

CASE 177-S-25

SUPPLEMENTAL MEMORANDUM #1
December 4 2025

Petitioner: Somer Township Solar 1 LLC, c/o New Leaf Energy, via agent Tom Ryan,
and participating landowner James Heimbürger Trustee

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 Agriculture Zoning District, and including the following waivers of standard conditions:

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

Part B: 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 C: A waiver for locating the PV Solar Farm 160 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.

Location: The subject property is approximately 27.68 acres lying north of East Ford Harris Road West of North Lincoln Avenue and east of the Canadian National Rail line with PIN 25-15-20-300-006, described as The South Third of that part of the Southwest Quarter of Section 20, Township 20 North, Range 9 East of the Third Principal Meridian, situated in Somer Township in Champaign County, Illinois, lying East of the Center Line of the Illinois Central Gulf Railroad, now Canadian National Railroad, being tax parcel 25-15-20-300-006 containing 27.68 acres, commonly known as farmland owned by James M. Heimbürger Trust.

Site Area: 27.68 acres

Time Schedule for Development: As soon as possible

Prepared by: **Charlie Campo**, Zoning Officer
John Hall, Zoning Administrator
Trevor Partin, Associate Planner

BACKGROUND

The petitioner applied for a Special Use Permit to construct a 4.99 (MW) Community Photovoltaic (PV) Solar Farm on a 27.68-acre site on the north side of E. Ford Harris Road and west side of N. Lincoln Ave. in Somer Township. The petitioners request waivers from standard conditions for the Special Use Permit. A public hearing was held on October 16, 2025.

REQUESTED WAIVERS

Waiver Part A is for locating the PV Solar Farm less than one and one-half miles from an incorporated municipality per 6.1.5 B.(2)a. The subject property is within one-half mile of the City of Urbana, a municipality with zoning. Zoned municipalities do not have protest rights in Special Use Permit cases. Notice was sent by the Department to the City of Urbana. A copy of the Special Use permit application was provided to the City. A public hearing for a PV Solar Farm within one and one-half miles of a municipality with zoning shall occur at a minimum of two Board meetings no less than 28 days apart unless the requirement is waived by the relevant municipality. The City of Urbana stated in an email that the development would not trigger their Land Development Code.

Waiver Part B is for not entering into a Roadway Upgrade and Maintenance Agreement with the relevant local highway authority prior to consideration of the Special Use Permit by the ZBA, per Section 6.1.5 G. The site plan and haul route have been reviewed by the Somer Township Highway Commissioner and were found to be acceptable. The site plan and haul route have been reviewed by the City of Champaign who stated that a Roadway Upgrade and Maintenance Agreement would not be required. A Special Condition has been added and states that a Roadway Upgrade and Maintenance Agreement signed by relevant County, township, and/or municipal authorities and approved by the Environment and Land Use Committee, shall be submitted at the time of application for a Zoning Use Permit.

Waiver Part C is for locating the PV Solar Farm 160 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. This waiver was added after the October 16, 2025, public hearing upon further staff review of the site plan. The subject property is adjacent to the rail line to the west of the Subject Property. The rail line right-of way is broken up into parcels and the parcel to the southwest is less than 10 acres in area. The solar farm fencing is 160 feet from the rail line right-of-way property line. The petitioner is requesting a setback of 160 feet in lieu of the required 240 feet. If the rail line was mapped as a right-of-way and not individual parcels the maximum required separation would be 60 feet

LANDSCAPING

The petitioner has submitted a revised Landscape Plan and a Vegetation Management Plan that includes the addition of landscaped screening on the east and south sides of the subject property. The petitioner previously anticipated obtaining a waiver for the required screening from the neighboring property (who also owns the subject property). Upon further discussion with the owner the petitioner agreed to install the required screening negating the need for a waiver.

ILLINOIS STATE HISTORIC PRESERVATION OFFICE

The petitioner submitted a letter of exemption from the State Historic Preservation Office.

THOMASBORO FIRE PROTECTION DISTRICT

The Chief of the Thomasboro Fire Protection District has reviewed the site plan, and the petitioner has agreed to provide emergency contact signage at the site and a walkthrough of the facility upon the completion of construction. Special Condition I. 2 addresses these items.

DECOMMISSIONING PLAN

A revised Decommissioning and Site Reclamation Plan that addresses staff comments has been reviewed and is acceptable.

INTERCONNECTION AGREEMENT

A signed interconnection agreement with Ameren dated September 15, 2025, has been received.

PROPOSED SPECIAL CONDITIONS

- A. **The approved site plan consists of the following documents:**
- **Sheets T-1.0, C-0.0, C-1.0, C-2.0, C-3.0, C-4.0, C-5.0, C-6.0, E-0.0, E-1.0, of the revised Site Plan received December 2, 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 necessary to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- D. **A signed Decommissioning and Site Reclamation Plan that has been approved by 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 Champaign 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 tile are expected to be located based on soils, topographic elevations, ground surface channels and/or depressions, wetlands, natural drainage ingress and egress locations, and knowledge of current owners and/or current farmers.**
 3. **Slit trenching shall be used to investigate the presence of mutual drainage tiles that serve upland areas under different ownership. All existing drain tiles encountered shall be logged on field mapping and repaired to the original state according to Illinois Department of Agriculture Impact Mitigation Agreement (AIMA) standards.**
 4. **Drain tile routes shall be located by surface probing or electronic detection and field staked at 20 feet intervals.**
 5. **All existing drain tile that are found shall be located in the field using GPS location systems and recorded on as-built plans. Record mapping shall be completed according to typical civil engineering mapping and AIMA standards.**
 6. **Any tile found shall be protected from disturbance.**
 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 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 175-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:

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

H. A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:

1. **An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.**
2. **As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.**
3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**
4. **Confirmation from the Thomasboro Fire Protection District that a walkthrough of the project site with the developer met the requirements of the district.**

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

That the PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

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

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

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

- 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.

ATTACHMENTS

- A Memo from CBBEL dated November 11, 2025, addressing staff comments
- B Memo from CBBEL dated December 2, 2025, addressing staff comments
- C Revised Site Plan received December 2, 2025
- D Vegetation Management and Monitoring Plan received November 12, 2025
- E Illinois State Historic Preservation Office letter of Exemption dated September 22, 2025
- F Revised Decommissioning and Site Reclamation Plan received December 2, 2025
- G Thomasboro Fire Protection District Correspondence/Approval received December 2, 2025
- H City of Champaign Road Use Agreement Correspondence received December 2, 2025
- I Somer Township Road Use Agreement Correspondence received November 12, 2025
- J Memo regarding panel spacing received December 2, 2025
- K Draft Summary of Evidence, Finding of Fact and Final Determination for Case 177-S-25 dated December 11, 2025



CHRISTOPHER B. BURKE ENGINEERING, LTD. (CBBEL)

9575 W Higgins Road, Suite 600, Rosemont, Illinois 60018-4920 | (847) 823-0500 | cbbel.com

RECEIVED

NOV 12, 2025

CHAMPAIGN COUNTY
PLANNING & ZONING

November 11, 2025

Champaign County Planning and Zoning
102 E Main St
Urbana, IL 61801

Attention: Charlie Campo, Senior Planner
John Hall, Zoning Administrator

Subject: Special Use Permit Application for Somer Township Solar 1, LLC

Introduction:

This comment response letter has been prepared on behalf of Somer Township Solar LLC and New Leaf Energy to address the comments provided by Champaign County staff following the October 16, 2025, Zoning Board of Appeals (ZBA) hearing for the proposed Somer Township Solar Project. The project team has revised and supplemented the application materials as described below to provide the requested information and supporting documentation. This resubmittal is being provided in advance of the continued ZBA hearing scheduled for December 11, 2025, to allow adequate time for County review.

Case 177-S-25 Comments:

Comment 1: Please provide a vegetation management plan that includes a weed control plan to control noxious weeds and details the planting and management plans for the area inside the solar farm fencing and outside of the fencing to the property line. 6.1.5 M. (1) (c) and 6.1.5 P.3.

Response 1: A Vegetation Management and Monitoring Plan has been developed and included with this resubmittal. The plan outlines weed control and management practices for areas both inside and outside the solar farm fencing, consistent with Section 6.1.5 requirements.

Comment 2: Please provide a written waiver of the screening requirement from the owner of the residence to the east. 6.1.5 M. (2) (b)

Response 2: At the adjacent landowner's request, the project team has incorporated visual screening consisting of two rows of native evergreen trees along the east and south sides of the project site. The updated landscape plan reflects these additions, which meet the screening requirements outlined in Section 6.1.5 M.(2).

Comment 3: Provide an elevation and cross section of the panels and racking that shows the maximum panel height and the separation distances between rows of panels.

Response 3: Panel elevation and cross-section details have been added to the plans. Maximum panel height and row spacing dimensions are now clearly identified.

Comment 4: Provide a written waiver (email is sufficient) from Rick Wolken, Somer Township Highway Commissioner, stating that he will not require a roadway maintenance agreement prior to Special Use Permit approval.

Response 4: A memorandum has been prepared summarizing all correspondence with Rick Wolken, Somer Township Highway Commissioner. He was provided multiple opportunities to identify any concerns and did not request such an agreement. His only comments pertained to haul route and construction coordination. The full email chain is included as an appendix to the memorandum.

Comment 5: Confirm that no permanent lighting is proposed for the project.

Response 5: A note has been added to the site plans confirming that no permanent lighting is proposed.

Comment 6: Provide an executed copy of the interconnection agreement.

Response 6: An executed Interconnection Agreement has been provided with this resubmittal.

Comment 7: Provide a copy of the haul route to be used for construction.

Response 7: Correspondence documenting approval of the proposed haul route by the Somer Township Highway Commissioner has been included in the memorandum. The approved haul route is also illustrated in a standalone exhibit provided within this submittal.

Comment 8: Provide a "Farmland Drainage Plan" required by 55ILCS5/5-12020.

Response 8: A full drain tile survey and mitigation plan is currently being completed by Huddleston McBride. The project team will submit the deliverables to the County upon completion.

Comment 9: Provide a Decommissioning Plan that is signed by an Illinois Licensed Engineer and meets the requirements of 6.1.5 Q.

Response 9: A signed Decommissioning Plan has been prepared and included in this resubmittal. All specific additional comments provided by John Hall on October 27, 2025 have been addressed in the revised document.

Comment 10: Confirm that the financial assurance for the Decommissioning will be in the form of a letter of credit that meets the requirements of Section 6.1.1 and 6.1.5

Response 10: This information has been added to the Decommissioning Plan.

Comment 11: Confirm that the solar farm fence will be secured with locking gates with a provision for emergency access.

Response 11: A note has been added to the site plans confirming that all access gates will be secured with locks and include provisions for emergency access.

Comment 12: Provide a letter from the State Historical Preservation Officer of the Illinois Department of Natural Resources stating that no historic, architectural or archaeological sites exist with the project area.

Response 12: The Illinois State Historic Preservation Office (ILSHPO) report confirming no identified historic, architectural, or archaeological resources within the project area has been included in this resubmittal.

Comment 13: The railroad property to the southwest is less than 10 acres in area. A waiver is required to be added as follows: "A waiver for locating the PV Solar Farm 0 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"

Response 13: The project team will be requesting approval of a waiver from Champaign County for the reduced setback adjacent to the railroad property, consistent with Section 6.1.5 D.(3)a.

Comment 14: On the Site Plan, Call out the distance from the inverters to the solar farm fencing and the distance from the property line on the north and south sides. Identify the location and height of all above ground and location of below ground wiring.

Response 14: Site plans have been updated to include inverter setback dimensions from fencing and property lines. Above-ground equipment heights and below-ground electrical trench locations are now clearly identified.

Attachments:

1. Revised Plan Set
2. Vegetation Management and Monitoring Plan
3. Somer Township Road Commissioner Correspondence Memo
4. Executed Interconnection Agreement
5. Approved Traffic Route Plan
6. ILSHPO Letter of Exemption
7. Decommissioning and Site Reclamation Plan



CHRISTOPHER B. BURKE ENGINEERING, LTD. (CBBEL)

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RECEIVED

DEC 2, 2025

CHAMPAIGN COUNTY
PLANNING & ZONING

December 2, 2025

Champaign County Planning and Zoning
102 E Main St
Urbana, IL 61801

Attention: Charlie Campo, Senior Planner
John Hall, Director

Subject: Special Use Permit Application for Somer Township Solar 1, LLC

Introduction:

This comment response letter has been prepared on behalf of Somer Township Solar LLC and New Leaf Energy to address the comments provided by Charlie Campo, Senior Planner, via email on November 17, 2025. The project team has revised and supplemented the application materials as described below to provide the requested information and supporting documentation. This comment response letter is being provided in advance of the continued ZBA hearing scheduled for December 11, 2025, to allow adequate time for County review.

Senior Planner Comments:

Comment 1: Provide a copy of the revised haul route to the City of Champaign. I believe that Champaign will have jurisdiction over Olympian Rd and they will need to be included in any future road use agreement.

Response 1: Correspondence with the City of Champaign regarding the revised haul route has been included in this resubmittal. The City reviewed the anticipated construction loads and volumes and confirmed in writing that a Road Use Agreement will not be required. The approved haul route figure and associated email documentation are included for reference.

Comment 2: The spacing between panel rows is less than we usually see. Provide documentation that the proposed panel spacing is sufficient and will not require stormwater detention.

Response 2: A stormwater memorandum prepared by Christopher B. Burke Engineering Ltd. has been included with this resubmittal. The memorandum provides technical justification supporting the proposed panel row spacing and demonstrates that the configuration will not trigger stormwater detention requirements. The analysis confirms

that stormwater runoff from the site is not anticipated to increase and that no additional stormwater management measures are warranted.

Comment 3: Provide documentation that the Thomasboro Fire Protection District has reviewed a copy of the site plan and has no objections.

Response 3: Documentation of coordination with the Thomasboro Fire Protection District has been included. Email correspondence confirming that the Fire Protection District has reviewed the site plan and has no objections to the project is provided in this resubmittal.

Comment 4: The Decommissioning Cost Estimate added 2.5% for administration and 25% for contingencies to the Disassembly and Demolition line item only, please add 2.5% for administration and 25% for contingencies to the total decommissioning cost.

Response 4: An updated Decommissioning Plan and revised cost estimate have been included in this resubmittal. The decommissioning cost estimate has been updated to apply the 2.5% administrative cost and 25% contingency to the total decommissioning cost, consistent with County requirements.

Comment 5: Please identify the seed mix that will be used between the solar farm fencing and the property line if it is different from the proposed array seed mix. The screening area should be consistent with Section 6.1.5 M.(2)

Response 5: The seed mix proposed for the area between the solar farm fencing and the property line has been updated to match the native pollinator seed mix used within the array area. The proposed screening in the resubmittal demonstrates consistency with the requirements outlined in Section 6.1.5 M.(2). The updated landscape plan has been included in this resubmittal.

Attachments:

1. City of Champaign Road Commissioner Correspondence
2. Panel Spacing Stormwater Memo
3. Thomasboro Fire Protection District Correspondence
4. Updated Decommissioning Plan and Estimate
5. Updated Landscaping Plan

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BID PLAN SET

SOMER TOWNSHIP SOLAR 1, LLC

Off East Ford Harris RD-Champaign,IL, CHAMPAIGN, IL 61822

6754.32 KWDC STC RATED SOLAR ELECTRIC SYSTEM

RECEIVED

DEC 2, 2025
CHAMPAIGN COUNTY
PLANNING & ZONING

THIS DOCUMENT IS PROVIDED BY NEW LEAF ENERGY, INC. TO FACILITATE THE SALE OF THE RENEWABLE ENERGY PROJECT REPRESENTED HEREIN. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.



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FAX: (978) 678-8991
WWW.NEWLEAFENERGY.COM

NOT FOR
CONSTRUCTION

BID SET
OFF EAST FORD HARRIS RD
CHAMPAIGN, IL 61822

PROJECT NUMBER:
120-2596

REV
DATE
08/08/25

DRAWN

CHECKED

RELEASE LEVEL

AW

BP

BID SET

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

T-1.0

TITLE PAGE

GENERAL NOTES

- AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.
- WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.
- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.
- COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.
- UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.
- THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.
- UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
- ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
- TO THE EXTENT THAT TREES AND OTHER FEATURES AFFECT THE SYSTEM'S PRODUCTION, SUCH PRODUCTION MODELING IS BASED ON THE EXISTING APPROXIMATE HEIGHTS AND LOCATIONS RELATIVE TO THE SYSTEM AND MAY BE IMPACTED AS TREES GROW AND OTHER FEATURES CHANGE.

PROJECT SCOPE

THIS PROJECT CONSISTS OF THE INSTALLATION OF SOLAR MODULES PER THE SYSTEM DESCRIPTION, BELOW. THE MODULES WILL BE INSTALLED ON A TRACKER MOUNTED RACKING SYSTEM. THE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED IN PARALLEL TO THE INVERTER(S), WHICH CONVERT THE PHOTOVOLTAIC OUTPUT POWER FROM DC TO AC. THE SOLAR ELECTRIC SYSTEM WILL BE INTERCONNECTED WITH THE EXISTING SITE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODE AND UTILITY REQUIREMENTS.

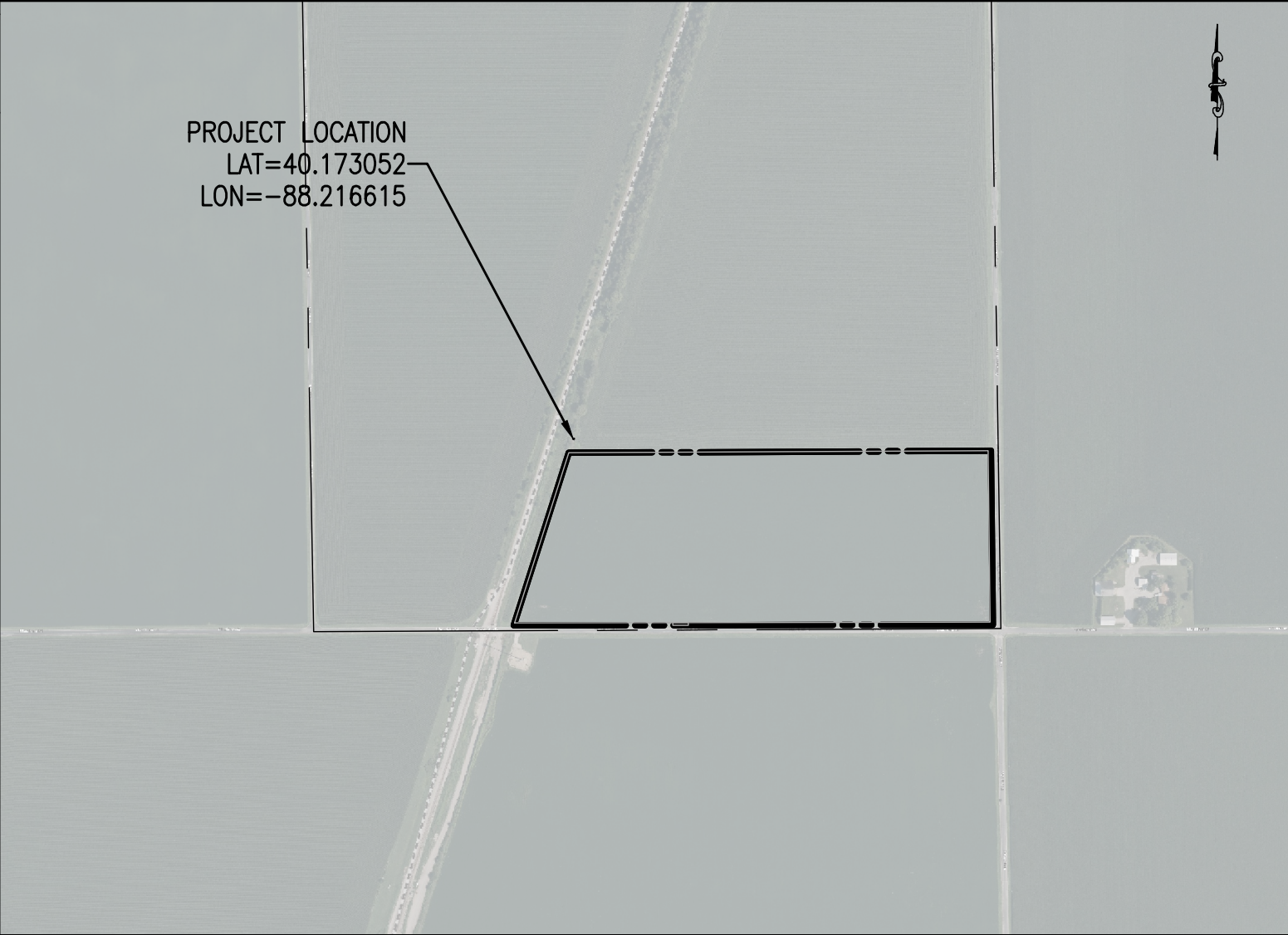
SYSTEM DESCRIPTION

SYSTEM SIZE (KWDC STC)	6,754.32	SYSTEM SIZE (KWAC)	4,990
MODULES	(11448) VSUN590N-144BMH	INVERTER(S)	(20) SOLECTRIA XGI 1500-250 (LIMITED TO 249.5KW)
STC RATING (WDC)	590	RACKING QUANTITY	(94) 1X72, (97) 1X48, (1) 1X24
MODULES PER STRING	24	AZIMUTH	180
# OF STRINGS	477	TILT ANGLE	+/- 52°
RACKING	ATI DURATRACK HZ V3	ESTIMATED FOUNDATIONS	384
RACKING LEADING EDGE HEIGHT (FT)	2.0	PITCH (FT)	15.5

LOCATION MAP



AERIAL VIEW



APPLICABLE CODES AND STANDARDS

2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL BUILDING CODE

UL-1703 - SOLAR MODULES
UL-1741 - INVERTERS, COMBINER BOXES
UL-2703 - RACKING MOUNTING SYSTEMS AND CLAMPING DEVICES FOR PV MODULES
UL-3703 - STANDARD FOR SOLAR TRACKERS

PROJECT DIRECTORY

PROJECT OWNER
SOMER TOWNSHIP SOLAR 1, LLC
55 TECHNOLOGY DR STE 102
LOWELL, MA 01851

LAND OWNER / HOST
JIM HEIMBURGER
217-722-1025
2401 CLAYTON BLVD APT 312
CHAMPAIGN, IL 61822

AUTHORITY HAVING JURISDICTION
CHAMPAIGN COUNTY
102 EAST MAIN STREET
URBANA, IL 61801

UTILITY
AMEREN

CIVIL ENGINEER

FIRM: NEW LEAF ENERGY, INC
CONTACT: KEVIN HUMAN
PHONE: 847-514-0046

DESIGN ENGINEER

FIRM: NEW LEAF ENERGY, INC.
CONTACT: BLAISE PINGREE
PHONE: (207)-808-3802

ELECTRICAL ENGINEER

FIRM: NEW LEAF ENERGY, INC.
CONTACT: AHARON WRIGHT, P.E.
PHONE: (978) 221-3081

GENERAL ABBREVIATIONS

(E)	EXISTING	MFR	MANUFACTURER
AHJ	AUTHORITY HAVING JURISDICTION	MOD	SOLAR MODULE
AL	ALUMINUM	NS	NORTH-SOUTH
APPROX	APPROXIMATE	NTS	NOT TO SCALE
ARY	ARRAY	OAE	OR APPROVED EQUAL
BLDG	BUILDING	OC	ON CENTER
NLE	NEW LEAF ENERGY	OD	OUTSIDE DIAMETER
CL	CENTERLINE	OCFI	OWNER FURNISHED CONTRACTOR INSTALLED
DAS	DATA ACQUISITION SYSTEM	PCS	POWER CONVERSION SYSTEM
DIA	DIAMETER	PV	PHOTOVOLTAIC
DO	DITTO	PVC	POLY VINYL CHLORIDE
EW	EAST-WEST	SCH	SCHEDULE
ESS	ENERGY STORAGE SYSTEM	SS	STAINLESS STEEL
ESU	ENERGY STORAGE UNIT	SSS	SOLAR SUPPORT STRUCTURE
FBO	FURNISHED BY OTHERS	STC	STANDARD TEST CONDITIONS
FF	FORWARD FACING	TBD	TO BE DETERMINED
GALV	GALVANIZED	TP	TAMPER PROOF
HDG	HOT DIP GALVANIZED	TYP	TYPICAL
HVAC	HEATING VENTILATION AND AIR CONDITIONING	UON	UNLESS OTHERWISE NOTED
ID	INSIDE DIAMETER	VIF	VERIFY IN FIELD
		WP	WEATHER PROOF

REV 1.0

BASIS OF DESIGN

BOUNDARY & TOPOGRAPHIC SURVEY:
BOWMAN
JUNE 2025

WETLAND STREAM AND DELINEATION REPORT:
BURKE ENGINEERING
JULY 2025

GEOTECHNICAL REPORT:
TBD

APPLICABLE BUILDING CODE:
2021 INTERNATIONAL BUILDING CODE

RISK CATEGORY: I

WIND CRITERIA:

EXPOSURE CATEGORY: C
WIND SPEED (V): 100 MPH
TOPOGRAPHIC FACTOR (K_z): 1.0

SNOW CRITERIA:

GROUND SNOW (P_g): 20 PSF
EXPOSURE FACTOR (C_e): 0.9

SEISMIC CRITERIA:

SITE CLASS: D
 S_s : 0.167
 S_1 : 0.089
 S_{DS} : 0.178
 S_{D1} : 0.142

GENERAL CIVIL NOTES

APPROVALS

1. SPECIAL USE PERMIT IN PROGRESS..

GENERAL NOTES

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM OWNER. "SUBCONTRACTOR" IS THE EPC PROVIDER'S INSTALLATION SUBCONTRACTORS (INCLUDING SITE WORK SUBCONTRACTOR) AND CIVIL ENGINEER OF RECORD (CEOR) IS THE EPC PROVIDER'S DESIGNATED CIVIL ENGINEER.
2. EXISTING CONDITIONS SURVEY INFORMATION WAS PREPARED BY BOWMAN PERFORMED ON JUNE 12, 2025. HORIZONTAL DATUM IS REFERENCED TO THE ILLINOIS STATE GRID, EAST ZONE NAD83. VERTICAL DATUM IS REFERENCED TO NAVD 88.
3. THERE IS NO GUARANTEE THAT ALL THE EXISTING UTILITIES, WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT LIMITS ARE ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM THIS WORK. A DIG SAFE TICKET NUMBER INDICATING ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED SHALL BE OBTAINED PRIOR TO COMMENCING WORK. CONTACT "JULIE" AT 1-800-892-0123 AND PROVIDE 72 HOURS NOTICE TO RECEIVE A TICKET NUMBER.
4. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE ELECTRIC UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
5. TOWN APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES.
6. PRIOR TO CONSTRUCTING THE SITE ENTRANCES ONTO EAST FORD HARRIS ROAD, THE CONTRACTOR SHALL OBTAIN A HIGHWAY/DRIVEWAY PERMIT FROM THE APPLICABLE AHJ.
7. SUBCONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
8. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE CONTRACTOR/CEOR FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
9. AREAS USED AS FOR PARKING DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS INCLUDING, BUT NOT LIMITED TO, REGRADING, LOAMING AND SEEDING. IN NO CASE SHALL PARKING AREAS, LAYDOWN AREAS, CONSTRUCTION TRAILERS, AND PORTABLE TOILETS BE LOCATED WITHIN A WETLAND RESOURCE AREA AND/OR ANY BUFFER ZONES.

SITE PREPARATION NOTES

1. AREAS DESIGNATED FOR TREE CUTTING SHALL BE CUT ONLY. NO GRUBBING OR STRIPPING OF TOPSOIL IS NECESSARY UNLESS SPECIFICALLY SHOWN OTHERWISE AND APPROVAL HAS BEEN GIVEN BY THE CONTRACTOR.
2. TREE CLEARING AND STUMP REMOVAL SHALL BE IN ACCORDANCE WITH APPROVED LOCAL, STATE, AND FEDERAL PERMITS. TREES TO BE REMOVED SHALL BE MARKED BY THE CONTRACTOR'S PROJECT MANAGER OR SITE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK ON-SITE.
3. SEASONAL TREE CLEARING RESTRICTIONS MAY BE REQUIRED FOR ENDANGERED SPECIES PROTECTION. THE CONTRACTOR SHALL REFER TO THE TREE CLEARING PLAN FOR ANY RESTRICTIONS.
4. THE SUBCONTRACTOR(S) IS/ARE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SITE CONDITIONS TO REMAIN THAT ARE DUE TO SUBCONTRACTOR(S) OPERATIONS.
5. ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE SUBCONTRACTOR(S).
6. THE SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR COORDINATING THEIR EFFORTS WITH ALL TRADES.
7. THE SUBCONTRACTOR(S) SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
8. TEMPORARY CONSTRUCTION HAUL ROADS SHALL BE USED DURING CONSTRUCTION IF DEEMED NECESSARY BY THE CONTRACTOR. THE USE OF SEPARATION FABRICS SHALL BE USED TO FACILITATE FUTURE REMOVAL AND RECOVERY OF GRANULAR MATERIALS. HAUL ROADS SHALL BE MAINTAINED DURING CONSTRUCTION WITH APPROPRIATE EROSION CONTROL AND STORMWATER REDUCTION MEASURES. ONCE REMOVED, THE SUB-BASE AREA SHOULD BE DECOMPACTED WITH A YORK RAKE, LOAM REPLACED, AND RESEEDED.
9. THE SITE ACCESS ROADS ARE DESIGNED TO MEET STATE FIRE CODE FOR FIRE TRUCK ACCESS. MEANS AND METHODS FOR ACCOMMODATING LARGER CONSTRUCTION DELIVERY VEHICLES MUST BE DETERMINED BY THE CONTRACTOR.
10. THE PROPOSED ROAD DESIGN SHOWN IN THESE PLANS SHALL BE CONSIDERED THE FINAL DESIGN CONDITION. ADDITIONAL MEANS AND METHODS OF CONSTRUCTION DEEMED NECESSARY BY THE OWNER OR CONTRACTOR SHALL BE DESIGNED BY OTHERS AND INCLUDED IN THE INITIAL EPC BID PRICE (INCLUDING, BUT NOT LIMITED TO: TEMPORARY HAUL ROADS, WIDENED OR LENGTHENED ROADS AND TURN OUT AREAS FOR LARGER CONSTRUCTION AND DELIVERY VEHICLES, TEMPORARY PARKING AND LAYDOWN AREAS, MODIFIED GRADING TO SUPPORT CONSTRUCTION AND DELIVERY VEHICLES, ETC.).

EROSION AND SEDIMENT CONTROL MEASURES

1. A NPDES PERMIT SHALL BE IN PLACE PRIOR TO COMMENCING ANY EARTH DISTURBANCE.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
3. SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY CHAMPAIGN COUNTY OR THEIR REPRESENTATIVE AND THE CONTRACTOR/CEOR BEFORE CONSTRUCTION BEGINS.
4. STRAW BALES AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY WHEN INSTALLED.
5. DISTURBED AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED AS SOON AS PRACTICAL AFTER CONSTRUCTION ACTIVITIES IN THAT AREA HAVE CONCLUDED. ALL ERODABLE/BARE AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED WITHIN 7 DAYS WITH TEMPORARY EROSION CONTROL SEEDING.
9. PRIOR TO SEEDING, ACCESS AISLES, TEMPORARY STAGING, STORAGE, AND PARKING AREAS ARE TO BE DE-COMPACTED AND RESTORED PER THE SWPPP.
10. STABILIZE SLOPES GREATER THAN 3:1 (HORIZONTAL: VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET, OR RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.

1. SEDIMENT BARRIERS SHALL BE CONSTRUCTED AROUND ALL SOIL STOCKPILE AREAS.
2. CLEAN OUT PROJECT DRAINAGE FEATURES AND STRUCTURES (I.E. CULVERTS, BASINS, SWALES, ETC.) AFTER COMPLETION OF CONSTRUCTION.
3. SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL SYSTEMS WHEN THE HEIGHT OF THE SEDIMENT EXCEEDS ONE-HALF OF THE HEIGHT OF THE SEDIMENT CONTROL MEASURE.
4. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE SUBCONTRACTOR(S) SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE CONTRACTOR/CEOR DIRECTION.
5. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, THE SUBCONTRACTOR(S) SHALL GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
6. DAMAGED OR DETERIORATED EROSION AND SEDIMENT CONTROL ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE CONTRACTOR/CEOR.
7. THE CONTRACTOR'S SITE SUPERINTENDENT IS RESPONSIBLE FOR DAILY INSPECTIONS, MAINTENANCE, AND DIRECTING REPAIR ACTIVITIES. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES TWICE EVERY SEVEN (7) CALENDAR DAYS (IF GREATER THAN 5 ACRES IS TO BE DISTURBED AT ANY ONE TIME) OR ONCE EVERY FOURTEEN (14) DAYS AND WITHIN 24 HOURS OF ANY STORM EXCEEDING 1/2 INCH PRECIPITATION, IN ACCORDANCE WITH THE NPDES REQUIREMENTS. DAMAGED AND INEFFECTIVE EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS.
8. PIPE OUTLETS (IF ANY) SHALL BE STABILIZED WITH STONE. REFER TO DETAILS.
9. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
10. WHEN TEMPORARY DRAINAGE IS ESTABLISHED, EROSION/SEDIMENTATION CONTROL MEASURES MAY BE REQUIRED BY CONTRACTOR/CEOR.
11. GRAVEL ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASH DOWN FACILITIES, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
12. NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR POLLUTION RUNOFF. NO RE-FUELING SHALL OCCUR WITHIN 100 FEET OF ANY WETLAND RESOURCE AREA AND 200 FEET FROM RIVERFRONT. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
13. THE COST OF REPAIRING EROSION CONTROL MEASURES OR REMOVING SEDIMENT FROM EROSION CONTROL SYSTEMS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE APPLICABLE EROSION CONTROL ITEM.
14. EROSION CONTROL MEASURES SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
15. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DUST FROM FORMING.
16. EROSION CONTROL MEASURES AS SHOWN ON THESE DRAWINGS IS INTENDED TO CONVEY MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PREVENT SOIL EROSION AND TO COMPLY WITH THE PROJECT'S NPDES PERMIT STORMWATER POLLUTION PREVENTION PLAN.

LAYOUT AND MATERIAL NOTES

1. THE CONTRACTOR SHALL HAVE PERIMETER FENCE, ELECTRICAL TRENCHES, AND RACKING STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO ANY INSTALLATION OF RACKING OR TRENCHES.
2. EXCESS TRENCH MATERIAL SHALL BE PLACED ON THE SIDES OF THE TRENCH AND PLACED AT OR NEAR THE SAME LOCATION AS WHERE EXCAVATED. TOPSOIL REMOVED SHALL BE PLACED ON TOP AND LIGHTLY COMPACTED.
3. SUBCONTRACTOR SHALL INSTALL CONDUITS FOR ALL ELECTRIC CONDUIT CROSSINGS PRIOR TO INSTALLATION OF THE GEOGRID MATERIAL. THE GEOGRID SHALL NOT BE HORIZONTALLY CUT ONCE INSTALLED.

GRADING NOTES

1. WHERE PROPOSED GRADES MEET EXISTING GRADES, SUBCONTRACTOR(S) SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, PUBLIC ROADWAYS, AND ELECTRICAL EQUIPMENT AREAS.

PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THE DRAWINGS.
2. MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
4. PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
5. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF CONTRACTOR/CEOR.

SAFETY NOTES


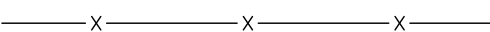


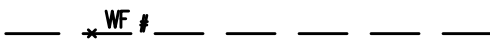



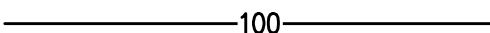
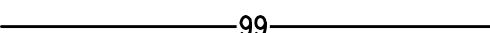












1. CONTRACTOR SHALL IDENTIFY POTENTIAL HAZARDS WITHIN THE SCOPE OF WORK AND INCLUDE THEM IN THE SITE SPECIFIC SAFETY PLAN (SSSP).
2. SAFETY HEALTH AND ENVIRONMENTAL INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSE ONLY AND IS NOT NECESSARILY COMPREHENSIVE; CONTRACTOR SHALL CONSULT CONSTRUCTION-LEVEL PLANS.
3. CONTRACTOR SHALL IDENTIFY AND TAKE ACTION ON SITE ACCESS HAZARDS, SUCH AS STEEP GRADES, OBSTRUCTED SIGHT, STOPPING DISTANCE, ETC. INCORPORATE IN SITE SPECIFIC SAFETY PLAN (SSSP).

ABBREVIATIONS

BIT	BITUMINOUS
BMP	BEST MANAGEMENT PRACTICE
BVW	BORDERING VEGETATED WETLAND
CB	CONCRETE BOUND
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DH	DRILL HOLE
DIP	DUCTILE IRON PIPE
DMH	DEEP MANHOLE
ECB	EROSION CONTROL BARRIER
FES	FLARED END SECTION
FH	FIRE HYDRANT
FIH	FOUND
GG	GAS GATE
HDPE	HIGH-DENSITY POLYETHYLENE
HW	HEADWALL
ILSF	ISOLATED LANDS SUBJECT TO FLOODING
IR	IRON PIPE
ISW	ISOLATED WETLANDS (FEDERAL JURISDICTION)
LA	LANDSCAPED AREA
LOW	LIMIT OF WORK
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OCS	OUTLET CONTROL STRUCTURE
OHW	OVERHEAD WIRE
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
ROW	RIGHT-OF-WAY
SB	STONE BOUND
TEL	TELEPHONE CABLE
TYP	TYPICAL
UP	UTILITY POLE
WG	WATER GATE

REV 1.1

LEGEND

	ROAD (GRAVEL)
	FENCE LINE
	PROPERTY LINE
	FLOW DIRECTION
	BANK LINE/FLAG
	WETLAND LINE/FLAG
	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	WETLAND BUFFER ZONE
	RIVERFRONT AREA
	100-YEAR FLOOD HAZARD AREA
	TREELINE
	SILT FENCE
	SILT SOCK
	STORM PIPE
	ELECTRICAL TRENCH
	OVERHEAD ELECTRIC
	SEWER LINE
	WATER LINE
	GAS MAIN

23-23A



FOUND

NOTE: ITALIC FONTS INDICATE EXISTING CONDITIONS.
STANDARD FONTS INDICATE PROPOSED CONDITIONS.

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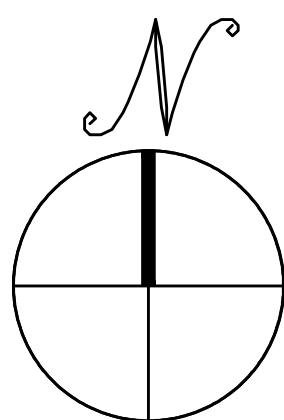
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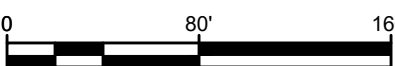
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EXISTING CONDITIONS PL

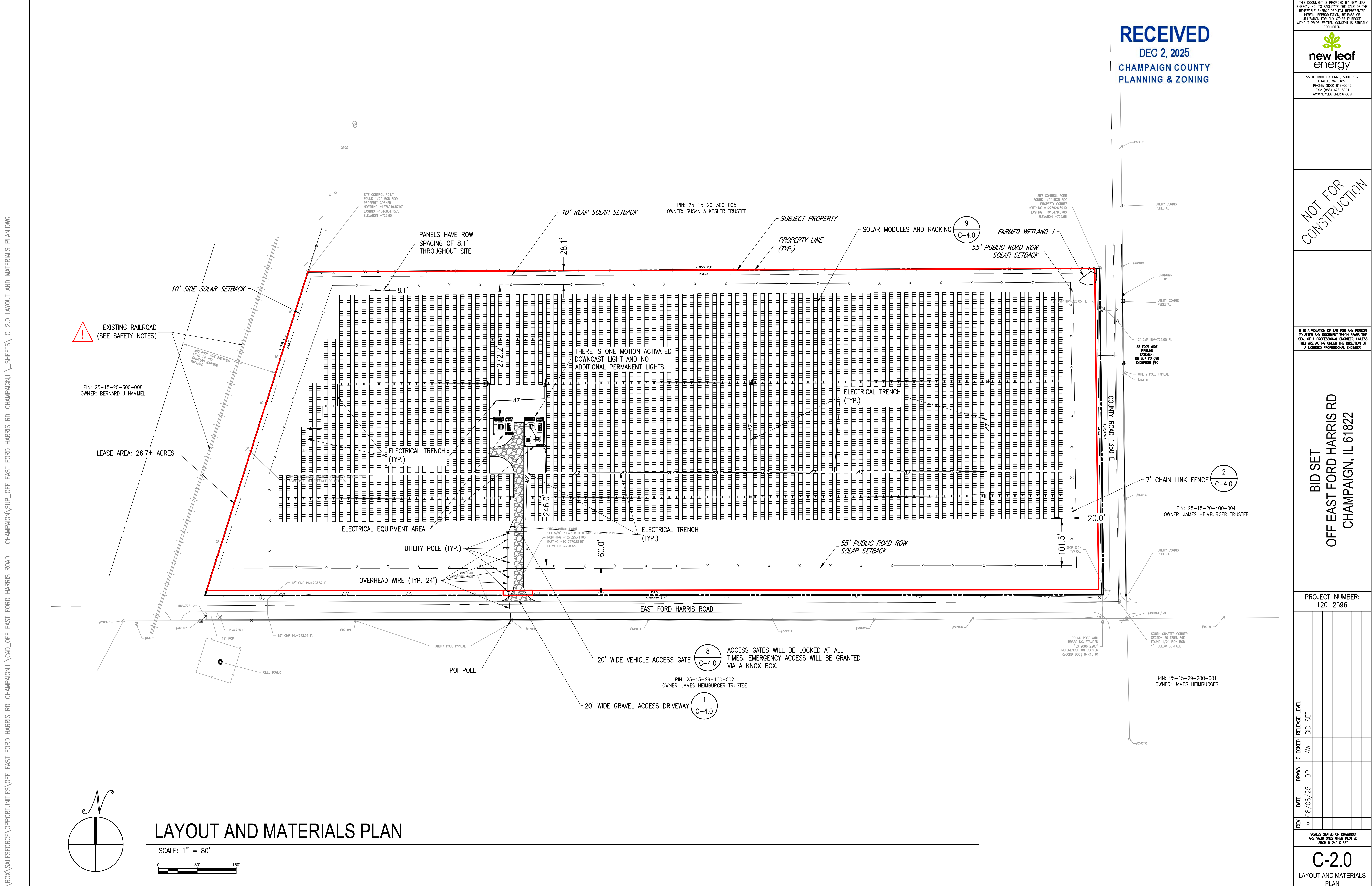
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SCALE: 1" = 80



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LAYOUT AND MATERIALS
PLAN

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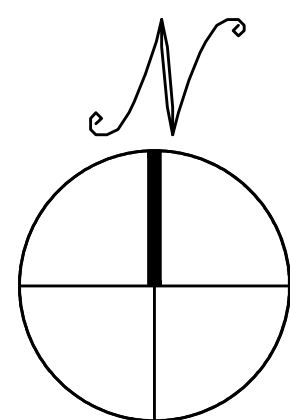
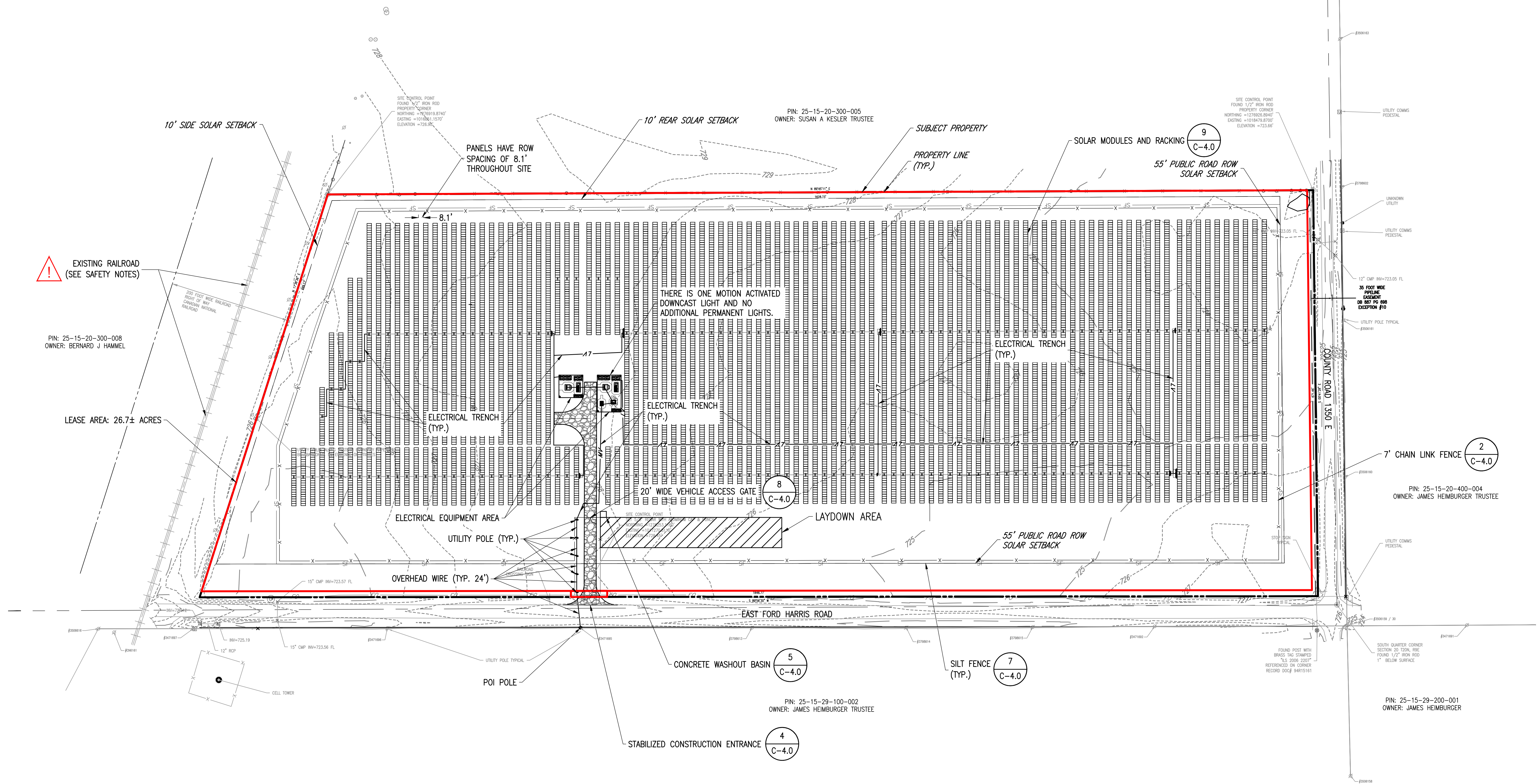
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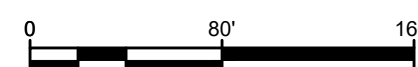
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GRADING AND EROSION
CONTROL PLAN

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GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 80



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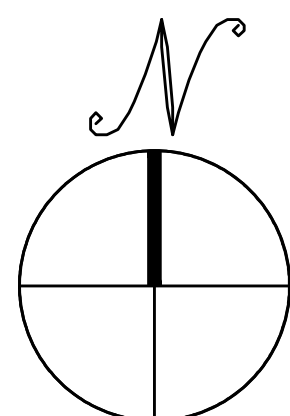
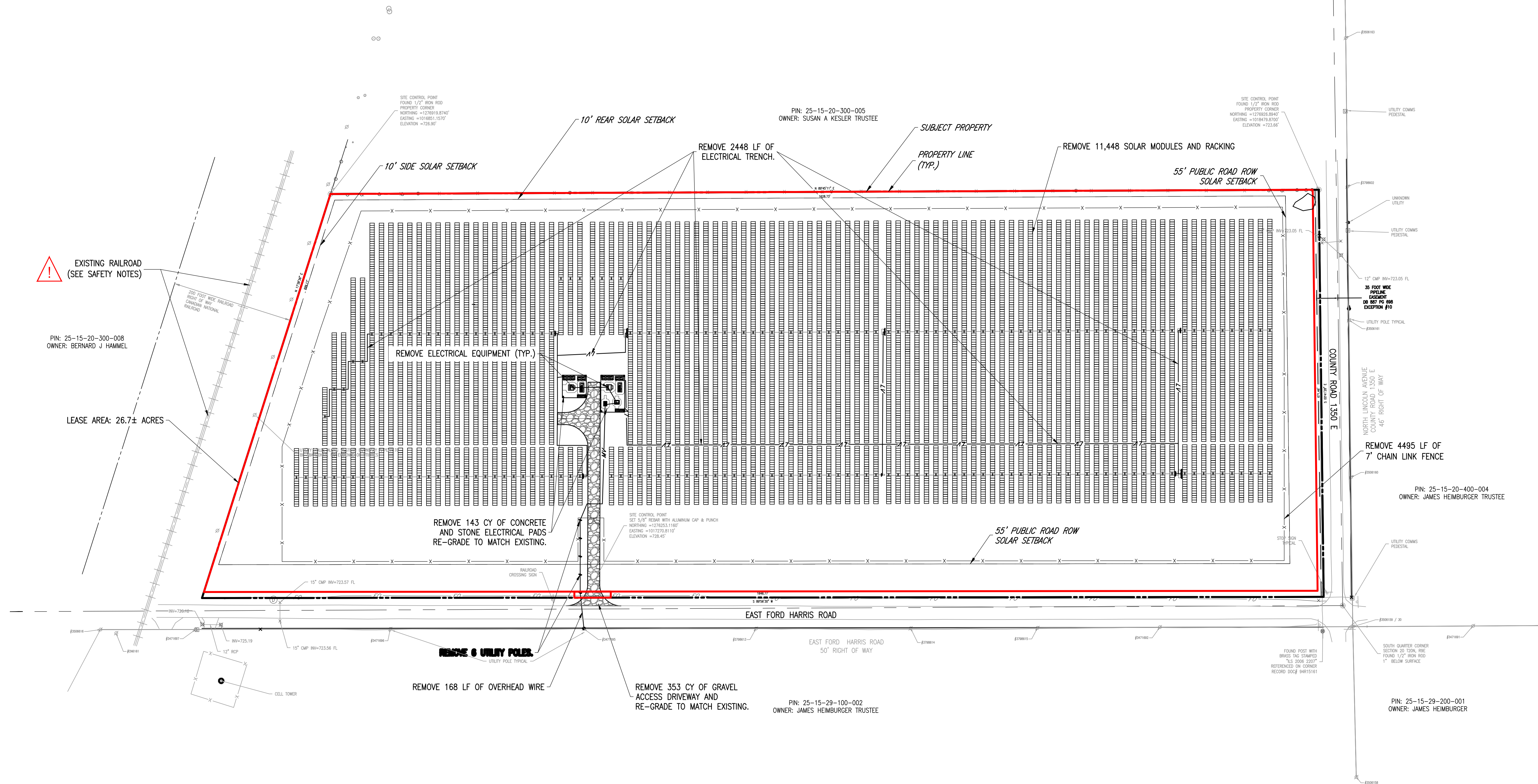
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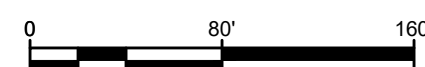
DECOMMISSIONING PLAN

CHAMPAIGN COUNTY
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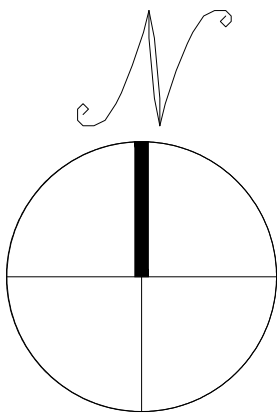


DECOMMISSIONING PLAN

SCALE: 1" = 80'

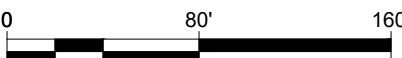


\\EOA\CAD\OFF - EAST FORD HARRIS ROAD - CHAMPAIGN\SUP - OFF EAST FORD HARRIS RD-CHAMPAIGN\LSHETS\ C-6.0 LANDSCAPE PLANDWG



LANDSCAPE PLAN

SCALE: 1" = 80'



EXISTING RAILROAD
(SEE SAFETY NOTES)

PIN: 25-15-20-300-008
OWNER: BERNARD J HAMMEL

LEASE AREA: 26.7± ACRES

VEGETATION BETWEEN FENCING AND 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.)

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
○	TBD	385	TBD NATIVE EVERGREEN	TBD NATIVE EVERGREEN	B & B	5' HT. MIN

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LANDSCAPE PLAN

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Low Profile Solar Site Mesic Mix

Grasses	Common Name	Scientific Name	LBS/AC - PLS
	Brown Fox Sedge	Carex vulpinoidea	1
	Little Bluestem	Schizachyrium scoparium	6
	Prairie Dropseed	Sporobolus heterolepis	1
	Sand Dropseed	Sporobolus cryptandrus	1
	Buffalo Grass	Bouteloua dactyloides	2
	Sideoats Grama	Bouteloua curtipendula	2
	June Grass	Koeleria macrantha	1
		TOTAL	14

Forbs	Common Name	Scientific Name	LBS/AC - PLS
	Black-eyed Susan	Rudbeckia hirta	1
	Gray Goldenrod	Solidago nemoralis	0.24
	Lanceleaf Coreopsis	Coreopsis lanceolata	0.24
	Ohio Spiderwort	Tradescantia ohiensis	0.25
	Partridge Pea	Chamaecrista fasciculata	0.75
	Prairie Alumroot	Heuchera richardsonii	0.1
	Prairie Cinquefoil	Drymocallis arguta	0.1
	Purple Prairie Clover	Dalea purpurea	0.9
	Sky Blue Aster	Symphyotrichum oolentangiense	0.06
	White Prairie Clover	Dalea candida	0.72
	Wild Bergamont	Monarda fistulosa	0.2
	Wild Garlic	Allium canadense	0.25
	Yellow Cone Flower	Ratibida pinnata	0.5
		TOTAL	5.31

Temporary Cover	Common Name	Scientific Name	LBS/AC - PLS
	Common Oat	Avena sativa	64
		TOTAL	64

All native seed mixes shall be installed with a granular form of arbuscular
mycorrhizal fungi (AMF) inoculant formulated for native prairie at the rate
specified per acre by the manufacturer. (Such as Restoration Technologies
International AM 120 Mycorrhizal Inoculum, or comparable)

\\BOX\SALEFORCE\OPPORTUNITIES\OFF EAST FORD HARRIS RD-CHAMPAIGN\CAD\OFF EAST FORD HARRIS RD-CHAMPAIGN\1\SUP OFF EAST FORD HARRIS RD-CHAMPAIGN\1\SHEETS\ E-X-X ELEC SITE AND SITE DETAIL.DWG

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DEC 2, 2025
CHAMPAIGN COUNTY
PLANNING & ZONING

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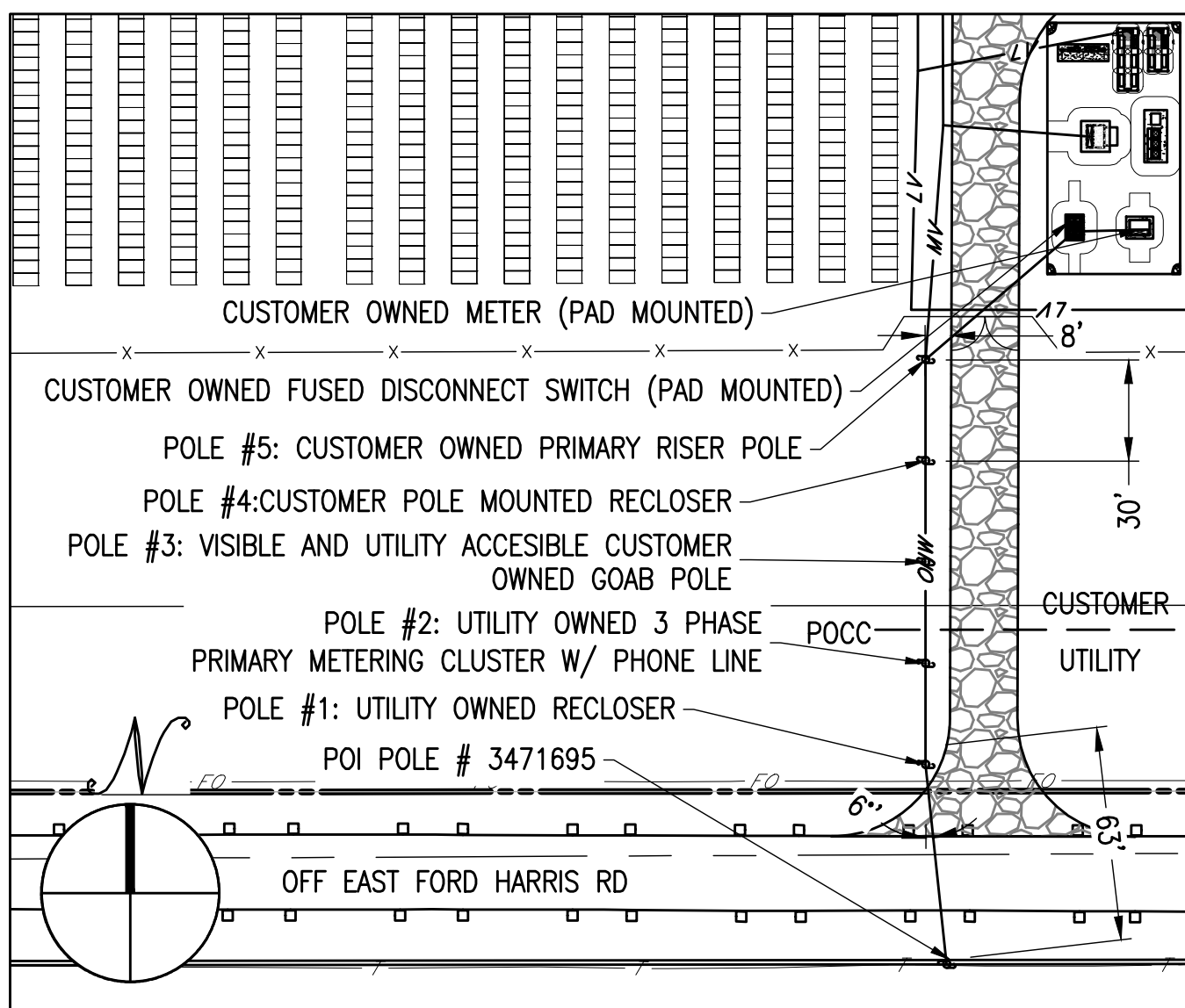
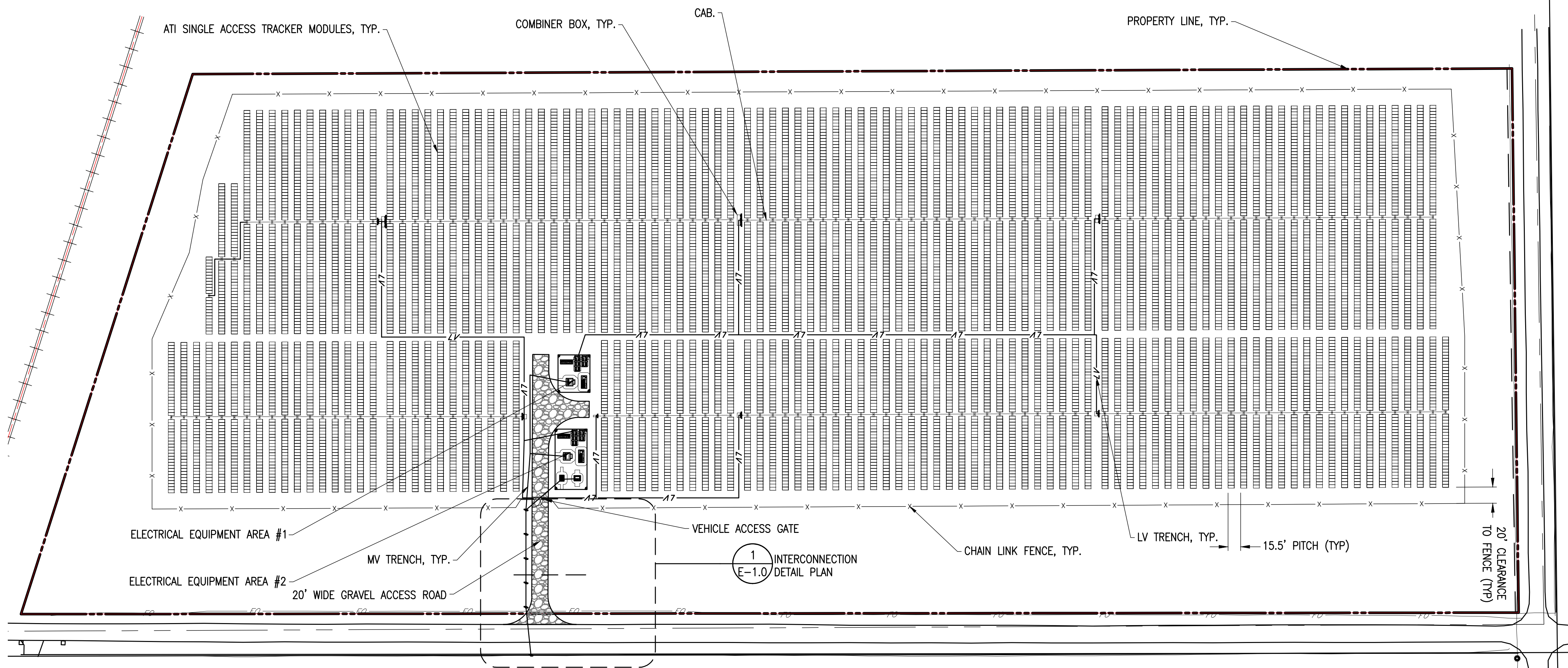
BID SET
OFF EAST FORD HARRIS RD
CHAMPAIGN, IL 61822

PROJECT NUMBER:
120-2596

REV	DATE	DRAWN	CHECKED	RELEASE	LEVEL
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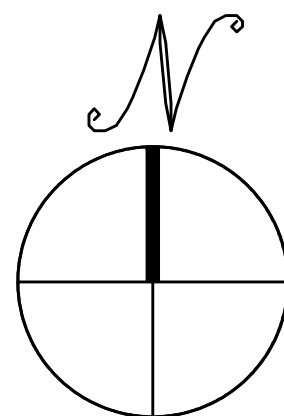
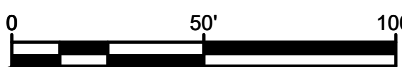
SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

E-1.0
ELECTRICAL SITE PLAN



1 INTERCONNECTION DETAIL PLAN

SCALE: 1" = 50'



ELECTRICAL SITE PLAN

SCALE: 1" = 80'



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PROJECT NUMBER: 120-2596

[illegible]

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
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E-3.1

AC SINGLE LINE DIAGRAM

AC SINGLE LINE DIAGRAM



Management and Monitoring (M&M) Specifications & Guidelines

Project Name: Off East Ford Harris Road

Applicant: Somer Township Solar 1, LLC

Date Prepared: October 16, 2025

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NOV 12, 2025

CHAMPAIGN COUNTY
PLANNING & ZONING

NATIVE AREA SPECIFICATIONS

OFF EAST FORD HARRIS ROAD – CHAMPAIGN COUNTY

1.0 PURPOSE

The purpose of this plan is to provide native area specifications for the Off East Ford Harris Road Solar Farm project. The areas underneath and around the solar array panels will be planted with a native grazing seed mix and a native pollinator seed mix. These native plantings will provide water quality benefits, pollinator friendly habitat, soil stabilization, and watershed benefits for the local streams.

2.0 CONTRACTOR QUALIFICATIONS

1. The Native Landscape Contractor chosen for the establishment and enhancement of the natural areas must be experienced in the restoration, installation, and management of said areas. They must have a minimum five years of experience conducting ecological restoration and management projects.
2. There shall be a supervisor available at all times that can identify non-native and native plants by genus and species. The goal of installing successful native plant communities is a long-term process. Therefore, it is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.

3.0 QUALITY AND CONDITION

1. All native seed proposed for the project shall be provided as Pure Live Seed (PLS) and sourced from within a 200-mile radius of the project location. Plant origins outside of this range must be approved by the Wetland Consultant.
2. Native seeds shall be blended by the vendor, and the mixture and ratio shall be guaranteed in writing to be as specified. The amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre for all species listed. It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.
3. Native Landscape Contractor shall provide the Wetland Consultant with the name and location of the seed supplier, origin of the various kinds of plants, and a statement of the purity of the seed.
4. Seed shall conform to applicable State and Federal regulations as in effect on the date of letting. Unless otherwise specified, seed shall not contain in excess of 1 percent weed seeds; 0 percent is desirable.
5. All storage requirements, stratification, and scarification considerations shall be the sole responsibility of the Native Landscape Contractor.
6. If specified for the seed mixture, mycorrhizal inoculants shall be pelletized and mixed at 1 lb. per acre with the fine seeds before installation. The inoculants shall contain a diverse mixture of Glomales fungal species (*Glomus* spp.) in pelletized form.

7. Under no circumstances shall Wheat (*Triticum aestivum*), `Cereal Rye (*Secale cereale*), Perennial Rye (*Lolium perenne*), or Barley (*Hordeum vulgare*) be used as a temporary cover crop.

4.0 HANDLING

1. Native Landscape Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
2. All native seeds shall be packed and covered in such a manner as to ensure adequate protection against damage and maintain dormancy while in transit, storage, or during planting operations.
3. Seed shall be kept dry and unopened until needed for use. Seed shall not be stored or temporarily stored in locations or vehicles where the temperature will be in excess of 90 degrees F.

5.0 SITE PREPARATION

1. Site should be cleared of undesirable vegetation prior to seeding. If necessary, non-selective herbicide (Aquatic-approved Glyphosate formulation) should be applied within the proposed planting zones at least 2 weeks prior to seedbed preparation.
2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Underground utility location maps and plans should be reviewed prior to work. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
3. Unless the Wetland Consultant agrees to another approach, the seedbed shall be prepared by working the topsoil to a depth of 3 inches. Site preparation equipment shall be of a design that can be utilized efficiently by the Native Landscape Contractor to meet the requirements for the work specified. The equipment proposed for use by the Native Landscape Contractor for disking and herbicide applications shall be subject to approval by the Wetland Consultant.
4. Prior to seeding, at least 6 inches of topsoil shall be present and free of all clods, stones, roots, sticks, rivulets, gullies, crusting, and cracking. The soil aggregate size will be no greater than 2 inches in the largest diameter.
5. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking. If compaction is not a concern and the seedbed needs to be loosened prior to seeding to ensure good seed-soil contact, disking or raking shall be performed using equipment and the approach recommended by the Native Landscape Contractor, subject to approval by the Wetland Consultant.
6. If needed, cultivation shall occur within 24 hours prior to seeding. Seeding should occur immediately after the last cultivation, preferably before a rain.

6.0 PLANT MATERIALS

See Sheet C-6.0 for Seed Mixes; however, the following cover crop should be added to both seed mixes during installation.

Scientific Name	Common Name	Lbs/Acre
Avena sativa	Seed Oats	40.000

7.0 SEED INSTALLATION

1. Seeding shall take place AFTER solar panel installation is completed.
2. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and lightly raking in the seed. **Hand broadcast seed shall be spread at twice the specified rate.** Other methods of seed installation may be used with prior approval from the Wetland Consultant.

3. Seasonal Considerations:

November 1 through February 28: Seed must be protected from displacement due to water and wind erosion. Seeding on bare, graded surfaces must be protected with double netted erosion control blankets on slopes. Less cover crop will be observed during the following spring due to frost damage.

March 1 through June 29: Seeding during this period is appropriate but germination of a portion of the seed may not occur until the following season due to lack of cold stratification to break seed dormancy. Cover crop generally germinates within 2-3 weeks of seeding operation. Seeding on bare, graded surfaces must be protected with erosion control blankets on slopes.

June 30 through September 15: Installation of native seed should be suspended unless irrigation can be provided or unseasonably cool conditions persist. Also, any annual forbs planted with the mix during this time period may germinate but not have sufficient time to flower before fall senescence. Seeding on bare, graded surfaces must be protected with erosion control blankets on slopes.

September 15 through October 31: Seeding on bare, graded surfaces must be protected with double netted erosion control blankets on slopes. Less cover crop will be observed during the following spring due to frost damage.

4. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
5. Equipment shall be operated in a manner to ensure complete, uniform coverage of the entire area to be seeded and to avoid damage to existing woody plants. Any area inadequately covered, as solely determined by the Wetland Consultant, shall be retreated at no additional cost to the Owner.

6. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
7. To achieve best results, seed boxes should be kept more than one-quarter full at all times and ground speed should be no more than 2 to 3 mph.
8. Seeding operations must occur when soil moisture is appropriate for seeding operation.
9. Native plant seed shall not receive fertilizer.
10. Wet seed that is moldy or otherwise damaged in transit or storage shall not be used.
11. After seeding operation is completed, install erosion control blanket per manufacturer's specifications as necessary.

8.0 EROSION CONTROL

1. The Native Landscape Contractor shall be fully responsible for implementing erosion control measures within prescribed planting areas.
2. All disturbed areas or areas of bare soil are recommended to be covered with erosion control blanket; North American Green S-75 or equivalent will be used at a minimum. Fall-winter plantings and/or 3:1 slopes require North American Green S-150 or equivalent. Erosion control blanket shall be installed within 24 hours after an area is seeded. See manufacturer's specifications for erosion control blanket composition.

9.0 CLEAN-UP AND PROTECTION

1. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
2. Protect landscape work and materials from damage due to landscape operations or operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed by the Wetland Consultant.

10.0 INSPECTIONS AND ACCEPTANCE

1. Owner reserves the right to inspect all seeds and plants either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality or mix proportion.
2. Native Landscape Contractor is to keep records of the certificates of composition or invoices of seed mixtures and integrity of plant materials with respect to species, variety, and source after purchase.
3. Native Landscape Contractor is to notify Owner within five days after completing initial and/or supplemental plantings in each area.

MONITORING AND MANAGEMENT PLAN

OFF EAST FORD HARRIS ROAD – CHAMPAIGN COUNTY

Maintenance programs should be site specific and coordinated with the landscape contractor and county for adequate maintenance procedures. A five-year stewardship program is recommended to ensure proper establishment and health of ground cover, to control invasive species, and to prevent overgrowth and impact to solar energy production. After the fifth growing season, the program is to be reduced to a minimum of one visit per year, dependent upon site conditions and required strategies to maintain good health of the site such as dethatching, additional mowing, or herbicide treatments.

All assessments made during monitoring visits should identify any presence of invasive species as defined by the Illinois Exotic Weed Act (525 ILCS 10/ET SEQ.) and the Illinois Noxious Weed Law (505 ILCS 100/ET SEQ.), including additional species of invasive or weedy vegetation as defined by the Illinois Department of Natural Resources, University of Illinois, and the U.S. Department of Agriculture. Assessments should include planned action to manage and remove identified weedy species.

Timeline of Implementation

First year:

The earliest possible seed application may occur in the Spring of the first year. No maintenance actions are required to be performed during the first season of application. If seed application takes place in summer or fall of the first year, maintenance and monitoring should start the following season.

Site visits are recommended to be performed one to three times throughout the Summer and an additional one to three times throughout the Fall at the beginning, middle, or end of each month, with monitoring and evaluation of vegetation height and presence of invasive species occurring at each visit. If weedy species are identified during an observation, measures to control invasive woody and herbaceous flora through physical removal or spot herbicide treatments is required. Mowing should be conducted during the first year in areas of the site identified to have vegetation over 16 inches in height. Areas with height under 16 inches may remain until the next scheduled monitoring visit. Newly seeded areas should be cut back to 9 inches in height, if possible, as the lower mowing height helps to reduce opportunistic weedy species.

Second year:

Site visits are recommended to be performed one to three times throughout the Spring, Summer, and Fall at the beginning, middle, or end of each month, with monitoring and evaluation of vegetation height and presence of invasive species occurring at each visit. During the first visit of the year, mowing should occur to cut back any vegetation to a height of 10 inches and remove dead stalks and seed heads from the previous growing season. If weedy species are identified during an observation, measures to control invasive woody and herbaceous flora through physical removal or spot herbicide treatments is required. Mowing should be conducted at each additional visit in areas of the site identified to have vegetation over 18 inches in height. Areas with height under 18 inches may remain until the next scheduled monitoring visit. Vegetative areas should be cut back to 9 inches in height.

Third, Fourth, and Fifth year:

Site visits are recommended to be performed one time during the early Spring, Summer, and Fall with monitoring and evaluation of vegetation height and presence of invasive species occurring at each visit. During the first visit of the year, mowing should occur to cut back any vegetation to a height between 9 and 12 inches to remove dead stalks and seed heads from the previous growing season. If weedy species are identified during an observation, measures to control invasive woody and herbaceous flora through physical removal or spot herbicide treatments is required. Mowing in open areas, along the fence line, and buffer areas should be conducted in areas of the site identified to have vegetation over 36 inches in height. Areas with height under 24 inches may remain until the next scheduled monitoring visit. Vegetative areas should be cut back to 9 inches in height.

Following the Fifth year:

Site visits are recommended to be performed at least once a year, during the early Spring, with monitoring and evaluation of vegetation height and presence of invasive species occurring during the visit. During the Spring, mowing should occur to cut back any vegetation to a height between 9 and 12 inches to remove dead stalks and seed heads from the previous growing season. If weedy species are identified during an observation, measures to control invasive woody and herbaceous flora through physical removal or spot herbicide treatments is required.

For the remainder of the year, vegetation should be mowed in open areas, along the fence line, and buffer areas to maintain a height under 48 inches through the growing season. Areas with height under 36 inches may remain until the next scheduled monitoring visit. Mowing within array areas should be conducted in areas identified to have vegetation over 24 inches in height. Vegetative areas should be cut back to 9 inches in height.



Illinois
Department of
**Natural
Resources**

JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271

www.dnr.illinois.gov

Champaign County
Champaign
NEC E Ford Harris Rd & CR 1350 East
Section:20-Township:20N-Range:9E
IEPA, MARS-2144
New Construction of a Solar Development

PLEASE REFER TO: SHPO LOG #004082925

September 22, 2025

Abby Brown
Christopher B. Burke Engineering, Ltd.
9575 West Higgins Road, Suite 600
Rosemont, IL 60018

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) (Act) to review all state undertakings for their effect on cultural resources. Pursuant to this requirement, we have received information regarding the above referenced project for our comment.

According to the information provided there is no federal involvement in your project. Be aware the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use any federal loans or grants, need any federal agency permits (including non-reporting), use any federal property, or involve any assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case so we can determine which entity should initiate consultation. Additional archaeological survey may be necessary.

No historic properties were identified within the area of potential visual effects. Additionally, our files do not identify any known archaeological sites within the area of potential direct effects, nor is it within a high probability area for archaeological resources as defined in the Act. Accordingly, this project is **EXEMPT** from archaeological survey requests pursuant to Section 6 of the Act. An archaeological survey is not *required* under state law as there is no public funding nor is it on public land.

Since the area has never been surveyed for archaeological resources, however, it is possible that historic properties are present but remain unidentified. Please consider assisting the State of Illinois in its efforts to preserve and protect historic resources by sharing with us the results of any due diligence archaeological surveys. Early awareness of the presence of historic properties may help prevent unanticipated discoveries and potential construction delays. Our most recently updated list of archaeological consultants is available on our website.

This letter remains in effect for two (2) years from the date of issuance. This does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440). If further assistance is needed please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov.

Sincerely,

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

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DEC 2, 2025

CHAMPAIGN COUNTY
PLANNING & ZONING

Decommissioning and Site Reclamation Plan

Off East Ford Harris Rd.

Applicant:

Somer Township Solar 1, LLC

For Activities At:

East Ford Harris Road and County Rd. 1350 E
Champaign, Illinois 61822

Prepared by:



New Leaf Energy
55 Technology Drive, Suite 102
Lowell, MA 01851

Dated: November 7, 2025

Engineer: Charles Dean Smith

License Expiration: 11/30/25



Charles D. Smith
11/7/25



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Attachments:

- Attachment 1: Decommissioning Estimate
- Attachment 2: Site Plan
- Attachment 3: Agricultural Impact Mitigation Agreement (AIMA)



1. Overview

This Decommissioning Plan, prepared by New Leaf Energy (operating under Somer Township Solar 1, LLC), details the proposed Somer Township Solar 1, LLC Project, a Solar Energy Facility in Champaign County, IL. It is situated on an agricultural site off East Ford Harris Road, the plan outlines the general scope of work and estimated construction costs for decommissioning and assurance.

The primary objective of this document is to define the decommissioning activities required to restore the Solar Energy System site to its original agricultural condition after its 40-year design life.

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

- Gravel Driveway: 9,515 Square Feet
- Perimeter Fence: 4,500 Linear Feet
- Equipment Pads: 2 (4,000 Square Feet Total)
- Solar Modules: 11,447

The decommissioning cost assessment covers solar facility dismantlement, disposal, and site restoration. These reported costs encompass labor (estimated using regional rates), materials, equipment, contractor's overhead, contingency, and profit. The decommissioning process will adhere to all guidelines outlined in the local Code of Ordinance and the Standard Agricultural Impact Mitigation Agreement (AIMA) (Attachment 3).

2. Demolition

The Facility's dismantling and demolition will encompass the removal of all associated infrastructure, including solar electric systems, buildings, cabling, electrical components, roads, foundations, piles, poles, and fences.

The photovoltaic system at the Facility will incorporate a substantial amount of recyclable or re-saleable components, such as copper, aluminum, galvanized steel, and modules. These components possess monetary resale value, therefore they will be carefully dismantled and disassembled instead of being demolished and disposed of. It is expected that these materials can be salvaged, potentially recovering some costs.

After coordinating with the local power company on the timing and procedures for disconnecting the facility from the electrical grid, all electrical connections to the system will be disconnected. These connections will then be locally tested to confirm the absence of electric current before proceeding.

The definition of "hazardous" will be determined by the laws and regulations in effect at the time of decommissioning. The disposal of these materials at a landfill will be subject to the 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, as these may be amended periodically.

Electrical connections to the panels will be cut at the panel and subsequently removed from their framework by cutting or dismantling their connections to the supports. Modules, inverters, transformers, meters, fans, lighting fixtures, and other electrical structures will also be removed.



Finally, the photovoltaic mounting system framework will be dismantled and recycled, and the galvanized support piles will be completely removed and recycled.

Any facility not utilized for a continuous 12-month period will be considered abandoned. The Owner must decommission the project within 12 months of abandonment. The owner or operator is required to notify the AHJ by certified mail of the proposed date of discontinued operations and plans for removal. This includes the site fence, gates, access driveways, equipment foundations, and underground cables, which are likely to be reclaimed or recycled.

Landscape or grading may remain if a written request from the landowner is submitted and a waiver is granted by the Board of Supervisors.

During decommissioning, erosion and sediment control measures will be implemented, including a stabilized construction entrance, silt fences, concrete washout stations, and ground stabilization. The project site will be restored by the owner/operator to a vegetated meadow.

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.

Similar to the construction phase, decommissioning will lead to increased noise levels. We will take appropriate measures to minimize disruption, such as using specialized equipment for pile removal. Work is anticipated to occur during daylight hours, 8 hours a day. Additionally, temporary increases in local road traffic may occur due to the movement of crews and equipment.

More information regarding on-site stabilization can be found in later sections.

3. Disposal and Recycling of Materials

During the decommissioning phase of a solar facility, the project general contractor will prioritize maximizing recycling and reuse of materials. Most materials are reusable, and any remaining items will be removed and properly disposed of off-site. The contractor will collaborate with manufacturers, local subcontractors, and waste firms to segregate materials for recycling, reuse, or disposal.

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

The project developer is responsible for arranging the collection or recycling of various components with salvage value, including fences, racking piles, PV panels, panel tracker equipment, AC and DC wiring, inverters, and other miscellaneous equipment.

Acceptable waste facilities include local recycling and disposal centers. Non-recyclable waste can be sent to local landfills, with an estimated cost for transport and disposal. For recyclable metal components like



steel piles and racking, local metal recyclers or scrap yards are available to purchase these materials upon decommissioning. This estimate assumes transportation and delivery fees to a local metal recycler, excluding any salvage value.

A final site walkthrough will be conducted to remove any debris or trash generated during the decommissioning process, including any wind-blown debris found outside the immediate footprint of the removed facility.

4. Site Restoration and Stabilization

Decommissioning activities will necessitate minor grading to restore disturbed areas of the Facility to pre-development conditions, establishing a uniform slope. Ground stabilization will be achieved through hydroseeding, using a surface treatment and grass seed mix approved by the building inspector/planning board. Compacted soils will be decompacted as agreed with the landowner. Additionally, minor soil volumes will be needed to restore access driveways and concrete equipment pads. All site stabilization will comply with the local AHJ's approved Sediment and Erosion Control Plan. The requirement for a permit for these activities is currently undetermined.

5. Permitting Requirements

Prior to decommissioning work, a National Pollution Discharge Elimination Systems (NPDES) permit and a local Building Permit are anticipated. Additional permits, such as a site development permit or a road use agreement, may also be necessary. Due to the future timeline of the decommissioning, permitting requirements will be reviewed and may be updated to reflect current local, state, and federal regulations at that time.

6. 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 – 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 Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC Solar Farm or prior to ceasing production of electricity from the Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC Solar Farm. The methods for storing the excavated native soils during the operating lifetime of the Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC 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 6.1.1A.9 and Section 6.1.5Q.

The Zoning Administrator may draw on the funds to have Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC Solar Farm as provided in Section 6.1.1A.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 Somer Township Solar 1, LLC 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 6.1.1A.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 Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC Solar Farm or component
- i.** In the event that the Owner declares the Somer Township Solar 1, LLC Solar Farm or any Somer Township Solar 1, LLC Solar Farm component to be functionally obsolete for tax purposes.
- j.** There is a delay in the construction of the Somer Township Solar 1, LLC Solar Farm of more than 6 months after construction on the Somer Township Solar 1, LLC Solar Farm begins.
- k.** Any Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC Solar Farm or component thereof that is otherwise derelict for a period of 6 months.
- m.** The Somer Township Solar 1, LLC Solar Farm is in violation of the terms of the Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC 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 6.1.5D. 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 Somer Township Solar 1, LLC Solar Farm abandoned, or the standards set forth above met, with respect to some, but not all, of the Somer Township Solar 1, LLC 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 Somer Township Solar 1, LLC Solar Farm only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining Somer Township Solar 1, LLC Solar Farm.

7. Financial Assurance

The Project Company shall provide an amount equal to the one hundred twenty-five percent (125%) the Decommissioning Cost Estimate (as determined by an Illinois-Licensed Professional Engineer), (“Decommissioning Security”). All financial assurances required by the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture shall count towards the total financial assurance. Decommissioning Security shall be provided by the Owner prior to the Commercial Operation Date.

The Decommissioning Security will be in the form of an irrevocable letter of credit and an escrow account with the Champaign County Board as a beneficiary per Section 6.1.5 Q(4) of the Solar Ordinance. The County has the right to require multiple letters of credit based on the regulations governing federal insurance for deposits, and the Applicant, its successors in interests, and all parties to decommissioning shall adjust the amount of financial assurance in escrow to ensure that it reflects current and accurate information. Unless the County states otherwise, the Champaign County State’s Attorney’s Office shall review and approve every Letter of Credit prior to Zoning Administrator Acceptance. Decommissioning estimates will be updated once every three (3) years for the first twelve (12) years of operation, and every other year thereafter. Estimates will be created by an Independent Illinois Licensed Professional Engineer.

Per section 6.1.5 Q.(4)a.(a) of the Solar Ordinance, the Applicant proposes to provide financial assurance using the following phased approach:

1. 12.5% of the decommissioning cost estimate, above, prior to authorization of the Zoning Use Permit for construction of the solar farm;
2. 62.5% of the most recent decommissioning cost estimate on or before the sixth anniversary of the Commercial Operation Date; and
3. 125% of the most recent decommissioning cost estimate on or before the 11th anniversary of the Commercial Operation Date.

8. Decommissioning Estimate

The decommissioning estimate, totaling \$506,573, was calculated using regional labor costs and publicly available construction cost data from the 2024 RS Means Site Work book. This estimate disregards salvage value and assumes a 40-year lifespan. The process involved identifying daily costs for various construction crew types, estimating the duration of each deconstruction activity (e.g., removing modules, piles), and then quantifying the cost for each activity. The total decommissioning cost was derived from these subtask durations and daily crew rates. An additional 2.5% administrative fee and a 25% increase were added to the total demolition costs, as requested by the Authority Having Jurisdiction (AHJ).

A detailed breakdown of this cost estimate is provided in Attachment 1 – Decommissioning Estimate.



Attachment 1: Decommissioning Estimate



11/19/2025

Energy Decommissioning Cost Estimate - Off East Ford Harris Road

Prepared for Champaign County

This Decommissioning Estimate has been prepared by New Leaf Energy in an attempt to predict the cost associated with the removal of the proposed solar facility. The primary cost of decommissioning is the labor to dismantle and load as well as the cost of trucking and equipment. All material will be removed from the site, including the concrete equipment pads, which will be broken up at the site and hauled to the nearest transfer station.

Summary

Project Details	
Project Type	DG-PV
DC Size	6,754.0 kWdc
AC Size	4,990.0 kWac

Decommissioning Cost	\$506,573
(Includes 2.5% County Administrative Costs & 25% Contingency)	

Scope of Work Roll Up

	Price (\$)
De-energize System	\$1,595.64
Disassembly and Demolition	\$68,670.54
Civil	\$178,887.12
Haul and Disposal	\$50,425.01
General Conditions	\$97,734.07
TOTAL Exclude Salvage Costs	\$397,312.39
Salvage Costs	\$0.00
Contingency (Exclude Salvage Cost)	\$109,260.91
TOTAL	\$506,573

Project Inputs

Fenced Acreage	21.4 Acres
Concrete Area (SF) (Do not include Gravel)	4,000 SF
Fence Length (LF)	4,500 LF
Depth of Access Road (in) (Default 13")	13 in
Access Road Area (SF)	9,515 SF
Volume of all Basins (CY)	0 CY
LV Trench (LF)	2,448 SF
MV Trench (LF)	0 SF
Overhead MV Run (LF)	120 SF
AcoustiFence (LF) - 16' Assumpt	0 SF
Sound Wall Length (LF) - 20' Assumpt	0 SF
Minor Stream Crossings (Qty)	0
Topography - Post COD	0 - 5%

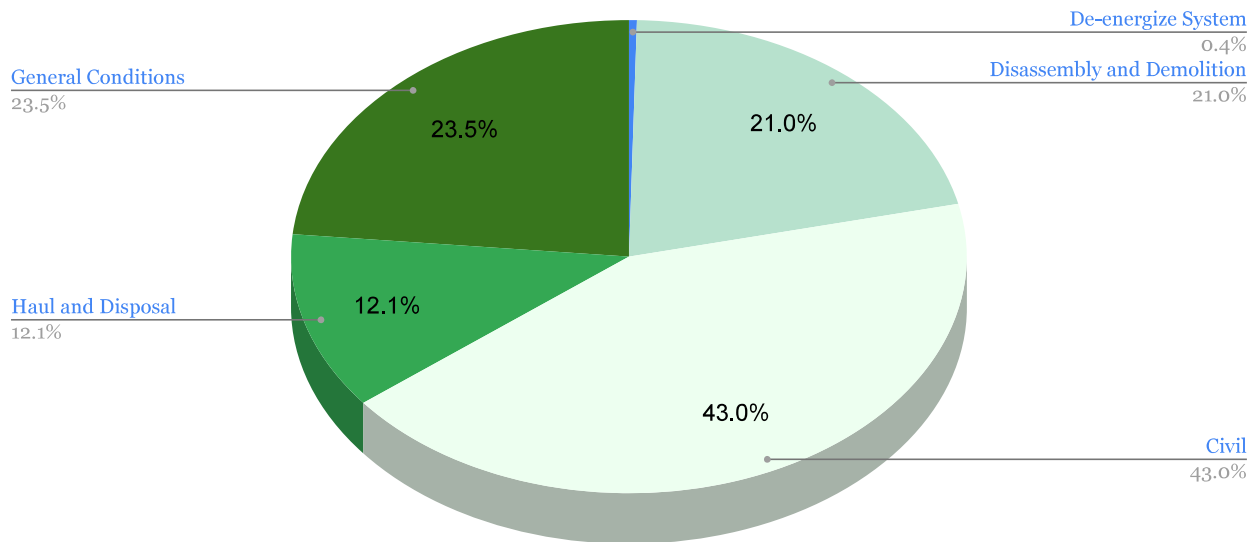
Project Paramters

Prevailing Wage	Yes
State Labor Wages	Included

Scope of Work Breakdown

De-energize System	\$1,595.64
Disassembly and Demolition	\$68,671
Module Dissembly	\$38,674
RackingDissembly	\$10,395
DC Equipment	\$398
LV Equipment	\$2,090
MV Equipment	\$10,268
Wiring	\$6,845
Civil	\$178,887
Mobilization/ Demobilization	\$5,000
Site Restoration	\$70,267
Cement Work & Pad Mount Area	\$36,920
Fence Removal	\$23,265
Erosion Control & Water Management	\$5,508
Access Road Removal	\$5,136
Trenching / Wire Runs	\$32,791
Stormwater & Basin Removal	\$0
Other Demo	\$0
Project Specific	\$0
Haul and Disposal	\$50,425
1 Dump Truck, 12 C.Y., 400 H.P.	\$24,318
Truck Driver (heavy)	\$15,303
Transportation to Disposal Site (18 Tons or 25 CY)	\$804
Disposal Costs and Fees	\$10,000
General Conditions	\$97,734
Overhead	\$24,950
EPC General Requirements	\$5,000
Project Management / Construction Control	\$31,784
Mobilization	\$12,500
Demobilization	\$12,500
NPDES Permit (SWPPP, ILR10)	\$11,000
Salvage Costs	\$0
Unprepared Steel	\$0
Batteries	\$0
PV modules	\$0
Copper wire and parts	\$0
Transformer and switchgear	\$0
Aluminum rack and parts	\$0
Contingency (Exclude Salvage Cost)	\$109,260.91

Decommissioning Cost Breakdown



Weight Assumptions	
Ib/ Mod	63.49
Ib/ Screw	40
Ib/LF Fence	0.71
Ib/ Pile	9
Racking: Ib/Mod	35.5
Ib/ Transformer	15000
Ib/CY gravel	2,400
Max Truck Carrying Cap (lbs, for single axle)	28,000

Removal Weights	
Module Weight (lb)	726,799
Racking Weight (lb)	406,385
Pile Weight (lb)	0
Screw Weight (lb)	0
Fence Weight (lb)	3,195
Transformer (lb)	30,000
Concrete (lb)	300,000
Gravel (lb)	916,259

Equipment Quantities	
Module	11,447
Combiner Box	19.96
Inverter/ PCS	19.96
Switchboard	0
Transformers	2
Piles	

Hourly Labor Rates - Prevailing	
Construction Managers	\$56.76
Solar Photovoltaic Installers	\$47.58
Operating Engineers and Other Construction Equipr	\$88.39
Electricians	\$79.78
MV Electrician	\$99.73
Substation Electrician	\$163.24
Structural Iron and Steel Workers	\$82.13
Construction Laborers	\$67.57



Attachment 2: Site Plan



Attachment 3: Agricultural Impact Mitigation Agreement (AIMA)

STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT

between

Somer Township 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).

Somer Township 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: 40.171963, -88.213689], which will consist of up to 27 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.

Somer Township Solar 1, LLC
Standard Solar Agricultural Impact Mitigation 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 Somer Township 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**



By: Jerry Costello II, Director

4



By Clay Nordsiek, Deputy General Counsel

Somer Township Solar 1, LLC



By Kevin Human

55 Technology Drive, Suite 102
Lowell, MA 01851

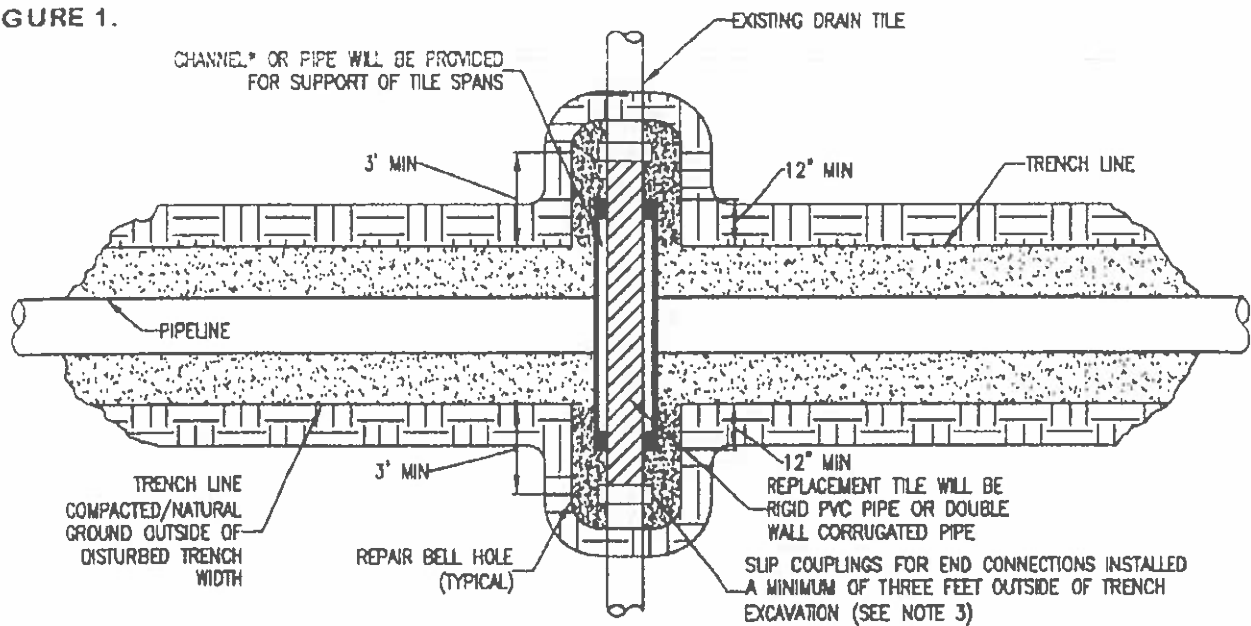
Address

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

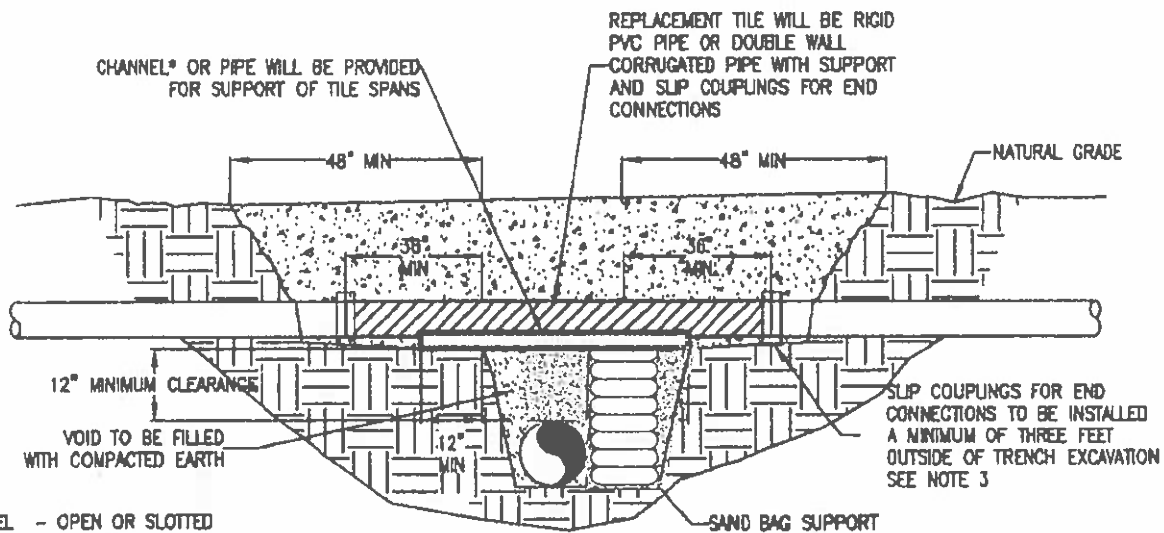
7/17, 2025

July, 8, 2025

FIGURE 1.



PLAN
N.T.S.



CROSS SECTION
N.T.S.

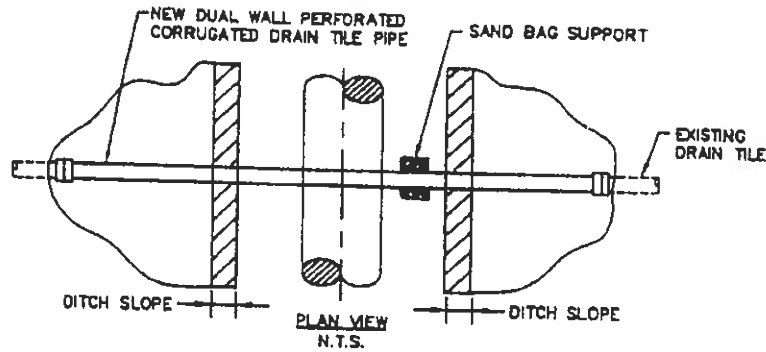
*CHANNEL - OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE TO SUPPORT DRAIN TILE.

NOTE:

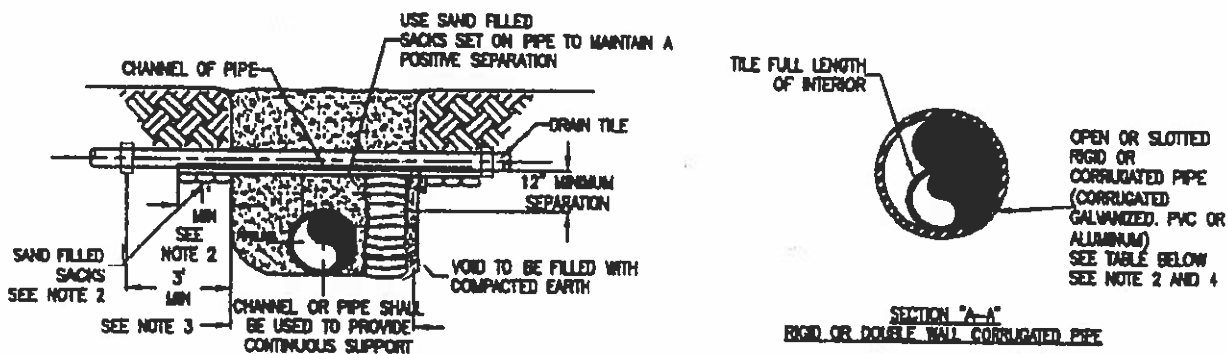
1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR 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.



PLAN VIEW



END VIEWS

MINIMUM SUPPORT TABLE		
TILE SIZE	CHANNEL SIZE	PIPE SIZE
3"	4" @ 5.4 #1	4" STD. WT.
4"-5"	5" @ 8.7 #1	6" STD. WT.
8"-9"	7" @ 9.8 #1	8"-10" STD. WT.
10"	10" @ 15.3 #1	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

Tricia Fishbein

From: Tricia Fishbein
Sent: Tuesday, December 2, 2025 11:19 AM
To: 'Paul Cundiff'
Cc: Tom Ryan; Kevin Human; Jonathan O'Connell
Subject: RE: Special Use Permit Application – Somer Township Solar 1, LLC

Hi Paul,

Thank you for the quick response.

We will include a Knox Box at the entrance as shown on the site plan, and we will be sure to include clear, visible signage with full emergency contact information. A walkthrough at the end of construction is no problem at all.

If anything else comes up in the meantime, please feel free to let us know.

Thank you,

Tricia Fishbein, PE

Drainage Engineer

Christopher B. Burke Engineering, Ltd.

9575 W. Higgins Road, Suite 600 Rosemont, IL 60018

625 W. Adams, Suite 1775 Chicago, IL 60661

Phone: (847) 823-0500 Cell: (847) 921-5376 Fax: (847) 823-0520

E-Mail: pfishbein@cbbel.com

From: Paul Cundiff <pvc367@yahoo.com>
Sent: Monday, December 1, 2025 5:01 PM
To: Tricia Fishbein <pfishbein@cbbel.com>
Cc: Tom Ryan <tryan@newleafenergy.com>; Kevin Human <khuman@newleafenergy.com>; Jonathan O'Connell <joconnell@cbbel.com>
Subject: Re: Special Use Permit Application – Somer Township Solar 1, LLC

I see from the sight plan there will be a Knox box for this location. Would also like to have signage with emergency contact information easily visible as well.

Would also request a walkthrough once the project is completed.

Chief

Paul Cundiff

217-202-0496

Sent from my iPhone

On Dec 1, 2025, at 13:00, Tricia Fishbein <pfishbein@cbbel.com> wrote:

Paul,

I hope you had a great Thanksgiving weekend. I'm reaching out with a quick reminder that we'll be back in Champaign County for the continued ZBA hearing for the Off E Ford Harris Rd Solar project.

For convenience, I've attached the current site plan. We would really appreciate any feedback the Thomasboro Fire Protection District may have, and please let us know if you're comfortable approving this layout from your perspective. Your input is important to us as we prepare for the upcoming hearing.

If any questions come up, feel free to email me or call my cell at (847) 921-5376.

Thanks so much,

Tricia Fishbein, PE

Drainage Engineer

Christopher B. Burke Engineering, Ltd.

9575 W. Higgins Road, Suite 600 Rosemont, IL 60018

625 W. Adams, Suite 1775 Chicago, IL 60661

Phone: (847) 823-0500 Cell: (847) 921-5376 Fax: (847) 823-0520

E-Mail: pfishbein@cbbel.com

From: Tricia Fishbein

Sent: Friday, November 21, 2025 1:15 PM

To: pvc367@yahoo.com

Cc: Tom Ryan <tryan@newleafenergy.com>; Kevin Human <khuman@newleafenergy.com>; Jonathan O'Connell <joconnell@cbbel.com>

Subject: RE: Special Use Permit Application – Somer Township Solar 1, LLC

Hi Paul,

Just wanted to send a follow-up to see if you were able to access the application package below and to see if the Fire Protection District has any comments or questions.

Thank you,

Tricia Fishbein, PE

Drainage Engineer

Christopher B. Burke Engineering, Ltd.

9575 W. Higgins Road, Suite 600 Rosemont, IL 60018

625 W. Adams, Suite 1775 Chicago, IL 60661

Phone: (847) 823-0500 Cell: (847) 921-5376 Fax: (847) 823-0520

E-Mail: pfishbein@cbbel.com

From: Tricia Fishbein

Sent: Thursday, November 6, 2025 9:38 AM

To: pvc367@yahoo.com

Cc: Tom Ryan <tryan@newleafenergy.com>; Kevin Human <khuman@newleafenergy.com>; Jonathan O'Connell <joconnell@cbbel.com>

Subject: Special Use Permit Application – Somer Township Solar 1, LLC

Paul,

Good morning. On behalf of Somer Township Solar 1, LLC, I am notifying you of our pending Special Use Permit application for a proposed 5 MW community solar project on parcel PIN 25-15-20-300-006 in Champaign County. The application had its first hearing on October 16 and is scheduled to return to the board on December 11.

We understand the importance of coordinating with emergency responders and welcome your feedback, questions, or concerns regarding the planned development. The complete application package is available here:

[<image001.png>](#)

[Off E Ford Harris Road Solar SUP Package](#)

If it's helpful, we can provide additional materials you may need. Please contact me directly or Tom Ryan at New Leaf Energy:

Tom Ryan
Sr. Project Developer | Midwest
New Leaf Energy
Email: tryan@newleafenergy.com
Phone: 339.203.0148

Thank you for your time and any guidance you can provide.

Best,

Tricia Fishbein

Drainage Engineer

Christopher B. Burke Engineering, Ltd.

9575 W. Higgins Road, Suite 600 Rosemont, IL 60018

625 W. Adams, Suite 1775 Chicago, IL 60661

Phone: (847) 823-0500 Cell: (847) 921-5376 Fax: (847) 823-0520

E-Mail: pfishbein@cbbel.com

<Site Plan Off East Ford Harris Rd.pdf>

Tricia Fishbein

From: Kevin Human <khuman@newleafenergy.com>
Sent: Tuesday, December 2, 2025 2:07 PM
To: Tricia Fishbein; Tom Ryan
Subject: Fwd: Road Use Agreement Information

Hey Tricia see below for update on Road Use.



Kevin Human
Project Engineer
khuman@newleafenergy.com
Cell: (847) 514-0046

----- Forwarded message -----

From: David Happ <David.Happ@champaignil.gov>
Date: Tue, Dec 2, 2025, 2:03 PM
Subject: Re: Road Use Agreement Information
To: Kevin Human <khuman@newleafenergy.com>, Harman Jordan <Harman.Jordan@champaignil.gov>
Cc: Tom Ryan <tryan@newleafenergy.com>

Based on the load sizes and volumes that you shared with us, we are not going to require a Road Use Agreement. Unless certain loads end up requiring an IDOT oversize/overweight permit, you will not need anything from us to complete the project.

David

From: Kevin Human <khuman@newleafenergy.com>
Sent: Tuesday, December 2, 2025 9:05 AM
To: Harman Jordan <Harman.Jordan@champaignil.gov>
Cc: Tom Ryan <tryan@newleafenergy.com>; David Happ <David.Happ@champaignil.gov>
Subject: Re: Road Use Agreement Information

[EXTERNAL]

Good morning David and Harman, just following up to see if you have any more questions or if you could share a sample Road Use Agreement?



Kevin Human

Project Engineer

khuman@newleafenergy.com

Cell: (847) 514-0046

On Tue, Nov 25, 2025 at 8:54 AM Kevin Human <khuman@newleafenergy.com> wrote:

Hi David, it was a pleasure to speak with you today. I am including a basic summary of traffic that can be expected for the proposed project. I also reviewed the commutations we had with the township roadway commissioner and he has not required any RUA at this time.

Thank you



Kevin Human

Project Engineer

khuman@newleafenergy.com

Cell: (847) 514-0046

On Tue, Nov 25, 2025 at 7:36 AM Kevin Human <khuman@newleafenergy.com> wrote:

Good morning Harman, just following up to see if you had any additional info you can share?

Thank you



Kevin Human

Project Engineer

khuman@newleafenergy.com

Cell: (847) 514-0046

On Wed, Nov 19, 2025 at 11:47 AM Kevin Human <khuman@newleafenergy.com> wrote:

Hi Harman and David, under normal circumstances we would not be oversized or overweight. Just to stay informed and advise my financial partners, can you provide information on both scenarios please?

Thank you



Kevin Human
Project Engineer
khuman@newleafenergy.com
Cell: (847) 514-0046

On Wed, Nov 19, 2025 at 10:26 AM Harman Jordan <Harman.Jordan@champaignil.gov> wrote:

Good morning, Kevin.

Are these vehicles oversized, overweight? Do you have any additional detail?

David Happ (copied here) handles requests for oversized/overweight vehicles.

Thanks,

Harman

From: Kevin Human <khuman@newleafenergy.com>

Sent: Wednesday, November 19, 2025 9:31 AM

To: Harman Jordan <Harman.Jordan@champaignil.gov>; Tom Ryan <tryan@newleafenergy.com>

Subject: Road Use Agreement Information

[EXTERNAL]

Dear Harman,

Good morning. We are currently working on permitting a solar project through Champaign County.

During our due diligence, we discussed a potential access route with the Somer Township Roadway Commissioner Rick Wolken, who recommended the route attached in the exhibit. As this route will involve your roadway, we would like to know what is required for a roadway use agreement.

We would appreciate it if you could provide a summary of your requirements or a sample template for our review.

Thank you



Kevin Human
Project Engineer
khuman@newleafenergy.com
Cell: (847) 514-0046

MEMORANDUM

November 10, 2025

TO: Champaign County Planning and Zoning

CC:

FROM: Tricia Fishbein, PE (Christopher B. Burke Engineering, Ltd.)

SUBJECT: Somer Township Highway Commissioner Correspondence
New Leaf Energy Solar Site Off E Ford Harris Road
(CBBEL Project No. 230040.001144)

RECEIVED

NOV 12, 2025

CHAMPAIGN COUNTY
PLANNING & ZONING

- **Overview**

This memorandum summarizes communications with Rick Wolken, Somer Township Highway Commissioner, regarding the requested waiver of a roadway maintenance agreement for the proposed solar project access via E Ford Harris Road. The Zoning Board requested that the team: “Provide a written waiver (email is sufficient) from Rick Wolken, Somer Township Highway Commissioner, stating that he will not require a roadway maintenance agreement prior to Special Use Permit approval.”

Due to difficulties in obtaining a clear, consolidated record of Mr. Wolken’s communications—primarily because his replies were brief and occasionally entered in unclear locations within the email chain—this memo summarizes the full communication history for the County’s record. Email correspondence with Mr. Wolken in its entirety can be found as Appendix B to this memo.

- **Communication Summary**

July 3, 2025: Attempted call to introduce project and discuss proposed access — no answer.

August 5, 2025: Tricia Fishbein attempted follow-up call – no answer.

August 12, 2025: Tricia Fishbein attempted follow-up call – no answer.

August 15, 2025: Initial email sent to Mr. Wolken from Tricia Fishbein (CBBEL) including parcel information, site plan, and proposed access route. Tricia Fishbein attempted follow-up call – no answer.

August 20, 2025: Received return call from Mr. Wolken. He stated he had no concerns with the proposed access and did not identify any requirements at that time.



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

MEMORANDUM

September 9, 2025: Follow-up email sent from Tricia Fishbein with official notice of the October 16 Zoning Board hearing and the complete application package. No response received.

October 22, 2025: Follow-up email sent from Tricia Fishbein after County feedback requesting written waiver confirmation. Included notice of continuance to the December 11 ZBA hearing.

October 30, 2025: Tricia Fishbein attempted follow-up call – no answer.

November 3, 2025: Additional follow-up from Tricia Fishbein reiterating that written confirmation was a required condition of approval.

November 5, 2025: Mr. Wolken replied via email stating, “I’m fine with hauling on my road as long as you can come from Olympian to North Lincoln.”

November 6, 2025: Email sent from Tricia Fishbein with a marked-up map of the proposed haul route. Mr. Wolken replied with “no” (entered in the subject line), clarifying his preference against the initial route.

November 7, 2025: Revised haul route sent from Tricia Fishbein showing IL-57 → Olympian → Lincoln → site per his direction.

November 9, 2025: Mr. Wolken replied with “Yes” in the body of the email below, confirming approval of this revised route.

- ***Summary of Outcome***

Based on the communications summarized above, Mr. Wolken reviewed the proposed construction access route and indicated his only concern was that hauling occur from Olympian to North Lincoln. After providing him an updated route reflecting this preference, he confirmed approval of that route via email on November 9, 2025. The mark-up of the approved haul route has been included as Appendix A to this memo.

This memorandum is provided to consolidate the email correspondence and confirm compliance with the Zoning Board’s condition for written acknowledgment from the Somer Township Highway Commissioner. Throughout multiple written and verbal communications, Mr. Wolken did not identify any additional requirements or request that a roadway maintenance agreement be executed. Given these exchanges and his stated approval of the haul route, it is understood that he does not intend to require a roadway maintenance agreement for this project.



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

MEMORANDUM

Attachments

- **Appendix A:** Approved Haul Route
- **Appendix B:** Full Email Correspondence between CBBEL and Somer Township Highway Commissioner, Rick Wolken



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

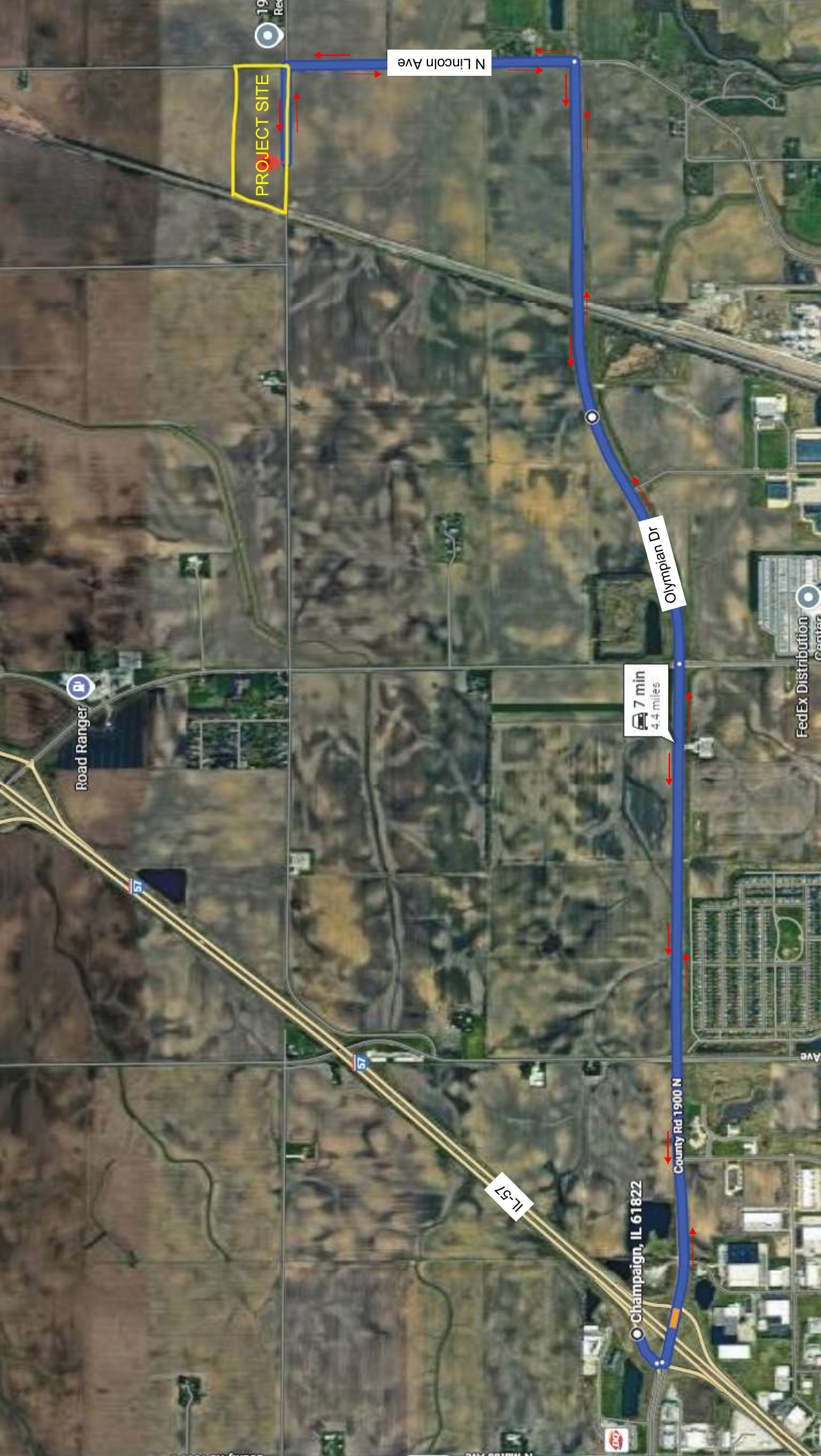
Appendix A

Approved Haul Route



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520



N Lincoln Ave

PROJECT SITE

Olympian Dr

7 min
4.4 miles

IL-57

Champaign, IL 61822

County Rd 1900 N

Road Ranger

FedEx Distribution Center

Appendix B

Full Email Correspondence between
CBBEL and Somer Township Highway
Commissioner, Rick Wolken



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

Tricia Fishbein

From: Rick Wolken <rick.wolken@aol.com>
Sent: Sunday, November 9, 2025 12:55 AM
To: Tricia Fishbein
Subject: Re: E Ford Harris Rd Access Follow-Up no

Sent from my iPhone

On Nov 7, 2025, at 9:20 AM, Tricia Fishbein <pfishbein@cbbel.com> wrote:

Hey Rick, DC **yes** ← "Yes" written here in Mr. Wolken's 11/9/25 email reply

Understood. The snip below shows state route IL-57 to Olympian to Lincoln as the haul route to site as you specified.

Do you approve of this? Feel free to call my cell with any concerns or to discuss. I'm at 847-921-536.

<image001.png>

Thank you,

Tricia Fishbein, PE

Drainage Engineer

Christopher B. Burke Engineering, Ltd.

9575 W. Higgins Road, Suite 600 Rosemont, IL 60018

625 W. Adams, Suite 1775 Chicago, IL 60661

Phone: (847) 823-0500 **Cell:** (847) 921-5376 **Fax:** (847) 823-0520

E-Mail: pfishbein@cbbel.com

From: Rick Wolken <rick.wolken@aol.com>
Sent: Thursday, November 6, 2025 9:55 PM
To: Tricia Fishbein <pfishbein@cbbel.com>
Subject: Re: E Ford Harris Rd Access Follow-Up **no**

Sent from my iPhone

← "No" written here in
Mr. Wolken's 11/6/25
email reply

On Nov 6, 2025, at 10:55 AM, Tricia Fishbein <pfishbein@cbbel.com> wrote:

Rick,

Thanks for the response. We typically create an access plan from a state route to the site for construction. Would you be favorable of the route marked up below using E Ford Harris Rd?

<image001.png>

Let me know.

Thanks,

Tricia Fishbein, PE

Drainage Engineer

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9575 W. Higgins Road, Suite 600 Rosemont, IL 60018

625 W. Adams, Suite 1775 Chicago, IL 60661

Phone: (847) 823-0500 **Cell:** (847) 921-5376 **Fax:** (847) 823-0520

E-Mail: pfishbein@cbbel.com

From: Rick Wolken <rick.wolken@aol.com>

Sent: Wednesday, November 5, 2025 10:56 PM

To: Tricia Fishbein <pfishbein@cbbel.com>

Subject: Re: E Ford Harris Rd Access Follow-Up

I'm fine with hauling on my road as long as you can come from Olympian to North Lincon

Sent from my iPhone

On Nov 3, 2025, at 11:38 AM, Tricia Fishbein
<pfishbein@cbbel.com> wrote:

Rick,

I wanted to follow up on my note below regarding the requested waiver for the E Ford Harris Rd access. This written confirmation from you is a required condition before our next hearing.

An email reply is sufficient. Please let me know if you'd like to discuss any details by phone. I really appreciate your help getting this finalized.

Thanks,

Tricia Fishbein, PE

Drainage Engineer

Christopher B. Burke Engineering, Ltd.

9575 W. Higgins Road, Suite 600 Rosemont, IL 60018

625 W. Adams, Suite 1775 Chicago, IL 60661

From: Tricia Fishbein

Sent: Wednesday, October 22, 2025 12:54 PM

To: 'rick.wolken@aol.com' <rick.wolken@aol.com>

Cc: Jonathan O'Connell <joconnell@cbbel.com>; 'Kevin Human' <khuman@newleafenergy.com>; 'Tom Ryan' <tryan@newleafenergy.com>

Subject: E Ford Harris Rd Access Follow-Up

Hi Rick,

We appeared before the Champaign County Zoning Board last week and I wanted to share a brief update and request regarding the use of E Ford Harris Rd for site access.

The hearing went very smoothly with no major objections or issues, so we're optimistic about the outcome. One of the conditions we need to fulfill before our second hearing is the following:

"Provide a written waiver (email is sufficient) from Rick Wolken, Somer Township Highway Commissioner, stating that he will not require a roadway maintenance agreement prior to Special Use Permit approval."

Would you be able to provide an email confirming that you will not require us to enter a roadway maintenance agreement for the proposed access?

We'll also be submitting a haul route map to the County as part of another condition and will notify you of the construction schedule once the project is closer to groundbreak. As always, feel free to call my cell with any questions.

Thank you,

Tricia Fishbein, PE

Drainage Engineer

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9575 W. Higgins Road, Suite 600 Rosemont, IL 60018

625 W. Adams, Suite 1775 Chicago, IL 60661

Phone: (847) 823-0500 Cell: (847) 921-5376 Fax: (847) 823-0520

E-Mail: pfishbein@cbbel.com

From: Tricia Fishbein

Sent: Tuesday, September 9, 2025 9:43 AM

To: rick.wolken@aol.com

Cc: Jonathan O'Connell <joconnell@cbbel.com>; Kevin Human <khuman@newleafenergy.com>; Tom Ryan <tryan@newleafenergy.com>; Nicholas Bellone <nbellone@newleafenergy.com>; Shannon Winkiel

<swinkiel@newleafenergy.com>

Subject: RE: E Ford Harris Rd Proposed Gravel Access

Rick,

I wanted to follow up on my email below and on our phone call from a few weeks ago. On behalf of Somer Township Solar 1, LLC, I am writing to notify you of our pending Special Use Permit (SUP) application for a proposed 5 MW community solar project located on the parcel with PIN 25-15-20-300-006 in Champaign County. The application is scheduled for its first hearing before the Champaign County Zoning Board of Appeals on Thursday, October 16, 2025.

You may access the complete application package here:

[<image001.png>](#)

[Off E Ford Harris Road Solar SUP Package](#)

As the local Highway Commissioner, we appreciate your prior review of the access location and want to keep you updated on the project's next steps. As a stakeholder in this process, we welcome any questions, feedback, or concerns you may have in advance of the public hearing. You are welcome to reach out to me directly, or to the project developer, Tom Ryan, whose contact information is below:

Tom Ryan
Sr. Project Developer | Midwest
New Leaf Energy
Email: tryan@newleafenergy.com
Phone: 339.203.0148

Thank you for your time and consideration.

Tricia Fishbein

Drainage Engineer

Christopher B. Burke Engineering, Ltd.

9575 W. Higgins Road, Suite 600 Rosemont, IL 60018

625 W. Adams, Suite 1775 Chicago, IL 60661

Phone: (847) 823-0500 **Cell:** (847) 921-5376 **Fax:** (847) 823-0520

E-Mail: pfishbein@cbbel.com

From: Tricia Fishbein

Sent: Friday, August 15, 2025 11:49 AM

To: rick.wolken@aol.com

Cc: Jonathan O'Connell <joconnell@cbbel.com>

Subject: E Ford Harris Rd Proposed Gravel Access

Dear Mr. Wolken,

I hope this message finds you well. I have attempted to reach the phone numbers provided by the county but was unable to get through, so I'm hoping email may be a better way to connect.

I am reaching out regarding an upcoming zoning approval for a community solar project at the parcel with PIN 25-15-20-300-006 in Champaign County (coordinates: 40.171996, -88.210626). The site is located on the northwest corner of E Ford Harris Rd and County Rd 1350 E. Access is planned off E Ford Harris Rd which, based on discussions with the county highway and zoning departments, is believed to fall within Somer Township.

I have attached a site plan showing the proposed development. Access to the site is planned via a gravel road in the approximate location shown on the plan. Please let me know if there is anything else you would need to be comfortable with the proposed site access, or if there are any standards or requirements you would like us to meet.

Thank you,

Tricia Fishbein

Drainage Engineer

Christopher B. Burke Engineering, Ltd.

9575 W. Higgins Road, Suite 600 Rosemont, IL 60018

625 W. Adams, Suite 1775 Chicago, IL 60661

Phone: (847) 823-0500 **Cell:** (847) 921-5376 **Fax:** (847) 823-0520

E-Mail: pfishbein@cbbel.com

MEMORANDUM

RECEIVED

DEC 2, 2025

CHAMPAIGN COUNTY
PLANNING & ZONING

November 25, 2025

TO: Champaign County Department of Planning and Zoning
102 East Main Street
Urbana, IL 61801

CC:

FROM: Tricia Fishbein, PE-CBBEL

SUBJECT: New Leaf Energy Solar Site Off East Ford Harris Road
(CBBEL Project No. 230040.00114)

- ***Introduction***

This memorandum has been prepared by Christopher B. Burke Engineering, Ltd. (CBBEL) on behalf of New Leaf Energy in response to the County's request for additional documentation regarding proposed panel spacing for the solar development. The County noted that "the spacing between panel rows is less than we usually see," and requested verification that the proposed configuration is sufficient and will not require stormwater detention. The following analysis demonstrates that the project will not increase stormwater runoff, complies with the Champaign County Storm Water Management and Erosion Control Ordinance, and is expected to reduce runoff due to the conversion of row crop to permanent vegetated pollinator cover and the preservation of existing drainage patterns.

- ***Overview***

This memorandum summarizes the preliminary stormwater implications for a proposed solar array to be constructed at the northwest corner of the intersection of E Ford Harris Rd and County Rd 1350 E in Champaign County, IL. The proposed development is classified as a "PHOTOVOLTAIC (PV) SOLAR FARM" per 6.1.5 of the Champaign County Zoning Ordinance. The proposed solar array includes the construction of a 21.11-acre solar field. The site will also have an additional 0.22 acres of gravel access road and 0.09 acres of equipment pad, resulting in a total added impervious area of 0.31 acres (13,380 SQ FT).

- ***Existing Drainage Conditions***

The site currently conveys surface runoff to three primary discharge locations. Outlet 1, located at the southwest corner of the parcel, collects surface drainage from the western portion of the site and conveys it through an existing 15-inch corrugated metal pipe (CMP) culvert. Outlet 2, positioned along the southern boundary, receives runoff from the central and southeastern drainage areas and discharges flow offsite through the existing ditch system. Outlet 3, situated



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MEMORANDUM

in the northeast corner of the parcel, serves the northeastern tributary drainage area and outlets to an existing 12-inch CMP culvert. Review of the effective FEMA Flood Insurance Rate Maps confirms that no regulatory floodplain exists within the project limits.

- ***Proposed Impervious Considerations***

As part of the proposed solar array, a gravel road and equipment pads will be constructed. In locations where solar panels are installed, the ground cover will be restored with native seed mix. Table 1 summarizes the proposed impacts.

The total proposed impervious area for the project, including the gravel access road located within the Public Right-of-Way, is approximately 0.31 acres. This represents only 1.1% of the total parcel area. In accordance with Section 4.2, Storm Water Drainage Plan Exemptions, of the Champaign County Storm Water Management and Erosion Control Ordinance, developments in which the cumulative impervious surface area does not exceed 16 percent of the total lot area are exempt from the stormwater management design requirements contained in Section 9 of the ordinance. Because the proposed development results in an impervious coverage well below the 16 percent threshold, the project qualifies for this exemption and is not subject to the detailed detention, conveyance, or stormwater control requirements outlined in Section 9.

Gravel Road Area	0.22	Acres
Equipment Pad	0.09	Acres
Total Impervious	0.31	Acres

Table 1: Impact Area Summary

- ***Runoff Comparison***

The runoff analysis for this project utilizes findings from the U.S. Department of Energy's Photovoltaic Stormwater Management Research and Testing (PV-SMaRT) project, a national study led by the National Renewable Energy Laboratory (NREL) that evaluated stormwater behavior at operating solar facilities across diverse climates and soil conditions.

The study demonstrated that when adequate vegetative cover is maintained beneath and between panel rows, rainfall intercepted by the solar panels infiltrates within a short distance of the dripline, and the system behaves hydrologically similar to a pervious grassed surface. Even with more narrow array spacing, PV-SMaRT found no measurable increase in runoff volume or peak discharge when compared to pre-development agricultural or grassed conditions. Table 2 shows the pre-construction runoff calculations using the PV-SMaRT methodology, and Table 3 presents the PV-SMaRT calculations for runoff post-construction.



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Consistent with the study's findings, the data indicate that runoff rates will not increase as a result of the proposed improvements. The proposed panel spacing is sufficient to prevent any hydrologic connectivity that would function as traditional impervious surface, and therefore no increase in stormwater runoff is expected. The existing drainage systems will be maintained with no impacts on the offsite drainage system, including runoff.

Soil Texture	Silt Loam	***BLUE CELLS REQUIRE USER INPUT***	
Soil Depth (inches)	60	***MAROON CELLS REPRESENT TOOL OUTPUTS***	
Bulk Density (g/cm ³)	1.42		
Vegetation Present	Row Crop (Straight Row, Good Management)	Runoff Curve Number	54.1
Are Solar Panels Present?	NO	24-Hr Precip Event (inches)	10.00
Panel Width (feet)	7	Expected Runoff (inches)	4.10
Panel Spacing (feet)	16		
Array Orientation	Combination		
Percent Slope	2		

Table 2: PV-SMaRT Model Pre-Construction

Soil Texture	Silt Loam	***BLUE CELLS REQUIRE USER INPUT***	
Soil Depth (inches)	60	***MAROON CELLS REPRESENT TOOL OUTPUTS***	
Bulk Density (g/cm ³)	1.42		
Vegetation Present	Newly Established Pollinator	Runoff Curve Number	53.8
Are Solar Panels Present?	YES	24-Hr Precip Event (inches)	10.00
Panel Width (feet)	7	Expected Runoff (inches)	4.07
Panel Spacing (feet)	16		
Array Orientation	Combination		
Percent Slope	2		

Table 3: PV-SMaRT Model Post-Construction



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MEMORANDUM

- **Conclusions**

In conclusion, the proposed solar development is not anticipated to increase stormwater runoff, and the analysis demonstrates that the panel spacing configuration is sufficient to avoid the need for stormwater detention. The conversion of existing row crop conditions to a permanent pollinator seed mix will improve ground cover, infiltration capacity, and soil stability, resulting in a net decrease in runoff volume compared to existing conditions. No grading is proposed; therefore, existing drainage patterns will be maintained, and stormwater will continue to follow current surface flow paths.

The hydrologic evaluation was performed using conservative assumptions, including modeling the solar panels as if they were oriented horizontally and facing directly upward, effectively minimizing the spacing between rows. In actual operation, the panels will track throughout the day, distributing rainfall over a wider vegetated area and further reducing the potential for concentrated flow.

Additionally, the project proposes approximately 0.31 acres of new impervious surface, representing only 1.1% of the total parcel area. Therefore, in accordance with Section 4.2, *Storm Water Drainage Plan Exemptions*, of the Champaign County Storm Water Management and Erosion Control Ordinance, the project is exempt from the stormwater design requirements of Section 9.

Based on these findings and the supporting calculations, the proposed solar array layout—with the planned panel spacing and vegetated ground cover—will maintain or improve stormwater performance and is fully compliant with applicable county stormwater regulations.



REVISED PRELIMINARY DRAFT

177-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: ***{December 11, 2025}***

Petitioners: **Somer Township Solar 1 LLC, c/o New Leaf Energy, via agent Tom Ryan,
and participating landowner James Heimbürger Trustee.**

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
Agriculture Zoning District, and including the following waivers of
standard conditions:**

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

**Part B: 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 C: A waiver for locating the PV Solar Farm 160 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.**

Other waivers may be necessary.

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SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **October 16 and December 11, 2025**, the Zoning Board of Appeals of Champaign County finds that:

1. **Somer Township 1 LLC**, c/o **New Leaf Energy Inc.**, 180 N. LaSalle St. Suite 2825, Chicago, IL 60601, via agent Tom Ryan, and participating landowner James Heimburger Trustee, are the developers of the proposed PV Solar Farm.
2. The subject property is approximately 27.68 acres lying north of East Ford Harris Road West of North Lincoln Avenue and east of the Canadian National Rail line with PIN 25-15-20-300-006, described as The South Third of that part of the Southwest Quarter of Section 20, Township 20 North, Range 9 East of the Third Principal Meridian, situated in Somer Township in Champaign County, Illinois, lying East of the Center Line of the Illinois Central Gulf Railroad, now Canadian National Railroad, being tax parcel 25-15-20-300-006 containing 27.68 acres, commonly known as farmland owned by James M. Heimburger Trust.
 - A. The proposed 4.99 MW Somer Township Solar 1 LLC site would cover approximately 21.4 acres with an access drive from E. Ford Harris Rd.
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 City of Urbana, 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 City.
 - (1) The City of Urbana Comprehensive Plan calls for “Agriculture” development in this area.
 - B. The subject property is located within Somer Township, which does not have 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 is currently in agricultural production.
 - (1) The proposed PV SOLAR FARM would be located on an approximately 27.68-acre tract lying north of East Ford Harris Road and east of the Canadian National Rail line.
 - B. Land to the north and south of the subject property is zoned AG-2 Agriculture and is in agricultural production.
 - C. Land to the east of the subject property is zoned AG-2 Agriculture and is in use as residential and agriculture.
 - D. Land west of the subject property is zoned AG-2 Agriculture and contains the Canadian National rail line and is in agricultural production.

GENERALLY REGARDING THE PROPOSED SPECIAL USE

5. Regarding the revised Site Plan for the proposed Special Use received November 12, 2025:
 - A. The Site Plan includes the following proposed features:
 - (1) One 4.99-megawatt community PV SOLAR FARM site on approximately 21.4 acres; and
 - (2) 7-feet tall perimeter fence with gated security entrance; and
 - (3) Two equipment pads; and
 - (4) A 20 ft. wide gravel access road extending north from E. Ford Harris Rd; and
 - (5) The Point of Interconnection (POI) is proposed to connect to an existing power line on the south side of E. Ford Harris Rd; and
 - (6) The nearest dwelling is approximately 600 feet from the solar farm fenced area; and
 - (7) There is a separation of 60 feet between the PV SOLAR FARM perimeter fence and the edge of the right-of-way for E. Ford Harris Rd. and N. Lincoln Ave.
 - 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;

PRELIMINARY DRAFT

- 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.
 - (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:

PRELIMINARY DRAFT

- (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).
 - (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:

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- (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 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, **“The site was selected because it is adjacent to existing electric facilities, is located on land that is well-suited for solar development, and avoids impacts to prime natural resources and surrounding properties. Its location enables the Project to participate in Illinois’ community solar program, allowing local households and businesses to subscribe and directly benefit through energy savings and increased access to renewable energy.”**
 - 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, **“The solar farm is a passive land use with no industrial emissions, hazardous materials, or significant traffic generation. Solar facilities operate silently except for minor inverter equipment, which will be located away from property boundaries and will not exceed permissible noise standards. The Project preserves underlying farmland by using pile-driven foundations that can be**

removed at decommissioning, restoring the land to agricultural use. The Project avoids wetlands, floodplains, and sensitive habitats.

- B. Regarding surface drainage, the PV SOLAR FARM fenced area generally drains toward the east and west ends of the property.
- C. Regarding traffic in the subject property area:
 - (1) The proposed solar farm would have one permanent access point on E. Ford Harris Rd. approximately 1,100 feet from the intersection of E. Ford Harris Rd. and N. Lincoln Ave.
 - (2) 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 2021 near the subject property. E. Ford Harris Rd had an ADT of 450 at the proposed entrance to the project site.
 - (3) No significant increase in traffic is expected except during construction of the PV SOLAR FARM.
 - (4) The City of Urbana and the Somer Township Highway Commissioner have been notified of this case.
 - (5) The petitioner has requested a waiver from the requirement for 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. A special condition has been added to require a signed Roadway Upgrade and Maintenance Agreement prior to approval of a Zoning Use Permit.
- D. Regarding fire protection:
 - (1) The subject property is approximately 6.4 road miles from the Thomasboro Fire Protection District station.
 - (2) A notice regarding the Special Use Permit application was sent to the Thomasboro Fire Protection District and no comments have been received.
- E. No part of the subject property is located within a Special Flood Hazard Area.
- F. The subject property is considered Best Prime Farmland. The Natural Resource Information Report received October 14, 2025, states that the soil on the subject property consists of 152A Drummer silty clay, 154A Flanagan silt loam and 67A Harpster silty clay, and has an average Land Evaluation score of 98.7.
- G. Regarding outdoor lighting on the subject property, revised Site Plan received November 12, 2025, indicated one motion activated, downcast light near the inverter location. 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 parking, there is no required parking for the proposed PV SOLAR FARM.
- J. 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, **“Yes, the proposes use conforms to the applicable regulations and standards of the Champaign County Zoning Ordinance. The Project will comply with all siting, design, and operational requirements outlined in section 6.1.5 PHOTOVOLTAIC (PV) SOLAR FARM of the Ordinance.”**
 - 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 revise Site Plan received November 12, 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

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or less and except for any proposed PV SOLAR FARM substation and related proposed connection to an existing substation.

- i. The subject property is located 0.98 miles from the City of Urbana, a municipality with zoning. A waiver has been added.
 - ii. The subject property is not within the contiguous urban growth area of Urbana.
 - (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 provided an email from the City of Urbana dated May 15, 2025, stating that the project will not require any further review.
 - (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 City of Urbana 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 October 16, 2025, ZBA public hearing was sent by P&Z Staff to the City of Urbana on October 1, 2025. City of Urbana staff were also notified of the receipt of the project application on October 1, 2025, by mail.
 - ii. No comments from the City of Urbana have been received as of December 3, 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 has submitted information regarding an interconnection application with Ameren IL with their Special Use Permit application received August 22, 2025.
 - 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 November 12, 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 November 12, 2025, demonstrates compliance with the 55 feet setback from the centerline of E. Ford Harris Rd. and N. Lincoln Ave., which are MINOR STREETS.
 - 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.

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- (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 is a lot to the southwest of the subject property on the south side of E. Ford Harris Rd. that contains the railroad right-of-way that is less than 10 acres in area (9.89 acres). The solar farm fencing is approximately 160 feet from the property line. The petitioner has requested a waiver to the 240-foot separation requirement in this location.
 - (ii) 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 November 12, 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 more restrictive than Public Act 102-1123 in this requirement and therefore the proposed distance is acceptable.

- (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.

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- (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 November 12, 2025, are approximately 246 feet away from the nearest (south) section of PV SOLAR FARM perimeter fence and 306 feet away from the nearest (south) property line.
 - ii. The inverters shown on the Site Plan received November 12, 2025, are approximately 272 feet away from the north section of PV SOLAR FARM perimeter fence and 300 feet away from the north property line
 - ii. Regarding the distance between the inverters and nearby lots with dwellings, based on the revised Site Plan received November 12, 2025:
 - (i) The inverters are located toward the center of the array area. The distance between an inverter and the closest dwelling is over 1700 ft. away.
 - 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 revised Site Plan received November 12, 2025, indicates a maximum panel height of 7.5 ft.
 - 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 November 12, 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.

- (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.
 - (a) No buildings have been proposed.
 - 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 revised Site Plan received November 12, 2025 indicates a maximum panel height of 7.5 ft.
 - 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 application did not provide any information regarding signage.
 - 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) Champaign County Geographic Information Systems data does not show any gas or hazardous liquid lines on the subject property.

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- (b) The subject property does not have a connection to public sewer or water.
 - (c) The subject property is in the Beaver Lake Drainage district. The drainage district commissioners have been notified of the project and no comments have been received. A drainage tile survey of the property is required prior to the approval of a Zoning Use Permit and a Special Condition has been added to protect any mutual tiles on the 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 October 14, 2025, states that the soil on the subject property consists of 152A Drummer silty clay, 154A Flanagan silt loam and 67A Harpster silty clay, and has an average Land Evaluation score of 98.7.
 - 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, AIMA dated July 17, 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 provided a landscape plan and seed mix with the revised Site Plan received December 2, 2025, that includes grasses and forbs.
 - (a) A Vegetation Management and Monitoring Plan was also submitted November 12, 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 August 22, 2025, includes an Agricultural Impact Mitigation Agreement dated July 17, 2025, 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 August 22, 2025, includes an Agricultural Impact Mitigation Agreement dated July 17, 2025, that establishes rerouting and permanent repair of agricultural drainage tiles.

- f. Subparagraph 6.1.5 F.(3) requires restoration for any damage to soil conservation practices.
 - (a) The Agricultural Impact Mitigation Agreement dated July 17, 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 Agricultural Impact Mitigation Agreement dated July 17, 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 Agricultural Impact Mitigation Agreement dated July 17, 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 Special Use Permit Application does not address land leveling or grading.
- j. Subparagraph 6.1.5 F.(7) establishes requirements for a permanent Erosion and Sedimentation Control Plan.
 - (a) The Agricultural Impact Mitigation Agreement dated July 17, 2025, details how the facility owner must mitigate erosion and sedimentation.
 - (b) The revised Site Plan received November 12, 2025, includes a grading and erosion control plan.
- k. Subparagraph 6.1.5 F.(8) establishes requirements for retention of all topsoil.
 - (a) The Agricultural Impact Mitigation Agreement dated July 17, 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 revised Landscape Plan was received on November 12, 2025, that identified the temporary ground cover and permanent ground cover to be used on the project site.

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- m. The Special Use Permit application received August 22, 2025, did not include a Farmland Drainage Plan. The petitioner provided a Drain Tile Probability Survey with the Special Use Permit application. A drain tile survey and mitigation plan will be required prior to approval of a Zoning Use Permit as required by 55ILCS5/5-12020.) A Special Condition has been included.
- (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 has been in communication with the Somer Township Highway Commissioner regarding a Roadway Upgrade and Maintenance Agreement. A waiver has been requested by the petitioner to require the agreement at a later time, and a special condition has been added to ensure compliance.
 - (b) A copy of the site plan and haul route was provided to the Somer Township Highway Commissioner, and the haul route has been revised based on their review.
 - (c) The petitioner has been in communication with the City of Champaign regarding a Roadway Upgrade and Maintenance Agreement. A copy of the site plan and haul route was provided to the City and the City of Champaign Transportation Engineer stated in an email dated December 2, 2025 that the City will not require a Roadway Upgrade and Maintenance Agreement.
 - 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 6.4 road miles from the Thomasboro Fire Protection District station.
 - b. A notice regarding the Special Use Permit application was sent to the Thomasboro Fire Protection District and no comments have been received.
- (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 the Special Use Permit application received August 22, 2025, “Noise levels will remain well below applicable county standards and will not result in adverse impacts to nearby residences or land uses.”
 - (b) A noise analysis was submitted with the Special Use Permit application received August 22, 2025.
 - 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.
 - (b) A noise analysis was submitted with the Special Use Permit application received August 22, 2025.
- (14) Paragraph 6.1.5 J. contains standard conditions for endangered species consultation. Regarding compliance with 6.1.5 J.:
 - a. The petitioner conducted an IPaC coordination with the U.S. Fish and Wildlife Service (USFWS) (2025). The results of the effort identified six federally endangered, threatened, proposed, candidate, species as potentially occurring within the Project Area or surrounding region.
 - b. The petitioner submitted an EcoCAT review from the Illinois Department of Natural Resources (IDNR) dated March 2025. The review identified protected resources that may be in the project vicinity and concluded that adverse effects from the project are unlikely and further consultation was terminated.
- (15) Paragraph 6.1.5 K. contains standard conditions for historic and archaeological resources review. Regarding compliance with 6.1.5 K.:

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- a. The petitioner provided a letter of review from the Illinois State Historic Preservation Office (SHPO) on November 12, 2025, that states that the project is exempt from archeological survey requests.
- (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, “Consultation was completed with the U.S. Fish and Wildlife Services (USFWS) to evaluate potential effects to federally listed threatened and endangered species, as well as migratory birds protected under the Migratory Bird Treaty Act. The USFWS response confirmed that no federally listed species or critical habitats will be adversely affected by the project.”
- (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 revised Site Plan submitted November 12, 2025, shows a 7 ft. chain link fence with locked with a knox box for emergency access. The Vegetation Management and Management and Monitoring Plan.
 - (b) A Vegetation Management and Monitoring Plan was submitted November 12, 2025, which includes information regarding the control of noxious weeds.
 - 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 nearest dwelling is approximately 400 feet from the solar farm fencing and is owned by the subject property owner.
 - ii. Landscaped screening has been included on the revised Landscape Plan received November 12, 2025.
- (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, “The panels will be designed with an anti-reflective coating to minimize glare.”

- (19) Paragraph 6.1.5 O. contains standard conditions for the minimum liability insurance for the PV SOLAR FARM.
 - a. The petitioner did not provide insurance information as part of the Special Use Permit Application.
 - b. Verification of the required insurance will be required prior to the approval of a Zoning Use Permit.
- (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.”
 - (a) The petitioner stated in the Special Use Permit Application that the panels will be cleaned by precipitation requiring no daily or annual water usage. A well for onsite water has not been proposed.
 - 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) A Vegetation Management and Monitoring Plan was submitted November 12, 2025, which includes information regarding the control of noxious weeds.
 - (b) The Agricultural Impact Mitigation Agreement received with the application on August 22, 2025, contains information on weed control.
 - 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

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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 submitted a signed Decommissioning and Site Reclamation Plan received November 12, 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 November 12, 2025, states that the financial assurance will be in the form of a letter of credit and escrow account in the amount of 125% of decommissioning cost estimate.
- (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 submitted a signed Decommissioning and Site Reclamation Plan with cost estimates received November 12, 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 Petitioner's Decommissioning and Site Reclamation Plan received November 12, 2025, states that the financial assurance will be in the form of a letter of credit and escrow account in the amount of 125% of decommissioning cost estimate.
- (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 November 12, 2025, states that the financial assurance will be in the form of a letter of credit and escrow account in the amount of 125% of decommissioning cost estimate.
 - ii. Public Act 102-1123 requires financial assurances for decommissioning to be limited to 100% of the estimated costs for decommissioning.
- (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 and Site Reclamation Plan received November 12, 2025, includes reference to these items.
- (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 and Site Reclamation Plan received November 12, 2025, includes removal of access roads.
 - (b) The Decommissioning and Site Reclamation Plan received November 12, 2025, requires the developer to enter into a Roadway Use and Repair Agreement with the relevant highway authority at the time of decommissioning.
- c. Subparagraph 6.1.5 Q.(3) of the Ordinance requires the Decommissioning and Site Reclamation Plan to include additional information.

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- (a) The Decommissioning and Site Reclamation Plan received November 12, 2025, includes reference to 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.
 - 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 and Site Reclamation Plan received November 12, 2025, includes reference to 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 and Site Reclamation Plan received November 12, 2025, includes reference to 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 AIMA on August 22, 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.
- 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 August 22, 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 August 22, 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 Site Plan received August 22, 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 December 2, 2025, appears to demonstrate compliance with this requirement.
 - (c) The location of all below-ground wiring.
 - i. The revised Site Plan received December 2, 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 November 12, 2025, appears to demonstrate compliance with this requirement.

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- (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 November 12, 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 provided an email from the City of Urbana dated May 15, 2025, stating that the project will not require any further review.
- 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 October 16, 2025, public hearing was sent by P&Z Staff to the City of Urbana on October 1, 2025.
 - (b) No comments from the City of Urbana have been received as of December 4, 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 August 5, 2025, with their Special Use Permit application received August 22, 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 August 22, 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 July 17, 2025, received August 22, 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 City of Urbana'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:

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- (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.
 - (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. 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.
 - c. 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.

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- (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 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

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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 a separation distance of less than one-half mile from an incorporated municipality:
 - (1) The City of Urbana is aware of the proposed project and in an email sent to the petitioner on May 15, 2025, stated that the development would not trigger their Land Development Code. The City of Urbana and has not submitted any comments in opposition to the project.
 - B. Regarding Part B 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.
 - C. Regarding Part C of the proposed waivers, for locating the PV Solar Farm 160 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 next to the southwest corner of the project site.

***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:
 - A. Without Part A 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.
 - B. Without Part B 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.
 - C. Without Part C of the proposed waivers for locating the PV Solar Farm 160 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 northeast 80 feet, which could affect the feasibility of the project.

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 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.
 - B. Regarding Part B 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.
 - C. Regarding Part C of the proposed waivers for locating the PV Solar Farm 160 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.
 - (1) 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.

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 a separation distance of less than one and one-half miles from an incorporated municipality: the requested waiver (variance) is 65% of the minimum required, for a variance of 35%.
 - B. Regarding Part B 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%.
 - C. Regarding Part C of the proposed waivers for locating the PV Solar Farm 160 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 66% of the minimum required, for a variance of 33%.

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 City of Urbana and Somer Township have been notified of this case.
 - (1) The Somer Township Highway Commissioner has reviewed the site plan and haul route and has approved of the design.
 - B. The Thomasboro Fire Protection District has reviewed the site plan.
 - (1) The Thomasboro Fire Protection Chief requested emergency contact signage at the site as well as a walkthrough once the project is completed.
 - (2) The Petitioner has agreed to both requests.
 - C. The Beaver Lake Drainage District has been notified of this case, and no comments have been received.
 - D. 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:**
 - **Sheets T-1.0, C-0.0, C-1.0, C-2.0, C-3.0, C-4.0, C-5.0, C-6.0, E-0.0, E-1.0, of the revised Site Plan received December 2, 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 Somer 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.**

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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 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 177-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.**
4. **Confirmation from the Thomasboro Fire Protection District that a walkthrough of the project site with the developer met the requirements of the district.**

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:

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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 August 22, 2025, with attachments:
 - A Proposed Site Plan Set
 - B Drain Tile Probability Survey
 - C Wetland Delineation Report
 - D ECOCAT Consultation IDNR
 - E USFWS Consultation
 - F Noise Analysis
 - G Executed AIMA
 - H Email from City of Urbana
 - I Email to Rick Wolken Somer Township Highway Commissioner
 - J Decommissioning Estimate
 - K US Army Corps of Engineers Consultation
 - L Interconnection Agreement with Ameren
2. Natural Resource Report by the Champaign County Soil and Water Conservation District received October 14, 2025
3. Memo from the Petitioner dated November 11, 2025, detailing requested information from Staff, received November 12, 2025, with attachments:
 - A Revised Site Plan Set
 - B Vegetation Management and Monitoring Plan
 - C Somer Township Highway Commissioner Correspondence Memo
 - D Signed Interconnection Agreement

- E Approved Traffic Route Plan
 - F Illinois State Historic Preservation Office Letter of Exemption
 - G Decommissioning and Site Reclamation Plan
4. Memo from the Petitioner dated December 2, 2025, detailing requested information from Staff, received December 2, 2025, with attachments:
- A City of Champaign Haul Route Correspondence
 - B Memo regarding panel spacing
 - C Thomasboro Fire Protection District Correspondence
 - D Revised Decommissioning and Site Reclamation Plan
 - E Revised Site Plan Set
5. Preliminary Memorandum dated October 9, 2025, with attachments:
- A Case Maps (Location Map, Land Use, and Zoning)
 - B 2023 Annotated Aerial Photo
 - C Site images taken October 7, 2025
 - D SUP Application (*separate bound copy for ZBA members (available on ZBA webpage) and upon request at P&Z Department*)
6. Supplemental Memorandum dated December 4, 2025, with attachments:
- A Memo from CBBEL dated November 11, 2025, addressing staff comments
 - B Memo from CBBEL dated December 2, 2025, addressing staff comments
 - C Revised Site Plan received December 2, 2025
 - D Vegetation Management and Monitoring Plan received November 12, 2025
 - E Illinois State Historic Preservation Office letter of Exemption dated September 22, 2025
 - F Revised Decommissioning and Site Reclamation Plan received December 2, 2025
 - G Thomasboro Fire Protection District Correspondence/Approval received December 2, 2025
 - H City of Champaign Road Use Agreement Correspondence received December 2, 2025
 - I Somer Township Road Use Agreement Correspondence received November 12, 2025
 - J Memo regarding panel spacing received December 2, 2025
 - K Draft Summary of Evidence, Finding of Fact and Final Determination for Case 177-S-25 dated December 11, 2025

FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **177-S-25** held on **October 16 and December 11, 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 6.4 road miles from the Thomasboro Fire Protection District station.*
 - b. *A notice regarding the Special Use Permit application was sent to the Thomasboro Fire Protection District and no comments have been received.*
 - 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 north, south and east, and a railroad line to the west.*
 - b. *The nearest residence is approximately 640 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.*

- 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 a separation distance of less than one and one-half miles from an incorporated municipality:

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- (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 .98 miles from the City of Urbana.***
 - b. ***The requested waiver (variance) is 65% of the minimum required, for a variance of 35%.***
 - c. ***Relevant jurisdictions have been notified of this case. The City of Urbana has not submitted any objection to this development.***
 - d. ***Neighboring landowners 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 location has access to the powerlines along Ford Harris Rd. and is separated from the farmland to the west by the railroad.***
 - (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 Ford Harris Rd. and takes advantage of the railroad to provide separation to the property to the west.***
 - (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. ***Without the proposed waiver, the PV SOLAR FARM could not be located on the subject property.***
- B. Regarding Part B 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 Somer 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 Somer Township Highway Commissioner to receive either an agreement or a waiver from this requirement.***
 - (5) The requested waiver **{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.***
- C. Regarding Part C of the proposed waivers for locating the PV Solar Farm 160 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 66% of the minimum required, for a variance of 33%.***
 - 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 near the southwest corner 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:

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- a. *Without the proposed waiver the southwest corner of the array area would have to be moved northeast 80 feet, which could affect the feasibility of the project.*
- (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. *Without the proposed waiver the southwest corner of the array area would have to be moved northeast 80 feet, which could affect the feasibility of the project.*

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:
 - Sheets T-1.0, C-0.0, C-1.0, C-2.0, C-3.0, C-4.0, C-5.0, C-6.0, E-0.0, E-1.0, of the revised Site Plan received December 2, 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 Somer 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 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 177-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.**
- 4. Confirmation from the Thomasboro Fire Protection District that a walkthrough of the project site with the developer met the requirements of the district.**

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 **177-S-25** is hereby **{GRANTED/ GRANTED WITH SPECIAL CONDITIONS / DENIED}** to the applicant, **Somer Township Solar 1 LLC, c/o New Leaf Energy**, 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,

{SUBJECT TO THE FOLLOWING WAIVERS OF STANDARD CONDITIONS:}

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

Part B: 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 C: A waiver for locating the PV Solar Farm 160 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.

{ SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS: }

- A. The approved site plan consists of the following documents:**
 - **Sheets T-1.0, C-0.0, C-1.0, C-2.0, C-3.0, C-4.0, C-5.0, C-6.0, E-0.0, E-1.0, of the revised Site Plan received December 2, 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 Somer 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 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 177-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.**
 4. **Confirmation from the Thomasboro Fire Protection District that a walkthrough of the project site with the developer met the requirements of the district.**
- 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.**

PRELIMINARY DRAFT

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:

ATTEST:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date