14, 2025 5:30 PM
To: zoningdept
Subject: Please vote no to the Spring Lake Mahomet Solar Farm

CAUTION: External email, be careful when opening.

Zoning Board,

I ask that you vote no to the variance request for the proposed solar farm near Spring Lake in Mahomet.

There is no benefit to our beautiful neighborhood only destruction to wild life, scenic rural beauty, run off during construction to our lake.

Having viewed many of the other solar farms in Champaign County I can say unequivocally they are a blight.

Please vote no to this variance request

Margaret Given's
610 S Oak Dr
Mahomet, Il
Lot 5 Spring Lake
Mahomet

[Sent from the all new AOL app for iOS](#)



March 11, 2024

Rev 1: July 18, 2024

Rev 2: April 16, 2025

Rev 3: May 29, 2025

Rev 4: August 7, 2025

DECOMMISSIONING PLAN

IL - MAHOMET
County Rd 125 E
Mahomet, IL 61853
Champaign County
LAT/LONG: 40.194906, -88.434093

Prepared by: Summit Ridge Energy

Dale Johnson, PE
License Expiration: 11/30/2025





Table of Contents

| | |
|---|---|
| SECTION 1: OVERVIEW | 2 |
| SECTION 2: DISMANTLEMENT AND DEMOLITION | 2 |
| SECTION 3: DISPOSAL OR RECYCLING OF MATERIALS | 3 |
| SECTION 4: SITE STABILIZATION AND RESTORATION | 4 |
| SECTION 5: CURRENT PERMITTING REQUIREMENTS | 4 |
| SECTION 6: CHAMPAIGN COUNTY ZONING REQUIREMENTS | 5 |
| SECTION 7: SCHEDULE | 8 |
| SECTION 8: SOLAR DECOMMISSIONING ESTIMATE | 8 |

ATTACHMENTS

- ATTACHMENT 1: DECOMMISSIONING ESTIMATE
- ATTACHEMTN 2: SITE PLAN
- ATTACHMENT 3: CODE OF ORDINANCE
- ATTACHMENT 4: AGRICULTURAL IMPACT MITIGATION AGREEMENTS (AIMA)

OVERVIEW

Summit Ridge Energy, operating under Mahomet IL Solar 1, LLC, has prepared this Decommissioning Plan for a proposed Solar Energy Facility in Champaign County, IL called the Mahomet Solar Project. The site is located off County Rd 125 E, on an agricultural site.

The purpose of the Plan is to provide the general scope of work and construction cost estimate for the decommissioning and assurance process. This document outlines the decommissioning activities required to restore the Small Solar Energy System site to a meadow condition that existed before the construction of the Solar Energy Facility after a 40-year design life.

The solar system will produce power using photovoltaic (PV) panels mounted on ground-supported galvanized metal piles. The facility generally includes equipment pads, perimeter security fencing, underground electrical conduits, overhead wires and utility poles, and a gravel access driveway. The energy generated from the system will be supplied to the public utility grid. The major civil infrastructure quantities are summarized below, with the full detailed list provided in Attachment 1:

- Gravel Driveway – 58,637 Square Feet
- Perimeter Fence – 4,632 Linear Feet
- (2) Equipment Pads – 670 Square Feet (each)
- Solar Modules – 12,576 Hanwah Q.peak

The decommissioning cost assessment has been split between solar facility dismantlement, disposal, and site restoration, which reflects the overall decommissioning process. The reported costs include labor, materials, equipment, contractor's overhead, contingency, and profit; the labor costs have been estimated using regional labor rates. The decommissioning is to follow all guidelines outlined in the local Code of Ordinance in Attachment 3 and the Standard Agricultural Impact Mitigation Agreement (AIMA) in Attachment 4.

DISMANTLEMENT AND DEMOLITION

The dismantling and demolition of the Facility shall include the removal of all solar electric systems, buildings, cabling, electrical components, roads, foundations, piles, poles, fences, and any other associated facilities.

A significant amount of the components of the photovoltaic system at the Facility will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their resale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed of. It is anticipated that materials may be salvaged and some of the costs recovered.

Following coordination with the local power company regarding timing and required procedures for disconnecting the Facility from the electrical grid, all electrical connections to the system will be disconnected and all connections will be tested locally to confirm that no electric current is running through them before proceeding. All electrical connections to the panels will be cut at the panel and then removed from their framework by cutting or dismantling the connections to the supports. Modules, inverters, transformers, meters, fans, lighting fixtures, and other electrical structures will be removed. The photovoltaic mounting system framework will be dismantled and recycled. The galvanized support piles will be completely removed and recycled.

The term “hazardous” will be defined by the laws and regulations in effect at the time of decommissioning. Disposal of these materials at a landfill will be governed by State and Public Local Laws of the Authority Having Jurisdiction (AHJ) including the Code of Illinois Regulations (COILR) governing waste disposal at surrounding area landfills, and as may be amended from time to time.

Finally, all associated structures will be demolished and removed from the site for recycling or disposal, but no later than within 6 months days after the end of energy production. Any facility unutilized for a continuous period of 12 months will be considered abandoned. The Owner shall decommission the project within 12 months of abandonment. The owner or operator shall notify the AHJ by certified mail of the proposed date of discontinued operations and plans for removal. This will include the site fence, gates, access driveways, equipment foundations, and underground cables, which will likely be reclaimed or recycled. Landscape or grading may remain if a written request is submitted by the landowner and a waiver is granted by the Board of Supervisors.

Consultation with the landowner will determine if the access driveway should be left in place for their continued use. If the driveway is preferred to remain, the landowner will submit a request to the Board of Supervisors that such driveway remains. If the access driveway is deemed unnecessary, the contractor will remove the access driveway and restore this area with native soils and seeding. The gravel surface and base course will be removed completely. Any “clean” concrete will be crushed and disposed of off-site or recycled (reused either on- or off-site). Sanitary facilities will be provided on-site for the workers conducting the decommissioning of the Facility. Abandoned underground conduits/raceways will be capped at each end. Above-ground lines and all poles will be removed, along with associated equipment (isolation switches, fuses, metering) and holes will be filled with clean topsoil.

Erosion and sediment control measures are required during the decommissioning process. These measures include a stabilized construction entrance, silt fence, concrete washout stations, and ground stabilization practices. The owner/operator will restore the project location to a vegetated meadow condition.

As with the project’s construction, noise levels during the decommissioning work will increase. Proper steps will be followed to minimize the disturbance, such as using proper equipment for removing the support piles. Work hours are assumed to be 8 hours a day, during daylight. Also, road traffic in the area may increase temporarily due to crew and equipment movements.

Further details of the on-site stabilization are included in subsequent sections.

DISPOSAL OR RECYCLING OF MATERIAL

During the decommissioning phase, a variety of excess materials can be salvaged. Most of the materials used in a solar facility are reusable. Any remaining materials will be removed and disposed of off-site at an appropriate facility. The project general contractor will maximize recycling and reuse and will work with manufacturers, local subcontractors, and waste firms to segregate material to be recycled, reused and/or disposed of properly.

The project developer will be responsible for arranging the collection or recycling of fence, racking piles, PV panels, panel tracker equipment, AC and DC wiring, inverters, and miscellaneous equipment for salvage value.

Gravel may be reused as general fill on-site with the property owner's permission. The remaining gravel, geotextile fabric, concrete, and debris need to be separated and transported off-site by truck to the appropriate facilities for recycling and disposal in accordance with federal, state, and local solid waste management regulations.

Acceptable waste facilities could include a local recycling and disposal facility. Local landfills can accept non-recyclable waste; this estimate assumes a cost for the transport and a local disposal fee. For the recyclable metal components, such as steel piles and racking, there are a selection of local metal recyclers/scrap yards, which are available to purchase the components upon decommissioning. We have assumed the transportation and delivery fee to a local metal recycler, for the purposes of this estimate and have excluded any salvage value.

A final site walkthrough will be conducted to remove debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed.

SITE STABILIZATION AND RESTORATION

The areas of the Facility that are disturbed (during decommissioning) will require minor grading activities to restore the site to a pre-development condition. Grading is required to establish a uniform and consistent slope; the ground will be stabilized via hydroseeding with the surface treatment approved by the building inspector/planning board, including application of a selected grass seed mix to surfaces disturbed during the decommissioning process. Compacted soils shall be decompacted as agreed to by the landowner. Additionally, minor volumes of soil material will be required to restore the access driveways and concrete equipment pad area. All site stabilization activities will be completed in accordance with the approved Sediment and Erosion Control Plan issued by the local AHJ. At the time of approval of this plan, it is unknown whether a permit will be required for the proposed activities described above.

CURRENT PERMITTING REQUIREMENTS

We anticipate the following permits may be required prior to the commencement of the decommissioning work: National Pollution Discharge Elimination Systems (NPDES) and a local Building Permit. Other permits that may be required include a site development permit and/or road use agreement. However, because the decommissioning is expected to occur later in the future, the permitting requirements will be reviewed and might be subject to revisions based on local, state, and federal regulations at the time.

CHAMPAIGN COUNTY ZONING 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. For the full text, see Attachment 3 – Code of Ordinance.

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 Mahomet 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 Mahomet 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 Mahomet Solar Farm or prior to ceasing production of electricity from the Mahomet 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) They must remove below ground concrete to a depth of 54 inches at a minimum. The depth of removal of foundation concrete will be certified in writing by an Illinois Licensed Professional Engineer and the certification will be submitted to the Zoning Administrator.

- (i) Underground electrical cables of a depth of 5 feet or greater may be left in place.
- (j) Any remaining holes resulting from the removal of foundation concrete during decommissioning shall 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 Mahomet 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 Mahomet 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 Mahomet Solar Farm. The methods for storing the excavated native soils during the operating lifetime of the Mahomet 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 Mahomet Solar Farm Special Use Permit shall be deemed void.
- (l) 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 Applicant installs equipment or property increasing the cost of decommissioning after the Mahomet solar farm begins to produce electricity, at any point, the Applicant shall first obtain the consent of the Zoning Administrator. If the Applicant's lien holders remove equipment or property credited to the salvage value, the Applicant 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.

From Section 6.11A.9 and Section 6.15Q.

The Zoning Administrator may draw on the funds to have Mahomet Solar Farm removed when any of the following occur:

- a. No response is received from the land owner within thirty (30) days from initial notification by the Zoning Administrator;
- b. The land owner does not enter, or breaches any term of a written agreement with the County to remove the Mahomet Solar Farm as provided in Section 6.11A.8.;
- c. Any breach or performance failure of any provision of the decommissioning and site reclamation plan;
- d. The owner of record has filed a bankruptcy petition, or compromised Champaign County's interest in the letter of credit in any way not specifically allowed by the decommissioning and site reclamation plan;
- e. A court of law has made a finding that the Mahomet Solar Farm constitutes a public nuisance;
- f. The owner of record has failed to replace an expiring letter of credit within the deadlines set forth in Section 6.11A.6. of the Zoning Ordinance; or
- g. Any other conditions to which Champaign County and the land owner mutually agree, as set forth in the decommissioning and site reclamation plan.
- h. In the event that Mahomet 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 the Mahomet Solar Farm or component
- i. In the event that the Owner declares the Mahomet Solar Farm or any Mahomet Solar Farm component to be functionally obsolete for tax purposes.
- j. There is a delay in the construction of the Mahomet Solar Farm of more than 6 months after construction on the Mahomet Solar Farm begins.
- k. Any Mahomet 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.
- l. Any Mahomet Solar Farm or component thereof that is otherwise derelict for a period of 6 months.
- m. The Mahomet Solar Farm is in violation of the terms of the Mahomet Solar Farm Special Use Permit for a period exceeding ninety (90) days.
- n. The Applicant, 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 Mahomet Solar Farm Special Use Permit or compromised Champaign County's interest in the decommissioning and site reclamation plan.
- o. Champaign County discovers any material misstatement of fact or misleading omission of fact made by the Applicant in the course of the Mahomet Solar Farm Special Use Permit Zoning Case.
- q. The Applicant has either failed to receive a copy of the certification of design compliance required by paragraph 6.15D. or failed to submit it to Champaign County within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Applicant to obtain such certification
- r. The Zoning Administrator may, but is not required to, deem the Mahomet Solar Farm abandoned, or the standards set forth above met, with respect to some, but not all, of the Mahomet 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 Mahomet Solar Farm only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining Mahomet Solar Farm

SCHEDULE

The decommissioning process is estimated to take approximately sixteen to eighteen (16-18) weeks, but no longer than six (6) months, and is intended to occur outside of the winter season. The decommission must be complete within twelve (12) months after the end of the useful life of the facility.

Per the guidelines outlined in Agricultural Impact Mitigation Agreements (AIMA), and if deemed necessary by the AHJ, a sum equal to ten (10), fifty (50), and one hundred (100) percent of the projected decommissioning expenses must be submitted to the AHJ on or before the first, sixth and eleventh anniversary of the commencement of commercial activities, respectively.

SOLAR DECOMMISSIONING ESTIMATE

The decommissioning estimate is based on regional labor costs and disregards salvage value at the end of a 40-year lifespan. Using publicly available construction cost data from the 2024 RS Means Site Work book, the daily cost for different construction crew types that will be needed to perform the decommissioning work was identified. The duration of each type of activity was assumed e.g. removing modules, piles, etc., and the cost for each deconstruction activity was quantified. Using the duration of each subtask, and the cost for a daily crew rate, a total decommissioning cost was calculated. An additional 2.5% administrative fee and a 25% increase were added to the total demolition costs at the AHJ's request. The total decommissioning cost estimate is **\$654,530**; the detailed cost estimate is included in Attachment 1 – Decommissioning Estimate.

ATTACHMENT 1: DECOMMISSIONING ESTIMATE

DECOMMISSIONING COST ANALYSIS
IL - SRE - MAHOMET IL SOLAR 1, LLC
 DATE: 08/07/2025



| | Labor Hours, Daily total | Daily Cost (includes Sub O&P) | Comment |
|--|-----------------------------|-------------------------------------|-----------------------------------|
| Crew | | | |
| A-3C: Skid Steer 78 HP, 1 Equip Operator | 8 | \$ 1,169.70 | General Site Work/loading |
| A-3D: 1 Flatbed Trailer 25 ton, 1 pickup truck, 1 Truck Driver | 8 | \$ 1,088.24 | Module Loading |
| B-10B: 1 Dozer 200 HP, 1 Equipment operator, 0.5 laborer, | 12 | \$ 2,648.93 | Remove Driveway, Site restoration |
| B-12D: 1 Hydraulic Excavator 3.5 CY, 1 Equip operator, 1 Laborer, | 16 | \$ 3,761.86 | Remove Piles, excavation etc |
| B-17: 1 Backhoe 48 HP, 1 Dump Truck 8 CY, 2 laborers, 1 Operator, 1 Driver | 32 | \$ 3,454.23 | Material Loading |
| A-31: 1 Hydraulic Crane 40 ton, 1 Equip operator | 8 | \$ 3,337.44 | Material Loading |
| A-3P: Forklift, 31' reach, 1 operator | 8 | \$ 1,431.37 | Equipment and Operator |
| B-2: 1 Labor Foreman, 4 laborers | 40 | \$ 2,925.60 | General Labor |
| R-1: 1 foreman, 3 electricians, 2 apprentice | 48 | \$ 4,767.60 | Skilled Labor |
| Equip. Rent-Boom, 60', w/ Operator-1 day (sect. 0154-40-0075) | 8 | \$ 571.50 | Rental for Overhead line removal |

| Material and Equipment Removal Unit Rates | | | Hours |
|---|-------|--|-------|
| | Hours | Pile Removal Rate, piles/day | 50 |
| Module Removal Rate, module/hour | 144 | Time to remove overhead lines, LF/hr | 50 |
| Module Wire Removal Rate, hr | 0.5 | Time to remove a utility pole/hr | 1 |
| Time to remove AC/DC lines, LF/hr | 100 | Inverter Removal Rate, hr/inverter | 0.5 |
| Rack Removal Rate (Rack,wire,motor), Strings/hour | 6 | Transformer/switchgear Removal Rate, hr/unit | 2 |
| Grading Rate, CY/hour | 100 | Racking Loading Rate, min/LF | 0.1 |
| Fence Removal Rate, LF/Hr | 300 | Ground Seeding Rates, Ac/hr | 1 |
| Silt Fence Install/Removal rates, LF/HR | 100 | Tree Removal Rate/hr | 0.1 |

| DEMOLITION | QTY | | Time to Complete Task, Days | Completed by Crew ID# | Labor Hours/ Total | Cost, \$ |
|---|--------|---------|--------------------------------|--------------------------|-----------------------|---------------|
| Remove Modules | 12,576 | Modules | 11 | B-2, A-3D, A-3P | 616 | \$ 59,897.31 |
| Remove Inverters | 40 | EA | 3 | B-2, R-1 | 264 | \$ 23,079.60 |
| Remove Transformer, Switchgear, and misc. electrical equipment(s) loading | 2 | EA | 1 | A-31 | 8 | \$ 3,337.44 |
| Remove Foundation Piles | 2295 | EA | 6 | B-12D, A-3C, A-3D | 192 | \$ 36,118.80 |
| Remove Racking (torque tubes, motor, & supports) Strings | 524 | Strings | 11 | A-3D, A-3C, B-12D | 352 | \$ 66,217.80 |
| Remove DC Wiring | 5,661 | LF | 8 | R-1, B-12D | 512 | \$ 68,235.68 |
| Remove AC Wiring | 2,772 | LF | 4 | R-1, B-12D | 256 | \$ 34,117.84 |
| Remove Fence | 4,632 | LF | 2 | B-17 | 64 | \$ 6,908.46 |
| Remove Gravel Access Drive | 2172 | CY | 3 | A-3C, B-10B, B-12D | 108 | \$ 22,741.47 |
| Removal Utility Poles | 16 | EA | 2 | Rent-Boom Lift | 16 | \$ 1,143.00 |
| Remove Equipment Pad | 2 | LS | 1 | B-12D, B-2 | 56 | \$ 6,687.46 |
| Remove Vegetative Screening | 611 | Trees | 12 | A-3C, A-3D, B-2 | 96 | \$ 62,202.48 |
| | | | | | <i>Subtotal</i> | \$ 390,687.34 |
| SITE RESTORATION | | | | | | |
| Re-Seeding and mulching and site cleanup/restoration | 36 | AC | 5 | A-3C, B-2 | 240 | \$ 20,477 |
| Temporary Erosion and Sediment Control / silt fence | 4245 | LF | 5 | B-12D | 80 | \$ 18,809 |
| Construction Entrance | 1 | EA | 1 | B-12D | 16 | \$ 3,762 |
| | | | | | <i>Subtotal</i> | \$ 43,047.66 |
| OTHER COSTS | | | Unit Cost | | | |
| Transportation to transfer station (Assumes 10 truckloads reqd) | 28 | MILE | \$ 3.05 | | | \$ 854.00 |
| Disposal (C&D) (Assumes W6 x 8 x 17 ft Piles) | 156 | Tons | \$ 100.00 | | | \$ 15,606.00 |
| Disposal (module weight 75 pounds) | 472 | Tons | \$ 100.00 | | | \$ 47,160.00 |
| | | | | | <i>Subtotal</i> | \$ 63,620.00 |

Notes

1. The crew rates provided are based on regional labor and crew rates per the RS Means: Site Work & Landscape Cost data book version 2024.

| | |
|---|-------------------|
| Labor Hours Total | 2,780 |
| Subtotal | \$ 497,355 |
| Mobilization Cost, \$ (10%) | \$ 49,736 |
| AHJ Required 25% Contingency for Demolition | \$ 97,672 |
| AHJ 2.5% Administrative Fee for Demolition | \$ 9,767 |
| TOTAL | \$ 654,530 |

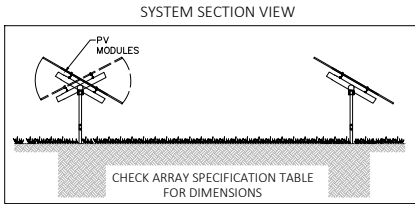
ATTACHMENT 2: SITE PLAN



NOTES:

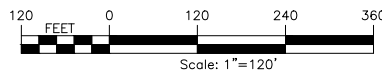
- THE PROPOSED SITE PLAN IS CONCEPTUAL. FINAL EQUIPMENT SELECTION MAY CHANGE DEPENDING ON AVAILABILITY.
- PARCEL BOUNDARY LINE IS BASED ON GIS DATA AND SHOULD BE CONSIDERED APPROXIMATE AND IS BEING SHOWN FOR REFERENCE PURPOSES ONLY.
- WETLAND DELINEATION HAVE BEEN REFERENCED FROM THE NATIONAL WETLANDS INVENTORY AND IS BEING SHOWN FOR REFERENCE PURPOSES.
- POINT OF INTERCONNECTION LOCATION IS APPROXIMATE AND WILL BE DETERMINED FOLLOWING A SITE SURVEY BY THE ELECTRICAL UTILITY. POINT OF INTERCONNECTION POLE SERIES TO BE DESIGNED IN ACCORDANCE WITH ELECTRICAL UTILITY STANDARDS.
- TOPOGRAPHICAL INFORMATION IS REFERENCED FROM NOAA LIDAR DATED 2019-2020.
- LOCATIONS OF WIRING WITHIN THE SOLAR ARRAY FOR REFERENCE PURPOSES ONLY. ACTUAL ROUTINGS TO BE DETERMINED IN 30% DESIGN STAGE.
- SITE PLAN IN ACCORDANCE WITH CHAMPAIGN COUNTY SOLAR ORDINANCE

| ARRAY SPECIFICATIONS | |
|-----------------------------|---------------------------------------|
| DC SYSTEM SIZE (kW) | 7419.84 kW |
| AC SYSTEM SIZE (kW) | 5000 kW |
| DC/AC RATIO | 1.48 |
| MODULE MODEL | Q.PEAK DUO XL-G11S.3/BFG |
| MODULE POWER | 590 W |
| MODULE COUNT | 12,576 |
| RACKING MANUFACTURER | FLEXRACK FLEXTRACK S-SERIES |
| RACKING QUANTITY | (140) 1x72; (45) 1x48; (14) 1x24; SAT |
| STRING LENGTH | 24 |
| STRING QUANTITY | 524 |
| INVERTER TYPE | KACO BLUEPLANET 125-TL3-INT |
| INVERTER QUANTITY | (40) 125 kW |
| AZIMUTH | 180° |
| TILT ANGLE / PHI LIMITS | ±55° |
| NOMINAL PITCH (FEET) | 22.44 |
| INTER-ROW SPACING (FEET) | 14.36 |
| GROUND COVERAGE RATIO | 0.360 |
| TORQUE TUBE HEIGHT (FEET) | 5.3 MIN; 5.8 DESIGN |
| TRACKER LEADING EDGE (FEET) | 2 MIN; 2.5 DESIGN |



LEGEND

| | |
|---------------------------|-----|
| PROPERTY LINE | --- |
| LEASE LINE | --- |
| FENCE LINE | --- |
| SOLAR MODULES | --- |
| EQUIPMENT PAD | --- |
| 1 FT CONTOURS | --- |
| CHAINLINK FENCE GATE | --- |
| OVERHEAD ELECTRIC LINE | --- |
| UNDERGROUND ELECTRIC LINE | --- |
| UTILITY POLE | --- |
| STORAGE SHED | --- |



DATE
07/18/2024
07/23/2024
07/30/2024
09/09/2024
03/10/2025
07/09/2025
08/07/2025

DESCRIPTION
PROJECT NAME UPDATE
ACCESS EASEMENT UPDATE
MATCH LEASE AREA TO ALTA
ACCESS EASEMENT UPDATE
MODULE UPDATE TO G11S.3
CAB ALIGNMENT & LOGO UPDATE
DRIVEWAY WIDTH WIDENED 20'

BY
AWS
AWS
AWS
AWS
TJH
DEJ

REV
9
11
12
13
14
15

☒ PRELIMINARY
☐ PERMITTING
☐ BID
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER

1000 WILSON BLVD, SUITE 200
ARLINGTON, VA 22209
WWW.SREENERGY.COM

PE SEAL/CONSULTANT:

NOT FOR
CONSTRUCTION

PROJECT:
MAHOMET IL SOLAR 1, LLC
COUNTY RD 125 E,
MAHOMET, IL 61853
LAT/LONG: 40.194906, -88.434093
UTILITY: AMEREN
CHAMPAIGN COUNTY

DRAWING TITLE:
CONCEPTUAL SITE PLAN

DWG NO:
C 01

ATTACHMENT 3: CODE OF ORDINANCE

6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM County BOARD SPECIAL USE Permit

A PHOTOVOLTAIC (PV) SOLAR FARM County BOARD SPECIAL USE Permit may only be authorized in the AG-1, Agriculture, Zoning DISTRICT or the AG-2, Agriculture, Zoning DISTRICT subject to the following standard conditions.

- A. In what follows, PV SOLAR FARM should be understood to include COMMUNITY PV SOLAR FARM unless specified otherwise in the relevant section or paragraph.
- B. General Standard Conditions
 - (1) The area of the PV SOLAR FARM County BOARD SPECIAL USE Permit must include the following minimum areas:
 - a. All land that will be exposed to a noise level greater than that authorized to Class A land as established by *35 Ill. Admin. Code Parts 900, 901 and 910* under paragraph 6.1.5I.
 - b. All necessary access lanes or driveways and any required new PRIVATE ACCESSWAYS. For purposes of determining the minimum area of the SPECIAL USE Permit, access lanes or driveways shall be provided a minimum 40 feet wide area.
 - c. All necessary PV SOLAR FARM STRUCTURES and ACCESSORY STRUCTURES including electrical distribution lines, inverters, transformers, common switching stations, and substations not under the ownership of a PUBLICLY REGULATED UTILITY and all waterwells that will provide water for the PV SOLAR FARM. For purposes of determining the minimum area of the SPECIAL USE Permit, underground cable installations shall be provided a minimum 40 feet wide area.
 - d. All aboveground STRUCTURES and facilities shall be of a type and shall be located in a manner that is consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5R.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (2) The PV SOLAR FARM County BOARD SPECIAL USE Permit shall not be located in the following areas:
- a. Less than one and one-half miles from an incorporated municipality that has a zoning ordinance except for any power lines of 34.5 kVA or less and any related proposed connection to an existing substation. Any request for a waiver of this minimum separation shall include the following:
 - (a) No part of a PV SOLAR FARM shall be located within a contiguous growth area (CUGA) as indicated in the most recent update of the CUGA in the Champaign County Land Resource Management Plan, and there shall be a separation of one-half mile from a proposed PV SOLAR FARM to a municipal boundary at the time of application for the SPECIAL USE Permit.
 - (b) The ZONING ADMINISTRATOR shall notify in writing any municipality that is located within one and one-half miles from any proposed PV SOLAR FARM upon the receipt of any substantial PV SOLAR FARM SPECIAL USE permit application in addition to any notice otherwise required.
 - (c) The PV SOLAR FARM SPECIAL USE Permit application shall include documentation that the applicant has provided a complete copy of the SPECIAL USE Permit application to any municipality within one and one-half miles of the proposed PV SOLAR FARM.
 - (d) Municipal subdivision approval for any PV SOLAR FARM land lease exceeding five years may be required by any relevant municipal authority that has an adopted comprehensive plan and when required said subdivision approval shall be necessary for compliance with Section 13.2.1.
 - (e) The public hearing for any proposed PV SOLAR FARM that is located within one and one-half miles of a municipality that has a zoning ordinance shall occur at a minimum of two Board meetings that are not less than 28 days apart to provide time for municipal comments during the public hearing, unless the 28-day comment period is waived in writing by any relevant municipality.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (f) For any proposed PV SOLAR FARM that is located within one and one-half miles of a municipality that has a zoning ordinance, the ZONING ADMINISTRATOR shall notify said municipality of the recommendation by the BOARD after the close of the public hearing.
- (g) After the initial review of the BOARD recommendation for the PV SOLAR FARM SPECIAL USE Permit by the Environment and Land Use Committee of the COUNTY BOARD, if the Environment and Land Use Committee makes a preliminary determination to accept the BOARD recommendation, the PV SOLAR FARM SPECIAL USE Permit shall remain at the Environment and Land Use Committee for a maximum 30-day comment period, or until the next regularly scheduled meeting, to allow comments regarding the PV SOLAR FARM SPECIAL USE Permit to be received from any relevant municipal authority prior to the Environment and Land Use Committee recommendation to the COUNTY BOARD, unless the municipal comment period is waived in writing by any relevant municipality. If a PV SOLAR FARM is not located within one and one-half miles of a municipality the Environment and Land Use Committee recommendation can be referred to the COUNTY BOARD without a comment period.
- (h) If no municipal resolution regarding the PV SOLAR FARM is received from any municipality located within one and one-half miles of the PV SOLAR FARM prior to the consideration of the PV SOLAR FARM SPECIAL USE Permit by the Champaign COUNTY BOARD, the ZONING ADMINISTRATOR shall provide documentation to the COUNTY BOARD that any municipality within one and one-half miles of the PV SOLAR FARM was provided notice of the meeting dates for consideration of the proposed PV SOLAR FARM SPECIAL USE Permit for both the Environment and Land Use Committee and the COUNTY BOARD.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (3) Interconnection to the power grid
 - a. The PV SOLAR FARM SPECIAL USE Permit application shall include documentation that the applicant or PV SOLAR FARM is in the queue to acquire an interconnection agreement to the power grid.
 - b. Documentation of an executed interconnection agreement with the appropriate electric utility shall be provided prior to issuance of a Zoning Compliance Certificate to authorize operation of the PV SOLAR FARM.
- (4) Right to farm
 - a. The owners of the subject property and the Applicant, its successors in interest, and all parties to the decommissioning plan and site reclamation plan hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.

C. Minimum LOT Standards

- (1) There are no minimum LOT AREA, AVERAGE LOT WIDTH, SETBACK, YARD, or maximum LOT COVERAGE requirements for a PV SOLAR FARM or for LOTS for PV SOLAR FARM substations and/or for PV SOLAR FARM maintenance and management facilities.
- (2) There is no maximum LOT AREA requirement on BEST PRIME FARMLAND.

D. Minimum Standard Conditions for Separations for PV SOLAR FARM from adjacent USES and STRUCTURES

The location of each PV SOLAR FARM shall provide the following required separations as measured from the exterior of the above ground portion of the PV SOLAR FARM STRUCTURES and equipment including fencing:

- (1) PV SOLAR FARM fencing shall be set back from the street centerline a minimum of 40 feet from a MINOR STREET and a minimum 55 feet from a COLLECTOR STREET and a minimum of 60 feet from a MAJOR STREET unless a greater separation is required for screening pursuant to Section 6.1.5M.2.a. but in no case shall the perimeter fencing be less than 10 feet from the RIGHT OF WAY of any STREET.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (2) For properties participating in the solar farm: No required separation from any existing DWELLING or existing PRINCIPAL BUILDING except as required to ensure that a minimum zoning LOT is provided for the existing DWELLING or PRINCIPAL BUILDING.
- (3) For properties not participating in the solar farm:
 - a. For any adjacent LOT that is 10 acres or less in area (not including the STREET RIGHT OF WAY):
 - (a) For any adjacent LOT that is bordered (directly abutting and/or across the STREET) on no more than two sides by the PV SOLAR FARM, the separation shall be no less than 240 feet from the property line.
 - (b) For any adjacent LOT that is bordered (directly abutting and/or across the STREET) on more than two sides by the PV SOLAR FARM, the separation shall exceed 240 feet as deemed necessary by the BOARD.
 - b. For any adjacent LOT that is more than 10 acres in area (not including the STREET RIGHT OF WAY), the separation shall be no less than 255 feet from any existing DWELLING or existing PRINCIPAL BUILDING and otherwise the perimeter fencing shall be a minimum of 10 feet from a SIDE or REAR LOT LINE. This separation distance applies to properties that are adjacent to or across a STREET from a PV SOLAR FARM.
 - c. Additional separation may be required to ensure that the noise level required by *35 Ill. Admin. Code Parts 900, 901 and 910* is not exceeded or for other purposes deemed necessary by the BOARD.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (4) A separation of at least 500 feet from any of the following unless the SPECIAL USE Permit application includes results provided from an analysis using the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, Federal Aviation Administration (FAA) Review of Solar Energy Projects on Federally Obligated Airports, or the most recent version adopted by the FAA, and the SGHAT results show no detrimental affect with less than a 500 feet separation from any of the following:
 - a. any AIRPORT premises or any AIRPORT approach zone within five miles of the end of the AIRPORT runway; or
 - b. any RESTRICTED LANDING AREA that is NONCONFORMING or which has been authorized by SPECIAL USE Permit and that existed on or for which there had been a complete SPECIAL USE Permit application received by April 22, 2010, or any approach zone for any such RESTRICTED LANDING AREA; or
 - c. any RESIDENTIAL AIRPORT that existed on or for which there had been a complete SPECIAL USE Permit application received by April 22, 2010, or any approach zone for any such RESIDENTIAL AIRPORT.
- (5) A separation of at least 500 feet between substations and transmission lines of greater than 34.5 kVA to adjacent dwellings and residential DISTRICTS.
- (6) Electrical inverters shall be located as far as possible from property lines and adjacent DWELLINGS consistent with good engineering practice. Inverter locations that are less than 275 feet from the perimeter fence shall require specific approval and may require special sound deadening construction and noise analysis.
- (7) Separation distances for any PV SOLAR FARM with solar equipment exceeding 8 feet in height, with the exception of transmission lines which may be taller, shall be determined by the BOARD on a case-by-case basis.
- (8) PV SOLAR FARM solar equipment other than inverters shall be no less than 26 feet from the property line of any lot more than 10 acres in area.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

E. Standard Conditions for Design and Installation of any PV SOLAR FARM.

- (1) Any building that is part of a PV SOLAR FARM shall include as a requirement for a Zoning Compliance Certificate, a certification by an Illinois Professional Engineer or Illinois Licensed Structural Engineer or other qualified professional that the constructed building conforms to Public Act 96-704 regarding building code compliance and conforms to the Illinois Accessibility Code.
- (2) Electrical Components
 - a. All electrical components of the PV SOLAR FARM shall conform to the National Electrical Code as amended and shall comply with Federal Communications Commission (FCC) requirements.
 - b. Burying power and communication wiring underground shall be minimized consistent with best management practice regarding PV SOLAR FARM construction and minimizing impacts on agricultural drainage tile.
- (3) Maximum Height. The height limitation established in Section 5.3 shall not apply to a PV SOLAR FARM. The maximum height of all above ground STRUCTURES shall be identified in the application and as approved in the SPECIAL USE Permit.
- (4) Warnings
 - a. A reasonably visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
- (5) No construction may intrude on any easement or right-of-way for a GAS PIPELINE or HAZARDOUS LIQUID PIPELINE, an underground water main or sanitary sewer, a drainage district ditch or tile, or any other public utility facility unless specifically authorized by a crossing agreement that has been entered into with the relevant party.

F. Standard Conditions to Mitigate Damage to Farmland

- (1) All underground wiring or cabling for the PV SOLAR FARM shall be at a minimum depth of 5 feet below grade or deeper if required to maintain a minimum one foot of clearance between the wire or cable and any agricultural drainage tile or a lesser depth if so authorized by the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5R.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (2) Protection of agricultural drainage tile
- a. The applicant shall endeavor to locate all existing agricultural drainage tile prior to establishing any construction staging areas, construction of any necessary PV SOLAR FARM access lanes or driveways, construction of any PV SOLAR FARM STRUCTURES, any common switching stations, substations, and installation of underground wiring or cabling. The applicant shall contact affected landowners and tenants and the Champaign County Soil and Water Conservation District and any relevant drainage district for their knowledge of tile line locations prior to the proposed construction. Drainage districts shall be notified at least two weeks prior to disruption of tile.
 - b. The location of drainage district tile lines shall be identified prior to any construction and drainage district tile lines shall be protected from disturbance as follows:
 - (a) All identified drainage district tile lines and any known existing drainage district tile easement shall be staked or flagged prior to construction to alert construction crews of the presence of drainage district tile and the related easement.
 - (b) Any drainage district tile for which there is no existing easement shall be protected from disturbance by a 30 feet wide no-construction buffer on either side of the drainage district tile. The no-construction buffer shall be staked or flagged prior to the start of construction and shall remain valid for the lifetime of the PV SOLAR FARM SPECIAL USE Permit and during any deconstruction activities that may occur pursuant to the PV SOLAR FARM SPECIAL USE Permit.
 - (c) Construction shall be prohibited within any existing drainage district easement and also prohibited within any 30 feet wide no-construction buffer on either side of drainage district tile that does not have an existing easement unless specific construction is authorized in writing by all commissioners of the relevant drainage district. A copy of the written authorization shall be provided to the Zoning Administrator prior to the commencement of construction.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- c. Any agricultural drainage tile located underneath construction staging areas, access lanes, driveways, any common switching stations, and substations shall be replaced as required in Section 6.3 of the Champaign County Storm Water Management and Erosion Control Ordinance.
- d. Any agricultural drainage tile that must be relocated shall be relocated as required in the Champaign County Storm Water Management and Erosion Control Ordinance.
- e. Conformance of any relocation of drainage district tile with the Champaign County Storm Water Management and Erosion Control Ordinance shall be certified by an Illinois Professional Engineer. Written approval by the drainage district shall be received prior to any backfilling of the relocated drain tile and a copy of the approval shall be submitted to the Zoning Administrator. As-built drawings shall be provided to both the relevant drainage district and the Zoning Administrator of any relocated drainage district tile.
- f. All tile lines that are damaged, cut, or removed shall be staked or flagged in such manner that they will remain visible until the permanent repairs are completed.
- g. All exposed tile lines shall be screened or otherwise protected to prevent the entry into the tile of foreign materials, loose soil, small mammals, etc.
- h. Permanent tile repairs shall be made within 14 days of the tile damage provided that weather and soil conditions are suitable or a temporary tile repair shall be made. Immediate temporary repair shall also be required if water is flowing through any damaged tile line. Temporary repairs are not needed if the tile lines are dry and water is not flowing in the tile provided the permanent repairs can be made within 14 days of the damage. All permanent and temporary tile repairs shall be made as detailed in the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5R. and shall not be waived or modified except as authorized in the SPECIAL USE Permit.
- i. All damaged tile shall be repaired so as to operate as well after construction as before the construction began.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- j. Following completion of the PV SOLAR FARM construction, the applicant shall be responsible for correcting all tile line repairs that fail, provided that the failed repair was made by the Applicant.
- (3) All soil conservation practices (such as terraces, grassed waterways, etc.) that are damaged by PV SOLAR FARM construction and/or decommissioning shall be restored by the applicant to the pre-PV SOLAR FARM construction condition in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5R.
- (4) Topsoil replacement
- For any open trenching required pursuant to PV SOLAR FARM construction, the topsoil shall be stripped and replaced as follows:
- a. The top 12 inches of topsoil shall first be stripped from the area to be trenched and from an adjacent area to be used for subsoil storage. The topsoil shall be stored in a windrow parallel to the trench in such a manner that that it will not become intermixed with subsoil materials.
 - b. All subsoil material that is removed from the trench shall be placed in the second adjacent stripped windrow parallel to the trench but separate from the topsoil windrow.
 - c. In backfilling the trench, the stockpiled subsoil material shall be placed back into the trench before replacing the topsoil.
 - d. The topsoil must be replaced such that after settling occurs, the topsoil's original depth and contour (with an allowance for settling) will be restored.
 - e. All topsoil shall be placed in a manner consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5R.
- (5) Mitigation of soil compacting and rutting
- a. The Applicant shall not be responsible for mitigation of soil compaction and rutting if exempted by the PV SOLAR FARM lease.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- b. Unless specifically provided for otherwise in the PV SOLAR FARM lease, the Applicant shall mitigate soil compaction and rutting for all areas of farmland that were traversed with vehicles and construction equipment or where topsoil is replaced in open trenches.
 - c. All mitigation of soil compaction and rutting shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5R.
- (6) Land leveling
 - a. The Applicant shall not be responsible for leveling of disturbed land if exempted by the PV SOLAR FARM lease.
 - b. Unless specifically provided for otherwise in the PV SOLAR FARM lease, the Applicant shall level all disturbed land as follows:
 - (a) Following the completion of any open trenching, the applicant shall restore all land to its original pre-construction elevation and contour.
 - (b) Should uneven settling occur or surface drainage problems develop as a result of the trenching within the first year after completion, the applicant shall again restore the land to its original pre-construction elevation and contour.
 - c. All land leveling shall be consistent with the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5R.
- (7) Permanent Erosion and Sedimentation Control Plan
 - a. Prior to the approval of any Zoning Use Permit, the Applicant shall provide 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.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- b. As-built documentation of all permanent soil erosion and sedimentation improvements for the PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer shall be submitted and accepted by the Zoning Administrator prior to approval of any Zoning Compliance Certificate.

(8) Retention of all topsoil

No topsoil may be removed, stripped, or sold from the proposed SPECIAL USE Permit site pursuant to or as part of the construction of the PV SOLAR FARM.

(9) Minimize disturbance to BEST PRIME FARMLAND

- a. Any PV SOLAR FARM to be located on BEST PRIME FARMLAND shall minimize the disturbance to BEST PRIME FARMLAND as follows:
 - (a) The disturbance to BEST PRIME FARMLAND caused by construction and operation of the PV SOLAR FARM shall be minimized at all times consistent with good engineering practice.
 - (b) Disturbance to BEST PRIME FARMLAND shall be offset by establishment of a vegetative ground cover within the PV SOLAR FARM that includes the following:
 - i. The vegetative ground cover shall use native plant species as much as possible and shall be based on a site assessment of the site geography and soil conditions.
 - ii. The species selected shall serve a secondary habitat purpose as much as possible.
 - iii. Maintenance of the vegetative ground cover shall use a combination of management approaches to ensure safe, cost-effective, reliable maintenance while minimizing environmental risks.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- iv. The plan to establish and maintain a vegetative ground cover that includes native plant species as much as possible shall be detailed in a landscape plan included in the PV SOLAR FARM SPECIAL USE Permit application. The landscape plan shall include the weed control plan required by Section 6.1.5 P.3.

G. Standard Conditions for Use of Public Streets

Any PV SOLAR FARM Applicant proposing to use any County Highway or a township or municipal STREET for the purpose of transporting PV SOLAR FARM or Substation parts and/or equipment for construction, operation, or maintenance of the PV SOLAR FARM or Substation(s), shall identify all such public STREETS and pay the costs of any necessary permits and the costs to repair any damage to the STREETS caused by the PV SOLAR FARM construction, as follows:

- (1) Prior to the close of the public hearing before the BOARD, the Applicant shall enter into a Roadway Upgrade and Maintenance agreement approved by the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, except for any COMMUNITY PV SOLAR FARM for which the relevant highway authority has agreed in writing to waive the requirements of subparagraphs 6.1.5G.1, 6.1.5G.2, and 6.1.5G.3, and the signed and executed Roadway Upgrade and Maintenance agreements must provide for the following minimum conditions:
 - a. The applicant shall agree to conduct a pre-PV SOLAR FARM construction baseline survey to determine existing STREET conditions for assessing potential future damage including the following:
 - (a) A videotape of the affected length of each subject STREET supplemented by photographs if necessary.
 - (b) Pay for costs of the County to hire a consultant to make a study of any structure on the proposed route that the County Engineer feels may not carry the loads likely during the PV SOLAR FARM construction.
 - (c) Pay for any strengthening of STREET structures that may be necessary to accommodate the proposed traffic loads caused by the PV SOLAR FARM construction.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- b. The Applicant shall agree to pay for costs of the County Engineer to hire a consultant to make a study of any structure on the proposed route that the County Engineer feels may not carry the loads likely during the PV SOLAR FARM construction and pay for any strengthening of structures that may be necessary to accommodate the proposed traffic loads caused by the PV SOLAR FARM construction.
- c. The Applicant shall agree upon an estimate of costs for any other necessary roadway improvements prior to construction.
- d. The Applicant shall obtain any necessary approvals for the STREET improvements from the relevant STREET maintenance authority.
- e. The Applicant shall obtain any necessary Access Permits including any required plans.
- f. The Applicant shall erect permanent markers indicating the presence of underground cables.
- g. The Applicant shall install marker tape in any cable trench.
- h. The Applicant shall become a member of the Illinois statewide One-Call Notice System (otherwise known as the Joint Utility Locating Information for Excavators or “JULIE”) and provide JULIE with all of the information necessary to update its record with respect to the PV SOLAR FARM.
- i. The Applicant shall use directional boring equipment to make all crossings of County Highways for the cable collection system.
- j. The Applicant shall notify the STREET maintenance authority in advance of all oversize moves and crane crossings.
- k. The Applicant shall provide the County Engineer with a copy of each overweight and oversize permit issued by the Illinois Department of Transportation for the PV SOLAR FARM construction.
- l. The Applicant shall transport the PV SOLAR FARM loads so as to minimize adverse impact on the local traffic including farm traffic.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- m. The Applicant shall schedule PV SOLAR FARM construction traffic in a way to minimize adverse impacts on emergency response vehicles, rural mail delivery, school bus traffic, and local agricultural traffic.
- n. The Applicant shall provide as much advance notice as in commercially reasonable to obtain approval of the STREET maintenance authority when it is necessary for a STREET to be closed due to a crane crossing or for any other reason. Notwithstanding the generality of the aforementioned, the Applicant will provide 48 hours notice to the extent reasonably practicable.
- o. The Applicant shall provide signs indicating all highway and STREET closures and work zones in accordance with the Illinois Department of Transportation Manual on Uniform Traffic Control Devices.
- p. The Applicant shall establish a single escrow account and a single Irrevocable Letter of Credit for the cost of all STREET upgrades and repairs pursuant to the PV SOLAR FARM construction.
- q. The Applicant shall notify all relevant parties of any temporary STREET closures.
- r. The Applicant shall obtain easements and other land rights needed to fulfill the Applicant's obligations under this Agreement.
- s. The Applicant shall agree that the County shall design all STREET upgrades in accordance with the most recent edition of the IDOT Bureau of Local Roads and Streets Manual.
- t. The Applicant shall provide written Notice to Proceed to the relevant STREET maintenance authority by December 31 of each year that identifies the STREETS to be upgraded during the following year.
- u. The Applicant shall provide dust control and grading work to the reasonable satisfaction of the County Engineer on STREETS that become aggregate surface STREETS.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- v. The Applicant shall conduct a post-PV SOLAR FARM construction baseline survey similar to the pre-PV SOLAR FARM construction baseline survey to identify the extent of repairs necessary to return the STREETS to the pre-PV SOLAR FARM construction condition.
 - w. The Applicant shall pay for the cost of all repairs to all STREETS that are damaged by the Applicant during the construction of the PV SOLAR FARM and restore such STREETS to the condition they were in at the time of the pre-PV SOLAR FARM construction inventory.
 - x. All PV SOLAR FARM construction traffic shall exclusively use routes designated in the approved Transportation Impact Analysis.
 - y. The Applicant shall provide liability insurance in an acceptable amount to cover the required STREET construction activities.
 - z. The Applicant shall pay for the present worth costs of life consumed by the construction traffic as determined by the pavement management surveys and reports on the roads which do not show significant enough deterioration to warrant immediate restoration.
 - aa. Provisions for expiration date on the agreement.
 - bb. Other conditions that may be required.
- (2) A condition of the County Board SPECIAL USE Permit approval shall be that the Zoning Administrator shall not authorize a Zoning Use Permit for the PV SOLAR FARM until the County Engineer and State's Attorney, or Township Highway Commissioner, or municipality where relevant, has approved a Transportation Impact Analysis provided by the Applicant and prepared by an independent engineer that is mutually acceptable to the Applicant and the County Engineer and State's Attorney, or Township Highway Commissioner, or municipality where relevant, that includes the following:
- a. Identify all such public STREETS or portions thereof that are intended to be used by the Applicant during construction of the PV SOLAR FARM as well as the number of loads, per axle weight of each load, and type of equipment that will be used to transport each load.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- b. A schedule of the across road culverts and bridges affected by the project and the recommendations as to actions, if any, required with respect to such culverts and bridges and estimates of the cost to replace such culverts and bridges.
 - c. A schedule of the anticipated STREET repair costs to be made in advance of the PV SOLAR FARM construction and following construction of the PV SOLAR FARM.
 - d. The Applicant shall reimburse the County Engineer, or Township Highway Commissioner, or municipality where relevant, for all reasonable engineering fees including the cost of a third-party consultant, incurred in connection with the review and approval of the Transportation Impact Analysis.
- (3) At such time as decommissioning takes place, the Applicant or its successors in interest shall enter into a Roadway Use and Repair Agreement with the appropriate highway authority.
- H. Standard Conditions for Coordination with Local Fire Protection District
 - (1) The Applicant shall submit to the local fire protection district a copy of the site plan.
 - (2) Upon request by the local fire protection district, the Owner or Operator shall cooperate with the local fire protection district to develop the fire protection district's emergency response plan.
 - (3) Nothing in this section shall alleviate the need to comply with all other applicable fire laws and regulations.
- I. Standard Conditions for Allowable Noise Level
 - (1) Noise levels from any PV SOLAR FARM shall be in compliance with the applicable Illinois Pollution Control Board (IPCB) regulations (*35 Illinois Administrative Code*, Subtitle H: Noise, Parts 900, 901, 910).
 - (2) The Applicant shall submit manufacturer's sound power level characteristics and other relevant data regarding noise characteristics of proposed PV SOLAR FARM equipment necessary for a competent noise analysis.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (3) The Applicant, through the use of a qualified professional, as part of the siting approval application process, shall appropriately demonstrate compliance with the above noise requirements as follows:
 - a. The SPECIAL USE Permit application for other than a COMMUNITY PV SOLAR FARM shall include a noise analysis that includes the following:
 - (a) The pre-development 24-hour ambient background sound level shall be identified at representative locations near the site of the proposed PV SOLAR FARM.
 - (b) Computer modeling shall be used to generate the anticipated sound level resulting from the operation of the proposed PV SOLAR FARM within 1,500 feet of the proposed PV SOLAR FARM.
 - (c) Results of the ambient background sound level monitoring and the modeling of anticipated sound levels shall be clearly stated in the application and the application shall include a map of the modeled noise contours within 1,500 feet of the proposed PV SOLAR FARM.
 - (d) The application shall also clearly state the assumptions of the computer model's construction and algorithms so that a competent and objective third party can as simply as possible verify the anticipated sound data and sound levels.
 - b. For a COMMUNITY PV SOLAR FARM the Board may require submission of a noise analysis that meets the standard of paragraph 6.1.5I.(3)a.
- (4) After construction of the PV SOLAR FARM, the Zoning Administrator shall take appropriate enforcement action as necessary to investigate noise complaints in order to determine the validity of the complaints and take any additional enforcement action as proves warranted to stop any violation that is occurring, including but not limited to the following:
 - a. The Zoning Administrator shall make the Environment and Land Use Committee aware of complaints about noise that have been received by the Complaint Hotline.
 - b. If the Environment and Land Use Committee determines that the noise is excessive, the Environment and Land Use Committee shall require the Owner or Operator to take responsible steps to mitigate the excessive noise.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

J. Standard Conditions for Endangered Species Consultation

The Applicant shall apply for consultation with the Endangered Species Program of the Illinois Department of Natural Resources. The Application shall include a copy of the Agency Action Report from the Endangered Species Program of the Illinois Department of Natural Resources or, if applicable, a copy of the Detailed Action Plan Report submitted to the Endangered Species Program of the Illinois Department of Natural Resources and a copy of the response from the Illinois Department of Natural Resources.

K. Standard Conditions for Historic and Archaeological Resources Review

The Applicant shall apply for consultation with the State Historic Preservation Officer of the Illinois Department of Natural Resources. The Application shall include a copy of the Agency Action Report for the State Historic Preservation Officer of the Illinois Department of Natural Resources.

L. Standard Conditions for Acceptable Wildlife Impacts

The PV SOLAR FARM shall be located, designed, constructed, and operated so as to avoid and if necessary mitigate the impacts to wildlife to a sustainable level of mortality.

M. Screening and Fencing

(1) Perimeter fencing

- a. PV SOLAR FARM equipment and structures shall be fully enclosed and secured by a fence with a minimum height of 7 feet.
- b. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.
- c. Vegetation between the fencing and the LOT LINE shall be maintained such that NOXIOUS WEEDS are controlled or eradicated consistent with the Illinois Noxious Weed Law (505 *ILCS* 100/1 *et. seq.*). Management of the vegetation shall be explained in the application.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

(2) Screening

- a. A visual screen shall be provided around the perimeter of the PV SOLAR FARM as follows:
 - (a) The visual screen shall be provided for any part of the PV SOLAR FARM that is visible to and located within 1,000 feet of an existing DWELLING or residential DISTRICT except that the visual screen may not be required within the full 1,000 feet of an existing DWELLING or residential DISTRICT provided the Applicant submits a landscape plan prepared by an Illinois Registered Landscape Architect and the BOARD finds that the visual screen in the landscape plan provides adequate screening. However, the visual screen shall not be required if the PV SOLAR FARM is not visible to a DWELLING or residential DISTRICT by virtue of the existing topography.
 - (b) The visual screen shall be waived if the owner(s) of a relevant DWELLING(S) have agreed in writing to waive the screening requirement and a copy of the written waiver is submitted to the BOARD or GOVERNING BODY.
 - (c) The visual screen shall be a vegetated buffer as follows:
 - i. A vegetated visual screen buffer that shall include a continuous line of native evergreen foliage and/or native shrubs and/or native trees and/or any existing wooded area and/or plantings of tall native grasses and other native flowering plants and/or an area of agricultural crop production that will conceal the PV SOLAR FARM from view from adjacent abutting property may be authorized as an alternative visual screen subject to specific conditions.
 - ii. Any vegetation that is part of the approved visual screen buffer shall be maintained in perpetuity of the PV SOLAR FARM. If the evergreen foliage below a height of 7 feet disappears over time, the screening shall be replaced.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- iii. The continuous line of native evergreen foliage and/or native shrubs and/or native trees shall be planted at a minimum height of 5 feet tall and shall be planted in multiple rows as required to provide a 50% screen within 2 years of planting. The planting shall otherwise conform to Natural Resources Conservation Service Practice Standard 380 Windbreak/Shelterbreak Establishment except that the planting shall be located as close as possible to the PV SOLAR FARM fence while still providing adequate clearance for maintenance.
- iv. A planting of tall native grasses and other native flowering plants may be used as a visual screen buffer for any PV module installation that is no more than 8 feet tall provided that the width of planting shall be authorized by the BOARD and the planting shall otherwise be planted and maintained per the recommendations of the Natural Resources Conservation Service Practice Standard 327 Conservation Cover and further provided that the PV SOLAR FARM perimeter fence is opaque.
- v. An area of agricultural crop production may also be authorized by the BOARD as an alternative visual screen buffer with a width of planting as authorized by the BOARD provided that the PV SOLAR FARM perimeter fence is opaque. Any area of crop production that is used as a vegetated visual screen shall be planted annually and shall be replanted as necessary to ensure a crop every year regardless of weather or market conditions.
- vi. Any vegetated screen buffer shall be detailed in a landscape plan drawing that shall be included with the PV SOLAR FARM SPECIAL USE Permit application.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

N. Standard Conditions to Minimize Glare

- (1) The design and construction of the PV SOLAR FARM shall minimize glare that may affect adjacent properties and the application shall include an explanation of how glare will be minimized.
- (2) After construction of the PV SOLAR FARM, the Zoning Administrator shall take appropriate enforcement action as necessary to investigate complaints of glare in order to determine the validity of the complaints and take any additional enforcement action as proves warranted to stop any significant glare that is occurring, including but not limited to the following:
 - a. The Zoning Administrator shall make the Environment and Land Use Committee aware of complaints about glare that have been received by the Complaint Hotline.
 - b. If the Environment and Land Use Committee determines that the glare is excessive, the Environment and Land Use Committee shall require the Owner or Operator to take reasonable steps to mitigate the excessive glare such as the installation of additional screening.

O. Standard Condition for Liability Insurance

- (1) The Owner or Operator of the PV SOLAR FARM shall maintain a current general liability policy covering bodily injury and property damage with minimum limits of at least \$5 million per occurrence and \$5 million in the aggregate.
- (2) The general liability policy shall identify landowners in the SPECIAL USE Permit as additional insured.

P. Operational Standard Conditions

- (1) Maintenance
 - a. The Owner or Operator of the PV SOLAR FARM must submit, on an annual basis, a summary of operation and maintenance reports to the Environment and Land Use Committee and any other operation and maintenance reports as the Environment and Land Use Committee reasonably requests.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- b. Any physical modification to the PV SOLAR FARM that increases the number of solar conversion devices or structures and/or the land area occupied by the PV SOLAR FARM shall require a new County BOARD SPECIAL USE Permit. Like-kind replacements shall not require recertification nor will replacement of transformers, cabling, etc. provided replacement is done in fashion similar to the original installation.
 - c. The Application shall explain methods and materials used to clean the PV SOLAR FARM equipment including an estimation of the daily and annual gallons of water used and the source of the water and management of wastewater. The BOARD may request copies of well records from the Illinois State Water Survey and may require an estimate by a qualified hydrogeologist of the likely impact on adjacent waterwells.
- (2) Materials Handling, Storage and Disposal
 - a. All solid wastes related to the construction, operation and maintenance of the PV SOLAR FARM shall be removed from the site promptly and disposed of in accordance with all Federal, State and local laws.
 - b. All hazardous materials related to the construction, operation and maintenance of the PV SOLAR FARM shall be handled, stored, transported and disposed of in accordance with all applicable local, State and Federal laws.
- (3) Vegetation management
 - a. The PV SOLAR FARM SPECIAL USE Permit application shall include a weed control plan for the total area of the SPECIAL USE Permit including areas both inside of and outside of the perimeter fencing.
 - b. The weed control plan shall ensure the control and/or eradication of NOXIOUS WEEDS consistent with the Illinois Noxious Weed Law (55 ILCS 100/1 *et. seq.*).
 - c. The weed control plan shall be explained in the application.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

Q. Standard Condition for Decommissioning and Site Reclamation Plan

- (1) The Applicant shall submit a signed decommissioning and site reclamation plan conforming to the requirements of paragraph 6.1.1A.
- (2) In addition to the purposes listed in subparagraph 6.1.1A.4., the decommissioning and site reclamation plan shall also include provisions for anticipated repairs to any public STREET used for the purpose of reclamation of the PV SOLAR FARM and all costs related to removal of access driveways.
- (3) The decommissioning and site reclamation plan required in paragraph 6.1.1A. shall also include the following:
 - a. A stipulation that the applicant or successor shall notify the GOVERNING BODY by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of proceeding.
 - b. A stipulation that the applicant shall agree that the sale, assignment in fact or law, or such other transfer of applicant's financial interest in the PV SOLAR FARM shall in no way affect or change the applicant'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. Authorization for the GOVERNING BODY and its authorized representatives for right of entry onto the PV SOLAR FARM premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.
 - d. A stipulation that at such time as decommissioning takes place the Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
 - e. A stipulation that the Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- f. A stipulation that the Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall be obliged 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.
- g. The decommissioning and site reclamation plan shall provide for payment of 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. The depth of removal of foundation concrete below ground shall be a minimum of 54 inches. The depth of removal of foundation concrete shall be certified in writing by an Illinois Licensed Professional Engineer and the certification shall be submitted to the Zoning Administrator.
- i. Underground electrical cables of a depth of 5 feet or greater may be left in place.
- j. The hole resulting from the removal of foundation concrete during decommissioning shall 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.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (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. A stipulation that 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.
- l. A stipulation that the Applicant's obligation to complete the decommissioning and site reclamation plan and to pay all associated costs shall be independent of the Applicant's obligation to provide financial assurance.
- m. A stipulation that the liability of the Applicant'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.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- n. If the Applicant 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 Applicant installs equipment or property increasing the cost of decommissioning after the PV SOLAR FARM begins to produce electricity, at any point, the Applicant shall first obtain the consent of the Zoning Administrator. If the Applicant's lien holders remove equipment or property credited to the salvage value, the Applicant 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.
- (4) To comply with paragraph 6.1.1A.5., the Applicant shall provide financial assurance in the form of an irrevocable letter of credit as follows:
 - a. At the time of SPECIAL USE Permit approval, the amount of financial assurance to be provided for the decommissioning and site reclamation plan shall be 125% of the decommissioning cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Section 6.1.1A.4.a. and 6.1.1A.4.b., and 6.1.1A.4c. and shall otherwise be compliant with Section 6.1.1A.5. except that if the PV SOLAR FARM modules have an unlimited warranty of at 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, financial assurance may be provided for the decommissioning and site reclamation plan as follows:
 - (a) No Zoning Use Permit to authorize construction of the PV SOLAR FARM shall be authorized by the Zoning Administrator until the PV SOLAR FARM owner shall provide the COUNTY with financial assurance to cover 12.5% of the decommissioning cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Sections 6.1.1A.4.a. and 6.1.1A.4.b. and 6.1.1A.4.c. and otherwise compliant with Section 6.1.1A.5.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (b) On or before the sixth anniversary of the Commercial Operation Date, the PV SOLAR FARM Owner shall provide the COUNTY with Financial Assurance to cover 62.5% of the decommissioning cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Sections 6.1.1A.4.a. and 6.1.1A.4.b. and 6.1.1A.4.c. and otherwise compliant with Section 6.1.1A.5.
 - (c) On or before the eleventh anniversary of the Commercial Operation Date, the PV SOLAR FARM Owner shall provide the COUNTY with Financial Assurance to cover 125% of the decommissioning cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Sections 6.1.1A.4.a. and 6.1.1A.4.b. and 6.1.1A.4.c. and otherwise compliant with Section 6.1.1A.5.
- b. Net salvage value may be deducted for decommissioning costs as follows:
 - (a) One of the following standards shall be met:
 - i. The Applicant, 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 Applicant, its successors in interest, and all parties to the decommissioning and site reclamation plan shall deduct from the salvage value 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 Applicant, 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.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (b) The Applicant, 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 Applicant, 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.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- c. The GOVERNING BODY has the right to require multiple letters of credit based on the regulations governing federal insurance for deposits.
- d. The Applicant, 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 25 years of the financial assurance and at least once every two years thereafter, the Applicant, 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 Applicant, 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.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (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 debt (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.
- (5) In addition to the conditions listed in subparagraph 6.1.1A.9. the Zoning 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.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- 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 Applicant, 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 Applicant in the course of the SPECIAL USE Permit Zoning Case.
 - i. The Applicant 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 Applicant to obtain such certification.
- (6) 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.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (7) 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.
- R. Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
 - (1) If provided by state law, the Applicant shall enter into an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
 - (2) The Applicant shall bear full responsibility for coordinating any special conditions required in the SPECIAL USE Permit in order to ensure compliance with the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
 - (3) All requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall become requirements of the COUNTY Board SPECIAL USE Permit.
 - (4) Champaign County shall have the right to enforce all requirements of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
- S. Complaint Hotline
 - (1) Prior to the commencement of construction on the PV SOLAR FARM and during the entire term of the COUNTY Board SPECIAL USE Permit and any extension, the Applicant and Owner shall establish a telephone number hotline for the general public to call with any complaints or questions.
 - (2) The telephone number hotline shall be publicized and posted at the operations and maintenance center and the construction marshalling yard.
 - (3) The telephone number hotline shall be manned during usual business hours and shall be an answering recording service during other hours.
 - (4) Each complaint call to the telephone number hotline shall be logged and identify the name and address of the caller and the reason for the call.
 - (5) All calls shall be recorded and the recordings shall be saved for transcription for a minimum of two years.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- (6) A copy of the telephone number hotline log shall be provided to the Zoning Administrator on a monthly basis.
- (7) The Applicant and Owner shall take necessary actions to resolve all legitimate complaints.

T. Standard Conditions for Expiration of PV SOLAR FARM COUNTY Board SPECIAL USE Permit

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

U. Application Requirements

- (1) In addition to all other information required on the SPECIAL USE Permit application and required by Section 9.1.11A.2., the application shall contain or be accompanied by the following information:
 - a. A PV SOLAR FARM Project Summary, including, to the extent available:
 - (a) A general description of the project, including its approximate DC and AC generating capacity; the maximum number and type of solar devices, and the potential equipment manufacturer(s).
 - (b) The specific proposed location of the PV SOLAR FARM including all tax parcels on which the PV SOLAR FARM will be constructed.
 - (c) The specific proposed location of all tax parcels required to be included in the PV SOLAR FARM COUNTY Board SPECIAL USE Permit.
 - (d) A description of the Applicant, Owner and Operator, including their respective business structures.
 - b. The name(s), address(es), and phone number(s) of the Applicant(s), Owner and Operator, and all property owner(s) for the PV SOLAR FARM COUNTY Board SPECIAL USE Permit.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- c. A site plan for the PV SOLAR FARM indicating the following:
 - (a) The approximate planned location of all PV SOLAR FARM STRUCTURES, property lines (including identification of adjoining properties), required separations, public access roads and turnout locations, access driveways, solar devices, electrical inverter(s), electrical transformer(s), cabling, switching station, electrical cabling from the PV SOLAR FARM to the Substation(s), ancillary equipment, screening and fencing, third party transmission lines, meteorological station, maintenance and management facilities, and layout of all structures within the geographical boundaries of any applicable setback.
 - (b) The site plan shall clearly indicate the area of the proposed PV SOLAR FARM COUNTY Board SPECIAL USE Permit as required by subparagraph 6.1.5A.(1).
 - (c) The location of all below-ground wiring.
 - (d) The location, height, and appearance of all above-ground wiring and wiring structures.
 - (e) The separation of all PV SOLAR FARM structures from adjacent DWELLINGS and/or PRINCIPAL BUILDINGS or uses shall be dimensioned on the approved site plan and that dimension shall establish the effective minimum separation that shall be required for any Zoning Use Permit. Greater separation and somewhat different locations may be provided in the approved site plan for the Zoning Use Permit provided that the greater separation does not increase the noise impacts and/or glare that were approved in the PV SOLAR FARM COUNTY Board SPECIAL USE Permit. PV SOLAR FARM structures include substations, third party transmission lines, maintenance and management facilities, or other significant structures.
- d. All other required studies, reports, certifications, and approvals demonstrating compliance with the provisions of this Ordinance.

SECTION 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM COUNTY BOARD SPECIAL USE PERMIT – CONT.

- e. The PV SOLAR FARM SPECIAL USE Permit application shall include documentation that the applicant has provided a complete copy of the SPECIAL USE Permit application to any municipality within one-and-one-half miles of the proposed PV SOLAR FARM as required by Section 6.1.5B.(2)a.(b).
 - f. A municipal resolution regarding the PV SOLAR FARM by any municipality located within one-and-one-half miles of the PV SOLAR FARM must be submitted to the Zoning Administrator prior to the consideration of the PV SOLAR FARM SPECIAL USE Permit by the Champaign COUNTY Board or, in the absence of such a resolution, the Zoning Administrator shall provide documentation to the COUNTY Board that any municipality within one-and-one-half miles of the PV SOLAR FARM was provided notice of the meeting dates for consideration of the proposed PV SOLAR FARM SPECIAL USE Permit for both the Environment and Land Use Committee and the COUNTY Board as required by Section 6.1.5B.(2)a.(c).
 - g. Documentation of an executed interconnection agreement with the appropriate electric utility shall be provided prior to issuance of a Zoning Compliance Certificate to authorize operation of the PV SOLAR FARM as required by Section 6.1.5B.(3)b.
- (2) The Applicant shall notify the COUNTY of any changes to the information provided above that occurs while the COUNTY Board SPECIAL USE Permit application is pending.
 - (3) The Applicant shall include a copy of the signed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture with the Zoning Use Permit Application to authorize construction.

**ATTACHMENT 4: STANDARD AGRICULTURAL IMPACT
MITIGATION AGREEMENTS (AIMA)**

STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT

between
Mahomet IL Solar 1, LLC

and the
ILLINOIS DEPARTMENT OF AGRICULTURE
Pertaining to the Construction of a Commercial Solar Energy Facility
in
Champaign County, Illinois

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

Mahomet IL Solar 1, LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 5 MW AC Commercial Solar Energy Facility in Champaign County [GPS Coordinates: 40.1949, -88.4340], which will consist of up to 37.95 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

Conditions of the AIMA

The mitigative actions specified in this AIMA shall be subject to the following conditions:

- A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.
- B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.
- C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

- D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.
- E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.
- F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.
- G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.
- H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.
- I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.
- J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.
- K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.
- L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.
- M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

Definitions

Abandonment

When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.

| | |
|--|--|
| Aboveground Cable | Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter. |
| Agricultural Impact Mitigation Agreement (AIMA) | The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein. |
| Agricultural Land | Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above. |
| Best Efforts | Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation. |
| Commercial Operation Date | The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months. |
| Commercial Solar Energy Facility (Facility) | A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts. |
| Commercial Solar Energy Facility Owner deemed (Facility Owner) | A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act. |
| County | The County or Counties where the Commercial Solar Energy Facility is located. |
| Construction | The installation, preparation for installation and/or repair of a Facility. |
| Cropland | Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland. |

| | |
|--|--|
| Deconstruction | The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA. |
| Deconstruction Plan | <p>A plan prepared by a Professional Engineer, at the Facility's expense, that includes:</p> <ol style="list-style-type: none">(1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things:<ol style="list-style-type: none">i. the number of solar panels, racking, and related facilities involved;ii. the original Construction costs of the Facility;iii. the size and capacity, in megawatts of the Facility;iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs);v. the Construction method and techniques for the Facility and for other similar facilities; and(2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility. |
| Department | The Illinois Department of Agriculture (IDOA). |
| Financial Assurance | A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary. |
| Landowner | Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement. |
| Prime Farmland | Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management). |
| Professional Engineer | An engineer licensed to practice engineering in the State of Illinois. |
| Soil and Water Conservation District (SWCD) | A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources. |
| Tenant | Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement. |
| Topsoil | The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon. |
| Underlying Agreement | The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner. |

| | |
|--|---|
| Underground Cable | Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid. |
| USDA Natural Resources Conservation Service (NRCS) | An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation. |

Construction and Deconstruction Standards and Policies

1. Support Structures

- A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.
- B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.
- C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

2. Aboveground Facilities

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

3. Guy Wires and Anchors

Best Efforts shall be made to place guy wires and their anchors, if used, out of Cropland, pastureland and hayland, placing them instead along existing utilization lines and on land other than Cropland. Where this is not feasible, Best Efforts shall be made to minimize guy wire impact on Cropland. All guy wires shall be shielded with highly visible guards.

4. Underground Cabling Depth

- A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:
 1. a minimum of 5 feet of top cover where they cross Cropland.
 2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
 3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.

4. a minimum of 3 feet of top cover where they cross wooded/brushy land.
 - B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:
 1. Within the fenced perimeter of the Facility; or
 2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.
 - C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.
- 5. Topsoil Removal and Replacement**
- A. Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such a manner that it will not become intermixed with subsoil materials.
 - B. Best Efforts shall be made to store all disturbed subsoil material near the excavation site and separate from the topsoil.
 - C. When backfilling an excavation site, Best Efforts shall be used to ensure the stockpiled subsoil material will be placed back into the excavation site before replacing the topsoil.
 - D. Refer to Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.
 - E. Refer to Section 8 for procedures pertaining to the repair of compaction and rutting of the topsoil.
 - F. Best Efforts shall be performed to place the topsoil in a manner so that after settling occurs, the topsoil's original depth and contour will be restored as close as reasonably practicable. The same shall apply where excavations are made for road, stream, drainage ditch, or other crossings. In no instance shall the topsoil materials be used for any other purpose unless agreed to explicitly and in writing by the Landowner.
 - G. Based on the mutual agreement of the landowner and Facility Owner, excess soil material resulting from solar facility excavation shall either be removed or stored on the Landowner's property and reseeded per the applicable National Pollution Discharge Elimination System (NPDES) permit/Stormwater Pollution Prevention Plan (SWPPP). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.
- 6. Rerouting and Permanent Repair of Agricultural Drainage Tiles**
- The following standards and policies shall apply to underground drainage tile line(s) directly or indirectly affected by Construction and/or Deconstruction:
- A. Prior to Construction, the Facility Owner shall work with the Landowner to identify drainage tile lines traversing the property subject to the Underlying Agreement to the extent reasonably practicable. All drainage tile lines identified in this manner shall be shown on the Construction and Deconstruction Plans.

- B. The location of all drainage tile lines located adjacent to or within the footprint of the Facility shall be recorded using Global Positioning Systems (GPS) technology. Within 60 days after Construction is complete, the Facility Owner shall provide the Landowner, the IDOA, and the respective County Soil and Water Conservation District (SWCD) with "as built" drawings (strip maps) showing the location of all drainage tile lines by survey station encountered in the Construction of the Facility, including any tile line repair location(s), and any underground cable installed as part of the Facility.

C. Maintaining Surrounding Area Subsurface Drainage

If drainage tile lines are damaged by the Facility, the Facility Owner shall repair the lines or install new drainage tile line(s) of comparable quality and cost to the original(s), and of sufficient size and appropriate slope in locations that limit direct impact from the Facility. If the damaged tile lines cause an unreasonable disruption to the drainage system, as determined by the Landowner, then such repairs shall be made promptly to ensure appropriate drainage. Any new line(s) may be located outside of, but adjacent to the perimeter of the Facility. Disrupted adjacent drainage tile lines shall be attached thereto to provide an adequate outlet for the disrupted adjacent tile lines.

D. Re-establishing Subsurface Drainage Within Facility Footprint

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

- E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.
- F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.
- G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.

7. Rock Removal

With any excavations, the following rock removal procedures pertain only to rocks found in the uppermost 42 inches of soil, the common freeze zone in Illinois, which emerged or were brought to the site as a result of Construction and/or Deconstruction.

- A. Before replacing any topsoil, Best Efforts shall be taken to remove all rocks greater than 3 inches in any dimension from the surface of exposed subsoil which emerged or were brought to the site as a result of Construction and/or Deconstruction.
- B. If trenching, blasting, or boring operations are required through rocky terrain, precautions shall be taken to minimize the potential for oversized rocks to become interspersed in adjacent soil material.
- C. Rocks and soil containing rocks removed from the subsoil areas, topsoil, or from any excavations, shall be removed from the Landowner's premises or disposed of on the Landowner's premises at a location that is mutually acceptable to the Landowner and the Facility Owner.

8. Repair of Compaction and Rutting

- A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping depth. The disturbed area shall then be disked.
- B. All ripping and disking shall be done at a time when the soil is dry enough for normal tillage operations to occur on Cropland adjacent to the Facility.
- C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.
- D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

9. Construction During Wet Weather

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

- A. Construction activities on prepared surfaces, surfaces where topsoil and subsoil have been removed, heavily compacted in preparation, or otherwise stabilized (e.g. through cement mixing) may occur at the discretion of the Facility Owner in wet weather conditions.

- B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

10. Prevention of Soil Erosion

- A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.
- B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.
- C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

11. Repair of Damaged Soil Conservation Practices

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

12. Compensation for Damages to Private Property

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

13. Clearing of Trees and Brush

- A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.
- B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

14. Access Roads

- A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.

- B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.
- C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

15. Weed/Vegetation Control

- A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.
- B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.
- C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.
- D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

16. Indemnification of Landowners

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities

- A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:
 - 1. Solar panels, cells and modules;
 - 2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
 - 3. Solar panel foundations, if used (to depth of 5 feet);

4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
 5. Overhead collection system components;
 6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
 7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
 8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
 9. Debris and litter generated by Deconstruction and Deconstruction crews.
- B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.
- C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.
- D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:
1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
 2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
 3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.

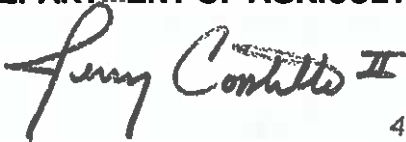
- E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.
- F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

Concurrence of the Parties to this AIMA

The Illinois Department of Agriculture and Mahomet IL Solar 1, LLC concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in Champaign County within the State of Illinois.

The effective date of this AIMA commences on the date of execution.

**STATE OF ILLINOIS
DEPARTMENT OF AGRICULTURE**


4

By: Jerry Costello II, Director


By Clay Nordsiek, Deputy General Counsel

801 E. Sangamon Avenue,
State Fairgrounds, POB 19281
Springfield, IL 62794-9281

Mahomet IL Solar 1, LLC


Bridget Callahan Nov 26, 2024 12:08:57

By Bridget Callahan

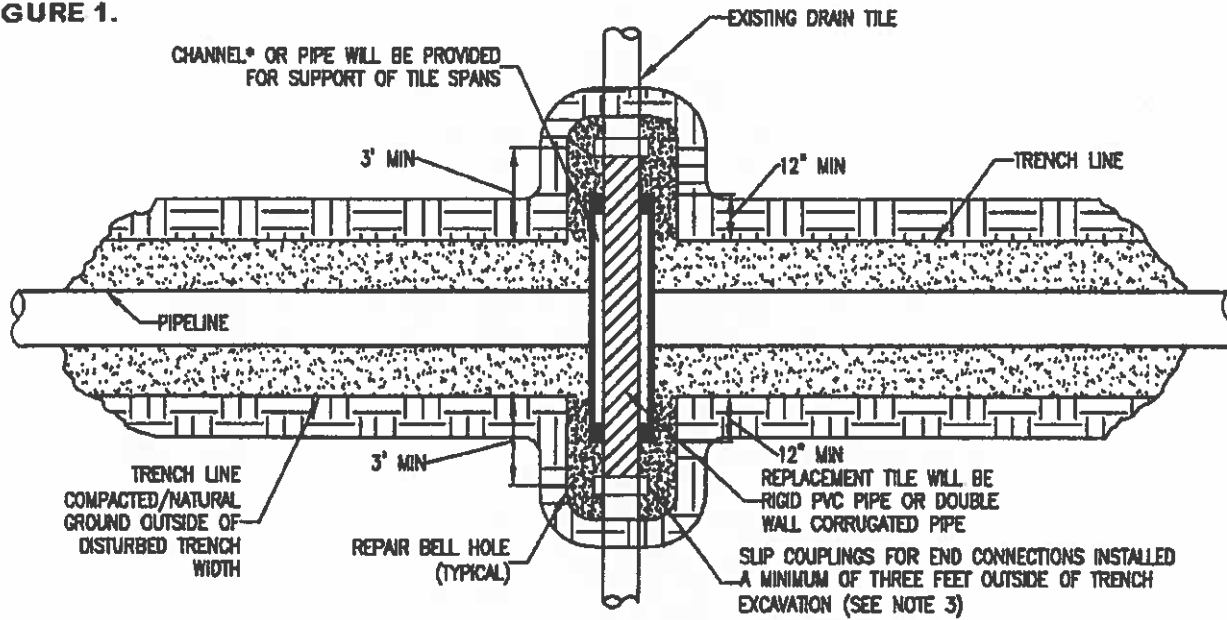
1000 Wilson Blvd #2400
Arlington, VA 22209

Address

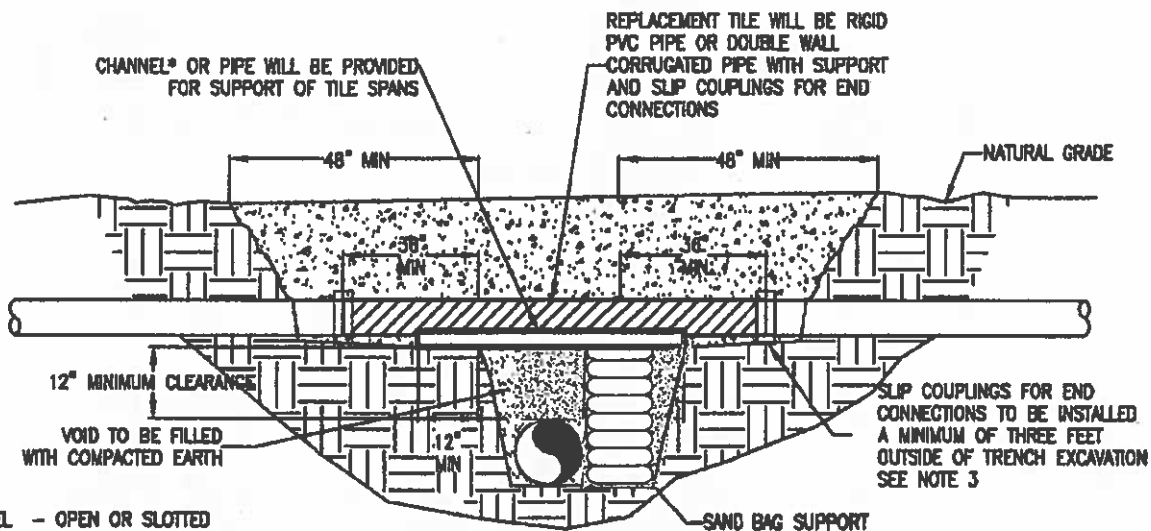
November 26, 2024

1/29, 2025

FIGURE 1.



PLAN
N.T.S.



CROSS SECTION
N.T.S.

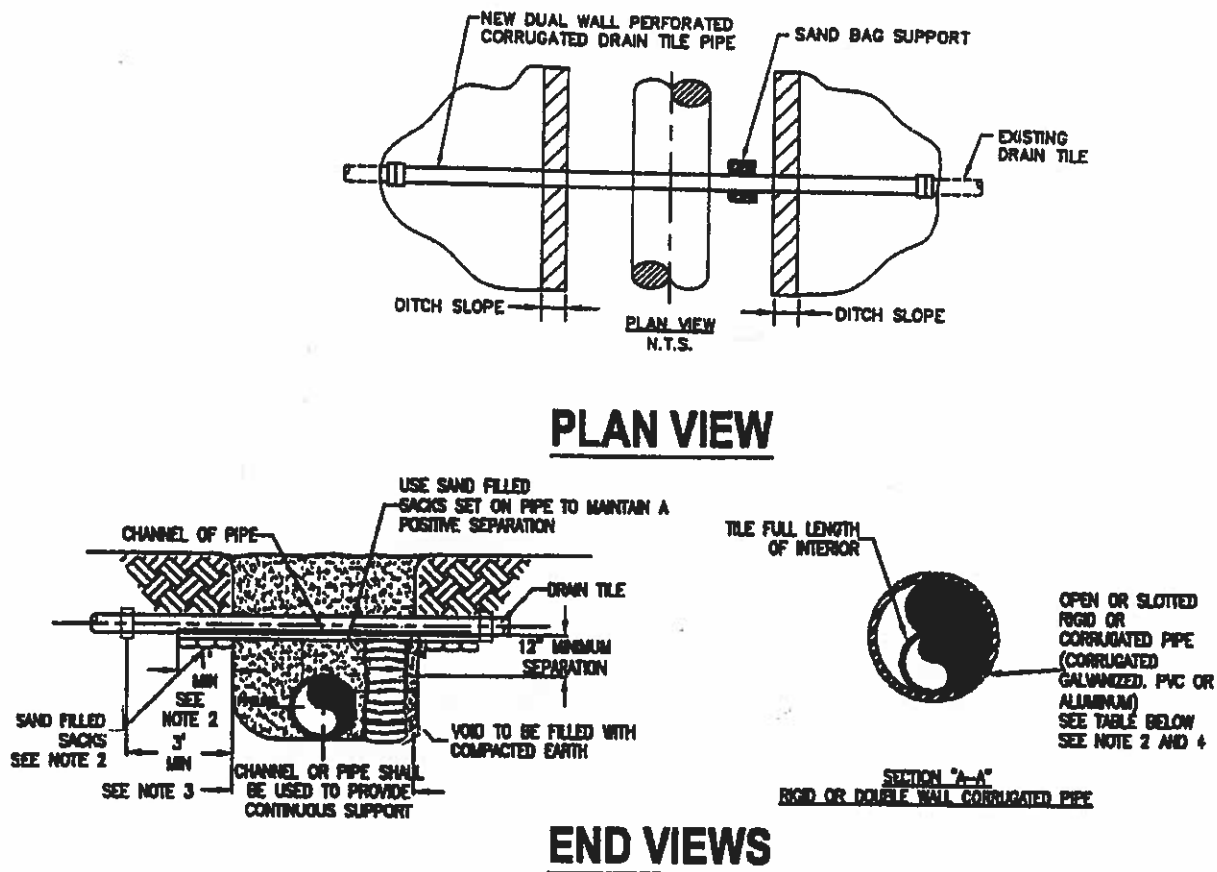
*CHANNEL - OPEN OR SLOTTED
CORRUGATED GALVANIZED, PVC OR
ALUMINUM CRADLE TO SUPPORT
DRAIN TILE.

NOTE:

1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

TEMPORARY DRAIN TILE REPAIR

FIGURE 2.



| MINIMUM SUPPORT TABLE | | | |
|-----------------------|-----------------|-----------|----------|
| TILE SIZE | CHANNEL SIZE | PIPE SIZE | |
| 3" | 4" @ 5.4 #/ft | 4" | STD. WT. |
| 4'-5" | 5" @ 6.7 #/ft | 6" | STD. WT. |
| 6'-9" | 7" @ 9.8 #/ft | 9'-10" | STD. WT. |
| 10" | 10" @ 15.3 #/ft | 12" | STD. WT. |

NOTE:

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.
2. 1'-0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).
3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.
4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.
5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20', TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.
6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.
7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE LATERALLY INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

PERMANENT DRAIN TILE REPAIR