

## **CASE NO. 898-S-18**

*SUPPLEMENTAL MEMORANDUM #3*

*November 15, 2018*

**Petitioners: Prairie Solar 1, LLC, via agent Patrick Brown, Director of Development for BayWa r.e. Solar Projects LLC, and the participating landowners listed in Attachment A**

**Request: Authorize a Utility-scale PV Solar Farm with a total nameplate capacity of 150 megawatts (MW), including access roads and wiring, in the AG-1 and AG-2 Agriculture Zoning Districts, and including the following waivers of standard conditions:**

**Part A: A waiver for a distance of 1,175 feet between a PV Solar Farm and the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)b.**

**Part B: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.**

**Part C: A waiver for not entering into a Roadway Upgrade and Maintenance Agreement with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G.**

**Other waivers may be necessary.**

**Location: In Sidney Township the following sections are included with exceptions as described in Attachment A: Sections 11, 12, 13, 14, 15, 22 and 23, Township 18 North, Range 10 East of the 3rd Principal Meridian.**

**Site Area: PV Solar Farm Special Use Permit Area is approximately 1,609 acres  
Fenced solar farm area is approximately 1,191 acres**

**Time Schedule for Development: As soon as possible**

**Prepared by: Susan Burgstrom  
Senior Planner**

**John Hall  
Zoning Administrator**

---

### **STATUS**

P&Z Staff received a revised Sheet L1: Landscape Plan and a Landscape Progression sketch from the petitioner on November 15, 2018 (see Attachment A). John Hall, Zoning Administrator, suggests that the Board consider deleting proposed special condition F. regarding the Landscape Plan based on this new submittal.

P&Z Staff propose a series of new special conditions regarding the petitioner's desire to make improvements to the drainage tiles on the subject property (see Attachment B).

**ATTACHMENTS**

- A Revised Sheet L1: Landscape Plan and a Landscape Progression sketch received November 15, 2018
- B New special conditions regarding drainage tile improvements proposed by staff on November 15, 2018

**PLANT LEGEND**

| EVERGREEN SHRUB | BOTANICAL NAME / COMMON NAME             | SIZE    | SPACING |
|-----------------|--|---------|---------|
|                 | JUNIPERUS VIRGINIANA / EASTERN RED CEDAR | 6' C.G. | 6'      |
| NATIVE GRASS    | BOTANICAL NAME / COMMON NAME             | SIZE    | SPACING |
|                 | ANDROPOGON GERARDI / BIG BLUESTEM GRASS  | 3 GAL   | 4'      |
|                 | PANICUM VIRGATUM / SWITCH GRASS          | 3 GAL   | 4'      |
| GROUNDCOVER     | BOTANICAL NAME / COMMON NAME             | SIZE    | SPACING |
|                 | SEE GROUNDCOVER SEED MIX SCHEDULE BELOW  | SEED    | NA      |

**MAINTENANCE PLAN**

**SHRUBS/GRASSES**

- IRRIGATE NEWLY PLANTED SHRUBS AND GRASSES WITH AN AUTOMATIC DRIP SYSTEM OR REGULAR WATERING VIA PORTABLE WATER TANK DURING THE FIRST GROWING SEASON.
- STAKE SHRUBS WITH 2 STEEL T-POSTS EACH SHRUB. PROVIDE NON-ABRASIVE RUBBER TIES.
- PROVIDE 2"-3" THICK SHREDDED BARK MULCH RING, 4' WIDE AT BASE OF EACH SHRUB.
- PROVIDE 2"-3" THICK SHREDDED BARK MULCH RING, 2' WIDE AT BASE OF EACH GRASS.
- REMOVE DEAD OR DISEASED SHRUB/GRASS FROM SITE AND REPLACE WITH NEW SHRUB/GRASS PER PLANT LEGEND.

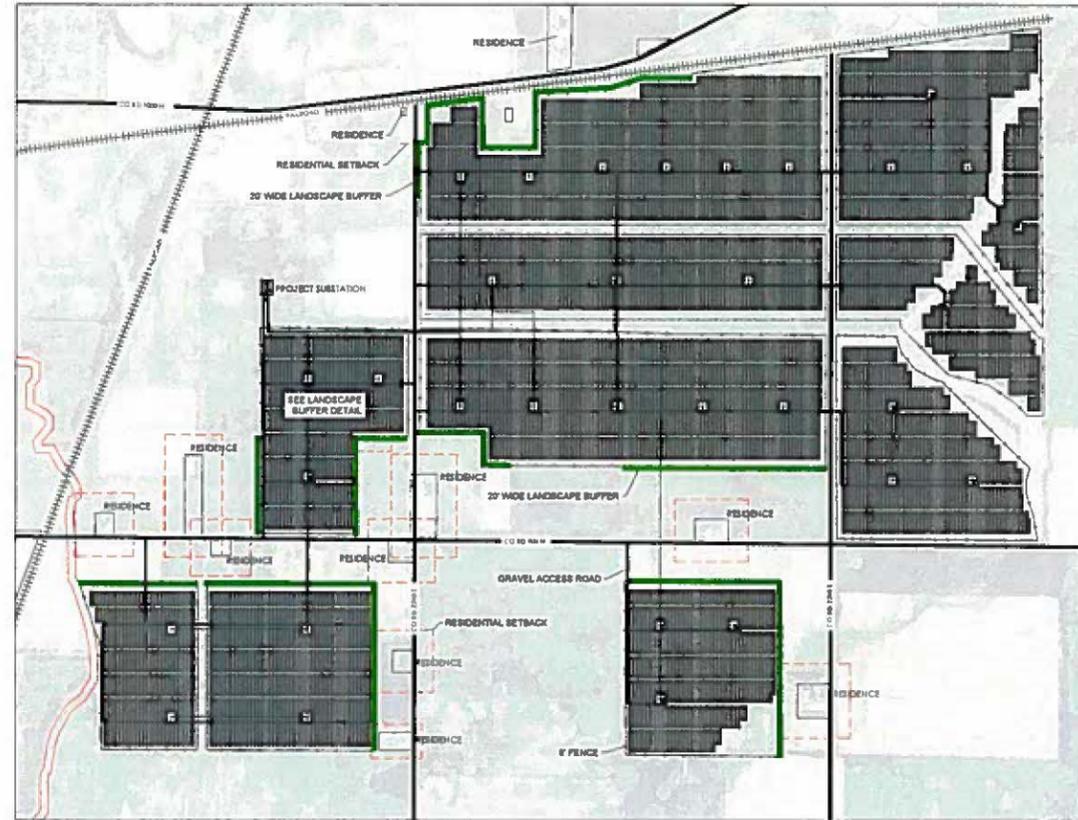
**GROUNDCOVER**

- GROUND COVER INSIDE THE FENCE AND IN THE LANDSCAPE BUFFER SHALL BE MOWED PERIODICALLY TO MAINTAIN A HEIGHT OF 8"-10".
- APPLY BROAD SPECTRUM HERBICIDE ALONG FENCE AND AROUND PANEL SUPPORTS TO CONTROL PLANT GROWTH NOT SUPPRESSED BY MOWING.
- CONDUCT REGULAR INSPECTIONS THROUGHOUT THE GROWING SEASON. SELECTIVELY APPLY HERBICIDE TO CONTROL PATCHES OF NOXIOUS WEED GROWTH.
- SUPPLEMENTAL SEEDING (OVERSEEDING) MAY BE NECESSARY TO PROMOTE DENSE PLANT GROWTH. TYPICALLY THIS IS CONDUCTED IN THE SECOND GROWING SEASON AFTER INSTALLATION.

**GROUNDCOVER SEED MIX SCHEDULE**

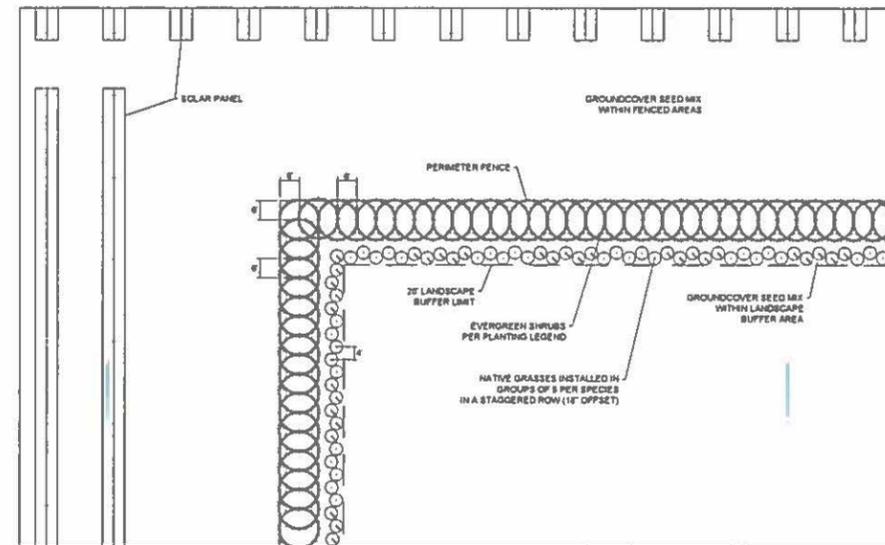
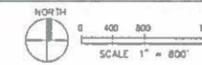
Application Rate is 45.55 lbs/ac

| Botanical Name           | Common Name                  | Percent Wt. |
|--------------------------|------------------------------|-------------|
| Avena sativa             | oats (temporary cover)       | 53.3%       |
| Bouteloua curtipendula   | side-oats grama              | 7.1%        |
| Carex bicknellii         | copper-shouldered oval sedge | 0.1%        |
| Carex brevior            | plains oval sedge            | 0.3%        |
| Chamaecrista fasciculata | partridge pea                | 1.8%        |
| Coreopsis lanceolata     | sand coreopsis               | 0.6%        |
| Dalea purpurea           | purple prairie clover        | 0.3%        |
| Echinacea purpurea       | Purple coneflower            | 0.6%        |
| Elymus canadensis        | Canada wild rye              | 9.5%        |
| Koeleria pyramidata      | June grass                   | 0.3%        |
| Lolium multiflorum       | annual rye grass             | 14.8%       |
| Rudbeckia hirta          | black-eyed susan             | 1.8%        |
| Schizachyrium scoparium  | little bluestem              | 9.5%        |
| <b>Total</b>             |                              | <b>100%</b> |

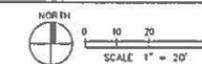


**SCHEMATIC LANDSCAPE PLAN**

20' WIDE LANDSCAPE BUFFER



**LANDSCAPE BUFFER DETAIL**



**General Notes**

**Finish Grading** - The soil shall be conditioned by loosening and finely pulverizing the soil to a depth of three inches. The fine grading and soil conditioning will be done just prior to groundcover seeding.

**Groundcover** - Apply groundcover seed mix by hand-crank, tow-behind broadcaster or no-till seed drill (see below). When broadcasting, start with half of the seed and try to cover a measured area with that amount of seed. Take the remaining half of the seed, go to the opposite end of the site and cover it again. This approach helps prevent running out of seed, a common occurrence. After broadcasting is complete, it is important to use a outpacker or roller over the area to make good seed-to-soil contact. If a roller is not available, tractor tires can be used instead. Do not cover seed more than 1/4-inch deep.

**No-Till Drill** - For large groundcover areas and areas of existing vegetation, use a no-till seed drill, which does not require the soil to be tilled before planting, resulting in minimal soil disturbance. No-till drills plant seed in rows by opening slots in the soil, into which seed is deposited. Several brands of no-till drills are available to plant prairie forbs and grasses. If using a no-till drill, follow the specific manufacturer's recommendations. Because the diversity of seed sizes makes drill calibration a challenge, perform a few test areas first to help prevent running out of seed.

**Shrubs** - All shrubs shall be container grown.



| No. | Revision/Issue  | Date     |
|-----|-----------------|----------|
| 1   | ISSUE           | 10.29.18 |
| 2   | PERMIT REVISION | 11.15.18 |



Project Name and Address

**PRAIRIE SOLAR 1**  
EDNEY, CHAMPAIGN COUNTY,  
IL 61877

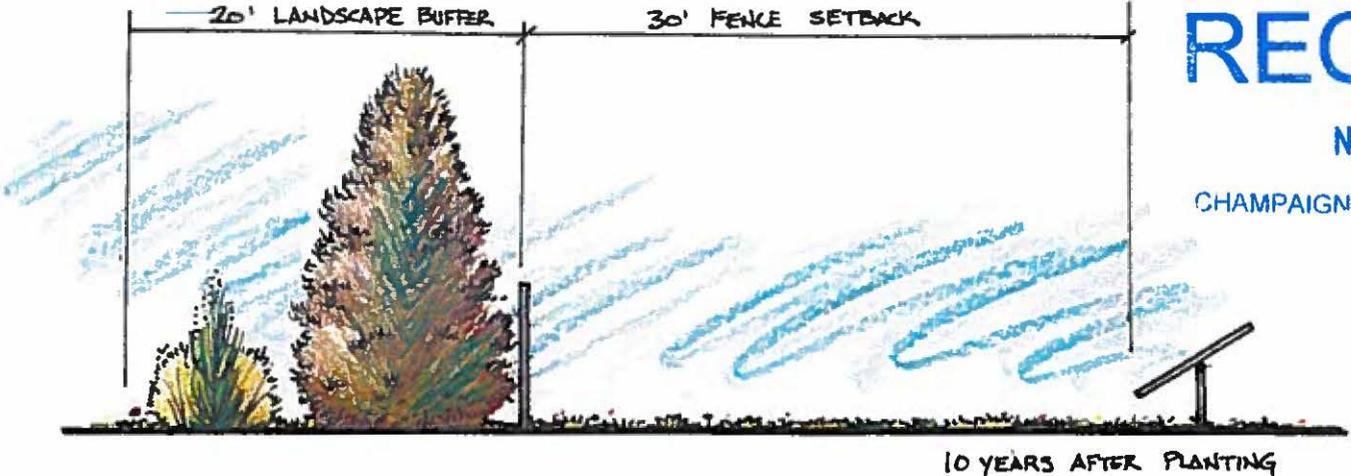
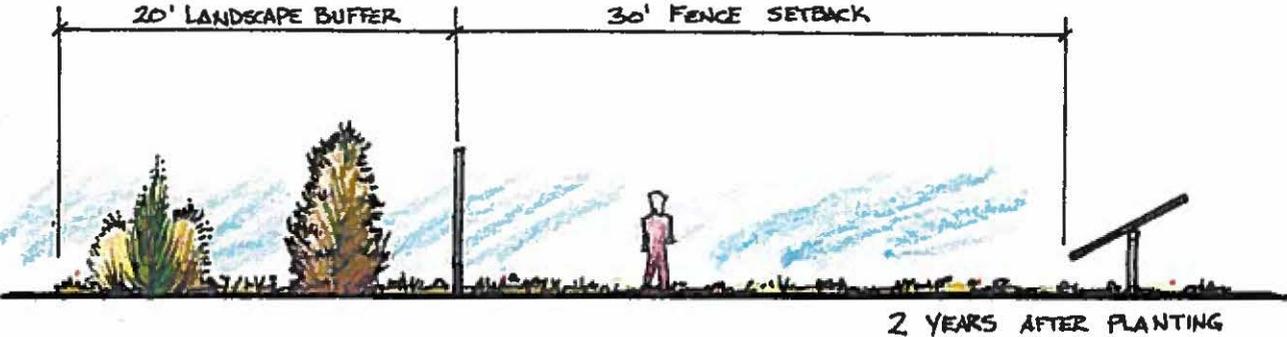
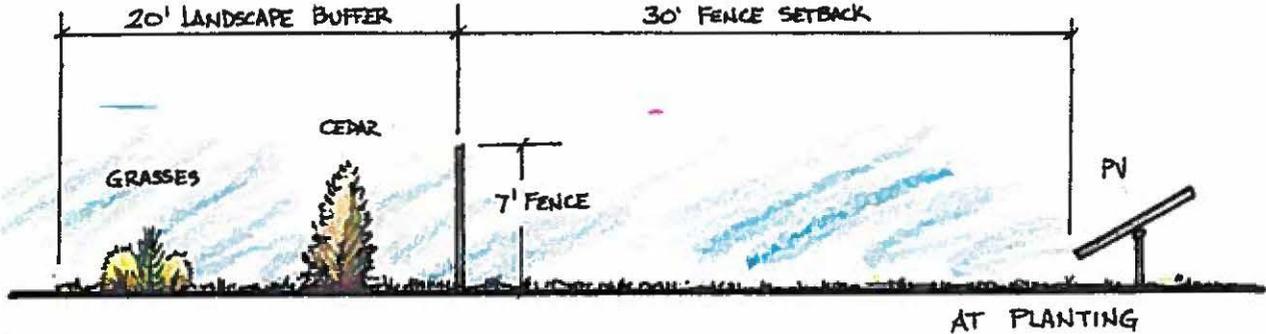
|                       |                  |
|-----------------------|------------------|
| Drawn By: RL          | Sheet: <b>L1</b> |
| Checked By: JB        |                  |
| Sheet Size: 42" x 36" |                  |

**RECEIVED**

NOV 15 2018

CHAMPAIGN CO P & Z DEPARTMENT

# Landscape Progression



**RECEIVED**  
NOV 15 2018  
CHAMPAIGN CO P & Z DEPARTMENT

**PROPOSED SPECIAL CONDITION FOR DRAINAGE IMPROVEMENTS TO BE COMPLETED BY THE PETITIONER**

- L. Within the boundary of the solar farm, the petitioner shall replace the main tile for the Drainage District Number 1 of the Town of Sidney and no Zoning Compliance Certificate shall be authorized by the Zoning Administrator until written acceptance of the replaced main tile has been received from the Drainage District Number 1 of the Town of Sidney and all required “as-built” drawings showing the location of the main 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 above is required to ensure the following:

**To ensure conformance with the freely made obligation to replace the main tile of the Drainage District Number 1 of the Town of Sidney.**

- M. Within the boundary of the solar farm, the petitioner shall replace all privately owned underground drainage tile that are identified and encountered, consistent with the “like kind” replacement proposed in the cover letter from Huddleston McBride Land Drainage of Rochelle, Illinois, that was received October 24, 2018, and with the petitioner’s testimony regarding pattern tiling and consistent with both the Champaign County Storm Water Management and Erosion Control Ordinance and with the Agriculture Impact Mitigation Agreement and 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 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.**

- N. 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 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.**