



Planning Commission/Zoning Board of Appeals

Meeting Agenda

September 19, 2018

7:00 P.M. Village Hall, 10 S Municipal Drive

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- a) August 15, 2018

IV. PUBLIC HEARING

- a) Petition #18-017 Special Use for Solar Garden; 549 Heartland Drive
Applicant: Harris Golf Cars

V. NEW BUSINESS

- a) Petition #18-017 Special Use for Solar Garden; 549 Heartland Drive
Applicant: Harris Golf Cars
- b) County of Kane Zoning Petition for Solar Farm within Planning Jurisdiction
Applicant: Soltage, LLC

VI. OLD BUSINESS

- a) None

VII. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION

VIII. ADJOURNMENT

VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of August 15, 2018 REGULAR MEETING

1. CALL TO ORDER

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Board Chambers of the Village of Sugar Grove Municipal Center.

2. ROLL CALL

Planning Commission/Zoning Board of Appeals members present:

Irv Ochsenschlager, Jim Eckert, John Guddendorf, Gregory Wilson, and
Rebecca Sabo

Absent: James White and Larry Jones

Also present: Renee Hanlon, Planning & Zoning Administrator

3. APPROVAL OF MINUTES

Commissioner Guddendorf moved to approve Minutes of the July 18, 2018 Meeting of the Planning Commission/Zoning Board of Appeals. Commissioner Eckert provided the second.

Motion passed by unanimous voice vote.

4. PUBLIC HEARING:

Petition #18-012 Special Use for Master Sign Plan at 54 Snow Street

Applicant: Sugar Grove Township

Chairman Ochsenschlager called the public hearing to order at 7:02 p.m. Witnesses were sworn in by the Chairman.

Administrator Hanlon provided a brief description of the request and the proposed master sign plan. She explained that the special use is required in order for the township to remove and replace the outdated freestanding sign on the property.

Chairman Ochsenschlager closed the public hearing at 7:05p.m.

5. NEW BUSINESS:

Petition #18-012 Special Use for Master Sign Plan at 54 Snow Street

Applicant: Sugar Grove Township

Commissioners discussed the request for special use and the proposed master sign plan. Tom Rowe, Sugar Grove Township, was in attendance and answered questions posed by commissioners.

Commissioner Sabo moved to recommend to the Village Board approval of the special use for master sign plan with conditions as outlined in the staff report and an added condition that the sign shall be extinguished by 11:00 p.m. each evening. Commissioner Eckert provided the second.

Motion passed by unanimous voice vote

Petition 18-013 Plat of Easement Vacation 451 N Sugar Grove Parkway
Applicant: Jeff Newkirk, Culver's

Administrator Hanlon explained that when the Culver's restaurant site was developed, the stormwater management area along the back of the lot had to be reconfigured in order to construct the drive onto Division Drive. At the time, the engineer did not change the plat to reflect the physical change in the easement boundaries. She explained that this plat of easement vacation will establish the correct stormwater easement boundary.

Commissioner Eckert moved to recommend to the Village Board approval of the Plat of Vacation Easement. Commissioner Wilson provided the second.

Motion passed by unanimous voice vote

6. OLD BUSINESS:

None

PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

Administrator Hanlon provided an update on development projects that will be coming before the Planning Commission.

Commissioners discussed the status of different construction projects throughout the village.

7. ADJOURNMENT

Commissioner Sabo moved, Commissioner Wilson seconded, to adjourn.

The motion passed by unanimous voice vote.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



VILLAGE TRUSTEES

Sean Herron
Mari Johnson
Ted Koch
Heidi Lendi
Rick Montalto
David Paluch

COMMUNITY DEVELOPMENT DEPARTMENT

**A D V I S O R Y
R E P O R T**

TO: Planning Commission/Zoning Board of Appeals
FROM: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning and Zoning Administrator
DATE: September 14, 2018
PETITION: 18-017

PROPOSAL

The applicant is requesting a Special Use for a building mounted solar garden.

GENERAL INFORMATION

HEARING DATE: September 19, 2018
PROJECT NAME: Solar Garden, Harris Golf Cars, 549 Heartland Drive
PETITIONER: Harris Golf Cars

LOCATION MAP



BACKGROUND & HISTORY

The property located at 549 Heartland Drive Units A and B is currently occupied by Harris Golf Cars. This business has been in operation on the property since at least 2007. The business owner is proposing to construct a solar array on the roof with a total energy output of 43.31 kilowatts. The majority, if not all, of the power generated will be consumed by Harris Golf Cars. The applicant has notified Commonwealth Edison of their project.

This building is a multi-occupant building. The occupants of the building have been notified of the request and time and date of public hearing to consider this request.

EXISTING ZONING

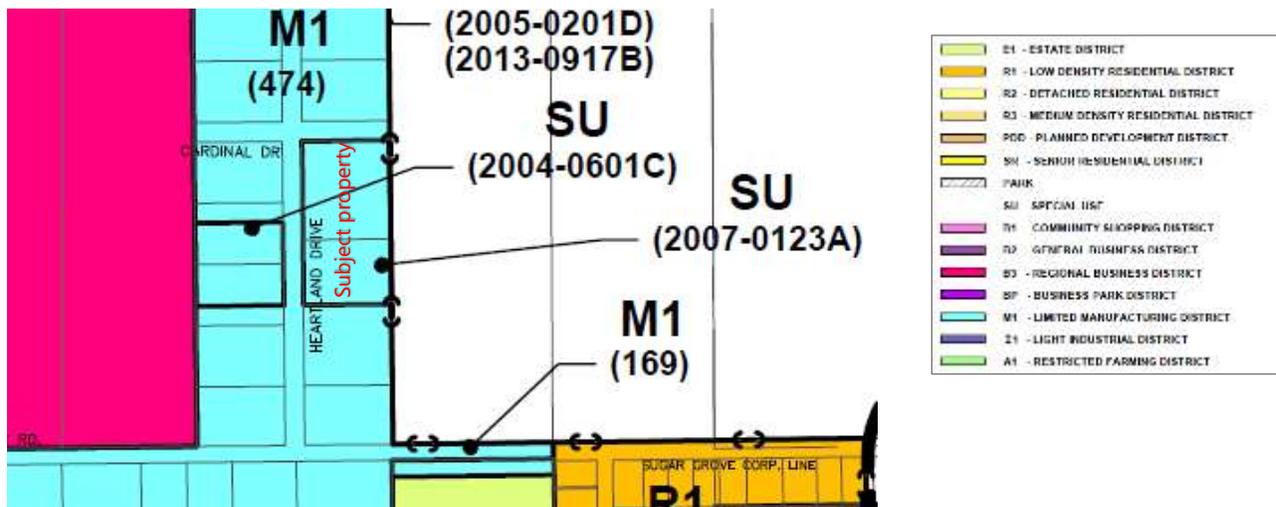
Subject Property: M-1 SU Limited Manufacturing District with Special Use for retail and wholesale sales and servicing of golf carts, utility vehicles and outdoor storage of vehicles.

North: M-1 Limited Manufacturing District

South: M-1 Limited Manufacturing District

East: F Farming (Unincorporated Kane County)

West: M-1 Limited Manufacturing District



EVALUATION

When considering special use requests, the Zoning Ordinance provides standards to be considered. Each standard is addressed below.

1. *How will the special use be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and the Zoning Ordinance?*

The addition of this solar garden will be in keeping with the objectives of both the Comprehensive Land Use Plan and the Zoning Ordinance. The Comprehensive Land Use Plan encourages energy innovation. This application is in full compliance with the requirements established for solar

gardens by the Zoning Ordinance.

2. *How will the special use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and will not alter the essential character of the area?*

The solar array will be located in a way that it will not be visible from the public right of way.

3. *Will the special use be hazardous or disturbing to existing or future neighborhood uses?*

The addition of the solar array is not associated with a change in use of the building.

4. *Will the special use be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water, sewers and schools or will the persons or agencies responsible for the establishment of the proposed use be able to provide such services?*

No

5. *Will the special use create excessive additional requirements, at public cost, for public facilities and services, and be detrimental to the economic welfare of the village?*

No

6. *Will the special use involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors?*

No

7. *Will the special use have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets and highways?*

NA

8. *Will the special use increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief?*

NA

9. *Will the special use result in the destruction, loss or damage of natural, scenic or historic features of major importance to the village?*

No

PUBLIC RESPONSE

The public hearing has been properly noticed. The Community Development Department has not received inquiries regarding this petition.

STAFF RECOMMENDATION

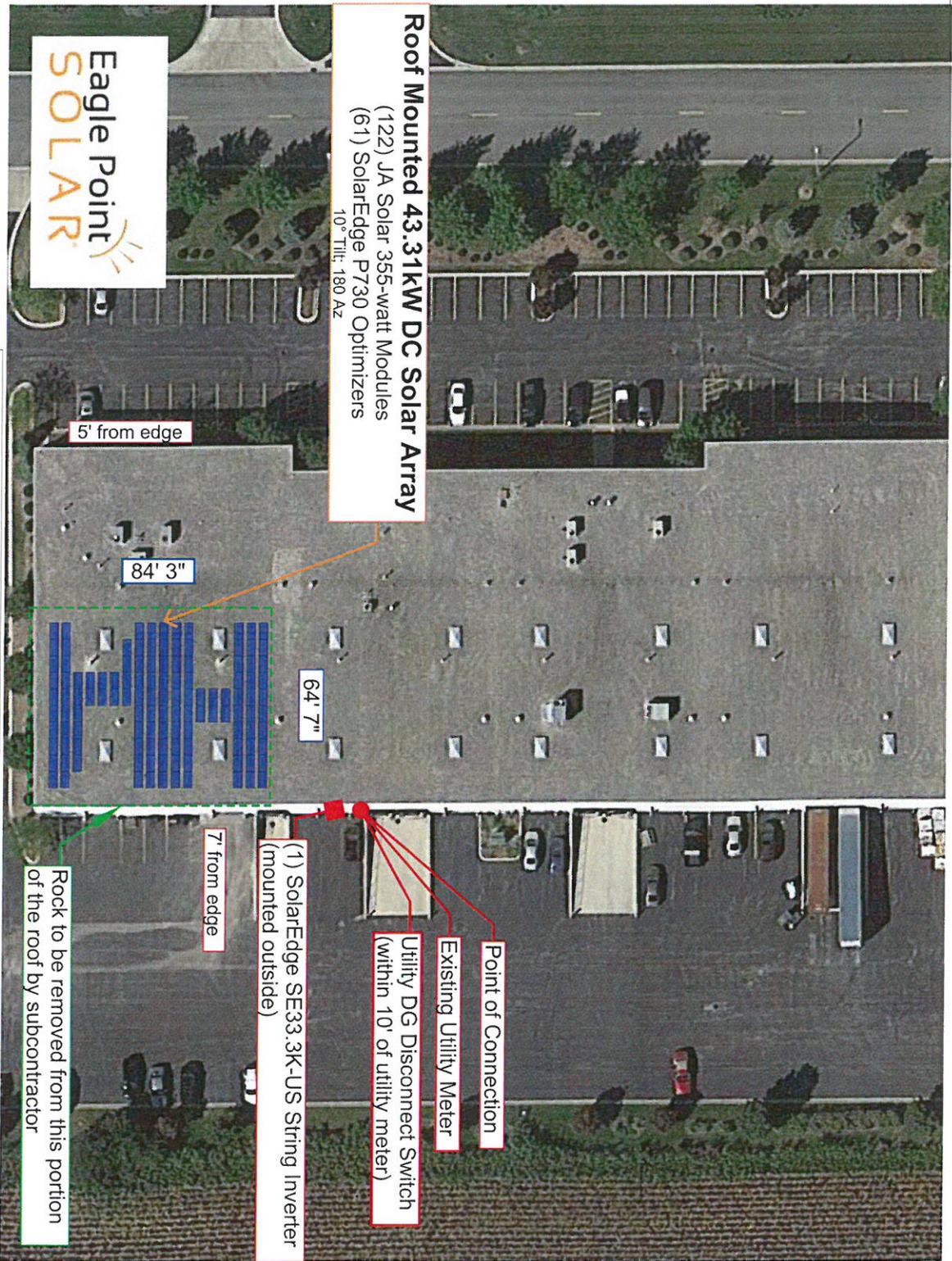
Staff recommends approval of Petition #18-017 Special Use for Roof Mounted Solar Garden at 549 Heartland Drive subject to the requirements of Section 11-4-21 of the Village of Sugar Grove Zoning Ordinance.

SAMPLE MOTION

Based on the presented testimony and finding of fact, I move that the Planning Commission recommend to the Village Board approval of Petition #18-017 Special Use for Roof Mounted Solar Garden at 549 Heartland Drive subject to the requirements of Section 11-4-21 of the Village of Sugar Grove Zoning Ordinance.

ATTACHMENTS:

- Site Plan dated August 8, 2018
- JA Solar cut sheets for equipment
- Installer Certificate
- ComEd application receipt



SIGNED BY: _____



Eagle Point Solar
 900 Jackson Street
 Suite 108
 Dubuque, Iowa 52001
 563-582-4044

PROJECT
 Harris Golf Cars

CLIENT
 Harris Golf Cars
 549 Heartland Drive,
 Unit AB
 Sugar Grove, IL 60554

Solar Energy Consultant
 Tyler Billmeyer
 (319) 325-8767

REV	DESCRIPTION	DATE
1	Customer Plot Plan done	6/26



SHEET TITLE
 Plot Plan

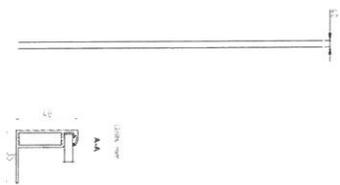
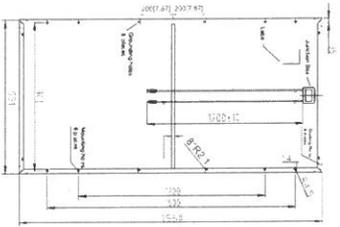
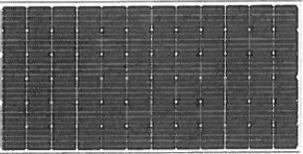
Utility
 ConEd

Site Assessor
 Tod Hollenback

EDITION DATE
 August 8, 2018

A0.01 REVISION
 2/0

Engineering Drawings



■ Customized cable length available upon request

MECHANICAL PARAMETERS

Cell (mm)	166	166	166	166	166
Weight (kg)	23.335PR	23.340PR	23.345PR	23.350PR	23.355PR
Dimensions (L*W*H) (mm)	1960*991*40	1960*991*40	1960*991*40	1960*991*40	1960*991*40
Cable Cross Section Size (mm ²)	4	4	4	4	4
No. of Cells and Connections	72 (6*12)	72 (6*12)	72 (6*12)	72 (6*12)	72 (6*12)
Junction Box	IP67, 3 nodes				
Connector	MC4 Compatible				
Packaging Configuration	27 Pcs/Pallet				
Application Class	Class A				

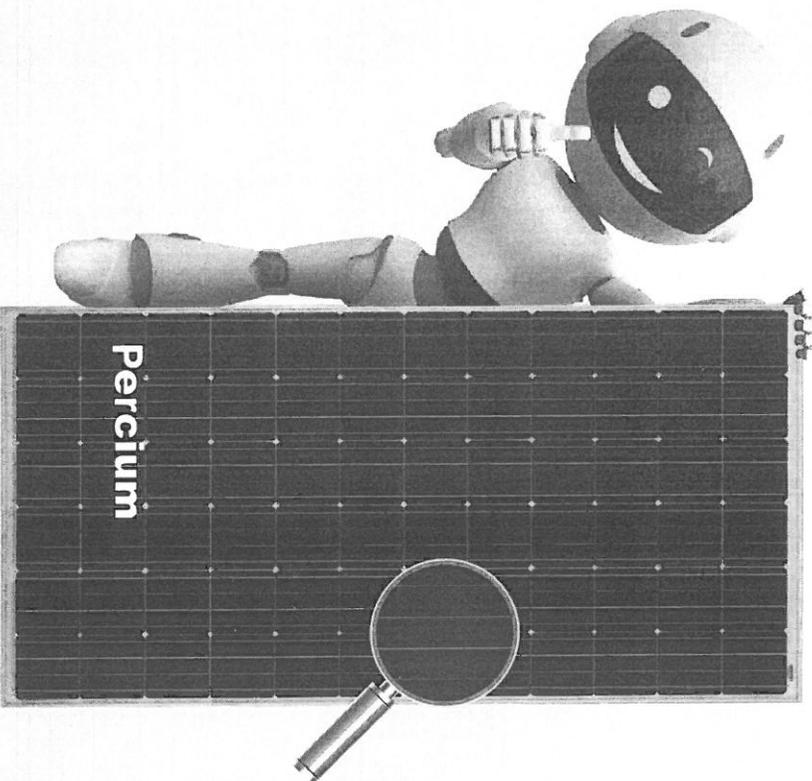
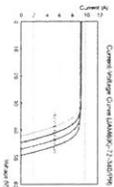
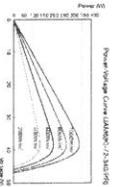
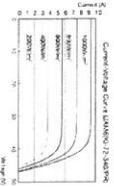
WORKING CONDITIONS

DC 1000V (IEC)	DC 1000V (IEC)	DC 1000V (IEC)	DC 1000V (IEC)	DC 1000V (IEC)	DC 1000V (IEC)
Maximum System Voltage	1500V	1500V	1500V	1500V	1500V
Operating Temperature	-40°C~+85°C	-40°C~+85°C	-40°C~+85°C	-40°C~+85°C	-40°C~+85°C
Maximum Series Fuse	15A	15A	15A	15A	15A
Maximum Static Load Front	5400Pa (112 lbf/ft ²)				
Maximum Static Load Back	2400Pa (50 lbf/ft ²)				
NOCT	45±2°C	45±2°C	45±2°C	45±2°C	45±2°C

ELECTRICAL PARAMETERS

TYPE	JAM6(K) 72-335PR	JAM6(K) 72-340PR	JAM6(K) 72-345PR	JAM6(K) 72-350PR	JAM6(K) 72-355PR
Rated Maximum Power at STC (W)	335	340	345	350	355
Open Circuit Voltage (Voc)(V)	46.88	46.86	47.05	47.24	47.45
Maximum Power Voltage (Vmp)(V)	37.96	38.18	38.39	38.58	38.76
Short Circuit Current (Isc)(A)	9.36	9.46	9.54	9.61	9.69
Maximum Power Current (Imp)(A)	8.83	8.91	8.99	9.07	9.16
Module Efficiency (%)	17.25	17.50	17.76	18.02	18.28
Power Tolerance (W)	-0~+5W	-0~+5W	-0~+5W	-0~+5W	-0~+5W
Temperature Coefficient of Isc (αIsc)	+0.065%/°C	+0.065%/°C	+0.065%/°C	+0.065%/°C	+0.065%/°C
Temperature Coefficient of Voc (αVoc)	-0.300%/°C	-0.300%/°C	-0.300%/°C	-0.300%/°C	-0.300%/°C
Temperature Coefficient of Pmax (αPmax)	-0.360%/°C	-0.360%/°C	-0.360%/°C	-0.360%/°C	-0.360%/°C
STC	Irradiance 1000W/m ² , Cell Temperature 25°C, Air Mass 1.5				

I-V CURVE



355W Mono Si 72 Cells
25W More than Industrial Average

Harvest the Sunshine
Premium Cells, Premium Modules

Percium Cell

- The mono Si cell technology with passivated backside and local BSF
- >21% average mass production efficiency

More Power Per m²

Higher conversion efficiency - more power production per unit area

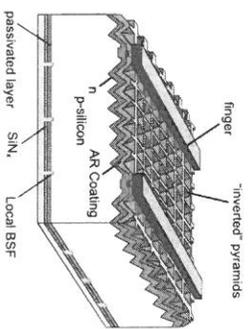
Lower System Cost

- Higher conversion efficiency help you save
- Transportation cost
 - Installation cost
 - BOS cost

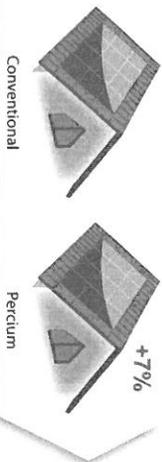
Excellent Low-light Performance

Enhanced spectral response at longer wavelength boosts low-light performance, which can produce more than 3% additional power compared with conventional module at system side.

Average Mass Production Efficiency >21%



Benefit: 7% More Power



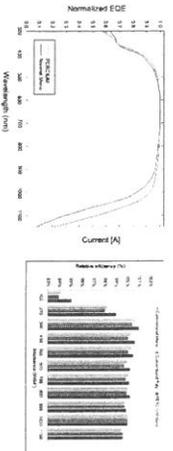
Percium module 355Wp VS Conventional module 330Wp

Benefit: Save System Costs Per Watt

- 7% less** Transportation cost
- 6% less** Installation cost
- 4% less** BOS cost

Cost saving estimation made by comparison between 330W and 355W modules

Benefit: Excellent Low-light Performance



ECE—External quantum efficiency

Relative module efficiency comparison under different irradiance

Source: TÜV Rheinland

High Reliability

- Long-term reliability tests
- Harsh climate environment endurance tests
- PID-resistance tests
- Certified by TÜV SÜD and ETL
- Industry-leading cell technology
- High quality components from best suppliers
- Manufacturing inspected and certified by PI-Berlin and Solar-IF
- 100% in-house automatic manufacturing
- 2X 100% EL Inspection assuring defect-free



Other Features

- Positive power tolerance: 0~+5W
- Modules binned by current to improve system performance
- Excellent mechanical load resistance. Certified to withstand high wind loads (2400Pa) and snow loads (5400Pa)

Comprehensive Certificates

- IEC 61215, IEC 61730, UL 1703, CEC Listed, MCS and CE
- ISO 9001:2008 Quality management systems
- ISO 14001:2004 Environmental management systems
- BS OHSAS 18001:2007 Occupational health and safety management systems
- Environmental policy: The first solar company in China to complete Intertek's carbon footprint evaluation program and receive green leaf mark verification for our products



Specifications subject to technical changes and tests. JA Solar reserves the right of final interpretation.

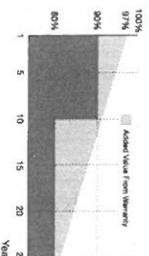
JA Solar Holdings Co., Ltd.

JA Solar Holdings Co., Ltd is a world leading manufacturer of high-performance solar power products that convert sunlight into electricity for residential, commercial and utility-scale power generation. The company was founded in May 2005 and publicly listed on NASDAQ in February 2007. JA Solar has been the world's leading cell producer since 2010, and has firmly established itself as a tier 1 module supplier since 2012. Capitalizing on our strength in solar cell technology, we are committed to provide modules with unparalleled conversion efficiency, yield efficiency, and reliability to enable you to maximize your returns on PV projects. With its leading industry experience, continuous effort on R&D, customer-oriented service and solid financial status, JA Solar is your best choice of long-term trustworthy partner.

Add: Bldg No.8, Naoke Center, Anzhuo
Muzhen East Road, Fengtai District, Beijing
Tel: +86 (0)10 63671988
Fax: +86 (0)10 63671999
Email: sales@jasolar.com market@jasolar.com

Product Warranty

- 12-year product warranty
- 25-year linear power warranty



Additional Insurance Options



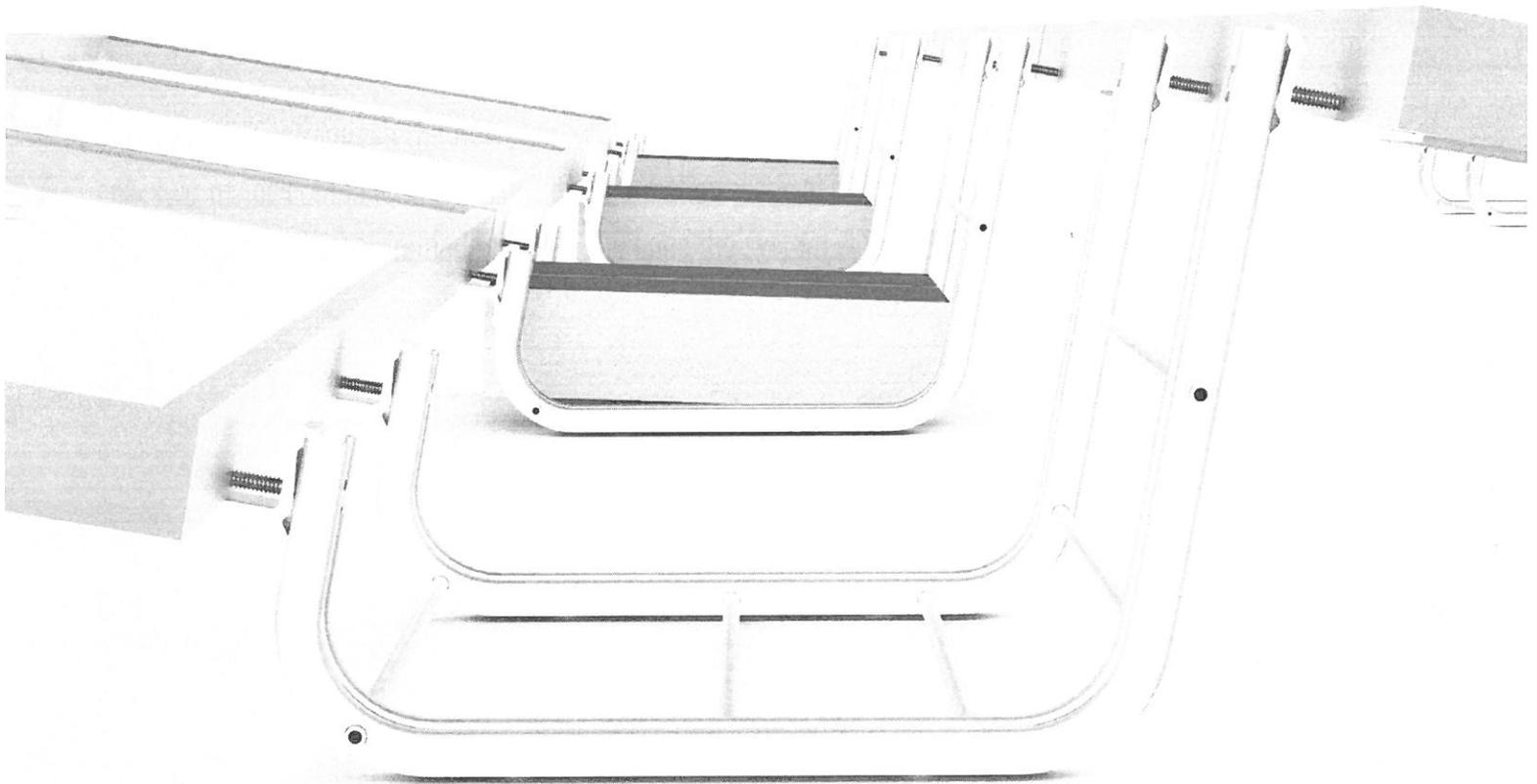
Partner Section



ROOFMOUNT



ROOFMOUNT introduces the Power of Simplicity to the ballasted flat roof solar industry. The system consists of only two major components, minimizing preparation work and installation time. Seamlessly design around roof obstacles, support most framed modules and bond the system with just the turn of a wrench.



SIMPLE DESIGN • FAST INSTALLATION

SIMPLE DESIGN • AVAILABILITY • DESIGN TOOLS • QUALITY PRODUCTS

ROOFMOUNT



SIMPLE DESIGN

THE MAJOR COMPONENTS OF THE TOOL

RM supports most framed PV modules at 10 degree tilt. The component list consists of only two major components - a fully assembled ballast bay and a universal module clip. Our engineers specified a chemical locking hex bolt, providing a UL2703 certified grounding path from module to ballast bay, with just the turn of a wrench. RM is accessory-rich to support your specific installation needs, because it was designed to conveniently work with all the shelf wire management products. A snap into place, membrane friendly, rubber roof pad is also available as a low cost option for roof protection.

AVAILABILITY

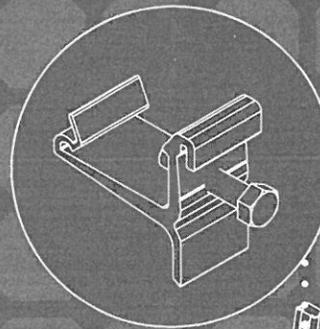
THE BEST OF BOTH WORLDS

Unirac maintains the largest network of stocking distributors for our racking solutions. Our partners have distinguished their level of customer support, availability, and overall value, thereby providing the highest level of service to users of Unirac products. Count on our partners for fast and accurate delivery to meet your project needs. Visit Unirac.com for a list of distributors.

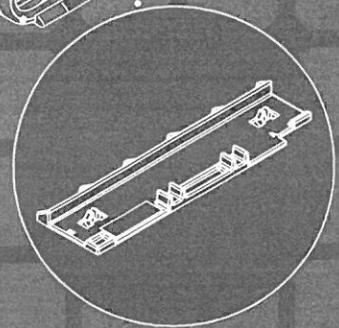
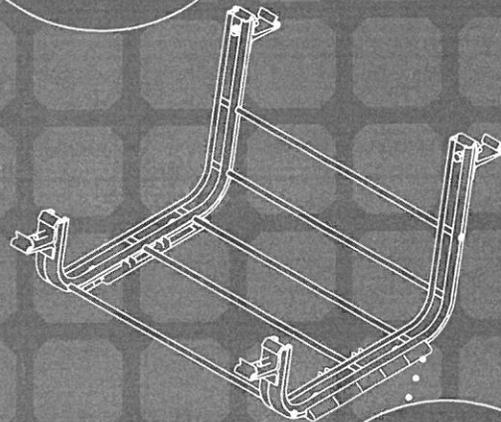
INTEGRATED DESIGN TOOLS

DESIGN SOFTWARE ARE YOUR ARRAY, USUALLY

U-Builder is the most powerful streamlined design tool for your solar mounting project. Integrated with HelioScope's technology, U-Builder becomes a powerful online tool that streamlines the process of designing a code compliant solar mounting system. Key benefits allow you to quickly plan project sites, analyze design decisions, and simplify your workflow. You will enjoy the ability to share projects with customers, there's no need to print results and send to a distributor, just click and share.



INTEGRATED BONDING CLIP



OPTIONAL ROOF PAD



LISTED

UL2703

BONDING & GROUNDING
MECHANICAL LOADING
SYSTEM FIRE CLASSIFICATION

UNIRAC CUSTOMER SERVICE MEANS THE HIGHEST LEVEL OF PRODUCT SUPPORT



UNMATCHED EXPERIENCE



CERTIFIED QUALITY



ENGINEERING EXCELLENCE



BANKABLE WARRANTY



DESIGN TOOLS



PERMIT DOCUMENTATION

TECHNICAL SUPPORT

Unirac's technical support team is dedicated to answering questions & addressing issues in real time. An online library of documents including engineering reports, stamped letters and technical data sheets greatly simplifies your permitting and project planning process.

CERTIFIED QUALITY PROVIDER

Unirac is the only PV mounting vendor with ISO certifications for 9001:2008, 14001:2004 and OHSAS 18001:2007, which means we deliver the highest standards for fit, form, and function. These certifications demonstrate our excellence and commitment to first-class business practices.

BANKABLE WARRANTY

Don't leave your project to chance. Unirac has the financial strength to back our products and reduce your risk. Have peace of mind knowing you are receiving products of exceptional quality. ROOFMOUNT is covered by a 20 year manufacturing warranty on all parts.

PROTECT YOUR REPUTATION WITH QUALITY RACKING SOLUTIONS BACKED BY ENGINEERING EXCELLENCE AND A SUPERIOR SUPPLY CHAIN

NABCEPTM

Raising Standards. Promoting Confidence.

NABCEP
CERTIFIED

**PV Installation
Professional**

Certification # **PV-041616-012867**

Expires **Jun 16, 2019**

**The North American Board of
Certified Energy Practitioners**

does hereby certify that

Tod Hollenback

has satisfied the requirements and standards for the
PV Installation Professional
established by the NABCEP Board of Directors.



Donald B. Warfield, Board Chairman



powering lives

Application

PROJECT Harris Golf Cars
LOCATION 549 Heartland Drive #Unit A

TYPE Level 2
SOURCE Solar

STATUS Payment Received
CAPACITY 33.3

\$133.30
Overall Application Cost

\$0
Outstanding Balance

Payments
\$133.30

Base Application Fee

Completed

8/14/18
Created Date
8/14/18
Paid On Date

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



VILLAGE TRUSTEES

Sean Herron
Mari Johnson
Ted Koch
Heidi Lendi
Rick Montalto
David Paluch

COMMUNITY DEVELOPMENT DEPARTMENT

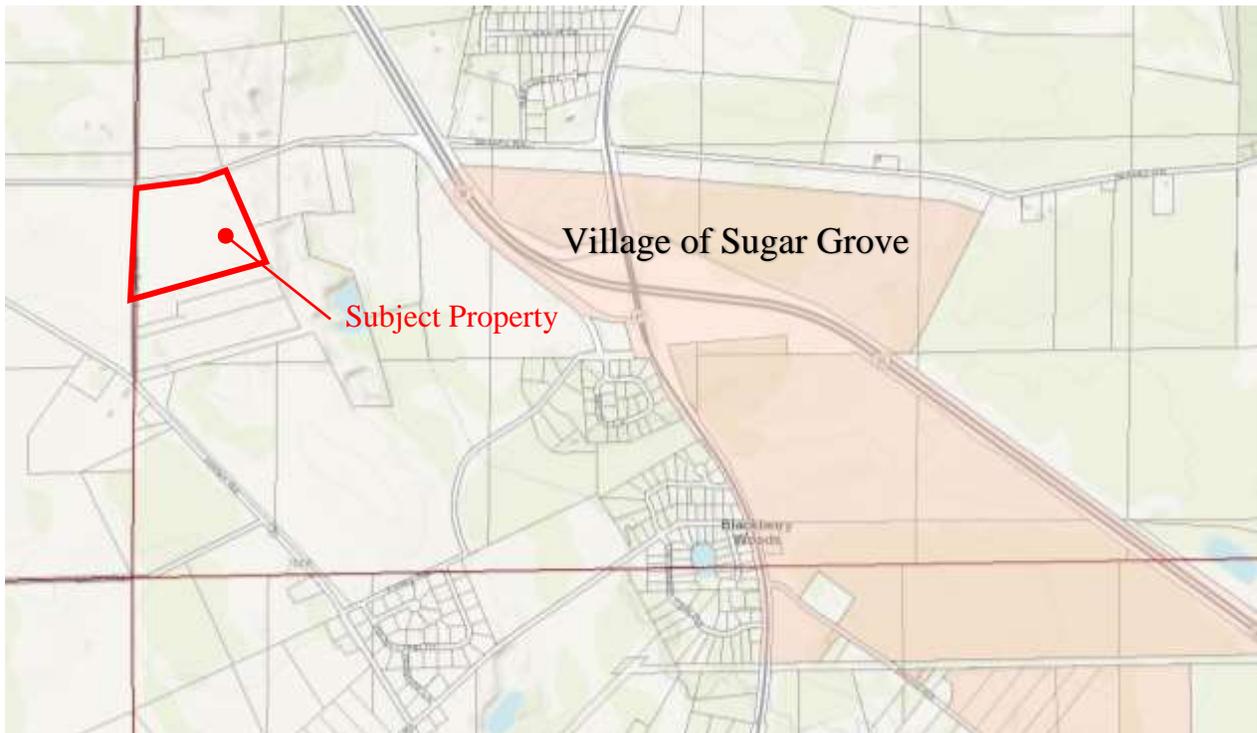
**A D V I S O R Y
R E P O R T**

TO: Planning Commission/Zoning Board of Appeals
FROM: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning and Zoning Administrator
DATE: September 14, 2018
PETITION: Kane County Zoning Petition for Review

PROPOSAL

To review a zoning petition before Kane County for the construction and maintenance of a 2 megawatt solar farm which falls within the Village of Sugar Grove one and one-half mile planning jurisdiction.

LOCATION MAP



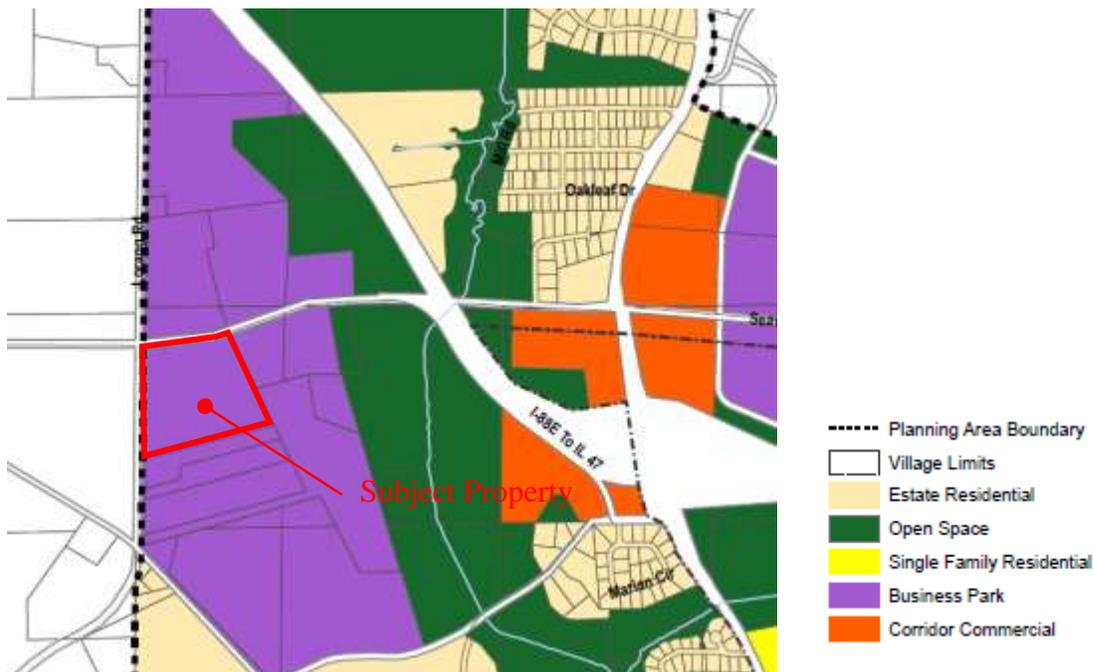
BACKGROUND & HISTORY

County staff forwarded this petition to the Village for review, because the property falls within the Village's planning jurisdiction. The Planning Commission/Zoning Board of Appeals is asked to review the petition and comment prior to public hearing on the petition. The public hearing is scheduled for October 9, 2018. Planning Commission comments will be forwarded to the Village Board and combined with Village Board comments before forwarding to the County for consideration by the Zoning Board of Appeals.

The applicant is petitioning for a special use in order to establish and maintain a two (2) megawatt solar farm on a nine (9) acre portion of the property located at the southeast corner of Seavey Road and Lorang Road. The petition includes plans for securing the solar farm, screening the solar farm from view, and decommissioning the solar farm.

During the construction process, trucks carrying equipment will be routed to Sugar Grove Parkway via Lorang and Harter Roads. This will temporarily add heavy truck traffic on Harter Road and Sugar Grove Parkway which will have a temporary impact on Village traffic, in particular, Harter Middle School traffic. The construction is expected to occur in 2019.

FUTURE LAND USE



The property is delineated as Business Park on the Village of Sugar Grove Future Land Use Map. This proposed solar farm is consistent with this designation due to the temporary nature of the solar farm. The narrative of the petition acknowledges the temporary nature of the use. This solar farm is estimated to have a life of approximately thirty five (35) years. Even if the

surrounding properties are developed with business park uses within the thirty five (35) year life of the solar farm, there should be no conflict between the uses and the solar farm. The solar farm will not physically impact the property; therefore, upon decommission, the property can be developed for business park uses.

EVALUATION

Staff reviewed the petition against the existing Village of Sugar Grove Zoning Ordinance as if the solar farm were being constructed within the Village jurisdiction. The following differences were found:

- The Village Zoning Ordinance requires an eight (8) foot high security fence with a self-locking gate mechanism. The petition specifies a seven (7) foot high fence with lockable gate.
- The Village Zoning Ordinance requires a letter of credit or similar financial surety for the implementation of the decommissioning plan. This financial surety is to be used in the event the owner goes out of business prior to decommissioning and the Village is responsible for equipment removal and site restoration. Kane County does not require financial surety.
- The Village of Sugar Grove Zoning Ordinance requires a five (5) foot tall screening berm along both Seavey and Lorang Roads. A combination of shade trees, evergreen trees and shrubs are required to be planted and maintained on the berm. The petition specifies thirty six inch (36") shrubs planted and maintained between the security fence and Seavey and Lorang Road rights of way. The shrubs will be planted at a rate of one (1) per five (5) linear feet.

ATTACHMENT

- Kane County Application for Zoning Map Amendment

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**
Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, IL 60134
Phone: (630) 232-3480
Fax: (630) 232-3411

September 10, 2018

This petition will be going before the Kane County Zoning Board of Appeals at its meeting scheduled for October 9, 2018. Please send any comments by that date to ensure they will be brought before the attention of the Board. If you have any questions, please feel free to contact me directly.

Thank you.

Sincerely,

Keith T. Berkhout

Zoning Planner

Kane County Development Department

719 S. Batavia Avenue

Geneva, Illinois 60134

berkhoutkeith@co.kane.il.us

630-232-3495

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

<i>Received Date</i>

**APPLICATION FOR ZONING MAP AMENDMENT
 AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 11-31-100-009
	Street Address (or common location if no address is assigned): 0 Lorang Road, Elburn, IL 60119 (Lorang Road at Seavey Road)

2. Applicant Information:	Name Jonathan Roberts (Soltage, LLC)	Phone 515-537-6738
	Address 66 York Street, 5th Floor	Fax
	Jersey City, NJ 07302	Email jroberts@soltage.com

3. Owner of record information:	Name Timothy P. Slamans	Phone 630-844-2484
	Address 44W029 Hazel Crest	Fax
	Sugar Grove, IL 60554-9696	Email tim@lindoo.net

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Resource Management

Current zoning of the property: F - Farming District

Current use of the property: Agricultural - cultivated row crops

Proposed zoning of the property: F - Farming District

Proposed use of the property: Construction & operation of a 2 Megawatt ground mounted solar energy farm

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

Construction of a 2 Megawatt ground mounted solar energy farm, including gravel service road, metal pile foundations,

solar panel system array, underground electric cables and poles, security fencing and gate, landscape shrub screening.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Tim Stewart

Record Owner

7-30-18

Date

Jonathan Roberts

Applicant or Authorized Agent

7-18-18

Date

Findings of Fact Sheet – Map Amendment and/or Special Use

- *The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)*
- *You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.*

Soltage IL Devco LLC
Name of Development/Applicant

July 18, 2018
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The general area is rural and the subject property is currently used for farming. Most of the surrounding properties are currently used for farming or other agricultural purposes but there is a Kane County DOT maintenance facility across Seavey Road and a Quickcrete plant nearby. The temporary nature of this solar facility will have no detrimental effects to the property or environment and will allow the property to be returned to productive agricultural use following decommissioning of the site.

2. What are the zoning classifications of properties in the general area of the property in question?

North, West and South: Zoned (F) Farming District

East: Zoned (B-3) Business District and (SU) Other

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The property is zoned as a farming district and has typically been used for crop farming. The proposed solar energy farm is consistent with this use and zoning because electricity is produced rather than a crop. Only a portion of the property to be leased will be utilized for solar energy. The remainder of the property will continue to be used for farming.

4. What is the trend of development, if any, in the general area of the property in question?

The development trend in the general area appears to be toward industrial uses, given the Kane County Division of Transportation maintenance facility located nearby and the Quickcrete concrete mixing plant located just a mile north along Lorang Road.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

The proposed solar energy farm is consistent with the 2040 Land Use Plan which indicates Resource Management for this area. Solar energy is a clean and renewable resource that will help conserve other forms of energy. Further, the temporary nature of this facility will allow the property to be returned to productive agricultural use following decommissioning of the site and the vegetative ground cover will conserve water and prevent soil erosion.

Findings of Fact Sheet – Special Use



Proposed Solar Energy Farm
Special Use Request

July 18, 2018
Date

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
- *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board will not recommend a special use unless the following items are addressed:*

6. Explain how 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.
The proposed solar farm will not cause any detrimental effects to the property or the neighborhood given the temporary nature of the facility; no hazardous materials are used or generated by the facility; it produces virtually no sound; it will be set back from view from the road and adjacent homes; the solar panel array has a low profile; landscape shrubbery screening will be installed for an aesthetically pleasing view; and, the facility will be surrounded by security fencing.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.
The low profile of the solar array and the landscape shrubbery screening along Lorang Road and Seavey Road will maintain the pleasing appearance of the neighborhood. The facility generates very little sound and only a few maintenance vehicles will visit the site for periodic maintenance as needed, thus preserving the use, enjoyment and value of the nearby properties.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.
The proposed Solar Farm will be a good neighbor because it is clean, quiet, shielded from view by the landscape screening, and does not generate any traffic.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided?
Please explain:

Adequate power and communication utilities already exist at this location for ready access to the site.
The solar panel system will be interconnected with the existing ComEd aerial power lines.
A gravel driveway will be installed for access to the facility from Lorang Road.
Site grading will be minimal and existing drainage patterns will be maintained. Culverts will be installed as needed; and, existing farm tiles will be maintained or relocated as needed to avoid conflicts.

10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

The proposed Solar Farm will not generate any traffic nor cause any congestion, as only a few maintenance vehicles will visit the site for periodic maintenance as needed and will easily be accommodated by the proposed access road.

Therefore, additional measures for ingress and egress are not warranted.

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Yes, the proposed Solar Farm will conform to the regulations of the F District - Farming in which it will be located. The facility will conform with setback restrictions for fences and hedges, type and height of fencing, signing and all other applicable restrictions of the Kane County Zoning Ordinance.

**DIAMOND STREET SITE
LORANG ROAD AT SEAVEY ROAD
BLACKBERRY TOWNSHIP, KANE COUNTY
PIN #11-31-100-009
LEGAL DESCRIPTION**

THAT PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF SEAVEY ROAD WITH THE WEST LINE OF SAID SECTION 31, SAID POINT BEING 426.9 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 31, THENCE SOUTH 0 DEGREES 00 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 31, 1456.91 FEET; THENCE NORTH 73 DEGREES 56 MINUTES 33 SECONDS EAST, 1720.76 FEET TO THE WEST LINE OF LAND CONVEYED TO THE AURORA CONSTRUCTION COMPANY BY DEED DATED DECEMBER 30, 1904 AND RECORDED JANUARY 24, 1905 AS DOCUMENT 73373 IN BOOK 451, PAGE 11; THENCE NORTH 26 DEGREES 28 MINUTES 55 SECOND WEST ALONG THE WEST LINE OF SAID AURORA CONSTRUCTION COMPANY'S LANDS, 1251.90 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 82 DEGREES 44 MINUTES 18 SECONDS WEST 1104.45 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS.

CONTAINING AN AREA OF 1,857,570.73 SQ. FT. OR 42.64 ACRES, MORE OR LESS.

Property Address: Lorang Road at Seavey Road, Elburn, Illinois	
Owner: Timothy P. Slamans (Diamond Street Partnership)	
Parcel ID: 11-31-100-009	Acres: 24 Lease Property
Municipality: Unincorporated Blackberry Township	County: Kane
Latitude: 41.820712 N	Longitude: -088.487798 W

Project Narrative

Solar Energy Background

The State of Illinois has issued new energy requirements to Commonwealth Edison and other utilities to provide customers with a green power alternative. The Future Energy Jobs Act, which took effect in 2017, requires Illinois utility companies to get 25% of their retail power from renewable sources like solar and wind by 2025. The state is looking to add 2,800 megawatts of new solar energy over the next few years.

In April 2018, the Illinois Commerce Commission approved an update to the state’s plan for utility companies to buy renewable energy credits which includes production by new large-scale solar farms, community solar gardens and rooftop solar installations to meet the state’s renewable energy goals.

The rapid expansion of solar development is due in part to relatively inexpensive farmland and ready access to the ComEd and Ameren electrical grids. The Future Energy Jobs Act created a budget of more than \$200 million annually for utility companies to purchase renewable energy credits while also establishing programs and incentives to spur the development of solar installations.

Project Summary

Soltage, LLC is requesting a Special Use Permit to construct a 2-Megawatt Ground Mounted Solar Energy Farm on an approximate 9 acre portion of agricultural property, zoned F (Farming District) that is located along Lorang Road at Seavey Road within Unincorporated Blackberry Township in Kane County.

The solar energy systems will be designed and constructed to minimize glare or reflections on adjacent properties and roadways and to not interfere with traffic, including air traffic, or otherwise create a safety hazard.

Existing topsoil will not be removed from the site during development unless the removal is expressly approved as part of the special use permit. Given the temporary nature of the metal pile foundations and other development features, the future intention is that this property be returned to productive agricultural use following decommissioning of the site.

Project Description and Analysis

The subject ground mounted solar energy system development will generate and provide a maximum of 2 Megawatts of electric power and will be interconnected with ComEd Electrical Distribution Facilities.

Development Features

The proposed solar energy development will include the following features:

- Ground mounted solar panel arrays on a fixed tilt system
- Module, String and Racking System
- Inverter and Transformer set on a concrete pad foundation
- Proposed Riser, Meter, Disconnect and Recloser Poles
- 3 phase Electric utility interconnection at the existing power pole located along the west side of Lorang Road
- Security Fencing per National Electric Code (NEC) 7 foot high chain link fencing. (Proposed Enclosure is 9.08 acres)
- 20-foot-wide chain link gate
- Underground electric cables trenched and installed
- 20-foot-wide gravel service road for construction and future maintenance activities access is from the east side of Lorang Road.

The proposed project construction cost is estimated as \$3M.

Construction Activities

The proposed sequence of construction activities will include the following:

- Contact JULIE for field identification and marking of existing utilities
- Field Identification of existing Farm tile systems
- Secure the site and install Perimeter Erosion Control Silt Fence
- Establish staging area for equipment and materials
- Installation of the gravel service road and roadway culvert along Lorang Road
- Install Concrete Inverter and Transformer Pad
- Reconfigure drain tiles within project work site to avoid conflict
- Install Solar Panel metal pile foundations
- Install solar panel system
- Install underground electric cables and Poles
- Soil Tilling and Preparation of Site for seeding with low profile native vegetation
- Installation of security fencing and gate
- Make Final Connection to ComEd Power Poles
- Final Inspection

Operation and Maintenance (O&M)

As a long-term solar system owner and operator, Soltage believes that a focused and effective preventive maintenance regime, coupled with an integrated onsite and supplier-backed spares management program, is key to maintaining high operational performance and efficiency. Prevention is, after all, far better than cure, and our preventive maintenance plan includes triannual site visits whereby trained technicians physically inspect each system and evaluate the condition and performance of key system components. Additionally, on an annual basis, all electrical equipment is inspected in further detail, with electrical terminations and connections being carefully checked for corrosion, tightness, and, through thermal imaging, excess heat during operation. Unlike many companies which have adopted hands-off and less-detailed aerial inspections, Soltage performs and tracks system-wide IV (current-voltage) curve trace tests annually and believes this to be the best and most reliable indicator of the actual condition of a solar photovoltaic (PV) system. Every Soltage site is extensively monitored in real-time for operational performance and efficiency. Using proprietary techniques based upon SPC (statistical process control) principles, operational performance trends are calculated and analyzed. In this manner, we aim to identify, diagnose and correct potential system issues before they become actual problems. Through our real-time monitoring and performance evaluation systems, Soltage's dedicated asset management team reviews and reports site performance on a daily basis. In the event of adverse performance trends, actual under-performance, or equipment failure, automated alarms are generated to immediately notify our Asset Management and O&M teams for further diagnosis and action. In the event that on-site inspection or repair is necessary our O&M teams can be dispatched to any site within 24 hours and, typically, on the same day. Finally, in addition to operating and managing our own assets, Soltage provides a full suite of asset management and performance monitoring services to third-party solar PV system owners which rely upon us for the regulatory, commercial, legal and operational management, performance and compliance of their systems.

As a solar PV system owner-operator for over a decade, accurate data acquisition and real-time system monitoring are at the heart of Soltage's business. To this end Soltage standardized upon the Powertrack energy monitoring system by Also Energy, with proprietary customizations based upon our experience and specific to our needs. The Powertrack platform provides accurate and reliable production data, together with component and system-level performance information and the weather conditions at the site, and records this information continuously and over the long-term. SVCE will have direct online access to the Powertrack system and our customers often use this for sustainability communications and marketing purposes. Further information on the Powertrack platform is available at: <http://www.alsoenergy.com/wp/pv-monitoring/powertrack-products/> While fundamentally important, the Powertrack system is only a small part of our overall data

management picture. In addition to our own solar PV systems, as an industry-leading third-party solar Asset Management company, Soltage is responsible for the operation, maintenance, and long-term legal and regulatory compliance of all of the systems under management including those owned by our customers. Recognizing an unaddressed opportunity in the market, Soltage, together with PowerHub, developed a state-of-the-art solar asset management software platform. This couples our asset management experience and proprietary algorithms with PowerHub's exemplary software platform, providing us with the most powerful and efficient solar asset management and monitoring capability in the industry. More information on the Soltage / PowerHub Asset Management platform can be found at: <http://go.powerhub.com/blog/august-blog-using-software-to-maximize-yoursolar-assets-for-sustainable-growth>

Decommissioning of Site

The decommissioning plan shall include the following:

- The anticipated means and costs of removing the solar farm.
- Provisions for the removal of all structures and foundations, the removal of all electrical transmission components, the restoration of soil and vegetation, and a soundly-based plan ensuring financial resources will be available to fully decommission the site.
- Facility equipment including inverters, transformers, and switchgear to be removed from their respective concrete pads (if applicable) and recycled or returned to manufacturer for processing.
- Chain-link fencing to be removed and sold or recycled.
- Access road gravel and culvert to be removed and recycled or reused.
- PV modules to be recycled or reused.
- Racking system to be cut, stacked, and recycled, resold, or reused.
- All concrete will be removed and recycled.
- AC and DC wiring that can be disconnected and removed from equipment and earth will be consolidated for recycling.
- On-site power poles and medium voltage wiring shall be removed (unless poles were pre-existing).
- Re-grading and re-seeding of vegetative layer where impacts occurred.

(Refer to the attached decommissioning plan for details.)

Vegetation Maintenance

The Vegetation on the site will be managed through a local contractor and with a scope of work specifically tailored to meet the needs of the site. Generally, vegetation maintenance consists of periodic groundcover mowing and management to prevent the establishment of woody vegetation and to maintain ground cover below a maximum height, and weed management whereby weeds and climbers are prevented from overgrowing equipment and fences. Vegetation maintenance will take place throughout the growing season where and when necessary to appropriately maintain the site.

Stormwater Management

The proposed solar energy development site grading will be very minimal and will generally follow the existing contours of the ground. The site is generally flat but has a moderate slope to the northeast across the site. The existing drainage pattern is divided by a primary ridge line from the middle of the north property line and extends southerly to the center of the site thence easterly and southerly to the south property line. A secondary ridge line extends from the middle of the east property line southwesterly to the aforesaid primary ridge line. Runoff from the west three-fifths portion of the site generally sheet flows toward a small swale with a positive 0.6% slope northeasterly toward the Seavey Road ditch and continues to drain to the east off the site. Runoff from the northeast one-fifth portion of the site generally sheet flows toward a small swale with a positive 1.9% slope northerly toward the Seavey Road ditch and continues to drain to the east off the site. Runoff from the southeast one-fifth portion of the site generally sheet flows toward a small depression near its center and has no apparent outlet. Existing farm tiles which may be present on the site will be located and identified in a drainage investigation report. The existing tiles will be maintained, relocated or replaced with ADS HDPE drain tile prior to construction, as needed, to avoid conflict with the proposed solar panel foundation system. In all cases, existing drainage patterns and roadside ditches will be maintained. It is anticipated that the storm water impacts from this development will be minimal given that the existing row crops are to be removed from within the approximate 9.05 acre area of the proposed solar development and replaced with perennial vegetative ground cover, having a deeper root system that will allow for increased infiltration of stormwater into the ground and improved water quality. The proposed impervious surfaces generally include the gravel access road and the small concrete pad for the proposed inverter and transformer equipment and will have a minimal impact on stormwater runoff generated from the site.

Facility Safety

During construction, the Engineering, Procurement, and Construction (EPC) team will follow all applicable OSHA laws and regulations. The facility be surrounded by a chain-link fence and will be locked. The facility will have a county approved and registered address. All DC & AC circuits will have appropriate over-current protection devices and system components will have a UL Listing. The facility electrical design will comply with all applicable local, state and federal regulatory codes, including the Illinois Uniform Building Code, as amended; and the National Electric Code (NEC), as amended and adopted by the State of Illinois. The facility operations will be remotely monitored around the clock and appropriate personnel dispatched in the event of any malfunction. An appropriate warning sign shall be provided at the entrance of the facility and along the perimeter to the solar farm. The sign at the entrance to the facility shall include the facilities 9-1-1 address and a 24-hour emergency contact phone number. Further, in the event of an emergency, the local 9-1-1 call center and emergency services will be notified as necessary.

Traffic Control Plan

All work zone traffic control and protection, and other advisory signs needed for construction shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), the Illinois Department of Transportation (IDOT) "Traffic Control Field Manual", and meet approval of all interested municipalities, local agencies and emergency service providers.

All work zone traffic control and protection needed for the construction and facility operation shall be in accordance with Division 700 of the latest edition of the IDOT "Standard Specifications for Road and Bridge Construction".

Site Access Routes

All trucks associated with transporting components and equipment for construction, operation or maintenance of the solar energy development shall be restricted to utilizing Lorang Road (a Blackberry Township route) via Harter Road (CR 4) and Illinois Route 47 for access to the site.

All applicable permits from the respective highway authority shall be obtained prior to construction, as needed.

Kane County Solar
Diamond Street Partnership Site Decommissioning Plan
July 2018

Prepared for:

Kane County Development Department

This decommissioning plan is requested by the Kane County Development Department and will generally address the standard protocol for expected decommissioning activities.

1. Introduction

SOLTAGE IL Devco, LLC solar project will be a two (2) megawatt (AC) solar farm, located along Lorang Road at Seavey Road, Elburn, Blackberry Township, IL. The solar farm will be constructed in 2019 and will have an operating life of approximately thirty-five (35) years. At the end of the project's lifetime, or if the facility has been non-operational for more than twelve (12) months¹, SOLTAGE IL Devco, LLC, the owner of the project, will remove the system allowing for restoration of the project site to its original status. SOLTAGE IL Devco, LLC will be responsible for all costs of decommissioning the system. SOLTAGE IL Devco, LLC will notify the Kane County Development Department that the project will be decommissioned. The system will be removed within six (6) months of this notification.

This decommissioning plan outlines the steps to remove the system, dispose of or recycle its components, and restore the land to its original state. SOLTAGE IL Devco, LLC will remove and dispose of all equipment, electric conduit, support structures, fencing, roads, and foundations. The plan is based on current best management practices and procedures. This plan may be revised if standards or best management practices change between now and decommissioning. The appropriate construction permits will be obtained prior to the decommissioning process if required. All equipment removal will be completed in accordance with any applicable regulations and manufacturer recommendations. SOLTAGE IL Devco, LLC will not be responsible for removing equipment owned by the local electric distribution company (ComEd or its successor).

SOLTAGE IL Devco, LLC will manage and coordinate the construction, operation, and decommissioning of SOLTAGE IL Devco Solar project. SOLTAGE IL Devco, LLC is the Tenant of the property on which the project is located. The contact information for SOLTAGE IL Devco, LLC is:

SOLTAGE IL Devco, LLC
c/o Soltage, LLC
66 York Street, 5th Floor
Jersey City, NJ 07302
Attn: Stephen Goodbody
sgoodbody@soltage.com

¹ The facility will be considered abandoned if the facility is non-operational for twelve (12) months and the Owner is not actively repairing the facility.

2. Equipment Dismantling and Removal

The facility's equipment will be dismantled and removed according to the following steps:

- a) The solar facility will be disconnected from the utility electric distribution grid.
- b) The photovoltaic modules will be disconnected and collected. The modules will be disposed of at an appropriate recycling facility or sold to be re-used for another solar project.
- c) All aboveground and underground electrical interconnection and distribution cables will be removed and disposed of at an appropriate waste facility. Underground electrical wires will be removed to a depth of four (4) feet below the surface of the ground.
- d) The facility's metal racking system will be removed. The metal will be disposed of at an appropriate waste or recycling facility or sold for re-use. Foundations and support posts will be removed in their entirety.
- e) Electrical and electronic devices, including transformers and inverters will be removed and disposed of at an appropriate waste facility.
- f) Concrete electrical pads will be removed and disposed of at an appropriate waste facility.
- g) Fencing will be removed and disposed of at an appropriate waste facility.
- h) Access roads may be removed. Gravel and other road materials will be evaluated and disposed of at an appropriate waste facility if deemed necessary.

Best practices will be employed during the decommissioning activities to minimize environmental disturbance.

3. Site Restoration

Before decommissioning begins and dismantling commences, proper erosion and sediment control measures will be installed as necessary. Once the equipment has been removed, the project site will be restored to a similar state as its pre-construction condition. The land may be seeded with a low-growing species to stabilize soil conditions.

4. Managing Materials and Waste

As part of the decommissioning process, a variety of materials will be removed and reused, recycled, or discarded. Materials will be re-used or recycled to the greatest extent possible. SOLTAGE IL Devco, LLC will work with equipment manufacturers, local contractors, and waste firms to manage the appropriate separation and disposal of the materials. The following table indicates how the disposal of each waste material will be managed.

Waste Material	Disposal Management
Photovoltaic Panels	Sold for re-use in another solar project, returned to the manufacturer for appropriate disposal, or brought to an appropriate recycling facility where the components of the panels will be separated and recycled
Metal Racking System	Sold for re-use or recycling at an appropriate recycling facility

Transformers	Returned to the manufacturer for re-use or brought to an appropriate waste disposal facility. The small amount of oil in the transformers will be removed onsite before transport of the equipment to reduce potential spills and will be disposed of separately at the appropriate facility
Inverters	The metal components will be sold for re-use or recycled at an appropriate facility. The remaining components will be disposed of at an appropriate waste facility
Gravel	Brought to a facility for processing for salvage and re-use
Concrete Equipment Pads	Brought to an appropriate recycling or waste facility
Cables, Wiring, and other electric equipment	Brought to an appropriate waste facility or sent to the manufacturer for reuse or recycling
Fencing	Brought to an appropriate metal recycling facility
Hazardous Materials (if any)	Disposed of in accordance with Federal and State Law
Other Debris	Separated into recyclables and waste and brought to the appropriate waste facility

5. Decommissioning Notification, Agreement and Construction Permits

The Kane County Development Department will be notified that the project will be decommissioned. The required construction permits will also be obtained before commencement of decommissioning activities, as required.

PROPOSED SOLAR DEVELOPMENT

DIAMOND STREET PARTNERSHIP

LORANG ROAD & SEAVEY ROAD, ELBURN, IL 60119

client:
Soltage
 88 York Street, 5th Floor
 Jersey City, NJ 07310
 Tel: (201) 433-7786
 Fax: (201) 433-0110

consultant:
KNIGHT
 Engineers & Architects
 221 North LaSalle Street
 Suite 300
 Chicago, IL 60611
 Phone: (312) 373-3300



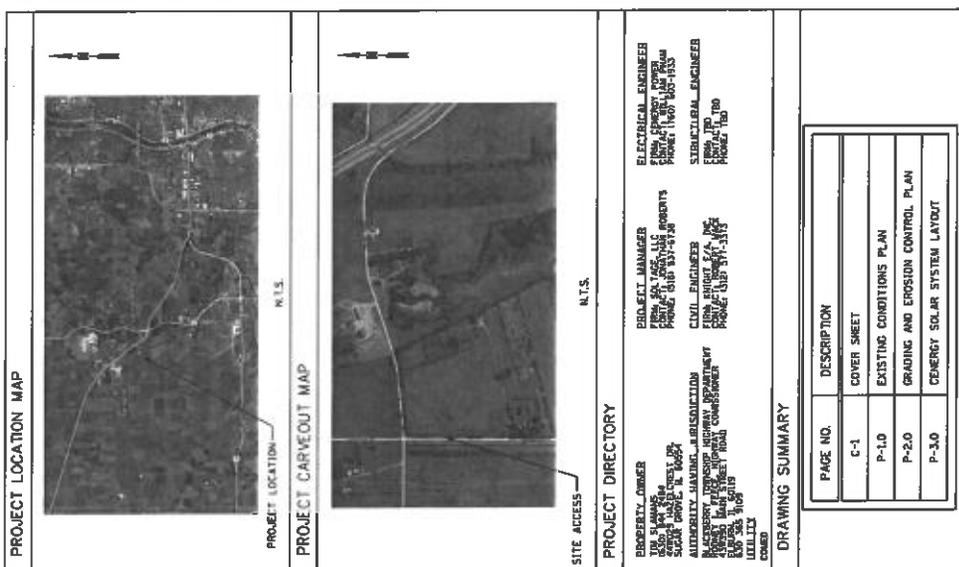
NOT FOR CONSTRUCTION

project:
PROPOSED SOLAR DEVELOPMENT
 AT
 LORANG RD & SEAVEY RD
 BLACKBERRY TWPSP,
 ELBURN, IL 60119

OWNER:
DIAMOND ST. PARTNERSHIP

MARK DATE DESCRIPTION
 PROJECT NO.: 7487
 DATE: 09/18/18
 DRAWING TITLE:
C-1.0
 COVER PAGE

SHEET NO. 1 OF 4



GENERAL NOTES

10. WHEREVER POSSIBLE EXISTING LANDSCAPE SHALL BE PROTECTED. WHERE DIRECT IMPACT TO LANDSCAPING ELEMENTS IS UNAVOIDABLE AND LANDSCAPING WILL REQUIRE REMOVAL, THIS SHALL BE DONE ACCORDING TO DOT SPECIFICATIONS.

11. IN THE EVENT OF CONFLICTING REQUIREMENTS BETWEEN SPECIFICATIONS AND THE PLAN, THE PLAN REQUIREMENTS SHALL GOVERN.

STANDARD SYMBOLS

— A —	CONED OVERHEAD ELECTRIC
— CTV —	FRONTIER COAX. CABLE TV
— CTY —	FIBER OPTIC
— FD —	SECTION LINE
— FD —	PARCEL PROPERTY LINE
— FD —	EXISTING SEWER
— FD —	RAILROAD TRACK
— FD —	WETLAND
— FD —	MINOR CONTOUR LINE
— FD —	MAJOR CONTOUR LINE

X	REMOVAL
○	WATER METER
□	GAS VALVE
—	SIGN
—	WALKWAY
—	SOIL BORING
—	TRAFFIC SIGNAL
—	CONTOUR ELEVATIONS
—	SMURF
—	DIRECTION OF FLOW

TRACKER SYSTEM DATA

SYSTEM SIZE (DC STD)	2,480.24 KW	SYSTEM SIZE (AC)	2,000 KW
MODULES	(7,444) HANWHA, 6 PLUS L-C-A1, 335	CEC RATING	335 W
MODULES PER STRING	16	# OF STRINGS	408
RACKING	(102) FIXED TILT	MODULES PER RACK	72
INVERTER(S)	(01) SMA SUNNY CENTRAL 2500-US	TILT ANGLE	25°
FENCE	7' HIGH CHAIN LINK	TOTAL AREA (ACRES)	9.08

PROJECT DIRECTORY

DESIGNER: KNIGHT ENGINEERS & ARCHITECTS
 PROJECT NO.: 7487
 PROJECT TITLE: PROPOSED SOLAR DEVELOPMENT AT LORANG RD & SEAVEY RD, ELBURN, IL 60119

PROJECT MANAGER: J. E. KNIGHT
 CIVIL ENGINEER: J. E. KNIGHT
 ELECTRICAL ENGINEER: J. E. KNIGHT
 STRUCTURAL ENGINEER: J. E. KNIGHT

PROJECT NO.: 7487
 DATE: 09/18/18
 DRAWING TITLE: C-1.0 COVER PAGE

PROJECT SCOPE

THE PROJECT CONSISTS OF THE INSTALLATION OF GROUND MOUNTED SOLAR PANELS ON METAL SUPPORT STRUCTURES WITH A TILT OF 25 DEGREES. THE PANELS WILL BE SUPPORTED BY CONCRETE FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

GENERAL NOTES

- AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE SOLTAGE, LLC.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" IN ILLINOIS, AS PREPARED BY 2007 APRIL 1, 2011.
- ANY REFERENCE TO STANDARD SPECIFICATIONS THROUGHOUT THE PLANS OR APPROPRIATE SUPPLEMENTAL SPECIFICATIONS SHALL BE TO THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED APRIL 1, 2011 WITH ALL SUBSEQUENT SUPPLEMENTS.
- ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS, LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, STATE COUNTY, AND NEIGHBORHOOD TOWNSHIP REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
- THE CONTRACTOR SHALL EXAMINE THE PLANS AND NOTES AND MANUFACTURER INSTALLATION AND OPERATION INSTRUCTIONS FOR ALL EQUIPMENT AND MATERIALS TO BE USED IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL VERIFY THAT ALL MATERIALS AND EQUIPMENT MEET ALL LOCAL, STATE AND FEDERAL ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS PRIOR TO THE START OF THE PROJECT.
- NEITHER THE ENGINEER NOR THE OWNER GUARANTEES THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS REGARDING UTILITIES, EITHER PUBLIC OR PRIVATE SUCH AS WATER, GAS, FIBER OPTIC, TELEPHONE, CABLE TELEVISION, AND OTHER UTILITIES. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION OPERATIONS, AND SHALL REPORT TO THE ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
- ANY UTILITY TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION, INCLUDING DRAIN TILES, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
- THE CONTRACTOR SHALL KEEP A SET OF CONSTRUCTION PLANS ON THE JOB SITE, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
- BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- THE CONTRACTOR'S VEHICLES SHALL ALWAYS MOVE WITH AND NOT AGAINST OR ACROSS THE FLOW OF TRAFFIC. THESE VEHICLES SHALL ENTER OR LEAVE WORK AREAS IN A MANNER WHICH WILL NOT BE HAZARDOUS TO OR INTERFERE WITH NORMAL TRAFFIC.
- THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION. THE CONTRACTOR SHALL NOT DEGRADE OR DISTURB NEIGHBORHOOD PROPERTY LINE BOUNDARIES, UNLESS OTHERWISE INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
- ALL WORK REFERENCED SHALL BE DONE BY STATE OF ILLINOIS LICENSED QUALIFIED CONTRACTORS AND SUBCONTRACTORS FAMILIAR WITH THE TYPE OF WORK TO BE ACCOMPLISHED.
- BEFORE ANY EXCAVATION, THE CONTRACTOR SHALL CALL ILLINOIS 811 SERVICES TO LOCATE ALL EXISTING UTILITIES ON-SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES PRIOR TO THE START OF CONSTRUCTION.

client:



95 York Street, 5th Floor
New York, NY 10003
Tel: (201) 432-1788
Fax: (201) 432-1010

consultant:



Engineering & Architects
300 LaSalle Street
Suite 300
Chicago, IL 60601
Phone: (312) 577-3300



NOT FOR CONSTRUCTION

Project:
PROPOSED SOLAR DEVELOPMENT
AT
LORANG RD & SEAVEY RD
BLACKBERRY TWPSP.
ELBURN, IL 60119

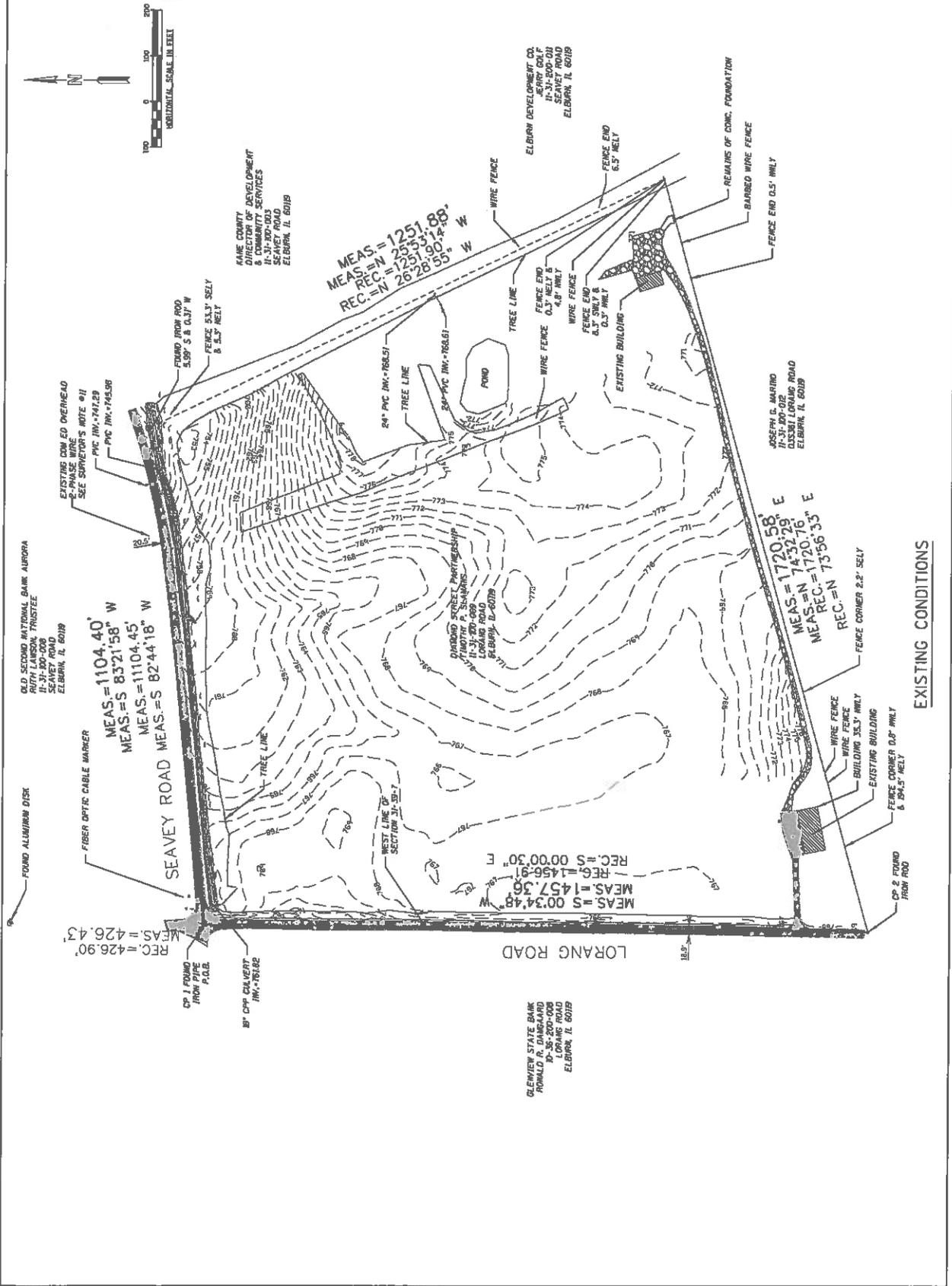
OWNER:
DIAMOND ST. PARTNERSHIP

NO.	DATE	DESCRIPTION
1	11/11/09	ISSUED FOR PERMIT
2	01/20/10	REVISED PER COMMENTS
3	02/10/10	REVISED PER COMMENTS
4	02/10/10	REVISED PER COMMENTS
5	02/10/10	REVISED PER COMMENTS
6	02/10/10	REVISED PER COMMENTS
7	02/10/10	REVISED PER COMMENTS
8	02/10/10	REVISED PER COMMENTS
9	02/10/10	REVISED PER COMMENTS
10	02/10/10	REVISED PER COMMENTS

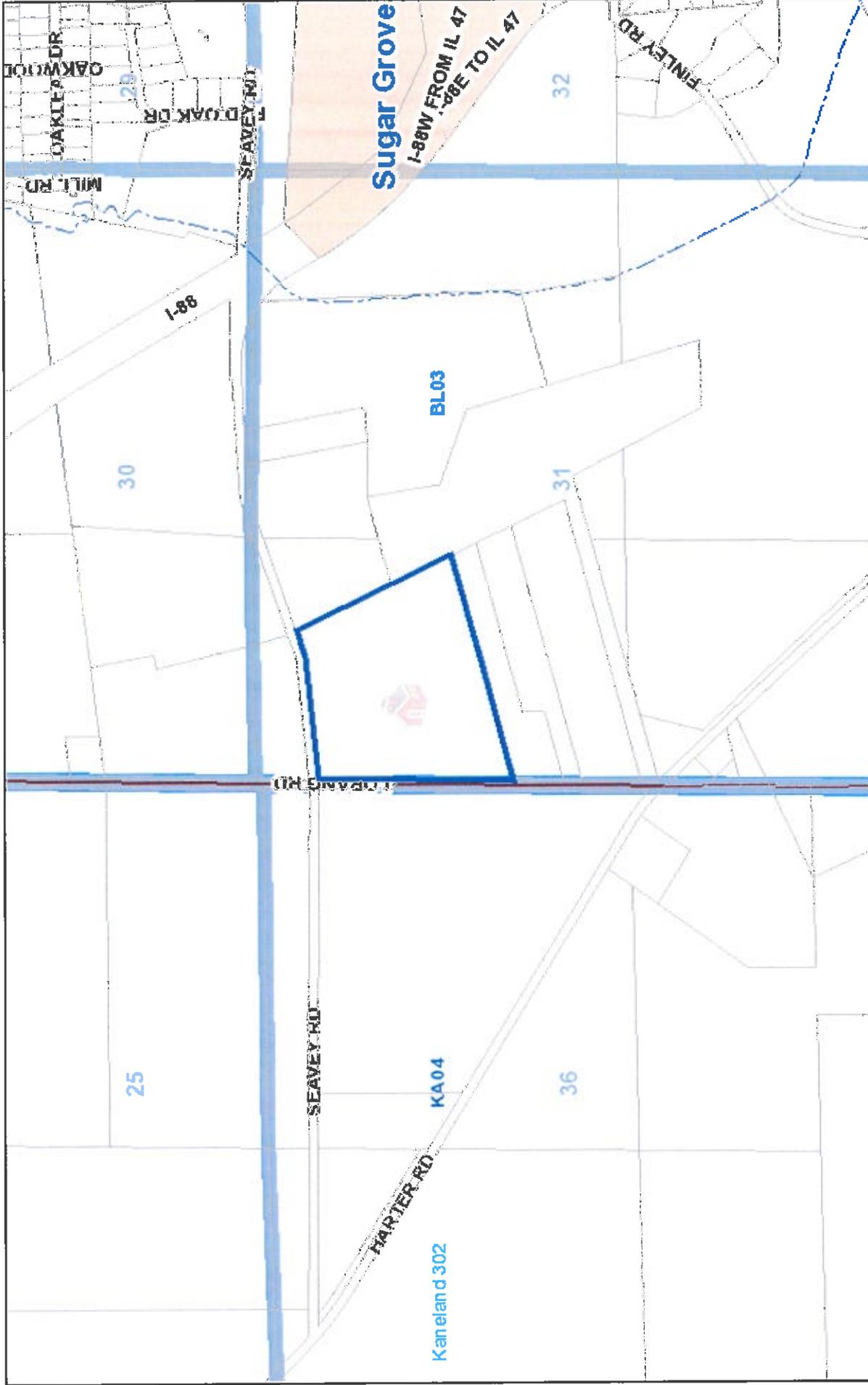
P-1.0

EXISTING CONDITIONS

SHEET NO. 2 OF 4

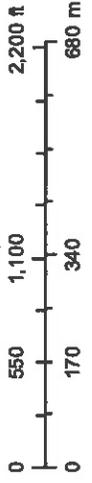


Map Title



September 11, 2018

1:12,019



GIS-Technologies

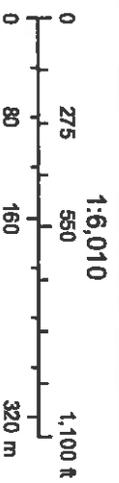
These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

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Kane County Illinois

Map Title



September 11, 2018



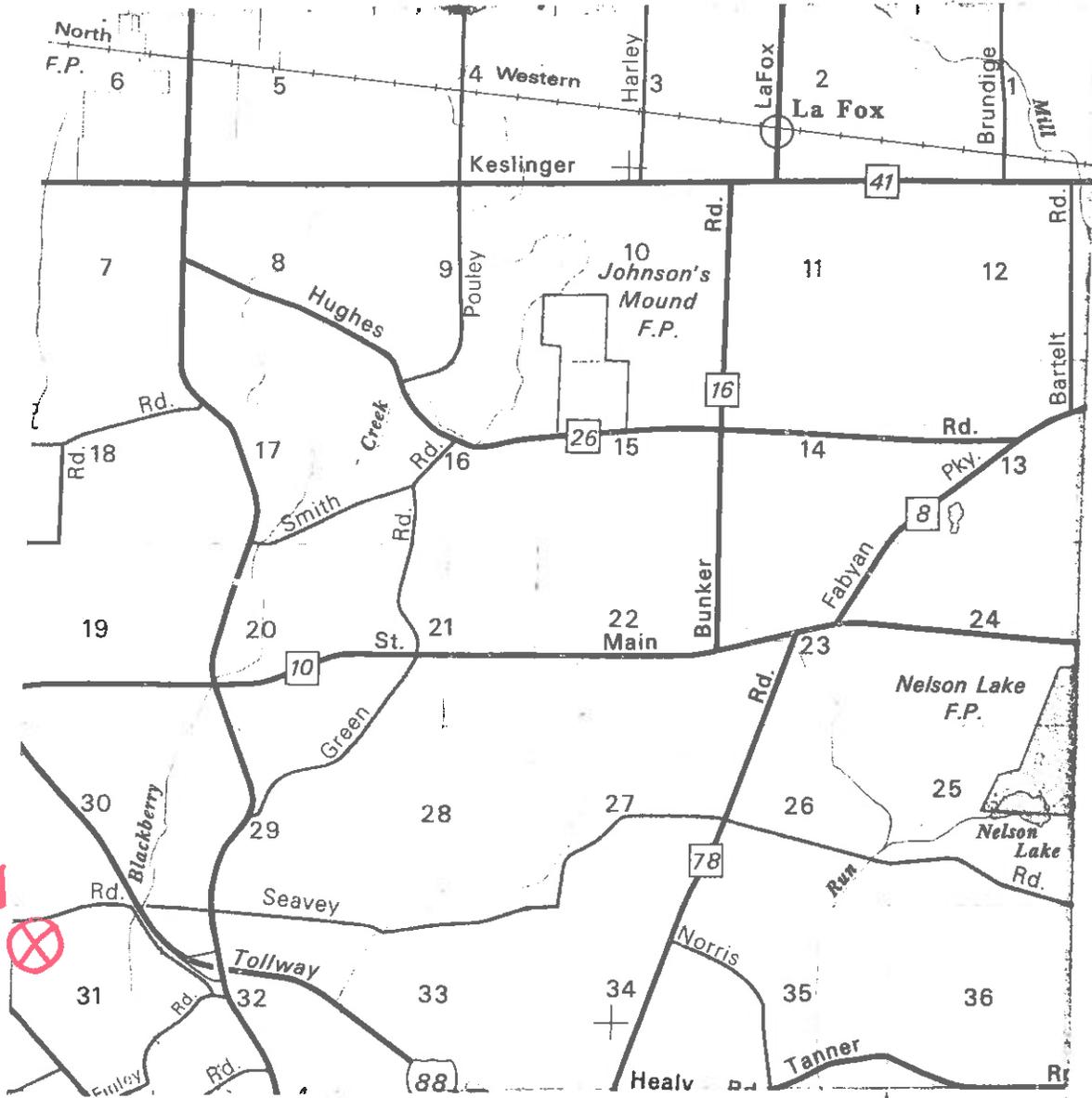
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BLACKBERRY twp.

T. 39N - R. 7E

map 11



1" = 1 MILE