

CITY OF WASHINGTON COUNCIL REPORT

September 1, 2023

CITY ADMINISTRATION – Jim Snider

- **Chip Seal Road Maintenance Schedule**

Attached is a map showing our planned chip seal road project beginning next week.

As City Engineer Carr has previously discussed, this process requires patience as the process involves residents dealing with excess chips for 1 -2 weeks prior to the fog coat being applied next month which successfully completes the road treatment. “You have to crack a few eggs to make an omelette”. In other words, the end result will produce a sufficiently attractive road.

Proposed FY24 Budget Amendment

The council has requested consideration of the meeting streaming hardware and software proposal from Granicus for \$128,482. I am also proposing an additional budget placeholder for permanent council meeting furniture at an estimated cost of \$30,000. This would allow the investment of the audiovisual equipment to be installed with the furniture which will eliminate the need for tearing down and setting up for each meeting. I believe this would provide a more secure platform for our operations and avoid connection and operational issues that might occur otherwise.

The total proposed FY24 budget amendment for discussion would be in the amount of \$160,000. If approved, these funds would come from General Fund reserves.

The proposed budget amendment requires a public hearing. Said notice must be in the local paper and posted on our website no less than 10 days prior to the public hearing. Following is the timeline of consideration by council:

- Public Hearing – Monday, September 18th at 6:30 p.m. prior to the Council Meeting
- 1st reading of FY24 budget amendment ordinance – Monday, September 18 Council Meeting
- 2nd reading of the FY24 budget amendment ordinance – Monday, October 2 Council Meeting (2/3 vote approval required)

- **Building and Zoning Coordinator Update**

East Peoria Code Enforcement Officer and Residential Building Inspector Joe Boyer has accepted the position of Building and Zoning Coordinator with the City of Washington. His start date is September 18th. Retired Building and Zoning Coordinator Becky Holmes will continue to work part-time for us to provide assistance to Joe during the transition into his new position.

BUILDING & ZONING – *Out of Office*

ENGINEERING – Dennis Carr/Ross Fuller

- We are waiting on IDOT to execute the Nofsinger contract before construction can begin. We Have requested a time frame for the execution but we have not received any information from IDOT.

- TWM has completed the survey for the Catherine Street design. They will begin on geometrics
- TERRA sent out public outreach letters to the properties along the North/Grant Street Safe Routes to School Projects. We have begun receiving correspondences in regarding which side of Grant would be preferred for the sidewalk. The public outreach letters were allowed by IDOT in lieu of a public hearing because of the limited homes that are impacted.
- Stark has completed all of the underground work on Hilldale. The culvert has been completed as well. The grading crew will be on-site next week to finish removals and begin grading the road. Stark has contacted Prairie View and asked that they begin tree removal for work that will be done through the creek channel from North St. to Hilldale. This will alleviate the flooding issues that this area has experienced over a number of years.
- Storm sewer installation has nearly been completed for the Freedom Pkwy extension. Stark's underground crew will remain on-site next week to continue with water main installation. We expect to see UCM as well and are hopeful that work begins on the turn lane and intersection at Cummings.
- Donaldson has completed the pressure paving on Hampton, Chelsea, Wilshire, Easy Breese Way, and Comfort Way. We were very happy with this process this year. I spoke with multiple people on Donaldson's crew and all of them told me that these roads were perfect candidates for this process and there should be no major issues for a number of years. We did not receive any calls from residents with complaints.
- Chip sealing work will begin next week. UCM will be posting "No Parking" signs and delivering door hangers on Tuesday, for work to begin Wednesday. A map of the roads that will be chip sealed will be posted on the City's website and social media by day end Friday.

FINANCE – Joanie Baxter

- Audit: completed Leases and Fixed Assets, including responding to questions and requests for additional information from the auditors.
- Prepared Estimated Payroll for Workers Comp for 2024.
- Provided data for OPEB disclosures to be prepared by Foster & Foster and included in the financial statements.
- Prepared grant application for the Illinois Public Risk Fund (IPRF) grant. For 2023, the City was awarded \$11,199 as a Safety Grant.
- Started working on the DCEO grant application for the Police Department Evidence Building equipment. We were notified we have been awarded \$125,000 for this project.
- In our continued effort to go paperless, thus increasing efficiency and providing cost savings – the City will be mandating direct deposit for all payroll checks effective October 1, 2023. Information will be sent out to all employees and elected officials needing to sign up, to help through the process. Thanks in advance for your cooperation!
- Continued working with IT360 on the server and email migration project, Heart on the completion of the Voice over IP project and Konica Minolta on the digital fax project.
- Gathered information and prepared for the S & P rating call next Wednesday for the Stormwater Management bond.
- Jill processed and I reviewed payroll for September 1, 2023
- Utility Billing (August 19 – September 1, 2023)
 - Cutoffs were processed for July with 22 services terminated, 28 payment arrangements made, and 15 door knockers distributed
 - One final bill for July disconnects was sent to Collections
 - New accounts and account closings processed:
 - 20 ins
 - 23 outs
 - Leak detection through RNI and Sensus Analytics software – 53 leaks were caught and residents/businesses notified

HUMAN RESOURCES – Maureen Chambers

- Attended the Central Illinois Human Resources Conference in Bloomington on August 24. Sat in on some worthwhile discussions. The keynote speaker was FANTASTIC. I have a call scheduled with her on September 7. I think she would be wonderful to present to our staff in 2024. More to come!
- Hosted Lunch and Learn at Washington Fire Department on August 30. The turnout was a little discouraging so I keep going back to what is within my circle of control. Wellness is so multi-faceted, and I really think it's important to bring in people that share interesting thoughts and spark conversations that wouldn't be typical in one's day to day. Did you hear something new? Did you try something new? I am always on the look-out for engaging speakers, so if you know of someone, let's chat!

- Offered Joe Boyer the position of Building and Zoning Coordinator this week. Offer was accepted with the anticipated start date of September 18. Currently, we have zero positions open at this time.
- Met with Jake Zarley from Selective Insurance and Dennis Hermann. He is their Safety Management Specialist. We had a great conversation about safety and risk-reduction. He and Dennis toured our facilities. Jake is a local Washington resident, and I think he will be a great resource for safety/employee risk reduction initiatives.
- Health Fair is on October 5. Biometric screenings will be facilitated by Rock Valley Wellness. Information will be distributed beginning next week to employees.
- IPBC is switching enrollment platforms to PlanSource. PlanSource is the software company that manages our health insurance, basic life and ad&d and our EAP program enrollment. The last few bits of testing are taking place, which will be completed by September 1.
- Working with eGov (Core) to begin making some slight, requested City website/homepage modifications.
- Onboarded two new police hires and spent the morning reviewing insurance. Will meet with them, again, once they return from their training academy.
- Processed handful of retirement/personnel/benefit items/website updates.

PLANNING & DEVELOPMENT – Jon Oliphant

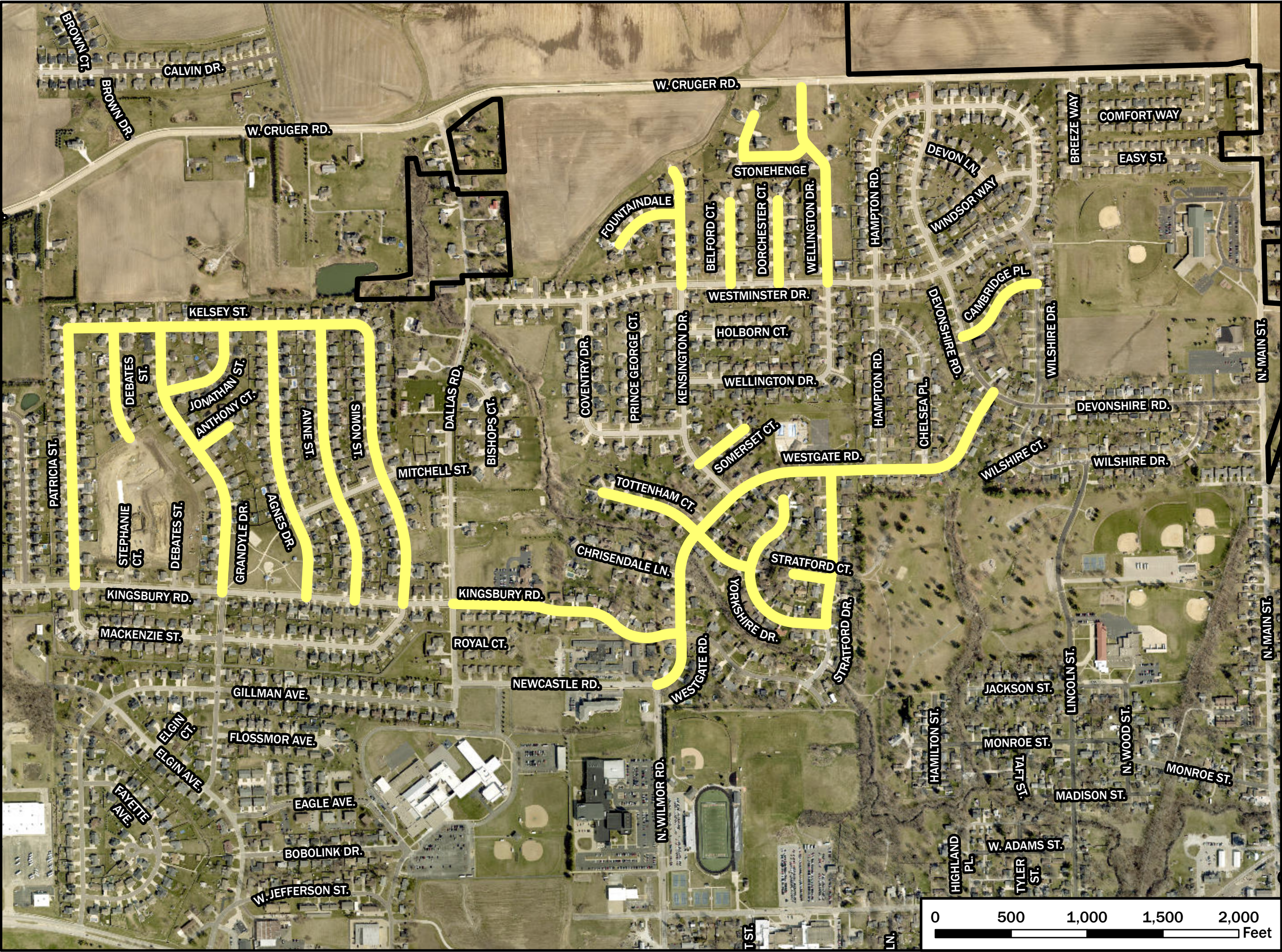
- Our pre-application for a flood mitigation project in the area around Harvey, Walnut, Pine, and Adams has been approved by IEMA. This is for FEMA's Building Resilient Infrastructure and Communities (BRIC) program. A sub-application must be submitted to IEMA by October 1 with more details about the project. If selected, BRIC pays up to 75% of the eligible activity costs with the remaining 25% to be allocated from non-federal sources. This storm sewer project has an estimated cost of \$1.25M.
- We have received the foundation plans for the Square brewpub project and a foundation-only permit has been issued.
- We have received the foundation plans for the new building for Miller Custom Welding at N. Wilmor and W. Jefferson and a foundation-only permit has been issued for it. The property was rezoned earlier in the year to allow for the new building and the State recently offered approval of the expansion of the Enterprise Zone to cover the two MCW properties.
- We have received the foundation plans for the Culver's construction at 115 N. Cummings and the foundation-only permit has been issued. Construction is anticipated to last into the first quarter of 2024.
- A petition for annexation has been submitted by James and Debra Rodriguez at 1020 Dallas Road. They would like to connect to the City's water. As a result, a first reading ordinance will be on Tuesday's Council agenda with a second reading to be scheduled for the September 18 meeting.
- A house at 508 Walnut that sustained heavy damage as a result of a fire late last year will be demolished soon. The contractor is waiting on Ameren to disconnect the gas until the demo can begin.
- We will be utilizing a new life safety inspector after our prior life safety inspector took a position with the Office of the State Fire Marshal. He had previously represented the City of Washington and a few other jurisdictions in the area. We have met with his recommended replacement and look forward to a seamless transition with the assistance in life safety plan reviews and inspections.
- The September 6 PZC meeting will include two cases: 1) A 3' side yard and a 4' rear yard variance request for Natalie Bielema at 210 Monroe. This would allow for the replacement of a garage within the same footprint that was heavily damaged after a tree fell on it during a weather event earlier this year; and 2) A variance request to allow a ground-mount solar array at 206 Legion Road. The property is five acres in size and the proposed array would be located about 30' from the south side property line. Because a similar ground-mount variance request at 1505 Pine Tree was tabled by the PZC a couple of weeks ago to allow for some time to consider a future zoning code text amendment to allow for residential ground mounts, this request may also be tabled.
- We have received a special use request from Tazewell County within our 1.5-mile extraterritorial planning jurisdiction to allow the construction of a 4.95-megawatt commercial solar farm in the A-1 Agriculture Preservation District on about 30 of a 78-acre parcel at 28260 Irish Lane. The property is about 0.5 miles east of the intersection of Irish and the Washington Blacktop. The solar developer is also proposing the same size solar farm on a property 0.5 miles north of the Washington Blacktop and US 150 intersection. This is to be considered at the County ZBA meeting on October 3. As such, please let me know if you have any questions about it by September 26.

PUBLIC SAFETY – Chief McCoy/Deputy Chief Stevens

Nothing exceptional to report at this time

PUBLIC WORKS – Brian Rittenhouse

- The street department is almost finished with its annual basin inspections and maintenance. Basin trough cleaning, that the City is responsible for, has been completed.
- The street department's yearly street painting will be finished this week. One night shift will be scheduled to complete high traffic areas and the Square. In the next week or two, Tazewell County will complete the roads the City contracts them to do every year.
- The distribution and collections department relocated a water valve for the Freedom Road project. They will also be removing a leaking valve on Hilldale that is of concern.
- The distribution and collections department will be setting new manholes to help with the CIPP lining project. These manholes will allow for the sewer mains to be lined and allow the department to perform routine maintenance.
- The water department will be cleaning and inspecting the aerators at WTP #1. After the aerators are finished, they will be cleaning and inspecting the reaction basin.
- The wastewater treatment plant generator install project is scheduled to start the week of September 5th. It should be completed within two months.
- All three plow trucks have been ordered. Chassis and body build prices have not changed from last September's quotes. We should see the first truck delivered in the next few weeks. The other two are estimated to be delivered sometime between March and June.
- Staff is still waiting on some revised quotes for replacing the asphalt roller. Looking to bring a recommendation to Council at the September 18th meeting.



2023 Chip Seal Roads

Chip Seal work is
expected to begin
on Sept. 6, 2023
(weather dependent)

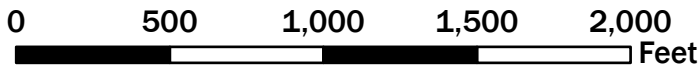
Legend

-  Chip Seal
-  City Boundary



Date: 8/28/2023

*This map indicates approximate
data locations and
may not be 100% accurate.*



CASE INFORMATION

CASE NO.: 23-57-S PETITIONER: EDPRNA DG Illinois Development, LLC
AGENT OR REPRESENTATIVE: Sam Brainard
ADDRESS: 100 Park Ave., 24th Floor, New York, NY 10017 PHONE: 907-230-2998
REQUEST FOR: Special Use to allow the construction of a 4.95 Mega Watt Commercial Solar Farm in
an A-1 Agriculture Preservation District

P.I.N.# 02-02-25-300-003 PARCEL SIZE 30 +/- acres utilized PRESENT ZONING: A-1

SURROUNDING ZONING: N A-1 S A-1 E A-1 W A-1

PETITION RECEIVED: 8/11/23 CASE ORIGIN: By Petitioner

REMARKS: ASSISTANT STATES ATTORNEY: _____

AGENCIES NOTIFIED AND COMMENTS MADE:

PLANNER: _____

HEALTH DEPT.: _____

TCSWCD: _____

TCFB: _____

COUNTY HIGHWAY: _____

MUNICIPALITY: _____

TOWNSHIP: _____

IDOT: _____

SCHOOL DISTRICT: _____

SURROUNDING PROPERTY OWNERS: _____

PUBLICATION DATE: _____ WHERE: _____

ACTION TAKEN:

ZONING BOARD OF APPEALS: _____ DECISION: _____

LAND USE COMMITTEE: _____ DECISION: _____

COUNTY BOARD: _____ DECISION: _____

OTHER COMMENTS: _____

FILED

AUG 23 2023

Shirley L. Anderson
COUNTY CLERK
TAZEVELL COUNTY, ILLINOIS

**TAZEWELL COUNTY COMMUNITY
DEVELOPMENT**

APPLICATION FOR ZONING HEARING

PETITION FOR:

- ☐ Special Use (New Dwelling Site)
☒ Special Use (Other)

Staff Use Only:

Accepted by: mk

Date Filed: 8/11/23 CASE NO. 23-57-S

Filing Fee: 600.00 Publication Fee: _____

ZBA Hearing Date: 10/3/23

Decision Date: _____

☐ APPROVED ☐ DENIED ☐ OTHER _____

1. Applicant and Owner Information:

Applicant:

Owner:

Name: EDPRNA DG Illinois Development, LLC
Address: 100 Park Ave, 24th Floor
City, State: New York, NY
Phone: [REDACTED]
(daytime contact)
Email: dgdevelopment@edpr.com

Name: David E Hager Jr GST & Bessie Etoy Hager GST
Address: 7655 Brickyard Hill Road
City, State: Worden, IL 62097
Phone: [REDACTED]
(daytime contact)
Email: [REDACTED]

The property interest of the applicant, if not the owner: Lessee

2. Site and Surrounding Property Information:

- a. 911 Address or property location of subject property: 28260 Irish Ln, Washington, IL 61571
- b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office – 1st floor, McKenzie Building)
- Current Zoning: A1 Property ID Number: 02-02-25-300-003
Proposed Parcel Size/Acreage: 78 acres Soil Productivity Rate of Site: 155
Legal Description:
SEC 25 T25N R3W E 1/2 (EXC 2A) SW 1/4
- c. Describe all existing structures, physical attributes and current land use of the property:
No existing structures, see attached Site Plan.
- d. Previous Special Use/Variance requests for this property? ☐ No ☒ Yes—Case No. 22-28-S

3. State the Reason For and Nature of the Special Use:

Request for approval of a 4.95 megawatt (MW) solar facility, Commercial Scale Solar Farm, on the above specified parcel.

- a. Hours of operation: Not applicable Number of employees: Not applicable
- b. Number of parking spaces: N/A Handicapped: N/A Parking Lot Surface: _____
- c. Signs (size and number of): Not applicable
- d. Number of new buildings to be constructed and proposed use of each building:
Not applicable
- e. Future expansion and time schedule: Not applicable

4. **New Dwelling Sites Only:** A **livestock feeding operation** is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. *(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

- a. Is the property located: (Check appropriate item)
1. Less than one-half (½) mile of a **livestock feeding operation**: ☐ Yes ☒ No
- *If less than ½ mile is a Variance necessary? ☐ Yes ☒ No
2. More than one-half (½) mile of a **livestock feeding operation**: ☒ Yes ☐ No
- b. Type of livestock operation Not applicable Number of animal units: Not applicable

5. **The Zoning Board of Appeals makes a Finding of Fact for all Special Use. Please provide how your application conforms to the following: (attached an additional sheet if necessary)**

- a. The site will be so situated as to minimize adverse effects, including visual impacts on adjacent properties.
See attached.
- b. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.
See attached.
- c. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
See attached.
- d. The Special Use will not substantially diminish and impair property value within the neighborhood.
See attached.
- e. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
See attached.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.
See attached.
- g. Granting the special use, **which is located one-half mile or less** from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels that would hinder the operation or expansion of such operation or granting the special use, which is located **more than one half mile** from a livestock feeding operation will not hinder the operation or expansion of such operation.
Not applicable.
- h. The Special Use is consistent with the existing uses of property within the general area of the property in question.
See attached.

- i. The property is suitable for the Special Use as proposed.
See attached.

6. **Signature:** I (we) certify that the proposed Special Use will conform to the standards for Special Uses in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

DocuSigned by:

David Kane

AFA2A3F133C0C484

Applicant Signature

August 11, 2023

Date

DocuSigned by:

Vann S. Parkin

AFA2052307224E7

Owner Signature

August 11, 2023

Date

OWNER'S CONSENT FORM

I, Suzanne E. Parkin (print property owner's name) understand that EDPRNA DG Illinois Development, LLC (print applicant's name), is petitioning for: a Special Use Permit for a 5 MW Non Residential Solar Energy community solar project including photovoltaic solar panels, inverters, transformers and access road to property

located at (give address) 28260 Irish Lane

City Washington State IL Zip 61571

Parcel I.D. # 02-02-25-300-003 with the Tazewell County Community Development Department.

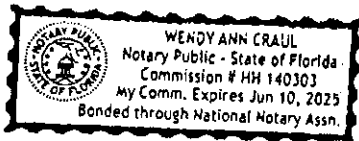
I hereby attest that I understand the request and consent to the filing of the petition by the applicant as listed above.

Suzanne E. Parkin
Owner's Signature

July 28, 2022
Date

Subscribed and sworn to before me this 28th day of July, 2022.

Wendy A. Crawl
Notary Public



STATE OF FLORIDA, COUNTY OF Wilton

The foregoing instrument was acknowledged before me this 28th day of July, 2022, by

Suzanne E. Parkin

Personally Known _____ OR Produced Identification ☒

Type of Identification Produced IL license
Wendy A. Crawl
Notary Public Signature

OWNER'S CONSENT FORM

I, Vann S. Parkin (print property owner's name) understand that EDPRNA DG Illinois Development, LLC (print applicant's name), is petitioning for: a Special Use Permit for a 5 MW Non Residential Solar Energy community solar project including photovoltaic solar panels, inverters, transformers and access road to property

located at (give address) 28260 Irish Lane

City Washington State IL Zip 61571

Parcel I.D. # 02-02-25-300-003 with the Tazewell County Community Development Department.

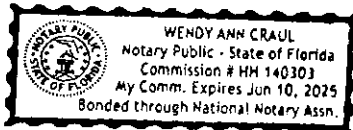
I hereby attest that I understand the request and consent to the filing of the petition by the applicant as listed above.

Vann S. Parkin
Owner's Signature

July 28, 2022
Date

Subscribed and sworn to before me this 28th day of July, 2022.

Wendy A. Crawl
Notary Public



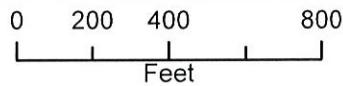
STATE OF FLORIDA, COUNTY OF Williston
The foregoing instrument was acknowledged before me this 28th day of July, 2022, by Vann S. Parkin
Personally Known OR Produced Identification ✓
Type of Identification Produced FF hickory
Wendy A. Crawl
Notary Public Signature

SITE PLAN



LEGEND

-  7FT AG FENCE
-  SOLAR FACILITY AREA
-  ACCESS ROAD
-  PROPERTY BOUNDARY
-  TAZEWELL COUNTY PROPERTY LINES

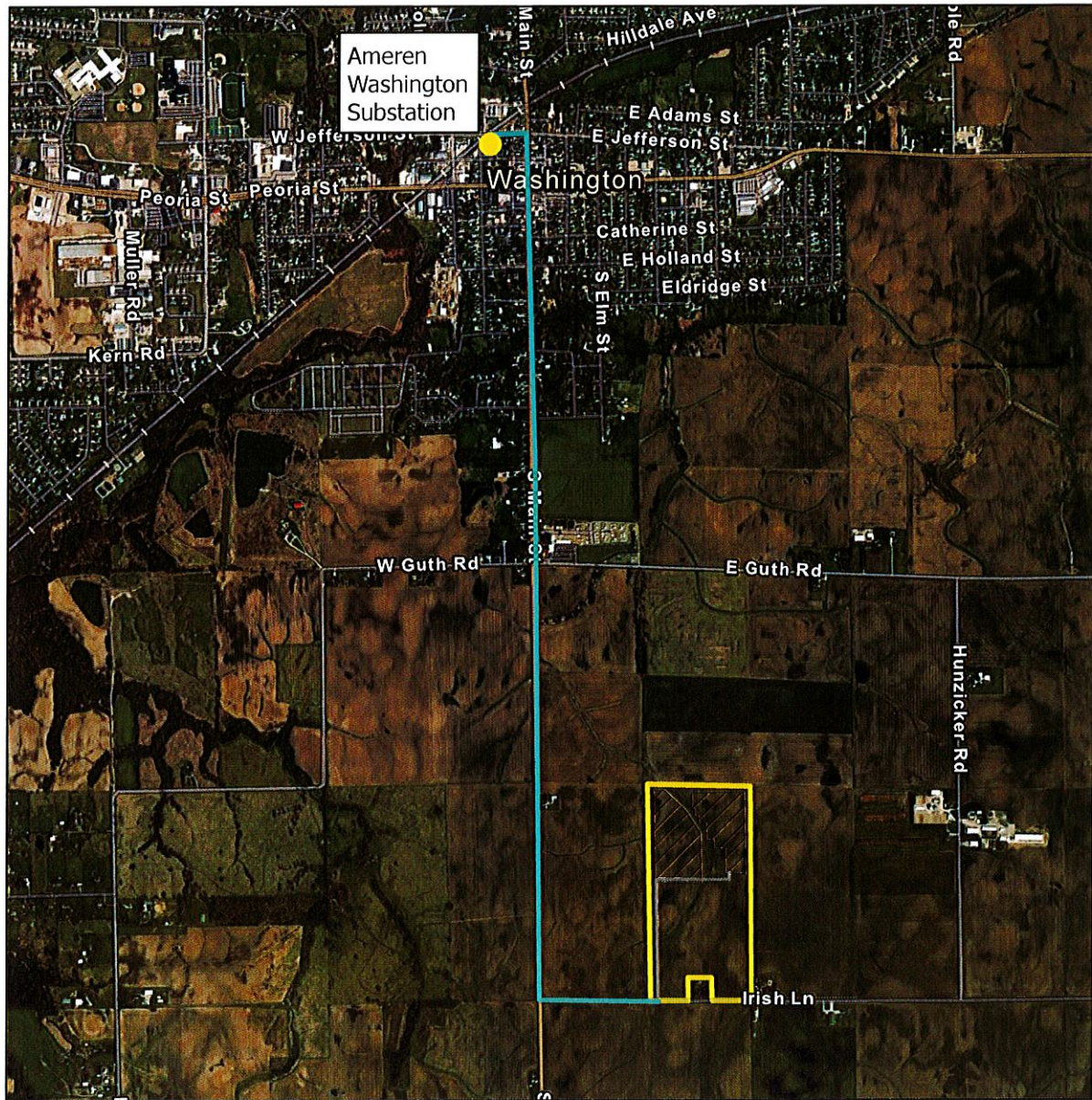


VANN PARKIN 1

TAZEWELL
COUNTY, ILLINOIS

EXHIBIT A

SITE PLAN



LEGEND

-  SOLAR FACILITY AREA
-  ACCESS ROAD
-  PROPERTY BOUNDARY
-  POLYLINES



0 500 1,000 2,000
Feet



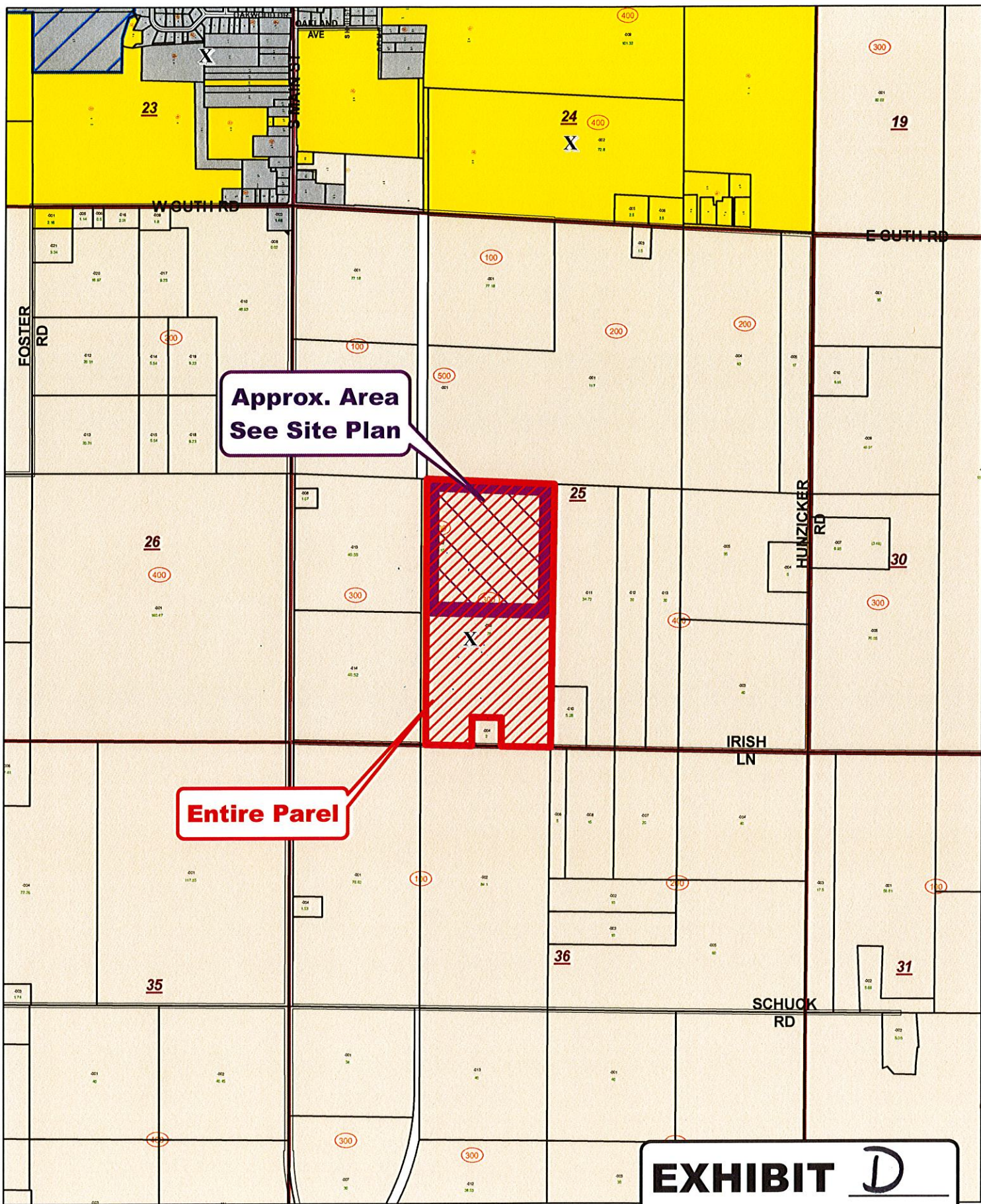
VANN PARKIN 1

TAZEWELL
COUNTY, ILLINOIS

EXHIBIT B

Entire Parel

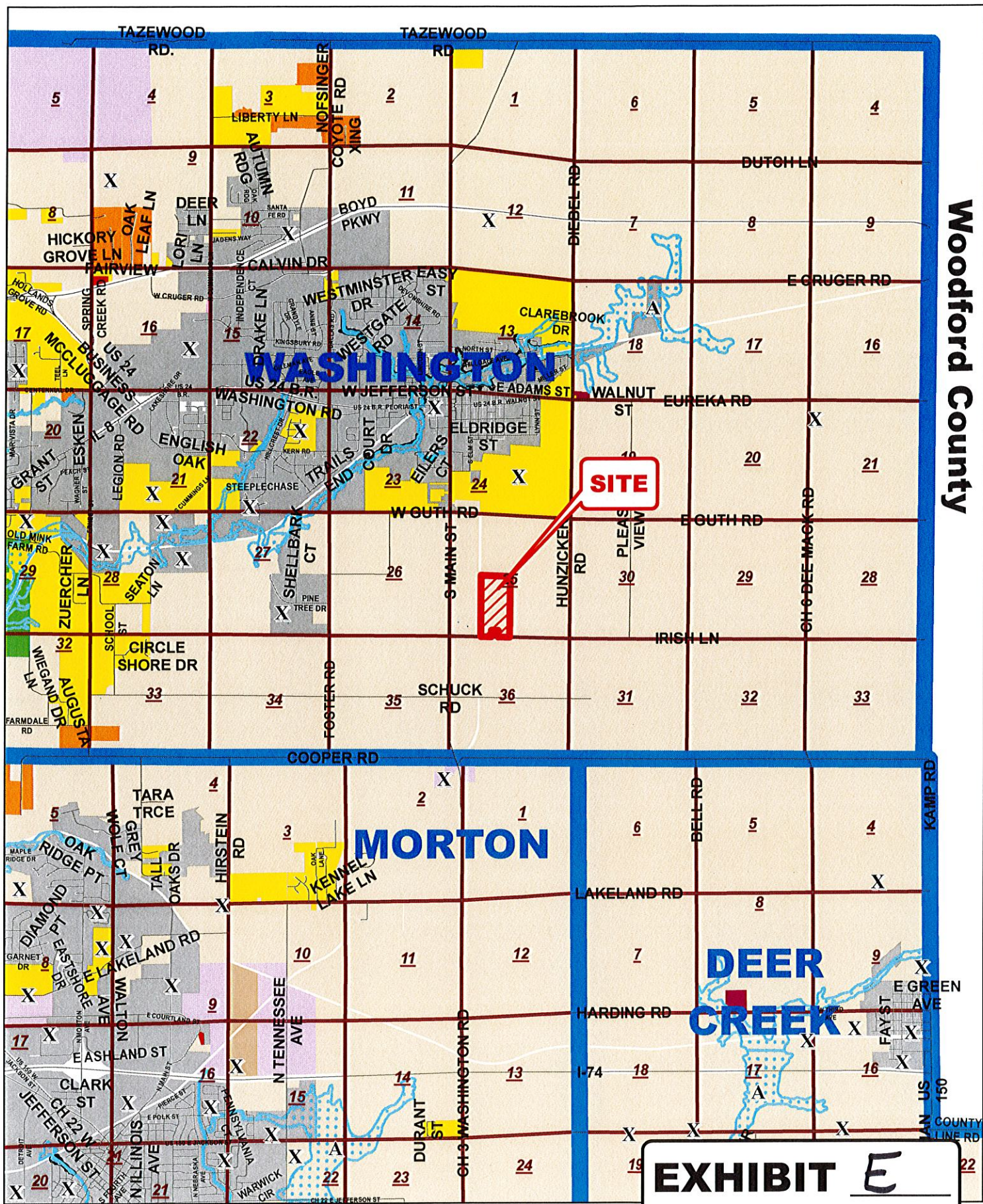
Entire Parel



0 355 710 1,420 2,130 2,840 Feet

Zoning District

A-1	C-1	CITY	I-1	R-1	R-R
AG Area	A-2	C-2	CONS	I-2	R-2



Woodford County



0 1,550,100 6,200 9,300 12,400 Feet

Zoning District		A-1	C-1	CITY	I-1	R-1	R-R
	AG Area	A-2	C-2	CONS	I-2	R-2	

EXHIBIT E

August 11, 2023

Tazewell County Community Development
C/o Jaclynn Workman
McKenzie Building
11 S. 4th Street, Ste. 400
Pekin, IL 61554
zoning@tazewell-il.gov

Via electronic submittal

RE: Request for Hearing: Special Use Permit (SUP) Application
Vann Parkin 1 Solar Facility

Ms. Workman,

EDPRNA DG Illinois Development, LLC (Applicant or EDPRNA DG) is pleased to submit this Special Use Permit Application (Application) for the proposed Van Parkin 1 solar facility (Project). EDPRNA DG is proposing to construct and operate the proposed Project, a 4.95-megawatt (MW) solar energy production facility, in Washington Township, Tazewell County.

EDPRNA DG respectfully requests to be placed on the agenda and be heard at the next hearing before the Tazewell County Zoning Board of Appeals (ZBA) for our Application. This request is made in accordance with Section 156.06 *Commercial/Large Scale Solar Farm* and Sections 157.435 through 157.447 *Special Uses* of the Tazewell County Zoning Code. The enclosed constitutes our complete Application, submitted electronically and with the following hard copies:

- One (1) Copy of the Special Use Permit Application and attachments; and
- One (1) Copy of the Site Plan.

In 2022, the Project, as previously proposed, was denied by the ZBA. This Application and attachments provide additional support and description of how the Project will meet and agree with the County's solar regulations, as well as responses to unresolved issues during the prior application process in 2022 related to potential impacts.

Some changes to the Application, in response to County, agency and community feedback include:

- **Location of Array Area.** The array area has been relocated and is now concentrated in norther portion of the Project parcel;
- **Vegetation.** The Applicant is proposing planted native landscaping where the Project may be visible from Irish Lane;
- **Visual Impacts.** The proposed native landscaping, as well as 'fixed knot' agricultural style fencing included in the Project which will assist in maintaining the rural feel for the area while limiting the Project's impact on sensitive receptors in the areas; and

- **Erosion Control.** The Project will comply with all local and state Stormwater and Erosion Control regulations and permits.

If there is any additional information required or if there are any questions regarding this proposed Project and/or submitted materials, please contact me at 929.626.3180 or samantha.brainard@edp.com

Respectfully submitted,

Sam Brainard

1. EXECUTIVE SUMMARY

EDPRNA DG Illinois Development, LLC (Applicant or EDPRNA DG) is requesting a Special Use Permit from Tazewell County to construct and operate a 4.95 megawatt (MW) solar energy Project (Project) on approximately 30 acres of land near Washington Township, Illinois.

Community solar designed to provide solar power for homes and businesses both large and small. It also bolsters the economy, achieves net-zero carbon emission goals, creates localized grid reliability and resiliency, and provides equitable power to those who need it. EDPRNA DG works with large corporations, non-profits, and municipalities to provide access to local, reliable, and clean forms of energy. Subscribers we work with include:

- Commercial & industrial entities
- Colleges, universities & educational institutions
- Fortune 500 companies
- Local municipalities & communities
- Non-profits
- Housing authorities

The Project is located on Agriculture Preservation (A-1) zoned farmland and will interconnect to existing three-phase distribution lines on Irish Lane. The Project is approximately 2 miles from the Ameren Illinois Jefferson Substation and is surrounded by parcels zoned for and in agricultural use. This Project's location, topology, and zoning make for an ideal and effectively positioned Commercial Scale Solar Farm ("CSSF") and the small size will retain the character of the area while providing significant benefit to the community.

The Project is being developed by EDPRNA DG Illinois Development, LLC, a wholly owned subsidiary of EDP Renewables North America LLC which develops, constructs, owns, and operates wind and solar energy systems throughout North America. EDPR's rigorous approach has led to the successful development of more than 8,800 MW of renewable energy facilities, making EDPR the fourth largest operator of renewable energy in the United States. EDPR has demonstrated a proven ability to successfully navigate complicated land, interconnection, and permitting environments to achieve commercial operations for its projects. EDPR has developed thirteen commercial and industrial solar projects in Illinois to date.

2. PROJECT DESCRIPTION AND RATIONALE

EDPRNA DG is pleased to provide this narrative and Site Plan in support of its Special Use Permit Application (Application) to the Tazewell County Community Development Administrator and the Zoning Board of Appeals in support of the proposed EDPRNA DG Vann Parkin #1 Project (Project). The Project is a 4.95 MW solar energy project. This request is made in accordance with Section 156.06 *Commercial/Large Scale Solar Farm* and Sections 157.435 through 157.447 *Special Uses* of the Tazewell County Zoning Code.

EDPRNA DG is proposing to develop approximately 30 acres (Project Area) of an approximately 78-acre parcel (Parcel Boundary) located on Irish Lane east of South Main Street and west of Hunzicker Road. The generated power from the Project is to be connected to Ameren Illinois's distribution lines and utility grid, and will likely send power to the Washington Township, Tazewell County, and communities in the surrounding counties. The Project has an expected life cycle of 25-35 years and will not undergo any expansions in the future. At operation, the Project will not produce any noise or result in any safety hazards; however, there will be some noise and traffic generated during construction, but both are anticipated to be temporary and minimal following construction. The current site conditions and proposed Project design is depicted in the Site Plan in **Appendix A**.

The Project parcel tax identification number is 02-02-25-300-003 and the physical address of the property is 28260 Irish Lane, Washington, IL 61571. EDPRNA DG has entered into an option to lease with the existing landowner(s) of the property. The zoning, address and ownership information for abutting properties, Application Form, and other attachments previously submitted are included in **Appendix B**. At the completion of construction, EDPRNA DG will be the operator.

The Project would provide benefits for the Tazewell County and the surrounding communities and is needed to contribute to the State of Illinois' goal of reaching net zero emissions by 2050. The Project would include:

- Generation of clean, renewable energy without using water, creating emissions, or producing excessive waste products;
- Placing little to no demand on municipal or County infrastructure and services including roads, water, sewer, fire, emergency medical services or schools;
- Creating jobs during construction of the Project with indirect economic benefits in the form of local contracting opportunities, equipment sales and rentals, material purchases, and spending on hotels, restaurants, and other local goods and services;
- Bringing economic benefits with a low-profile, quiet development consistent with the rural character of the area; and
- Allowing land to be returned to previous open space or agricultural use at end of the Project's life, in accordance with the landowner's preferences.

2.1 Solar Facility Description

2.1.1 Existing Conditions

The current zoning of the Project is A-1 Agriculture Preservation. Much of the Parcel Boundary is currently used for agricultural purposes. Properties to the north, south, east, and west of the proposed Project are all currently classified as A-1 Agriculture Preservation. The surrounding uses include agricultural land uses and residential land uses to the south and southeast of the Project Area. See **Table 1** below for more details. Irish Lane is the only public roadway that abuts the proposed Project. The portion of the Parcel Boundary where the proposed Project is sited is over 1,000 feet (ft) from Irish Lane. The Project Area is currently used for agricultural purposes. There are no notable topographic features within the Parcel Boundary, which is relatively flat and contains no existing structures.

Table 1: Adjacent Uses

Parcel ID Number	Zoning District	Owner Name and Address
02-02-25-300-014	A-1	ROBERT D GOSSMEYER 321 CIRCLE DR MORTON IL 615500000
02-02-25-300-013	A-1	WILLAMINE M & KEITH E SCHUCK 23930 FARMDALE RD WASHINGTON IL 61571
02-02-25-200-001	A-1	KATHLEEN J PETERS TRUSTEE 24459 HUNZICKER RD WASHINGTON IL 615710000
02-02-25-400-011	A-1	JON WALTER DINGLEDINE 10327 E KINETIC DR MESA AZ 85212

Parcel ID Number	Zoning District	Owner Name and Address
02-02-25-400-010	A-1	REGINA D SLONNEGER REVOCABLE TRUST SLONNEGER REGINA D TRUSTEE 28558 IRISH LN WASHINGTON IL 615710000
02-02-36-100-002	A-1	RONALD L & LOU ANN NAFFZIGER TRUSTEES 28362 SCHUCK RD WASHINGTON IL 615710000
02-02-36-100-001	A-1	PATRICIA H NAFFZIGER TRUSTEE 1829 S MAIN ST WASHINGTON IL 615710000
02-02-36-200-006	A-1	FRED RIPPER 28523 IRISH LN WASHINGTON IL 615710000
02-02-25-100-002	A-1	JAMES R TRUSTEE KINSINGER 21380 WASHINGTON RD DEER CREEK IL 617330000

2.1.2 Proposed Conditions

The Project is proposing to install east-west tracking ground-mounted PV solar energy generation system of 4.95 MW to be located on 30 acres of land in Tazewell County. The Project will consist of 11,088 panels, each with a generating capacity of 585 watts (W), and the panels will be mounted on a racking system with a maximum possible combined height of 12 ft. The Project system will operate discreetly at a maximum decibel level of 70 dB measured closest to the inverters, quieter than the average car, and will be set back more than 1,000 ft from the nearest dwelling and roadway, and at least 73 ft from adjacent property lines, exceeding the minimum setback requirements of 50 ft per Tazewell County requirements.

The Project will be protected by a 7-ft high farm fence (fixed knot fencing) on all sides. The fence will include manual swing gates and an access driveway (with an aggregate base). Warning signage will only be posted on the fencing and be clearly visible for safety and security purposes. The Project will be accessed from a new 1,390 ft long access road from Irish Lane as identified on the Site Plan. EDPRNA DG may install security lighting at the entrance if needed, but lighting will be downlit and in compliance with Tazewell County Zoning Code and other applicable regulations.

The Project will also include 4 new construction distribution line poles for interconnection, two owned by Ameren and two owned by EDPRNA DG, which will connect the Project to the existing Ameren distribution system at the Ameren Illinois Jefferson Substation located approximately 2 miles from the Project. The Project system details are summarized below.

Table 2: Project System Details

System Size (Alternating Current; AC)	4.95 MW
Module Model	Q.Pearl Duo XL-G11.3 585W
Module Quantity	11,088 modules
Inverter Model	SMA Highpower Peak3 150-US
Inverter Quantity	33 inverters
Utility	Ameren Illinois

Total Project Footprint	30 acres
Maximum Height	Less than 10 ft
Maximum Operating Noise Level	70 dB
Road Setback	Over 100 ft
Adjoining Property Setback	73 ft and 80 ft
Fencing Height	7 ft
Substation	Ameren Illinois Jefferson Substation

Once construction is completed, the Project will not produce vibration, dust, debris, glare, or excessive traffic (except for periodic light-duty vehicles used for on-going facility maintenance) and will not present a safety or use hazard to the surrounding properties. EDPRNA DG will maintain the Project regularly to prevent noxious weeds, clear any litter or debris, and maintain the vegetative buffer for the life of the Project.

Views of the Project will be mitigated by the distance of the Project from surrounding properties, and by planted vegetative buffers. The EDPRNA DG, in consultation with the County and surrounding landowners, proposes to use planted vegetative buffers incorporating native plants of various size and densities around the perimeter of the Project for screening. The setbacks and buffers will assist the Project in blending into and keeping with the rural and low-density nature of the surrounding area.

The existing topography of the Project Area will require some grading and excavations to accommodate the "tracking" style solar panels; however, all grading and earthwork will be conducted in accordance with applicable local and state stormwater regulations and best management practices (BMPs). The Project is not located in a flood zone and shown as "Zone X" on the Federal Emergency Management Administration's (FEMA) mapping feature.

The clearing activities within the Project Area will involve removal of vegetation as necessary for solar array installation and the prevention of shading of the modules. Areas disturbed by grading will be seeded with native ground cover designed to quickly stabilize soils.

Construction activities for the Project are planned to begin approximately summer of 2024 and are anticipated to be completed within 9 months. Construction activities would consist of the following:

- BMPs implementation for erosion and sediment control and site clearing.
- Site preparation as needed, including limited grading, clearing, and fencing and access roadway installation.
 - Foundation and solar module support racking installation.
 - PV module and inverter skid installation.
 - Electrical collection system installation.
 - Testing and commissioning.

During Project construction, portable sanitation facilities, including portable handwashing stations, will be provided onsite. Site design, preparation and construction will be conducted in accordance with local requirements and regulations for erosion and sediment control and land disturbance and state requirements pertaining to stormwater runoff and stormwater controls. Thus, the Project is not anticipated to adversely impact the surrounding area.

Approximately 8-10 jobs would be created as part of the Project's construction and EDPRNA DG will strive to hire local workers. Additional phases of the Project are not planned at this time. The Project is planned to be unmanned at operation and is designed to be operated remotely with routine visits for maintenance activities.

Operation of the Project will be monitored online 24 hours/day and emergency and normal shutdown procedures can be implemented remotely.

3. CONSISTENCY WITH TAZWELL COUNTY SOLAR ORDINANCE

Tazewell County has jurisdiction over the Project. Section 156.06 *Commercial/Large Scale Solar Farm* and Sections 157.435 through 157.447 *Special Uses* of the Tazewell County Zoning Code establishes standards for the placement, construction, and modification of large PV solar projects, while promoting the safe, effective, and efficient use of such energy systems. The Project is located in the Agriculture Preservation (A1) zoning district and the solar facility (Commercial Scale Solar Facility) use is allowed as a "Special Use" in the district. The Project has been designed to comply with all Zoning Code regulations, as detailed below, and in the attached appendices. The below provides descriptions and support for the Project in response to the Tazewell County Special Use permit criteria for approval:

1. *The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.*

The Project conforms to the Tazewell County Zoning Ordinance as it is an allowed 'Special Use,' located within the A-1 Agricultural Preservation district. Specific details on the Project's compliance with 156.06 (*Commercial/Large Scale Solar Farm*) is included in **Table 3** in Section 3.1 below.

2. *The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations, or of any officially adopted Comprehensive Plan of a municipality with a 1.5-mile planning jurisdiction.*

The Project is consistent with the purposes, goals, objectives, and standards of the officially adopted Tazewell County Comprehensive Plan (2011) and Tazewell County zoning regulations. The Project, which would be located within the 1.5 miles of the City of Washington, would also be consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan of the City of Washington, Illinois.

In accordance with Section 157.438 (A) (2) of the Tazewell County Zoning Ordinance, EDPRNA DG has reviewed the County's adopted Comprehensive Plan and other applicable plans and believes that the Project is consistent with the stated purposes, goals, objectives, and standards in such plans.

As stated above, the Project is located in Washington Township and is zoned (A-1) Agricultural Preservation. The proposed Project is consistent with the Tazewell County Comprehensive Plan in particular the Principles and Implementation Strategies associated with the Agricultural theme and discussion. The proposed Project is consistent with the Agricultural Theme's Principle 3: "Non-traditional agricultural activities are supported and allowed to flourish." The Plan states that "to ensure the viability of family farms in the future, supplemental sources of income are needed" and notes the "emerging source of alternative income for farmers is the leasing of land for siting of wind turbines." The Project would be a source of supplemental income for the landowner as leasing arrangements for the siting of solar farms are similar to siting for wind turbines and both are renewable energy type uses. The relatively small footprint of the Project limits of disturbance would allow for farming to continue on the property once the Project is removed. The temporary lifespan of the Project would allow for the land leased for the project to revert back to farmland if the property owner chooses. The Project is consistent and compatible with Implementation Strategy 3 (Allow for supplemental uses to supplement farm income and support the financial viability of farms); and Implementation Strategy 4 (Support the development of new and alternative crops that are beneficial to the land and the local economy).

The Project is located within the 1.5-mile jurisdictional buffer, also known as extraterritorial jurisdiction areas, of the City of Washington and subject to review and comment by city officials. The Project would be consistent with the Coordinated Land Use Theme's Principal 2 (Land development occurring within the planning boundaries of municipalities is coordinated with local units of government). The Project would follow

Implementation Strategy 2 (Consult with communities when reviewing development within their planning boundaries Tazewell County).

The Project supports the principles of the Economic Development Theme by creating temporary jobs during construction and with indirect economic benefits in the form of local contracting opportunities, equipment sales and rentals, material purchases, and spending on hotels, restaurants, and other local goods and services. The development of the Project will also produce and provide valuable educational and training opportunities for local government staff, emergency responders, skilled construction and labor, and landscaping and utility contractors.

City of Washington Comprehensive Plan (April 2001)

The Project will be consistent with the stated purposes, goals, objectives, and standards of the City of Washington Comprehensive Plan. The Project aligns with Goal 6 (High Quality Public Services for All Residents of Washington). The Project, located outside of the municipality border but within the extraterritorial jurisdiction 1.5-mile buffer, would tie into Ameren Illinois distribution line and be connected to the Jefferson Substation within Washington City. This would allow the power generated from the project to be distributed to residents and businesses within Washington City, Washington Township, and Tazewell County. The Project would require each jurisdiction to work together, which is an Objective 2 (Work with neighboring communities and the County to address common issues related to borders, annexations, and services) under Goal 6.

3. *The petitioner has met the requirements of Article 25 of the Tazewell County Zoning Code.*

EDPRNA DG has met the requirements of Article 25 of the Tazewell County Zoning Code (Special Uses) for the proposed Project. The Project will be located within the A-1 Agricultural Preservation district which allows Large/Commercial Scale Solar Farm as a Special Use. EDPRNA DG has or is in the process of providing all requirements of 157.437 *Application Procedure*. The above, Section 2, provides the Project background and general information required of 157.437 (A) – (F). The Project Site Plan and supporting maps provided in **Appendix A** contains information required in 157.437 (G). Correspondence with the Washington Township Road Commissioner to obtain the required signed statement of adequate access to and from the Project has been initiated per Section 157.437 (I).

4. *The Site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.*

Due to the low profile of the Project structures, and the lack of site activity, noise, emissions or traffic during operations, the Project is compatible with the surrounding land uses, which include agricultural land and rural residential properties. The proposed Project setbacks from the parcel boundaries are at least 73 ft and the nearest dwelling is over 1,000 ft from the Project Area. EDPRNA DG will provide landscape screening at the perimeter. The proposed use will not create off-site odors, vibrations, noise, or visual impacts.

5. *The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.*

Solar facilities, such as the proposed Project, do not require public services or utilities; produce no emissions; do not generate smoke, debris, dust, or traffic; and will not present a safety or use hazard to the surrounding properties. The proposed unmanned facility places little to no demand on County infrastructure and services, including roads, water, sewer, fire, emergency medical services, or schools. During operation, there is no demand for potable water and no need for sanitary sewers or solid waste services. The proposed Project will not impact the County's ability to respond appropriately to public safety matters. The Project will be built to ensure its peaceful co-existence within the County and surrounding community landscape and will produce minimal, if any, safety hazards. Although the threat from fire or electrical hazard for the Project is extremely low, Project access is designed to accommodate emergency vehicles.

6. *The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.*

The Project is not anticipated to change the character of the neighboring areas or vicinity because it will utilize a low height profile, does not emit odors, and will not produce noise perceptible at the Parcel Boundary. EDPRNA DG will also provide perimeter landscaping and screening at the perimeter of the Project. EDPRNA DG is working with a drainage consultant and environmental consultant to understand best address water and drainage conditions within the Project Area, but any improvements or activities will be done in compliance with local and state stormwater, erosion control, and water resource regulations.

The Project will have minimal impacts on adjacent and adjoining property owners. The Project is generously set back from property lines and with planted vegetative buffers will be sufficiently screened and buffered from adjacent homes and residential uses. Once construction is completed, the Project will not produce additional traffic and will not require road or infrastructure upgrades. The Project will be quiet, low intensity, and even less impactful than many other low-density or residential land uses. Also, the Project will aid in preserving the low-density character of the area as its presence will prevent future permanent development adjacent to existing rural residences and open spaces.

7. *The Special Use shall not substantially diminish and impair property values within the neighborhood.*

The Project will be compatible the adjacent agricultural and other rural uses as solar facilities are able to conform to existing terrain and the system installation consists of driving steel support posts into the ground surface, which requires minimal grading and does not require extensive excavations. The Project is sited and designed to minimize impacts to the natural environment and is in harmony with the development limitations with respect to slopes, forests, geology, and water resources. The Project will also supplement the existing vegetation at the perimeter of the Project to assist in maintaining the general aesthetic of the surrounding community.

A recent study on property value implications from utility scale solar indicates that most assessors who responded to the study survey believe that "proximity to a solar installation has either no impact or a positive impact on home values." The study found that the respondents believe that some features of solar facilities may be associated with positive impacts, such as a location on land that previously had an unappealing use, or the presence of trees or other visual barriers around the array. Furthermore, as the expected lifetime of a solar facility is at least 30 years, residents also have assurance the nearby land will not be redeveloped for an unfavorable and permanent use. It is important to note that the overall impacts for smaller, community solar projects such as the proposed Project, would likely be even lesser than those utility scale projects included in the study. See attached **Appendix C**.

8. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

The proposed Project will not require the use of public utilities such as water, electricity, etc. The Project Site Plan includes all adequate access roads, drainage, and any other facilities necessary for the project. The proposed Project would require a connection to Ameren Illinois Jefferson Substation. EDPRNA DG is in the process of obtaining an Interconnection Agreement, see attached **Appendix D**.

9. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.*

Proposed access point for the Project is included in the Site Plan. EDPRNA DG will communicate with the Washington Township Road Commissioner to ensure the design of the access road to the solar project is optimally located, with ease of traffic congestion, safety, and drainage patterns in mind. EDPRNA DG will coordinate with the Washington Township Road Commissioner on potential traffic plans or mitigation during construction of the project. Traffic impacts would be negligible during project operation.

10. *The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.*

Not applicable.

11. *Evidence presented establishes that granting the use, which is located more than one-half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.*

Not applicable.

12. *Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.*

The Project Area contains prime agricultural soils and other similar classes suitable for farming and agricultural uses, see figures in **Appendix A**; however, the relatively small footprint of the Project Area represents a minimal and temporary loss of these soils from production. The Project is a temporary use and the land the Project occupies could be returned to its previous state following the end of the Project's useful life, approximately 25-35 years. During this time, the Project Area will be unavailable for development and will prevent the permanent conversion of the land to higher density uses such as residential and commercial development. The Project use maintains and preserves soils as it will not involve continual land disturbance after construction. While the Project is in operation, any farming or livestock-related activities within the Project Area are ceased, allowing the land under the solar panels to remain fallow. The land could be returned to agricultural use, left as open space, allowed to revegetate, or be sold after decommissioning, depending on the preferences of the landowners.

13. *The Special Use is consistent with the existing uses of property within the general area of the property in question.*

The primary land use in the surrounding area is agricultural and rural residential. The Project is not considered high density and would not induce population or development growth or traffic to the surrounding area. Additionally, the Project would not be a permanent allowing future land use changes. The Project is carefully sited, and its selected location is not anticipated to change the character of the vicinity.

14. *The property is suitable for the Special Use as proposed.*

The property is suitable for the Special Use proposed due to its size, exposure to the sun, zoning, and proximity to existing power infrastructure.

3.1 Compliance with Tazwell County Zoning Code

Table 3: Compliance with Section 156.06 (Commercial/Large Scale Solar Farm)

Code Section	Requirement	EDPR Response
156.06 (A)	Commercial/Large Scale Solar Farm (SES)	The Project meets the criteria of a Commercial/Large Scale Solar Farm. The Project is a ground mounted solar energy facility and will be the prime use of the Project Parcel. The Project is also designed to provide energy to off-site uses or export to the wholesale market. The Project is in an Agriculture Preservation (A-1) Zoning District and will comply with all applicable requirements.
156.06(B)(1)	Existing conditions. A site plan with existing conditions showing the following:	Section 2.1.1 describes the existing conditions of the Project Boundary and Project Area. Please see

Code Section	Requirement	EDPR Response
	<p>(a) Existing property lines and property lines extending 100 feet from the exterior boundaries including the names of adjacent property owners and the current use of those properties;</p> <p>(b) Existing public and private roads, showing widths of the road and any associated easements;</p> <p>(c) Location and size of any abandoned wells and sewage treatment systems;</p> <p>(d) Existing buildings and impervious surfaces;</p> <p>(e) A contour map showing topography at two-foot intervals. A contour map of surrounding properties may also be required;</p> <p>(f) Existing vegetation (list type and percent of coverage: such as, cropland/plowed fields, grassland, wooded areas and the like);</p> <p>(g) Any delineated wetland boundaries;</p> <p>(h) A copy of the current FEMA FIRM maps that shows the subject property including the one-hundred-year floor elevation and any regulated flood protection elevation, if available;</p> <p>(i) Surface water drainage patterns; and</p> <p>(j) The location of any subsurface drainage tiles.</p>	<p>attached Figures for reference maps which demonstrate the existing conditions on the site as required for the Special Use Application in Appendix A.</p>
156.06(B)(2)	<p>Proposed conditions. A site plan of proposed conditions showing the following:</p> <p>(a) Location and spacing of the solar panels;</p> <p>(b) Location of access roads;</p> <p>(c) Location of underground or overhead electric lines connecting the solar farm to a building, substation or other electric load; and</p> <p>(d) New electrical equipment other than at the existing building or substation that is to be the connection point for the solar farm.</p>	<p>Section 2.1.2 describes the Project and project components. Please see Figures for reference maps which demonstrate the proposed conditions within the Project Area required for the Special Use Application in Appendix A.</p>
156.06(B)(3)	<p>Fencing and weed/grass control.</p> <p>(a) The applicant shall submit an acceptable pollinator friendly plan for property inside and outside the fenced area for the entire property. The operating company or successor during the operation of the solar farm shall adhere to the pollinator friendly plan.</p> <p>(b) Perimeter fencing having a maximum height of eight feet shall be installed around the boundary of the solar farm. The fence shall contain appropriate warning signage that is posted such that it is clearly visible on the site.</p> <p>(c) The applicant shall maintain the fence and adhere to the pollinator friendly plan. If the operating company does not adhere to the proposed plan, a fine of \$500 per week will be assessed until the operating company or successor complies with the pollinator friendly plan and fencing requirements.</p>	<p>The Project proposes using a 7-ft high perimeter fencing at the perimeter of the Project. The fencing will also contain appropriate warning signage.</p> <p>EDPRNA DG will comply with all design and installation restrictions for the Project in accordance with Tazewell County Zoning Code and the Illinois Department of Natural Resources, including seeking Pollinator Friendly Solar status. Please see Section 4.4 Pollinator-Friendly Solar.</p>
156.06(B)(4)	<p>Manufactures specifications. The manufacturer's specifications and recommended installation methods</p>	<p>See Appendix E for equipment specifics.</p>

Code Section	Requirement	EDPR Response
	for all major equipment, including solar panels, mounting systems and foundations for poles and racks.	
156.06(B)(5)	<p>Connection and interconnection</p> <p>(a) A description of the method of connecting the solar array to a building or substation.</p> <p>(b) Utility interconnection details and a copy of written notification to the utility company requesting the proposed interconnection.</p>	The Project interconnection includes new distribution poles within the Parcel Boundary to connect to the Ameren Illinois Jefferson Substation located approximately 2 miles from the Project Area, see below Section 3.4. EDPRNA DG is in the process of obtaining an Interconnection Agreement with the utility Ameren Illinois (See Appendix D).
156.06(B)(6)	Setbacks. A minimum of 50 feet must be maintained on all property lines. Solar panels shall be kept at least 100 feet from a principal residential dwelling that is not part the special use permit.	<p>The Project meets and exceeds the setback requirements, see Appendix A.</p> <p>The Project provides 100-ft road, 50-ft side yard, and 50-ft rear yard setbacks. The solar panels and piers will be a maximum of 12 ft-high, falling well below the maximum building height of 36 ft described in Section 157.092 of the Tazwell County Zoning Code.</p>
156.06(B)(7)	Aviation protection. For solar energy systems located within 500 feet of an airport or within approach zones of an airport, the applicant shall complete and provide the results of the solar glaze hazard analysis tool (SGHAT) for the airport traffic control tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federal Obligated Airports, or most recent version adopted by the FAA.	EDPRNA DG used the FAA's Notice Criteria Tool to determine filing and notice requirements, the results are included in Appendix G . See also Section 3.6 below.
156.06(B)(8)	Fire protection. A fire protection plan for the construction and the operation of the facility, and emergency access to the site.	A Fire Protection Plan for construction and operation of the facility will be developed and provided to Tazwell County prior to Project construction. The Project access road is designed wide enough to accommodate emergency vehicles. EDPRNA DG has initiated coordination with Washington Fire Department. Please see Section 3.2.1 and Appendix G .
156.06(B)(9)	Endangered species and wetlands. Solar farm developers shall be required to initiate a natural resource review consultation with the Illinois Department of Natural Resources (IDNR) through the Department's online EcoCat Program. Areas reviewed through this process will be endangered species and wetlands. The cost of the EcoCat consultation shall be borne by the developer.	EDPRNA DG has obtained the Natural Resource Review Results report, which found no record of endangered or threatened species in the project area, thus terminating the EcoCAT consultation process. See Section 3.5 and Appendix H .
156.06(B)(10)	All routes on either a county or township road that will be used for the construction and maintenance purposes	EDPRNA DG is coordinating with the Tazewell County Highway Engineer

Code Section	Requirement	EDPR Response
	<p>shall be identified on the site plan. All routes for either egress or ingress need to be shown. The routing shall be approved subject to the approval of the County Highway Engineer in coordination with the Township Road Commissioners.</p> <p>The solar farm developer shall complete and provide a preconstruction baseline survey to determine existing road conditions for assessing potential future damage due to development related traffic. The development shall provide a road repair plan to ameliorate any and all damage, installation or replacement of roads that might be required by the developer. The developer shall provide a letter of credit or surety bond in an amount and form approved by the highway/road officials when warranted.</p>	<p>and Washington Township Road Commissioner for approval of the egress and ingress route for the Project. Please see Section 3.2.2 and Appendix G.</p>
156.06(B)(11)	<p>Decommissioning of the solar farm. The developer shall provide a decommissioning plan for the anticipated service life of the facility or in the event the facility is abandoned or had reached its life expectancy. If the solar farm is out of service or not producing electrical energy for a period of 12 months, it will be deemed non-operational and decommissioning and removal of that facility will need to commence according to the decommissioning plan as provided and approved. A cost estimate for the decommissioning of the facility shall be prepared by a professional engineer or contractor who has expertise in the removal of the solar farm. The decommissioning cost estimate shall explicitly detail the cost before considering any projected salvage value of the out of service solar farm. The decommissioning cost shall be made by a cash, surety bond or irrevocable letter of credit before construction commences. Further, a restoration plan shall be provided for the site with the application. The decommissioning plan shall have the following provided:</p> <p>(a) Removal of the following within six months:</p> <ol style="list-style-type: none"> 1. All solar collectors and components, aboveground improvements and outside storage. 2. Foundations, pads and underground electrical wires and reclaim site to a depth of four feet below the surface of the ground. 3. Hazardous material from the property and dispose in accordance with federal and state law. <p>(b) The decommissioning plan shall also recite an agreement between the applicant and the county that:</p> <ol style="list-style-type: none"> 1. The financial resources for decommissioning shall be in the form of a surety bond, or shall be deposited in an escrow account with an escrow agent acceptable to the Community Development Administrator. 	<p>EDPRNA DG has provided a preliminary Decommissioning Plan (Appendix I) and will develop the final decommissioning plan in coordination with Tazewell County, the property landowner, and the Illinois Department of Natural Resources prior to applying for a building permit for the Project.</p>

Code Section	Requirement	EDPR Response
	<p>2. A written escrow agreement will be prepared, establishing upon what conditions the funds will be disbursed.</p> <p>3. The county shall have access to the escrow account funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within six months of the end of project life or facility abandonment.</p> <p>4. The county is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.</p> <p>5. The county is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the county's right to seek reimbursement from applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien.</p> <p>6. Financial provisions shall not be so onerous as to make wind power projects unfeasible.</p>	
156.07	All solar energy systems shall comply with the County Building and Maintenance Code, as well as all federal and state requirements	EDPRNA DG and the Project will comply with the County Building and Maintenance Code, as well as all federal and state requirements.
156.08	The owner operator of the solar farm shall maintain a current general liability policy covering bodily injury and property damage and name the county as an additional insured with limits of at least \$2,000,000 per occurrence and \$5,000,000 in the aggregate with a deductible of no more than \$5,000.	EDPRNA DG will obtain and provide evidence of appropriate Liability Insurance during the Building Permit process.
156.09	The Community Development Administrator shall enforce the provisions of this section through an inspection of the solar farm every year. The Community Development Administrator is hereby granted the power and authority to enter upon the premises of the solar farm at any time by coordinating a reasonable time with the operator/owner of the facility.	EDPRNA DG will comply with the yearly inspection to be performed by the Community Development Administrator.
156.10	<p>The fees for processing the applications for building permits shall be collected by the Community Development Administrator who shall be accountable to the county for such fees as follows:</p> <p>0 - 10 kilowatts (kW) \$200</p> <p>11 - 50 kilowatts (kW) \$350</p> <p>51 - 100 kilowatts (kW) \$500</p> <p>101 - 500 kilowatts (kW) \$1,000</p> <p>501 - 1,000 kilowatts (kW) \$3,000</p> <p>1,001 - 2,000 kilowatts (kW) \$5,000</p> <p>Over 2,000 kilowatts (kW) \$5,000 + \$1/kW</p>	EDPRNA DG will comply with and provide the correct fee for processing of a Building Permit.

Code Section	Requirement	EDPR Response
156.99	Any person, firm or cooperation who violates, disobeys, omits, neglects, refuses to comply with, or resists enforcement of any of the provisions of this chapter may face fines of not less than \$25 nor more than \$500 for each offense.	EDPRNA DG acknowledges the penalties for violating Tazewell County code and will strive to rectify any and all discrepancies as quickly as possible.

3.2 Compliance with Local Jurisdiction Permits, Regulations, Codes, and Approval Procedures

3.2.1 Safety and Fire Protection

The Project will obtain all necessary local, state and federal permits prior to Project construction. The Project is designed to meet and comply with standards of the major code and safety organizations that apply to generation projects (the National Fire Protection Association (NFPA), Underwriters Laboratories (UL), and Institute of Electrical and Electronics Engineers (IEEE)).

EDPRNA DG is coordinating with the Washington Fire Department and the Fire Marshall for approval of the Project. In correspondence with Brett Brown of the Washington Fire Department dated August 4, 2022, he stated that he had spoken with Ms. Jaclynn Workman of Tazewell County and that he had no objection with the Project moving forward. He did request training for his staff on the basic operation and safety concerns for working around the solar panel field. EDPRNA DG will continue to coordinate with Washington Fire Department and Tazewell County as the process moves forward and will address any questions or concerns. See updated coordination in **Appendix G**.

3.2.2 Local Road Jurisdiction Consent

EDPRNA DG is coordinating with the Tazewell County Highway Engineer and Washington Township Road Commissioner for approval of the egress and ingress route for the Project. EDPRNA DG will complete and provide a preconstruction baseline survey to determine existing road conditions for assessing potential future damage during to development related traffic. A Road Use Agreement for Project construction will be executed at the discretion of the Commissioner to cover any maintenance or improvement costs resulting from the Project. Please see updated communications with the Washington Township Fire and Road authorities in **Appendix G**.

3.3 Stormwater and Erosion Control

EDPRNA DG will comply with local regulations related to Erosion Control, per Tazewell County Erosion Control Ordinance which requires all stormwater controls to be designed so that the peak discharge rate from the permitted area resulting from the 2-year and 25-year frequency storm events for the post-development condition do not exceed the corresponding storm event peak discharges for the pre-development condition. In addition, the Project will comply with all regulations related to stormwater and environmental compliance. Beginning on March 10, 2003, construction sites that disturb one acre or more are required to have coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for storm water discharges from construction site activities. To receive authorization under this permit, a discharger or applicant must submit a completed Notice of Intent (NOI) in sufficient time to allow a 30-days review period after the receipt of the NOI by the Agency and Prior to the start of construction. The BMPs will be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed.

3.4 Utility Interconnection

EDPRNA DG is in the process of obtaining an Interconnection Agreement with Ameren Illinois for the Project. As of July 8th, 2022, EDPR has received the Distributed Generation Pre- Application Report from Ameren Illinois. EDPRNA DG submitted the Ameren Interconnection Application on July 26th, 2022. Communications with the utility and interconnection process is ongoing. **See Appendix D.**

3.5 EcoCAT Report

EDPRNA DG has submitted a Project consultation request from the Illinois Department of Natural Resources (IDNR) EcoCAT program. The report finds no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. The EcoCAT report is provided in **Appendix H.**

3.6 FAA Compliance

As part of the development process, EDPRNA DG has submitted the proposed project location to the Federal Aviation Administration (FAA) for review for obstructions evaluation and glare analysis. EDPRNA DG will comply with all applicable FAA regulations and any requirements from the review. Please see the FAA Notice Criteria Tool response in **Appendix F.**

4. ADDITIONAL REQUIREMENTS AND PROJECT COMMITMENTS

4.1 Agriculture Impact Mitigation Agreement

EDPRNA DG is committed to the preservation of Tazewell County's farmland and will construct, manage, and decommission all solar facilities with respect for the land's value as a natural and cultural resource. EDPRNA DG is in the process of securing an Agriculture Impact Mitigation Agreement (AIMA) for the Project as part of this strategy. EDPRNA DG will provide the AIMA upon completion. At the end of the Project's useful life, the project will be decommissioned and returned to its original condition. Decommissioning information can be found in the Decommissioning section below as well as in **Appendix I.**

4.2 Historic Preservation Office Review

EDPRNA DG will undertake all proper due diligence with the Illinois State Historic Preservation Office (SHPO) before the submittal of solar and building permit applications. EDPRNA DG will comply with all SHPO requirements during Project development.

4.3 Environmental Commitment

As part of the development process, EDPR will obtain all necessary environmental permits and comply with federal, state, and local environmental regulations and permit requirements. EDPRNA DG will apply for an erosion control permit as part of the building permit process, and a SWPPP will be implemented for both construction and operation of the Project.

4.4 Pollinator-Friendly Solar

EDPRNA DG plans to employ native pollinator-friendly seed mixes for the Project. Highlighted by the U.S. Department of Energy, the U.S. Department of Interior's National Conservation Training Center, and the Electric Power Research Institute, solar sites planted with deep-rooted native flowers and grasses capture and filter storm water, build

topsoil, and provide abundant and healthy food for bees and other insects that provide critical services to our food and agricultural systems.

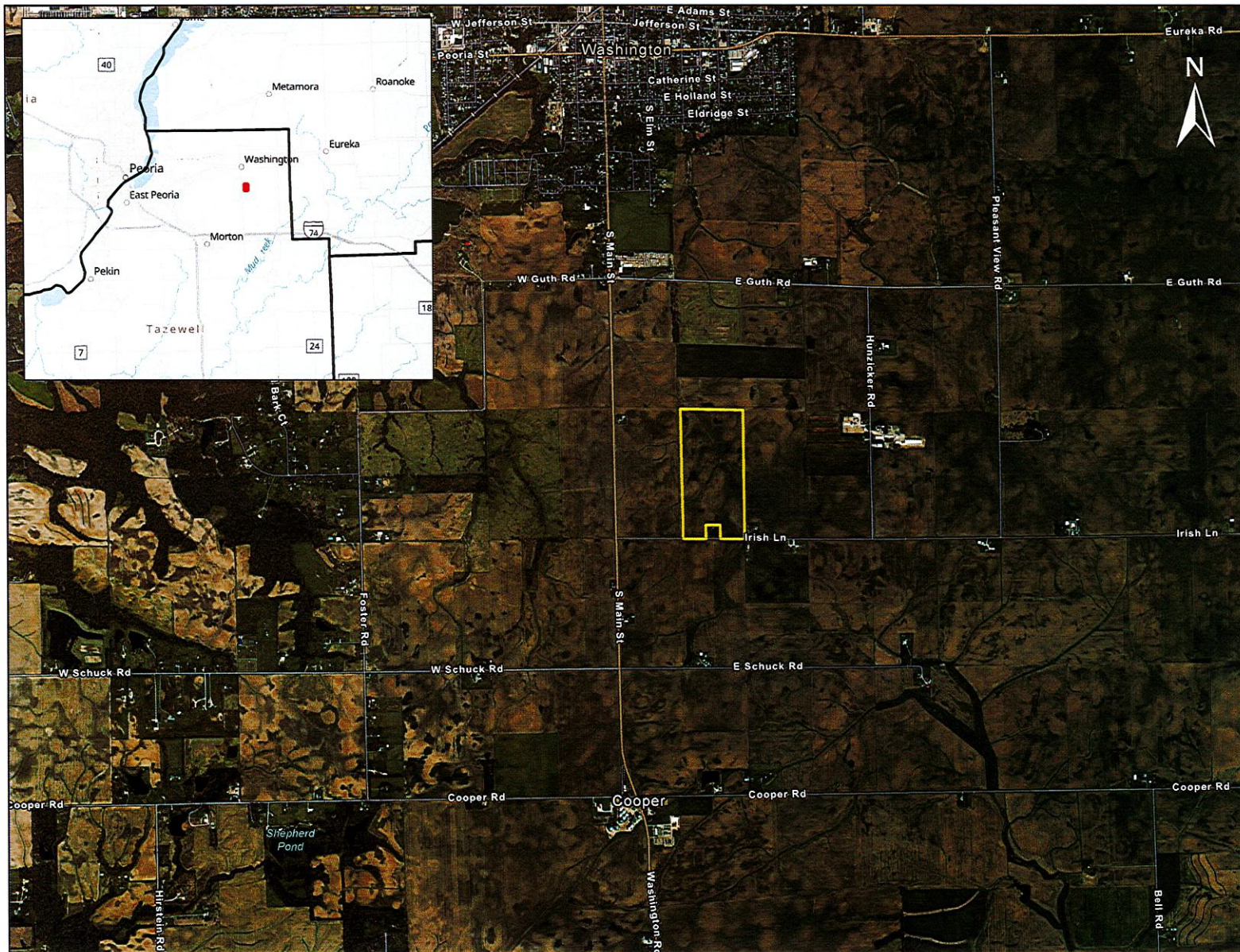
Studies have shown that using these seed mixes leads to triple the number of pollinator supply, an increased 65% carbon storage potential, as well as increased sediment and water retention, compared to pre-solar agricultural land use. Using solar-native grassland habitat is an opportunity to actively practice sustainable land use strategies and promote biodiversity and local ecosystem services - giving back to the community and environment in more ways than one. In accordance with these goals, EDPR will work with the IDNR to create a pollinator friendly solar site and achieve recognized pollinator friendly solar status in accordance with the IDNR Solar Site Pollinator Establishment Guidelines and the Solar Site Scorecard.

4.5 Decommissioning Plan

A preliminary decommissioning plan is provided in **Appendix I**. EDPRNA DG will develop the final decommissioning plan in coordination with Tazewell County and the landowner prior to applying for a building permit for the Project.

5. CONCLUSION

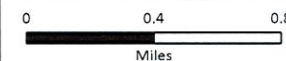
EDPRNA DG is committed to building this Project in compliance with Tazewell County's Zoning Code and Special Use Permit process. EDPR will continue to work closely with Tazewell County, the landowner, neighboring landowners, and other stakeholders throughout the development process. This application is designed in compliance with the Zoning Code, and we request that this application for Special Use be approved by the Tazewell County Zoning Board of Appeals.



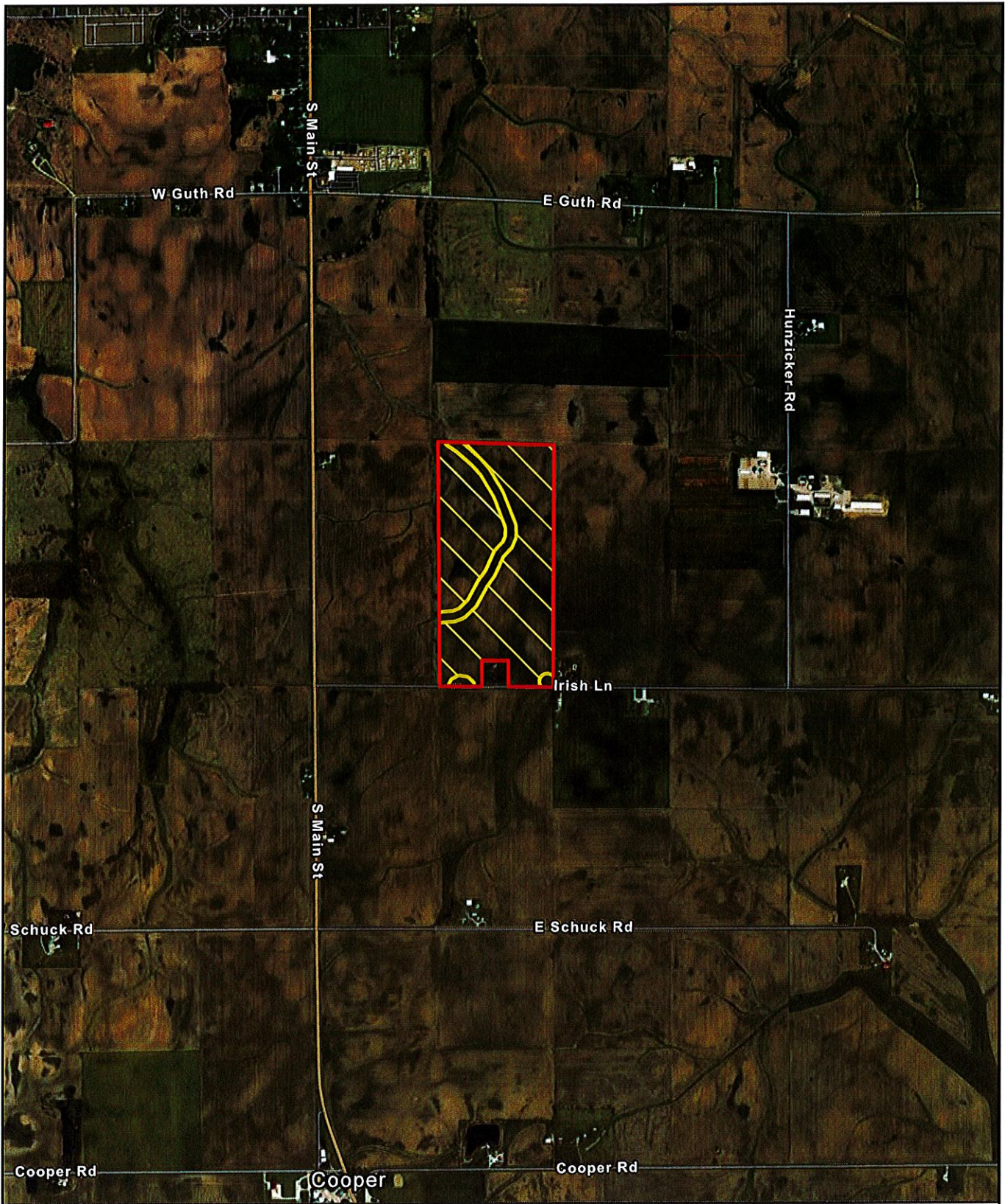
Vann Parkin 1: Project Vicinity



Legend

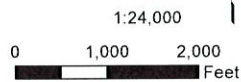
 Property Boundary



NAD 1983 StatePlane Illinois West FIPS 1202 Feet





-  Parcel Boundary
-  Buildable Area



Project Location
Vann Parkin - 1
EDPR
Tazewell County, Illinois





-  Parcel Boundary
-  Buildable Area

1:6,000
0 250 500
Feet

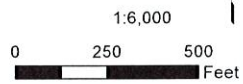


Project Overview
Vann Parkin - 1
EDPR
Tazewell County, Illinois





- Parcel Boundary
- Buildable Area
- NWI - Freshwater Emergent Wetland
- NWI - Riverine

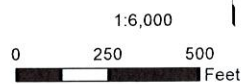


NWI Wetlands
Vann Parkin - 1
EDPR
Tazewell County, Illinois





- Parcel Boundary
- Buildable Area
- Stream/River - Intermittent



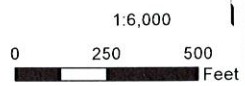
NHD Data
Vann Parkin - 1
EDPR
Tazewell County, Illinois





SSurgo Soils
Vann Parkin - 1
 EDPR
 Tazewell County, Illinois





SSurgo Soils - Prime Farmland Information **Vann Parkin - 1** EDPR Tazewell County, Illinois



Property Values and Utility-Scale Solar Facilities

Research shows that there is no evidence that solar projects have adversely impacted neighboring properties.

Background

The utility-scale solar industry has seen significant growth over the past decade and demand for clean energy continues to grow as utility companies increase their investment in solar energy to meet customer demand, keep electricity prices affordable, and diversify their energy portfolio. The solar industry drives economic development, especially in rural communities, and can benefit all property owners through tax payments for roads, schools, and community services. In 2020, utility-scale solar projects contributed **\$750 million in state and local taxes and land-lease payments** to property owners and have invested **nearly \$116 billion total in projects nationwide**.¹ The industry also supports **120,000 jobs** across all 50 states.

Utility-scale solar is the fastest growing source of renewable energy in the United States with 12 gigawatts (GW) of capacity added to the grid in 2020 and 15.5 GW of capacity added in 2021.² According to the U.S. Energy Information Administration (EIA), solar power will account for nearly half of new U.S. electric generating capacity in 2022 with an expected growth by 21.5 GW in 2022.³ There is generally broad support across the United States to increase solar capacity. However, as utility-scale solar installations require large tracts of land, some communities have raised concerns a nearby solar facility may impact local property values. Real world experience has demonstrated this to not be true.

HOME VALUE ASSESSMENT: In 2018, graduate students at the University of Texas at Austin explored the impacts of property values near 956 utility-scale solar installations completed in 2016 or earlier across the United States. The researchers, in partnership with Lawrence Berkeley National Laboratory⁴, surveyed approximately 400 property value assessors nationwide, asking if the assessor believed there was an impact on home prices near these sites, the scale and direction of those impacts, and the source of those impacts.

The results indicate that most assessors who responded to the survey believe that **"proximity to a solar installation has either no impact or a positive impact on home values."** The study found that the respondents believe that some features of solar facilities may be associated with positive impacts, such as a location on land that previously had an unappealing use, or the presence of trees or other visual barriers around the array.⁵ Furthermore, as the expected lifetime of a solar facility is at least thirty years, residents have assurance the nearby land will not be redeveloped for an unfavorable use.



¹ American Clean Power Association. 2021. Utility-scale Solar Power Facts. Accessed at <https://cleanpower.org/facts/solar-power/>

² U.S. Energy Information Administration (EIA). 2022. Accessed at <https://www.eia.gov/todayinenergy/detail.php?id=50818>

³ Ibid.

⁴ Al-Hamoodah, Leila; Koppa, Kavita; Schieve, Eugenie; Reeves, D. Cale; Hoen, Ben; Seel, Joachim; and Rai, Varun. 2018. An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations. Policy Research Project (PRP), LBJ School of Public Affairs, The University of Texas at Austin, May 2018. of Texas at Austin, May 2018. Accessed at https://emp.lbj.gov/sites/default/files/property-value_impacts_near_utility-scale_solar_installations.pdf.

⁵ Al-Hamoodah et al. 2018.

For more information,
email Hilary Clark at
hclark@cleanpower.org
and David Murray at
dmurray@cleanpower.org

RURAL HOMES: In September 2020, the University of Rhode Island published a study⁶ that found **no negative impact to residential home values near solar arrays in rural areas.**

The study sought to quantify the effect of proximity to solar on property values by examining existing solar installations in Massachusetts and Rhode Island. The study evaluated 208 solar facilities, 71,373 housing sales occurring within one-mile of solar facilities (Test Group), and 343,921 sales between one-to-three miles of a solar facility (Control Group). The authors were able to isolate specific variables that could impact value, including isolating rural and non-rural locations, by using a regression analysis

The study defines **"Rural,"** as an area having a "population density of 850 people per square mile or fewer."

model commonly used in real estate pricing and quality adjustment for price indexes to estimate the impact that various factors have on the price or demand for property.

According to the study, the results "suggest that [the impacts on home sales in the Test Area] in rural areas is **effectively zero** (a statistically insignificant 0.1%), and that the negative externalities of solar arrays are only occurring in non-rural areas."⁷

Further, the study tested to determine if the size of the solar installation impacted nearby property values, and found no evidence of differential property values impacts by the solar installation's size.

AGRICULTURAL LAND: Similar results were found in a 2020 study on the effect of solar farms on agricultural land values in North Carolina, while also finding evidence that a solar farm may increase those agricultural land values. Published by Dr. Nino Abashidze at the School of Economics, Georgia Institute of Technology, and titled "Utility Scale Solar Farms and Agricultural Land Values," the study examined 451 solar farms in North Carolina.

The study found **"no direct negative or positive spillover effect of a solar farm construction on nearby agricultural land values.** Although there are no direct effects of solar farms on nearby agricultural land values, we do find evidence that suggests construction of a solar farm may create a small, positive, option-value for landowners that is capitalized into land prices. Specifically, after construction of a nearby solar farm, we find that agricultural land that is also located near transmission infrastructure may increase modestly in value."

Other property value studies that find no evidence of decreased property values after construction of a solar farm:

- **MINNESOTA:** In 2017, the Chisago County (Minnesota) Assessor's Office conducted their own study on property prices adjacent to and in the close vicinity of a 1,000 acre North Star solar farm in Minnesota. John Keefe, the Chisago County Assessor, concluded that the North Star solar farm had **"no adverse impact" on property values.** Almost all of the [Test Area] properties sold were at a price above the assessed value. He further stated that, "It seems conclusive that valuation has not suffered."⁸
- **NORTH CAROLINA:** In 2018, Kirkland Appraisals, LLC studied the value of properties adjacent to solar farms in North Carolina.⁹ Kirkland's analyses strongly support the compatibility of solar farms with adjoining agriculture and residential uses and conclude that there was **no negative or positive impact in home values due to proximity of a solar farm.**
- **VIRGINIA:** Christian P. Kaila & Associates studied the value of properties adjacent to solar farms in Virginia.¹⁰ The analysis concluded that adjacent property value (for both residential and agricultural property), was **not adversely affected by construction and operation of solar facilities.**
- Donald Fisher, ARA who has served six years as Chair of the American Society of Farm Managers and Rural Appraisers, and has prepared several market studies examining the impact of solar on residential values was quoted in a press release dated February 15, 2021 stating, "Most of the locations were in either suburban or rural areas, and all of these studies found either a neutral impact or, ironically, a positive impact, where values on properties after the installation of solar farms went up higher than time trends."
- CohnReznick, LLP has studied sale prices of single-family homes and agricultural land properties adjacent to solar farms in over 15 states, using appropriate Paired Sales methodology¹¹, as well as Before/After resale (appreciation rate) analysis, and concluded that the **solar farms did not adversely affect property values in either the short or long term.**
 - Their research also includes reviewing published studies prepared by academia, as well as other appraisers, and conducting interviews with county assessors and local real estate professionals, who have experience with properties transacting near existing solar facilities in their respective communities. The consensus is that solar farms in their areas had not impacted property values.

The utility-scale solar industry recognizes the importance of engaging with the host community to balance economic, environmental safety, and social concerns when developing and operating their projects. In their siting and application process, successful solar developers have prioritized being a good neighbor and a long-term partner with host communities.

6 Gaur, V. and C. Lang. (2020). Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island. Submitted to University of Rhode Island Cooperative. Extension on September 29, 2020. Accessed at <https://web.uri.edu/coopext/valuing-sitingoptions-for-commercial-scale-solar-energy-in-rhode-island/>.

7 The University of Rhode Island study's conclusion that there may be an impact to non-rural communities is surmised is that "land is abundant in rural areas, so the development of some land into solar does little to impact scarcity, whereas in non-rural areas it makes a noticeable impact."

8 Chisago County Press: County Board Real Estate Update Shows No "Solar Effects" (11/03/2017).

9 Kirkland, Richard C. 2018. Culpeper Solar Impact Study. Kirkland Appraisals, March 7, 2018.

10 Christian P. Kaila & Associates. 2020. Property Impact Analysis of Round Hill Solar, Proposed Solar Power Plant Augusta County, Virginia. June 2020.

11 Bell, Randall, PhD, MAI. Real Estate Damages. Third ed. Chicago, IL: Appraisal Institute, 2016. (Page 33).

For more information,
email Hilary Clark at
hclark@cleanpower.org
and David Murray at
dmurray@cleanpower.org



Welcome, Adam Davis | Log Out

HOME SETTINGS

SUPPORT



View Communication

From: DoNotReply@PowerClerk.com
To: dga@development3@edn.com; dga@development3@edn.com
Cc: dga@development3@edn.com
Subject: Your Application # DER 11265 Has Been Received



7/28/2022

David Kano

100 Park Ave, 24th Floor
New York, NY 10017

RE

INTERCONNECTION APPLICATION RECEIVED

Dear David Kano,

Your application # DER 11265 for interconnection has been received and is currently waiting on payment to proceed. Please wait to receive an invoice in the mail before sending in your payment. If you do not receive an invoice within **7 business days** please send an email to the address listed below with DER 11265 to obtain your non service account number and a copy of your invoice.

For additional information, please access the Ameren Illinois website at:

<https://www.ameren.com/illinois/residential/supply-choice/renewables>

We look forward to working with you to ensure the reliable and safe operation of the electric distribution system. Distribution Design will continue to be your point of contact regarding your interconnection, so please feel free to contact us at any time.

If you have any questions about this project, please contact Distribution Design using our email address renewables@illinois@ameren.com

Thank you for adding a renewable energy source to help meet your energy needs and ease demand on Illinois' electrical grid.

Sincerely,

Ameren Illinois Distribution Design Team

This message was sent from the Ameren Illinois Aggregated Net Metering Portal.

Our website is <https://amerenillinoisinterconnect.powerclerk.com/>

Thank you for using the portal.

Ameren Illinois will never contact you by email asking you to validate your password. If you receive such a request please notify us.

Letter ID: E 0023 DER Complete Application Fee Received



7/8/2022

Distributed Generation Pre Application Report
IL – Vann Parkin 1 DG Solar
4950kW Solar - Tracking

This Pre-Application Report is in response to the attached Pre-Application Request Form submitted to Ameren Illinois by David Kane. The proposed project is a 4950 Solar - Tracking project to be located in IL.

The Electric Distribution Company (EDC) is Ameren Illinois. The likely substation to serve the proposed point of interconnection (POI) for this project is the Jefferson. The preliminary circuit identified to provide the supply at this POI is D48001. This Pre-Application Report provides the following information in response to EDPRNA DG Illinois Development, LLC inquiry for IL – Vann Parkin 1 DG Solar site.

1) Normal rating (in megavolt amperes (MVA)) of substation/area bus, bank or circuit based on normal or operating ratings likely to serve the proposed point of interconnection;

22.89

2) Existing aggregate generation capacity (in MVA) interconnected to a substation/area bus, bank or circuit (i.e., amount of generation online) likely to serve the proposed point of interconnection;

0.06MVA

3) Aggregate queued generation capacity (in MVA) for a substation/area bus, bank or circuit (i.e., amount of generation in the queue) likely to serve the proposed point of interconnection;

unknown

4) Available capacity (in MVA) of substation/area bus or bank and circuit likely to serve the proposed point of interconnection (i.e., total capacity less the sum of existing aggregate generation capacity and aggregate queued generation capacity);

7.77MVA

5) Substation nominal distribution voltage and/or transmission nominal voltage, if applicable, based on the interconnection point;

distribution: 13.2KV
Transmission: 69kV

6) Nominal distribution circuit voltage at the proposed point of interconnection;

13.2kV

7) Approximate circuit distance between the proposed point of interconnection and the substation;

2.48 miles

8) Relevant line section actual or estimated peak load and minimum load data, including daytime minimum load (i.e., 10 a.m. to 4 p.m. for fixed solar photovoltaic (PV) panel systems and 8 a.m. to 6 p.m. for PV systems utilizing tracking systems), and absolute minimum load, when available;

	Peak Load (MVA)	Minimum Load* (MVA)	Absolute Minimum Load (MVA)
Jefferson Substation	15.12	4.86	3.42
D48001	5.71	0.57	0.06

Peak Load determined using metering data from .

*Minimum load between 2/14/2022 and 7/9/2022(4:00A.M.).

9) Number and rating of protective devices and number and type (standard, bi-directional) of voltage regulating devices between the proposed point of interconnection and the substation/area. Identify whether the substation has a load tap changer;

**Fuse, 320601, 40STD
Recloser, 302924, 100L, 2A2D
Switch, M30922, SB**

10) Number of phases available at the proposed point of interconnection. If a single phase, distance from the three-phase circuit;

**0.38 miles
2017.7 feet**

11) Limiting conductor ratings from the proposed point of interconnection to the distribution substation;

6 Copper

12) Whether the point of interconnection is located on a spot network, grid network or radial supply;

Spot Network

13) Based on the proposed point of interconnection, existing or known constraints such as, but not limited to, electrical dependencies at that location, short circuit interrupting capacity issues, power quality or stability issues on the circuit, capacity constraints or secondary networks.

Additional information:

The above data provided in this Pre-Application Report represents the best readily available information at the time this report was prepared. The provision of information on "available capacity" (see Item 4 above) does not imply that an interconnection up to this level may be completed without impacts, since there are many variables studied as part of the interconnection review process and data provided in the pre-application report may become outdated at the time of the submission of the complete application.

Prepared by: **Anthony Allen**
 Associate Engineer
 Ameren Illinois

View Communication

From:

DoNotReply@PowerClerk.com

To:

dgdevelopment@edpr.com;legalnotices@edpr.com

Cc:

dgdevelopment@edpr.com

Subject:

Your Application # DER-11265 Is Ready To Proceed

**6/20/2023****David Kane****100 Park Ave, 24th Floor
New York, NY 10017****RE:****PROCEED TO DETAILED COST ESTIMATE****Dear David Kane,****You've elected to proceed with a detailed cost estimate.*****DER-11265******28260 IRISH LN******Washington, IL 61571***

To keep it from being withdrawn, within **15 business days, you will need to contact the Ameren Illinois Construction Services team and continue with the steps below.**

Please contact Ameren Illinois Construction Services at 1-888-659-4540 to arrange an appointment between you and a Field Engineer Representative to review what work may be involved and the associated costs.

For new constructions, please have the following information readily available prior to contacting Ameren Illinois Construction Services:

Federal Employee Identification Number (FEIN) or Social Security Number

911 Address if not already provided above

Billing Contact name and Address

Please retrieve the Construction Request Tracking System ID number, CRTSID Number, and add it to the "Customer Contacts ICE" form to proceed with the application.

We look forward to working with you to ensure the reliable and safe operation of the electric distribution system.

If you have any questions about this project, please contact Distribution Design using our email address

RenewablesIllinois@ameren.com

Sincerely,

Ameren Illinois Distribution Design

This message was sent from the Ameren Illinois Aggregated Net Metering Portal.

Our website is <https://amerenillinoisinterconnect.powerclerk.com/>

Thank you for using the portal.

Ameren Illinois will never contact you by email asking you to validate your password. If you receive such a request, please notify us.

Letter ID: E 9038 L2 Sup Customer Contacts ICE

Vann Parkin 1 CSSF Equipment

The quality of your materials has a significant impact on the productivity, longevity, and durability of your solar system and our goal is to provide you decades of power from your investment. EDPR has built relationships with leading global manufacturers and vendors to provide clients with proven safe, best-in-class technology that meets the needs of our clients' solar ground mount, rooftop, and carport projects. We factored longevity and optimal production into our proposed system design and equipment selection. The proposed technology for the Miller CSSF is below. Detailed equipment specifications and warranties available upon request and please see Figure 4 for the solar array layout. EDPR holds all equipment warranties, as owners of the PV system.

Please note that final equipment for the PV system will be determined during the development phase. If any of the equipment listed in the final system design changes prior to construction due to equipment availability or any other reason, we will provide a timely update on the change.

MODULES

We will use Hanwha Q Cells (585 W) modules for the PV system. Hanwha modules are UL certified, meaning it complies with the standards of the National Electric Code, National Fire Prevention Association and Model Building Codes. It is also IEC 6125 & 6137 certified, meeting safety tests against common field failures and safety against electrical shock, fire, and other safety hazards. Below are Hanwha Q Cell's key ratings.

INVERTERS

The ground-mounted and canopy-mounted PV systems will employ Sunny Highpower PEAK3 150-US inverters. EDP NA DG selected these inverters due to their efficiency, reliability, and design for the North American environment.

RACKING SYSTEM

The project will be using east-west racking systems, which allows secure, safe, and easy attachment of modules on the ground. More details on the preferred racking equipment can be provided upon closer inspection of the and finalized site layout.



Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* Structure Type:	SOLAR Solar Panel			
Please select structure type and complete location point information.				
Latitude:	40	Deg	40	M 39.33 S N
Longitude:	89	Deg	23	M 53.69 S W
Horizontal Datum:	NAD83			
Site Elevation (SE):	771	(nearest foot)		
Structure Height :	35	(nearest foot)		
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes			

Results

You do not exceed Notice Criteria.

A.J. Durham

From: SAMMY BRAINARD <SAMANTHA.BRAINARD@EDP.COM>
Sent: Wednesday, August 9, 2023 5:42 PM
To: ADAM DAVIS; Tess MacMorris; Gregory Sproull; A.J. Durham
Subject: FW: Washington Township Fire Department Approval: Vann Parkin 1 DG Solar

EXTERNAL MESSAGE

FYI see below!



Sam Brainard (she/her)
EDPR NA Distributed Generation LLC
Senior Associate, DG Project Development
a 100 Park Avenue, 24th Floor, New York, NY 10017
c 929.626.3180



Please reply during your own working hours and consider the environment before printing.

From: Clint Kuhlman <ckuhlman@washingtonfd.com>
Sent: Wednesday, August 9, 2023 5:41 PM
To: SAMMY BRAINARD <SAMANTHA.BRAINARD@EDP.COM>
Subject: Re: Washington Township Fire Department Approval: Vann Parkin 1 DG Solar

As long as the plans have not changed we are good to go. Appreciate your willingness to offer training to our department.
Please send all further communications to the new email address for Chief Kuhlman

On Wed, Aug 9, 2023 at 4:20 PM SAMMY BRAINARD <SAMANTHA.BRAINARD@edp.com> wrote:

Hi Brett,

Hope all is well with you! I wanted to follow up on our below email to let you know that we will be moving forward with another application to Tazewell County ZBA for Special Use for this Vann Parkin 1 project, targeting October for the meeting date. The plans have not changed since last year, so I am hoping the Washington FD is able to confirm no objection once again. We will absolutely host a training class for the department on basic ops & safety, once constructed (likely mid-2024).

Thank you,

Sammy



Sam Brainard (she/her)
EDPR NA Distributed Generation LLC
Senior Associate, DG Project Development
a 100 Park Avenue, 24th Floor, New York, NY 10017

c 929.626.3180



Please reply during your own working hours and consider the environment before printing.

From: Brett Brown <brettbrown@washingtonfd.com>
Sent: Thursday, August 4, 2022 2:43 PM
To: SAMMY BRAINARD <SAMANTHA.BRAINARD@EDP.COM>
Subject: Re: Washington Township Fire Department Approval: Vann Parkin 1 DG Solar

Sammy,

I have spoken with Jaclynn Workman with Tazewell county about your project at this time I have no objection with the project moving forward. I would like to request that if approved by the county and when it is completed a training class for my department on the basic operation and safety concerns for working around the solar panel field.

Respectfully,

On Thu, Aug 4, 2022 at 12:52 PM SAMMY BRAINARD <SAMANTHA.BRAINARD@edp.com> wrote:

Hi Brett,

I hope all is well with you. Following up here on the below request for approval from the Washington FD on the Vann Parkin 1 DG Solar project. Do you need anything additional from me for your review and approval?

Thanks!
Sammy



Sammy Brainard (she/her)
EDPR NA Distributed Generation LLC
Sr. Project Development Associate
a 100 Park Avenue, 24th Floor, New York, NY 10017

c 978.880.3300



From: SAMMY BRAINARD
Sent: Thursday, July 28, 2022 2:59 PM
To: brettbrown@washingtonfd.com
Cc: DAVIS, ADAM <ADAM.DAVIS@EDP.COM>; SHEA STRIPPEL <SHEA.STRIPEL@EDP.COM>
Subject: Washington Township Fire Department Approval: Vann Parkin 1 DG Solar

Hi Brett,

Thanks for taking my call earlier. I'm writing as a follow up regarding the proposal for the development of a 5MW solar project in Washington Township called Vann Parkin DG Solar 1. Per Tazewell County guidelines for the Special Use Permit, we are seeking approval from the Fire Department to move forward with this project. I've attached the preliminary site plan here for reference, and please see below for the parcel number for the project:

02-02-25-300-003

For your reference, we spoke yesterday with Jaclynn Workman, Admin within the Tazewell County Community Development department. See below for her contact information:

Phone: 309-477-2235
Email: jworkman@tazewell-il.gov

11 South Fourth St., Suite 400, McKenzie Bldg. Pekin, Illinois 61554

Please don't hesitate to follow up with any questions you or the Department may have regarding this project.

Thank you!
Sammy



Sammy Brainard (she/her)
EDPR NA Distributed Generation LLC
Sr. Project Development Associate
a 100 Park Avenue, 24th Floor, New York, NY 10017

c 978.880.3300



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--

Washington Fire Department

Chief Brett Brown

brettbrown@washingtonfd.com

Cell: (309)303-3982

Office: (309)444-4650

--

Fire Chief
Clint Kuhlman
Washington Fire Department
200 N. Wilmor Rd.
Washington, Illinois 61571
ckuhlman@washingtonfd.com



A.J. Durham

From: SAMMY BRAINARD <SAMANTHA.BRAINARD@EDP.COM>
Sent: Wednesday, August 9, 2023 5:46 PM
To: [REDACTED]
Cc: ADAM DAVIS; Tess MacMorris; Gregory Sproull; A.J. Durham
Subject: RE: Road Commissioner Approval: Vann Parkin DG Solar 1

EXTERNAL MESSAGE

Hi Scott,

Hope all is well with you! I wanted to follow up on our below email to let you know that we will be moving forward with another application to Tazewell County ZBA for Special Use for this Vann Parkin 1 project, targeting October for the hearing date. The plans have not changed since last year, so I am hoping the Washington Hwy Commissioner is able to confirm no objection.

Please let me know if you have any additional questions.

Thanks,
Sammy



Sam Brainard (she/her)
EDPR NA Distributed Generation LLC
Senior Associate, DG Project Development
a 100 Park Avenue, 24th Floor, New York, NY 10017
c 929.626.3180



Please reply during your own working hours and consider the environment before printing.

From: SAMMY BRAINARD
Sent: Thursday, August 4, 2022 2:10 PM
To: weaver.scott.1968@gmail.com
Cc: DAVIS, ADAM <ADAM.DAVIS@EDP.COM>; SHEA STRIPPEL <SHEA.STRIPEL@EDP.COM>
Subject: RE: Road Commissioner Approval: Vann Parkin DG Solar 1

Hi Scott,

I hope all is well with you. Following up here on the below request for approval from the Washington Township Highway Commissioner for the Vann Parkin 1 DG Solar project. Do you need anything additional from me for your review and approval?

Thanks,
Sammy



Sammy Brainard (she/her)
EDPR NA Distributed Generation LLC
Sr. Project Development Associate
a 100 Park Avenue, 24th Floor, New York, NY 10017
c 978.880.3300



From: SAMMY BRAINARD
Sent: Thursday, July 28, 2022 2:52 PM
To: [REDACTED]
Cc: DAVIS, ADAM <ADAM.DAVIS@EDP.COM>; SHEA STRIPPEL <SHEA.STRIPEL@EDP.COM>
Subject: RE: Road Commissioner Approval: Vann Parkin DG Solar 1, 2, and 3

Hi Scott,

It's come to my attention that the Vann Parkin 2 & Vann Parkin 3 projects are actually within Morton Township, so please disregard the requests for those projects. It looks like it's just Vann Parkin 1, parcel no. 02-02-25-300-003, that is in Washington Township.

Thanks,
Sammy



Sammy Brainard (she/her)
EDPR NA Distributed Generation LLC
Sr. Project Development Associate
a 100 Park Avenue, 24th Floor, New York, NY 10017
c 978.880.3300



From: SAMMY BRAINARD
Sent: Thursday, July 28, 2022 2:24 PM
To: [REDACTED]
Cc: DAVIS, ADAM <ADAM.DAVIS@EDP.COM>; SHEA STRIPPEL <SHEA.STRIPEL@EDP.COM>
Subject: Road Commissioner Approval: Vann Parkin DG Solar 1, 2, and 3

Hi Scott,

Thanks for taking my call earlier. I'm writing as a follow up regarding the proposal for the development of three 5MW solar projects in Washington Township called Vann Parkin DG Solar 1, 2, and 3. Per County guidelines for the Special Use Permit, we are seeking approval from the Road Commissioner to move forward with these projects. I've

attached preliminary site plans here for reference, and please see below for the parcel numbers that correspond to each project:

- Vann Parkin 1: 02-02-25-300-003
- Vann Parkin 2: 06-06-13-300-003
- Vann Parkin 3: 06-06-14-400-003

Please don't hesitate to follow up with any questions you may have regarding these projects.

Thank you!
Sammy



Sammy Brainard (she/her)
EDPR NA Distributed Generation LLC
Sr. Project Development Associate
a 100 Park Avenue, 24th Floor, New York, NY 10017
c 978.880.3300



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Applicant: Kleinfelder, Inc.
Contact: matt albright
Address: 51 dutilh road
suite 240
cranberry twp, PA 16066

IDNR Project Number: 2301739
Date: 07/28/2022

Project: Vann Parkin 1 Site
Address: 40.6770988, -89.3992743, Washington Township

Description: EDPR NA Distributed Generation, LLC is proposing to construct a 4.95 MW AC ground mount solar generating facility with single axis trackers at the proposed site.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Tazewell

Township, Range, Section:

26N, 3W, 25

26N, 3W, 36



IL Department of Natural Resources Contact

Kyle Burkwald
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

Tazewell County
Jaclynn Workman
11 South Fourth Street
Suite 400, McKenzie Building
Pekin, Illinois 61554

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

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3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



EcoCAT Receipt

Project Code 2301739

APPLICANT

DATE

Kleinfelder, Inc.
matt albright
51 dutilh road
suite 240
cranberry twp, PA 16066

7/28/2022

DESCRIPTION

FEE

CONVENIENCE FEE

TOTAL PAID

EcoCAT Consultation

\$ 125.00

\$ 2.81

\$ 127.81

TOTAL PAID

\$ 127.81

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov

Appendix I. Decommissioning

The Vann Parkin 1 CSSF will be decommissioned within twelve months of the end of its operational life (including ceasing to generate electricity for twelve continuous months), or the expiration or termination of the land lease agreement. EDPRNA DG Illinois Development, LLC or its successor will be responsible for decommissioning activities, including removing the solar facility, disposing of waste, restoring the Project site, and periodically updating the Decommissioning Plan and form of surety. Decommissioning will be fully funded prior to construction. Waste will be transported by licensed transporters and recycled or disposed of in accordance with local, state, and federal regulations.

The following summarizes a potential site decommissioning process for illustrative purposes; however, it is not intended to dictate site decommissioning means and methods to a contractor. Means and methods used to dismantle the Vann Parkin 1 CSSF in the most efficient and cost-effective manner will be determined by the contractor selected by EDPR.

To the maximum extent possible, solar park site decommissioning should begin with the removal of all materials that have salvage value. This includes items such as inverters, electrical wire, solar panels, racking structures, foundations, and fencing. Removal of these materials early in the process has the potential to maximize scrap recovery, assist with cash flow, and simplifies the process of separating recyclable materials from waste.

Scrap materials are planned to be removed from the site via truck for transportation to a scrap yard early in the decommissioning process. Small equipment likely can be transported as is, but larger equipment may need to be at least partially disassembled for transportation. Steel and other metal components should, to the extent possible, be separated by type and be reduced in size when necessary to fit on/in trailers for transportation to a recycling facility.

After as much salvageable material as possible is removed from the site, removal of waste material should be initiated. Any concrete should be crushed to a size that is more manageable for loading and transportation to an off-site disposal facility; it might be possible to utilize crushed concrete (after removal of reinforcing steel and any other non-concrete materials) for temporary roads, which are allowed to remain. After all recyclable, scrap, and waste materials are removed from the site, the decommissioning process is typically completed with final site restoration (grading, stabilization, seeding, and revegetation) as necessary to minimize erosion and runoff, as well as satisfy site lease agreement requirements.

Decommissioning Process

Decommissioning tasks are listed below. A final, detailed decommissioning plan will be prepared by a qualified engineer prior to commencing decommissioning activities.

Decommissioning Tasks:

1. Mobilization to the site
2. Install erosion and sedimentation control measures
3. Remove solar panels

4. Remove rack wiring
5. Dismantle racks
6. Remove electrical equipment
7. Remove battery system
8. Break up and remove concrete pads
9. Remove racks
10. Remove racking foundations and power poles
11. Remove fence
12. Grading
13. Seed disturbed area
14. Truck items to recycling center
15. Demobilization from the site

Equipment Removal and Site Restoration

Solar panels and electrical equipment such as transformers, inverters, and switchgear will be detached and transported to an appropriate facility for recycling or reuse. Wiring, racking, equipment pads, and other aboveground components will be removed using tools and small machinery. The solar array is ground mount trackers, there are ground mounted electrical equipment related to the battery storage system. All the battery equipment and batteries will be recycled or reused. All removed components will be transported by state-licensed transporters to an appropriate recycling or disposal facility. Minimal ground disturbance is anticipated from decommissioning activities, and the site will be restored to a natural state that minimizes erosion.

EDPR will decommission the system at no cost. The decommissioning team will make every attempt to return the land to its original form and condition before installation of the system.

The Vann Parkin 1 CSSF will consist of numerous recyclable materials, including glass, semiconductor material, steel, wood, aluminum, copper, and plastics. When a project reaches the end of its operational life, the component parts can be dismantled and recycled. Components will be dismantled and removed using minimal impact conventional construction equipment and recycled or disposed of safely.

The system will effectively be decommissioned in reverse order of installation; the process is as follows:

1. The PV systems shall be disconnected from the utility power grid.
2. PV modules shall be disconnected, collected and potentially sold as used equipment, or returned per the respective manufacturers' collection and recycling program guidelines.
3. Site aboveground and underground electrical interconnection and distribution cables shall be removed and recycled off-site by an approved recycling facility.
4. PV module support aluminum racking shall be removed and recycled off-site by an approved recycler.
5. PV module support steel and support posts shall be removed and recycled off-site by an approved metals recycler.
6. Electrical and electronic devices, including transformers and inverters shall be removed and recycled off-site by an approved recycler.
7. Concrete foundations shall be removed and recycled off-site by a concrete recycler.
8. Fencing shall be removed and will be recycled off-site by an approved recycler.

9. The project site may be converted to other uses in accordance with applicable land use regulations in effect at that time of decommissioning. There are no permanent changes to the site and it can be restored to its original condition including re-vegetation.

EDPR follows appropriate best management practices for temporary (construction-related) erosion and sedimentation control, and these will be used during the decommissioning phase of the project. These practices will be inspected on a regular basis to ensure their functionality. This standard decommissioning procedure ensures that the system will be dismantled, materials removed and recycled, and the site returned to its preconstruction state.

Appendix J. EDPRNA DG Illinois Development, LLC

Contact Information for LLC Officers

Gustavo Monteiro

Chief Executive Officer

Lisbon, Portugal

gustavo.monteiro@edp.com

Nuno Goncalves

Chief Financial Officer

1501 McKinney St Suite 1300, Houston, TX 77010

nuno.goncalves@edp.com

+1(281)900-9759

Richard Dovere

Chief Investment Officer

100 Park Ave Floor 24, New York, NY 10017

richard.dovere@edp.com

+1(202)370-7705

Candice Michalowicz

Chief Operating Officer

100 Park Ave Floor 24, New York, NY 10017

candice.michalowicz@edp.com

+1(347)714-2364

Meredith Berger Chambers

Secretary & Chief Legal Officer

1501 McKinney St Suite 1300, Houston, TX 77010

meredith.chambers@edp.com

+1(832)289-8334



July 27, 2022

EDPR NA DISTRIBUTED GENERATION LLC

SECRETARY'S CERTIFICATE

The undersigned hereby certifies that she is the duly qualified and acting Secretary of LDPR NA Distributed Generation LLC, a limited liability company organized under the laws of Delaware (the "Company"), and as such, the undersigned has access to the records of the Company. The undersigned hereby certifies that the list below constitutes the current duly appointed Officers of the Company:

Gustavo Monteiro	Chief Executive Officer
Nuno Goncalves	Chief Financial Officer
Richard Dovere	Chief Investment Officer
Candice Michalowicz	Chief Operating Officer
Meredith Berger Chambers	Secretary

IN WITNESS WHEREOF, I have hereunto set my hand as of July 28, 2022

Meredith Berger Chambers
Meredith Berger Chambers
Secretary

STATE OF TEXAS

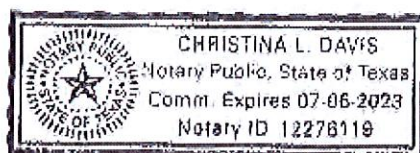
§
§
§

COUNTY OF HARRIS

On July 28, 2022 before me, CHRISTINA L. DAVIS Notary Public, State of Texas, personally appeared Meredith Berger Chambers, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted executed the instrument.

WITNESS my hand and official seal.

Christina L. Davis



**TAZEWELL COUNTY COMMUNITY
DEVELOPMENT**

APPLICATION FOR ZONING HEARING

PETITION FOR:

- ☐ Special Use (New Dwelling Site)
☒ Special Use (Other)

Staff Use Only: Accepted by: _____

Date Filed: _____ **CASE NO.** _____

Filing Fee: _____ Publication Fee: _____

ZBA Hearing Date: _____

Decision Date: _____

☐ APPROVED ☐ DENIED ☐ OTHER _____

1. Applicant and Owner Information:

Applicant:

Name: EDPRNA DG Illinois Development, LLC
Address: 100 Park Ave, 24th Floor
City, State: New York, NY 10017
Phone: 907-230-2998
(daytime contact)
Email: dgdevelopment@edpr.com

Owner:

Name: Vann S. Parkin

Address: 7655 Brickyard Hill Road

City, State: Worden, IL 62097

Phone: _____
(daytime contact)

Email: _____

The property interest of the applicant, if not the owner: Lessee

2. Site and Surrounding Property Information:

- a. 911 Address or property location of subject property: 28260 Irish Ln, Washington, IL 61571
- b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office – 1st floor, McKenzie Building)
- Current Zoning: A1 Property ID Number: 02-02-25-300-003
- Proposed Parcel Size/Acreage: 78 acres Soil Productivity Rate of Site: _____
- Legal Description:
SEC 25 T25N R3W E 1/2 (EXC 2A) SW 1/4
- c. Describe all existing structures, physical attributes and current land use of the property:
The current land use is agricultural and there are no existing structures on the property.
- d. Previous Special Use/Variance requests for this property? ☒ No ☐ Yes—Case No. _____

3. State the Reason For and Nature of the Special Use:

This request is for approval of a 4.95MW community solar Commercial Scale Solar Farm on the above specified property.

- a. Hours of operation: N/A Number of employees: N/A
- b. Number of parking spaces: N/A Handicapped: N/A Parking Lot Surface: N/A
- c. Signs (size and number of): N/A
- d. Number of new buildings to be constructed and proposed use of each building:
N/A
- e. Future expansion and time schedule: N/A

Prior Application
Special Use Application

4. **New Dwelling Sites Only:** A livestock feeding operation is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. *(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

- a. Is the property located: (Check appropriate item)
1. Less than one-half (½) mile of a livestock feeding operation: ☐ Yes ☒ No
 *If less than ½ mile is a Variance necessary? ☐ Yes ☐ No
 2. More than one-half (½) mile of a livestock feeding operation: ☒ Yes ☐ No
- b. Type of livestock operation Not applicable. Number of animal units: Not applicable.

5. **The Zoning Board of Appeals makes a Finding of Fact for all Special Use. Please provide how your application conforms to the following: (attached an additional sheet if necessary)**

- a. The site will be so situated as to minimize adverse effects, including visual impacts on adjacent properties.
 The proposed project will not be injurious to the surrounding properties and the small size and location of the project will not alter the character of the surrounding area.
- b. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.
 The proposed project will meet or exceed all County zoning ordinance requirements and is located in A1 zoning where Commercial Scale Solar Farms are allowed as a Special Use.
- c. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
 The proposed project is not anticipated to change the character of the neighboring areas or vicinity because the project utilizes a low height profile, does not emit odors, and has imperceptible noise.
- d. The Special Use will not substantially diminish and impair property value within the neighborhood.
 Because the proposed project will provide locally sourced, sustainable energy to County residents, the Special Use will not diminish property value within the neighborhood.
- e. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
 See Site Plan for access roads to be provided.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.
 EDPR will work with Tazewell County for any potential traffic plans or mitigation during construction of the project. Traffic impacts will be negligible during project operation.
- g. Granting the special use, **which is located one-half mile or less** from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels that would hinder the operation or expansion of such operation or granting the special use, which is located **more than one half mile** from a livestock feeding operation will not hinder the operation or expansion of such operation.
 Not applicable.
- h. The Special Use is consistent with the existing uses of property within the general area of the property in question.
 The primary land use in the surrounding area is agricultural and rural residential. The proposed project and its selected location is not anticipated to change the character of the vicinity.

Prior Application

- i. The property is suitable for the Special Use as proposed.
Conditional Permitted Use for a Commercial Scale Solar Farm.

6. **Signature:** I (we) certify that the proposed Special Use will conform to the standards for Special Uses in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

DocuSigned by:

David Kane

A82A9F193C0C484

Applicant Signature

August 5, 2022

Date

DocuSigned by:

Vann Parkin

AFA2352107224E7

Owner Signature

August 5, 2022

Date

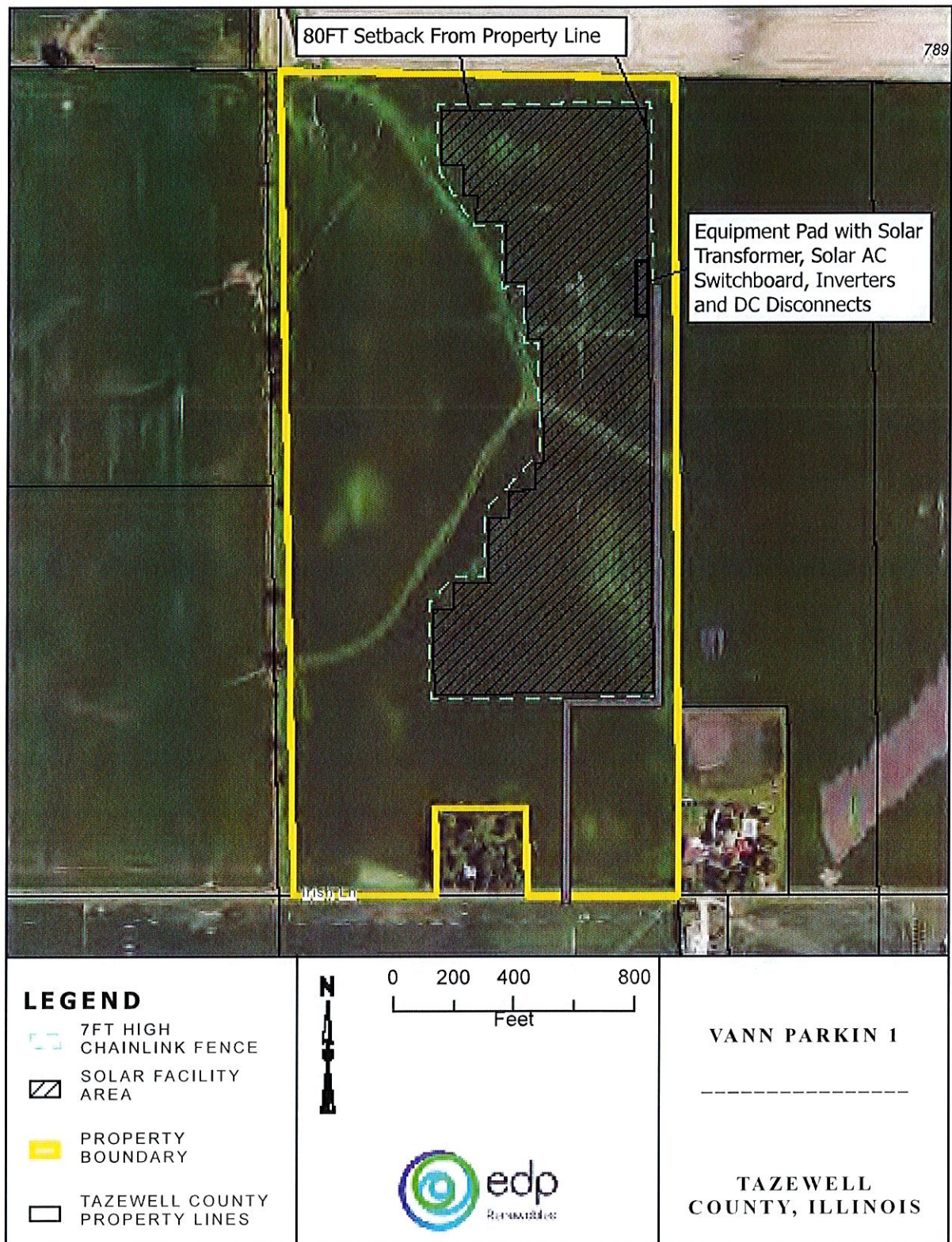
Prior Application

Legal Description

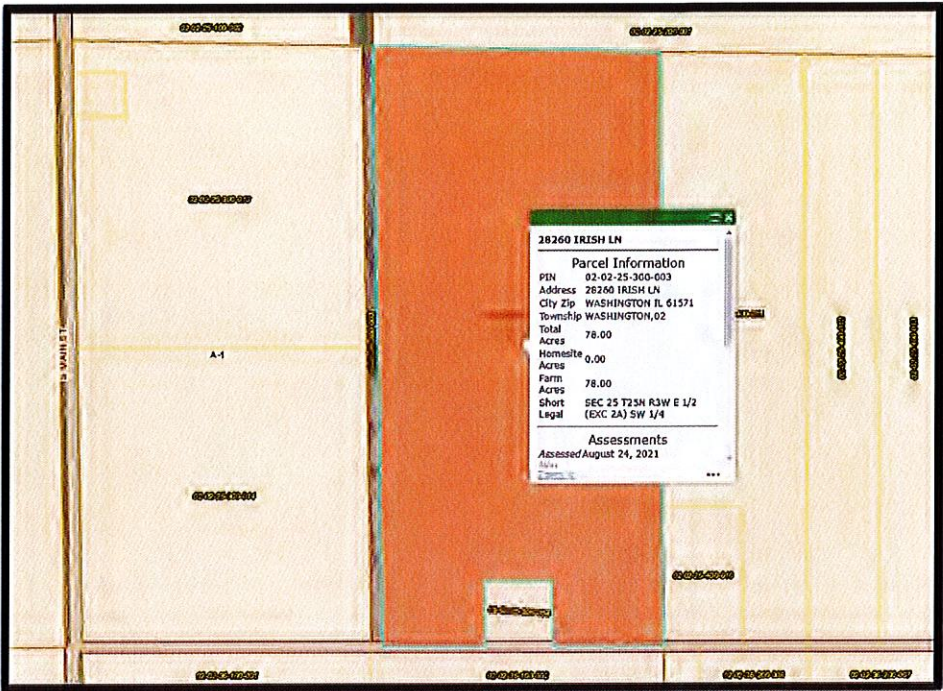
The Legal Description of Parcel 02-02-25-300-003 is as follows:

The East one-half ($E \frac{1}{2}$) of the Southwest Quarter ($SW \frac{1}{4}$) of Section 25 (S25), Township 26 North, Range 3 West of the 3rd Principal Meridian.

SITE PLAN



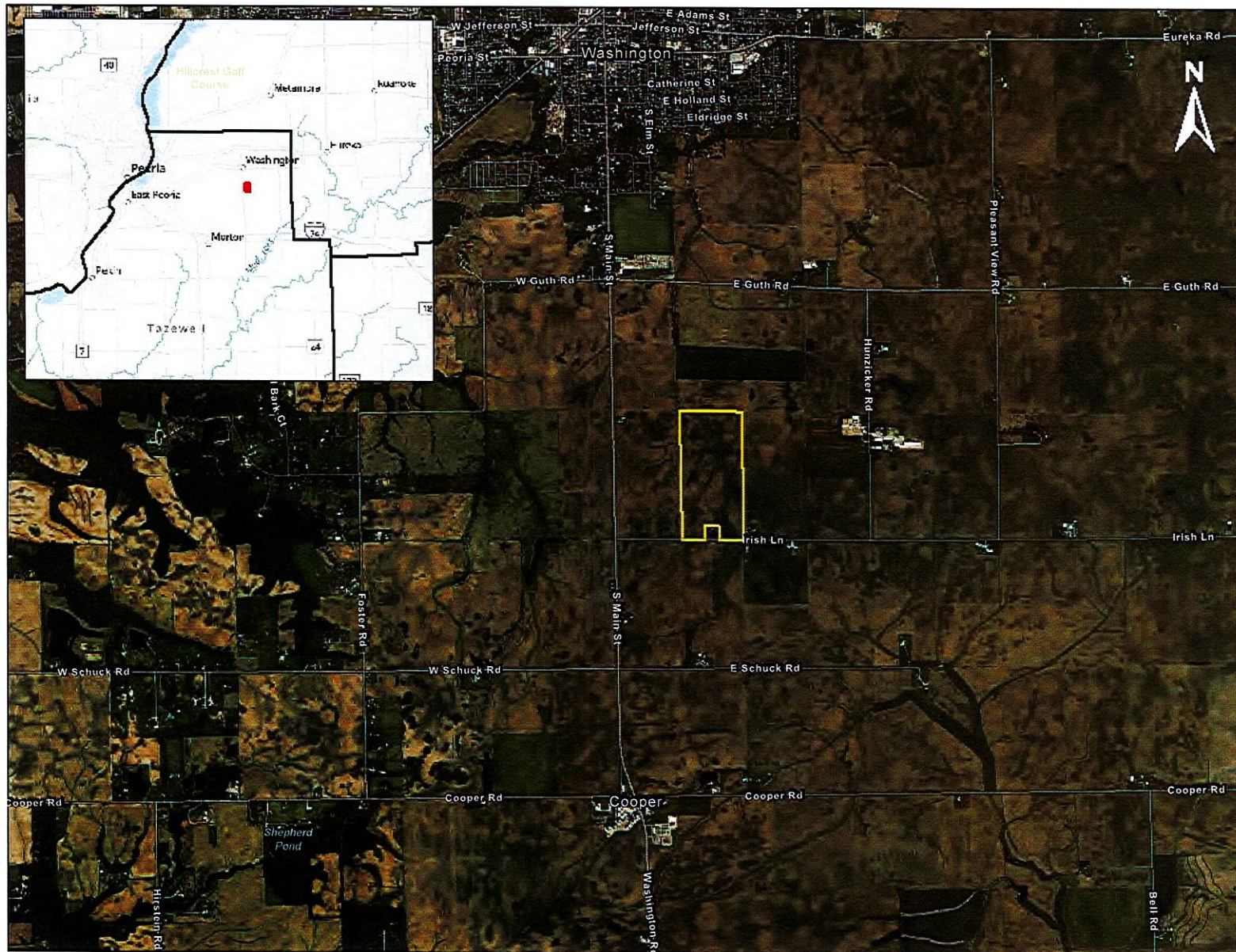
Prior Application



Parcel Map Outline



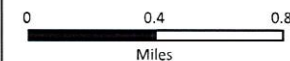
Parcel Map Satellite



Vann Parkin 1: Project Vicinity

Legend

 Property Boundary



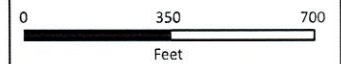
NAD 1983 StatePlane Illinois West FIPS 1202 Feet



Vann Parkin 1: Project Location

Legend

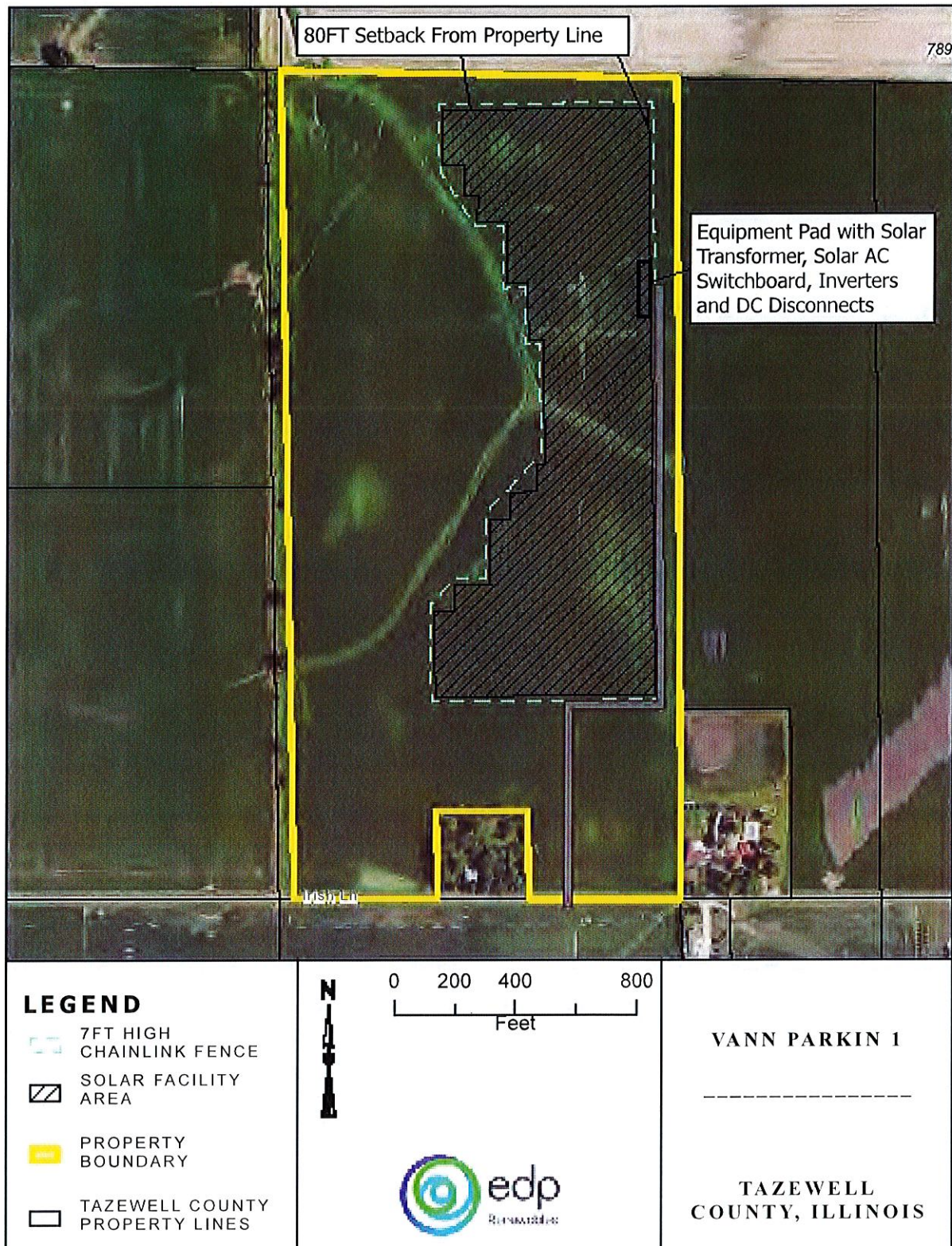
- Fence
- Solar Array
- Property Boundary
- Access Road



NAD 1983 StatePlane Illinois West FIPS 1202 Feet

Prior Application

SITE PLAN



Prior Application