CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA
County of Champaign, Urbana, Illinois
Thursday, June 6, 2024 - 6:30 p.m.
Shields-Carter Meeting Room
Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:
Eric Thorsland – Chair
Aaron Esry – Vice-Chair
Donald Owen
John Farney
Emily Rodriguez
Jilmala Rogers
Chris Stohr

Agenda **Page #'s**

I. Call to Order

II. Roll Call

III. Approval of Agenda/Addendum

IV. Approval of Minutes **1-10**
A. May 9, 2024 – Regular Meeting

V. Public Participation

VI. Communications

VII. <u>New Business: Items For Information Only</u>

A. Email from Pat Gray regarding auxiliary dwelling units. **11**

B. Email from James Hitchens regarding community awareness of restrictions on burning of landscape waste. **12**

C. Email from Kathleen Bryant regarding Champaign Township burning of landscape waste. **13-18**

D. Email from Champaign Township Supervisor Norman Davis **19**

VIII. <u>New Business: Items to be Approved by ELUC</u>

A. Recreation & Entertainment License: Taylor Feldkamp for Demo Derby at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana 09/25/24-09/28/24. **20-25**

IX. <u>New Business: Items to be Recommended to the County Board</u> **26-51**
A. Zoning Case 111-S-23. A request by Anthony Donato, d.b.a. Donato Solar Bondville LLC to authorize a photovoltaic solar array with a total nameplate

capacity of 6 megawatts (MW), including access roads and wiring, as a second principal use as a County Board Special Use Permit, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 109-AM-23, on approximately 17 acres of a 77.5-acre tract of land in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township and including a waiver of standard conditions for locating the PV Solar Array less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.

B. Decommissioning and Site Reclamation Plan for Zoning Case 111-S-23. **52-64**
A request by Anthony Donato, d.b.a. Donato Solar – Bondville LLC to approve the Decommissioning and Site Reclamation Plan for the photovoltaic solar array with a total nameplate capacity of 6 megawatts (MW), including access roads and wiring, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 109-AM-23, on approximately 17 acres of a 77.5-acre tract of land in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township.

C. Decommissioning and Site Reclamation Plan for Zoning Case 903-S-18. A request by Luminace Holdings LLC, Brookfield Place, 200 Liberty Street, 14th Floor, New York, NY 10281-1023 and participating landowner Judith K. Wertz, St. Joseph IL, to approve the Decommissioning and Site Reclamation Plan for a Community PV Solar Farm with a nameplate capacity of 2 megawatts (MW), on approximately 12 acres in the AG-1 Agriculture Zoning District. The subject property is a 121.79-acre tract comprised of part of Lot D of the Proprietor's Survey of Lands Subdivision in Section 11 of Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as the field east of the house located at 2232A CR 1000N, Sidney. **65-90**

. **D. Decommissoning and Site Reclamation Plan and Road Use Agreement for Zoning Case 907-S-18.** A request by Luminace Holdings LLC, Brookfield Place 200 Liberty Street, 14th Floor, New York NY 10281-1023, and participating landowners Mark and Kristi Pflugmacher 203 W. Shelly Dr. Unit A, Thomasboro, IL 61878, to approve the Decommissioning and Site Reclamation Plan and a Road Use Agreement for two Community PV Solar Farms, each with a nameplate capacity of 2 megawatts (MW) for a total of 4 MW on approximately 24 acres in the AG-1 Zoning District on a 153.23-acre tract in the Northwest Quarter of Section 12 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the farmland at the southwest corner of CR 2350E and CR 1700N. **91-138**

E. Resolution Approving an Intergovernmental Cost-Sharing Agreement between the County of Champaign, the City of Champaign, the City of Urbana, and the Village of Savoy for an Illinois Environmental Protection Agency Sponsored One-Day Household Hazardous Waste Collection Event on August 17, 2024 **139-143**

F. Resolution Authorizing Agreement to Rent the State Farm Center Parking Lot for an Illinois Environmental Protection Agency Sponsored One-Day Household Hazardous Waste Collection Event on August 17, 2024 **144-146**

X. Other Business

A. Monthly Reports -None

XI. Chair's Report

XII. Designation of Items to be Placed on the Consent Agenda

XIII. Adjournment

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

MINUTES – Approved As Distributed

DATE: Thursday, May 9, 2024
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Aaron Esry (Vice-Chair)	
John Farney	
Donald Owen	
	Emily Rodriguez
Jilmala Rogers	
Chris Stohr	
Eric Thorsland (Chair)	

County Staff: Steve Summers (County Executive), John Hall (Zoning Administrator), Charles Campo (Senior Planner), and Liz Dillingham (Administrative Services)

Others Present: None

MINUTES

I. Call to Order

Committee Chair Thorsland called the meeting to order at 6:30 p.m.

II. Roll Call

Roll call was taken, and a quorum was declared present.

III. Approval of Agenda/Addendum

MOTION by Mr. Owen to approve the agenda and seconded by Ms. Rogers. Upon voice vote, the **MOTION CARRIED** unanimously to approve the agenda.

IV. Approval of Minutes

A. February 8, 2024 – Regular Meeting

MOTION by Mr. Farney to approve the minutes of the February 8, 2024, regular meeting, seconded by Mr. Stohr. Upon voice vote, the **MOTION CARRIED** unanimously to approve the minutes with a slight revision, request of Mr. Stohr.

V. Public Participation

Joshua Johnson thanked the board for approving the rooster ordinance. He spoke about his support to restrict farm animals in the subdivided areas and third acre lots in the township. He noted his concern regarding information sharing between METCAD and the Sheriff's Department regarding neighborhood complaints reported to the Sheriff's office and enforcing the county ordinance.

Norman Davis spoke about the problems at 1306 S. Mattis Ave, Champaign. He would like the Zoning rules concerning livestock changed to be more specific regarding domesticated animals. He believes there should be a difference noted in the zoning rules between Agriculture versus Residential areas. He spoke about housing for livestock, wastewater management, and flood plain elevation. His concerns also included how keeping of animals might affect property values and the quality of life for your neighbors. He would like to see an Addendum to the zoning to be specific as to what will be allowed and what will not. He thanked the ELUC Board for all the attention they have given the livestock issue.

Tony Grilo spoke on behalf of case # 111-S-23. He remained present for questions.

Alison Harper stated she is in support of agriculture on private property and opposes practices of commercial animal production. Specifically, freshness of raising animals in your own back yard versus unknown external forces. She talked about regenerative agriculture and defending her rights. She thanked the ELUC Board for their time and consideration.

Patsy Hopper spoke about individual rights to raise your own food and the rising costs of food in stores. Patsy stated the rooster in question was moved to her residence and she has never heard the rooster in a week. Patsy warned people not to purchase property near county property if you are against agriculture since Champaign County is an agricultural county.

Andrew Hopper lives at 2306 S. Mattis and was present to defend his animals and growing food on his own land. He would like to ensure Champaign County remains a sanctuary county and encouraged the ELUC Board to meet his animals. He thanked the ELUC Board.

Matthew Vollbrecht (Westwood Professional Services) and Christian Schlesinger (Forefront Power Services) spoke regarding the Bonacci Zoning Cases, 126-S-23 & 127-S-23. Matthew provided a quick rundown of the projects and ensured the ELUC Board they met with the Vet Clinic and are addressing their screening and noise concerns. He thanked the ELUC Board for their time.

Eric Auth stated he is the property owner located immediately adjacent to the north of 2306 S. Mattis Avenue. He showed the board a map of the area including 2306 S. Mattis Avenue and the surrounding properties who oppose livestock in the city. He also presented the ELUC Board with a signed petition from all the neighbors opposed to the keeping of livestock at 2306 S. Mattis. He stated the neighbors are unable to enjoy their properties now. He spoke about two separate newspaper articles regarding the livestock on Mattis Avenue. He was also approached by WCIA to speak about the unkept property and issues at said property. Neighborly negotiations have fallen on deaf ears. He is requesting the ELUC Board give consideration in restoring the urban neighborhood. He thanked the ELUC Board.

Liz Reddington spoke on behalf of Pivot Energy and Zoning Case # 115-S-23 which proposes an approximate 26-acre community solar garden. Ms. Reddington explained the dynamics of the project as well as the research conducted with the DNR ensuring no endangered species are in the area. She spoke about the overall benefits to the community which includes utility savings to Ameren customers, property tax revenue increase, while encouraging workforce training with contractors contributing to the local economy. They will preserve farmland by utilizing the native vegetation seed mix. Ms. Reddington stated they will be contributing to the renewable energy portfolio standards that have been approved by the State of Illinois.

Mr. Thorsland asked if anyone else wanted to speak and no one did so he closed Public Participation.

VI. Communications

Mr. Thorsland recognized Mr. Owen and thanked him for serving on the ELUC Board.

VII. New Business: Items for Information Only

A. Letter received 3/19/2024 from Philip Carper of Seymour regarding nuisance roosters

B. Email received 3/20/2024 from Mary Mrozak of Seymour regarding nuisance roosters

C. Letter received 3/25/2024 from Mary Mrozak of Seymour regarding nuisance roosters

D. Email from Board member Elly Hanauer-Friedman regarding keeping of livestock in Residential District March 18, 2024

E. Email from Champaign Township Supervisor regarding keeping of hogs in Residential District April 15, 2024

F. Places still available for the Residential Electronic Collection Event at Parkland College from 8 .m. to 12 noon on Saturday, May 18, 2024

Mr. Thorsland briefly reviewed items VII.A.-E. and encouraged Committee members to read the e-mails Mr. Thorsland asked Mr. Hall to comment on coordinating with the Sheriff and METCAD.

Mr. Hall stated his office did not send any information to the Sheriff's office because the complaints were not all around the county. The complaints were limited to one location. He stated in the future, his office can send notices to the Sheriff and METCAD. Mr. Hall appreciates the suggestion to do a better job in making Law Enforcement aware of the additions to the Nuisance Ordinance.

Mr. Thorsland stated staff would like direction from the ELUC Board on the keeping of livestock, not only roosters. He spoke about the experience of the past and previous farmers on the ELUC Board.

Mr. Stohr talked about his experience when he lived in Missouri with raising geese and chicken and advised to refrain from it. He indicated that too many livestock in a residential area per square foot might be something to consider regulating in the future.

Mr. Farney stated he was not ready to act on the ordinance this evening. He prefers more time to gather additional information prior to deciding. He spoke about best practices and learning about statutory regulations including enforcement and who to report the violation to. Mr. Farney suggested consulting with other counties to obtain a solution to see how they are handling similar situations. He would like to study the topic for 30 days and consider all sides.

Mr. Owen agreed with Mr. Farney in that the livestock ordinance needs additional study. He is curious about the groundwater since the area is right along the Phinney Branch. He is concerned about ground water and run off and would like those topics added to the study.

Ms. Rogers would like more time and information regarding zoning in residential areas versus agriculture areas. Ms. Rogers questioned whether the Sheriff's Department would be the appropriate law enforcement agency to enforce the ordinance versus the Conservation Police.

Mr. Farney questioned if our current ordinance talks about the keeping of hooved animals in a residential area.

Mr. Hall stated the ordinance allows livestock everywhere in our zoning districts except for roosters in residential districts within 1000 feet of a home-rule municipality. Otherwise, you can have anything you want. He previously confirmed with the State's Attorney's office who is of the opinion you can have reasonable limits on keeping livestock in residential districts.

Mr. Esry asked if this would include all small residential districts or small subdivisions in the middle of the county which have 6-7 houses strung together on the road.

Mr. Hall responded and clarified those areas typically have the agricultural zoning. He noted it is important to keep in mind what are the expectations of people living in Seymour, Penfield, and Dewey versus the expectations of people living within 1000 feet of a home-rule municipality, Champaign Township for example. He believes there is a wide variety of expectations in a residential district.

Mr. Esry expressed his concerns about houses in the middle of the County. He would like the ELUC Board to keep those areas in mind as they move forward.

Mr. Thorsland spoke about the water and fencing in a flood areas.

Mr. Hall stated that you can have fencing in flood plains but not in floodways. Along the Phinney Branch, the floodway is more extensive than Mr. Hall understood. The depth of the flood water in the Phinney Branch is at depths of a foot at times.

Mr. Thorsland discussed owning many types of livestock which requires a level of commitment to take care of properly including location and space. His concern is there is not enough space to house the livestock on said property on Mattis Avenue. There is a lot of waste involved and you can only use so much of the land before nitrogen levels increase in the ground. He commented that the property is also right along water and a flood area which affects containment of the animals if the ground is soft, and the water is running. He suggested possibly approaching the ordinances on residential versus agricultural or space versus animal. He would appreciate any information staff can provide and utilize resources in the community. There will not be a decision tonight. Mr. Thorsland thanked the ELUC Board and all the public comments.

Mr. Esry expanded on the fences, waterways, and flood plains. He suggested focusing on the maintenance of streams in the ordinance. He stated ditch commissioners have the right to do what they need to do for maintenance. He suggested adding a clause to the ordinance about residents ensuring the drainage district has access to perform their maintenance work without worrying about animals escaping.

Mr. Stohr concurred with Mr. Esry and spoke of a time when maintenance had to break a lock or chain to approach a property which allowed goats to wander. Mr. Stohr believes there are cases of urban people moving into rural areas and not being too familiar with some of the practices of where they are living.

VIII. New Business: Items to be Approved by ELUC

A. Guidance for Zoning Administrator regarding possible Nuisance Ordinance and Zoning Ordinance amendments to restrict keeping of livestock in Residential Districts

Mr. Esry asked Mr. Hall if there was anything else he needs from the ELUC Board regarding specific questions or directions as committee members.

Mr. Hall confirmed the direction is specific with a wide range of topics. Mr. Hall stated he won't have anything ready for the ELUC Board to review until August.

IX. New Business: Items to Receive and Place on File by ELUC to Allow a 30-Day Review Period

A. Zoning Case 111-S-23. A request by Anthony Donato, d.b.a. Donato Solar Bondville LLC to authorize a photovoltaic solar array with a total nameplate capacity of 6 megawatts (MW), including access roads and wiring, as a second

principal use as a County Board Special Use Permit, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 109-AM-23, on approximately 17 acres of a 77.5-acre tract of land in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township and including a waiver of standard conditions for locating the PV Solar Array less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.

B. Decommissioning and Site Reclamation Plan for Zoning Case 111-S-23.
A request by Anthony Donato, d.b.a. Donato Solar – Bondville LLC to approve the Decommissioning and Site Reclamation Plan for the photovoltaic solar array with a total nameplate capacity of 6 megawatts (MW), including access roads and wiring, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 109-AM-23, on approximately 17 acres of a 77.5-acre tract of land in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township.

Mr. Hall stated there is a mutual tile that cuts across the property from Southwest to North. The array leaves an opening for maintenance of that mutual tile. There is only one mutual tile.

Mr. Thorsland reiterated there must be a way for maintenance to have access to these projects.

The ELUC Committee did not have any questions for Tony Grilo who was present on behalf of Case # 111-S-23.

Mr. Thorsland stated the two items for Case 111-S-23 will sit for 30 days and will come back next month.

X. New Business: Items to be Recommended to the County Board

A. Zoning Case 115-S-23. A request by Pivot Energy IL 38, LLC, via agent Liz Reddington, with participating landowners Louis and Donna Zitting to authorize a Community PV Solar Farm with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, on approximately 27 acres of a 51.16-acre tract of land lying south of County Highway 15 (CR 1050N) in the East Half of the West Half of Section 12, Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as farmland owned by Louis and Donna Zitting and including a waiver of standard conditions for not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

B. Decommissioning and Site Reclamation Plan for Zoning Case 115-S-23.
A request by Pivot Energy IL 38, LLC, via agent Liz Reddington, with participating landowners Louis and Donna Zitting to approve the Decommissioning and Site Reclamation Plan for the PV Solar Farm in Zoning Case 115-S-23 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, on approximately 27 acres of a 51.16-acre tract of land lying south of County Highway 15 (CR 1050N) in the East Half of the

West Half of Section 12, Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as farmland owned by Louis and Donna Zitting.

Mr. Thorsland indicated this case was unanimous at the Zoning Board and is ready to be voted on tonight.

Mr. Esry asked if there were any negative public comments or comments in general at the Zoning Board meeting.

Mr. Hall stated there were not any comments at the Zoning Board meeting.

Mr. Thorsland said this is a testament to the petitioner's application and the work they did preparing it.

Mr. Farney asked Ms. Reddington if there were considerations about property tax implications and if they were worked out with the school district. Specifically, not being taxed the full amount for the first few years. As this comes on to the roles, it would create a jump in the property values which creates a bigger tax bill. Ms. Reddington can provide the breakdown of the year's taxes if needed.

Ms. Reddington stated all community solar gardens in the State of Illinois are assessed in the same way. It is based off a system size and a value. It is then depreciated. Once they start to produce energy, they will be assessed for property values.

MOTION by Mr**.** Farney to approve Zoning Case 115-S-23, both the decommissioning and the plan itself to forward to the Full County Board and seconded by Mr. Owen. Upon voice vote, **MOTION CARRIED** unanimously.

C. Zoning Case 126-S-23. A request by FFP IL Community Solar, LLC, a subsidiary of Forefront Power LLC; via agent Christian Schlesinger, and participating landowner Kathryn Bonacci to authorize a Community PV Solar Farm with a total nameplate capacity of 3.5 megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District, on the east 29.54 acres of three tracts of land totaling 55.81 acres located in the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana and including the following waivers of standard conditions:

Part A: A waiver for locating the PV Solar Farm less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.(a).

Part B: A waiver for entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority at a later time in lieu of prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

D. Decommissioning and Site Reclamation Plan for Zoning Case 126-S-23.
A request by FFP IL Community Solar, LLC, a subsidiary of Forefront Power LLC; via agent Christian Schlesinger, and participating landowner Kathryn Bonacci to approve the Decommissioning and Site Reclamation Plan for the PV Solar Farm in Zoning Case 126-S-23 with a total nameplate capacity of 3.5 megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District on the east 29.54 acres of three tracts of land totaling 55.81 acres located in the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana.

E. Zoning Case 127-S-23. A request by FFP IL Community Solar, LLC, a subsidiary of Forefront Power LLC; via agent Christian Schlesinger, and participating landowner Kathryn Bonacci to authorize a Community PV Solar Farm with a total nameplate capacity of 2.5 megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District, on the west 15.96 acres of three tracts of land totaling 55.81 acres located in the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana and including the following waivers of standard conditions:

Part A: A waiver for locating the PV Solar Farm less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.(a).

Part B: A waiver for entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority at a later time in lieu of prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. of the Zoning Ordinance.

E. Decommissioning and Site Reclamation Plan for Zoning Case 127-S-23. A request by FFP IL Community Solar, LLC, a subsidiary of Forefront Power LLC; via agent Christian Schlesinger, and participating landowner Kathryn Bonacci to approve the Decommissioning and Site Reclamation Plan for the PV Solar Farm in Zoning Case 127-S-23 with a total nameplate capacity of 2.5 megawatts (MW), including access roads and wiring, in the AG-2 Agriculture Zoning District on the west 15.96 acres of three tracts of land totaling 55.81 acres located in the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as farmland owned by Kathryn Bonacci in the southwest corner of the intersection of Windsor Road and IL 130 (High Cross Rd), Urbana.

Mr. Thorsland stated all parts of Zoning cases 126-S-23 & 127-S-23 were passed unanimously by the Zoning Board.

Mr. Farney asked Mr. Hall if this was the case Urbana was going to protest at one point.

Mr. Hall stated things have changed now and the City of Urbana has waived the 30-day hangover at ELUC. The City of Urbana was pleased with how well the petitioners worked with the park district.

Mr. Vollbrecht stated they have worked with the noise clinic and the Vet Clinic to remedy concerns the Vet Clinic expressed. They also worked with the park district regarding access concerns to the west. All concerns were remedied and there were no public comments at the last meeting.

Mr. Farney thanked Mr. Vollbrecht for working with all the entities.

Mr. Stohr asked if all the issues with Urbana Park District were resolved. Mr. Vollbrecht feels they have addressed all concerns and their project will not impede development on the park district nor impact the quality of the park experience if they get the park built.

Mr. Stohr viewed the property and did not see any runoff concerns to the west of the Vet Clinic. He thanked Mr. Vollbrecht for resolving those issues. Mr. Stohr also commended the Planning and Zoning staff for all the work they completed.

Mr. Esry stated he appreciates all the work Mr. Vollbrecht completed as they cohesively worked with the park district putting in the solid fence cutting down on the visibility concerns.

Mr. Thorsland stated there is very minimal noise from a solar farm at night if any.

Mr. Vollbrecht commented the noise level is an inaudible hum.

Mr. Thorsland appreciates the recent proposals and all the work with staff, adjacent neighbors, and the community. This is super helpful with positive communication.

MOTION to Omnibus and approve X. C,D,E, and F by Mr. Farney and seconded by Ms. Rogers. **MOTION** carried unanimously to move to the Full County Board.

G. Annual Facility Inspection Report for the period 4/1/23 – 3/31/24 for Champaign County's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Discharge Permit with the Illinois Environmental Protection Agency (IEPA)

Mr. Hall stated he was contacted by EPA in the past week, and they will have their annual audit. He will keep the board apprised of the outcome.

Mr. Esry thanked Mr. Hall and his staff for gathering all the work on the report as it is not an easy task.

MOTION by Mr. Esry to approve the Annual Facility Inspection Report to the Full County Board and seconded by Mr. Stohr. **MOTION** carried unanimously to move to the Full County Board.

XI. Other Business:

A. Monthly Reports

November 2023

Mr. Hall stated it has been a busy winter and he will get caught up on the monthly reports.

Mr. Esry noted an incorrect year on the report. The document in the November report was updated from 2022 to 2023.

XII. Chair's Report- Mr. Thorsland commended the entire staff for all the work they did this month on the ELUC packet.

XIII. Designation of Items to be Placed on the Consent Agenda-X. G.

XIV. Adjournment - The meeting adjourned at 8:00 p.m.

John Hall

From: Pat Gray <dgray11111@gmail.com>
Sent: Monday, April 22, 2024 2:21 PM
To: County Board
Subject: ADU IN THE COUNTY

CAUTION: External email, be careful when opening.

I am wondering when Champaign County will approve auxiliary dwellings units in the county. It has been approved in the city of Champaign. I know old farmsteads around me have second homes on the same property. I would like to build a small home on my farmstead for my parents as they age and I can be there for them. Please address this situation so I can go ahead with my care plans for them. I own a property of 2.5 acres Thank you Pat Gray

John Hall

From: James@hitchens.dev
Sent: Saturday, May 4, 2024 5:57 PM
To: County Board
Subject: Restrictions on the Open Burning of Landscape Waste

Dear County Board,

I am inquiring about enforcing the no-burn area in the Rolling Acres Neighborhood. Several residents seem to be burning landscape waste this spring, resulting in a thick, acrid white smoke. The most severe violations are happening in the Duncan and Curtis Road area. I am concerned about the harmful effects of the smoke, especially for children and older people. Additionally, I am worried about the fire hazard caused by the burning. To address this issue, we should establish a community awareness campaign, increase enforcement, and remind people of the free alternative waste disposal methods to prevent burning and reduce the health risks of the smoke.

I look forward to hearing from you.

Kind Regards,

James Hitchens

6 Genevieve Lane

Champaign, IL

John Hall

From: Kathleen Bryant <kbryant431@yahoo.com>
Sent: Tuesday, May 28, 2024 6:36 PM
To: County Board
Subject: Township Burning on Kearns Rd
Attachments: TownshipSupervisorResponse_OpenBurningComplaint_5-13-24.pdf; ChampCityManagerComplaintResponse (1).pdf

Dear Champaign County Board members -

Please stop allowing the Township to burn landscape waste under a nuisance permit on the west side of Champaign, which poisons the air for hundreds of residents many multiple times a year.

It's time to enforce your Prohibited Burn Area ordinances - they are there for a reason. Burning is much more than a nuisance, it is a health threat to many people - residents are sickened and not able to breathe.

The Township Supervisor indicated in his response to complaints (see attachments) that they burn waste at the Kearns Road site because they don't have a big enough chipper/shredder, and the Landscape Recycling Center won't take larger material. Why can't the Landscape Recycling Center (or anyone!?) have access to a large enough shredder to accept all waste material from the Township, so they do not burn it 1/4 mile upwind from densely populated housing areas??

Please find a solution to stop the Township burning and poisoning the air throughout the year for residents in the City of Champaign.

Kathleen Bryant
3730 Thornhill Circle
Champaign, IL 61822
kbryant431@yahoo.com

Subject Yard Wast Burning
To: [Kathleen Bryant <kbryant431@yahoo.com>]
From supervisor@champaigntownship.com <supervisor@champaigntownship.com>
Date: Mon, May 13, 2024 at 11:29 AM

Ms. Bryant,

Your comments were forwarded to me by Steve Summers, County Executive, and by Dorothy David, City Manager for the City of Champaign.

I understand your concerns about the burning of some of the township's yard waste. We, however, do everything we can, with our limited space and limited resources to take care of the waste that is brought into our drop off area on a daily basis. Sometimes there's so much of it, one has to wonder if there's any vegetation left in the township!

We do haul a majority of the waste to the Urbana Landscape Recycling Center where they do have the space necessary for composting the leafs that we take. However, the larger materials, such as limbs and trunks and whole bushes are not what they want there, so we are left with the task of coming up with alternatives. Since we do not have sufficient space, nor do we have a large enough chipper/grinder, we are left with the burn pit.

This is permitted under the county's nuisance ordinance, #468, Part 3, Section 3, Subsection F, subsection 2. It is also permitted by the IEPA, for which we are in the process of renewing our open-pit permit. We take great care in adhereing to the provisions of the permit, i.e., burning only under permitted weather conditions (wind from the north or northeast at less than 7 mph), and using an air curtain destructor to minimize particulate matter. Sometimes in getting the fire started or in cooling the ashes, there is some smoke. However, I don't believe that it is in such quantity as to pose a health risk for much of the year. We burn, on average, only one day per month, with some months no burninig at all.

We do not burn leaves here. What we burn is brush, limbs and tree trunks. In the burning, we reduce the amount of waste by ten-to-one, thus reducing the degradable material put in the landfill. We take this very seriously and do our best to comply with all applicable local and federal laws.

If you believe that my explanation is insufficient or you believe that more needs to be done, please contact the IEPA at 2125 S. First St, Champaign, 61820. Their phone number is: 217-278-5800.

Norman E. Davis

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Norman E. Davis, Supervisor
Champaign Township
Champaign County, IL

Subject Re: Complaint: Township yard waste burning grounds
To: [Kathleen Bryant <kbryant431@yahoo.com>]
From Dorothy Ann David <Dorothy.David@champaignil.gov>
Date: Thu, May 9, 2024 at 12:39 PM

Ms. Bryant - I am the City Manager with the City of Champaign. I received your email complaint and forwarded it yesterday to County Executive Steve Summers. Staff from our Neighborhood Services Department also reached out to John Hall at the Champaign County Planning and Zoning Department to see if he had any jurisdiction over the burning at this property. He stated that concerns about the burning at this property should be brought to Champaign County's Environment and Land Use Committee. The next meeting of this committee is scheduled for 6:30 pm today (5/9) at the Brookens Building in Urbana.

I apologize that the City has no direct jurisdiction in this matter because the site is outside of the City limits; however, we will do our best to advocate for County enforcement. You can also reach out to members of the County Board to encourage them to enforce their ordinances.

City of CHAMPAIGN
Dorothy Ann David
City Manager
(217) 403-8710
dorothy.david@champaignil.gov

From: Kathleen Bryant <kbryant431@yahoo.com>
Sent: Wednesday, May 8, 2024 12:53 PM
To: council <council@champaignil.gov>
Subject: Complaint: Township yard waste burning grounds

[EXTERNAL]

Dear City and Township Council Members:

I am writing in regards to the Township burning grounds at 3900 Kearns Rd, and the negligent practice of burning all township yard waste less than 1/4 mile upwind from densely populated subdivisions that is still occurring at the township yard, even after IEPA complaints and investigation.

Why isn't the Township mulching and composting yard waste like the cities of Champaign and Urbana? This burning is affecting many subdivisions on the west side of Champaign, as can be seen in the many online comments from local neighborhoods (listed below this email). Township burning is ruining the air quality for many hundreds of residences multiple times every year. It has been especially noticeable in the past few weeks.

How can this be allowed to happen year after year for days at a time? Citizens are forced to go inside and close their windows, not being able to shut out the smoke or even breathe - all just so township residents can have FREE yard waste disposal, according to the township website, while other residents pay with their physical and mental health.

Burning has been banned everywhere - the City of Champaign, the City of Urbana, Champaign County - except the Township. Why should the people who live in the City of Champaign be the ones affected by the Township burning all of its yard waste?

The Township board members and residents need to ELIMINATE the practice of burning, and adopt the obvious and humane solution of mulching/composting ALL yard and organic waste - a solution that the Cities of Champaign and Urbana have adopted years ago, knowing the health of their citizens is more valuable than free

Champaign and Urbana have adopted years ago, knowing the health of their citizens is more valuable than free yard waste disposal.

Please create a solution to have the Township join the Cities in using a mulching and composting facility, and stop all burning in densely populated areas, which is detrimental to the health of all affected citizens.

Sincerely,

Kathleen Bryant
3730 Thornhill Circle
Champaign, IL 61822
kbryant431@yahoo.com

Online comments:

3/4/2016 WCIA:

Kylene Gilbert say's it's what threatened her son's life: "In 2013, when my 2-year old son had a very severe respiratory reaction after our windows were open and smoke entered our home. So, he actually ended up hospitalized in the ICU, in intensive care on a respirator for eleven days."

https://www.wcia.com/news/yard-waste-burning-banned/

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4/14/21 NextDoor

D M · Ridgewood 3310-3320 Saratoga Dr
Burning leaves.
s it legal to burn leaves in Holiday Park neighborhood? Someone's burning the last two days and it's killing my asthma.

T B · Ridgewood
There is a place over on the other side of I57 outside of city limits that burn yard waste. I wonder if this is what the smoke is from. I have ash sometimes on my car

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5/16/21 NextDoor

P G - Turnberry Ridge • 10 hr ago
Burning.
Thought I would open up my doors and let in some fresh air on this beautiful low humidity morning. Moments later had to close back up because of smoke stink! I don't know the source but seems to always come from just north of Turnberry This has been ongoing. Isn't it illegal to burn trash in Champaign?

S S - Glenshire
The Township burns yard waste north of you. 1hr ago

P G - Turnberry Ridge
Guess that's it then. Thank you

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4/12/23 NextDoor

B O - Prairie Fields
Does anyone know if Prairie Fields has restrictions on burning? I've scoured through the covenants and couldn't find anything, and I would like to burn off the massive amount of twigs my yard has collected. Thanks in advance!

R M - Windsor Park
Ugh. We've fought off burning of yard waste in Windsor Park for years, until it was finally codified in a County nuisance ordinance, and is now illegal.Please be aware that not all neighbors appreciate the smoke and smell from unrestricted open neighborhood burning at any time of day or night, and for some it is also a respiratory health hazard. Give some thought to your downwind neighbors. Just because it's legal does not mean it's always the right thing to do, particularly in a densely populated neighborhood such as yours. There are always alternatives, but might not be as expedient.

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9/24/23 NextDoor

L D - Robeson Park
Anyone know who is burning yardwaste or something stinking up the whole southwest side of Champaign? This happens every year and I wish we could enjoy the cooler weather but had to close all windows.😡 It's very strong! Is this kind of burning legal in Champaign/Savoy?

B G - Arbour Meadows
Seems like all of fall there's someone in Savoy burning leaves everyday. Wish they would ban that. Walking or having your windows open is difficult. Just so unnecessary.

H M - Robeson Park
Lori It looks like you should try to sit around a little fire pit when the nights cool off and you might change your mind?!

D S - Robeson Park
The smoke is all bad for people with breathing difficulties. Even when shut up in the house with the HEPA filters in the Heating/Air Conditioner Unit. The differences that I personally notice are that a indoor fireplace is vented higher up so it helps in the same way that they tell you to crawl under the smoke in a house fire... I'm not sure what makes leaf burning the absolute worse type but in my opinion the smoke is heavier and it is miserable. ... I do recognize the peaceful feeling of a fire crackling... Unfortunately some of us must choose between that lovely comfort and breathing. Wishing you all peace and good health.

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10/22/23 NextDoor

C C - Cherry Hills
Any idea why cherry hills smells so smoky?

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11/12/23 Next Door

T M - Lincolnshire Fields
Is someone burning leaves Today...11.12.2023? My eyes are watering and burning a bit.

P Z - Spring Lake
I ask that if a person is burning leaves to please be aware of the direction of the smoke upon your neighbors and to follow your town's burning guidelines. People with asthma or COPD have a terrible time catching their breath since

he smoke irritants can cause their airway to close off. Their inhalers and medicine may not be effective to prevent his. People with allergies have similar problems with breathing issues, chest pains and eye watering to name just a ew symptoms. The leaves collect dust and mold and when burned throw these allergens into the air. If the wind ushs the smoke into the direction of the neighbors house, the airway irritants get in and there is no relief by staying indoors. Breathing these irritants in could cause a trip to the doctor or ER! PLEASE BE CONSIDERATE OF OUR NEIGHBORS AND THE HEALTH ISSUES PEOPLE MAY BE DEALING WITH. Mulching your leaves is a much etter alternative.

J M - Hessel Park
Pam if they are going to have an ER trip from burning leaves, go inside.

P Z - Spring Lake
James that's the point, the smoke gets in the house. Just experienced it this past week. No safe haven. Just want eople to be mindful.

M S - Windsor Park
James Folks who pay attention to the outdoor air quality have already been staying inside a lot more this year due o Canadian forest fires.No need to add to that air pollution.Bag, mow or compost, it's not a tall hill to climb for our nvironment's sake.

J H - Urbana, IL
agree, people don't realize how difficult it is for others with breathing problems to deal with smoke, even with all windows closed.

John Hall

From: supervisor@champaigntownship.com
Sent: Tuesday, May 28, 2024 7:59 AM
To: John Hall
Subject: 2306 S. Mattis

CAUTION: External email, be careful when opening.

John,

I don't know if you have heard the news, but it seems the problem of the menagerie at 2306 S. Mattis is being resolved. Mr. Eric Auth, the owner of the property directly north of the problem property, took his complaint to his lawyer, who served both Andrew Hopper and his parents with a cease-and-desist order. As I understand it, he has agreed to clear the property of the offending animals by this coming Friday, May 31. We shall see.

However, it is my belief that the current zoning codes need some updating, and we need to have mechanisms in place to thwart such urban farmers before they need to be taken to court. Also, dangerous animals (such as the serval on the loose this past autumn) need to be banned and we should have limitations on the number of domestic pets a person can have in his/her residence. Who wants or needs to have the negative publicity the ASPCA can generate?

For this and other reasons, I am going to pursue, through the ELUC, reasonable restrictions within the county. I hope to make a presentation at the next meeting of the ELUC to this effect. I hope I can count on your support. Of course, your input would be most appreciated, and I am sensitive to the needs of farmers and others pursuing legitimate agricultural ends. I will probably need guidance in this respect, and I would welcome it.

Let me know your thoughts, please.

Norm

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Norman E. Davis, Supervisor
Champaign Township
Champaign County, IL

STATE OF ILLINOIS,
Champaign County
Application for:
Recreation & Entertainment License

Applications for License under County Ordinance No. 55 Regulating Recreational & Other Businesses within the County (for use by businesses covered by this Ordinance other than Massage Parlors and similar enterprises)

For Office Use Only

License No. 2024-ENT-647

Date(s) of Event(s) 9/25-28/2024

Business Name: Taylor Feldkamp

License Fee: $ 40.00

Filing Fee: $ 4.00

TOTAL FEE: $ 44.00

Checker's Signature: _____

FILED
MAY 15 2024
Filing Fees:
CHAMPAIGN COUNTY CLERK

Per Year (or fraction thereof):	$ 100.00
Per Single-day Event:	$ 10.00
Clerk's Filing Fee:	$ 4.00

44.00

Checks Must Be Made Payable To: Champaign County Clerk

REDACTED

The undersigned individual, partnership, or corporation hereby makes application for the issuance of a license to engage a business controlled under County Ordinance No. 55 and makes the following statements under oath:

A. 1. Name of Business: Taylor Feldkamp

2. Location of Business for which application is made: Urbana IL
1302 N Cole Ave, Urbana, IL 61802

3. Business address of Business for which application is made: _____

4. Zoning Classification of Property: CR

5. Date the Business covered by Ordinance No. 55 began at this location: 9-25-9-28-24

6. Nature of Business normally conducted at this location: Demo Derby

7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): _____

8. Term for which License is sought (specifically beginning & ending dates): _____

(**NOTE:** All annual licenses expire on December 31st of each year)

9. Do you own the building or property for which this license is sought? NO

10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: 9-25-24 - 9-28-24
Champaign County Fairgrounds 1302 N Cole Ave Urba

11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

INCOMPLETE FORMS WILL NOT BE CONSIDERED FOR A LICENSE AND WILL BE RETURNED TO APPLICANT

B. If this business will be conducted by a person other than the applicant, give the following information about person employed by applicant as manager, agent or locally responsible party of the business in the designated location:

Name:_____ Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ If naturalized, **place** and **date** of naturalization: _____
_____

If, during the license period, a new manager or agent is hired to conduct this business, the applicant MUST furnish the County the above information for the new manager or agent within ten (10) days.

Information requested in the following questions must be supplied by the applicant, if an individual, or by all members who share in profits of a partnership, if the applicant is a partnership.

If the applicant is a corporation, all the information required under Section D must be supplied for the corporation and for each officer.

Additional forms containing the questions may be obtained from the County Clerk, if necessary, for attachment to this application form.

C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): _____
Taylor Feldkamp
Date of Birth: REDACTED Place of Birth: Urbana, FL
Social Security Number: REDACTED Citizenship: _____
If naturalized, state **place** and **date** of naturalization: Yes

2. Residential Addresses for the past three (3) years: _____
_____
_____

3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: _____
_____
_____
_____

EACH OFFICER MUST COMPLETE SECTION D. OBTAIN ADDITIONAL FORM PAGES IF NEEDED FROM THE COUNTY CLERK AND ATTACH TO THIS APPLICATION WHEN FILED.

D. Answer **only** if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:
_____

2. Date of Incorporation: _____ State wherein incorporated: _____

3. If foreign Corporation, give name and address of resident agent in Illinois:

Give first date qualified to do business in Illinois: _____

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed:
Name of Officer: _____ Title: _____
Date elected or appointed: _____ Social Security No.: _____
Date of Birth: _____ Place of Birth: _____
Citizenship: _____
If naturalized, **place** and **date** of naturalization: _____
Residential Addresses for past three (3) years: _____

Business, occupation, or employment for four (4) years preceding date of application for this license: _____

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

AFFIDAVIT

(Complete when applicant is an **Individual or Partnership**)

I/We swear that I/we have read the application and that all matters stated thereunder are true and correct, are made upon my/our personal knowledge and information and are made for the purpose of inducing the County of Champaign to issue the permit hereunder applied for.

I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this _____ day of _____ , 20_____.

Notary Public

AFFIDAVIT

(Complete when applicant is a **Corporation**)

We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose of inducing the County of Champaign to issue the license herein applied for.

We further swear that the applicant will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of applicant's place of business.

We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

Signature of President

Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this _____ day of _____ , 20_____.

Notary Public

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to , CHAMPAIGN COUNTY CLERK, , must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A $4.00 Filing Fee should be included.

STATE OF ILLINOIS,
Champaign County
Recreation & Entertainment License
Check List and Approval Sheet

FOR ELUC USE ONLY

County Clerk's Office

☑ 1. Proper Application — Date Received: 5/15/24

☑ 2. Fee — Amount Received: 44.00

Sheriff's Department

☒ 1. Police Record — Approval: [redacted] — Date: 5/16/24

☐ 2. Credit Check — Disapproval: _____ — Date: _____

Remarks: _____ Signature: [redacted]

Planning & Zoning Department

☐ 1. Proper Zoning — Approval: _____ — Date: _____

☐ 2. Restrictions or Violations — Disapproval: _____ — Date: _____

Remarks: _____ Signature: _____

Environment & Land Use Committee

☐ 1. Application Complete — Approval: _____ — Date: _____

☐ 2. Requirements Met — Disapproval: _____ — Date: _____

Signature: _____

Remarks and/or Conditions: _____

REDACTED

Champaign County
Department of

PLANNING & ZONING

Brookens Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

To: **Champaign County Environment & Land Use Committee**

From: **John Hall,** Zoning Administrator
Charlie Campo, Senior Planner

Date: **May 28, 2024**

RE: **Recommendation for County Board Special Use Permit**
Case 111-S-23

Request: **Authorize a PV SOLAR ARRAY with a total nameplate capacity of 6 megawatts (MW), including access roads and wiring, as a second principal use as a County Board Special Use Permit, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 109-AM-23, and including the following waivers of standard conditions (other waivers may be necessary):**

Part A: A waiver for locating the PV Solar Array less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.

Petitioner: **Anthony Donato, d.b.a. Donato Solar – Bondville LLC**

STATUS

Case 111-S-23 was on the agenda for review by the Environment and Land Use Committee at the May 9, 2024 meeting. A PV Solar Farm County Board Special Use Permit must go through two ELUC meetings before it can move on to final determination by the County Board. The Committee can act on this case today.

The Zoning Board of Appeals (ZBA) voted 4-0 to "RECOMMEND APPROVAL" of this County Board Special Use Permit at its March 28, 2024 meeting. All findings were affirmative.

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the Village of Bondville, a municipality with zoning. The Village of Bondville approved a resolution of protest against Case 109-AM-23 and associated Cases. A Municipal protest does not change the votes required to approve a Special Use Permit. The subject property is located within Scott Township, which does not have a Plan Commission.

A PV Solar Farm County Board Special Use Permit typically must go through two ELUC meetings before it can move on to final determination by the County Board. However, Section 6.1.5 B(2)(g) of the Zoning Ordinance allows the project to only have one ELUC meeting if the relevant municipality waives this requirement in writing. The Village of Bondville has not waived the requirement for having two meetings.

There are eleven approved special conditions for case 111-S-23 listed below.

Several members of the public expressed concerns over the project; which are summarized under "Public Comments" below.

BACKGROUND

The petitioner would like to construct two principal uses on the 77-acre subject property: a 1,367 square foot Data Center and a 6-megawatt (MW) PV Solar Array. The development area would occur on about 17 acres in the middle of the tract.

The petitioner had 3 other Zoning Cases as part of this project. Case 109-AM-23 was a request to amend the Zoning Map to change the zoning district designation from the AG-1 Zoning District to the AG-2 Zoning District. This case was approved by the County Board on February 22, 2024. Case 110-S-23 was to allow a data center as a Special Use. The case was denied by the Zoning Board on November 30, 2023, and then the request was resubmitted as Case 133-S-24 after the property was rezoned to AG-2 and the request was approved by the Zoning Board on March 28, 2024. Case 111-S-23 is a request for a County Board Special Use Permit to allow a 6-MW PV Solar Array as a second principal use on the property. The Zoning Board voted to Recommend Enactment on March 28, 2024.

PUBLIC COMMENTS

Citing that the proposed development would be "injurious to the citizens of the Village," the Village of Bondville filed a protest on October 25, 2023 against the required Map Amendment in Case 109-AM-23 and the two Special Use Permits in Cases 110-S-23 and 111-S-23.

Other comments received regarding the cases, in summary:

(1) In an email received September 13, 2023, Beth Chepan stated that the subject property area was prime development ground that would generate tax revenue for Bondville. She said that no income would come to the Village of Bondville with the proposed solar farm. She also expressed concerns about noise and landscaping maintenance. She asked the Zoning Department to disregard Bondville as an option for the solar farm.

(2) In an email received September 13, 2023, Sean Arie stated he is a property owner and volunteer firefighter for Bondville, and is against the proposed solar farm. He believes that Donato Solar does not intend to be a good neighbor and the development would dramatically impact the growth of the Village. He also expressed concerns about economic impacts, detriment to current residents, and limiting future residential or commercial growth.

(3) In an email received September 14, 2023, Timothy and Julie Arie stated that as residents of the Village of Bondville, they are opposed to the proposed solar farm. They said there appears to be no benefit to the Village of Bondville. They expressed concerns about noise, upkeep, and property values.

(4) At the September 14, 2023 ZBA meeting, the following comments were received:

a. John Garth, President of the Village of Bondville, stated it appears that the proposed project will not help the Village of Bondville. He said his back yard will basically be facing the solar farm and data center. He said on behalf of the Village of Bondville Trustees and residents, he expressed concerns about how the presence of the data center and solar field could present a threat to the health, peace, and safety of the residents of Bondville if desirable plans for landscape decommissioning and noise analysis aren't implemented. He added that if the project is not implemented with certain parameters, it stands to interrupt their

Village's Comprehensive Plan for growth that includes commercial and residential development for that entire area. He said their comprehensive plan calls for commercial along IL Route 10 with nothing but residential behind that all the way to Interstate 72. He said the village has spent millions of dollars to put in a new sewer system, which would allow them to expand commercially and residentially along IL Route 10. He said the residents of Bondville still have 2+/- million dollars of this project to yet pay for. He said taking out all the ground and putting it into a solar field will take away the ability for them to have any residential development, which will help pay down this debt. He said there are residents directly across from the proposed location who would be impacted by what final plans are implemented regarding decommissioning, landscape, weed control, roadway upgrades, noise, and as well as any future development opportunities. He said he was concerned about fire suppression. He said they are opposed to the Special Use Permits and changing from the AG-1 to AG-2 Zoning District. He said that they are concerned about growth of their town and property values.

b. Ron Hursey is a resident of Bondville. He stated he has concerns about the data center building and the noise that will be created.

c. Luke Saathoff is a resident of Bondville. He stated he has spent years on the planning commission when the comprehensive plan was put together, then spent 12 to 14 years on the village board when they did the sanitary sewer project. He said the area along IL Route 10 now has sewer, water, gas and drainage, and that is the primary area for the Village to develop. He said this is a for profit business that wants to put it here and rezone farmland and take it from what Bondville's vision was and say they have a better vision for it. He said maybe it is time for the petitioner to start working with the Village of Bondville.

d. Brent Cork, a resident of Bondville, said he has concerns that any previous investment to promote growth of the Village would be thwarted by the proposed solar farm. He said he feels that the petitioner has not answered questions about the project truthfully and that doesn't sit well.

e. Francis Barker, who lives outside Bondville, said he was concerned about all the drainage tiles, pipelines, sewer lines, etc. going through the subject property. He said easements for that infrastructure need to be looked at and discussed.

(5) At the November 30, 2023 ZBA meeting, the following comments were received:

a. Brent Cork, a resident of Bondville and also on the Bondville Zoning Board of Appeals, said the Village of Bondville had questions for the petitioner that went unanswered, and said that doesn't show good character and doesn't bode well.

b. Mr. John Garth, Bondville Village President, said the Village of Bondville is in opposition to this, which the Board has already seen by the protest that they have filed. He said he was in this room earlier today for a jury summons, and after he left he went over to the County Assessor's office. He said the petitioner has already purchased the ground and filed a deed for it, which was illegally done. He said they

did not come to the Village of Bondville for a subdivision agreement or subdivision of the property. He said as of this morning, the County Assessor's office has rescinded the deed, contacted GIS, and has had it removed until subdivision qualifications have been met with the Village of Bondville. He said this goes to show that rules don't apply to them, but rules do apply to the rest of us and again goes to show the character or style of work that this organization is doing in their unwillingness to work with said laws and jurisdictional boundaries that the Village of Bondville has. He asked why the entity doesn't work with the Village of Bondville since it's within their one-and-one-half mile jurisdiction.

APPROVED SPECIAL CONDITIONS FOR CASE 111-S-23

A. **The approved site plan consists of the following documents:**
- **Site Plan sheets received November 30, 2023.**

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. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

E. **Regarding roadway use during construction and decommissioning of the PV SOLAR ARRAY:**

1. **The petitioner shall use the designated haul route received August 30, 2023 that only uses the identified state and federal highways.**

2. **The petitioner shall acquire any necessary permits for access and overweight/oversized vehicles from the Illinois Department of Transportation and submit a copy of those approved permits with the Zoning Use Permit application.**

3. **Should a different haul route be used, the petitioner shall submit to the Zoning Administrator a Roadway Use Agreement with the relevant municipality, township, or County Highway Department.**

F. **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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**

3. **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 "A3" by Moody's or a rating of "A-" by Kroll Bond Rating Agency within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**

4. **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**.

5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**

6. **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.**

7. **The telephone number for the complaint hotline required by 6.1.5 S.**

8. **Any updates to the approved Site Plan per the requirements provided in Section 6.1.5 U.1.c.**

G. **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. **A fire hydrant shall be installed along the gravel drive within 200 feet of the data center in compliance with the relevant standards of the relevant**

jurisdiction and written acceptance by the Bondville Fire Department shall be submitted to the Zoning Administrator and a Knox box shall be installed at the door to the Data Center.

H. **The Applicant or Owner or Operator of the PV SOLAR ARRAY shall comply with the following specific requirements that apply even after the PV SOLAR ARRAY goes into commercial operation:**

1. **Maintain the pollinator plantings and required visual screening in perpetuity.**

2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**

3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**

4. **Maintain a current general liability policy as required by 6.1.5 O.**

5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**

6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**
7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

I. **Within the boundary of the solar farm, the petitioner shall:**

1. **Complete a survey identifying all drainage tile and stake off all tile encountered prior to construction;**

2. **Replace or repair all privately owned underground drainage tile that are identified and encountered consistent with both the Champaign County Storm Water Management and Erosion Control Ordinance and with the Agriculture Impact Mitigation Agreement; and**
3. **All mutual tile drains that serve upland areas shall be protected from construction disturbance and a 40-feet wide no-construction area shall be centered on all mutual drain tiles.**

4. **Future access shall be guaranteed for maintenance of all mutual drain tiles.**

5. **No Zoning Compliance Certificate shall be authorized by the Zoning Administrator until all required "as-built" drawings showing the location of all drainage tile within the boundary of the solar farm have been filed with the Illinois Department of Agriculture and the Champaign County Soil and Water Conservation District.**

J. **The petitioner shall maintain the privately owned underground drainage tiles within the boundary of the solar farm for the lifetime of the special use permit including any repairs that may be necessary for up to one year after decommissioning and site reclamation.**

K. **Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the PV SOLAR ARRAY on the north, east, and south sides, the owner of the PV SOLAR ARRAY will establish vegetative screening per Section 6.1.5 M.(2) of the Zoning Ordinance.**

ATTACHMENTS

A Case Maps (Location, Land Use, Zoning)

B Site Plan received November 30, 2023

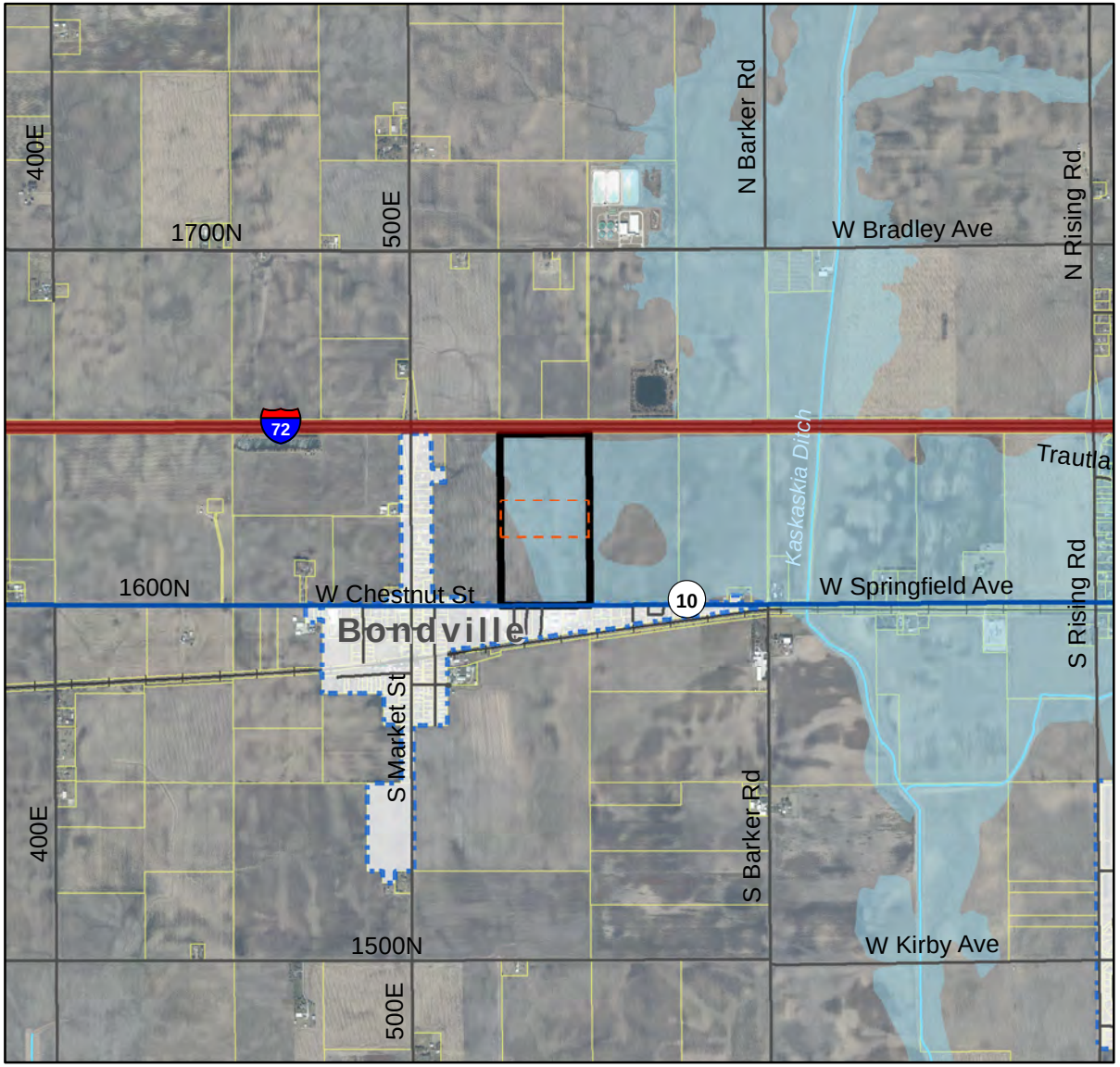
C Resolution of Protest from the Village of Bondville received September 13, 2023

D Case 111-S-23 Finding of Fact, and Final Determination as approved by the ZBA on March 28, 2024

Location Map

Cases 109-AM-23, 110-S-23, 111-S-23 & 112-V-23
September 14, 2023

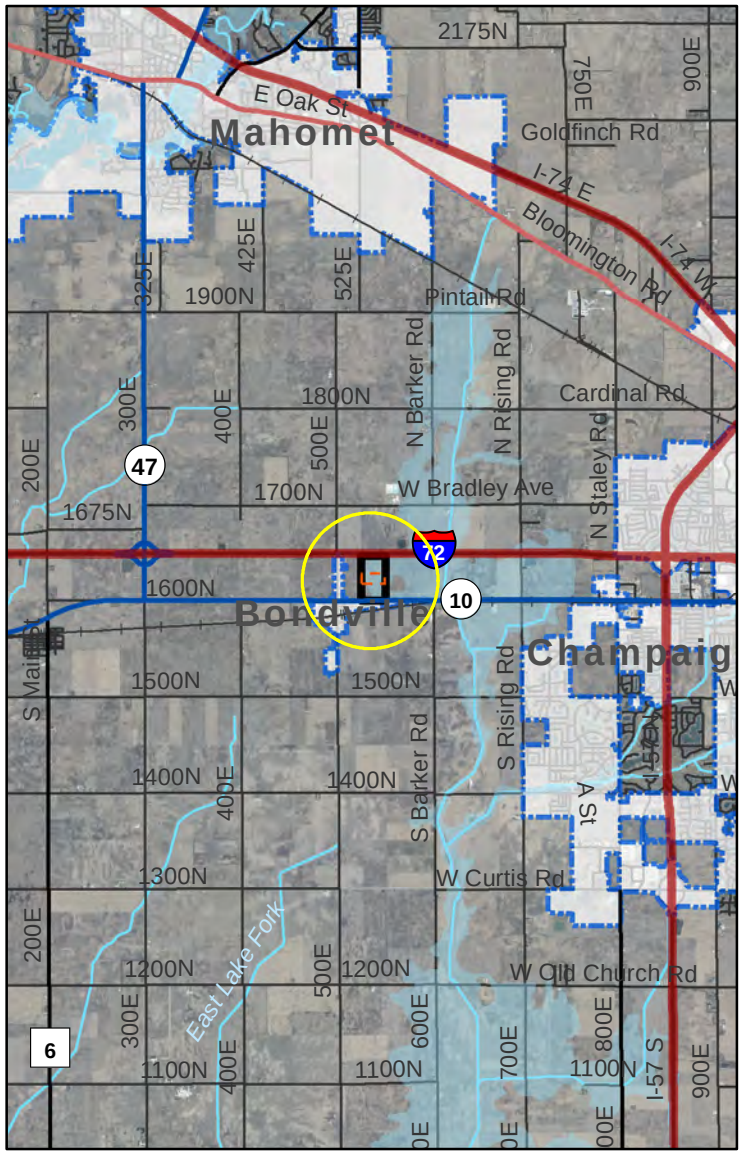
Subject Property



Subject Property
Solar farm fenced area
Municipal Boundary
Parcels
Flood Hazard Area
Streams

Miles
0 0.125 0.25 0.5

Property location in Champaign County



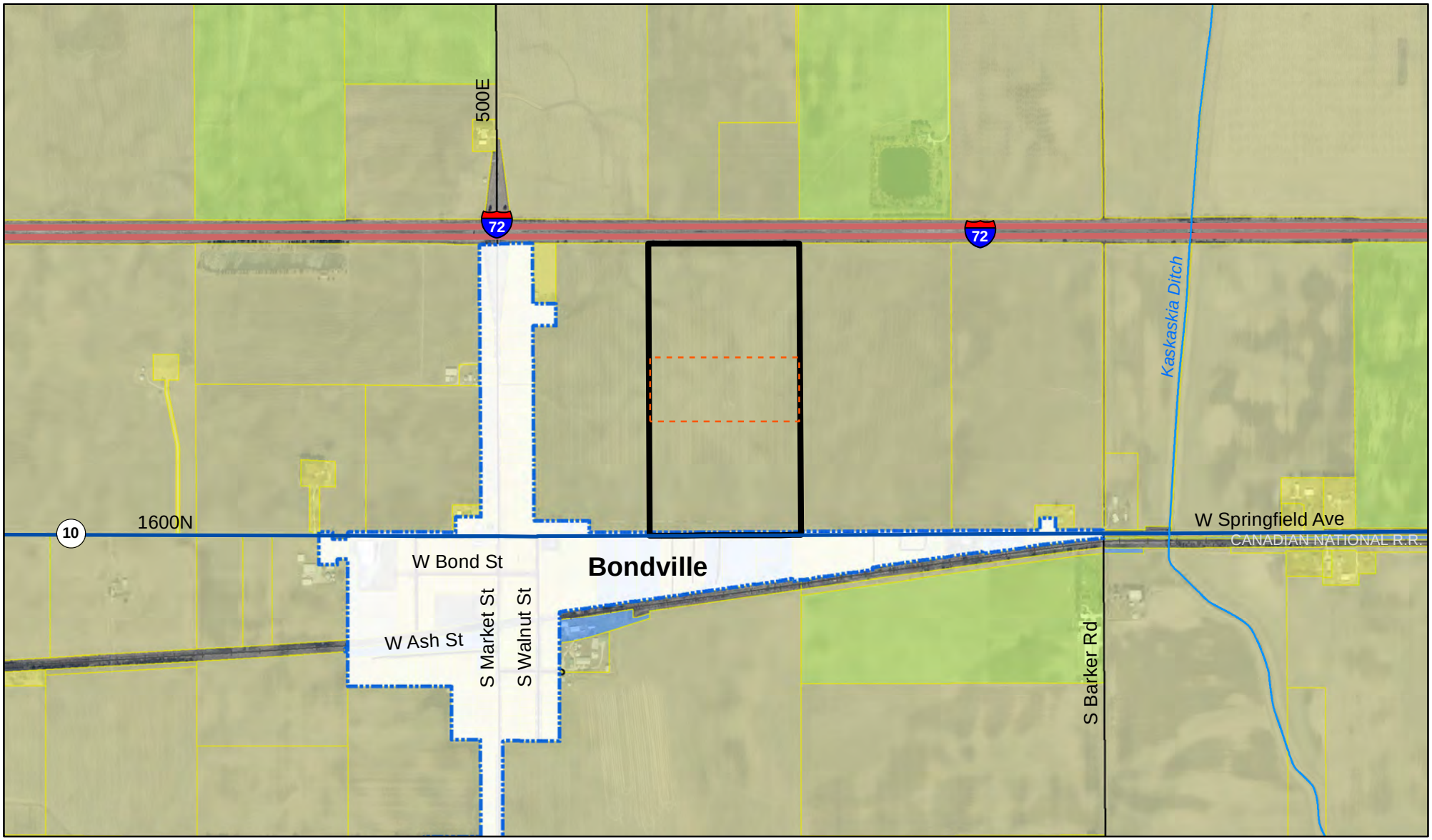
Miles
0 0.5 1 2

N

Champaign County Department of PLANNING & ZONING

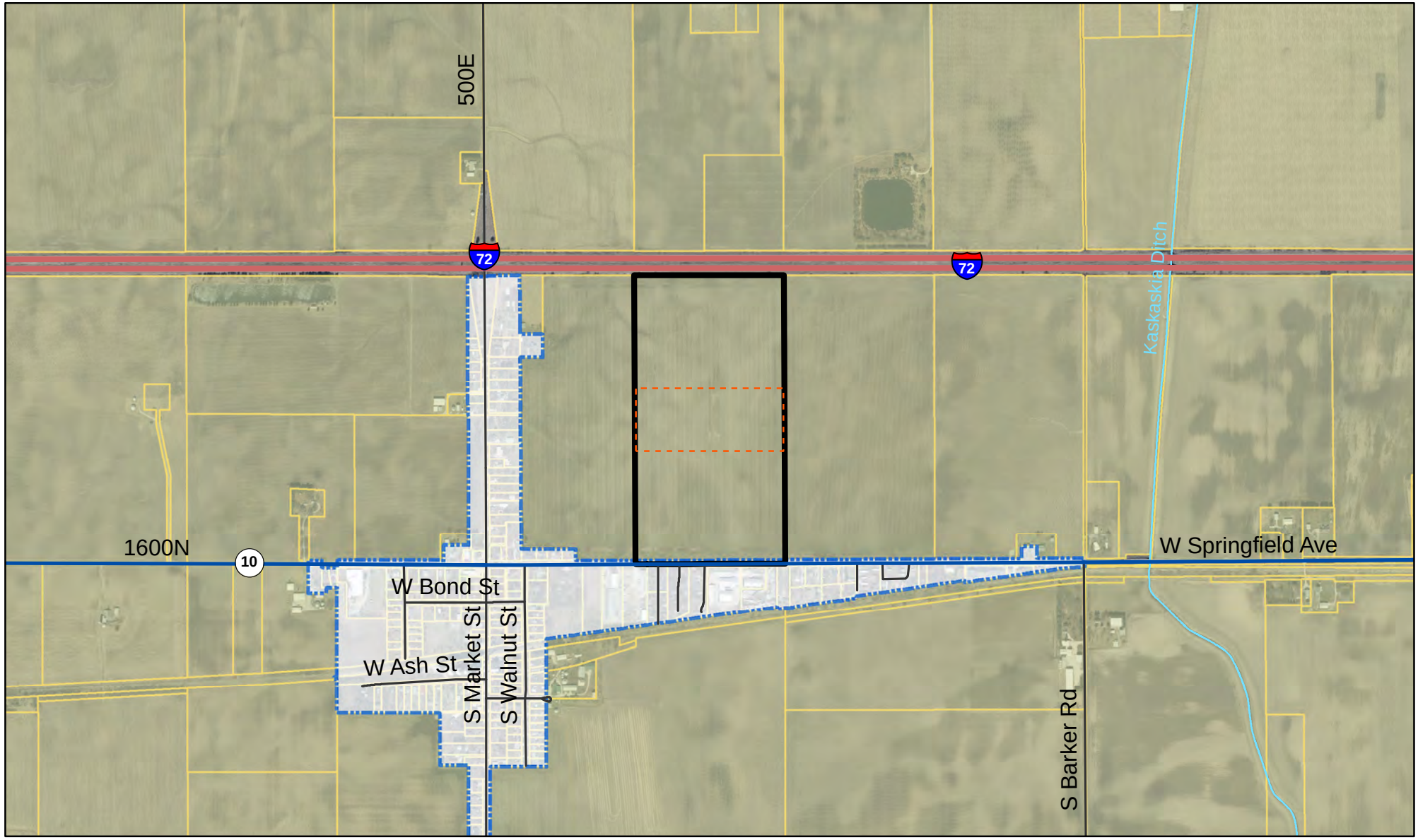
Land Use Map

Cases 109-AM-23, 110-S-23, 111-S-23 & 112-V-23
September 14, 2023



Zoning Map

Cases 109-AM-23, 110-S-23, 111-S-23 & 112-V-23
September 14, 2023

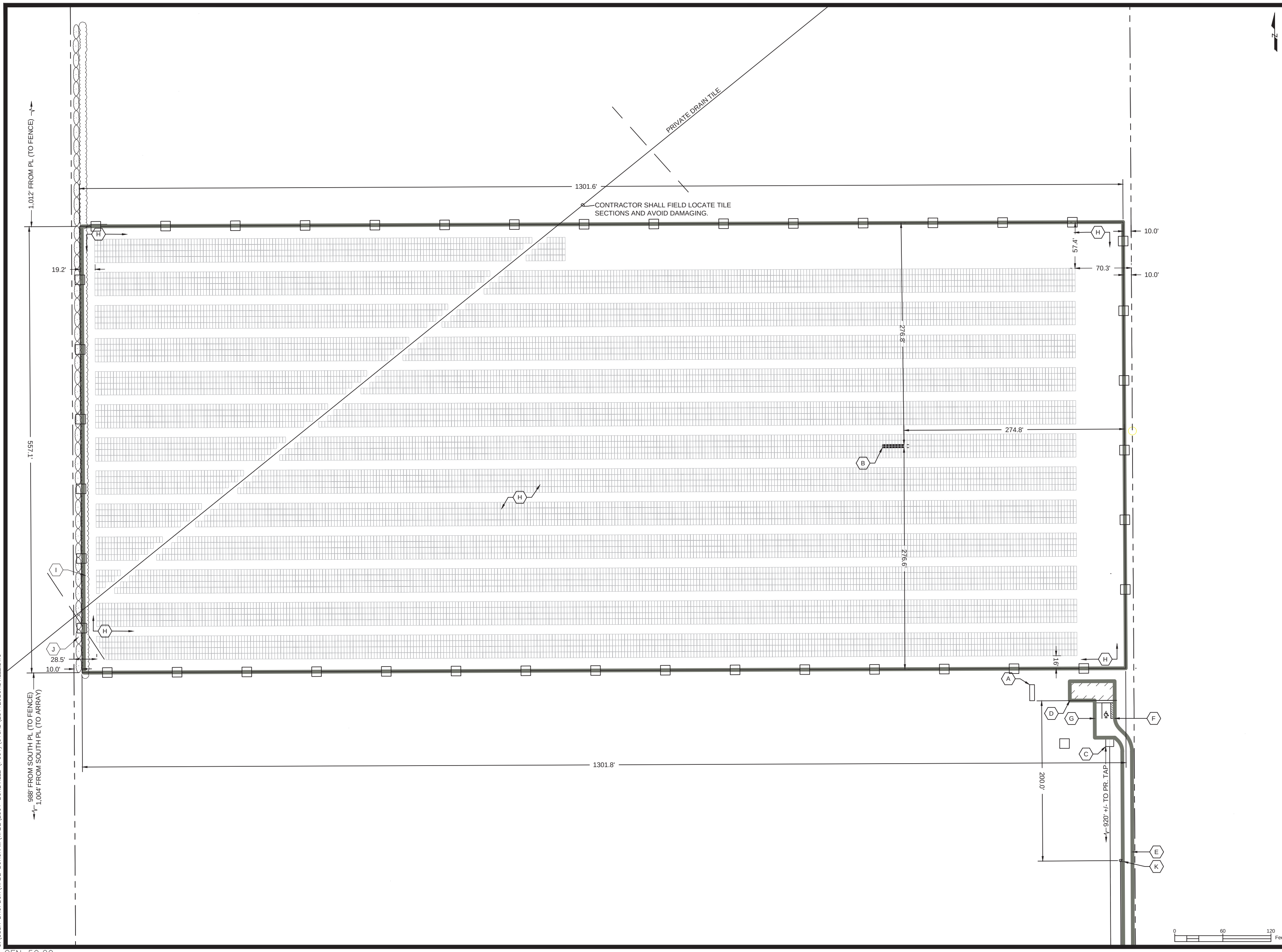


Subject Property
Solar farm fenced area
Parcels
AG-1 Agriculture

Feet
0 300 600 1,200

N

Champaign County Department of PLANNING & ZONING



GEN 50:20

SYMBOLS LEGEND:

EX. EXISTING
PR. PROPOSED

- EX. PROPERTY LINE
- PROPOSED SOLAR PANEL ARRAY
- PROPOSED SHRUBS
- PROPOSED TREES
- PROPOSED FENCE

SYMB.	DESC.	
67A	Harpster silty clay loam, 0 to 2 percent slopes	B/D
152A	Drummer silty clay loam, 0 to 2 percent slopes	B/D
153A	Pella silty clay loam, 0 to 2 percent slopes	B/D
198A	Elburn silt loam, 0 to 2 percent slopes	B/D

GENERAL NOTES:

(A) PR. SWITCH GEAR

(B) PR. INVERTERS

(C) PR.AMEREN TRANSFORMER

(D) PR. DATA CENTER (56' x 24')

(E) PR. GRAVEL DRIVE (MAINTAIN EXISTING DRAINAGE PATTERS EXCEPT WHERE NOTED)

(F) PR. ADA (VAN) PARKING SPACE, RAMP, SURFACING TO DOORWAY, PARKING BLOCK, AND SIGN

(G) PR. STANDARD PARKING SPACE AND BLOCK

(H) PERMANENT SEEDING
OUTSIDE OF FENCE, DISTURBED AREAS WITH HIGH TRAFFIC USE MANICURED TURF GRASS IN ACCORDANCE WITH AND OTHER LOW TRAFFIC AREAS USE NATURAL RESOURCES CONSERVATION SERVICEILLINOIS URBAN MANUAL PRACTICE STANDARD #925 SODDING
WITHIN FENCE AND OTHER LOW TRAFFIC AREAS USE:
SOLAR POLLINATOR 3' MIX - ERNMX-622:
91.00 % BOUTELOUA GRACILIS, BAD RIVER , (BLUE GRAMA, BAD RIVER)
4.00 % ASCLEPIAS TUBEROSA (BUTTERFLY MILKWEED)
2.00 % CHAMAECRISTA FASCICULATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE)
2.00 % CHAMAECRISTA NICTITANS, NC ECOTYPE (SENSITIVE PEA, NC ECOTYPE)
0.50 % OENOTHERA FRUTICOSA VAR. (FRUTICOSA SUNDROPS)
0.50 % PENSTEMON HIRSUTUS (HAIRY BEARDTONGUE)
SEEDING RATE: SEED AT 8 LBS/ACRE WITH 30 LBS/ACRE OF A COVER CROP. FOR A COVER CROP USE EITHER GRAIN OATS (1 JAN TO 31 JUL), BROWN TOP MILLET (10 LBS/ACRE; 1 MAY TO 31 AUG) OR GRAIN RYE (1 AUG TO 31 DEC).

(I) JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
5 GAL POT ON 9' CENTERS, 11' FROM PL

(J) SHRUB PLANTINGS ALTERNATE GROUPS BETWEEN SWITCH GRASS AND LITTLE BLUE STEM, 3' FROM PL
PANICUM VIRGATUM / SWITCH GRASS
2 GAL POT 3 PER GROUP
SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
2 GAL POT 3 PER GROUP

(K) PR. FIRE HYDRANT ASSEMBLY AND MAIN TO SERVICE INSTALLED IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION

WADE BURCHAM, P.E.
130 COUNTY ROAD 164
JEMISON, AL 35085
(912)656-8150

LICENSED PROFESSIONAL ENGINEER
11/27/23
D. WADE BURCHAM
062-074727
STATE OF ILLINOIS

Rev.	Description	Date	Apr.
I	CHANGED PANEL SPACING	11/29/23	WB
H	ADDED HYDRANT CHANGED PANEL SPACING	11/27/23	WB
G	ADDED TILES	11/13/23	WB
F	SURVEY UPDATE	10/31/23	WB
E	ESC. BUILDING	8/30/23	WB
D	ADDED LANDSCAPE BUFFER	8/24/23	WB
C	ADDED SEEDING	8/22/23	WB
A	ISSUED FOR COMMENT	8/15/23	WB

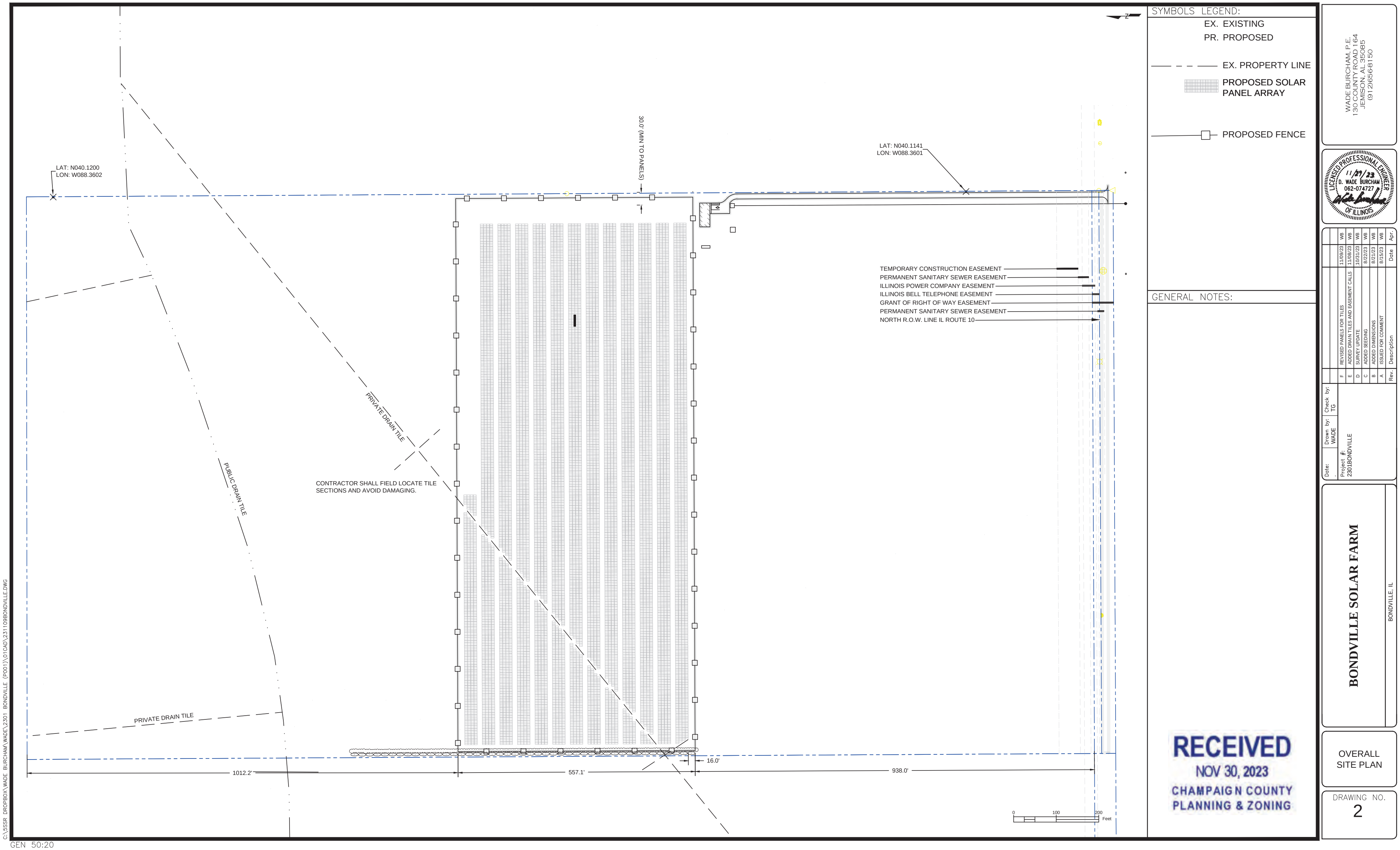
Drawn by: WADE
Check by: TG
Date:
Project #: 2301BONDVILLE

BONDVILLE SOLAR FARM

BONDVILLE, IL

SITE PLAN

DRAWING NO. 1


SYMBOLS LEGEND:
EX. EXISTING
PR. PROPOSED
EX. PROPERTY LINE
PROPOSED SOLAR PANEL ARRAY
PROPOSED FENCE
GENERAL NOTES:
LAT: N040.1200
LON: W088.3602
LAT: N040.1141
LON: W088.3601
30.0' (MIN TO PANELS)
TEMPORARY CONSTRUCTION EASEMENT
PERMANENT SANITARY SEWER EASEMENT
ILLINOIS POWER COMPANY EASEMENT
ILLINOIS BELL TELEPHONE EASEMENT
GRANT OF RIGHT OF WAY EASEMENT
PERMANENT SANITARY SEWER EASEMENT
NORTH R.O.W. LINE IL ROUTE 10
PRIVATE DRAIN TILE
PUBLIC DRAIN TILE
CONTRACTOR SHALL FIELD LOCATE TILE SECTIONS AND AVOID DAMAGING.
PRIVATE DRAIN TILE
16.0'
1012.2'
557.1'
938.0'
0
100
200
Feet
RECEIVED
NOV 30, 2023
CHAMPAIGN COUNTY
PLANNING & ZONING
WADE BURCHAM, P.E.
130 COUNTY ROAD 164
JEMISON, AL 35085
(912)656-8150
LICENSED PROFESSIONAL ENGINEER
11/29/23
D. WADE BURCHAM
062-074727
OF ILLINOIS
F REVISED PANELS FOR TILES 11/09/23 WB
E ADDED DRAIN TILES AND EASEMENT CALLS 11/08/23 WB
D SURVEY UPDATE 10/31/23 WB
C ADDED SEEDING 8/22/23 WB
B ADDED DIMENSIONS 8/21/23 WB
A ISSUED FOR COMMENT 8/15/23 WB
Rev. Description Date Apr.
Date:
Drawn by: WADE
Check by: TG
Project #: 2301BONDVILLE
BONDVILLE SOLAR FARM
BONDVILLE, IL
OVERALL SITE PLAN
DRAWING NO.
2
GEN 50:20

RESOLUTION NO. 2023-09-01

A RESOLUTION OF PROTEST AGAINST

Amending the County Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 110-S-23 and a PV solar as a second principal use as a proposed County Board Special Use Permit in related Case 111-S-23 (County Case No. Case No. 109-AM-23)

WHEREAS, the Village of Bondville, Illinois, a municipal corporation, has adopted and administers a Zoning Ordinance and a Subdivision Ordinance, which Subdivision Ordinance is also applicable in the 1.5 mile Extraterritorial Territorial Jurisdiction beyond the Village corporate limits, all as provided the State law;

WHEREAS, the Zoning Administrator of the County of Champaign has referred to the Village a copy of an application for **Amending the County Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 110-S-23 and a PV solar as a second principal use as a proposed County Board Special Use Permit in related Case 111-S-23 (County Case No. Case No. 109-AM-23);**

WHEREAS, the President and Board of Trustees of the Village of Bondville, have determined that the proposed amendment would be injurious to the citizens of the Village;

BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BONDVILLE, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. The Village Board finds and determines that the facts contained in the above recitations are true.

Section 1. That the Village Board hereby resolves that the Village of Bondville should and does hereby protest **Amending the County Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 110-S-23 and a PV solar as a second principal use as a proposed County Board Special Use Permit in related Case 111-S-23 (County Case No. Case No. 109-AM-23);**

Section 2. That the Village President, or his designee, for and on behalf of the Village Board, is authorized and directed to file this Resolution of Protest with the County Clerk of the County of Champaign and mail copies of this Resolution of Protest as required by law.

(rest of page left blank)

Upon motion by Trustee Munds, seconded by Trustee Hursey, passed by the President and Board of Trustees of the Village of Bondville, Illinois this 11 day of Sept, 2023, by roll call vote, as follows:

Voting "aye" (names): Munds, Farney, Woods, Hursey, Kerr

Voting "nay' (names) -none-

Absent (names) Wells

APPROVED this 11 day of Sept, A.D. 2023.

Village President

(SEAL)
Attest:

Village Clerk

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS
VILLAGE OF BONDVILLE)

CERTIFICATE OF RESOLUTION

I, the undersigned, do hereby certify that I am the duly selected, qualified and acting Clerk of the Village of Bondville, Champaign County, Illinois (the "**Municipality**"), and as such official I am the keeper of the records and files of the Municipality and of the President and Board of Trustees (the "**Corporate Authorities**").

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the 11 day of Sept, 2023, insofar as same relates to the adoption of Resolution No. 2023-09-01, entitled:

A RESOLUTION OF PROTEST AGAINST Amending the County Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 110-S-23 and a PV solar as a second principal use as a proposed County Board Special Use Permit in related Case 111-S-23 (County Case No. Case No. 109-AM-23)

a true, correct and complete copy of which Resolution (the "**Resolution**") as adopted at such meeting appears in the proceedings of the minutes of such meeting and is hereto attached. The Resolution was adopted and approved by the vote and on the date therein set forth.

I do further certify that the deliberations of the Corporate Authorities on the adoption of such Resolution were taken openly, that the vote on the adoption of such Resolution was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that the agenda for the meeting was duly posted at the Village Hall and so that each page of the agenda was continuously visible for public review and inspection in a Village Hall window 24/7 at least 48 hours prior to the meeting, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meeting laws and such Code and their procedural rules in the adoption of such Resolution.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village of Bondville, Illinois, this 11 day of Sept, 2023.

The undersigned Village Clerk hereby certifies that she published the above Resolution by posting it on Sept 11, 2023, at the Village Hall, the Fire Department and the Village Park, three prominent places in the Village of Bondville, Illinois.

(SEAL)

Village Clerk

FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **111-S-23** held on **September 14, 2023, November 30, 2023, and March 28, 2024,** the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit **IS** necessary for the public convenience at this location because: 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; and 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** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because: the street has **ADEQUATE** traffic capacity and the entrance location has **ADEQUATE** visibility because: traffic volumes are not expected to increase significantly other than during construction of the project; and notice was sent to IDOT and the Township Road Commissioner, and no comments have been received.

   b. Emergency services availability is **ADEQUATE** because: the subject property is located approximately 1,475 feet from the Bondville Fire Station.

   c. The Special Use **WILL** be compatible with adjacent uses because: the proposed PV SOLAR ARRAY will not be disruptive to surrounding agriculture; and the inverters are located approximately 1,350 feet from the closest residential property.

   d. Surface and subsurface drainage will be **ADEQUATE** because: most of the subject property is located within a mapped floodplain; and 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, per the Storm Water Management and Erosion Control Ordinance.

   e. Public safety will be **ADEQUATE** because: the subject property is located approximately 1,475 feet from the Bondville Fire Station; and notice was sent to IDOT and the Township Road Commissioner, and no comments have been received.

   f. The provisions for parking will be **ADEQUATE** because: a PV SOLAR ARRAY does not require parking; and there is no significant increase in traffic expected for the proposed development.

   g. The property **IS** WELL SUITED OVERALL for the proposed improvements because: the site is reasonably well-suited in all respects and has no major defects.

   h. Existing public services **ARE** available to support the proposed SPECIAL USE without undue public expense because: no additional public services are necessary for the proposed development.

i. Existing public infrastructure together with the proposed development **IS** adequate to support the proposed development effectively and safely without undue public expense because: 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** 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** preserve the essential character of the DISTRICT in which it is located because: the Special Use will be designed to **CONFORM** to all relevant County ordinances and codes, and the Special Use **WILL** be compatible with adjacent uses; and public safety will be **ADEQUATE**.

4. The requested Special Use Permit **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, IS** in harmony with the general purpose and intent of the Ordinance because:
   a. The Special Use is authorized in the District.
   b. The requested Special Use Permit **IS** necessary for the public convenience at this location.
   c. The requested Special Use Permit **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN** is so designed, located, and proposed to be operated so that it **WILL NOT** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare.
   d. The requested Special Use Permit **SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN, DOES**preserve the essential character of the DISTRICT in which it is located.

5. The requested Special Use **IS NOT** an existing nonconforming use.

6. Regarding necessary waivers of standard conditions:

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

A. Regarding Part A of the proposed waivers, for locating the PV SOLAR ARRAY less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality:
   (1) The waiver **IS** in accordance with the general purpose and intent of the Zoning Ordinance and **WILL NOT** be injurious to the neighborhood or to the public health, safety, and welfare because: the Village of Bondville has been notified of this case and on October 25, 2023, filed a Resolution of Protest against the required Map Amendment in Case 109-AM-23 that would provide appropriate zoning for the PV SOLAR ARRAY. The County Board approved the map amendment on February 22, 2024.

(2) Special conditions and circumstances **DO** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: the Village of Bondville was notified of the proposed Special Use Permit on August 21, 2023 and on October 25, 2023, filed a Resolution of Protest against the required Map Amendment in Case 109-AM-23 that would provide appropriate zoning for the PV SOLAR ARRAY. The County Board approved the map amendment on February 22, 2024.

(3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **WILL** prevent reasonable or otherwise permitted use of the land or structure or construction because: ***without the waiver, the project could not be constructed on the subject property.***

(4) The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the applicant because: the petitioner was aware of this requirement but decided to request the waiver so that the project could proceed.

(5) The requested waiver **SUBJECT TO THE PROPOSED SPECIAL CONDITION, IS** the minimum variation that will make possible the reasonable use of the land/structure because: without the waiver, the project could not be constructed on the subject property.

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

A. **The approved site plan consists of the following documents:**
- **Site Plan sheets received November 30, 2023.**

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. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:
That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

E. **Regarding roadway use during construction and decommissioning of the PV SOLAR ARRAY:**

1. **The petitioner shall use the designated haul route received August 30, 2023 that only uses the identified state and federal highways.**

2. **The petitioner shall acquire any necessary permits for access and overweight/oversized vehicles from the Illinois Department of Transportation and submit a copy of those approved permits with the Zoning Use Permit application.**

3. **Should a different haul route be used, the petitioner shall submit to the Zoning Administrator a Roadway Use Agreement with the relevant municipality, township, or County Highway Department.**

The special condition stated above is required to ensure the following:
The Special Use Permit complies with Ordinance requirements regarding road use agreements.

F. **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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**

3. **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 "A3" by Moody's or a rating of "A-" by Kroll Bond Rating Agency within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**

4. **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**.

5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**

6. **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.**

7. **The telephone number for the complaint hotline required by 6.1.5 S.**

8. **Any updates to the approved Site Plan per the 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.

G. **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. **A fire hydrant shall be installed along the gravel drive within 200 feet of the data center in compliance with the relevant standards of the relevant jurisdiction and written acceptance by the Bondville Fire Department shall be submitted to the Zoning Administrator and a Knox box shall be installed at the door to the Data Center.**

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

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

H. **The Applicant or Owner or Operator of the PV SOLAR ARRAY shall comply with the following specific requirements that apply even after the PV SOLAR ARRAY goes into commercial operation:**

1. **Maintain the pollinator plantings and required visual screening in perpetuity.**

2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**

3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**

4. **Maintain a current general liability policy as required by 6.1.5 O.**

5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**

6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**

7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

The 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 ARRAY.

I. **Within the boundary of the solar farm, the petitioner shall:**

1. **Complete a survey identifying all drainage tile and stake off all tile encountered prior to construction;**

2. **Replace or repair all privately owned underground drainage tile that are identified and encountered consistent with both the Champaign County Storm Water Management and Erosion Control Ordinance and with the Agriculture Impact Mitigation Agreement; and**

3. **All mutual tile drains that serve upland areas shall be protected from construction disturbance and a 40-feet wide no-construction area shall be centered on all mutual drain tiles.**

4. **Future access shall be guaranteed for maintenance of all mutual drain tiles.**

5. **No Zoning Compliance Certificate shall be authorized by the Zoning Administrator until all required "as-built" drawings showing the location of all drainage tile within the boundary of the solar farm have been filed with the**

Illinois Department of Agriculture and the Champaign County Soil and Water Conservation District.

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

To ensure conformance with all relevant requirements for replacement of underground drainage tile within the area of the special use permit.

J. **The petitioner shall maintain the privately owned underground drainage tiles within the boundary of the solar farm for the lifetime of the special use permit including any repairs that may be necessary for up to one year after decommissioning and site reclamation.**

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

To ensure maintenance of underground drainage tile within the area of the special use permit for the lifetime of the special use permit.

K. **Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the PV SOLAR ARRAY on the north, east, and south sides, the owner of the PV SOLAR ARRAY will establish vegetative screening per Section 6.1.5 M.(2) of the Zoning Ordinance.**

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

To ensure that a screen is planted in the event that anticipated future residential development does occur on adjacent land.

FINAL DETERMINATION

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

The Special Use requested in Case **111-S-23** be **GRANTED WITH SPECIAL CONDITIONS** to the applicant, **Anthony Donato, d.b.a. Donato Solar – Bondville LLC,** to authorize the following as a Special Use on land in the AG-2 Agriculture Zoning district:

Authorize a PV SOLAR ARRAY with a total nameplate capacity of 6 megawatts (MW), including access roads and wiring, as a second principal use as a County Board Special Use Permit, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 109-AM-23, and including the following waiver of standard conditions:

Part A: A waiver for locating the PV Solar Array less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.

SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:

A. **The approved site plan consists of the following documents:**
- **Site Plan sheets received November 30, 2023.**

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. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

E. **Regarding roadway use during construction and decommissioning of the PV SOLAR ARRAY:**

1. **The petitioner shall use the designated haul route received August 30, 2023 that only uses the identified state and federal highways.**

2. **The petitioner shall acquire any necessary permits for access and overweight/oversized vehicles from the Illinois Department of Transportation and submit a copy of those approved permits with the Zoning Use Permit application.**

3. **Should a different haul route be used, the petitioner shall submit to the Zoning Administrator a Roadway Use Agreement with the relevant municipality, township, or County Highway Department.**

F. **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. **Certification by an Illinois Professional Engineer that any relocation of drainage district tile conforms to the Champaign County Storm Water Management and Erosion Control Ordinance.**

3. **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 "A3" by Moody's or a rating of "A-" by Kroll Bond Rating Agency within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**

4. **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**.

5. **Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**

6. **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.**

7. **The telephone number for the complaint hotline required by 6.1.5 S.**

8. **Any updates to the approved Site Plan per the requirements provided in Section 6.1.5 U.1.c.**

G. **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. **A fire hydrant shall be installed along the gravel drive within 200 feet of the data center in compliance with the relevant standards of the relevant jurisdiction and written acceptance by the Bondville Fire Department shall be submitted to the Zoning Administrator and a Knox box shall be installed at the door to the Data Center.**

H. **The Applicant or Owner or Operator of the PV SOLAR ARRAY shall comply with the following specific requirements that apply even after the PV SOLAR ARRAY goes into commercial operation:**

1. **Maintain the pollinator plantings and required visual screening in perpetuity.**

2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**

3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**

4. **Maintain a current general liability policy as required by 6.1.5 O.**

5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**

6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**

7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

I. **Within the boundary of the solar farm, the petitioner shall:**

1. **Complete a survey identifying all drainage tile and stake off all tile encountered prior to construction;**

2. **Replace or repair all privately owned underground drainage tile that are identified and encountered consistent with both the Champaign County Storm Water Management and Erosion Control Ordinance and with the Agriculture Impact Mitigation Agreement; and**

3. **All mutual tile drains that serve upland areas shall be protected from construction disturbance and a 40-feet wide no-construction area shall be centered on all mutual drain tiles.**

4. **Future access shall be guaranteed for maintenance of all mutual drain tiles.**

5. **No Zoning Compliance Certificate shall be authorized by the Zoning Administrator until all required "as-built" drawings showing the location of all drainage tile within the boundary of the solar farm have been filed with the Illinois Department of Agriculture and the Champaign County Soil and Water Conservation District.**

J. **The petitioner shall maintain the privately owned underground drainage tiles within the boundary of the solar farm for the lifetime of the special use permit including any repairs that may be necessary for up to one year after decommissioning and site reclamation.**

K. **Within one year of residential development (i.e. construction of a dwelling) within 1,000 feet of the PV SOLAR ARRAY on the north, east, and south sides, the owner of the PV SOLAR ARRAY will establish vegetative screening per Section 6.1.5 M.(2) of the Zoning Ordinance.**

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

SIGNED: ATTEST:

Brian Andersen, Interim Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date

Champaign County
Department of

PLANNING & ZONING

Brookens Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

To: **Champaign County Environment & Land Use Committee**

From: **John Hall,** Zoning Administrator
Charlie Campo, Senior Planner

Date: **May 28, 2024**

RE: **Donato Solar – Bondville LLC documents requiring ELUC approval from Zoning Case 111-S-23**

Request: **ELUC approval of a Decommissioning and Site Reclamation Plan including cost estimates for the 6 MW PV solar array that is the subject of Zoning Case 111-S-23**

Petitioner: **Anthony Donato, d.b.a. Donato Solar – Bondville LLC**

BACKGROUND

The petitioner, Donato Solar - Rantoul LLC, seeks Special Use Permit approval from the Champaign County Board construct a 6-megawatt (MW) Photovoltaic (PV) Solar Farm north of the Village of Bondville.

There is one document needing ELUC approval per the Zoning Ordinance as part of Case 111-S-23:

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

Case 111-S-23 was on the agenda for review by the Environment and Land Use Committee at the May 9, 2024 meeting. A PV Solar Farm County Board Special Use Permit must go through two ELUC meetings before it can move on to final determination by the County Board. The Committee can act on this case today.

DECOMMISSIONING AND SITE RECLAMATION PLAN

P&Z Staff reviewed the Decommissioning and Site Reclamation Plan (DSRP) received on November 13, 2023 against the Zoning Ordinance requirements in Section 6.1.5 Q. Staff found the narrative in the DSRP to be in compliance with the Zoning Ordinance.

Staff reviewed the cost estimates in the DSRP and compared them with previously approved DSRP cost estimates and found that the cost estimates for the current case 111-S-23 were comparable.

ATTACHMENTS

A Case 111-S-23 Decommissioning and Site Reclamation Plan with decommissioning cost estimate received November 13, 2023

Decommissioning & Site Reclamation Plan

410 E. Chestnut St., Bondville, IL 61815

6mw Ground Mounted Solar Project

LICENSED PROFESSIONAL ENGINEER
TROY L. HINTON
062.070491
OF ILLINOIS

Date Signed 10.22.2023
Exp 11.30.2023

Introduction

Donato Solar – Bondville, LLC ("Owner") proposes to develop a solar photovoltaic (PV) facility (the Project") with a maximum nameplate capacity of six megawatts alternating current (6 MWac). The Project will be developed on private property located along the north side on E Chestnut St., at approximately 410 E. Chestnut St., Bondville, IL 61815, (the "Property"), as shown in Figure 1.

The Project consists of approximately 15 acres within a 77.5-acre parent parcel of private land located in the Village of Bondville, Champaign County, Illinois. The Project will produce electricity to be used onsite and connected to the local distribution grid utilizing existing overhead lines along E Chestnut Rd. Interconnection to the grid will include both underground and overhead wires along with new utility poles located on the Property.

Approval Process

As a condition to Champaign County ("County") providing Zoning Use Permit Approval ("Approval") of the Project on the Property, Owner shall submit a decommissioning and site reclamation plan to the County for the subject site. This Decommissioning and Site Reclamation Plan (the "DSRP") describes the anticipated activities and process for decommissioning of the proposed facility following its useful life. The purpose of decommissioning is to restore the Property to a clean, safe and usable condition for continued use by the landowner.

The DSRP shall be binding upon all successors of title, lessees, any operator and/or owner of the Project, and all parties to the decommissioning and site reclamation plan. Prior to Approval, the landowner or Owner 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 (the "Security").

The Owner agrees that the sale, assignment in fact or law, or such other transfer of owner's financial interest in the PV SOLAR FARM shall in no way affect or change owner'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.

The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall be obliged to perform the work in the decommissioning and site reclamation plan before abandoning the PV SOLAR FARM or prior to ceasing production of electricity from the PV SOLAR FARM, after it has begun, other than in the ordinary course of business. This obligation shall be independent of the obligation to pay financial assurance, and shall not be limited by the amount of financial assurance. The obligation to perform the reclamation work shall constitute a covenant running with the land.

Decommissioning consists of the removal of above-ground and below-ground facility components,

management of excess materials and waste as well as the restoration of the Property, as applicable. Activities are expected to take between 8-10 weeks but no longer than four-months. The Owner agrees to remove any part of the Project and all associated equipment and structures if the Project part ceases to function for six (6) consecutive months, unless the Owner is diligently working to repair that part.

Future consultation will occur with the County prior to decommissioning to discuss preferences and commitments to restore the Property to its pre-construction condition or a similar state. All decommissioning and restoration activities will adhere to the requirements set forth by Occupational Health and Safety Administration (OSHA) and will be in accordance with all applicable federal, state and local permitting requirements. As with the construction phase, an on-site manager responsible for safety will be present on-site (generally the contractor's project manager) while decommissioning activities are taking place.

Upon removal and decommissioning of the Project, the Owner shall inform the County accordingly, in writing. Upon the County's determination that the Owner has decommissioned and removed the Solar Energy Project and restored the Property as required under the Site Plan Approval, the County shall: (i) release the Owner from this Plan; (ii) issue a certificate of completion and release and (iii) return or release any unused portion of the Security to the Owner. A determination that the removal and restoration has been satisfactorily completed shall be in the reasonable discretion of the County. The Owner and its agents and consultants shall fully comply with all reasonable requests for inspections and information by the County and its agents.

If the Owner fails to complete the required removal of the Project and restoration of the Property as set forth herein, the County shall be entitled to utilize the Security provided hereunder to the extent necessary, in the County's reasonable discretion, to complete the removal and restoration process. Any portion of the Security that is not utilized as set forth herein shall be returned to the Owner, less reasonable administrative costs. In the event that the County elects to obtain the Security, in whole or in part, as described in this paragraph, it shall notify the Owner accordingly, in writing and, within fourteen (14) days of such writing, the Security shall be paid to the County.

The Plan is based on current procedures and experience. These procedures may be subject to revision based on new experiences and requirements over time. At the time of decommissioning, various options and procedures will be re-evaluated to ensure that decommissioning is safe and beneficial to the environment.

Financial Assurance

To fulfill its obligations to provide the Security, the Owner shall be required to execute and file with the County a Letter of Credit ("LOC"), in an amount sufficient for the faithful performance of the terms and conditions of the Approval issued hereunder, and to provide for the aforesaid removal and restoration of the Property subsequent to removal of the Project. The Owner shall deliver, to the County, suitable evidence of the establishment of the LOC prior to the Approval of the Project.

Section 6.1.5Q.(4)a. of the Zoning Ordinance requires the amount of the LOC to be 12.5% of the decommissioning cost (including allowable salvage) at the time of Zoning Use Permit Approval, and 62.5% of the decommissioning cost (including allowable salvage) at the sixth anniversary of operation, and 125% of the decommissioning cost (including allowable salvage) at the eleventh anniversary of operation. Section 6.1.5Q.(4)d. of the Zoning Ordinance requires the amount of the financial assurance to be updated every five years for the first 25 years and every two years thereafter. Additionally, Section 6.1.5Q.(4)f. of the Zoning Ordinance requires the amount of the LOC to equal or exceed 125% of the decommissioning cost estimate at all times.

Upon County's request, per Section 6.1.5Q.(4)d. of the Zoning Ordinance, the Owner shall update the amount of the LOC every five years for the first 25 years and every two years thereafter. The Owner shall deliver to the County evidence of the new balance of the Security, as aforesaid.

The Owner shall at all times provide the County with the name of the current Owner or Owners of the Project, updated no more than forty five (45) days after transfer of title.

The Engineer's Cost Estimate for the DSRP is included in Exhibit 1.

Further Stipulations

The Owner confirms the review of the relevant County Zoning Ordinance sections, including Sections 6.1.1.A and 6.1.5.Q, and confirms the additional stipulations and requirements contained therein:

1) Owner or successor shall notify the County by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding within 10 days if commencement of the proceeding.
2) The County and its authorized representatives are authorized by the Owner for right of entry onto the Project premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.
3) At such time as decommissioning takes place the Owner, its successors in interest, and all parties to the DSRP are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
4) The Owner, its successors in interest, and all parties to the DSRP shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.
5) Should the DSRP be deemed invalid by a court of competent jurisdiction the Project SPECIAL USE permit shall be deemed void.
6) The Owner's obligation to complete the DSRP and to pay all associated costs shall be independent of the Owner's obligation to provide the Security.
7) The liability of the Owner's failure to complete the DSRP or any breach of the DSRP requirement shall not be capped by the amount of the Security, and the Owner will provide for payment of any associated costs that Champaign County may incur in the event that decommissioning is actually required to be carried out by Champaign County.

8) If the Owner 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 Owner installs equipment or property increasing the cost of decommissioning after the Project begins to produce electricity, at any point, the Owner shall first obtain the consent of the Zoning Administrator. If the Owner's lien holders remove equipment or property credited to the salvage value, the Owner 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.
9) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide proof of compliance with paragraph 6.1.5. Q.(4)b.(a) prior to issuance of any Zoning Use Permit and upon every renewal of the Security and at any other time upon the request of the Zoning Administrator.
10) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall provide in the decommissioning and site reclamation plan for legal transfer of the Project to the demolisher to pay the costs of reclamation work, should the reclamation work be performed by Champaign County.
11) The net estimated salvage value that is deducted from the estimated decommissioning costs shall be the salvage value that results after all related costs for demolition and any required preparation for transportation for reuse or recycling or for simple disposal and other similar costs including but not limited to the decommissioning of the Project, equipment, and access roads.
12) Estimated salvage value shall be based on the average salvage price of the past five years as published in a reputable source for salvage values and shall reflect sound engineering judgment as to anticipated changes in salvage prices prior to the next update of estimated net salvage value.
13) The deduction from the estimated decommissioning costs for net estimated salvage value shall be capped at 70% of the total net estimated salvage value even though the total actual salvage value shall be available in the event that decommissioning is actually required.
14) The total amount of the Security after deduction of the net estimated salvage value shall not be less than $1,000 per acre.
15) The credit for net estimated salvage value attributable to the Project may not exceed the estimated cost of removal of the above-ground portion of the Project on the subject site.
16) Net salvage value may be deducted from decommissioning costs as follows:

    (a) One of the following standards shall be met:
        i) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall maintain the Project free and clear of liens and encumbrances, including financing liens and shall provide proof of the same prior to issuance of the SPECIAL USE Permit; or
        ii) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall deduct from the salvage value credit the amount of any lien or encumbrance on the Project; or
        iii) Any and all financing and/or financial security agreements entered into by the Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall expressly provide that the agreements are subject to the covenant required by Section 6.1.1 A.2 that the reclamation work be done.
17) The County has the right to require multiple letters of credit based on the regulations governing federal insurance for deposits.

18) The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall adjust the amount of the financial assurance to ensure that it reflects current and accurate information as follows:
    a) At least once every three years for the first 12 years of the financial assurance and at least once every two years thereafter or, if the SOLAR PV modules have an unlimited warranty of at least 10 years and also have a limited power warranty to provide not less not than 80% nominal power output up to 25 years and proof of that warranty is provided at the time of Zoning Use Permit approval, then at least once every five years for the first 25 years of the financial assurance and at least once every two years thereafter, the Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall use an independent Illinois Licensed Professional Engineer to provide updated estimates of decommissioning costs and salvage value, by including any changes due to inflation and/or change in salvage price. The Owner, its successors in interest, and all parties to the decommissioning and site reclamation plan shall, upon receipt, provide a copy of the adjusted Professional Engineer's report to the Zoning Administrator.
    b) At all times, the value of the irrevocable letter of credit shall equal or exceed the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation based on the Consumer Price Index since the Project was approved.
19) The long term corporate debt (credit) rating of the letter of credit issuing financial institution by both Standard & Poor's Financial Services LLC (S&P) and Moody's Investors Service (Moody's) shall be equal to or greater than the minimum acceptable long term corporate debt (credit) rating, as follows:
    a) The Zoning Administrator shall verify the long term corporate debt (credit) rating of the proposed financial institution by both Standard & Poor's Financial Services LLC (S&P) and Moody's Investors Service (Moody's).
    b) The minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's.
    c) Whenever the most current long term corporate debt (credit) rating of the proposed financial institution by either S&P or Moody's is lower than the minimum acceptable long term corporate debt (credit) rating, the letter of credit shall be replaced with a new irrevocable letter of credit from an issuing financial institution whose most current long term corporate debt (credit) rating by either S&P or Moody's meets or exceeds the minimum acceptable long term corporate debt (credit) rating.
20) At all times the value of the irrevocable letter of credit shall be increased annually as necessary to reflect actual rates of inflation over the life span of the Project and the amount shall be equal to or exceed 125% of the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the Project was approved.
21) Should the salvage value of components be adjusted downward or the decommissioning costs adjusted upward pursuant to paragraph 6.1.5 Q.(4)d., the amount of the irrevocable letter of credit pursuant to this paragraph 6.1.5 Q.(4) shall be increased to reflect the adjustment, as if the adjusted estimate were the initial estimate.
22) Any financial assurance required per the Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as required by paragraph 6.1.5 R. shall count towards the total financial assurance required for compliance with paragraph 6.1.1 A.5.
23) Unless the Governing Body approves otherwise, the Champaign County State's Attorney's Office shall review and approve every Letter of Credit prior to acceptance by the Zoning Administrator.
24) In addition to the conditions listed in subparagraph 6.1.1 A.9. the Zoning Administrator may also draw on the funds for the following reasons:

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

25) The Zoning Administrator may, but is not required to, deem the Project abandoned, or the standards set forth in Section 6.1.5 Q.(5) met, with respect to some, but not all, of the Project, to the extent that such portion of the Project otherwise meets the standards of abandonment or the standards set forth in Section 6.1.5 Q.(5). In that event, the Zoning Administrator may draw upon the Security to perform the reclamation work as to that portion of the Project only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining Project.

Permitting & Approvals

Prior to the initiation of decommissioning activities, local code will be reviewed for applicability with decommissioning activities. The County will be consulted to confirm and applications made for appropriate permits and approvals. At a minimum, it is anticipated that a new storm water pollution prevention plan (SWPPP) will be required along with a building permit. It is assumed that neither a new or revised site plan or special use permit would be necessary because decommissioning activities are associated with the originally issued approvals.

Potential negative environmental effects from decommissioning of the facility will be mitigated through use of erosion and sediment control measures, limiting the use of heavy machinery (where possible), and maintaining a buffer from natural features. These control measures, as well as other mitigation measures used during construction will be re-implemented during the decommissioning phase and until the site is stabilized.

Throughout the decommissioning process, the County will be provided with regular updates and notice upon completing the restoration activities.

Facility Description

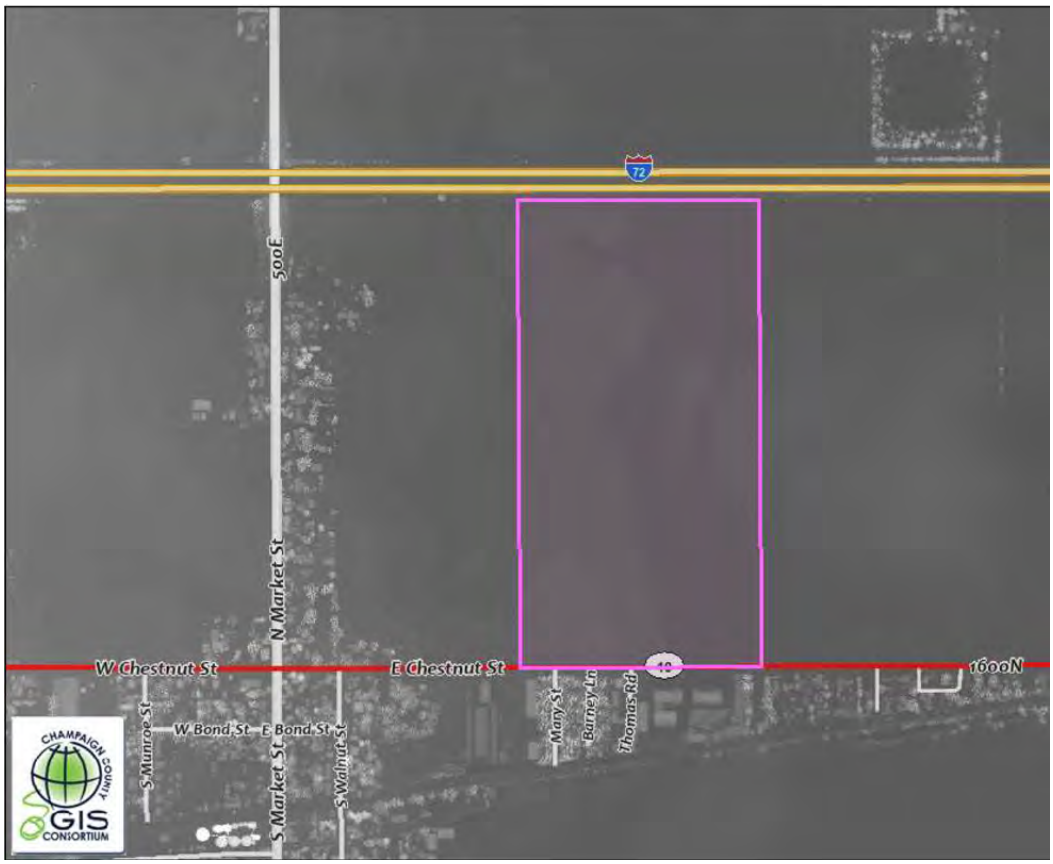
The solar PV modules will be installed on metal racking structures with a fixed tilt and secured to the ground utilizing direct push or technology. Direct Current (DC) wiring with the Project will be secured behind the modules, collected at a common point and transition underground to the inverters. From the inverter/transformer pad, AC wiring will run underground until a point before E Windsor Rd where it will surface and connect to a series of utility poles on the Property before connecting to National Grid's Project.

Access to the Project will be from E Chestnut Rd. utilizing a 20' wide crushed stone road constructed for access to the facility. The access road would be up to approximately 600-feet in length.

The transformer skid will be mounted on a concrete pad located within the array. The pad used for the skid will be approximately 15' x 6'.

The site will be secured with a seven-foot perimeter fence.

Figure 1: Project Location



Decommissioning

A significant amount of the components of the Project will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their resale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed of.

Following coordination with the local utility company regarding timing and required procedures for disconnecting the Facility from the private utility, all electrical connections to the Project will be disconnected and all connections will be tested locally to confirm that no electric current is running through them before proceeding. All electrical connections to the panels will be cut at the panel and then removed from their framework by cutting or dismantling the connections to the supports. Inverters, transformers, and switchgear will be lifted, secured onto flat beds, and transported off-site for processing.

Modules will be detached from the racking system and stacked for removal. However, in the event of a total fracture, the broken module will be recycled at a PV recycling facility.

The metal piling systems used to secure the PV Project in the ground will be removed entirely and if full removal is not possible, then terminated at a depth greater than five feet from grade or at bedrock whichever is shallower. The piling materials will be collected and recycled. Additionally, all associated metal mounting structures along with the metal perimeter fencing and gates will be removed and either reused or sent for recycling.

Grade slabs will be broken, removed, and recycled. Unless requested by the landowner for the access road to remain, materials from road construction will be removed, shipped off-site for either re-use or disposal. If necessary, the former road bed will be backfilled and graded with material native to the region to blend it with the immediately adjacent and existing topography.

Aboveground utility poles owned by the Project will be completely removed and disposed of off-site in accordance with utility best practices. Overhead wires will be removed from the area of the solar modules and terminated at the point of interconnection. Underground wiring at depths of less than five feet will be removed and recycled.

The datacenter and all relevant components will be removed and replaced with top soil.

Prior to final demobilization, a final walkthrough of the Project area and the Property is completed to police for and ensure all debris is collected and removed.

Site Restoration

Those areas disturbed during decommissioning activities will be graded as necessary to ensure a uniform slope for proper storm water management, prevent the ponding of waters and address any rutting or other depressions caused by removal equipment. The disturbed areas will then be seeded either by hand or via hydro seeding to reestablish vegetation compatible with the Property and region. It is

anticipated that a seed mix native to the area will be used by the decommissioning contractor, unless the landowner instructs that they will begin using the property for agricultural purposes and will reestablish the area with agricultural vegetation.

The DSRP and cost estimate includes provisions for the removal and restoration of the access driveways. The construction, operation, and decommissioning of the project will not require alterations to any public streets, therefore no repairs to public streets are anticipated.

Donato Solar - Bondville, LLC

Estimated Decommissioning Costs

Poject Name: Donato Solar - Bondville
Date: 8/20/2023
By: AFG/LAG

Project Size 8.9 MW-DC 6 MW-AC

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1		$12,000	$12,000
Permitting				
State Permits	1		$10,000	$10,000
Subtotal				$10,000
SWPPP and SPCC plan. Cost is an estimate based on current market rate.				
Civil Infrastructure				
Removal of Security Fence	3750	Feet	$3.14	$11,756
Subtotal				$11,756
Structural Infrastructure				
Removal of Racking	534	Hours	$71.26	$38,052
Removal of Steel Posts	1858	Posts	$10.74	$19,947
Haul Steel Racking and Posts.	352	Ton	$16.00	$5,632
Subtotal				$63,631
Electrical Collection/Transmission System				
Removal of PV Modules	16224	Units	$8.53	$138,310
Haul PV Modules	584.064	Ton	$16.00	$9,345
Removal of Combiner Boxes	48	Units	$38.50	$1,848
Removal of Inverters	48	Units	$38.50	$1,848
Removal of Panelboard and Transformers	1		$2,750.00	$2,750
Removal of DC wiring	560000	Feet	$0.19	$104,720
Removal of Underground of AC wiring	62000	Feet	$2.55	$158,224
Haul Wiring	23.927	Ton	$16.00	$383
Subtotal				$417,427

Electrical removal costs were based on industry standard installation time for a 3 man crew. Pad mounted and underground wiring/equipment were based on 2 man crew with necessary equipment.

Site Restoration				
Permanent Seeding on damaged area	20	Acres	$250	$5,000
Subtotal				$5,000
Assumed pollinator habitat/native plant.				
Demolition of Datacenter building				$50,000
Subtotal of Construction Activities				$569,815
County Administration Cost (2.5%)	0.025			$14,245
Total Demolition Costs				$584,060
Salvage				
Fencing	7.875	Ton	$115.00	$906
Steel Posts and Racking	352	Ton	$115.00	$40,480
PV Modules	16224	Units	$19.50	$316,368
Inverters and Transformers	48	Units	$500.00	$24,000
Copper Wiring	31920	LBS	$1.75	$55,860
Aluminum Wiring	15934	LBS	$0.30	$4,780
Subtotal Net Salvage				$442,394
70% of Salvage Value				$309,675.68
Demolition Minus Salvage				$274,384.66
5% Buffer				$13,719.23
Total LOC Amount				**$288,103.90**

Scrap values are based on 5yr averages from Mack's Recycling. Data available upon request.

Champaign County
Department of
PLANNING &
ZONING

Brookens Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

To: **Environment and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator
Charlie Campo, Senior Planner

Date: **May 28, 2024**

RE: **Case 903-S-18 PV Community Solar Farm**

Request: **A request by Luminace, Brookfield Place, 200 Liberty Street, 14th Floor, New York, NY 10281-1023 and participating landowner Judith K. Wertz, St. Joseph IL, to approve the Decommissioning and Site Reclamation Plan for a Community PV Solar Farm with a nameplate capacity of 2 megawatts (MW), on approximately 12 acres in the AG-1 Agriculture Zoning District, on the subject property described below:**

A 121.79-acre tract comprised of part of Lot D of the Proprietor's Survey of Lands Subdivision in Section 11 of Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and commonly known as the field east of the house located at 2232A CR 1000N, Sidney.

BACKGROUND

At the December 12, 2018 meeting, the Champaign County Board approved a Special Use Permit for Case 903-S-18 for FFP IL Community Solar LLC to build a 4-megawatt (MW) photovoltaic (PV) solar farm east of the Village of Sidney on the north side of CR 1000N (County Highway 15). The project was split into two phases of construction (Site 1 and Site 2). Site 2 was constructed in 2020. Site 1 was sold to Luminance and is moving toward construction now and Luminance is proceeding with the remaining approval processes for this development which include having a Decommissioning and Site Reclamation Plan, decommissioning cost estimates, and an Irrevocable Letter of Credit approved by ELUC, and then having a standard Zoning Use Permit application approved at the Department of Planning and Zoning.

The following documents are included for review:

- Revised Site Plan received May 28, 2024
- Decommissioning and Site Reclamation Plan received April 1, 2024

DECOMMISSIONING AND SITE RECLAMATION PLAN

P&Z Staff reviewed the Decommissioning and Site Reclamation Plan (DSRP) received on April 1, 2024 against the Zoning Ordinance requirements in Section 6.1.5 Q. Staff found the narrative in the DSRP to be in compliance with the Zoning Ordinance.

Staff reviewed the cost estimates in the DSRP and compared them with previously approved DSRP cost estimates and found that the cost estimates for the current case 903-S-18 were comparable.

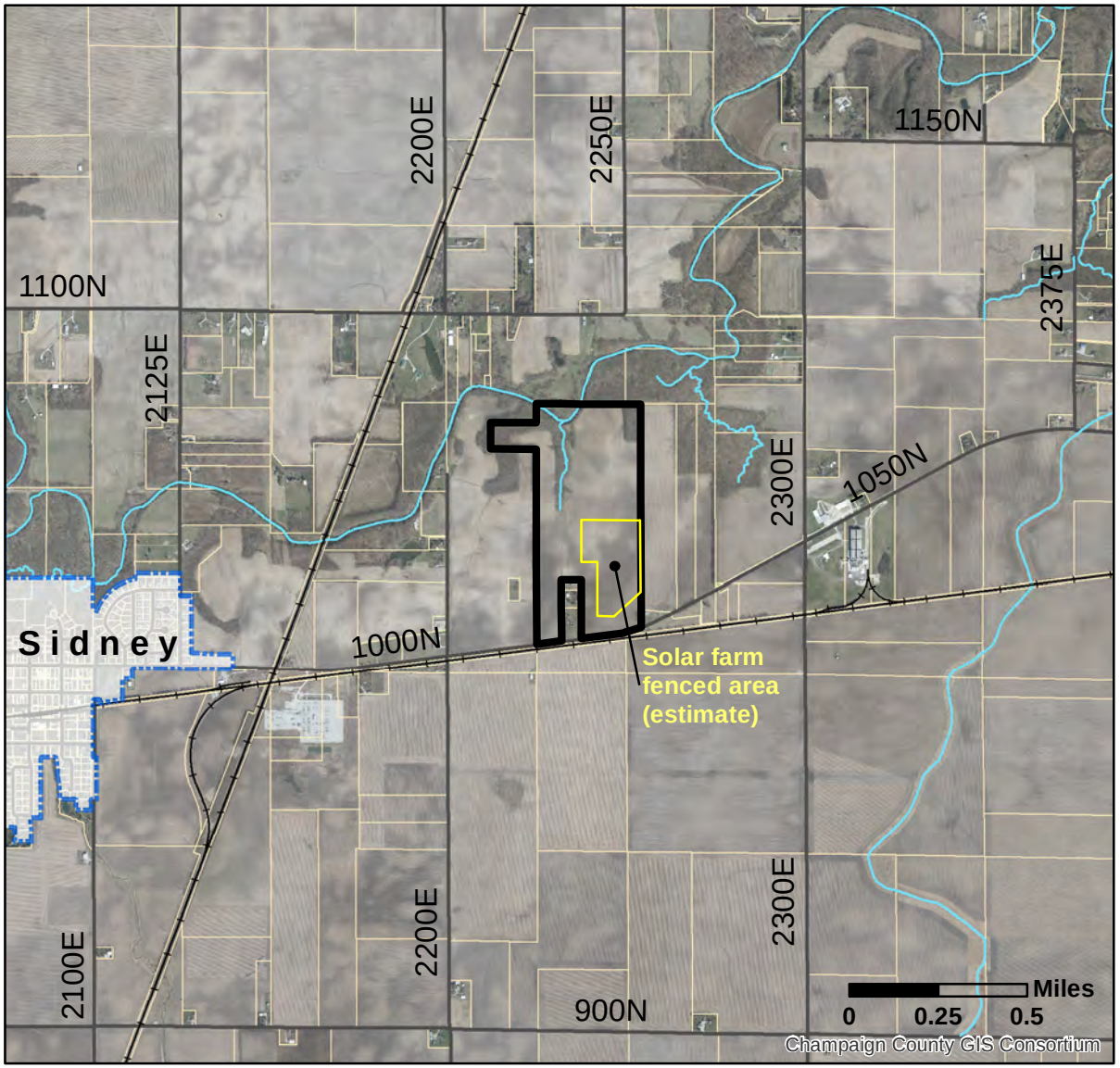
ATTACHMENTS

A Case Maps (Location Map, Land Use, and Zoning)
B Phase 1 Aerial Photo
C Revised Site Plan, received May 28, 2024
D Decommissioning and Site Reclamation Plan received April 1, 2024

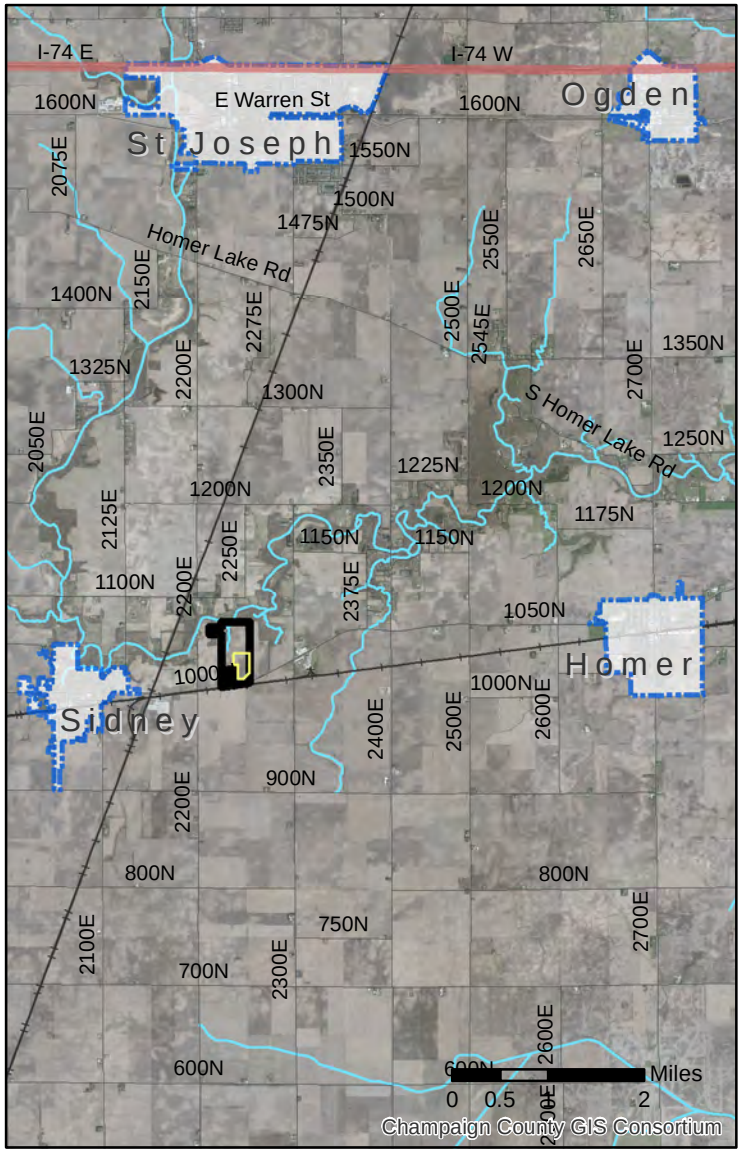
Location Map

Case 903-S-18
September 13, 2018

Subject Property



Property location in Champaign County



Legend

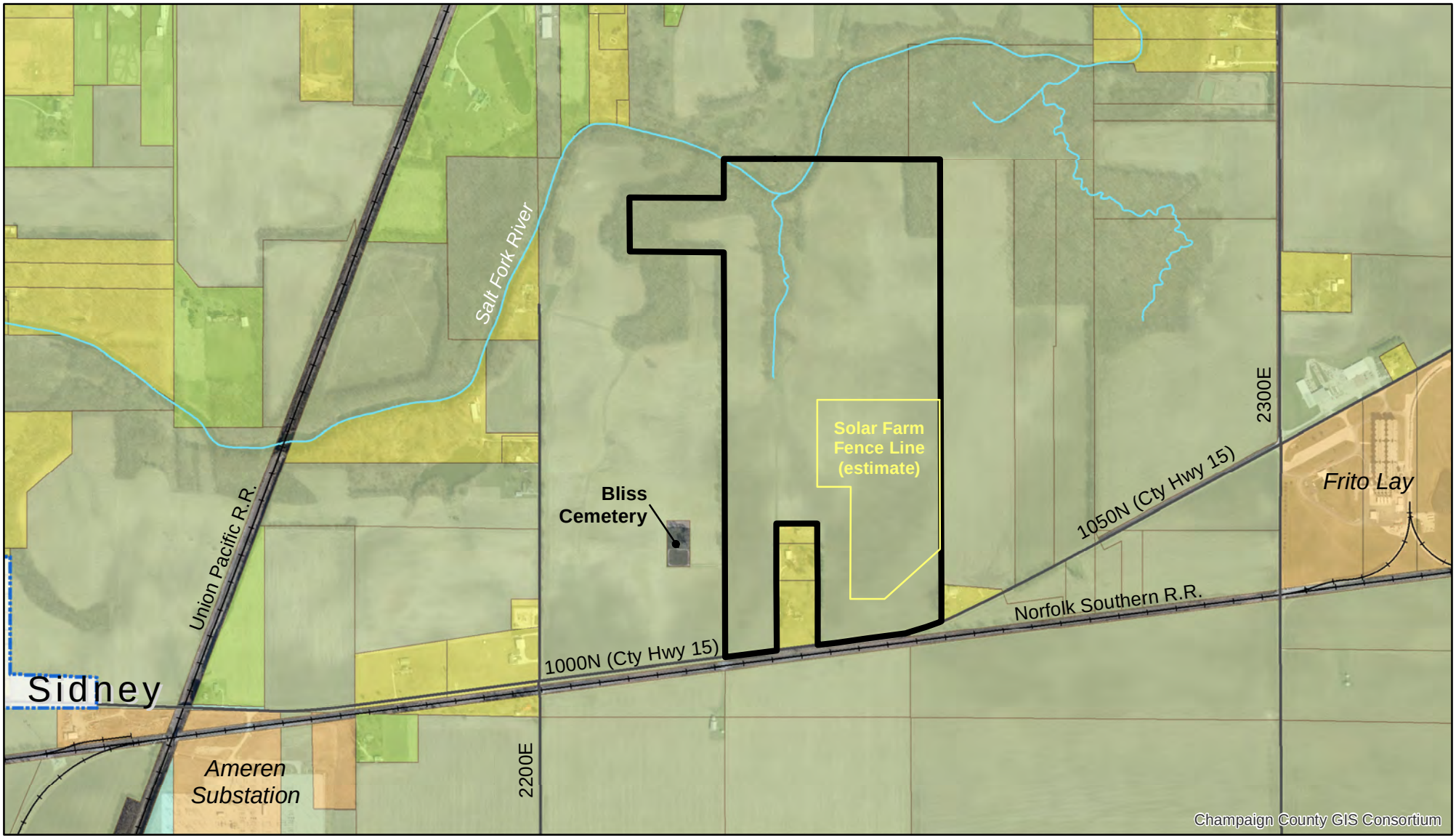
- Subject Property
- Municipal Boundary
- Parcels
- Streets

N

Champaign County Department of PLANNING & ZONING

Land Use Map

Case 903-S-18
September 13, 2018



Legend

- Solar Fenced Area
- Subject Property
- Municipal Boundary
- Streets
- Railroad
- Streams
- Residential
- Agriculture
- Ag-Residential
- Commercial/Industrial
- Utility

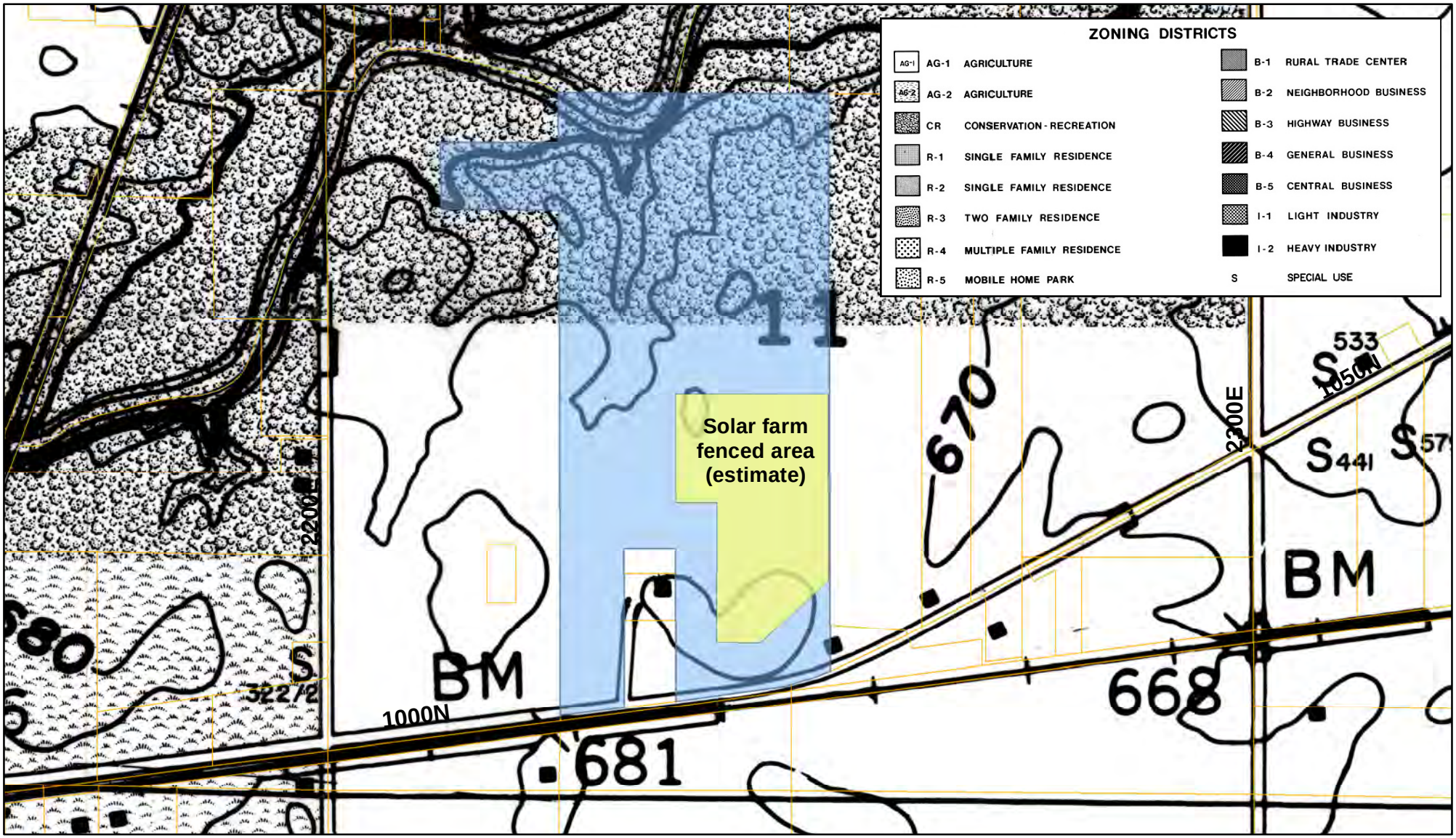
0 250 500 1,000 Feet

N

Champaign County Department of PLANNING & ZONING

Zoning Map

Case 903-S-18
September 13, 2018



Legend

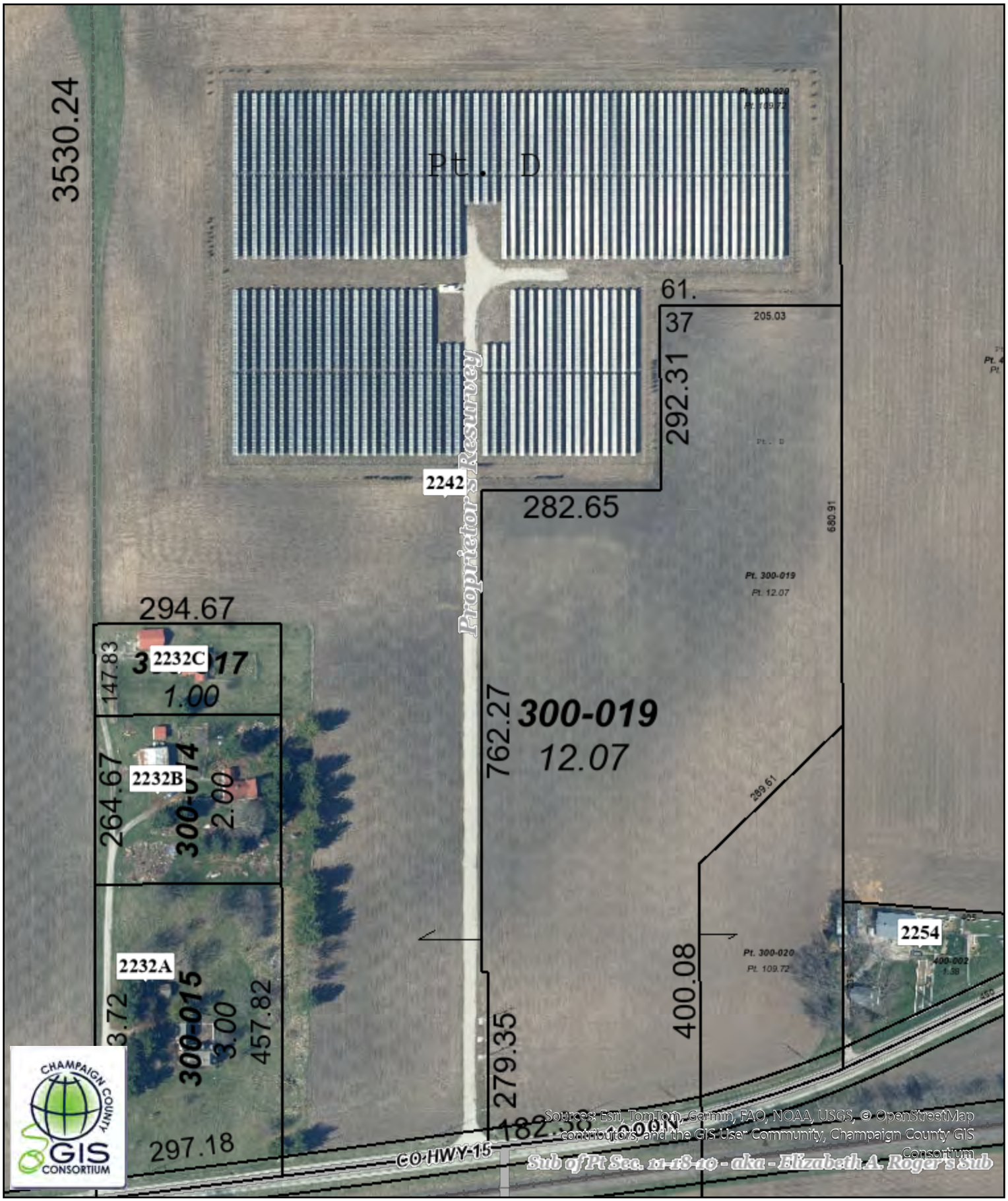
Solar Fenced Area | Subject Property | Parcels

0 200 400 800 Feet

N

Champaign County Department of PLANNING & ZONING

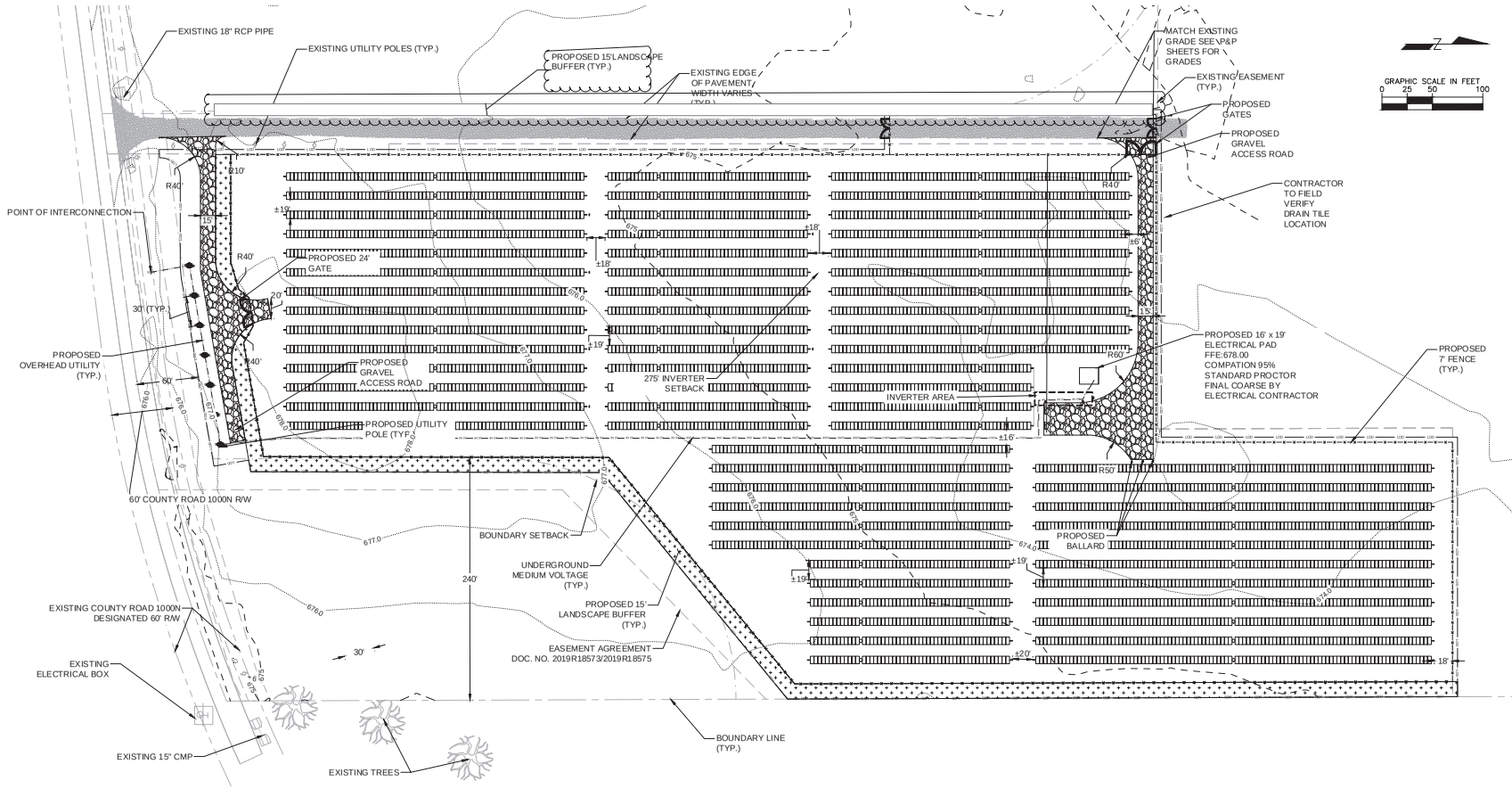
903-S-18 First Phase; 2023; 1:200



0.03 mi

NORTH

Date: Wednesday, April 10, 2024



SITE PREPARATION NOTES

1. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
2. DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
3. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTORS SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENT REGULATIONS.
4. KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
5. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
6. ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT CONTRACTORS COST.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN IN PROJECT ARE FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE DRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES.
8. REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE.
9. THE SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER WORK ON THE PROJECT.
10. THE NO-CONSTRUCTION BUFFER SHALL BE STAKED OR FLAGGED PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN VALID FOR THE LIFETIME OF THE PV SOLAR FARM SPECIAL USE PERMIT AND DURING ANY DECONSTRUCTION ACTIVITIES THAT MAY OCCUR PURSUANT TO THE PV SOLAR FARM SPECIAL USE PERMIT.
11. VERIFY LOCATION OF DRAIN TILES BEFORE INSERTING PILES.

LEGEND

- EXISTING UTILITY POLE
- EXISTING POWER OVERHEAD UTILITY
- EXISTING FIBER LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING BOUNDARY LINE
- EXISTING DRAIN TILES
- BOUNDARY SETBACK
- MINOR CONTOURS
- MAJOR CONTOURS
- PROPOSED EDGE OF PAVEMENT
- PROPOSED UNDERGROUND MEDIUM VOLTAGE
- PROPOSED 7' FENCE
- PROPOSED GRAVEL ROAD
- PROPOSED UTILITY POLE
- PROPOSED OVERHEAD UTILITY
- PROPOSED PV LAYOUT
- LIMITS OF DEVELOPMENT

Castillo Engineering
CASTILLO ENGINEERING SERVICES, LLC
COA # 28345
1060 MAITLAND COMMONS, SUITE 270,
MAITLAND, FL 32751
PH: (407) 289-2575
LICENSE #1844008881-0002

REVISIONS

DESCRIPTION	DATE	DESIGN	CHECK	EOR	REV
DATE REVISION	5/23	MP	MM	MM	1

OWNER: Luminace

EPC CONTRACTOR: MILL CREEK RENEWABLES

CASTILLO PROJECT NO.: 242-072

SIGNATURE: Digitally signed by Marc L Mason Date: 2024.05.23 17:23:47 -04'00'

PROJECT NAME: WOLF / WERTZ - SIDNEY

SHEET NAME: SITE PLAN

SHEET SIZE: 24" X 36"

SHEET NUMBER: C-04.2

A DECOMMISSIONING PLAN FOR

Wolf/Wertz Site 1 Solar Project

Sidney, Champaign County, Illinois

JUNE 23, 2023

PREPARED FOR:

FOREFRONT POWER

RECEIVED
APR 1, 2024
CHAMPAIGN COUNTY
PLANNING & ZONING

PREPARED BY:

Westwood

Westwood

Decommissioning Plan

Wolf/Wertz Site 1 Solar Project

Sidney, Champaign County, Illinois

Prepared for:

Forefront Power, LLC
100 Montgomery Street, #725
San Francisco, CA 94104

Prepared by:

Westwood Professional Services
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
(952) 937-5150

Project Number: 0014797.00

Date: June 23, 2023

Table of Contents

Attachments

1.0 Introduction / Project Description

This Decommissioning Plan ("Plan") has been prepared for the Wolf/Wertz Site 1 Solar Project ("Facility") in accordance with the Champaign County Zoning Ordinance Section 6, as well as the Illinois Department of Agriculture (IDOA) Agricultural Impact Mitigation Agreement (AIMA) where applicable. The purpose of the Plan is to describe the means and methods that can be used to remove all structures, foundations, underground cables, and equipment and to reclaim and restore the land altered during the construction and operation of the solar project to its predevelopment condition to the extent feasible.

The Facility is a 2.0-Megawatt (MW) alternating current (2.695-MW direct current) solar power generation project proposed by Forefront Power, LLC ("Applicant") in Champaign County, Illinois ("County"). Upon completion, the Facility will comprise a solar array consisting of ground-mounted photovoltaic panels and electrical support equipment, collection lines, access roads, and fencing. The Facility is located on approximately 11.3 acres.

The useful life of solar panels is generally considered to be 35 years. At that time, the project will either be decommissioned or repowered with newer technology.

2.0 Proposed Future Land Use

Prior to the development of the Facility, the land use of the project area was primarily agricultural. After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions to the extent practicable. All access roads and other areas compacted by equipment will be decompacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and tilling to a farmable condition. Please refer to Section 3.2 for a detailed description of reclamation activities.

3.0 Decommissioning Activities

Decommissioning of the solar facility will include removing the solar panels, solar panel racking, steel foundation posts and beams, inverters, transformers, overhead and underground cables and lines, equipment pads and foundations, equipment cabinets, and ancillary equipment. The civil facilities, access roads, and security fence are included in the scope. Standard decommissioning practices will be utilized, including dismantling and repurposing, salvaging/recycling, or disposing of the solar energy improvements.

During decommissioning, the landowners will be consulted to identify the extent and type of work to be completed. Some Facility infrastructure, such as the access roads, may be left in place at the landowners' requests. In accordance with the County Zoning Ordinance and AIMA, underground utility lines, if deeper than five feet below ground surface elevation, will be left in place to minimize land disturbance and associated impacts to future land use.

Decommissioning will include the removal and transportation of all project components from the Facility site. All dismantling, removal, recycling, and disposal of materials generated during decommissioning will comply with rules, regulations, and prevailing Federal, State, and local laws at the time decommissioning is initiated and will use approved local or regional disposal or recycling sites as available. Recyclable materials will be recycled to the furthest extent practicable. Non-recyclable materials will be disposed of in accordance with State and Federal law.

3.1 Decommissioning of Project Components

3.1.1 Modules

Modules will be inspected for physical damage, tested for functionality, and disconnected and removed from racking. Functioning modules will be packed, palletized, and shipped to an offsite facility for reuse or resale. Non-functioning modules will be shipped to the manufacturer or a third party for recycling or disposal.

3.1.2 Racking

Racking and racking components will be disassembled and removed from the steel foundation posts, processed to appropriate size, and sent to a metal recycling facility.

3.1.3 Steel Foundation Posts

All structural foundation steel posts will be pulled out to full depth, removed, processed to appropriate size, and shipped to a recycling facility. The posts can be removed using back hoes or similar equipment. During decommissioning, the area around the foundation posts may be compacted by equipment and, if compacted, the area will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for vegetation.

3.1.4 Overhead and Underground Cables and Lines

All underground cables and conduits will be removed if less than 5 feet below ground surface in accordance with County Zoning Ordinance and AIMA requirements. It is assumed that the DC cables will be run on an aboveground CAB system, therefore removal of all DC cables has been included in the estimate. The County Zoning Ordinance and AIMA also require that cables be installed 5 feet below ground surface in agricultural areas, therefore this cost estimate assumes that only underground AC cables running to surface equipment will require removal. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area. Overhead lines will be removed from the project and taken to a recycling facility.

3.1.5 Inverters, Transformers, and Ancillary Equipment

All electrical equipment will be disconnected and disassembled. All parts will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards.

3.1.6 Equipment Foundations and Ancillary Foundations

The ancillary foundations are pile foundations for the equipment pads. As with the solar array steel foundation posts, the foundation piles will be pulled out completely. All unexcavated areas

compacted by equipment used in decommissioning will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density similar to the surrounding soils. All materials will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the owner's sole discretion, consistent with applicable regulations and industry standards.

3.1.7 Fence

All fence parts and foundations will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. The surrounding areas will be restored to pre-solar farm conditions to the extent feasible.

3.1.8 Access Roads

Facility access roads will be used for decommissioning purposes, after which removal of roads will be discussed with the Landowner and one of the following options will be pursued:

1. After final clean-up, roads may be left intact through mutual agreement of the landowner and the owner unless otherwise restricted by federal, state, or local regulations.
2. If a road is to be removed, aggregate will be removed and shipped from the site to be reused, sold, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. All internal service roads are constructed with geotextile fabric and eight inches of aggregate over compacted subgrade. Any ditch crossing connecting access roads to public roads will be removed unless the landowner requests it remains. The subgrade will be decompacted using a chisel plow or other appropriate subsoiling equipment. All rocks larger than four inches will be removed. Topsoil that was stockpiled during the original construction will be distributed across the open area. The access roads and adjacent areas that are compacted by equipment will be decompacted.

3.2 Reclamation

The Owner will restore and reclaim the site to the pre-solar farm condition consistent with the County Zoning Ordinance and AIMA. The Owner assumes that the site will be returned to farmland after decommissioning through implementation of appropriate measures to facilitate such uses. In addition to the reclamation activities described above for each decommissioning activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be decompacted in accordance with the AIMA Decompaction Guidance Document to ensure proper density of topsoil consistent and compatible with the surrounding area and associated land use. All materials and debris associated with the Facility decommissioning will be removed and properly recycled or disposed of at off-site facilities.

4.0 Best Management Practices (BMPs)

During decommissioning, erosion and sediment control BMPs will be implemented to minimize potential for erosion of site soils and sedimentation of surface waters and waters of the state. Because decommissioning will entail disturbance of more than one acre of soil, the Applicant will prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain coverage under the

state-specific National Pollutant Discharge Elimination System (NPDES) permit prior to initiating soil disturbing activities. Potential BMPs to be implemented during decommissioning activities are described below and will be subject to refinement in the SWPPP. The decommissioning team will review the permitting requirements at the time of decommissioning and obtain any other necessary permits, which may include a US Army Corps of Engineers Section 404 Permit to Discharge Dredged or Fill Material.

4.1 Erosion Control

Erosion control measures will be refined based on the standard of practice current at the time the SWPPP is developed for decommissioning. All disturbed areas without permanent impermeable or gravel surfaces, or planned for use as crop land, will be vegetated for final stabilization. All slopes steeper than 4:1 should be protected with erosion control blankets. Restoration should include seed application prior to application of the blanket. All slopes 4:1 or flatter should be restored with seed and mulch, which will be disc anchored.

Project Phasing/Design BMP: Time periods during which disturbed soils are exposed should be minimized to the degree possible. Stabilization of soils will generally be accomplished immediately following decommissioning and removal of the access roads, fencing, modules and racking, equipment, and electrical cables. Where this is not possible, temporarily exposed soils will be temporarily stabilized with vegetation in accordance with the SWPPP for decommissioning.

Erosion Control Blankets and Seed BMP: Erosion control blanket (double-sided netting with wood fiber or weed-free straw fiber blanket) will be used as temporary stabilization for areas of slopes steeper than 4:1 and for areas of concentrated flow, such as ditches, swales, and similar areas around culverts. Additionally, seed will be applied in these areas as necessary for temporary and/or permanent vegetative growth. The SWPPP developed for decommissioning will provide detailed specifications for erosion control blankets to be used under various slope and drainage conditions.

Ditch/Channel Protection: Where new channels are formed, as in the case of culverts removed from access roads and the removal of low water crossings, the resulting channel will be protected with erosion control blankets as described in the section above.

Surface Roughening: Surface roughening, or slope tracking, is the act of running a dozer or other heavy tracked equipment perpendicular to the grade of disturbed slopes. The tracks will provide a rough surface to decrease erosion potential during an interim period until a smooth grade, seed, and erosion control blanket can be applied.

Temporary Mulch Cover and Seed BMP: Temporary mulch cover (wood fiber to resist loss from grazing by wildlife or domestic animals) will be applied at a rate of two tons per acre to provide temporary erosion protection of exposed soils on slopes flatter than or equal to 3:1. Seed will be applied with the mulch for temporary and/or permanent vegetative growth as called for in the SWPPP. Mulch will be used for all soil types where slopes are flatter than 3:1 and no significant concentrated flows are present. The mulch will be disc-anchored to the soil to keep it from blowing away. The mulch prohibits raindrop impact from dislodging soil and subsequently carrying the soil away during sheet drainage. If there is a challenge securing mulch to sandy soils, tackifier may be used to assist in disc anchoring.

Soil Stockpiles: Topsoil and subsoils that are stripped from the construction site will be

stockpiled separately on site. Stockpiles will be located in areas that will not interfere with the decommissioning activities nor encroach upon pavement, site drainage routes, or other areas of concentrated flow. Stockpiles should also be located away from wetlands and surface waters. Perimeter controls, such as silt fence, will be installed around all stockpiles that are not placed within existing silt fences or other sediment control, where the potential exists for material to be eroded and transported to sensitive natural resources. Soils that are stockpiled for longer durations will be temporarily seeded and mulched or stabilized with a bonded fiber polymer emulsion.

Permanent Seed and Temporary Mulch and/or Erosion Control Blanket BMP: In areas at final grade that will not be used for agriculture, permanent seed will be applied to promote vegetative cover for permanent erosion control. Temporary mulch and/or erosion control blanket will be applied where appropriate to provide temporary erosion protection until the permanent seed is established.

4.2 Sediment Control

Removal of Ditch Crossing BMP: Temporary ditch crossings may be needed to accommodate the movements of cranes or other heavy equipment. Perimeter controls such as silt fence will be used at crossing locations to minimize runoff from exposed soils. Crossings will occur during dry conditions, if possible. If a stream is wet at the time of the crossing, alternative BMPs may be used, such as installing a temporary dam or using a bypass pump to create dry conditions at the proposed crossing location. Timber construction mats will be used as needed to prevent compaction and rutting at crossing locations. All temporary fills and construction mats will be removed immediately after the crossing is successfully completed and the temporarily disturbed area is restored using the appropriate BMPs as described above.

Dewatering: A temporary sump and rock base will be used if a temporary pump is used to dewater an area of accumulated water. If a rock base cannot be used, the pump intake will be elevated to draw water from the top of the water column to avoid the intake and discharge of turbid water. Energy dissipation riprap will be applied to the discharge area of the pump hose. The water will be discharged to a large flat vegetated area for filtration/infiltration prior to draining into receiving waters of conveyances/ditches. If discharge water is unavoidably turbid, dewatering bags, temporary traps, rock weepers, or other adequate BMP will be used to control sediment discharge.

Silt Fence BMP or Fiber Logs: Silt fences or fiber logs will be used as perimeter controls downgradient of exposed soils during construction to capture suspended sediment particles on site, to the extent possible. The standard silt fence or fiber logs will also be used in smaller watershed areas where the contributing areas are typically less than 1/4 acre of drainage per 100 feet of standard silt fence or fiber logs. Standard silt fence or fiber logs will also be used for stockpiles eight feet high or higher which have slopes of 3:1 or steeper. Standard silt fence or fiber logs should not be used in areas of highly erodible soils which are found within streams, slopes, or banks of creeks and streams within the Facility's site.

Rock Entrance/Exit Tracking Control BMP: Rock construction entrances will be installed where access to a construction area from adjacent paved surfaces is needed.

Street Scraping/Sweeping BMP: Street scraping and sweeping will be used to retrieve sediment tracked or washed onto paved surfaces at the end of each working day, or as needed.

4.3 Controlling Stormwater Flowing onto and Through the Project

Given the low gradient of the slopes in the project area, controlling stormwater flow that enters the project area will likely require minimal effort during decommissioning activities. Only newly disturbed areas may require new, temporary stormwater control.

Diversion Berms/Swales/Ditches: It may be necessary to direct diverted flow toward temporary settling basins via berms, swales, or ditches. If diversion controls are deemed necessary for decommissioning activities, these must be stabilized by temporary mulch and seeding, erosion control blankets, or by installing riprap to protect the channel from erosive forces.

Rock Check Dams: It may be necessary to install temporary check dams within swales or ditches that convey stormwater from areas disturbed by decommissioning activities. Rock check dams effectively control flow velocity and sediment, augmenting temporary stabilization of channels. Filter fabric can help filter the flow, minimize the scour of the soil under the rock, and facilitate removal of the check dams once permanent stabilization is achieved. The height of check dams should be at least two feet. Spacing depends upon slope. Downgradient rock checks should have a top elevation equal to the bottom elevation of the previous (upgradient) rock check.

Temporary Sedimentation Basins: Sedimentation basins serve to remove sediment from runoff from disturbed areas of the site. The basins detain runoff long enough to allow the majority of the sediment to settle out prior to discharge. The location and dimensions of temporary sedimentation basins, if any are necessary, will be verified in accordance with Illinois Environmental Protection Agency (IEPA) requirements at the time of decommissioning.

4.4 Permitting

All decommissioning and reclamation activities will comply with Federal and State permit requirements. Decommissioning activities that will disturb more than one acre of soil will require coverage under the state-specific NPDES permit for construction stormwater. The permits will be applied for and received prior to decommissioning construction activities commencing. A SWPPP will be developed prior to filing for construction stormwater permit coverage.

If necessary for decommissioning activities, wetlands and waters permits will be obtained from the US Army Corps of Engineers (USACE) or the Illinois Department of Natural Resources (IDNR). A Spill Prevention, Control, and Countermeasure (SPCC) Plan for decommissioning will likely also be required for decommissioning work.

Please see below for a table listing the potentially necessary permits for decommissioning the Facility.

POTENTIALLY NECESSARY PERMITS FOR DECOMMISSIONING

ENTITY	Type of Permit	Description
US EPA/USACE	Wetland and water quality protection under Clean Water Act §§ 401 and 404	Section 401/404 permit or coverage under a nationwide permit if the decommissioning will impact wetlands or waters of the United States
ILLINOIS EPA	NPDES permit for construction activities, including Storm Water	Preparation and electronic submittal of SWPPP and Notice of Intent, as well as permit fee, to

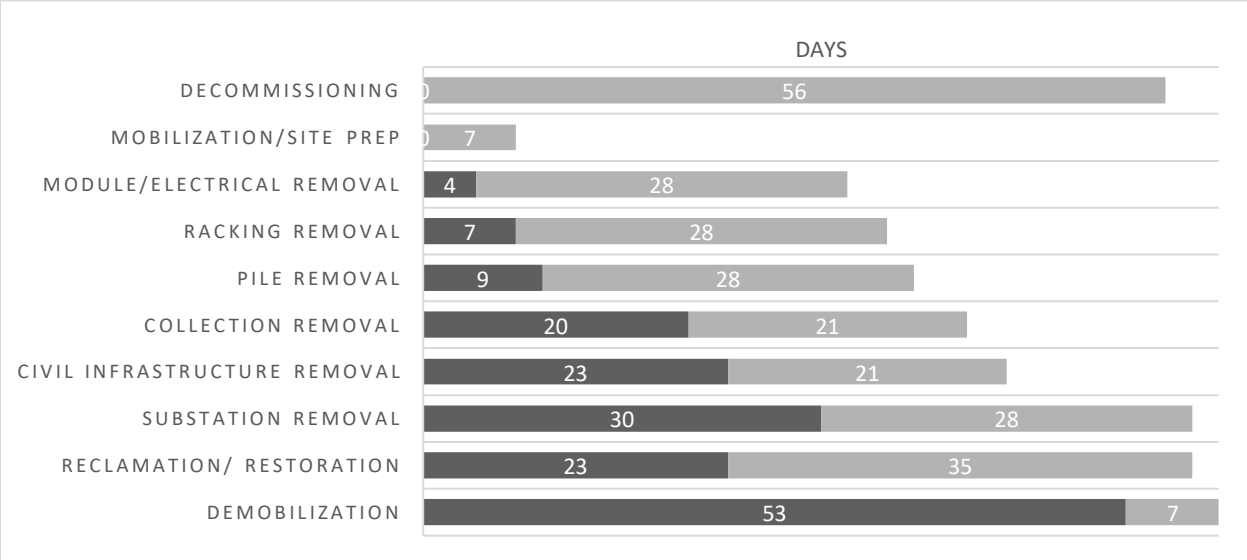
	Pollution Prevention Plan (SWPPP)	Illinois EPA for coverage under Illinois General Storm Water NPDES Permit for Construction Activities (ILR10).
ILL. DEPT. OF TRANSPORTATION (IDOT)	Size and weight limitations for vehicles on any Illinois roads.	Permits for over-size or over-weight vehicles.
IDOT	Permits required for driveway entrance.	Permits for work that may damage state roads or constructing/modifying entrances/exits to state roads.
IDOT	Permits required for road work	Permits for utility work in IDOT right-of-ways

4.5 Health and Safety Standards

Work will be conducted in strict accordance with the Applicant's health and safety plan. The construction contractor hired to perform the decommissioning will also be required to prepare a site-specific health and safety plan. All site workers, including subcontractors, will be required to read, understand, and abide by the Plans. A site safety office will be designated by the construction contractor to ensure compliance. This official will have stop-work authority over all activities on the site should unsafe conditions or lapses in the safety plan be observed.

5.0 Timeline

Decommissioning of the solar farm will be initiated if the project has not produced electricity for a period of up to 12 months. It is anticipated that the decommissioning activities for the project can be completed in an 8-week period. The estimated costs for decommissioning are tied to assumptions about the amount of equipment mobilized, the crew sizes, weather and climate conditions, and the productivity of the equipment and crews. Please see below for an approximately timeline for decommissioning of the facility.



6.0 Decommissioning Costs

6.1 Cost and Salvage Estimates

The Applicant shall provide a detailed Decommissioning Cost Estimate, prepared by an Illinois Licensed Engineer, prior to the issuance of building permits, which shall include the following:

a) A cost estimate for removal of above-ground portions of the solar site, below-ground restoration, and any environmental remediation;
b) The estimated resale and salvage values associated with the Project equipment ("Salvage Value");
c) A reduction from the Salvage Value by 30%, such that only 70% of the Salvage Value can be used as a credit against the Gross Cost and Admin Factor. The Salvage Value multiplied by the 70% is the ("Salvage Credit");
d) The value deducted for salvage may not exceed the estimated cost of removal of the aboveground portions of the Facility.

Therefore, the Salvage Credit is the lower value between:

70% x Estimated Salvage Value = **"Salvage Credit"**

OR

Estimated Cost of Removal of Aboveground Components = **"Salvage Credit"**

The Decommissioning Cost Estimate formula is:

Gross Cost– Salvage Credit = "Decommissioning Cost Estimate"

Based on this formula, the Decommissioning Cost Estimate for Wolf/Wertz Site 1 Solar is $87,000 ($32,270/MW-DC).

6.2 Security

The Applicant will provide an amount equal to the one hundred twenty-five percent (125%) the Decommissioning Cost Estimate (as determined by an Illinois-Licensed 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 Applicant prior to the Commercial Operation Date.

The required financial assurance for the Wolf/Wertz Site 1 is $108,750.

The Decommissioning Security will be in the form of an irrevocable letter of credit and an escrow account with the County 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.

Payment of the Decommissioning Security is to be made in equal installments over the first thirteen (13) years of the facility's life.

6.3 Use of Funds

Per Section 6.1.1A(9) of the Ordinance, the Zoning Administrator may draw on the funds for decommissioning of the solar facility when any of the following occur:

a. No response is received from the landowner withing thirty (30) days from initial notification by the Zoning Administrator;
b. The landowner does not enter, or breaches any term of a written agreement with the County to remove the Project;
c. Any breach or performance failure of any provision of this Plan;
d. The owner of record has filed a bankruptcy petition, or compromised the County's interest in the letter of credit in any way not specifically allowed by this Plan;
e. A court of law has made a finding that the Project 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 Ordinance; or
g. Any other conditions to which to the County and the landowner mutually agree;

Additionally, per Section 6.1.5Q(5) of the Ordinance, the Zoning Administrator may draw on the funds for decommissioning of the project when any of the following occur:

a. In the event that the Project or component thereof ceases to be functional for more than six months after it starts producing electricity of the Owner is not diligently repairing the Project or component;
b. In the event that the Owner declares the Project or any Project component to be functionally obsolete for tax purposes.
c. There is a delay in the construction of the Project of more than 6 months after construction on that Project begins.
d. The Project or any components thereof that appears in a state of disrepair or imminent collapse and/or creates an imminent threat to the health or safety of the public or any person.
e. The Project or any components thereof that is otherwise derelict for a period of 6 months.
f. The Project is in violation of the terms of the SUP for a period exceeding ninety (90) days.
g. The Applicant, its successors in interest, and all parties to this Plan has failed to maintain financial assurance in the form and amount required by the SUP or compromised the County's interest in this Plan.
h. The County discovers any material misstatement of fact of misleading omission of fact made by the Applicant in the course of the SUP Zoning Case.
i. The Applicant has either failed to receive a copy of the certification of design compliance required by paragraph 6.1.5D. of the Ordinance or failed to submit it to the County within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Applicant to obtain such certification.

6.4 Standard Conditions for Decommissioning

The following conditions shall apply, per Section 6.1.5Q(3) of the Ordinance:

a. The applicant or successor shall notify the County by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of proceeding.
b. The applicant shall agree that the sale, assignment in fact or law, or such other transfer of applicant's financial interest in the Project shall in no way affect or change the applicant's obligation to continue to comply with the terms of this plan. Any successor in interest, assignee, and all parties to this Plan shall assume the terms, covenants, and obligations of this plan and agrees to assume all reclamation liability and responsibility for the Project.
c. The County and its authorized representatives are authorized for right of entry onto the Project premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.
d. At such time as decommissioning takes place, the Applicant, its successors in interest, and all parties to this Plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
e. The Applicant, its successors in interest, and all parties to this Plan shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.
f. The Applicant, its successors in interest, and all parties to this Plan shall be obliged to perform the work in this Plan before abandoning the Project or prior to ceasing production of electricity from the Project, after it has begun, other than in the ordinary course of business. This obligation shall be independent of the obligation to pay financial assurance and shall not be limited by the amount of financial assurance. The obligation to perform the reclamation work shall constitute a covenant running with the land.
g. This plan shall provide for payment of any associated costs that Champaign County may incur in the event that decommissioning is actually required. Associated costs include all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation work and shall include but not be limited to: attorney's fees; construction management and other professional fees; and, the costs of preparing requests for proposals and bidding documents required to comply with State law or Champaign County purchasing policies.
h. The depth of removal of foundation concrete below ground shall be a minimum of 54 inches. The depth of removal of foundation concrete shall be certified in writing by an Illinois Licensed Professional Engineer and the certification shall be submitted to the Zoning Administrator (see Section 2.3 of this Plan.)
i. Underground electrical cables of a depth of 5 feet or greater may be left in place (see Section 2.5 of this Plan).
j. The hole resulting from the removal of foundation concrete during decommissioning shall be backfilled as follows. Please see Section 2.8.2 of this Plan for this information as it pertains to site restoration:
    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 Project 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 Project 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 Project. The methods for storing the excavated native soils during the operating lifetime of the Project 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 this Plan be deemed invalid by a court of competent jurisdiction, the Project's SUP shall be deemed void.
l. The Applicant's obligation to complete this Plan and to pay all associated costs shall be independent of the Applicant's obligation to provide financial assurance.
m. The liability of the Applicant's failure to complete the decommissioning and site reclamation plan or any breach of this Plan's requirements shall not be capped by the amount of financial assurance.
n. If the Applicant desires to remove equipment or property credited to the estimated salvage value without the concurrent replacement of the property with property of equal or greater salvage value, or if the Applicant installs equipment or property increasing the cost of decommissioning after the Project 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.

Attachment A

Decommissioning Cost Estimate

Wolf/Wertz Site 1 Solar Project

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	$12,700.00	$12,700
Mobilization was estimated to be approximately 7% of total cost of other items.				
Permitting				
County Permits	1	Lump Sum	$10,000.00	$10,000
State Permits	1	Lump Sum	$20,000.00	$20,000
Subtotal Permitting				**$30,000**
Decommissioning will require SWPPP and SPCC Plans. Cost is an estimate of the permit preparation cost.				
Civil Infrastructure				
Remove Gravel Surfacing from Road	225	Cubic Yards (BV)	$2.66	$598
Haul Gravel Removed from Road to Landfill (Urbana, IL)	281	Cubic Yards (LV)	$11.81	$3,324
Dispose of Gravel Removed from Road (Landfill uses as Daily Cover)	365	Tons	$0.00	$0
Remove Geotextile Fabric from Beneath Access Roads	1,267	Square Yards	$1.40	$1,773
Haul Geotech Fabric to Landfill (Urbana, IL)	0.3	Tons	$8.66	$3
Dispose of Geotech Fabric	0.3	Tons	$110.00	$38
Remove and Load Culvert from Beneath Access Roads	1	Each	$420.00	$420
Haul Culvert Removed from Access Roads to Landfill (Urbana, IL)	0.3	Tons	$8.66	$3
Dispose of Culvert	0.3	Tons	$110.00	$33
Grade Road Corridor (Re-spread Topsoil)	570.0	Linear Feet	$0.32	$182
Decompact Road Area	0	Acres	$89.03	$23
Remove Chainlink Fence (Substation, BESS, O&M, etc.)	3,425.0	Linear Feet	$7.21	$24,694
Haul Chainlink Fence to Metal Recycling (Urbana, IL)	18	Tons	$8.15	$149
Subtotal Civil Infrastructure				**$31,241**
Civil removal costs are a combination of ILDOT unit costs where applicable, RSMeans cost for Rockford, IL, and industry standards provided to Westwood.				
Structural Infrastructure				
Remove Steel Foundation Posts (Arrays, Equipment, Met Towers)	852	Each	$15.31	$13,045
Haul Array Steel Post to Metal Recycling (Urbana, IL)	61	Tons	$7.13	$437
Remove Tracker Racking per String	192	Each	$185.64	$35,644
Haul Tracker Racking to Metal Recycling (Urbana, IL)	140	Tons	$7.13	$995
Remove Drive Motor Posts	76	Each	$15.31	$1,164
Haul Drive Motor Posts to Metal Recycling (Urbana, IL)	5	Tons	$7.13	$39
Subtotal Structural Infrastructure				**$51,324**
Steel removal costs were calculated by using RSMeans information for demolition of steel members. Hauling calculations are based on the locations of metals recyclers.				
Electrical Collection System				
Remove PV Panels	4,992	Each	$9.14	$45,646
Haul PV 95% of Panels to Reseller (Louisville, KY)	170	Tons	$49.88	$8,474
Haul 5% of PV Panels to Landfill (Urbana, IL)	9	Tons	$8.66	$77
Dispose of PV Panels	9	Tons	$110.00	$984
Remove Combiner Boxes	16	Each	$60.00	$960
Remove Equipment Skids	1	Each	$1,107.22	$1,107
Remove Equipment Pad Frames and Foundations	1	Each	$3,465.63	$3,466
Haul Concrete Foundations	41	Tons	$8.66	$358
Dispose of Concrete from Transformer Foundation	41	Tons	$110.00	$4,549
Haul Equipment to Transformer Disposal (Dolton, IL)	1	Each	$170.35	$170
Remove SCADA Equipment	1	Each	$2,000.00	$2,000
Remove DC Collector System Cables (copper)	2.70	Per MW	$2,000.00	$5,392
Remove Underground (AC) Collector System Stub-Ups	1	Locations	$400.00	$400
Load and Haul Cables for Recycling	23.5	Tons	$7.13	$167
Subtotal Electrical Collection				**$73,750**
Electrical removal costs of PV Panels and Combiner Boxes were based industry standard installation rates. Equipment pads, MV Equipment, and SCADA Equipment removal cost are based on removal of equipment, concrete pads, and conduits using a truck mounted crane and RSMeans information on crew production rates.				

Connection to Distribution				
Remove Overhead Cables	1,310	Feet	$7.90	$10,349
Loadout Overhead Cables	2.6	Tons	$37.00	$97
Haul Overhead Cables	2.6	Tons	$7.13	$19
Remove and Load Timber Transmission Poles	9	Each	$417.97	$3,762
Remove and Load Steel Transmission Poles	0	Each	$835.94	$0
Haul Timber Poles to Landfill (Urbana, IL)	29	Tons	$8.66	$253
Haul Steel Poles to Metal Recycling (Urbana, IL)	0	Tons	$8.15	$0
Haul Hardware, Bracing, and Attachments to Landfill (Urbana, IL)	5	Cubic Yards	$11.81	$58
Dispose of Transmission Pole Components	9	Each	$110.00	$990
Topsoil and Revegetation at Removed Poles	9	Each	$8.94	$81
Subtotal Transmission System				**$15,608**
Site Restoration				
Stabilized Construction Entrance	1	Each	$2,000.00	$2,000
Perimeter Controls (Erosion and Sediment Control)	1,713	Linear Feet	$3.64	$6,234
Till to Farmable Condition on Array Areas	11	Acres	$158.78	$1,794
Subtotal Site Restoration				**$10,028**
Project Management				
Project Manager	8	Weeks	$3,749.00	$29,992
Superintendent (half-time)	8	Weeks	$1,762.50	$14,100
Field Engineer (half-time)	8	Weeks	$1,634.50	$13,076
Clerk (half-time)	8	Weeks	$375.00	$3,000
Subtotal Project Management				**$60,168**
Standard industry weekly rates from RSMeans.				
Total Cost Demolition/Removals				**$284,900**
Salvage				
Fencing (Chain Link)	18	Tons	$208.15	$3,796
Steel Posts	61	Tons	$213.15	$13,076
Module Racking	140	Tons	$213.15	$29,773
PV Modules	4,742	Each	$41.31	$195,909
String Inverters	3,175	Pounds	$0.29	$905
DC Collection Lines (Copper)	46,560	Pounds	$1.03	$47,840
AC Collection Line Stub-Ups (Aluminum)	375	Pounds	$0.75	$281
Transmission Lines (Steel)	1.0	Tons	$213.15	$210
Transmission Lines (Aluminum)	3,270	Pounds	$0.75	$2,452
Subtotal Salvage				$294,800
Salvage Credit (70% of Salvage Value per Zoning Ordinance 6.5.1.Q.4.(b)(g))				$206,360
Estimated Costs for Removal of Aboveground Portion of Facility				**$197,901**
Salvage values reflect five-year scrap values, as tracked by Westwood Professional Services using data obtained from ScrapMonster.com.				
Decommissioning Cost Estimate				**$87,000**
Financial Assurance Required	**125% Cost Estimate**			**$108,750**
Check: Minimum Financial Assurance Allowed ($1,000/acre)	*11*	*Acres*	*$1,000.00*	*$11,300*

Notes:

1. Prices used in analysis are estimated based on research of current average costs and salvage values.
2. Prices provided are estimates and may fluctuate over the life of the project.
3. Contractor means and methods may vary and price will be affected by these.

Cost Estimate Assumptions

To develop a cost estimate for the decommissioning of the Wolf/Wertz Site 1 Solar Project, Westwood engineers made the following assumptions and used the following pricing references. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. When publicly

available bid prices or State Department of Transportation bid summaries were not available for particular work items, we developed time- and material-based estimates considering composition of work crews and equipment and material required. While materials may have a salvage value at the end of the project life, the construction activity costs and the hauling/freight costs are separated from the disposal costs or salvage value to make revisions to salvage values more transparent.

1. This cost estimate has been prepared based on the preliminary site layout provided by Forefront Energy, LLC, revised June 21, 2023. Quantities that were not available when this Decommissioning Plan was prepared were estimated based on projects of similar size and design.
2. A project of this size and complexity requires a full-time project manager with half-time support staff.
3. Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require. Since State Department of Transportation unit prices are used, where possible, and the other costs are based on RSMeans Construction Costs, the labor rates will reflect union labor rates.
4. Mobilization was estimated at approximately 7% of total cost of other items.
5. Permit applications will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and a Spill Prevention, Control, and Countermeasure (SPCC) Plan. The cost for these documents was split between the two phases.
6. Road gravel removal was estimated on a time and material basis. Since the material will not remain on site, a hauling cost is added to the removal cost. Clean aggregate can typically be used as "daily cover" at landfills without incurring a disposal cost. The road gravel may also be used to fortify local driveways and roads, lowering hauling costs but incurring placing and compaction costs. The hauling costs to a landfill represents an upper limit to costs for disposal of the road gravel.
7. Grade Road Corridor reflects the cost of mobilizing and operating light equipment to spread and smooth the topsoil stockpiled on site during construction to replace the aggregate removed from the road.
8. Erosion and sediment control along road reflects the cost of silt fence on the downhill side of the road adjacent to wetlands and drainage swales.
9. Topsoil is required to be stockpiled on site during construction, so no topsoil replacement is expected to replace the road aggregate. Subsoiling cost to decompact roadway areas is estimated as $89.03 per acre, and tilling to an agriculture-ready condition is estimated as $158.78 per acre.
10. Tracker array posts are lightweight "I" beam sections installed with a specialized piece of equipment and can be removed with a standard backhoe with an attachment for gripping the piles. We estimate crew productivity at 240 posts per day, resulting in a per post cost of approximately $15.31.
11. A metal recycling facility (Mervis Recycling) is located in Urbana, Illinois approximately 22 miles from the project site. The posts weigh approximately 150 pounds each, and we estimate the hauling costs at approximately $0.45 per ton mile.
12. It is assumed that the racking structures weigh approximately 15 pounds per linear foot of array. Each solar panel has a width of 44.61 inches. The facility has 4,992 modules, an estimated 18,600 feet of array, weighing 140 tons. The arrays are made of steel pipes; a crew with hand tools can disassemble and cut the pieces to sizes for recycling at a rate of about 1800 pounds per person per hour, or about $255 per ton.

13. Hauling the steel to Urbana costs about $7.13 per ton.
14. The solar panels for this project measure approximately 3.72 feet by 7.40 feet and weigh 72 pounds. They can easily be disconnected, removed, and packed by a three-person crew at a rate we estimate at 36 panels per hour.
15. One equipment skid, consisting of string inverters, a transformer, and a panel on a metal frame, is assumed to be used for the project. The skids weigh approximately 13,000 pounds and can be disconnected by a crew of electricians. The inverters contain copper or aluminum windings.
16. The transformers contain either copper or, more commonly, aluminum windings that have significant salvage value. They are typically oil filled, but most transformer recyclers will accept the transformers with oil. The estimated costs include removal of metal frame and conduits feeding the equipment.
17. Medium voltage (MV) equipment and SCADA equipment are mounted on the same equipment skids as the inverters and transformers, and they are enclosed in weatherproof cabinets. Their size requires light equipment to remove them. The costs for the removal of the pile foundations are included in the "Remove Steel Foundation Posts" estimate.
18. The underground collector system cables are placed in trenches with a minimum of 5 feet of cover in agricultural areas in accordance with County and AIMA guidelines. Several cables/circuits are placed side by side in each trench. The conduits and cables can be removed by trenching.
19. The project is assumed to have one entrance from the existing roadway, therefore one rock construction entrance has been included. Although the exact access road design is in progress, one culvert has also been included.
20. Perimeter control pricing is based on silt fence installation around downgradient sides of the project perimeter.
21. Metal salvage prices (steel, aluminum, copper) are based on a five-year average of pricing posted on www.scrapmonster.com for the US Midwest. These prices are based on delivery to the recycling facility with the material prepared to meet size, thickness, cleanliness, and other specifications. A reduction of 25% has been taken from this price to reflect the processing by the contractor to meet the specifications.
22. Solar module degradation is approximately 0.50% per year, or 88% after 25 years. We have assumed that as long as the modules are producing power, they will have economic value. To avoid overestimating the used modules' value, we used the minimum pricing of approximately $0.07 per watt based on a We Recycle Solar quote prepared on October 22, 2020. Pricing is based on delivery to their facility. For interim decommissioning, resale of used modules will be most cost effective.
23. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. However, we have assumed that the electrical equipment will be obsolete at the time of decommissioning, so we have based the pricing on a percentage of the weight that reflects the aluminum or copper windings that can be salvaged. We have assumed a 25% recovery of the weight of the transformers and inverters for aluminum windings.
24. The collection lines are priced assuming copper conductor wire for the direct current circuits, which is typical. The prices reflect a reduced yield of copper resulting from the stripping of insulation and other materials from the wire prior to recycling.
25. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised, but removal assumes unskilled common labor under supervision.

Champaign County
Department of

PLANNING & ZONING

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Urbana, Illinois 61802

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zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

To: **Champaign County Environment & Land Use Committee**

From: **John Hall,** Zoning Administrator
Charlie Campo, Senior Planner

Date: **May 29, 2024**

RE: **Mill Creek Renewables documents for Sites 1 and 2 requiring ELUC approval from Zoning Case 907-S-18**

Request: **A request by Luminace Holdings LLC, Brookfield Place, 200 Liberty Street, 14th Floor, New York NY 10281-1023, and participating landowners Mark and Kristi Pflugmacher 203 W. Shelly Dr. Unit A, Thomasboro, IL 61878, to approve the Decommissioning and Site Reclamation Plan and a Road Use Agreement for two Community PV Solar Farms, each with a nameplate capacity of 2 megawatts (MW) for a total of 4 MW on approximately 24 acres in the AG-1 Zoning District, on the subject property described below:**

A 153.23-acre tract in the Northwest Quarter of Section 12 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the farmland at the southwest corner of CR 2350E and CR 1700N.

Petitioner: **Mill Creek Renewables for Luminace Holdings LLC**

BACKGROUND

At the November 27, 2018, meeting, the Champaign County Board approved a Special Use Permit for Case 907-S-18 for FFP IL Community Solar LLC to build two 2-megawatt (MW) photovoltaic (PV) solar farms on the farmland located at the southwest corner of CR 2350E and CR 1700N in St. Joseph Township. The project was originally developed by FFP IL Community Solar LLC, and the project was subsequently sold to Luminace Holdings LLC. The land on which the project is located was sold to a different local landowner in 2020.

There are three documents that require ELUC approval per the Special Conditions of Case 907-S-18:

- Two signed Decommissioning and Site Reclamation Plan that has been approved by ELUC 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.

- A Roadway Upgrade and Maintenance Agreement signed by the Highway Commissioner and approved by the Environment and Land Use Committee.

DECOMMISSIONING AND SITE RECLAMATION PLAN

P&Z Staff reviewed the Decommissioning and Site Reclamation Plan (DSRP) for Sites 1 and 2 received on May 13, 2024, against the Zoning Ordinance requirements in Section 6.1.5 Q. Staff found the narrative in the DSRP to be in compliance with the Zoning Ordinance.

Staff also reviewed the cost estimates in the DSRP and compared them with previously approved DSRP cost estimates and found that the cost estimates for case 907-S-18 were comparable.

ROADWAY UPGRADE AND MAINTENANCE AGREEMENT

P&Z Staff reviewed the Roadway Upgrade and Maintenance Agreement received on May 28, 2024. The agreement has been signed by the St. Joseph Township Highway Commissioner.

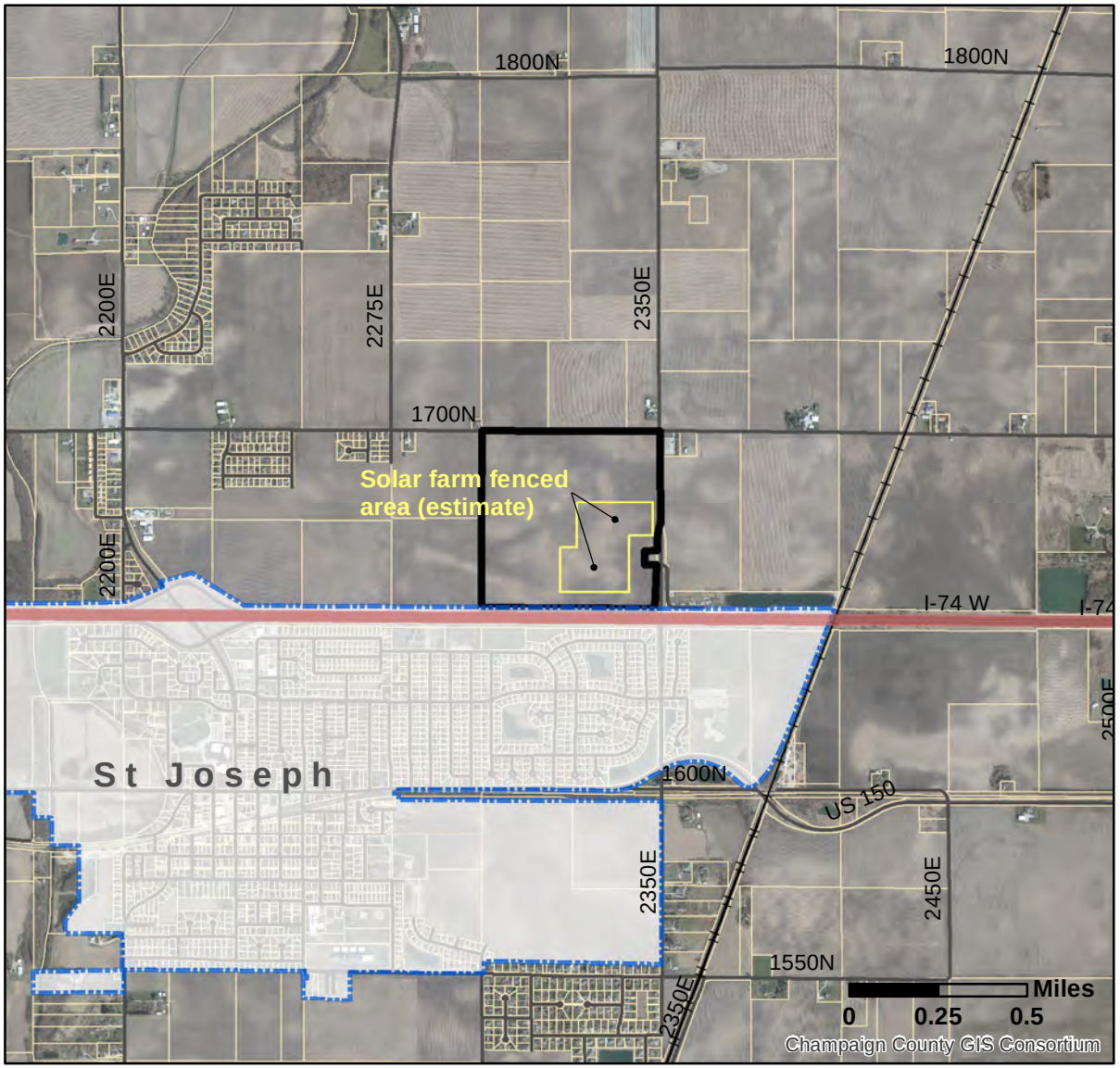
ATTACHMENTS

A Case Maps (Location Map, Land Use, Zoning)
B Site Plan received October 11, 2018
C Decommissioning and Site Reclamation Plan Site 1 received May 13, 2024
D Decommissioning and Site Reclamation Plan Site 2 received May 13, 2024
E Roadway Upgrade and Maintenance Agreement received May 28, 2024

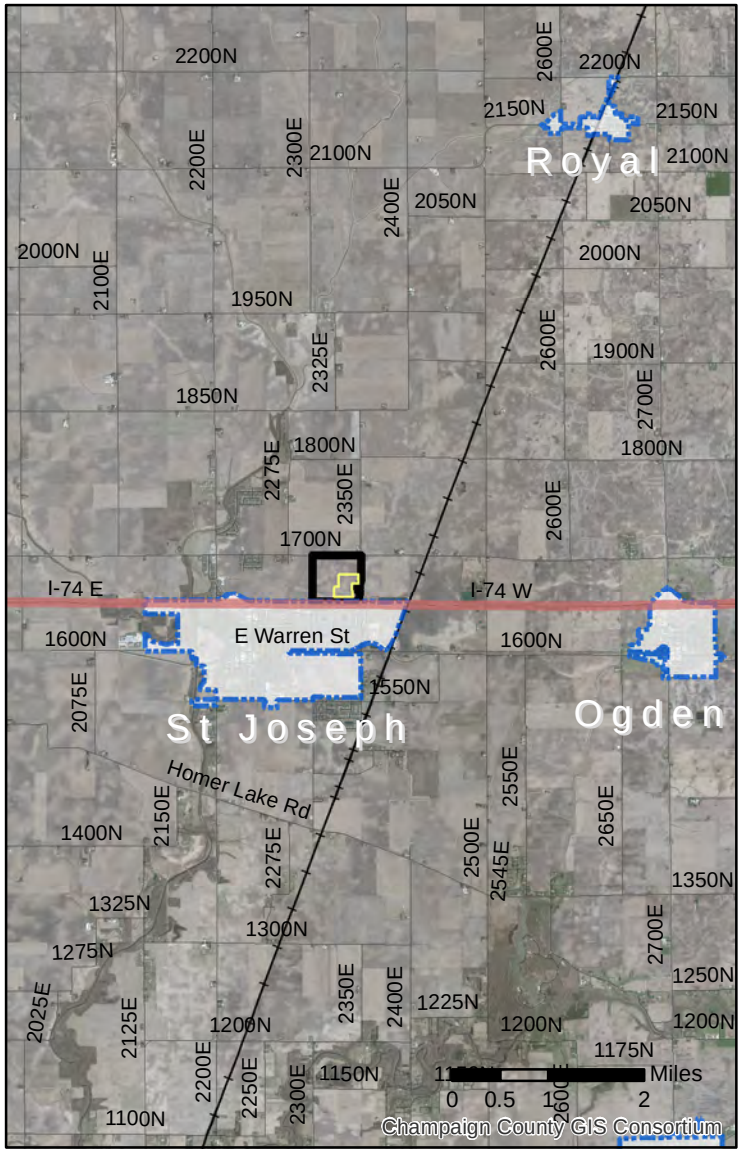
Location Map

Case 907-S-18
September 13, 2018

Subject Property



Property location in Champaign County



Legend

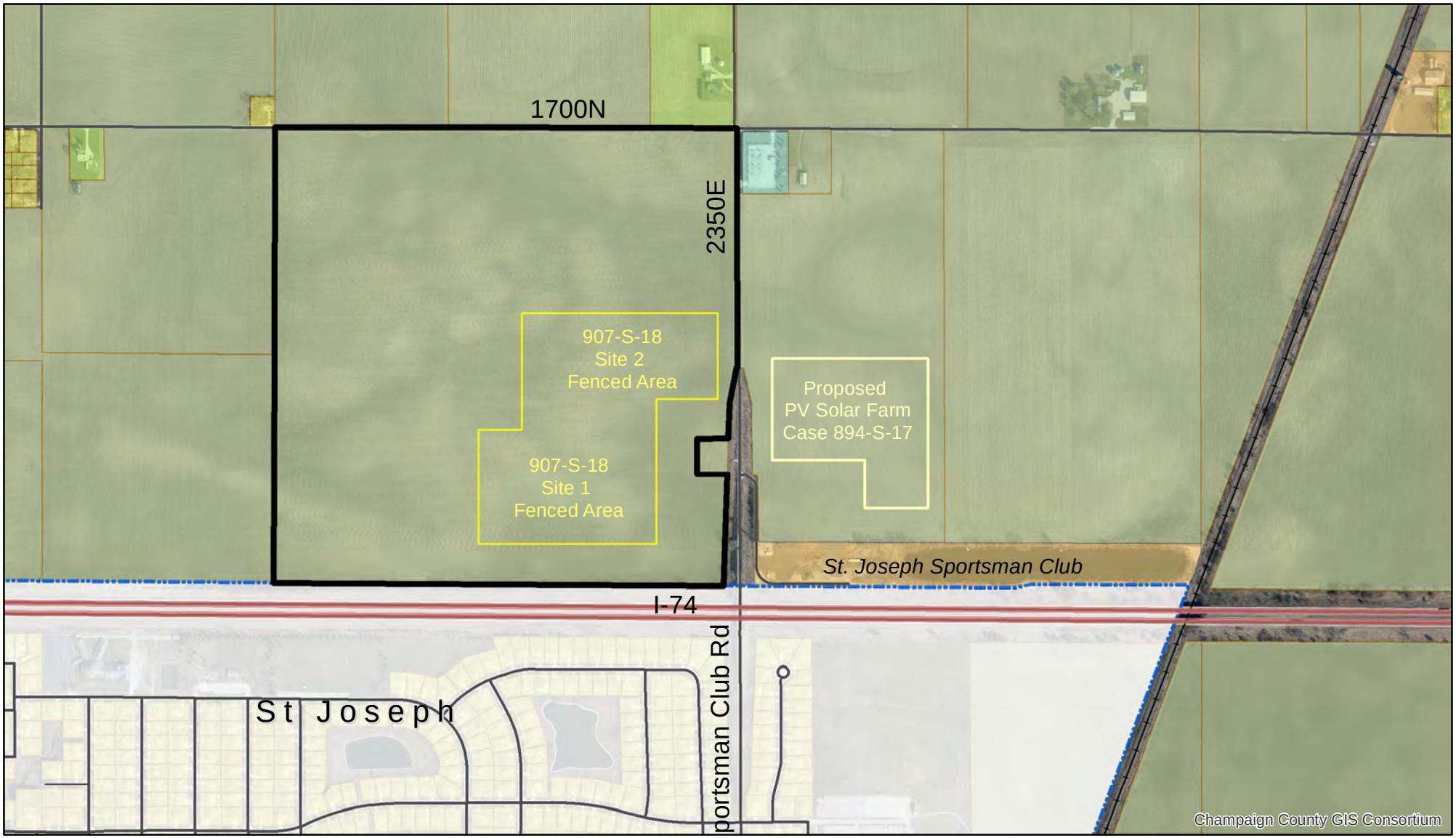
- SubjectProperty
- Municipal Boundary
- Interstate
- Fenced Area
- Streets
- Railroad
- Parcels

N

Champaign County Department of PLANNING & ZONING

Land Use Map

Case 907-S-18
September 13, 2018



Legend

- Fenced Area Case 907-S-18
- SubjectProperty
- Streets
- Municipal Boundary
- Railroad
- Residential
- Agriculture
- Ag-Residential
- Commercial
- Utility

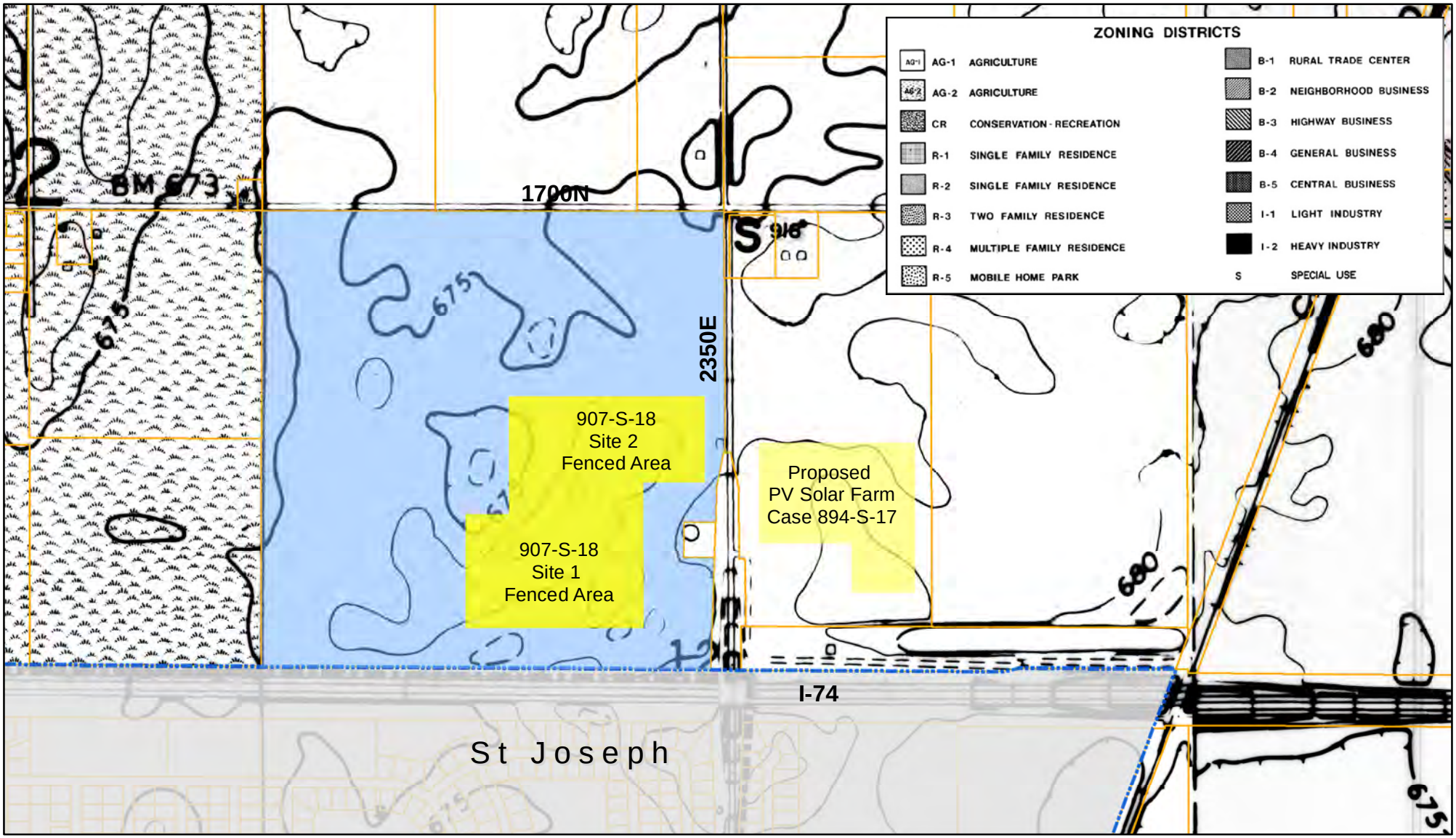
0 200 400 800 Feet

N

Champaign County Department of PLANNING & ZONING

Zoning Map

Case 907-S-18
September 13, 2018



Legend

SubjectProperty
Municipal Boundary
Parcels

0 200 400 800 Feet

N

Champaign County Department of PLANNING & ZONING

General Notes:

•Project size: 2MW-AC, 2.884MW-DC for each site. 4MW-AC total.

•Project location: The subject parcel PIN is 282212100001. The project is located in the northwest quarter of T19N R10E S12.

•Parcel address: 1699-1653 County Road 2350 East St Joseph, Champaign County, Illinois

•Parcel owner: Beatrice H. Woodrad, Trustee

•Parcel area: 157.22 Acres

•Project area: 31.66 Acres

•Current land use and zone: Agricultural District, Zone AG-1

•PV Array consists of solar PV modules mounted on a single-axis tracker, with a row spacing of 19.44ft.

•Access road will be all-weather, and be designed to accommodate construction, maintenance, and first responder traffic.

•No lighting is proposed for the project.

•A landscape screening/buffering is proposed for the project to conform with the county requirements. A low growth, minimum maintenance, native perennial plant community will be established that is beneficial to songbirds and pollinators and it will reduce stormwater runoff and soil erosion at the site. The developer shall use native species seed mixes to the extent practical and these seed mixes will be certified free from noxious or exotic weed seeds.

•The project does not lie within a special flood hazard area as shown on FEMA FIRM panel 17019C0475D (effective on 10/02/2013).

•The locations of the proposed project improvements are preliminary and subject to change based on revised specifications and constraints.

•The project will meet or exceed applicable local and national codes and standards, including National Electric Code (NEC) Article 690.

•Project signage and equipment labeling will be clearly visible and meet or exceed local, utility, and NEC standards.

Acronyms

•AC: Alternating Current

•DC: Direct Current

•MVAC: Medium Voltage Alternating Current

•POCC: Point Of Common Coupling

•PV: Photovoltaic

•ROW: Right-Of-Way

7ft Chain Link Perimeter 5,398ft

Interconnection Equipment Pad, including step-up transformer, metering, and disconnecting means. Located greater than 275 feet from the project fence.

Off road maintenance staging area and parking (Inside Perimeter Fence)

Site 2 PV Array System Size DC: 2,884.56 kW System Size AC: 2,000.00 kW

SITE 2

282212100001 WOODARD BEATRICE H TRUSTEE

Site 1 PV Array System Size DC: 2,884.56 kW System Size AC: 2,000.00 kW

SITE 1

282212100002 ISSA BASSAM

Co Rd 2350 E

282212200006 HULS ERIN

Existing Power Line

Landscape visual buffer

Gated Entrance

Approximate Site Access 40ft-wide Gravel Road

MVAC Interconnection Line to POCC 801ft

PV Array POCC @ 34.5kV

Distance Span from PV Array to Edge of ROW 128ft

Adjacent Parcel 10 Acres or Less Setback 240ft

Distance Span from Perimeter Fence to Edge of ROW 422ft

282212200002 ST JOE SPORTSMS CLUB

Distance Span from PV Array to Edge of Street 503ft

Distance Span from PV Array to Edge of Street 451ft

Distance Span from PV Array to nearest home 725ft

I-74

I-74

282211426005

282212300008

282212300011

Magnolia Dr

N Glover Ct

282212400012

N 0 300 Feet

Data Source(s): Westwood (2018); Illinois NAIP Imagery (Accessed 2018); Census Bureau (2017); Champaign County GIS Consortium (2018).

Legend

- Perimeter Fence
- PV Array Solar Panels
- Road or Parcel Setback Area
- PV Array POCC
- MVAC Interconnection Line to POCC
- Interconnection Equipment Pad
- Existing Power Line
- Site Access Gravel Road
- Parcel Boundary
- Distance Span
- 10ft Contour
- 5ft Contour
- Landscape Visual Buffer

Westwood

Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

Woodard Trust - St Joseph East Solar Project

St Joseph Township, Champaign County, Illinois

Proposed Site Plan

EXHIBIT 2

A DECOMMISSIONING PLAN FOR

Woodard Trust 1 Site Solar Project

St. Joseph, Champaign County, Illinois

JUNE 23, 2023

PREPARED FOR:

FOREFRONT POWER

PREPARED BY:

Westwood

Westwood

Decommissioning Plan

Woodard Trust 1 Site Solar Project

St. Joseph, Champaign County, Illinois

Prepared for:

Forefront Power, LLC
100 Montgomery Street, #725
San Francisco, CA 94104

Prepared by:

Westwood Professional Services
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
(952) 937-5150

Project Number: 0015274.00

Date: June 23, 2023

Table of Contents

Attachments

1.0 Introduction / Project Description

This Decommissioning Plan ("Plan") has been prepared for the Woodard Trust 1 Site Solar Project ("Facility") in accordance with the Champaign County Zoning Ordinance Section 6, as well as the Illinois Department of Agriculture (IDOA) Agricultural Impact Mitigation Agreement (AIMA) where applicable. The purpose of the Plan is to describe the means and methods that can be used to remove all structures, foundations, underground cables, and equipment and to reclaim and restore the land altered during the construction and operation of the solar project to its predevelopment condition to the extent feasible.

The Facility is a 2.0-Megawatt (MW) alternating current (2.91-MW direct current) solar power generation project proposed by Forefront Power, LLC ("Applicant") in Champaign County, Illinois ("County"). Upon completion, the Facility will comprise a solar array consisting of ground-mounted photovoltaic panels and electrical support equipment, collection lines, access roads, and fencing. The Facility is located on approximately 12.1 acres.

The useful life of solar panels is generally considered to be 35 years. At that time, the project will either be decommissioned or repowered with newer technology.

2.0 Proposed Future Land Use

Prior to the development of the Facility, the land use of the project area was primarily agricultural. After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions to the extent practicable. All access roads and other areas compacted by equipment will be decompacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and tilling to a farmable condition. Please refer to Section 3.2 for a detailed description of reclamation activities.

3.0 Decommissioning Activities

Decommissioning of the solar facility will include removing the solar panels, solar panel racking, steel foundation posts and beams, inverters, transformers, overhead and underground cables and lines, equipment pads and foundations, equipment cabinets, and ancillary equipment. The civil facilities, access roads, and security fence are included in the scope. Standard decommissioning practices will be utilized, including dismantling and repurposing, salvaging/recycling, or disposing of the solar energy improvements.

During decommissioning, the landowners will be consulted to identify the extent and type of work to be completed. Some Facility infrastructure, such as the access roads, may be left in place at the landowners' requests. In accordance with the County Zoning Ordinance and AIMA, underground utility lines, if deeper than five feet below ground surface elevation, will be left in place to minimize land disturbance and associated impacts to future land use.

Decommissioning will include the removal and transportation of all project components from the Facility site. All dismantling, removal, recycling, and disposal of materials generated during decommissioning will comply with rules, regulations, and prevailing Federal, State, and local laws at the time decommissioning is initiated and will use approved local or regional disposal or recycling sites as available. Recyclable materials will be recycled to the furthest extent practicable. Non-recyclable materials will be disposed of in accordance with State and Federal law.

3.1 Decommissioning of Project Components

3.1.1 Modules

Modules will be inspected for physical damage, tested for functionality, and disconnected and removed from racking. Functioning modules will be packed, palletized, and shipped to an offsite facility for reuse or resale. Non-functioning modules will be shipped to the manufacturer or a third party for recycling or disposal.

3.1.2 Racking

Racking and racking components will be disassembled and removed from the steel foundation posts, processed to appropriate size, and sent to a metal recycling facility.

3.1.3 Steel Foundation Posts

All structural foundation steel posts will be pulled out to full depth, removed, processed to appropriate size, and shipped to a recycling facility. The posts can be removed using back hoes or similar equipment. During decommissioning, the area around the foundation posts may be compacted by equipment and, if compacted, the area will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for vegetation.

3.1.4 Overhead and Underground Cables and Lines

All underground cables and conduits will be removed if less than 5 feet below ground surface in accordance with County Zoning Ordinance and AIMA requirements. It is assumed that the DC cables will be run on an aboveground CAB system, therefore removal of all DC cables has been included in the estimate. The County Zoning Ordinance and AIMA also require that cables be installed 5 feet below ground surface in agricultural areas, therefore this cost estimate assumes that only underground AC cables running to surface equipment will require removal. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area. Overhead lines will be removed from the project and taken to a recycling facility.

3.1.5 Inverters, Transformers, and Ancillary Equipment

All electrical equipment will be disconnected and disassembled. All parts will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards.

3.1.6 Equipment Foundations and Ancillary Foundations

The ancillary foundations are pile foundations for the equipment pads. As with the solar array steel foundation posts, the foundation piles will be pulled out completely. All unexcavated areas

compacted by equipment used in decommissioning will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density similar to the surrounding soils. All materials will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the owner's sole discretion, consistent with applicable regulations and industry standards.

3.1.7 Fence

All fence parts and foundations will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. The surrounding areas will be restored to pre-solar farm conditions to the extent feasible.

3.1.8 Access Roads

Facility access roads will be used for decommissioning purposes, after which removal of roads will be discussed with the Landowner and one of the following options will be pursued:

1. After final clean-up, roads may be left intact through mutual agreement of the landowner and the owner unless otherwise restricted by federal, state, or local regulations.
2. If a road is to be removed, aggregate will be removed and shipped from the site to be reused, sold, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. All internal service roads are constructed with geotextile fabric and eight inches of aggregate over compacted subgrade. Any ditch crossing connecting access roads to public roads will be removed unless the landowner requests it remains. The subgrade will be decompacted using a chisel plow or other appropriate subsoiling equipment. All rocks larger than four inches will be removed. Topsoil that was stockpiled during the original construction will be distributed across the open area. The access roads and adjacent areas that are compacted by equipment will be decompacted.

3.2 Reclamation

The Owner will restore and reclaim the site to the pre-solar farm condition consistent with the County Zoning Ordinance and AIMA. The Owner assumes that the site will be returned to farmland after decommissioning through implementation of appropriate measures to facilitate such uses. In addition to the reclamation activities described above for each decommissioning activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be decompacted in accordance with the AIMA Decompaction Guidance Document to ensure proper density of topsoil consistent and compatible with the surrounding area and associated land use. All materials and debris associated with the Facility decommissioning will be removed and properly recycled or disposed of at off-site facilities.

4.0 Best Management Practices (BMPs)

During decommissioning, erosion and sediment control BMPs will be implemented to minimize potential for erosion of site soils and sedimentation of surface waters and waters of the state. Because decommissioning will entail disturbance of more than one acre of soil, the Applicant will prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain coverage under the

state-specific National Pollutant Discharge Elimination System (NPDES) permit prior to initiating soil disturbing activities. Potential BMPs to be implemented during decommissioning activities are described below and will be subject to refinement in the SWPPP. The decommissioning team will review the permitting requirements at the time of decommissioning and obtain any other necessary permits, which may include a US Army Corps of Engineers Section 404 Permit to Discharge Dredged or Fill Material.

4.1 Erosion Control

Erosion control measures will be refined based on the standard of practice current at the time the SWPPP is developed for decommissioning. All disturbed areas without permanent impermeable or gravel surfaces, or planned for use as crop land, will be vegetated for final stabilization. All slopes steeper than 4:1 should be protected with erosion control blankets. Restoration should include seed application prior to application of the blanket. All slopes 4:1 or flatter should be restored with seed and mulch, which will be disc anchored.

Project Phasing/Design BMP: Time periods during which disturbed soils are exposed should be minimized to the degree possible. Stabilization of soils will generally be accomplished immediately following decommissioning and removal of the access roads, fencing, modules and racking, equipment, and electrical cables. Where this is not possible, temporarily exposed soils will be temporarily stabilized with vegetation in accordance with the SWPPP for decommissioning.

Erosion Control Blankets and Seed BMP: Erosion control blanket (double-sided netting with wood fiber or weed-free straw fiber blanket) will be used as temporary stabilization for areas of slopes steeper than 4:1 and for areas of concentrated flow, such as ditches, swales, and similar areas around culverts. Additionally, seed will be applied in these areas as necessary for temporary and/or permanent vegetative growth. The SWPPP developed for decommissioning will provide detailed specifications for erosion control blankets to be used under various slope and drainage conditions.

Ditch/Channel Protection: Where new channels are formed, as in the case of culverts removed from access roads and the removal of low water crossings, the resulting channel will be protected with erosion control blankets as described in the section above.

Surface Roughening: Surface roughening, or slope tracking, is the act of running a dozer or other heavy tracked equipment perpendicular to the grade of disturbed slopes. The tracks will provide a rough surface to decrease erosion potential during an interim period until a smooth grade, seed, and erosion control blanket can be applied.

Temporary Mulch Cover and Seed BMP: Temporary mulch cover (wood fiber to resist loss from grazing by wildlife or domestic animals) will be applied at a rate of two tons per acre to provide temporary erosion protection of exposed soils on slopes flatter than or equal to 3:1. Seed will be applied with the mulch for temporary and/or permanent vegetative growth as called for in the SWPPP. Mulch will be used for all soil types where slopes are flatter than 3:1 and no significant concentrated flows are present. The mulch will be disc-anchored to the soil to keep it from blowing away. The mulch prohibits raindrop impact from dislodging soil and subsequently carrying the soil away during sheet drainage. If there is a challenge securing mulch to sandy soils, tackifier may be used to assist in disc anchoring.

Soil Stockpiles: Topsoil and subsoils that are stripped from the construction site will be

stockpiled separately on site. Stockpiles will be located in areas that will not interfere with the decommissioning activities nor encroach upon pavement, site drainage routes, or other areas of concentrated flow. Stockpiles should also be located away from wetlands and surface waters. Perimeter controls, such as silt fence, will be installed around all stockpiles that are not placed within existing silt fences or other sediment control, where the potential exists for material to be eroded and transported to sensitive natural resources. Soils that are stockpiled for longer durations will be temporarily seeded and mulched or stabilized with a bonded fiber polymer emulsion.

Permanent Seed and Temporary Mulch and/or Erosion Control Blanket BMP: In areas at final grade that will not be used for agriculture, permanent seed will be applied to promote vegetative cover for permanent erosion control. Temporary mulch and/or erosion control blanket will be applied where appropriate to provide temporary erosion protection until the permanent seed is established.

4.2 Sediment Control

Removal of Ditch Crossing BMP: Temporary ditch crossings may be needed to accommodate the movements of cranes or other heavy equipment. Perimeter controls such as silt fence will be used at crossing locations to minimize runoff from exposed soils. Crossings will occur during dry conditions, if possible. If a stream is wet at the time of the crossing, alternative BMPs may be used, such as installing a temporary dam or using a bypass pump to create dry conditions at the proposed crossing location. Timber construction mats will be used as needed to prevent compaction and rutting at crossing locations. All temporary fills and construction mats will be removed immediately after the crossing is successfully completed and the temporarily disturbed area is restored using the appropriate BMPs as described above.

Dewatering: A temporary sump and rock base will be used if a temporary pump is used to dewater an area of accumulated water. If a rock base cannot be used, the pump intake will be elevated to draw water from the top of the water column to avoid the intake and discharge of turbid water. Energy dissipation riprap will be applied to the discharge area of the pump hose. The water will be discharged to a large flat vegetated area for filtration/infiltration prior to draining into receiving waters of conveyances/ditches. If discharge water is unavoidably turbid, dewatering bags, temporary traps, rock weepers, or other adequate BMP will be used to control sediment discharge.

Silt Fence BMP or Fiber Logs: Silt fences or fiber logs will be used as perimeter controls downgradient of exposed soils during construction to capture suspended sediment particles on site, to the extent possible. The standard silt fence or fiber logs will also be used in smaller watershed areas where the contributing areas are typically less than 1/4 acre of drainage per 100 feet of standard silt fence or fiber logs. Standard silt fence or fiber logs will also be used for stockpiles eight feet high or higher which have slopes of 3:1 or steeper. Standard silt fence or fiber logs should not be used in areas of highly erodible soils which are found within streams, slopes, or banks of creeks and streams within the Facility's site.

Rock Entrance/Exit Tracking Control BMP: Rock construction entrances will be installed where access to a construction area from adjacent paved surfaces is needed.

Street Scraping/Sweeping BMP: Street scraping and sweeping will be used to retrieve sediment tracked or washed onto paved surfaces at the end of each working day, or as needed.

4.3 Controlling Stormwater Flowing onto and Through the Project

Given the low gradient of the slopes in the project area, controlling stormwater flow that enters the project area will likely require minimal effort during decommissioning activities. Only newly disturbed areas may require new, temporary stormwater control.

Diversion Berms/Swales/Ditches: It may be necessary to direct diverted flow toward temporary settling basins via berms, swales, or ditches. If diversion controls are deemed necessary for decommissioning activities, these must be stabilized by temporary mulch and seeding, erosion control blankets, or by installing riprap to protect the channel from erosive forces.

Rock Check Dams: It may be necessary to install temporary check dams within swales or ditches that convey stormwater from areas disturbed by decommissioning activities. Rock check dams effectively control flow velocity and sediment, augmenting temporary stabilization of channels. Filter fabric can help filter the flow, minimize the scour of the soil under the rock, and facilitate removal of the check dams once permanent stabilization is achieved. The height of check dams should be at least two feet. Spacing depends upon slope. Downgradient rock checks should have a top elevation equal to the bottom elevation of the previous (upgradient) rock check.

Temporary Sedimentation Basins: Sedimentation basins serve to remove sediment from runoff from disturbed areas of the site. The basins detain runoff long enough to allow the majority of the sediment to settle out prior to discharge. The location and dimensions of temporary sedimentation basins, if any are necessary, will be verified in accordance with Illinois Environmental Protection Agency (IEPA) requirements at the time of decommissioning.

4.4 Permitting

All decommissioning and reclamation activities will comply with Federal and State permit requirements. Decommissioning activities that will disturb more than one acre of soil will require coverage under the state-specific NPDES permit for construction stormwater. The permits will be applied for and received prior to decommissioning construction activities commencing. A SWPPP will be developed prior to filing for construction stormwater permit coverage.

If necessary for decommissioning activities, wetlands and waters permits will be obtained from the US Army Corps of Engineers (USACE) or the Illinois Department of Natural Resources (IDNR). A Spill Prevention, Control, and Countermeasure (SPCC) Plan for decommissioning will likely also be required for decommissioning work.

Please see below for a table listing the potentially necessary permits for decommissioning the Facility.

POTENTIALLY NECESSARY PERMITS FOR DECOMMISSIONING

ENTITY	Type of Permit	Description
US EPA/USACE	Wetland and water quality protection under Clean Water Act §§ 401 and 404	Section 401/404 permit or coverage under a nationwide permit if the decommissioning will impact wetlands or waters of the United States
ILLINOIS EPA	NPDES permit for construction activities, including Storm Water	Preparation and electronic submittal of SWPPP and Notice of Intent, as well as permit fee, to

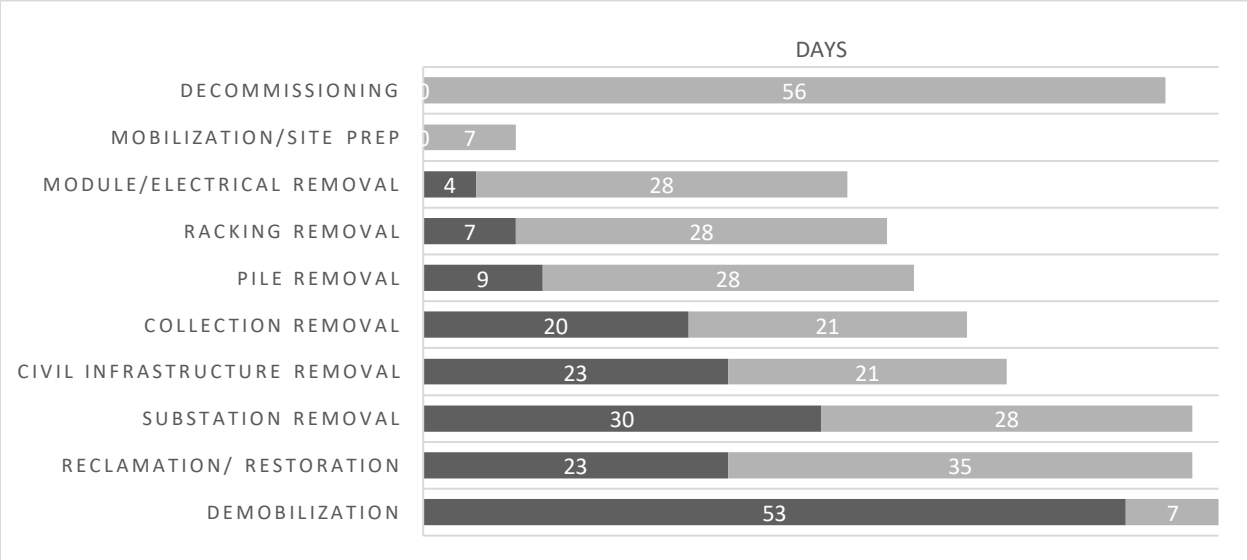
	Pollution Prevention Plan (SWPPP)	Illinois EPA for coverage under Illinois General Storm Water NPDES Permit for Construction Activities (ILR10).
ILL. DEPT. OF TRANSPORTATION (IDOT)	Size and weight limitations for vehicles on any Illinois roads.	Permits for over-size or over-weight vehicles.
IDOT	Permits required for driveway entrance.	Permits for work that may damage state roads or constructing/modifying entrances/exits to state roads.
IDOT	Permits required for road work	Permits for utility work in IDOT right-of-ways

4.5 Health and Safety Standards

Work will be conducted in strict accordance with the Applicant's health and safety plan. The construction contractor hired to perform the decommissioning will also be required to prepare a site-specific health and safety plan. All site workers, including subcontractors, will be required to read, understand, and abide by the Plans. A site safety office will be designated by the construction contractor to ensure compliance. This official will have stop-work authority over all activities on the site should unsafe conditions or lapses in the safety plan be observed.

5.0 Timeline

Decommissioning of the solar farm will be initiated if the project has not produced electricity for a period of up to 12 months. It is anticipated that the decommissioning activities for the project can be completed in an 8-week period. The estimated costs for decommissioning are tied to assumptions about the amount of equipment mobilized, the crew sizes, weather and climate conditions, and the productivity of the equipment and crews. Please see below for an approximately timeline for decommissioning of the facility.



6.0 Decommissioning Costs

6.1 Cost and Salvage Estimates

The Applicant shall provide a detailed Decommissioning Cost Estimate, prepared by an Illinois Licensed Engineer, prior to the issuance of building permits, which shall include the following:

a) A cost estimate for removal of above-ground portions of the solar site, below-ground restoration, and any environmental remediation;
b) The estimated resale and salvage values associated with the Project equipment ("Salvage Value");
c) A reduction from the Salvage Value by 30%, such that only 70% of the Salvage Value can be used as a credit against the Gross Cost and Admin Factor. The Salvage Value multiplied by the 70% is the ("Salvage Credit");
d) The value deducted for salvage may not exceed the estimated cost of removal of the aboveground portions of the Facility.

Therefore, the Salvage Credit is the lower value between:

70% x Estimated Salvage Value = **"Salvage Credit"**

OR

Estimated Cost of Removal of Aboveground Components = **"Salvage Credit"**

The Decommissioning Cost Estimate formula is:

Gross Cost– Salvage Credit = "Decommissioning Cost Estimate"

Based on this formula, the Decommissioning Cost Estimate for Woodard Trust 1 Solar is $87,400 ($30,076/MW-DC).

6.2 Security

The Applicant will provide an amount equal to the one hundred twenty-five percent (125%) the Decommissioning Cost Estimate (as determined by an Illinois-Licensed 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 Applicant prior to the Commercial Operation Date.

The required financial assurance for the Woodard Trust Site 1 is $109,250.

The Decommissioning Security will be in the form of an irrevocable letter of credit and an escrow account with the County 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.

Payment of the Decommissioning Security is to be made in equal installments over the first thirteen (13) years of the facility's life.

6.3 Use of Funds

Per Section 6.1.1A(9) of the Ordinance, the Zoning Administrator may draw on the funds for decommissioning of the solar facility when any of the following occur:

a. No response is received from the landowner withing thirty (30) days from initial notification by the Zoning Administrator;
b. The landowner does not enter, or breaches any term of a written agreement with the County to remove the Project;
c. Any breach or performance failure of any provision of this Plan;
d. The owner of record has filed a bankruptcy petition, or compromised the County's interest in the letter of credit in any way not specifically allowed by this Plan;
e. A court of law has made a finding that the Project 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 Ordinance; or
g. Any other conditions to which to the County and the landowner mutually agree;

Additionally, per Section 6.1.5Q(5) of the Ordinance, the Zoning Administrator may draw on the funds for decommissioning of the project when any of the following occur:

a. In the event that the Project or component thereof ceases to be functional for more than six months after it starts producing electricity of the Owner is not diligently repairing the Project or component;
b. In the event that the Owner declares the Project or any Project component to be functionally obsolete for tax purposes.
c. There is a delay in the construction of the Project of more than 6 months after construction on that Project begins.
d. The Project or any components thereof that appears in a state of disrepair or imminent collapse and/or creates an imminent threat to the health or safety of the public or any person.
e. The Project or any components thereof that is otherwise derelict for a period of 6 months.
f. The Project is in violation of the terms of the SUP for a period exceeding ninety (90) days.
g. The Applicant, its successors in interest, and all parties to this Plan has failed to maintain financial assurance in the form and amount required by the SUP or compromised the County's interest in this Plan.
h. The County discovers any material misstatement of fact of misleading omission of fact made by the Applicant in the course of the SUP Zoning Case.
i. The Applicant has either failed to receive a copy of the certification of design compliance required by paragraph 6.1.5D. of the Ordinance or failed to submit it to the County within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Applicant to obtain such certification.

6.4 Standard Conditions for Decommissioning

The following conditions shall apply, per Section 6.1.5Q(3) of the Ordinance:

a. The applicant or successor shall notify the County by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of proceeding.
b. The applicant shall agree that the sale, assignment in fact or law, or such other transfer of applicant's financial interest in the Project shall in no way affect or change the applicant's obligation to continue to comply with the terms of this plan. Any successor in interest, assignee, and all parties to this Plan shall assume the terms, covenants, and obligations of this plan and agrees to assume all reclamation liability and responsibility for the Project.
c. The County and its authorized representatives are authorized for right of entry onto the Project premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.
d. At such time as decommissioning takes place, the Applicant, its successors in interest, and all parties to this Plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
e. The Applicant, its successors in interest, and all parties to this Plan shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.
f. The Applicant, its successors in interest, and all parties to this Plan shall be obliged to perform the work in this Plan before abandoning the Project or prior to ceasing production of electricity from the Project, after it has begun, other than in the ordinary course of business. This obligation shall be independent of the obligation to pay financial assurance and shall not be limited by the amount of financial assurance. The obligation to perform the reclamation work shall constitute a covenant running with the land.
g. This plan shall provide for payment of any associated costs that Champaign County may incur in the event that decommissioning is actually required. Associated costs include all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation work and shall include but not be limited to: attorney's fees; construction management and other professional fees; and, the costs of preparing requests for proposals and bidding documents required to comply with State law or Champaign County purchasing policies.
h. The depth of removal of foundation concrete below ground shall be a minimum of 54 inches. The depth of removal of foundation concrete shall be certified in writing by an Illinois Licensed Professional Engineer and the certification shall be submitted to the Zoning Administrator (see Section 2.3 of this Plan.)
i. Underground electrical cables of a depth of 5 feet or greater may be left in place (see Section 2.5 of this Plan).
j. The hole resulting from the removal of foundation concrete during decommissioning shall be backfilled as follows. Please see Section 2.8.2 of this Plan for this information as it pertains to site restoration:
    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 Project 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 Project 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 Project. The methods for storing the excavated native soils during the operating lifetime of the Project 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 this Plan be deemed invalid by a court of competent jurisdiction, the Project's SUP shall be deemed void.
l. The Applicant's obligation to complete this Plan and to pay all associated costs shall be independent of the Applicant's obligation to provide financial assurance.
m. The liability of the Applicant's failure to complete the decommissioning and site reclamation plan or any breach of this Plan's requirements shall not be capped by the amount of financial assurance.
n. If the Applicant desires to remove equipment or property credited to the estimated salvage value without the concurrent replacement of the property with property of equal or greater salvage value, or if the Applicant installs equipment or property increasing the cost of decommissioning after the Project 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.

Attachment A

Decommissioning Cost Estimate

Woodard Trust 1 Site Solar Project

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	$12,300.00	$12,300
Mobilization was estimated to be approximately 7% of total cost of other items.				
Permitting				
County Permits	1	Lump Sum	$10,000.00	$10,000
State Permits	1	Lump Sum	$20,000.00	$20,000
Subtotal Permitting				**$30,000**
Decommissioning will require SWPPP and SPCC Plans. Cost is an estimate of the permit preparation cost.				
Civil Infrastructure				
Remove Gravel Surfacing from Road	395	Cubic Yards (BV)	$2.66	$1,049
Haul Gravel Removed from Road to Landfill (Urbana, IL)	494	Cubic Yards (LV)	$7.99	$3,945
Dispose of Gravel Removed from Road (Landfill uses as Daily Cover)	640	Tons	$0.00	$0
Remove Geotextile Fabric from Beneath Access Roads	2,222	Square Yards	$1.40	$3,111
Haul Geotech Fabric to Landfill (Urbana, IL)	0.6	Tons	$5.86	$4
Dispose of Geotech Fabric	0.6	Tons	$110.00	$67
Remove and Load Culvert from Beneath Access Roads	1	Each	$420.00	$420
Haul Culvert Removed from Access Roads to Landfill (Urbana, IL)	0.3	Tons	$5.86	$2
Dispose of Culvert	0.3	Tons	$110.00	$33
Grade Road Corridor (Re-spread Topsoil)	1,000.0	Linear Feet	$0.32	$320
Decompact Road Area	0	Acres	$89.03	$41
Remove Chainlink Fence (Substation, BESS, O&M, etc.)	2,960.0	Linear Feet	$7.21	$21,342
Haul Chainlink Fence to Metal Recycling (Urbana, IL)	16	Tons	$5.35	$84
Subtotal Civil Infrastructure				**$30,418**
Civil removal costs are a combination of ILDOT unit costs where applicable, RSMeans cost for Rockford, IL, and industry standards provided to Westwood.				
Structural Infrastructure				
Remove Steel Foundation Posts (Arrays, Equipment, Met Towers)	915	Each	$15.31	$14,009
Haul Array Steel Post to Metal Recycling (Urbana, IL)	66	Tons	$4.68	$308
Remove Tracker Racking per String	207	Each	$185.64	$38,428
Haul Tracker Racking to Metal Recycling (Urbana, IL)	151	Tons	$4.68	$704
Remove Drive Motor Posts	79	Each	$15.31	$1,210
Haul Drive Motor Posts to Metal Recycling (Urbana, IL)	6	Tons	$4.68	$27
Subtotal Structural Infrastructure				**$54,686**
Steel removal costs were calculated by using RSMeans information for demolition of steel members. Hauling calculations are based on the locations of metals recyclers.				
Electrical Collection System				
Remove PV Panels	5,382	Each	$9.14	$49,212
Haul PV 95% of Panels to Reseller (Louisville, KY)	183	Tons	$48.54	$8,892
Haul 5% of PV Panels to Landfill (Urbana, IL)	10	Tons	$5.86	$56
Dispose of PV Panels	10	Tons	$110.00	$1,060
Remove Combiner Boxes	16	Each	$60.00	$960
Remove Equipment Skids	1	Each	$1,107.22	$1,107
Remove Equipment Pad Frames and Foundations	1	Each	$3,465.63	$3,466
Haul Concrete Foundations	41	Tons	$5.86	$242
Dispose of Concrete from Transformer Foundation	41	Tons	$110.00	$4,549
Haul Equipment to Transformer Disposal (Dolton, IL)	1	Each	$115.23	$115
Remove SCADA Equipment	1	Each	$2,000.00	$2,000
Remove DC Collector System Cables (copper)	2.91	Per MW	$2,000.00	$5,812
Remove Underground (AC) Collector System Stub-Ups	1	Locations	$400.00	$400
Load and Haul Cables for Recycling	25.3	Tons	$4.68	$118
Subtotal Electrical Collection				**$77,990**
Electrical removal costs of PV Panels and Combiner Boxes were based industry standard installation rates. Equipment pads, MV Equipment, and SCADA Equipment removal cost are based on removal of equipment, concrete pads, and conduits using a truck mounted crane and RSMeans information on crew production rates.				

Connection to Distribution				
Remove Overhead Cables	200	Feet	$7.90	$1,580
Loadout Overhead Cables	0.4	Tons	$37.00	$15
Haul Overhead Cables	0.4	Tons	$4.68	$2
Remove and Load Timber Transmission Poles	4	Each	$417.97	$1,672
Remove and Load Steel Transmission Poles	0	Each	$835.94	$0
Haul Timber Poles to Landfill (Urbana, IL)	13	Tons	$5.86	$76
Haul Steel Poles to Metal Recycling (Urbana, IL)	0	Tons	$5.35	$0
Haul Hardware, Bracing, and Attachments to Landfill (Urbana, IL)	2	Cubic Yards	$7.99	$17
Dispose of Transmission Pole Components	4	Each	$110.00	$440
Topsoil and Revegetation at Removed Poles	4	Each	$8.94	$36
Subtotal Transmission System				**$3,838**
Site Restoration				
Stabilized Construction Entrance	1	Each	$2,000.00	$2,000
Perimeter Controls (Erosion and Sediment Control)	1,480	Linear Feet	$3.64	$5,387
Till to Farmable Condition on Array Areas	12	Acres	$158.78	$1,907
Subtotal Site Restoration				**$9,295**
Project Management				
Project Manager	8	Weeks	$3,749.00	$29,992
Superintendent (half-time)	8	Weeks	$1,762.50	$14,100
Field Engineer (half-time)	8	Weeks	$1,634.50	$13,076
Clerk (half-time)	8	Weeks	$375.00	$3,000
Subtotal Project Management				**$60,168**
Standard industry weekly rates from RSMeans.				
Total Cost Demolition/Removals				**$278,700**
Salvage				
Fencing (Chain Link)	16	Tons	$208.15	$3,281
Steel Posts	66	Tons	$213.15	$14,042
Module Racking	151	Tons	$213.15	$32,099
PV Modules	5,113	Each	$41.31	$211,214
String Inverters	3,175	Pounds	$0.29	$905
DC Collection Lines (Copper)	50,198	Pounds	$1.03	$51,578
AC Collection Line Stub-Ups (Aluminum)	375	Pounds	$0.75	$281
Transmission Lines (Steel)	0.2	Tons	$213.15	$32
Transmission Lines (Aluminum)	499	Pounds	$0.75	$374
Subtotal Salvage				$314,400
Salvage Credit (70% of Salvage Value per Zoning Ordinance 6.5.1.Q.4.(b)(g))				$220,080
Estimated Costs for Removal of Aboveground Portion of Facility				**$191,390**
Salvage values reflect five-year scrap values, as tracked by Westwood Professional Services using data obtained from ScrapMonster.com.				
Decommissioning Cost Estimate				**$87,400**
Financial Assurance Required	**125% Cost Estimate**			**$109,250**
Check: Minimum Financial Assurance Allowed ($1,000/acre)	*12*	*Acres*	*$1,000.00*	*$12,012*

Notes:

1. Prices used in analysis are estimated based on research of current average costs and salvage values.
2. Prices provided are estimates and may fluctuate over the life of the project.
3. Contractor means and methods may vary and price will be affected by these.

Cost Estimate Assumptions

To develop a cost estimate for the decommissioning of the Woodard Trust 1 Site Solar Project, Westwood engineers made the following assumptions and used the following pricing references. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. When publicly

available bid prices or State Department of Transportation bid summaries were not available for particular work items, we developed time- and material-based estimates considering composition of work crews and equipment and material required. While materials may have a salvage value at the end of the project life, the construction activity costs and the hauling/freight costs are separated from the disposal costs or salvage value to make revisions to salvage values more transparent.

1. This cost estimate has been prepared based on the preliminary site layout provided by Forefront Energy, LLC and dated November 4, 2022 and additional design parameters provided in May 2023. Quantities that were not available when this Decommissioning Plan was prepared were estimated based on projects of similar size and design.
2. A project of this size and complexity requires a full-time project manager with half-time support staff.
3. Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require. Since State Department of Transportation unit prices are used, where possible, and the other costs are based on RSMeans Construction Costs, the labor rates will reflect union labor rates.
4. Mobilization was estimated at approximately 7% of total cost of other items.
5. Permit applications will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and a Spill Prevention, Control, and Countermeasure (SPCC) Plan. The cost for these documents was split between the two phases.
6. Road gravel removal was estimated on a time and material basis. Since the material will not remain on site, a hauling cost is added to the removal cost. Clean aggregate can typically be used as "daily cover" at landfills without incurring a disposal cost. The road gravel may also be used to fortify local driveways and roads, lowering hauling costs but incurring placing and compaction costs. The hauling costs to a landfill represents an upper limit to costs for disposal of the road gravel.
7. Grade Road Corridor reflects the cost of mobilizing and operating light equipment to spread and smooth the topsoil stockpiled on site during construction to replace the aggregate removed from the road.
8. Erosion and sediment control along road reflects the cost of silt fence on the downhill side of the road adjacent to wetlands and drainage swales.
9. Topsoil is required to be stockpiled on site during construction, so no topsoil replacement is expected to replace the road aggregate. Subsoiling cost to decompact roadway areas is estimated as $89.03 per acre, and tilling to an agriculture-ready condition is estimated as $158.78 per acre.
10. Tracker array posts are lightweight "I" beam sections installed with a specialized piece of equipment and can be removed with a standard backhoe with an attachment for gripping the piles. We estimate crew productivity at 240 posts per day, resulting in a per post cost of approximately $15.31.
11. A metal recycling facility (Mervis Recycling) is located in Urbana, Illinois approximately 11 miles from the project site. The posts weigh approximately 150 pounds each, and we estimate the hauling costs at approximately $0.43 per ton mile.
12. It is assumed that the racking structures weigh approximately 15 pounds per linear foot of array. Each solar panel has a width of 44.61 inches. The facility has 5,382 modules, an estimated 20,100 feet of array, weighing 150 tons. The arrays are made of steel pipes; a crew with hand tools can disassemble and cut the pieces to sizes for recycling at a rate of about 1800 pounds per person per hour, or about $255 per ton.

13. Hauling the steel to Urbana costs about $4.68 per ton.
14. The solar panels for this project measure approximately 3.72 feet by 7.40 feet and weigh 72 pounds. They can easily be disconnected, removed, and packed by a three-person crew at a rate we estimate at 36 panels per hour.
15. One equipment skid, consisting of string inverters, a transformer, and a panel on a metal frame, is assumed to be used for the project. The skids weigh approximately 13,000 pounds and can be disconnected by a crew of electricians. The inverters contain copper or aluminum windings.
16. The transformers contain either copper or, more commonly, aluminum windings that have significant salvage value. They are typically oil filled, but most transformer recyclers will accept the transformers with oil. The estimated costs include removal of metal frame and conduits feeding the equipment.
17. Medium voltage (MV) equipment and SCADA equipment are mounted on the same equipment skids as the inverters and transformers, and they are enclosed in weatherproof cabinets. Their size requires light equipment to remove them. The costs for the removal of the pile foundations are included in the "Remove Steel Foundation Posts" estimate.
18. The underground collector system cables are placed in trenches with a minimum of 5 feet of cover in agricultural areas in accordance with County and AIMA guidelines. Several cables/circuits are placed side by side in each trench. The conduits and cables can be removed by trenching.
19. The project is assumed to have one entrance from the existing roadway, therefore one rock construction entrance has been included. Although the exact access road design is in progress, one culvert has also been included.
20. Perimeter control pricing is based on silt fence installation around downgradient sides of the project perimeter.
21. Metal salvage prices (steel, aluminum, copper) are based on a five-year average of pricing posted on www.scrapmonster.com for the US Midwest. These prices are based on delivery to the recycling facility with the material prepared to meet size, thickness, cleanliness, and other specifications. A reduction of 25% has been taken from this price to reflect the processing by the contractor to meet the specifications.
22. Solar module degradation is approximately 0.50% per year, or 88% after 25 years. We have assumed that as long as the modules are producing power, they will have economic value. To avoid overestimating the used modules' value, we used the minimum pricing of approximately $0.07 per watt based on a We Recycle Solar quote prepared on October 22, 2020. Pricing is based on delivery to their facility. For interim decommissioning, resale of used modules will be most cost effective.
23. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. However, we have assumed that the electrical equipment will be obsolete at the time of decommissioning, so we have based the pricing on a percentage of the weight that reflects the aluminum or copper windings that can be salvaged. We have assumed a 25% recovery of the weight of the transformers and inverters for aluminum windings.
24. The collection lines are priced assuming copper conductor wire for the direct current circuits, which is typical. The prices reflect a reduced yield of copper resulting from the stripping of insulation and other materials from the wire prior to recycling.
25. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised, but removal assumes unskilled common labor under supervision.

A DECOMMISSIONING PLAN FOR

Woodard Trust 2 Site Solar Project

St. Joseph, Champaign County, Illinois

JUNE 23, 2023

PREPARED FOR:

FOREFRONT POWER

PREPARED BY:

Westwood

Westwood

Decommissioning Plan

Woodard Trust 2 Site Solar Project

St. Joseph, Champaign County, Illinois

Prepared for:

Forefront Power, LLC
100 Montgomery Street, #725
San Francisco, CA 94104

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Project Number: 0015663.00

Date: June 23, 2023

Table of Contents

Attachments

1.0 Introduction / Project Description

This Decommissioning Plan ("Plan") has been prepared for the Woodard Trust 2 Site Solar Project ("Facility") in accordance with the Champaign County Zoning Ordinance Section 6, as well as the Illinois Department of Agriculture (IDOA) Agricultural Impact Mitigation Agreement (AIMA) where applicable. The purpose of the Plan is to describe the means and methods that can be used to remove all structures, foundations, underground cables, and equipment and to reclaim and restore the land altered during the construction and operation of the solar project to its predevelopment condition to the extent feasible.

The Facility is a 2.0-Megawatt (MW) alternating current (2.80-MW direct current) solar power generation project proposed by Forefront Power, LLC ("Applicant") in Champaign County, Illinois ("County"). Upon completion, the Facility will comprise a solar array consisting of ground-mounted photovoltaic panels and electrical support equipment, collection lines, access roads, and fencing. The Facility is located on approximately 12.0 acres.

The useful life of solar panels is generally considered to be 35 years. At that time, the project will either be decommissioned or repowered with newer technology.

2.0 Proposed Future Land Use

Prior to the development of the Facility, the land use of the project area was primarily agricultural. After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions to the extent practicable. All access roads and other areas compacted by equipment will be decompacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and tilling to a farmable condition. Please refer to Section 3.2 for a detailed description of reclamation activities.

3.0 Decommissioning Activities

Decommissioning of the solar facility will include removing the solar panels, solar panel racking, steel foundation posts and beams, inverters, transformers, overhead and underground cables and lines, equipment pads and foundations, equipment cabinets, and ancillary equipment. The civil facilities, access roads, and security fence are included in the scope. Standard decommissioning practices will be utilized, including dismantling and repurposing, salvaging/recycling, or disposing of the solar energy improvements.

During decommissioning, the landowners will be consulted to identify the extent and type of work to be completed. Some Facility infrastructure, such as the access roads, may be left in place at the landowners' requests. In accordance with the County Zoning Ordinance and AIMA, underground utility lines, if deeper than five feet below ground surface elevation, will be left in place to minimize land disturbance and associated impacts to future land use.

Decommissioning will include the removal and transportation of all project components from the Facility site. All dismantling, removal, recycling, and disposal of materials generated during decommissioning will comply with rules, regulations, and prevailing Federal, State, and local laws at the time decommissioning is initiated and will use approved local or regional disposal or recycling sites as available. Recyclable materials will be recycled to the furthest extent practicable. Non-recyclable materials will be disposed of in accordance with State and Federal law.

3.1 Decommissioning of Project Components

3.1.1 Modules

Modules will be inspected for physical damage, tested for functionality, and disconnected and removed from racking. Functioning modules will be packed, palletized, and shipped to an offsite facility for reuse or resale. Non-functioning modules will be shipped to the manufacturer or a third party for recycling or disposal.

3.1.2 Racking

Racking and racking components will be disassembled and removed from the steel foundation posts, processed to appropriate size, and sent to a metal recycling facility.

3.1.3 Steel Foundation Posts

All structural foundation steel posts will be pulled out to full depth, removed, processed to appropriate size, and shipped to a recycling facility. The posts can be removed using back hoes or similar equipment. During decommissioning, the area around the foundation posts may be compacted by equipment and, if compacted, the area will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for vegetation.

3.1.4 Overhead and Underground Cables and Lines

All underground cables and conduits will be removed if less than 5 feet below ground surface in accordance with County Zoning Ordinance and AIMA requirements. It is assumed that the DC cables will be run on an aboveground CAB system, therefore removal of all DC cables has been included in the estimate. The County Zoning Ordinance and AIMA also require that cables be installed 5 feet below ground surface in agricultural areas, therefore this cost estimate assumes that only underground AC cables running to surface equipment will require removal. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area. Overhead lines will be removed from the project and taken to a recycling facility.

3.1.5 Inverters, Transformers, and Ancillary Equipment

All electrical equipment will be disconnected and disassembled. All parts will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards.

3.1.6 Equipment Foundations and Ancillary Foundations

The ancillary foundations are pile foundations for the equipment pads. As with the solar array steel foundation posts, the foundation piles will be pulled out completely. All unexcavated areas

compacted by equipment used in decommissioning will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density similar to the surrounding soils. All materials will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the owner's sole discretion, consistent with applicable regulations and industry standards.

3.1.7 Fence

All fence parts and foundations will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. The surrounding areas will be restored to pre-solar farm conditions to the extent feasible.

3.1.8 Access Roads

Facility access roads will be used for decommissioning purposes, after which removal of roads will be discussed with the Landowner and one of the following options will be pursued:

1. After final clean-up, roads may be left intact through mutual agreement of the landowner and the owner unless otherwise restricted by federal, state, or local regulations.
2. If a road is to be removed, aggregate will be removed and shipped from the site to be reused, sold, or disposed of appropriately, at the Owner's sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. All internal service roads are constructed with geotextile fabric and eight inches of aggregate over compacted subgrade. Any ditch crossing connecting access roads to public roads will be removed unless the landowner requests it remains. The subgrade will be decompacted using a chisel plow or other appropriate subsoiling equipment. All rocks larger than four inches will be removed. Topsoil that was stockpiled during the original construction will be distributed across the open area. The access roads and adjacent areas that are compacted by equipment will be decompacted.

3.2 Reclamation

The Owner will restore and reclaim the site to the pre-solar farm condition consistent with the County Zoning Ordinance and AIMA. The Owner assumes that the site will be returned to farmland after decommissioning through implementation of appropriate measures to facilitate such uses. In addition to the reclamation activities described above for each decommissioning activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be decompacted in accordance with the AIMA Decompaction Guidance Document to ensure proper density of topsoil consistent and compatible with the surrounding area and associated land use. All materials and debris associated with the Facility decommissioning will be removed and properly recycled or disposed of at off-site facilities.

4.0 Best Management Practices (BMPs)

During decommissioning, erosion and sediment control BMPs will be implemented to minimize potential for erosion of site soils and sedimentation of surface waters and waters of the state. Because decommissioning will entail disturbance of more than one acre of soil, the Applicant will prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain coverage under the

state-specific National Pollutant Discharge Elimination System (NPDES) permit prior to initiating soil disturbing activities. Potential BMPs to be implemented during decommissioning activities are described below and will be subject to refinement in the SWPPP. The decommissioning team will review the permitting requirements at the time of decommissioning and obtain any other necessary permits, which may include a US Army Corps of Engineers Section 404 Permit to Discharge Dredged or Fill Material.

4.1 Erosion Control

Erosion control measures will be refined based on the standard of practice current at the time the SWPPP is developed for decommissioning. All disturbed areas without permanent impermeable or gravel surfaces, or planned for use as crop land, will be vegetated for final stabilization. All slopes steeper than 4:1 should be protected with erosion control blankets. Restoration should include seed application prior to application of the blanket. All slopes 4:1 or flatter should be restored with seed and mulch, which will be disc anchored.

Project Phasing/Design BMP: Time periods during which disturbed soils are exposed should be minimized to the degree possible. Stabilization of soils will generally be accomplished immediately following decommissioning and removal of the access roads, fencing, modules and racking, equipment, and electrical cables. Where this is not possible, temporarily exposed soils will be temporarily stabilized with vegetation in accordance with the SWPPP for decommissioning.

Erosion Control Blankets and Seed BMP: Erosion control blanket (double-sided netting with wood fiber or weed-free straw fiber blanket) will be used as temporary stabilization for areas of slopes steeper than 4:1 and for areas of concentrated flow, such as ditches, swales, and similar areas around culverts. Additionally, seed will be applied in these areas as necessary for temporary and/or permanent vegetative growth. The SWPPP developed for decommissioning will provide detailed specifications for erosion control blankets to be used under various slope and drainage conditions.

Ditch/Channel Protection: Where new channels are formed, as in the case of culverts removed from access roads and the removal of low water crossings, the resulting channel will be protected with erosion control blankets as described in the section above.

Surface Roughening: Surface roughening, or slope tracking, is the act of running a dozer or other heavy tracked equipment perpendicular to the grade of disturbed slopes. The tracks will provide a rough surface to decrease erosion potential during an interim period until a smooth grade, seed, and erosion control blanket can be applied.

Temporary Mulch Cover and Seed BMP: Temporary mulch cover (wood fiber to resist loss from grazing by wildlife or domestic animals) will be applied at a rate of two tons per acre to provide temporary erosion protection of exposed soils on slopes flatter than or equal to 3:1. Seed will be applied with the mulch for temporary and/or permanent vegetative growth as called for in the SWPPP. Mulch will be used for all soil types where slopes are flatter than 3:1 and no significant concentrated flows are present. The mulch will be disc-anchored to the soil to keep it from blowing away. The mulch prohibits raindrop impact from dislodging soil and subsequently carrying the soil away during sheet drainage. If there is a challenge securing mulch to sandy soils, tackifier may be used to assist in disc anchoring.

Soil Stockpiles: Topsoil and subsoils that are stripped from the construction site will be

stockpiled separately on site. Stockpiles will be located in areas that will not interfere with the decommissioning activities nor encroach upon pavement, site drainage routes, or other areas of concentrated flow. Stockpiles should also be located away from wetlands and surface waters. Perimeter controls, such as silt fence, will be installed around all stockpiles that are not placed within existing silt fences or other sediment control, where the potential exists for material to be eroded and transported to sensitive natural resources. Soils that are stockpiled for longer durations will be temporarily seeded and mulched or stabilized with a bonded fiber polymer emulsion.

Permanent Seed and Temporary Mulch and/or Erosion Control Blanket BMP: In areas at final grade that will not be used for agriculture, permanent seed will be applied to promote vegetative cover for permanent erosion control. Temporary mulch and/or erosion control blanket will be applied where appropriate to provide temporary erosion protection until the permanent seed is established.

4.2 Sediment Control

Removal of Ditch Crossing BMP: Temporary ditch crossings may be needed to accommodate the movements of cranes or other heavy equipment. Perimeter controls such as silt fence will be used at crossing locations to minimize runoff from exposed soils. Crossings will occur during dry conditions, if possible. If a stream is wet at the time of the crossing, alternative BMPs may be used, such as installing a temporary dam or using a bypass pump to create dry conditions at the proposed crossing location. Timber construction mats will be used as needed to prevent compaction and rutting at crossing locations. All temporary fills and construction mats will be removed immediately after the crossing is successfully completed and the temporarily disturbed area is restored using the appropriate BMPs as described above.

Dewatering: A temporary sump and rock base will be used if a temporary pump is used to dewater an area of accumulated water. If a rock base cannot be used, the pump intake will be elevated to draw water from the top of the water column to avoid the intake and discharge of turbid water. Energy dissipation riprap will be applied to the discharge area of the pump hose. The water will be discharged to a large flat vegetated area for filtration/infiltration prior to draining into receiving waters of conveyances/ditches. If discharge water is unavoidably turbid, dewatering bags, temporary traps, rock weepers, or other adequate BMP will be used to control sediment discharge.

Silt Fence BMP or Fiber Logs: Silt fences or fiber logs will be used as perimeter controls downgradient of exposed soils during construction to capture suspended sediment particles on site, to the extent possible. The standard silt fence or fiber logs will also be used in smaller watershed areas where the contributing areas are typically less than 1/4 acre of drainage per 100 feet of standard silt fence or fiber logs. Standard silt fence or fiber logs will also be used for stockpiles eight feet high or higher which have slopes of 3:1 or steeper. Standard silt fence or fiber logs should not be used in areas of highly erodible soils which are found within streams, slopes, or banks of creeks and streams within the Facility's site.

Rock Entrance/Exit Tracking Control BMP: Rock construction entrances will be installed where access to a construction area from adjacent paved surfaces is needed.

Street Scraping/Sweeping BMP: Street scraping and sweeping will be used to retrieve sediment tracked or washed onto paved surfaces at the end of each working day, or as needed.

4.3 Controlling Stormwater Flowing onto and Through the Project

Given the low gradient of the slopes in the project area, controlling stormwater flow that enters the project area will likely require minimal effort during decommissioning activities. Only newly disturbed areas may require new, temporary stormwater control.

Diversion Berms/Swales/Ditches: It may be necessary to direct diverted flow toward temporary settling basins via berms, swales, or ditches. If diversion controls are deemed necessary for decommissioning activities, these must be stabilized by temporary mulch and seeding, erosion control blankets, or by installing riprap to protect the channel from erosive forces.

Rock Check Dams: It may be necessary to install temporary check dams within swales or ditches that convey stormwater from areas disturbed by decommissioning activities. Rock check dams effectively control flow velocity and sediment, augmenting temporary stabilization of channels. Filter fabric can help filter the flow, minimize the scour of the soil under the rock, and facilitate removal of the check dams once permanent stabilization is achieved. The height of check dams should be at least two feet. Spacing depends upon slope. Downgradient rock checks should have a top elevation equal to the bottom elevation of the previous (upgradient) rock check.

Temporary Sedimentation Basins: Sedimentation basins serve to remove sediment from runoff from disturbed areas of the site. The basins detain runoff long enough to allow the majority of the sediment to settle out prior to discharge. The location and dimensions of temporary sedimentation basins, if any are necessary, will be verified in accordance with Illinois Environmental Protection Agency (IEPA) requirements at the time of decommissioning.

4.4 Permitting

All decommissioning and reclamation activities will comply with Federal and State permit requirements. Decommissioning activities that will disturb more than one acre of soil will require coverage under the state-specific NPDES permit for construction stormwater. The permits will be applied for and received prior to decommissioning construction activities commencing. A SWPPP will be developed prior to filing for construction stormwater permit coverage.

If necessary for decommissioning activities, wetlands and waters permits will be obtained from the US Army Corps of Engineers (USACE) or the Illinois Department of Natural Resources (IDNR). A Spill Prevention, Control, and Countermeasure (SPCC) Plan for decommissioning will likely also be required for decommissioning work.

Please see below for a table listing the potentially necessary permits for decommissioning the Facility.

POTENTIALLY NECESSARY PERMITS FOR DECOMMISSIONING

ENTITY	Type of Permit	Description
US EPA/USACE	Wetland and water quality protection under Clean Water Act §§ 401 and 404	Section 401/404 permit or coverage under a nationwide permit if the decommissioning will impact wetlands or waters of the United States
ILLINOIS EPA	NPDES permit for construction activities, including Storm Water	Preparation and electronic submittal of SWPPP and Notice of Intent, as well as permit fee, to

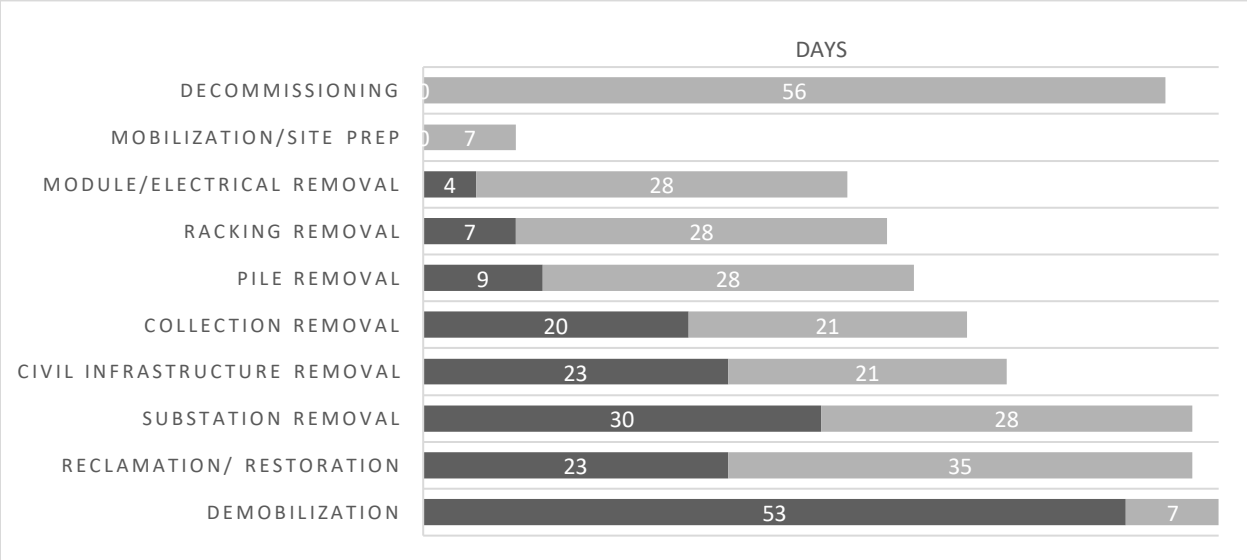
	Pollution Prevention Plan (SWPPP)	Illinois EPA for coverage under Illinois General Storm Water NPDES Permit for Construction Activities (ILR10).
ILL. DEPT. OF TRANSPORTATION (IDOT)	Size and weight limitations for vehicles on any Illinois roads.	Permits for over-size or over-weight vehicles.
IDOT	Permits required for driveway entrance.	Permits for work that may damage state roads or constructing/modifying entrances/exits to state roads.
IDOT	Permits required for road work	Permits for utility work in IDOT right-of-ways

4.5 Health and Safety Standards

Work will be conducted in strict accordance with the Applicant's health and safety plan. The construction contractor hired to perform the decommissioning will also be required to prepare a site-specific health and safety plan. All site workers, including subcontractors, will be required to read, understand, and abide by the Plans. A site safety office will be designated by the construction contractor to ensure compliance. This official will have stop-work authority over all activities on the site should unsafe conditions or lapses in the safety plan be observed.

5.0 Timeline

Decommissioning of the solar farm will be initiated if the project has not produced electricity for a period of up to 12 months. It is anticipated that the decommissioning activities for the project can be completed in an 8-week period. The estimated costs for decommissioning are tied to assumptions about the amount of equipment mobilized, the crew sizes, weather and climate conditions, and the productivity of the equipment and crews. Please see below for an approximately timeline for decommissioning of the facility.



6.0 Decommissioning Costs

6.1 Cost and Salvage Estimates

The Applicant shall provide a detailed Decommissioning Cost Estimate, prepared by an Illinois Licensed Engineer, prior to the issuance of building permits, which shall include the following:

a) A cost estimate for removal of above-ground portions of the solar site, below-ground restoration, and any environmental remediation;
b) The estimated resale and salvage values associated with the Project equipment ("Salvage Value");
c) A reduction from the Salvage Value by 30%, such that only 70% of the Salvage Value can be used as a credit against the Gross Cost and Admin Factor. The Salvage Value multiplied by the 70% is the ("Salvage Credit");
d) The value deducted for salvage may not exceed the estimated cost of removal of the aboveground portions of the Facility.

Therefore, the Salvage Credit is the lower value between:

70% x Estimated Salvage Value = **"Salvage Credit"**

OR

Estimated Cost of Removal of Aboveground Components = **"Salvage Credit"**

The Decommissioning Cost Estimate formula is:

Gross Cost– Salvage Credit = "Decommissioning Cost Estimate"

Based on this formula, the Decommissioning Cost Estimate for Woodard Trust 2 Solar is $86,851 ($31,029/MW-DC).

6.2 Security

The Applicant will provide an amount equal to the one hundred twenty-five percent (125%) the Decommissioning Cost Estimate (as determined by an Illinois-Licensed 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 Applicant prior to the Commercial Operation Date.

The required financial assurance for the Wolf/Wertz Site 1 is $108,563.

The Decommissioning Security will be in the form of an irrevocable letter of credit and an escrow account with the County 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.

Payment of the Decommissioning Security is to be made in equal installments over the first thirteen (13) years of the facility's life.

6.3 Use of Funds

Per Section 6.1.1A(9) of the Ordinance, the Zoning Administrator may draw on the funds for decommissioning of the solar facility when any of the following occur:

a. No response is received from the landowner withing thirty (30) days from initial notification by the Zoning Administrator;
b. The landowner does not enter, or breaches any term of a written agreement with the County to remove the Project;
c. Any breach or performance failure of any provision of this Plan;
d. The owner of record has filed a bankruptcy petition, or compromised the County's interest in the letter of credit in any way not specifically allowed by this Plan;
e. A court of law has made a finding that the Project 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 Ordinance; or
g. Any other conditions to which to the County and the landowner mutually agree;

Additionally, per Section 6.1.5Q(5) of the Ordinance, the Zoning Administrator may draw on the funds for decommissioning of the project when any of the following occur:

a. In the event that the Project or component thereof ceases to be functional for more than six months after it starts producing electricity of the Owner is not diligently repairing the Project or component;
b. In the event that the Owner declares the Project or any Project component to be functionally obsolete for tax purposes.
c. There is a delay in the construction of the Project of more than 6 months after construction on that Project begins.
d. The Project or any components thereof that appears in a state of disrepair or imminent collapse and/or creates an imminent threat to the health or safety of the public or any person.
e. The Project or any components thereof that is otherwise derelict for a period of 6 months.
f. The Project is in violation of the terms of the SUP for a period exceeding ninety (90) days.
g. The Applicant, its successors in interest, and all parties to this Plan has failed to maintain financial assurance in the form and amount required by the SUP or compromised the County's interest in this Plan.
h. The County discovers any material misstatement of fact of misleading omission of fact made by the Applicant in the course of the SUP Zoning Case.
i. The Applicant has either failed to receive a copy of the certification of design compliance required by paragraph 6.1.5D. of the Ordinance or failed to submit it to the County within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Applicant to obtain such certification.

6.4 Standard Conditions for Decommissioning

The following conditions shall apply, per Section 6.1.5Q(3) of the Ordinance:

a. The applicant or successor shall notify the County by certified mail of the commencement of voluntary or involuntary bankruptcy proceeding, naming the applicant as debtor, within ten days of commencement of proceeding.
b. The applicant shall agree that the sale, assignment in fact or law, or such other transfer of applicant's financial interest in the Project shall in no way affect or change the applicant's obligation to continue to comply with the terms of this plan. Any successor in interest, assignee, and all parties to this Plan shall assume the terms, covenants, and obligations of this plan and agrees to assume all reclamation liability and responsibility for the Project.
c. The County and its authorized representatives are authorized for right of entry onto the Project premises for the purpose of inspecting the methods of reclamation or for performing actual reclamation if necessary.
d. At such time as decommissioning takes place, the Applicant, its successors in interest, and all parties to this Plan are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
e. The Applicant, its successors in interest, and all parties to this Plan shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.
f. The Applicant, its successors in interest, and all parties to this Plan shall be obliged to perform the work in this Plan before abandoning the Project or prior to ceasing production of electricity from the Project, after it has begun, other than in the ordinary course of business. This obligation shall be independent of the obligation to pay financial assurance and shall not be limited by the amount of financial assurance. The obligation to perform the reclamation work shall constitute a covenant running with the land.
g. This plan shall provide for payment of any associated costs that Champaign County may incur in the event that decommissioning is actually required. Associated costs include all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation work and shall include but not be limited to: attorney's fees; construction management and other professional fees; and, the costs of preparing requests for proposals and bidding documents required to comply with State law or Champaign County purchasing policies.
h. The depth of removal of foundation concrete below ground shall be a minimum of 54 inches. The depth of removal of foundation concrete shall be certified in writing by an Illinois Licensed Professional Engineer and the certification shall be submitted to the Zoning Administrator (see Section 2.3 of this Plan.)
i. Underground electrical cables of a depth of 5 feet or greater may be left in place (see Section 2.5 of this Plan).
j. The hole resulting from the removal of foundation concrete during decommissioning shall be backfilled as follows. Please see Section 2.8.2 of this Plan for this information as it pertains to site restoration:
    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 Project 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 Project 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 Project. The methods for storing the excavated native soils during the operating lifetime of the Project 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 this Plan be deemed invalid by a court of competent jurisdiction, the Project's SUP shall be deemed void.
l. The Applicant's obligation to complete this Plan and to pay all associated costs shall be independent of the Applicant's obligation to provide financial assurance.
m. The liability of the Applicant's failure to complete the decommissioning and site reclamation plan or any breach of this Plan's requirements shall not be capped by the amount of financial assurance.
n. If the Applicant desires to remove equipment or property credited to the estimated salvage value without the concurrent replacement of the property with property of equal or greater salvage value, or if the Applicant installs equipment or property increasing the cost of decommissioning after the Project 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.

Attachment A

Decommissioning Cost Estimate

Woodard Trust 2 Site Solar Project

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	$12,300.00	$12,300
Mobilization was estimated to be approximately 7% of total cost of other items.				
Permitting				
County Permits	1	Lump Sum	$10,000.00	$10,000
State Permits	1	Lump Sum	$20,000.00	$20,000
Subtotal Permitting				**$30,000**
Decommissioning will require SWPPP and SPCC Plans. Cost is an estimate of the permit preparation cost.				
Civil Infrastructure				
Remove Gravel Surfacing from Road	395	Cubic Yards (BV)	$2.66	$1,049
Haul Gravel Removed from Road to Landfill (Urbana, IL)	494	Cubic Yards (LV)	$7.99	$3,945
Dispose of Gravel Removed from Road (Landfill uses as Daily Cover)	640	Tons	$0.00	$0
Remove Geotextile Fabric from Beneath Access Roads	2,222	Square Yards	$1.40	$3,111
Haul Geotech Fabric to Landfill (Urbana, IL)	0.6	Tons	$5.86	$4
Dispose of Geotech Fabric	0.6	Tons	$110.00	$67
Remove and Load Culvert from Beneath Access Roads	1	Each	$420.00	$420
Haul Culvert Removed from Access Roads to Landfill (Urbana, IL)	0.3	Tons	$5.86	$2
Dispose of Culvert	0.3	Tons	$110.00	$33
Grade Road Corridor (Re-spread Topsoil)	1,000.0	Linear Feet	$0.32	$320
Decompact Road Area	0	Acres	$89.03	$41
Remove Chainlink Fence (Substation, BESS, O&M, etc.)	2,910.0	Linear Feet	$7.21	$20,981
Haul Chainlink Fence to Metal Recycling (Urbana, IL)	15	Tons	$5.35	$83
Subtotal Civil Infrastructure				**$30,056**
Civil removal costs are a combination of ILDOT unit costs where applicable, RSMeans cost for Rockford, IL, and industry standards provided to Westwood.				
Structural Infrastructure				
Remove Steel Foundation Posts (Arrays, Equipment, Met Towers)	881	Each	$15.31	$13,489
Haul Array Steel Post to Metal Recycling (Urbana, IL)	63	Tons	$4.68	$297
Remove Tracker Racking per String	199	Each	$185.64	$37,015
Haul Tracker Racking to Metal Recycling (Urbana, IL)	145	Tons	$4.68	$677
Remove Drive Motor Posts	77	Each	$15.31	$1,179
Haul Drive Motor Posts to Metal Recycling (Urbana, IL)	6	Tons	$4.68	$26
Subtotal Structural Infrastructure				**$52,682**
Steel removal costs were calculated by using RSMeans information for demolition of steel members. Hauling calculations are based on the locations of metals recyclers.				
Electrical Collection System				
Remove PV Panels	5,184	Each	$9.14	$47,401
Haul PV 95% of Panels to Reseller (Louisville, KY)	176	Tons	$48.54	$8,565
Haul 5% of PV Panels to Landfill (Urbana, IL)	9	Tons	$5.86	$54
Dispose of PV Panels	9	Tons	$110.00	$1,021
Remove Combiner Boxes	16	Each	$60.00	$960
Remove Equipment Skids	1	Each	$1,107.22	$1,107
Remove Equipment Pad Frames and Foundations	1	Each	$3,465.63	$3,466
Haul Concrete Foundations	41	Tons	$5.86	$242
Dispose of Concrete from Transformer Foundation	41	Tons	$110.00	$4,549
Haul Equipment to Transformer Disposal (Dolton, IL)	1	Each	$115.23	$115
Remove SCADA Equipment	1	Each	$2,000.00	$2,000
Remove DC Collector System Cables (copper)	2.80	Per MW	$2,000.00	$5,598
Remove Underground (AC) Collector System Stub-Ups	1	Locations	$400.00	$400
Load and Haul Cables for Recycling	24.3	Tons	$4.68	$114
Subtotal Electrical Collection				**$75,592**
Electrical removal costs of PV Panels and Combiner Boxes were based industry standard installation rates. Equipment pads, MV Equipment, and SCADA Equipment removal cost are based on removal of equipment, concrete pads, and conduits using a truck mounted crane and RSMeans information on crew production rates.				

Connection to Distribution				
Remove Overhead Cables	620	Feet	$7.90	$4,898
Loadout Overhead Cables	1.2	Tons	$37.00	$46
Haul Overhead Cables	1.2	Tons	$4.68	$6
Remove and Load Timber Transmission Poles	6	Each	$417.97	$2,508
Remove and Load Steel Transmission Poles	0	Each	$835.94	$0
Haul Timber Poles to Landfill (Urbana, IL)	20	Tons	$5.86	$114
Haul Steel Poles to Metal Recycling (Urbana, IL)	0	Tons	$5.35	$0
Haul Hardware, Bracing, and Attachments to Landfill (Urbana, IL)	3	Cubic Yards	$7.99	$26
Dispose of Transmission Pole Components	6	Each	$110.00	$660
Topsoil and Revegetation at Removed Poles	6	Each	$8.94	$54
Subtotal Transmission System				**$8,312**
Site Restoration				
Stabilized Construction Entrance	1	Each	$2,000.00	$2,000
Perimeter Controls (Erosion and Sediment Control)	1,455	Linear Feet	$3.64	$5,296
Till to Farmable Condition on Array Areas	12	Acres	$158.78	$1,911
Subtotal Site Restoration				**$9,207**
Project Management				
Project Manager	8	Weeks	$3,749.00	$29,992
Superintendent (half-time)	8	Weeks	$1,762.50	$14,100
Field Engineer (half-time)	8	Weeks	$1,634.50	$13,076
Clerk (half-time)	8	Weeks	$375.00	$3,000
Subtotal Project Management				**$60,168**
Standard industry weekly rates from RSMeans.				
Total Cost Demolition/Removals				**$278,400**
Salvage				
Fencing (Chain Link)	15	Tons	$208.15	$3,225
Steel Posts	63	Tons	$213.15	$13,521
Module Racking	145	Tons	$213.15	$30,859
PV Modules	4,925	Each	$41.31	$203,443
String Inverters	3,175	Pounds	$0.29	$905
DC Collection Lines (Copper)	48,258	Pounds	$1.03	$49,585
AC Collection Line Stub-Ups (Aluminum)	375	Pounds	$0.75	$281
Transmission Lines (Steel)	0.5	Tons	$213.15	$99
Transmission Lines (Aluminum)	1,548	Pounds	$0.75	$1,161
Subtotal Salvage				$303,700
Salvage Credit (70% of Salvage Value per Zoning Ordinance 6.5.1.Q.4.(b)(g))				$212,590
Estimated Costs for Removal of Aboveground Portion of Facility				**$191,549**
Salvage values reflect five-year scrap values, as tracked by Westwood Professional Services using data obtained from ScrapMonster.com.				
Decommissioning Cost Estimate				**$86,851**
Financial Assurance Required	**125% Cost Estimate**			**$108,563**
Check: Minimum Financial Assurance Allowed ($1,000/acre)	*12*	*Acres*	*$1,000.00*	*$12,034*

Notes:

1. Prices used in analysis are estimated based on research of current average costs and salvage values.
2. Prices provided are estimates and may fluctuate over the life of the project.
3. Contractor means and methods may vary and price will be affected by these.

Cost Estimate Assumptions

To develop a cost estimate for the decommissioning of the Woodard Trust 2 Site Solar Project, Westwood engineers made the following assumptions and used the following pricing references. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. When publicly

available bid prices or State Department of Transportation bid summaries were not available for particular work items, we developed time- and material-based estimates considering composition of work crews and equipment and material required. While materials may have a salvage value at the end of the project life, the construction activity costs and the hauling/freight costs are separated from the disposal costs or salvage value to make revisions to salvage values more transparent.

1. This cost estimate has been prepared based on the preliminary site layout provided by Forefront Energy, LLC and dated November 2, 2022 and additional design parameters provided in May 2023. Quantities that were not available when this Decommissioning Plan was prepared were estimated based on projects of similar size and design.
2. A project of this size and complexity requires a full-time project manager with half-time support staff.
3. Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require. Since State Department of Transportation unit prices are used, where possible, and the other costs are based on RSMeans Construction Costs, the labor rates will reflect union labor rates.
4. Mobilization was estimated at approximately 7% of total cost of other items.
5. Permit applications will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and a Spill Prevention, Control, and Countermeasure (SPCC) Plan. The cost for these documents was split between the two phases.
6. Road gravel removal was estimated on a time and material basis. Since the material will not remain on site, a hauling cost is added to the removal cost. Clean aggregate can typically be used as "daily cover" at landfills without incurring a disposal cost. The road gravel may also be used to fortify local driveways and roads, lowering hauling costs but incurring placing and compaction costs. The hauling costs to a landfill represents an upper limit to costs for disposal of the road gravel.
7. Grade Road Corridor reflects the cost of mobilizing and operating light equipment to spread and smooth the topsoil stockpiled on site during construction to replace the aggregate removed from the road.
8. Erosion and sediment control along road reflects the cost of silt fence on the downhill side of the road adjacent to wetlands and drainage swales.
9. Topsoil is required to be stockpiled on site during construction, so no topsoil replacement is expected to replace the road aggregate. Subsoiling cost to decompact roadway areas is estimated as $89.03 per acre, and tilling to an agriculture-ready condition is estimated as $158.78 per acre.
10. Tracker array posts are lightweight "I" beam sections installed with a specialized piece of equipment and can be removed with a standard backhoe with an attachment for gripping the piles. We estimate crew productivity at 240 posts per day, resulting in a per post cost of approximately $15.31.
11. A metal recycling facility (Mervis Recycling) is located in Urbana, Illinois approximately 11 miles from the project site. The posts weigh approximately 150 pounds each, and we estimate the hauling costs at approximately $0.43 per ton mile.
12. It is assumed that the racking structures weigh approximately 15 pounds per linear foot of array. Each solar panel has a width of 44.61 inches. The facility has 5,184 modules, an estimated 19,340 feet of array, weighing 145 tons. The arrays are made of steel pipes; a crew with hand tools can disassemble and cut the pieces to sizes for recycling at a rate of about 1800 pounds per person per hour, or about $255 per ton.

13. Hauling the steel to Urbana costs about $4.68 per ton.
14. The solar panels for this project measure approximately 3.72 feet by 7.40 feet and weigh 72 pounds. They can easily be disconnected, removed, and packed by a three-person crew at a rate we estimate at 36 panels per hour.
15. One equipment skid, consisting of string inverters, a transformer, and a panel on a metal frame, is assumed to be used for the project. The skids weigh approximately 13,000 pounds and can be disconnected by a crew of electricians. The inverters contain copper or aluminum windings.
16. The transformers contain either copper or, more commonly, aluminum windings that have significant salvage value. They are typically oil filled, but most transformer recyclers will accept the transformers with oil. The estimated costs include removal of metal frame and conduits feeding the equipment.
17. Medium voltage (MV) equipment and SCADA equipment are mounted on the same equipment skids as the inverters and transformers, and they are enclosed in weatherproof cabinets. Their size requires light equipment to remove them. The costs for the removal of the pile foundations are included in the "Remove Steel Foundation Posts" estimate.
18. The underground collector system cables are placed in trenches with a minimum of 5 feet of cover in agricultural areas in accordance with County and AIMA guidelines. Several cables/circuits are placed side by side in each trench. The conduits and cables can be removed by trenching.
19. The project is assumed to have one entrance from the existing roadway, therefore one rock construction entrance has been included. Although the exact access road design is in progress, one culvert has also been included.
20. Perimeter control pricing is based on silt fence installation around downgradient sides of the project perimeter.
21. Metal salvage prices (steel, aluminum, copper) are based on a five-year average of pricing posted on www.scrapmonster.com for the US Midwest. These prices are based on delivery to the recycling facility with the material prepared to meet size, thickness, cleanliness, and other specifications. A reduction of 25% has been taken from this price to reflect the processing by the contractor to meet the specifications.
22. Solar module degradation is approximately 0.50% per year, or 88% after 25 years. We have assumed that as long as the modules are producing power, they will have economic value. To avoid overestimating the used modules' value, we used the minimum pricing of approximately $0.07 per watt based on a We Recycle Solar quote prepared on October 22, 2020. Pricing is based on delivery to their facility. For interim decommissioning, resale of used modules will be most cost effective.
23. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. However, we have assumed that the electrical equipment will be obsolete at the time of decommissioning, so we have based the pricing on a percentage of the weight that reflects the aluminum or copper windings that can be salvaged. We have assumed a 25% recovery of the weight of the transformers and inverters for aluminum windings.
24. The collection lines are priced assuming copper conductor wire for the direct current circuits, which is typical. The prices reflect a reduced yield of copper resulting from the stripping of insulation and other materials from the wire prior to recycling.
25. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised, but removal assumes unskilled common labor under supervision.

FOREFRONT POWER

RECEIVED
OCT 11 2018
CHAMPAIGN CO. P & Z DEPARTMENT

Roadway Upgrade and Maintenance Agreement

This Roadway Upgrade and Maintenance Agreement (the "Agreement"), dated October __, 2018 is by and between St. Joseph Township Road District (the "Township") and the FFP IL Community Solar, LLC (FFP) (collectively the "Parties").

WHEREAS, This Agreement is to document the roadway upgrade and maintenance terms in connection with a Community Solar Garden (the "Project") located on the NW Corner of Interstate 74 & County Road 2350 East in St. Joseph Township as noted in the attached preliminary site plan.

WHEREAS, The Highway Authority is agreeing to waive the requirements of Subparagraphs 6.1.5 G (1), (2) and (3) of the revised Proposed Amendment as Recommended by the ZBA.

THEREFORE, The Parties agree upon the following terms as a condition of the Special Use Permit in connection with the Project:

Section I General Terms

a. FFP shall agree to conduct a pre-PV solar farm construction baseline survey to determine existing street conditions for assessing potential future damage including a videotape of the affected length of each subject street supplemented by photographs if necessary.
b. FFP shall agree to pay for costs of the County Engineer to hire a consultant to make a study of any structure on the proposed route that the County Engineer reasonably feels may not carry the loads likely during the PV SOLAR FARM construction and pay for any strengthening of structures that may be necessary to accommodate the proposed traffic loads caused by the PV SOLAR FARM construction.
c. FFP shall agree upon an estimate of costs for any other necessary roadway improvements prior to construction.
d. FFP shall obtain any necessary approvals for the street improvements from the relevant street maintenance authority.
e. FFP shall obtain any necessary access permits including any required plans.
f. FFP shall erect permanent markers indicating the presence of underground cables on areas of potential impact.
g. FFP shall install marker tape in any impacted cable trench.
h. FFP shall become a member of the Illinois state wide One-Call Notice System (otherwise known as the Joint Utility Locating Information for Excavators or "JULIE") and provide JULIE with all of the information necessary to update its record with respect to the PV solar farm.
i. FFP shall use directional boring equipment to make all crossings of County Highways for the cable collection system.
j. FFP shall notify the street maintenance authority in advance of all oversize moves and crane crossings.
k. FFP shall provide the County Engineer with a copy of each overweight and oversize permit issued by the Illinois Department of Transportation for PV solar farm construction.
l. FFP shall transport the PV solar farm loads so as to minimize adverse impact on the local traffic including farm traffic.
m. FFP shall schedule PV solar farm construction traffic in a way to minimize adverse impacts on emergency response vehicles, rural mail delivery, school bus traffic, and local agricultural traffic.
n. FFP shall provide as much advance notice as is commercially reasonable to obtain approval of the

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street maintenance authority when it is necessary for a street to be closed due to a crane crossing or for any other reason. Notwithstanding the generality of the aforementioned, CPG will provide 48 hours notice to the extent reasonably practicable.

o. FFP shall provide signs indicating all highway and street closures and work zones in accordance with the Illinois Department of Transportation Manual on Uniform Traffic Control Devices.
p. FFP shall establish a single escrow account and a single Irrevocable Letter of Credit for the cost of all street upgrades and repairs pursuant to the PV solar farm construction.
q. FFP shall notify all relevant parties of any temporary street closures.
r. FFP shall obtain easements and other land rights needed to fulfill CPG's obligations under this Agreement.
s. FFP shall agree that the County shall design all street upgrades in accordance with the most recent edition of the IDOT Bureau of Local Roads and Streets Manual.
t. FFP shall provide written Notice to Proceed to the relevant street maintenance authority by December 31 of each year that identifies the streets to be upgraded during the following year.
u. FFP shall provide dust control and grading work to the reasonable satisfaction of the County Engineer on streets that become aggregate surface streets.
v. FFP shall conduct a post-PV solar farm construction baseline survey similar to the pre-PV solar farm construction baseline survey to identify the extent of repairs necessary to return the streets to the pre-PV solar farm construction condition.
w. FFP shall pay for the cost of all repairs to all STREETS that are damaged by the Applicant during the construction of the PV SOLAR FARM and restore such STREETS to the condition they were in at the time of the pre-PV SOLAR FARM construction inventory.
x. All PV solar farm construction traffic shall exclusively use routes designated and agreed upon by FFP and the Road District.
y. FFP shall provide liability insurance in an acceptable amount to cover the required street construction activities.
z. This Agreement will remain until the decommissioning process has begun at the end-of-life as seen by the County.
aa. FFP has the right to transfer this agreement to a project company which is the holder of the Special Use Permit of the Project.
bb. At such time as decommissioning takes place, FFP or its successors in interest shall enter into a Roadway use and Repair Agreement with the appropriate highway authority.

Section 2 - Miscellaneous

a. Notices All notices, requests, statements or payments will be made to the addresses and persons specified below. All notices will be made in writing except where this Agreement expressly provides that notice may be made orally. Notices required to be in writing will be delivered by hand delivery, overnight delivery, facsimile, or e-mail (so long as a copy of such e-mail notice is provided immediately thereafter in accordance with the requirements of this Section by hand delivery, overnight delivery, or facsimile). Notice by facsimile will (where confirmation of successful transmission is received) be deemed to have been received on the day on which it was transmitted (unless transmitted after 5:00 p.m. at the place of receipt or on a day that is not a Business Day, in which case it will be deemed received on the next Business Day). Notice by hand delivery or overnight delivery will be deemed to have been received when delivered. Notice by e-mail will be deemed to have been received when such e-mail is transmitted, so long as a copy of such e-mail notice is delivered immediately thereafter by hand delivery, overnight delivery, or facsimile. When notice is permitted to be provided orally, notice by telephone will be permitted and will be deemed to have been received at the time the call is received. A Party may change

its address by providing notice of the same in accordance with the provisions of this Section. Initial addresses for notice shall be as follows:

St. Joseph Township Road District
Rod Maddock
[OPEN]

FFP IL Community Solar, LLC
100 Montgomery Street, Suite 725
San Francisco, CA 94104
(855) 204-5083

a. Governing Law/Venue This Agreement will be governed by the laws of Illinois without giving effect to principles of conflicts of laws that would require the application of the law of another jurisdiction.

b. Entire Agreement; Amendments This Agreement constitutes the entire agreement between the Parties, and shall supersede any prior oral or written agreements between the Parties, relating to the subject matter hereof or thereof. Any amendment, modification or change to this Agreement will be void unless in writing and signed by both Parties.

c. Non-Waiver No failure or delay by either Party in exercising any right, power, privilege, or remedy hereunder will operate as a waiver thereof. Any waiver must be in a writing signed by the Party making such waiver.

d. Severability If any part, term, or provision of this Agreement is determined by an arbitrator or court of competent jurisdiction to be invalid, illegal, or unenforceable, such determination shall not affect or impair the validity, legality, or enforceability of any other part, term, or provision of this Agreement, and shall not render this Agreement unenforceable or invalid as a whole. Rather the part of this Agreement that is found invalid or unenforceable will be amended, changed, or interpreted to achieve as nearly as possible the same objectives and economic effect as the original provision, or replaced to the extent possible, with a legal, enforceable, and valid provision that is as similar in tenor to the stricken provision, within the limits of Applicable Law or applicable court decisions, and the remainder of this Agreement will remain in full force.

e. No Third Party Beneficiaries Nothing in this Agreement will provide any benefit to any third party or entitle any third party to any claim, cause of action, remedy or right of any kind.

f. No Recourse to Affiliates This Agreement is solely and exclusively between the Parties, and any obligations created herein on the part of either Party shall be the obligations solely of such Party. No Party shall have recourse to any parent, subsidiary, partner, member, Affiliate, Lender, director, officer or employee of the other Party for performance or non-performance of any obligation hereunder, unless such obligations were assumed in writing, by the Person against whom recourse is sought.

g. Relationships of Parties This Agreement shall not be interpreted to create an association, joint venture, or partnership between the Parties nor to impose any partnership obligation or liability upon either Party.

h. Counterparts This Agreement may be executed in several counterparts, each of which is an original and all of which together constitute one and the same instrument. A signature on a copy of this Agreement received by either Party by facsimile is binding upon the other Party as an original. Both Parties agree that a photocopy of such facsimile may also be treated by the Parties as a duplicate original.

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i. Further Assurances The Parties shall do such further acts, perform such further actions, execute and deliver such further or additional documents and instruments as may be reasonably required or appropriate to consummate, evidence, or confirm the agreements and understandings contained herein and to carry out the intent and purposes of this Agreement.

j. Construction of Agreement This Agreement and any ambiguities or uncertainties contained herein shall be equally and fairly interpreted for the benefit of and against both Parties and shall further be construed and interpreted without reference to the identity of the Party preparing this document, it being expressly understood and agreed that the Parties participated equally in the negotiation and preparation of this Agreement or have had equal opportunity to do so. Accordingly, the Parties hereby waive the legal presumption that the language of the contract should be interpreted most strongly against the Party who caused the uncertainty to exist.

k. Estoppel Either Party, without charge, at any time and from time to time, within five (5) Business Days after receipt of a written request by the other Party, shall deliver a written instrument, duly executed, certifying to such requesting Party, or any other Person specified by such requesting Party: (i) that this Agreement is unmodified and in full force and effect, or if there has been any modification, that the same is in full force and effect as so modified, and identifying any such modification; (ii) whether or not to the knowledge of such Party there are then existing any defenses in favor of such Party against enforcement of any of the terms, covenants and conditions of this Agreement and, if so, specifying the same and also whether or not to the knowledge of such Party the other party has observed and performed all of the terms, covenants and conditions on its part to be observed and performed, and if not, specifying the same; (iii) such other information as may be reasonably requested by a Party hereto. Any written instrument given hereunder may be relied upon by the recipient of such instrument, except to the extent the recipient has actual knowledge of facts contrary to the facts contained in the certificate.

IN WITNESS WHEREOF, the Parties agree to caused this Agreement to be duly executed, under seal, by persons hereunto duly authorized, as of this ____day of October 2018.

Go Mizoguchi
President
FFP IL Community Solar, LLC

~~Rod Maddock~~ BRIAN BUS
Road Commissioner
St. Joseph Township Road District

AN INTERGOVERNMENTAL COST SHARING AGREEMENT BETWEEN THE COUNTY OF CHAMPAIGN, THE CITY OF CHAMPAIGN, THE CITY OF URBANA, AND THE VILLAGE OF SAVOY FOR ILLINOIS ENVIRONMENTAL PROTECTION AGENCY-SPONSORED ONE-DAY HOUSEHOLD HAZARDOUS WASTE COLLECTION IN 2024

THIS AGREEMENT is made and entered into by and between the County of Champaign and the following Illinois municipal corporations: the City of Champaign, the City of Urbana, and the Village of Savoy, effective on the last date signed by a party hereto. The foregoing entities will hereafter be noted as "the parties."

WHEREAS, Section 10 of Article VII of the Illinois Constitution of 1970, and 5 ILCS 220/1, *et seq*. enable the parties to enter into agreements among themselves and provide authority for intergovernmental cooperation; and

WHEREAS, the parties find it to be most cost effective to mutually combine efforts and to share in the costs associated with an Illinois Environmental Protection Agency (IEPA)-Sponsored One-Day Household Hazardous Waste Collection to be held on August16-17, 2024, at the State Farm Center Southwest Quad Parking Lot in Champaign, Illinois (hereinafter referred to as "event"). These costs include:

For the Illinois Environmental Protection Agency-Sponsored One-Day Household Hazardous Waste Collection event:

c) The event fee of $2,000 for use of State Farm Center Southwest Quad Parking Lot for two days at $1,000 per day.

d) The cost of traffic patrol services to be provided by one traffic patrol person, not expected to exceed $800 for the event.

e) The cost of approximately $600 for rental of an overhead 10'x 10' tent with sides for two days in the event of unsuitable weather conditions.

f) The cost of $285 for onsite amenities for workers: two porta-potties and a portable hand-wash station.

g) The cost of two golf carts at $275 per day at the event.

h) Additional 10 percent contingency amount of total fees paid pursuant to items e) through g) above, to be included in the maximum total amount per event.

WHEREAS, the cost contribution required of each party is provided in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

Section 1. Purpose

1-1. This Agreement outlines a cost-sharing arrangement between the parties for the purpose of administering the events in 2023. Costs will include:

For the IEPA-Sponsored One-Day Household Hazardous Waste Collection event:

c. Payment of an event fee of $2,000 to the State Farm Center, University of Illinois at Urbana-Champaign, for use of Parking Lot F5 for two days at $500 per day;

d. Payment for traffic patrol services to be provided by one traffic patrol person, not expected to exceed $800 for the event;

e. Payment of approximately $600 for rental of an overhead 10’x 10’ tent with sides for two days in the event of unsuitable weather conditions;

f. Payment of $285 for onsite amenities for workers: two porta-potties and a portable hand-wash station.

g. Payment for two golf carts at $275 per day at the event; and

h. Allowing for an additional 10 percent contingency amount of total fees paid pursuant to f., g., h., and i. above, to be included in the maximum total amount per event.

Section 2. Terms

2-1. The terms of this Agreement shall be from the date last signed by the parties until 60 days following the final event, unless amended by agreement of the parties.

Section 3. Responsibilities

3-1. The parties understand and agree that of the parties to this Agreement, only the County of Champaign shall enter into a contract with the A-Team Recyclers and with Parkland College for the Residential Electronics Collections and with the IEPA and with Brookfield Properties for the IEPA-Sponsored One-Day Household Hazardous Waste Collection event. However, the County of Champaign shall be entering into said contract on behalf of the other parties as well, and Champaign County agrees that it shall not enter into said contract unless it specifically names the other parties to this agreement as third party beneficiaries of that contract. Champaign County shall obtain approval of the form of said contract with the contact from each of the parties to this Agreement prior to executing said contract.

3-2. Each party is responsible for contributing its share of the total costs for the events under this Agreement, according to the percentages and up to the maximums specified in Section 4 (Cost-Sharing) of this Agreement.

3-3. Each party is also responsible for coordinating information requests from the other parties in a timely manner.

Section 4. Cost Sharing

4.1 The parties agree to share, according to the percentages shown in Table 4.1, total costs not to exceed the Maximum Total Cost shown for each event:

Table 4.1

Event Date(s)	Champaign County Maximum Share *(% of total)*	City of Champaign Maximum Share (% of total)	City of Urbana Maximum Share (% of total)	Village of Savoy Maximum Share (% of total)	Maximum Total Cost
April 15, 2023	$1,079.35 (34.2)	$1,353.92 (42.9)	$587.02 (18.6)	$135.71 (4.3)	$3,156
May 19-20, 2023	$7,960.05 (34.2)	$9,984.98 (42.9)	$4,429.15 (18.6)	$1,000.82 (4.3)	$23,275
October 13-14 2023	$7,960.05 (34.2)	$9,984.98 (42.9)	$4,429.15 (18.6)	$1,000.82 (4.3)	$23,275

Section 5. Invoices and Payments

5.1 To facilitate payment for services described in Section 1.1 of this Agreement, following each event held and within 30 days of receipt of an invoice from the Champaign County Recycling Coordinator, each party agrees to provide its share of funds as shown in Table 4.1, payable to 'Champaign County' to the attention of Recycling Coordinator, Champaign County Department of Planning and Zoning, 1776 E. Washington Street, Urbana, IL 61802.

Section 6. Amendments.

This agreement may be amended only in writing signed by all parties.

Section 7. Survival of Provisions.

Any terms of this Agreement that by their nature extend after the end of the Agreement, whether by way of expiration or termination, will remain in effect until fulfilled.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date and year indicated herein.

CHAMPAIGN COUNTY

By:_____

Date:_____

ATTEST:_____

APPROVED AS TO FORM:

_____
State's Attorney's Office

CITY OF CHAMPAIGN
An Illinois Municipal Corporation

By:_____

Date: _____

ATTEST: _____

APPROVED AS TO FORM:

_____
City Attorney

CITY OF URBANA
An Illinois Municipal Corporation

By:_____

Date:_____

ATTEST:_____

APPROVED AS TO FORM:

_____
City Attorney

VILLAGE OF SAVOY
An Illinois Municipal Corporation

By:_____

Date: _____

ATTEST: _____

APPROVED AS TO FORM:

_____
Village Attorney

STATE FARM CENTER PARKING LOT PERMIT

This agreement ("Agreement") is made and entered into as of the date of final, executing signature, by and between The Board of Trustees of the University of Illinois, a body corporate and politic of the State of Illinois, on behalf of its State Farm Center ("University") and Champaign County Department of Planning & Zoning ("Licensee"), a division of county government in Champaign County, Illinois.

1. **Description of Event.** Household Hazardous Waste One-Day Collection, open to the public, to be set up on August 16, 2024 and held on August 17, 2024 ("Event").

2. **University's Provision of Services and Use of Premises.** University will provide to Licensee the nonexclusive use of the following University premises:

   State Farm Center: Access to the SW Quad Lot

   University will grant Licensee access to and use of the premises from 8:00 a.m. on August 16, 2024 to provide for set up. Site shall be cleared of all vehicles, staff, and materials by 5:00 p.m. on April 17. Licensee shall ensure that use of University's premises under this Agreement does not interfere with University's use of the premises. Licensee may, with University's approval, supplement the security provided by University with other security in and around the premises. Licensee will ensure that such security will fully cooperate with and will coordinate its activities with the security supervisor provided by University.

3. **Licensee's Specific Event Duties.** Licensee or its agents shall manage all Event activities. Licensee hereby agrees that costs for repairs to any University property damage (including, but not limited to, oil leaks and tent holes in sod) shall be borne entirely by Licensee. Licensee further agrees and understands that no cars are to be left on University property overnight. Any cars left overnight are at the risk of Licensee and car owner and University shall not be responsible for any damage to cars left overnight.

4. **Sale of Food and Beverage.** No food or beverage will be sold or consumed as part of this event.

5. **Fees/Reimbursement of Expenses/Remittance.** For use of University premises, Licensee will pay University a fee of $2000.00. In addition, Licensee shall reimburse University for personnel, additional expenses incurred, and equipment required for the Event. No later than fourteen days after the Event, University will deliver to Licensee a final invoice of actual costs incurred by University. Licensee shall pay the amount due to University no later than 30 days after Licensee's receipt of an invoice. When making payment, Licensee will: (a) remit by check payable to the "University of Illinois"; (b) reference this Agreement and the applicable invoice being paid; and (c) mail to the address listed on the invoice.

6. **Permits.** Licensee shall be responsible for obtaining all legal permits and other authorizations required for the event.

7. **Cancellation/Termination.** If the Event is cancelled or does not occur for any reason other than a force majeure event, including but not limited to, natural disasters, strikes, fires, war, terrorism or threats of terrorism, government actions, and acts or omissions of third parties, Licensee shall pay University for all actual costs incurred by University in preparation for the Event.

   University may terminate this Agreement without cause and upon 30 days' written notice to Licensee.

   University in its sole discretion may cancel or relocate the Event for reasons of public safety, which include but are not limited to inclement weather.

8. **Insurance.** Prior to the Event, Licensee shall submit proof of commercial general liability insurance coverage for the Event that covers bodily injury and property damage liability arising out of the locations/venues and activities of this Event. Licensee also shall ensure that the policy names the Board of Trustees of the University of Illinois as an additional insured on a primary and non-contributory basis,

covering all activities related to the Event and to include all University locations/venues where Event activities are being conducted.

9. **Indemnification.** Licensee shall indemnify and hold harmless University and University's trustees, agents, and employees against all loss, damage, and expense that they may sustain or become liable for on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the Event or arising in any manner from the negligent or intentional acts or omissions of Licensee.

10. **Use of Name.** Licensee shall not, and shall ensure that its agents do not, use the name of or any symbol identified with University or conduct its affairs in such a manner as to imply to anyone dealing with it that it is an official agency or part of University. Licensee may use University's name to make factual statements about the event. In no instance shall Licensee use University's name in such a way as to imply an explicit or implicit endorsement of Licensee by University, per University's Campus Administrative Manual at Section III-16 (http://cam.illinois.edu/iii/iii-16.htm).

11. **Compliance.** Licensee shall be responsible for the conduct of activities on University premises and shall ensure that all conduct by its invitees is in accordance with the University's Campus Administrative Manual (http://www.cam.illinois.edu) and this Agreement. Specific attention should be paid to Section VIII-1, "Use of University Premises and Facilities on the Urbana-Champaign Campus" at http://cam.illinois.edu/viii/VIII-1.htm; and Section V-B-2.1 on "Smoke-Free Campus" at http://cam.illinois.edu/v/v-B-2.1.htm.

12. **Notices and Payments.**

a. *To Licensee:* John Hall, Champaign County Department of Planning and Zoning, Urbana, IL
b. *To University:* John Marquardt, State Farm Center, 1800 S. First Street, Champaign, IL 61820

13. **No partnership.** The parties do not intend for this Agreement to create an agency, employment, partnership, or joint venture relationship.

14. **Governing Law.** This Agreement shall be interpreted under the laws of the State of Illinois.

15. **Entire Agreement.** This writing and its incorporated references and attachments contain the entire agreement of the parties concerning the subject matter of the Event.

16. **Amendments.** No Amendment of this Agreement will be valid unless made in writing and signed by the parties.

17. **Authority.** Each person signing this Agreement represents that he or she has the full authority to bind the party represented to a contract.

18. **COVID-19.** The parties agree to implement and follow a protocol and other precautions as set forth in accordance with the State of Illinois and the Illinois Department of Public Health.

(Signature page to follow)

THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOIS

By: _____
Paul N. Ellinger, Comptroller

Date: _____

Champaign County Department of Planning and Zoning

By: _____

Name: _____

Title: _____

Date: _____