



# Little Prairie Solar Project

Champaign County, IL

Zoning Use Case: 144-S-24

ZBA: March 27, 2025





# Team Introductions



**David Holly**

BayWa r.e. Development Manager



**Jake Romme**

BayWa r.e. Senior Project Manager



**Jenny Park**

Meyer Capel Local Counsel





## Request from ZBA

#1

Seeking vote of recommendation from the Zoning Board of Appeals



### Key Concerns Addressed:

- 1) Fire Safety: Sidney Fire Dept. has formally concurred via letter from Board of Trustees and Fire Chief
- 2) Labor and Wages: Prevailing wage and labor related questions have been reviewed and addressed
- 3) Sound Compliance: Project complies with County ordinance and remains below IPCB standards



## Stakeholder Engagement Activity - Update

- **Ongoing coordination with Sidney Fire and County officials**
- **1/17/2025 - In-person meeting with Sidney Fire Chief on BESS conditions and project status**
- **2/18/2025 - Virtual meeting with Sidney Fire Board of Trustees**
- **Feb-March 2025 - Coordination with Sidney Fire on HMA and ERP drafts**
- **3/5/2025 - Formal letter of concurrence submitted by Sidney Fire Board of Trustees to Champaign County ZBA**
- **3/7/2025 - Memorandum with Supplemental Materials submitted to the County**
- **3/13/25 - BayWa r.e. following the BESS zoning amendment ZBA discussion**

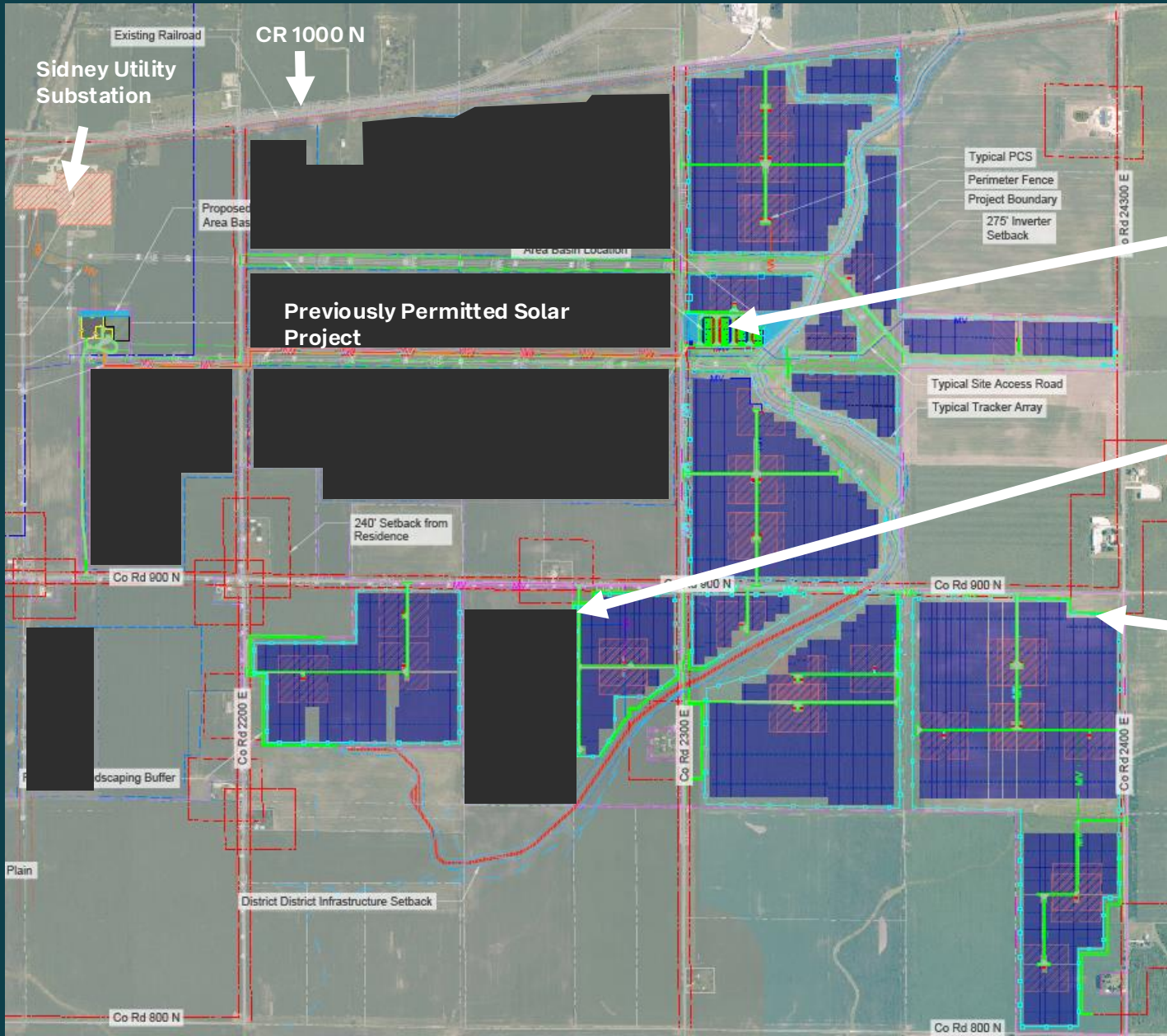


# Conceptual Project Site Plan

## March 7, 2025 Revision

**LEGEND**

	Project Boundary / Special Use Permit Boundary
	OE Existing Overhead Line
	Existing Easement
	Existing Railroad
	Existing Contours
	HV High Voltage Line
	Proposed Fence
	MV Proposed MV Cable
	0.5 Mile Sidney Village Municipal Setback
	65' Road Setback
	10/20' Side and Rear Setback
	20' Fence Setback
	50' District Drain Tile Setback
	75' Overhead C/L Setback
	240' Setback from Residence
	275' Inverter Setback
	Solar Array
	Access Roads
	Proposed Landscape Buffer
	FEMA Flood Plain
	Project Substation
	PCS Station (35)
	Prairie Solar 1 - Permitted SUP in 2019



Accessory Battery Storage Facility

Added landscape buffer to meet Prairie Solar 1 landscape buffer

Eliminated Waiver Request at Request of Adjacent Landowner

Setbacks and Vegetative Screening Buffers Throughout per the Zoning Ordinance

### Project Specifications

- Project Boundary: 1,047.0 acres
- PV Array Fenced Acres: 765.5
- BESS Fenced Acres: 6.8



## Requested Waivers

Project meets the requirements of the zoning ordinance, with exception of three (3) waivers requested below:

#1

Roadway Upgrade & Maintenance Agreement: Execute with relevant local highway authorities after consideration of the SUP and prior to a zoning use permit application

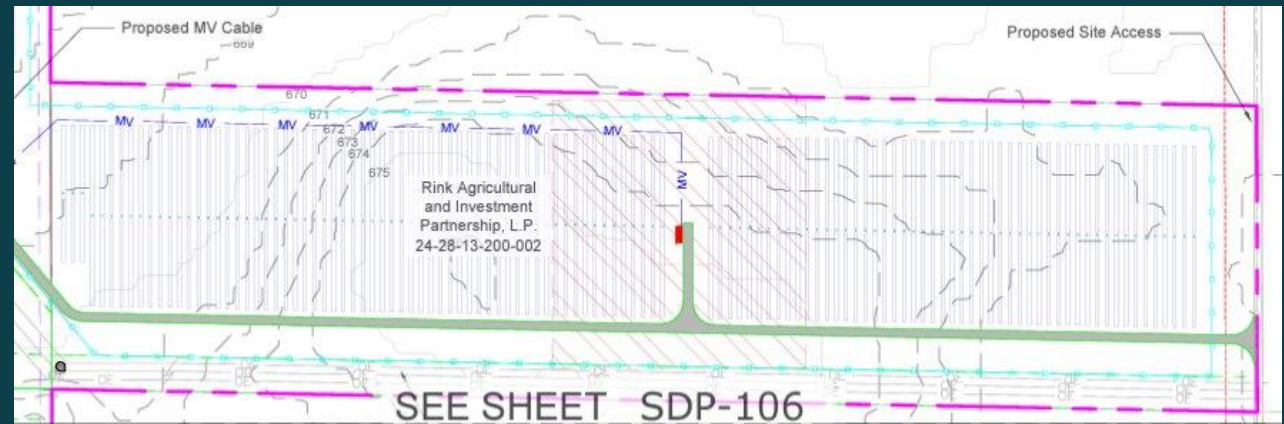
#2

Proximity to Village Boundary: Locate the project less than 1.5-mile of the Village of Sidney Municipal Boundary - farther than previously approved solar project

#3

Inverter Setback Adjustment: Requesting a 225-foot setback (in lieu of 275 feet) from one solar inverter to the fence line on Parcel ID: 24-28-13-200-002

Note: Nearest structure is located more than 2,000 feet away



#4

~~Setback of 65' from southern boundary, centerline of Parcel ID: 24-28-13-200-002 in lieu of 240'~~



## ZBA Hearing Actions from BayWa r.e. – March 7, 2025 Memorandum

**BayWa r.e. has prepared a memo response letter for the County submitted March 7, 2025 which includes:**

- 1) Q&A document covering the following topics:
  - Coordination with the Sidney Fire Protection District
  - Revisions to the conceptual site and landscape plans
- 2) Updated site plan
- 3) Updated landscape plan
- 4) Draft Hazard Mitigation Analysis (HMA) document
- 5) Draft Emergency Response Plan (ERP) document
- 6) Concurrence letter from Sidney Fire Protection District Fire Chief and the Board of Trustees
- 7) Copy of project notification letters



# ZBA Feedback – BESS Fire Safety

## Coordination with Sidney Fire Protection District



Prepared a Draft Hazard Mitigation Analysis



Prepared a Draft Emergency Response Plan



Continued coordination - site tour and future ERP training



Sidney Fire consulted with IL Fire Service Institute (IFSI) - no revisions or suggestions recommended



Approves of proposed SUP BESS conditions in concurrence letter prepared for the ZBA







# ZBA Feedback - Prevailing Wage & Labor

## Prevailing Wage (PWA)

- Little Prairie Solar intends to capture federal tax credits, and therefore would likely be subject to the prevailing wage requirements
- Any project receiving the federal Investment Tax Credit (ITC) for renewable energy projects must adhere to prevailing wage requirements during construction.
  - This mandate is outlined under the Inflation Reduction Act of 2022, specifically in Section 48 of the Internal Revenue Code.

## Project Labor Agreement (PLA)

- Project is early stage, not currently engaged in a PLA, this would typically be left to an EPC contractor



## ZBA Feedback - Sound

### Details Provided to Date

- Sound analysis report conducted per IPCB and County ordinance requirements
- Sound contour map reflecting daytime levels
- Sound contour map reflecting nighttime levels
- Equipment specification sheets for PV modules, PV inverters, BESS containers, BESS inverters

### Summary of Findings

- According to IPCB regulations, allowable octave band sound pressure levels correspond to A-weighted sound pressure levels of 60dB(A) for Class A land uses during daytime hours and 51dB(A) during nighttime hours
- Facility operational sound levels at adjacent property limits (center of street) are 45dB(A) or lower, meeting County ordinance requirements and falling below IPCB thresholds

# Solar is a Passive Neighbor and a Strong Contributor

## Low Impact on County Services, Roads, and School System

## Passive Land Use Throughout Operations

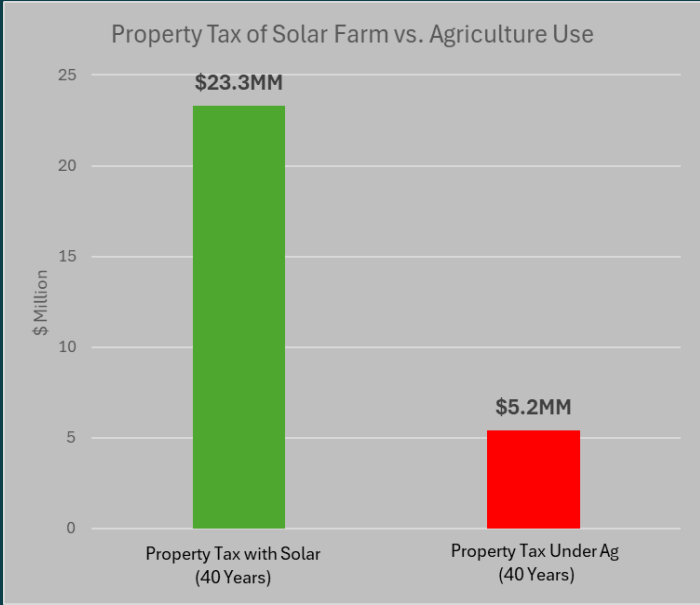
## Temporary Land Use

## Increased Property Tax Revenues

- Delta of **+\$18MM** of projected property tax revenue over 40 years from a passive solar farm compared to existing agriculture use

Taxing Jurisdiction	Year 1	40 Years
County Govt.	\$113,197	\$3,041,355
Sidney TWP	\$29,048	\$780,451
Sidney Road & Bridge	\$50,834	\$1,365,789
Sidney Fire Protection	\$32,638	\$876,915
Forest Preserve District	\$14,510	\$389,861
Parkland College 505	\$72,525	\$1,948,579
Heritage CUSD #8	\$522,212	\$13,954,152
Tolono CUSD #7	\$36,598	\$983,303
	<b>\$871,562</b>	<b>\$23,340,405</b>

\*Projections inclusive of tax abatement with Heritage CUSD #8 taxing jurisdiction



\*Total projected taxes to County inclusive of all taxing jurisdictions

\*Source: SER Economic Analysis report; dated DEC 2024



## Request from ZBA

#1

**Seeking vote of recommendation from the Zoning Board of Appeals**

- Addressed Fire Safety - Sidney Fire has concurred in formal letter from Board of Trustees and Fire Chief
- Addressed Prevailing Wage and Labor Questions
- Addressed Sound - Project meets County ordinance requirements and is below IPCB standards





**Thank you!**

**Little Prairie Solar Project Team**



# Copyright

© Copyright BayWa r.e. AG, 2025

The content of this presentation (including text, graphics, photos, tables, logos, etc.) and the presentation itself are protected by copyright. They were created by BayWa r.e. AG independently.

Any dissemination of the presentation and/or content or parts thereof is only permitted with written permission by BayWa r.e. Without written permission of BayWa r.e., this document and/or parts of it must not be passed on, modified, published, translated or reproduced, either by photocopies, or by others – in particular by electronic procedures. This reservation also extends to inclusion in or evaluation by databases. Infringements will be prosecuted.