KENDALL COUNTY
REGIONAL PLANNING COMMISSION
504 South Main Street • County Boardroom • Yorkville, IL • 60560

AGENDA

Wednesday, March 25, 2026 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Cathy Anzelc, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Keith Landovitz (Chairman), Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

APPROVAL OF AGENDA

APPROVAL OF MINUTES
Approval of Minutes from February 25, 2026, Regular Meeting (Pages 3-21)
Approval of Minutes from February 26, 2026, Gathering (Pages 22-62)
Approval of Minutes from March 5, 2026, Gathering (Pages 63-122)
Approval of Minutes from March 11, 2026, Gathering (Pages 123-164)
Approval of Minutes from March 12, 2026, Gathering (Pages 165-205)
Approval of Minutes from March 18, 2026, Gathering (Pages 206-246)

PUBLIC HEARING

1. **Petition 26 – 04 – Request from June McCord on Behalf of the Village of Plattville (Pages 247-64)**

Request: Update the Village of Plattville's Comprehensive Plan, Including the Text and Associated Maps

PETITIONS

1. **Petition 26 – 06 – Request from Elijah J. Mitchell on Behalf of USS Cloverland Solar, LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH, LLC (Owner) (Pages 265-475)**

Request: Special Use Permit for a Commercial Solar Energy Facility, a Variance to Section 36-282 (a) of the Kendall County Code Requiring Commercial Solar Energy Facilities Within 1.5 Miles of a Municipality to Either Enter Into an Annexation or Pre-Annexation Agreement with a Municipality, and a Variance to Section 36-282 (h) of the Kendall County Code Requiring Commercial Solar Energy Projects to Be Screened
PIN: 01-33-200-006
Location: 15110 Griswold Springs Road, Plano, in Little Rock Township
Purpose: Petitioner Wants To Construct a Commercial Solar Energy Facility on the Property; Property is Zoned A-1

2. **Petition 26 – 07 – Request from Elijah J. Mitchell on Behalf of USS Griswold Solar, LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH, LLC (Owner) (Pages 476-688)**

Request: Special Use Permit for a Commercial Solar Energy Facility, a Variance to Section 36-282 (a) of the Kendall County Code Requiring Commercial Solar Energy Facilities Within 1.5 Miles of a Municipality to Either Enter Into an Annexation or Pre-Annexation Agreement with a Municipality, and a Variance to Section 36-282 (h) of the Kendall County Code Requiring Commercial Solar Energy Projects to Be Screened
PINs: 01-33-200-006 and 01-34-100-001
Location: 15110 Griswold Springs Road, Plano, in Little Rock Township
Purpose: Petitioner Wants To Construct a Commercial Solar Energy Facility on the Property; Property is Zoned A-1

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS:

1. Presentation of Amendments to Articles VIII, IX, and X of the Bylaws of the Kendall County Regional Planning Commission Concerning the Positions of Treasurer and Recording Secretary (Pages 691-693)

OLD BUSINESS:

1. Approval of an Amendment to Article XV of the Bylaws of the Kendall County Regional Planning Commission Pertaining to Speaker Time Limits (Page 694)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 26-02 Special Use Permit for a Dwelling Unit of a Watchman at 949 Bell Road
2. Petition 26-03 Major Amendment to a Special Use Permit for Kennel and Veterinary at 949 Bell Road

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Office Building
County Boardroom
504 S. Main Street, Yorkville, Illinois

Unapproved - Meeting Minutes of February 25, 2026 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Cathy Anzelc, Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Bob Stewart, and Seth Wormley
Members Absent: Ruben Rodriguez
Staff Present: Matthew H. Asselmeier, Director
Others Present: Emily Hoffman and Deb Chow

Mr. Asselmeier announced that Claire Wilson resigned from the Regional Planning Commission earlier in the week.

APPROVAL OF AGENDA

Member McCarthy-Lange made a motion, seconded by Member Hamman, to approve the agenda. With a voice vote of eight (8) ayes, the motion carried.

APPROVAL OF MINUTES

Member Bernacki noted that on page 12 of the minutes of the January 28, 2026, meeting, he voted against Petition 25-22 because of the position of the Na-Au-Say Township Board, the recommendation by the Na-Au-Say Township Planning Commission, and the recommendation by the Village of Oswego.

Member Stewart made a motion, seconded by Member Hamman, to approve the minutes of the January 28, 2026, regular meeting and February 7, 2026, annual meeting with the correction to page 12 of the minutes of the January 28, 2026, meeting as noted by Member Bernacki. With a voice vote of eight (8) ayes, the motion carried.

PETITIONS

Petitions 26-02 and 26-03 – Debrae L. Chow on Behalf of Jade Restorations, Inc.

Mr. Asselmeier summarized the requests.

On March 20, 2024, the County Board approved Ordinance 2024-09, which rezoned approximately two (2) acres of the southeast corner of the property to B-3 Highway Business District.

The Petitioner would like to construct one (1) approximately seven thousand, four hundred forty (7,440) square foot two (2) story building on the B-3 zoned portion of the property. The ground floor would be occupied by an automotive repair business; this type of use is a permitted use in the B-3 District. The top floor would be occupied by as residential two (2) bedroom apartment for a watchmen employed by the automotive repair business; the apartment would be approximately one thousand, three hundred eighty (1,380) square feet in size.

The Petitioner plans to obtain site plan approval for the automotive repair business as a separate Petition.

Due to construction of the building related to this Petition. The Petitioner is also seeking a major amendment to the site plan of the neighboring kennel and veterinary (See Petition 26-03).

In order to accommodate for the new auto repair business on the B-3 zoned portion of the property, the Petitioner needed to amend the site plan for kennel and veterinary special use permit by removing twelve (12) parking spaces on the east side of the property. This deletion causes the number of parking spaces to drop from sixty-four (64) stalls to fifty-two (52) stalls. The number of handicapped parking spaces would not be reduced.

In addition, the Petitioner would like to move the sign from its current location to a new location further north on Ridge Road. The sign would remain four feet by eight feet (4'x8') in size and would be eight feet (8') in height.

No changes are proposed to any of the business related conditions imposed by the previously approved ordinances. No changes are proposed to the landscaping or photometrics for the property governed by the special use permit for the kennel and veterinary. Other than the reduction in parking spaces and relocation of the sign, no other changes are proposed to site layout for the area governed by the special use permit for the kennel and veterinary.

The application materials, plat of survey, site plan, landscaping plan, photometric plan, and renderings of the building were provided for Petition 26-02. The application materials, site plan, plat of survey, Ordinance 2020-01, Ordinance 2023-05, and Ordinance 2024-08 were provided for Petition 26-03

The property is located at 949 Bell Road, Minooka.

The total property is approximately twenty (20) acres in size. The area zoned B-3 is approximately thirteen point five (13.5) acres and the area proposed for the special use permit is slightly over two (2) acres in size.

The existing land use is vacant, kennel, and veterinary.

The property is split zoned A-1 with a special use permit for kennel and veterinary and B-3.

The County's Future Land Use Map calls for the property to be Commercial and Shorewood's Future Land Use Map calls for the property to be Community Commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector.

Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are Agricultural, Farmstead, Landscaping Business, Kennel, and Veterinary.

The adjacent properties are zoned A-1, A-1 SU, and B-3.

The County's Plan calls for this area to be Commercial.

Shorewood's Plan calls for this area to be Single-Unit Attached Residential, Single-Unit Residential Detached, and Multi-Family Residential.

The properties within one half (1/2) of a mile are zoned A-1, A-1 SU, R-1, and B-3.

There are approximately twelve (12) homes located within one half (1/2) mile of the subject property.

The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special uses to the west are for a landscaping business, veterinary, and kennel.

EcoCat submitted on September 30, 2025, and consultation was terminated.

The NRI Report from 2024 was provided and the LESA Score was 180 indicating a low level of protection. The Petitioner submitted an application for an updated NRI and the LESA Score remained at 180. The February 2026 NRI was provided.

Seward Township was emailed information on January 30, 2026. Prior to formal application submittal, the Seward Township Planning Commission met on January 21, 2026, and expressed no objection to the project. The Seward Township Planning Commission was concerned about lighting, landscaping, and not having the property look like a junk yard. An email outlining this position was provided. The Seward Township Board met on January 13, 2026, and met again on February 10, 2026. The Seward Township Board was also concerned about junk cars, shaded lights, and diesels running. The Seward Township Board approved the proposal. The emails outlining the Township's position were provided.

The Minooka Fire Protection District was emailed information on January 30, 2026. On February 17, 2026, the Minooka Fire Protection District submitted a letter requiring a life safety and building review, a sprinkler review, and a fire alarm review for the new car repair business. These reviews would be conducted by a third party and paid for by the Petitioner. The Fire District also requested a vehicle turn analysis for the parking lot and Knox box at the front of the car repair building and at the gates to the parking lot. This letter was provided. On February 24, 2026, the Petitioner's Engineer submitted a letter stating they agreed to conduct the requested inspections. The Petitioner's Engineer supplied the Minooka Fire Protection District with a proposed vehicle turn-around analysis plan. The Petitioner's Engineer also agreed to provide the Fire Protection District with Knox box information for the new car repair building. The gates for the parking lot will remain open. These letters were provided.

The Village of Shorewood was emailed information on January 30, 2026. The Village of Shorewood previously stated they would like to annex the property and had concerns regarding an auto repair business operating at the property. On February 25, 2026, the Village of Shorewood submitted an email stating they had no comments regarding the proposal.

Former ZPAC members were emailed information on January 30, 2026. On January 30, 2026, the Highway Department submitted an email noting that the title report was inaccurate due to the right-of-way dedication and the existing sign was located in the right-of-way. The sign issue will be resolved if the special use permit amendment is approved. This email was provided.

According to the information provided to the County, the automotive repair business would be open Mondays-Fridays from 7:00 a.m. until 8:00 p.m. and Saturdays from 7:00 a.m. until 5:00 p.m. The watchman would provide security for the building.

The proposed building would be seven thousand, four hundred forty (7,440) square feet and two (2) stories. The building's maximum height would be thirty feet, eight inches (30' 8") and would be a metal building with exposed fastened steel siding and liner panels.

The entrance to the watchman's quarters would be through one (1) of the doors on the north side of the building and through the auto repair business.

Renderings of the proposed building were provided.

Applicable building permits would be required.

The site would be served by well and septic. On February 4, 2026, the Health Department submitted an email requesting to discuss the proposal with the applicant because of concerns related to the septic system in relation to the mixed use of the proposed building and the soils in the area. This email was provided.

The site plan shows an approximately eight point five foot by eight point five foot (8.5' X 8.5') concrete pad for a transformer east of the south parking lot.

One (1) below grade firewater storage pit is shown on the site plan at the southeast corner of the building.

The Petitioner has applied for a stormwater management permit.

On February 16, 2026, WBK Engineering submitted a letter requesting a Notice of Intent prior to construction, a stormwater management report, and a complete set of civil engineering plans showing grading utilities, and soil erosion and sediment control measures. This letter was provided.

The property has two (2) points of access from Bell Road.

The parking lot consists of thirty (34) parking spaces, including two (2) handicapped accessible parking spaces.

If the watchman's quarters is ever converted to a non-residential use, parking would be evaluated further at the time of conversion.

The photometric plan shows seven (7) pole lights and six (6) wall lights. No lighting would leave the eastern, southern, or northern boundaries of the property. Some lighting would spill onto the area to the west now occupied by the kennel and veterinary.

No information regarding signage related to the watchman's quarters was provided.

According to the landscaping plan, seventy-nine (79) evergreens of various types, seven (7) trees of various types, ninety-nine (99) shrubs of various types, eight (8) ornamental grasses, and 19 perennials of various types will be installed on the property. The Petitioner believes all vegetation will be installed by Spring 2027.

No specific noise control information was provided related to the watchman's quarters.

The site plan and the landscaping plan show one (1) twelve foot by twelve foot (12' X 12') dumpster enclosure area on the northwest side of the building. The dumpster enclosure will be enclosed by a six foot (6') high board-on-board and vegetation on three (3) sides.

There are two (2) pipeline easements, one (1) eighty feet (80') in width and one (1) seventy-five feet (75') in width located on the subject property. These easements are located north of the proposed building.

If approved, this would be the third (3rd) active special use permit for a dwelling unit of a watchman on non A-1 zoned property in unincorporated Kendall County.

The proposed Findings of Fact for the watchman's quarters were as follows:

That 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. Provided the site is developed in accordance with the submitted site plan, landscaping plan, and photometric plan and provided the owner of the property and tenant of the property follows the Kendall County's Inoperable Vehicle Regulations, Kendall County Junk and Debris Regulations, and related ordinances, the special use permit will not be detrimental to the public health, safety, morals, comfort, or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the use operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposed special use will be a low utility user. Adequate utilities can be provided for the site. Adequate access exists for the site. The Petitioner has applied for a stormwater management permit to address drainage

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This is true. Allowing a dwelling unit for a watchman is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement ". . . of locally owned businesses." Allowing a dwelling unit for a watchman at the property should help ensure that the building is maintained in a manner retains a quality tenant.

Staff recommended approval of the special use permit for the watchman's quarters subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site submitted plan, landscaping plan, photometric plan, and building renderings.
2. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are

employed as a watchman of a business operating on the subject property or are immediate family members of the watchman. Only one (1) watchman and the family of the one (1) watchman may reside on the second floor of the mixed use building shown identified on the site plan.

3. The vegetation shown on the landscaping plan shall be installed prior to June 1, 2027. The Kendall County Planning, Building and Zoning Department may grant extensions to this deadline. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
4. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box.
5. The property owner and residents of the watchman's quarters acknowledge and agree to follow Kendall County's Right to Farm Clause.
6. The property owner shall follow all applicable Federal, State, and Local laws related to renting the property to a watchman and the family of the watchman.
7. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
8. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
9. This special use permit shall be treated as a covenant running with the land and will be binding on successors, heirs, and assigns as to the same special use conducted on the property.

The proposed Findings of Fact for the major amendment to the special use permit were as follows:

That 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 kennel and veterinary establishment are already in existence. The reduction of parking spaces and relocation of the sign should not negatively impact the public health, safety, morals, comfort, or general welfare of the area.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. None of the lighting or landscaping installed at the site will be removed as part of this proposal. No evidence has been provided showing the that use of the property as a kennel and veterinary establishment has negatively impacted property values or was injurious to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. Adequate ingress and egress has been provided off of Bell Road and traffic circulation should not be negatively impacted by the removal of the parking spaces as outlined in the proposal The relocation of the sign should also not impact traffic flow. The development of the site was in compliance with a County issued stormwater permit which included the proposed driveway extension.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true. The Petitioners are not proposing any changes related to the operation of the business allowed by the previously approved special use permit. Other than the removal of the twelve (12) parking spaces and relocation of the sign, no other changes are proposed to physical layout of the site.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents." The Land Resource Management Plan calls for the subject property to be commercial.

Staff recommended approval of the requested amendments to the existing special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. Condition 2.A of Ordinance 2020-01, Condition 2.A of Ordinance 2023-05, and Condition 2.A of Ordinance 2024-08 are hereby repealed in their entirety and are replaced with the following:

   "The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C (Attachment 2). The landscaping plan and photometric plan attached to Ordinance 2023-05 shall remain valid except on those portions of the property not zoned A-1."

2. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.

3. The remaining conditions and restrictions contained in Ordinance 2020-01, Ordinance 2023-05, and Ordinance 2024-08 shall remain valid and effective.
4. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

5. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

6. These major amendments to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Chairman Landovitz asked why the watchman's quarters was a special use. Mr. Asselmeier responded that the Zoning Ordinance separates commercial and residential uses. The proposal would be a limited residential use in a commercially zoned property. The residential unit could not be rented to another residential occupant other than a watchman.

Member Casey asked about the location of the proposed car repair business. The proposed building would be east of the kennel and veterinary, in approximately the same line as the kennel and veterinary.

Member Bernacki asked if the pipelines would be an issue for future development. Mr. Asselmeier stated the pipelines were located north of the existing and proposed building and would be an issue if someone want to develop the land north and east of the existing buildings on the property. Discussion occurred regarding the location of the pipelines on the adjoining property to the east.

Deb Chow, Property Owner, said they propose to build a diesel repair shop on the property.

Member Anzelc asked about the turn-around time for vehicles at the car repair business. The response was approximately forty (40) minutes.

Member Bernacki asked about inoperable vehicles on the property. Mr. Asselmeier said the Junk and Debris Ordinance would apply, but, since the use is a car repair business, the County would ask the owner when the vehicles would be moved. Ms. Chow said there would not be any junk vehicles stored on the property. Mr. Asselmeier noted that the amendment proposal applied to the kennel and veterinary and the watchman's quarters special use applies to the watchman's quarters use. The car repair business would remain if the special use permit for watchman's quarters ended.

Member Bernacki asked about the pipelines around the property. Emily Hoffman, Engineer for the Petitioner, discussed how they handled the pipeline and worked with the pipeline company during the construction of the kennel and veterinary building. The Petitioner is planning to install the stub driveway to the north of the property.

Member Bernacki asked about the location of the refuse enclosure for the kennel and veterinary. Discussion occurred regarding moving the enclosure to the concrete pad shown on the site plan.

Member Bernacki asked about squaring off the edge of corners of the driving aisles northeast and southeast of the car repair building. By so doing, the southern drive aisle could be extended to the

east, if the property to the east was ever developed and providing a location to drop plowed snow. Ms. Hoffman responded that the property owner to the east likely would get their own road cut, if that property was developed. Ms. Hoffman discussed the existing berm at the property. Member Bernacki suggested moving the location of the trash enclosure to the northeast corner of the property to make it easier for trash trucks to pickup the dumpster.

Discussion occurred regarding changing the site plan and related documents. Ms. Hoffman would give Mr. Asselmeier the revised documents by Friday morning.

Chairman Landovitz asked if the ratings for the lights were for incandescent lights. They were incandescent lights. The wall mount lights would be LED lights. The pole lights would also be LED. Chairman Landovitz asked about wall pack lights. Mr. Asselmeier said wall mounted lights are allowed. Chairman Landovitz discussed lighting intensity; he wanted to make sure that the individual fixtures were not visible to neighbors. Ms. Hoffman discussed the shielding and the vegetation along the eastern property line.

Member Hamman made a motion, seconded by Member Anzelc, to recommend approval of the requested special use permit and major amendment to the existing special use permit with the conditions proposed by Staff and with the changes to the site plan, landscaping plan, and photometric plan by moving the refuse enclosure to the northeast side of the car repair property and squaring the southeast and northeast corners of the driving aisle east of the car repair building.

Member Hamman felt that the operators appear to be good.

Member Bernacki felt this proposal was smart planning and a great addition.

Chairman Landovitz was in favor of the proposal. He felt the proposal was thorough. He expressed the importance of intergovernmental cooperation. He felt the proposal was compatible with neighboring land use and future land uses outlined in Shorewood's Plan. He discussed the Shorewood Zoning Ordinance related to automotive repair business.

The votes were as follows:

Ayes (8):	Anzelc, Bernacki, Casey, Hamman, Landovitz, McCarthy-Lange, Stewart, and Wormley
Nays (0):	None
Absent (1):	Rodriguez
Abstain (0):	None

The motion passed.

The proposal goes to the Kendall County Zoning Board of Appeals on March 2, 2026.

CITIZENS TO BE HEARD/PUBLIC COMMENT
None

NEW BUSINESS
Presentation of an Amendment to Article XV of the Bylaws of the Kendall County Regional Planning Commission Pertaining to Speaker Time Limits
Mr. Asselmeier presented the following proposal, which has been reviewed by the State's Attorney's Office:

ARTICLE XV. ADDRESSING THE PLAN COMMISSION
The public is invited by the Planning Commission to speak on items before the Commission. **Each speaker shall be limited to five (5) minutes per agenda item per meeting and shall have only one (1) opportunity to address the Commission per agenda item. At the discretion of the Chairman, the person providing public comment may be allowed to speak longer than five (5) minutes. The time limit shall not apply to Petitioners or Petitioners' designated representatives. Time limits shall also not apply to persons responding to questions posed by members of the Commission.** ~~**Reasonable time limitations may be imposed by the Chairman.**~~

Chairman Landovitz discussed the procedure for initiating the amendment.

Member McCarthy-Lange made a motion, seconded by Member Hamman, thirded by Member Wormley, to present the amendment.

Mr. Asselmeier noted the proposal was reviewed by the State's Attorney's Office.

Chairman Landovitz favored specific language in the bylaws setting time limit. He felt the five (5) minutes was reasonable.

Member Casey suggested having a sign made stating the time limit. Mr. Asselmeier suggested having the Chairman make an announcement. Chairman Landovitz suggested putting the time limit on the bottom of the agenda.

Member Wormley suggested having multiple people present portions of a group's comments.

The proposed amendment will be on the March 25, 2026, Regional Planning Commission agenda.

Discussion of Possible Amendments to Articles VIII, IX, and X of the Bylaws of the Kendall County Regional Planning Commission Concerning the Positions of Treasurer and Recording Secretary
Chairman Landovitz presented the following amendments:

ARTICLE VIII. COMMISSION OFFICERS AND DUTIES

The following officers shall be members of the Commission: a Chairman, Vice Chairman and Secretary. ~~**The following two officers may or may not be members of the Commission but may consist of staff: Recording Secretary and Treasurer.**~~

CHAIRMAN (CHAIRPERSON, CHAIRWOMAN, PRESIDING OFFICER)

* The Chairman shall preside at all meetings of the Commission.
* The Chairman shall have general charge of the business of the Commission.
* The Chairman shall, when authorized by the Commission, execute in its name all contracts and other obligations, with the exception of those dealing with expenditures, which lie within the authority of the Kendall County Board.
* The Chairman shall appoint all committees.
* The Chairman shall have general supervision of the conduct of affairs of the Commission.
* The Chairman shall perform such other duties as are usually exercised by the Chairman of a Commission.

VICE CHAIRMAN

* The responsibility of the Vice Chairman shall be to perform the duties of the Chairman during the absence or disability of the same.

SECRETARY

* The Secretary shall attend all regular and special meetings and be responsible for the Minute book of the Commission.

~~**TREASURER**~~

~~*** The Treasurer shall monitor all fiscal activities of the Commission as allocated by the County Board.**~~

~~*** The Treasurer, with the approval of the Commission, shall authorize payment of expenses for the Commission business to the County Board.**~~

~~*** The Treasurer shall keep a running record of all payments made from the budget allocated by the Board to the Commission, and shall keep the Chairman of the Commission informed as to the current status of budget funds.**~~

~~**The Treasurer may be a staff member of the Planning, Building and Zoning Department by majority vote of the Commission for a 1 year term.**~~

~~**RECORDING SECRETARY**~~

~~* The Recording Secretary shall attend all regular and special meetings and be responsible for taking the meeting minutes of the Commission.~~

~~* The Recording Secretary shall direct the mailing of all notices of regular and special Meetings as required under these by laws or as directed by the Chairman.~~

~~* The Recording Secretary shall have charge of the office of the Commission and all books, papers and records thereof and shall attend to all correspondence of the Commission.~~

~~* The Recording Secretary shall be responsible for keeping track of the terms of office of the various Commission members.~~

~~The Recording Secretary should be a staff member of the Planning, Building and Zoning Department or employed by the Planning, Building and Zoning Office.~~

ARTICLE IX. ELECTION OF OFFICERS

ANNUAL MEETING for the election of officers of the Commission shall be held at 7:00 p.m., on the 4th Wednesday in the month of January or the next scheduled meeting.

Any Vacancy in the office of Vice-Chairman~~,~~ **or** Secretary ~~**or Treasurer**~~ of the commission may be filled at any regular or Special Meeting after such vacancy occurs. The vacancy will be filled until the end of the vacated term by election from among the members. The office will come up for the regular election process the following January.

If the office of Chairman is vacated during a term, the position will be filled by the Vice-Chairman until the end of that Commission year and the office will come up for the regular January election schedule,

* The Chairman of the Commission shall be elected by the Commission. The term of service of the Chairman shall be one year and the Chairman may be re-elected.

* The Vice Chairman shall be elected by the Commission and the term of service shall be one year.

* The Secretary shall be elected by the Commission and the term of service shall be one year.

* ~~**The Treasurer shall be elected by the Commission and the term of service shall be one year.**~~

ARTICLE X. APPOINTMENTS

The Chairman of the Commission shall appoint Committees and Committee Chairman when necessary. In the event that the Chairman, Vice Chairman and Secretary ~~**and Treasurer**~~ of the Commission should all be absent or unable for any reason to attend to the duties of their office, the remaining members of the Commission may at any Regular Meeting or at any Special Meeting, appoint a Chairman pro-term, who shall attend to all the duties of such officers until such officers shall return or be able to attend to their duties.

Chairman Landovitz felt the bylaws already provided for delegating the duties of positions of Treasurer and Recording Secretary. He felt that abolishing the positions was unnecessary.

Member Bernacki asked if any other committee had bylaws. Mr. Asselmeier responded the Zoning Board of Appeals had bylaws. Member Bernacki asked if the Zoning Board of Appeals had the same positions. Mr. Asselmeier reported the Zoning Board Appeals elected a Vice-Chairman; the Chairman is appointed by the County Board. The Chairman of the Historic Preservation Commission is also appointed by the County Board and that Commission elects its Vice-Chairman and Secretary, but that procedure is included in the County Code and not in a Commission bylaws.

Chairman Landovitz suggested delegating the position of Treasurer to the County Treasurer and Recording Secretary to Staff of the Planning, Building and Zoning Department until such time that the Commission wished to elect someone else to serve those positions. This delegation proposal will be on the March 25, 2026, meeting agenda.

OLD BUSINESS

Upcoming Comprehensive Plan Open Houses

a. **February 26, 2026, at Ellis House and Equestrian Center**
b. **March 5, 2026, at Kendall Township Building**
c. **March 11, 2026, at Charles B. Phillips Library in Newark**
d. **March 12, 2026, at Oswego Township Building**
e. **March 18, 2026, at Plano Library**

Commissioners reviewed the dates of the upcoming open houses. The open houses, except for the March 18th meeting, start at 6:30 p.m. The March 18th meeting starts at 6:00 p.m.

Member McCarthy-Lange asked if the meetings were live streamed. Mr. Asselmeier responded the meetings were not live streamed, but they were audio recorded.

Member Bernacki noted that the City of Joliet has a meeting on February 26, 2026, regarding the Ridge Road and Caton Farm Road Corridor. The Commission did not have anything specific to share with Joliet.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 25-15 and 25-22 were approved by the County Board. Commissioners were provided a copy of the new short-term rental regulations, which were adopted as business license regulations and not zoning regulations. Member McCarthy-Lange noted that Petition 25-22 was not reviewed by the Oswego Village Board.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the public hearing on the proposed Comprehensive Plan for the Village of Plattville will occur at the March 25, 2026, Regional Planning Commission meeting. There will also be two (2) special use permit requests for commercial solar projects at 15110 Griswold Springs Road on the same agenda.

Member Wormley discussed the Plano Skies project in Plano. Plano has received an application for a solar farm. He noted that the project has a following of concerned citizens that may not be aware of State regulations. He felt that Plano should negotiate with the applicant. If Plano denies the project, the proposal will come through the County. He noted the importance and impact of the Community Benefit Agreement. He noted that a portion of the site has been annexed to Plano, which will likely get de-annexed. He also discussed the easements that run through the property which make residential development a challenge. Member Casey asked about the differences between community solar and solar farms. Member Wormley responded that community solar is restricted to five (5) megawatts.

Chairman Landovitz noted Claire Wilson's resignation and thanked her for service.

Chairman Landovitz expressed his condolences to Ruben Rodriguez on the passing of his mother.

Chairman Landovitz wanted to thank everyone associated with the remodeling and redesigning of the County Office Building.

Member Casey noted the passing of Sharleen Smith from Seward Township.

It was noted that Member Casey is the Member At-Large and Claire Wilson was the representative from Seward Township.

ADJOURNMENT

Member McCarthy-Lange made a motion, seconded by Member Bernacki, to adjourn. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:19 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM, Director

Encs.

COOK ENGINEERING GROUP
Civil Engineering & Land Development Consulting

February 24, 2026

Mr. Matt Feinberg *(sent via email)*
Fire Inspector
Minooka Fire Protection District
7901 E. Minooka Road
Minooka, IL 60447
feinbergm@MinookaFire.com

RE: Project Name: Kendall County Petition 26-02 – Jade Restorations, Inc.
Project Address: NEC Bell Rd & Ridge Rd, Minooka, IL
Designer/Developer: Cook Engineering Group, P.C.

Dear Mr. Feinberg,

Pursuant to the review letter dated 02/17/2026, please find attached the following documents:

- Fire Truck Autoturn Movement for JJ's Complete Auto, prepared by Cook Engineering Group (CEG), dated February 24, 2026

The following are responses to the aforementioned comments:

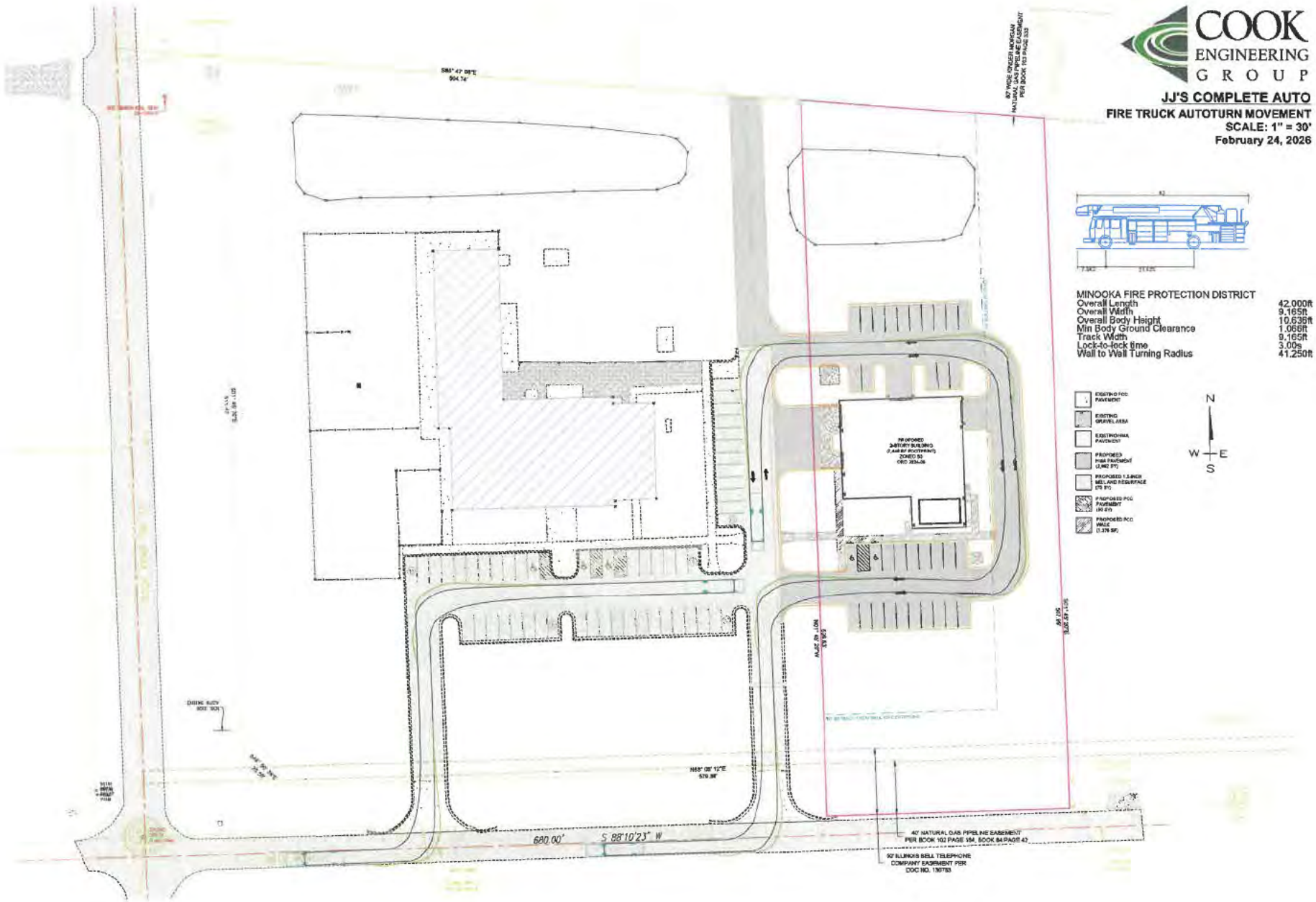
1. *A life safety and building review will be conducted by the fire district third-party reviewer to apply all local and international codes, at cost to the petitioner.*
   RESPONSE: Noted. Minooka FPD will be notified as required for inspections.
2. *An automatic sprinkler review will be conducted by the fire district third-party reviewer to apply all local and international codes, at cost to the petitioner.*
   RESPONSE: Noted. Minooka FPD will be notified as required for inspections.
3. *A complete fire alarm review will be conducted by the fire district third-party reviewer to apply all local and international codes, at cost to the petitioner.*
   RESPONSE: Noted. Minooka FPD will be notified as required for inspections.
4. *A vehicle auto turn-analysis plan will need to be submitted to the fire district for review (contact fire district for specs of vehicles).*
   RESPONSE: Please refer to attached Fire Truck Autoturn Movement utilizing Minooka FPD truck specifications.
5. *A Knox box will be required on the front of this building.*
   RESPONSE: Noted. Minooka FPD will be notified as required for inspections.

Please review the above-listed items at your earliest convenience and feel free to contact me directly at (815) 577-1707 ext. 102 if you have any questions.

Sincerely,

[redacted]
Emily K. Hoffmann, P.E., C.F.M.
Project Manager

P:\2024-102\Submittals\26-0224 - to Minooka FPD (Review Response)\2024-102 LTR to MFeinberg 26-02 (26-0224).doc


COOK ENGINEERING GROUP
JJ'S COMPLETE AUTO
FIRE TRUCK AUTOTURN MOVEMENT
SCALE: 1" = 30'
February 24, 2026
MINOOKA FIRE PROTECTION DISTRICT
Overall Length 42.000ft
Overall Width 9.165ft
Overall Body Height 10.636ft
Min Body Ground Clearance 1.066ft
Track Width 9.165ft
Lock-to-lock time 3.00s
Wall to Wall Turning Radius 41.250ft
N
W E
S
680.00'
S 88°10'23" W
40' NATURAL GAS PIPELINE EASEMENT PER BOOK 102 PAGE 184, BOOK 84 PAGE 43
92' ILLINOIS BELL TELEPHONE COMPANY EASEMENT PER DOC NO. 136753

COOK ENGINEERING GROUP
Civil Engineering & Land Development Consulting

February 24, 2026

Mr. Matt Feinberg *(sent via email)*
Fire Inspector
Minooka Fire Protection District
7901 E. Minooka Road
Minooka, IL 60447
feinbergm@MinookaFire.com

RE: Project Name: Kendall County Petition 26-03 – Jade Restorations, Inc.
Project Address: NEC Bell Rd & Ridge Rd, Minooka, IL
Designer/Developer: Cook Engineering Group, P.C.

Dear Mr. Feinberg,

The following are responses to review comments received via email on 02/17/2026:

1. *A Knox pad lock for both gates will need to be purchased for access into the parking lot area in case of emergency.*
   RESPONSE: The existing gates were installed when the existing vet clinic/doggy daycare was in transition and building was vacant. The gates are now open and will remain open as the business is now operational with a new tenant.

Please review the above-listed items at your earliest convenience and feel free to contact me directly at (815) 577-1707 ext. 102 if you have any questions.

Sincerely,

[redacted]

Emily K. Hoffmann, P.E., C.F.M.
Project Manager

Matt Asselmeier

From: Engel_Natalie <nengel@shorewoodil.gov>
Sent: Wednesday, February 25, 2026 11:28 AM
To: Matt Asselmeier
Subject: RE: [External]Petitions to be reviewed tonight

No comments from Shorewood. Thanks for checking.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, February 25, 2026 11:27 AM
To: Engel_Natalie <nengel@shorewoodil.gov>
Subject: FW: [External]Petitions to be reviewed tonight

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender, can confirm their contact information, were expecting the communication, and know the content is safe.

Natalie:

Do you have any comments regarding Deb Chow's Petitions?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179

From: Keith Landovitz <[redacted]
Sent: Wednesday, February 25, 2026 11:25 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: [External]Petitions to be reviewed tonight

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Matt,

Do you have any response from Shorewood officials to the email you sent concerning petitions 26-02 and 26-03? Also, do you have any more information, either from current interactions or from past petitions concerning the same parcels, about the objection specifically to an auto repair business? Did the Shorewood officials propose any conditions that would ameliorate whatever undesirable effects they perceive of an auto repair business?

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

Ellis House and Equestrian Center
13986 McKanna Road
Minooka, Illinois 60447

Unapproved Meeting Minutes of February 26, 2026

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:32 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call
Members Present: Keith Landovitz, Randy Mohr, and Jeff Wehrli
Members Absent: Seth Wormley, Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, and Matthew Prochaska

KCRPC Roll Call
Members Present: Cathy Anzelc, Tom Casey, and Keith Landovitz (Chairman)
Members Absent: Eric Bernacki (Vice-Chairman), Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, and Seth Wormley

Attendees: Suzanne Casey, Kerri Horton, Ron Miller, Fran Miller, Carla Taylor, Tom Anzelc, Joan Soltwisch, Ashley Allen, Rob Eaton, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

Mr. Asselmeier announced that Claire Wilson resigned from the Kendall County Regional Planning Commission earlier in the week.

A quorum was not present for either Committee.

Mike Hoffman from Teska Associates presented the draft Vision Kendall Comprehensive Plan. He discussed the history of the project, to date. He also discussed the next steps in updating the proposal and the adoption process. At the earliest, the proposal could be adopted in May. He provided information on community input, including website visits, surveys, interviews, and open houses. The proposed plan is divided into chapters on the planning process, existing conditions and trends, vision, character and land use, mobility and connectivity, energy and water, economic prosperity, and implementation. He discussed the differences between the Land Resource Management Plan and the proposed Comprehensive Plan. He discussed the growth rate of the County and efforts to preserve the rural character of the County. He noted that eighty-one percent (81%) of the County's population lives inside a municipality. He

discussed the importance of partnership and communication between the County, the residents, and various units of local government. He noted that a majority of the County was agricultural. He provided a composite map showing the future land use plans of all of the municipalities, the current County future land use map, and the draft future land use map. He discussed commercial and industrial areas, open space opportunities, and renewable energy areas. He discussed the Protect Kendall Now Plan prepared by the Conservation Foundation. He discussed the change of the definition of Mixed Use Business from the Land Resource Management to the proposal. He discussed the planning efforts of Plattville and Joliet. He presented a table of land uses by classification. He discussed the scenic routes and the recommendation to have larger setbacks along the scenic routes. He discussed proposed road improvements and realignments. He discussed various crossings of the Fox River in Yorkville. He discussed the proposed trail plan and the importance of having the trails on a map for grant funding. He discussed preferred locations for renewable energy projects. He discussed corridors for economic development and tourism opportunities. He discussed the importance of partnerships and cooperative planning when implementing the plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including additional open houses, a public hearing, and final action by the County Board. He provided information regarding how to submit comments on the plan.

A resident requested paper copies of the plan for the townships and Village of Plattville.

Kerri Horton discussed the open space shown on the future land use map on Van Dyke Road. He asked how many acres that open space would be. Mr. Hoffman discussed the Protect Kendall Now Plan and the open space areas shown on the proposed future land use map were copied from that previous plan. The open space areas are not specifically identified in size or connected to individual parcels.

Jeff Wehrli noted that the overwhelming majority of residents of Kendall County live in a comparably small portion of the County. He noted the importance of preserving the rural character of the County. Mr. Hoffman discussed the WIKADUKE Trail and the partnerships that led to the creation of the WIKADUKE Trail Plan; for the most part, municipalities have been following that plan.

Suzanne Casey asked what happened to the Prairie Parkway. She questioned having large amounts of traffic on Grove Road when a large amount of money was invested in Route 47, which is undercapacity. Mr. Hoffman favored having Route 47 as the major truck route. He discussed having Eldamain Road go south to Walker Road. Trucks would then use Route 47. Discussion occurred regarding the amount of traffic on Grove Road, both semis and non-semis. Discussion occurred regarding the proposed new alignment connect Brisbin and Grove Roads; Ms. Casey requested that the this connection be removed.

Joan Soltwisch discussed preserving open space and having conservation design development. She discussed the importance of the Preserve Kendall Now Plan.

Jeff Wehrli encouraged attendees to discuss the plan with their neighbors. Yuchen Ding discussed Teska's efforts to spread the through social media.

Attendees reviewed the various maps on display boards.

The gathering of the Kendall County Regional Planning Commission and the Comprehensive Land Plan and Ordinance Committee ended at 7:22 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Encs.

2/25

SIGN-IN SHEET

visionkendall.org

NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
Tom & Suzanne Casey	[redacted]	☐	☑	☐
Kerri Horton		☐	☑	☐
Ron Miller	[redacted]	☑	☐	☐
Fran Miller		☑	☐	☐
Carla Taylor	[redacted]	☑	☐	☐
→ Tom Anzelc	[redacted]	☑	☐	☐
Cathleen Anzelc	[redacted]	☐	☑	☐
Keith Landovitz	[redacted]	☐	☒	☐
Randy Mohr	[redacted]	☐	☐	☐
Joan Soltwisch	[redacted]	☐	☑	☐
~~Jeff~~ Wehrli	[redacted]	☐	☒	☐
Ashley Allen	[redacted]	☑	☐	☐
Rob Eaton	[redacted]	☑	☐	☐
	[redacted]	☐	☐	☐
	[redacted]	☐	☐	☐



Draft Comprehensive Plan

Open House Workshop – Ellis House – Feb. 26, 2026

Kendall County Land Resource Management Plan Update

Project Website – Staff Coordination – Focus Groups – Workshops – Open Houses – Public Hearing

Steering Committee – Regional Plan Commission – PBZ Committee – County Board

Evaluation & Vision

- County Assessment
- Policy Formation

Specific Elements

- Future Land Use
- Transportation
- Sustainability

Strategies and Support

- Implementation
- Review and Approval

Feb. 2025 — May 2026

Community Input So Far.....

3,778
Website Views

88
E-Newsletter Subscribers

185
Survey Submissions

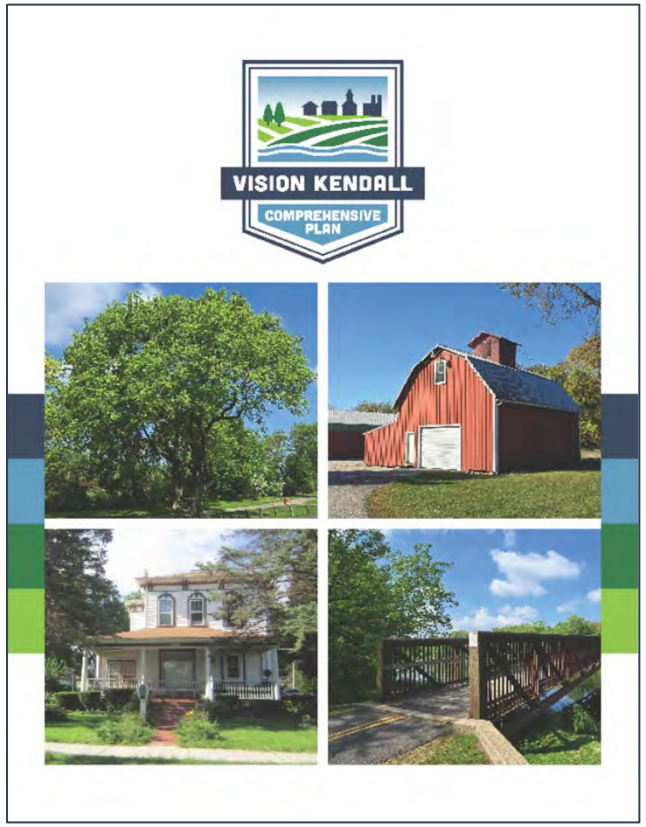
51
Comment Map Ideas

7
Outreach Events

150+
People Attended

As of 2/26/2026

Plan Outline



1. Introduction and Process
2. Existing Conditions and Trends
3. Vision
4. Character and Land Use
5. Mobility & Connectivity
6. Energy and Water
7. Economic Prosperity
8. Implementation

Introduction & Process

Purpose and Use of the Plan

Regional and Local Context

Public Engagement Process

Past Planning Efforts

Land Resources Management Plan (1994-early 2026)

- Contained extensive goals and objectives for both planning and management.
- Contains separate chapters by Township or group of Townships, developed over a series of years.
- Contains extensive policies designed to implement the plan.

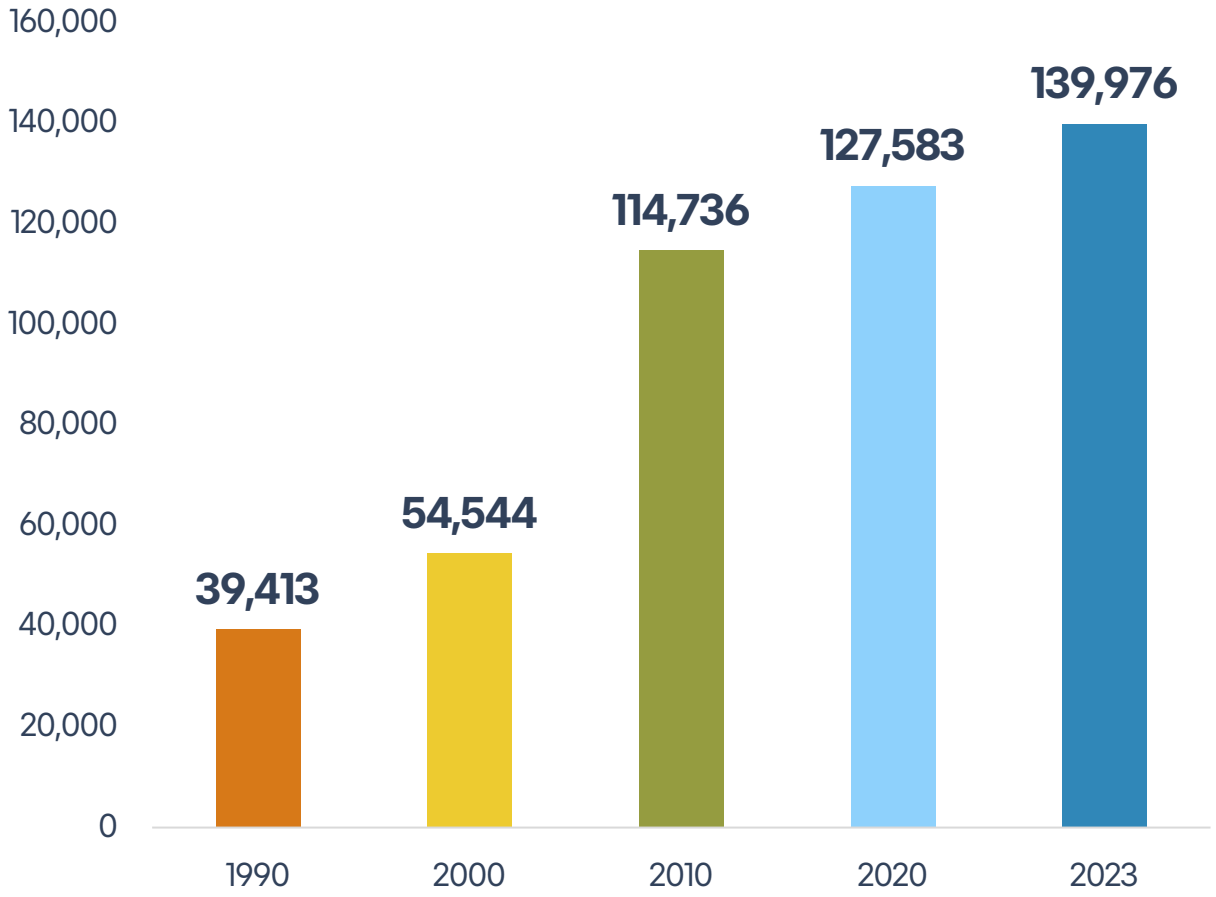
Comprehensive Plan (2026+)

- Consolidates key goals and objectives in a more concise county vision.
- Contains one overall plan for the County and created over about 18 months.
- Leaves policy decisions to the County Board and their Strategic Planning efforts.

Existing Conditions & Trends

- Population Growth
- Age Characteristics
- Households
- Income and Employment
- Race and Ethnicity
- Educational Attainment
- Employment and Commuting
- Housing
- Internet Access

County Population Trends (1990-2023)



Source: 1990, 2000, 2010, 2020 Decennial Census and 2023 American Community Survey 1-Year Estimates

- **Fastest growing County in Illinois**
- Growing rapidly **(+85,432 people or 157%)** since the 2000s
- Population at 143,171 in 2024

Municipal	113,525	**81%**
Unincorporated	26,451	**19%**
Total	139,976	

Key Vision Elements

Preserve Rural Character

- Preserve Natural Areas
- Farmland Preservation

Promote Economic Development

- More local, good paying jobs
- Enhance and Diversify the Tax Base
- Promote Tourism, including Agritourism

Communications/ Coordination

- Engage residents
- Governmental coordination between County, Towns and Townships

Connectivity

- Expand Trail Network
- Connect roads/Improve intersections

Character & Land Use

Agricultural Heritage and Historic Resources

Nature Preserves and Parks

Wildlife Protection

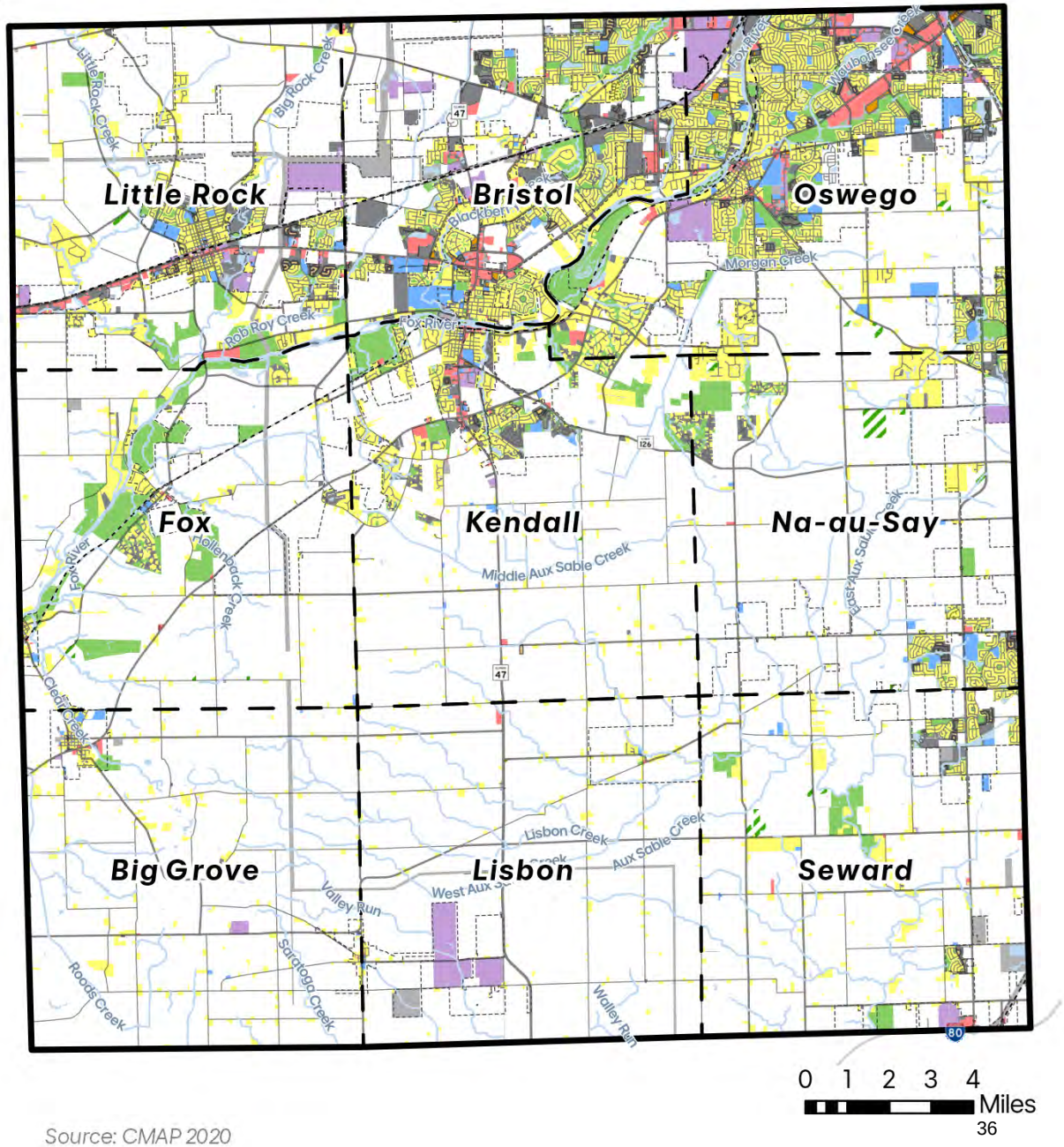
Tree Coverage

Wetlands

Existing Land Use

Future Land Use

Existing Land Use



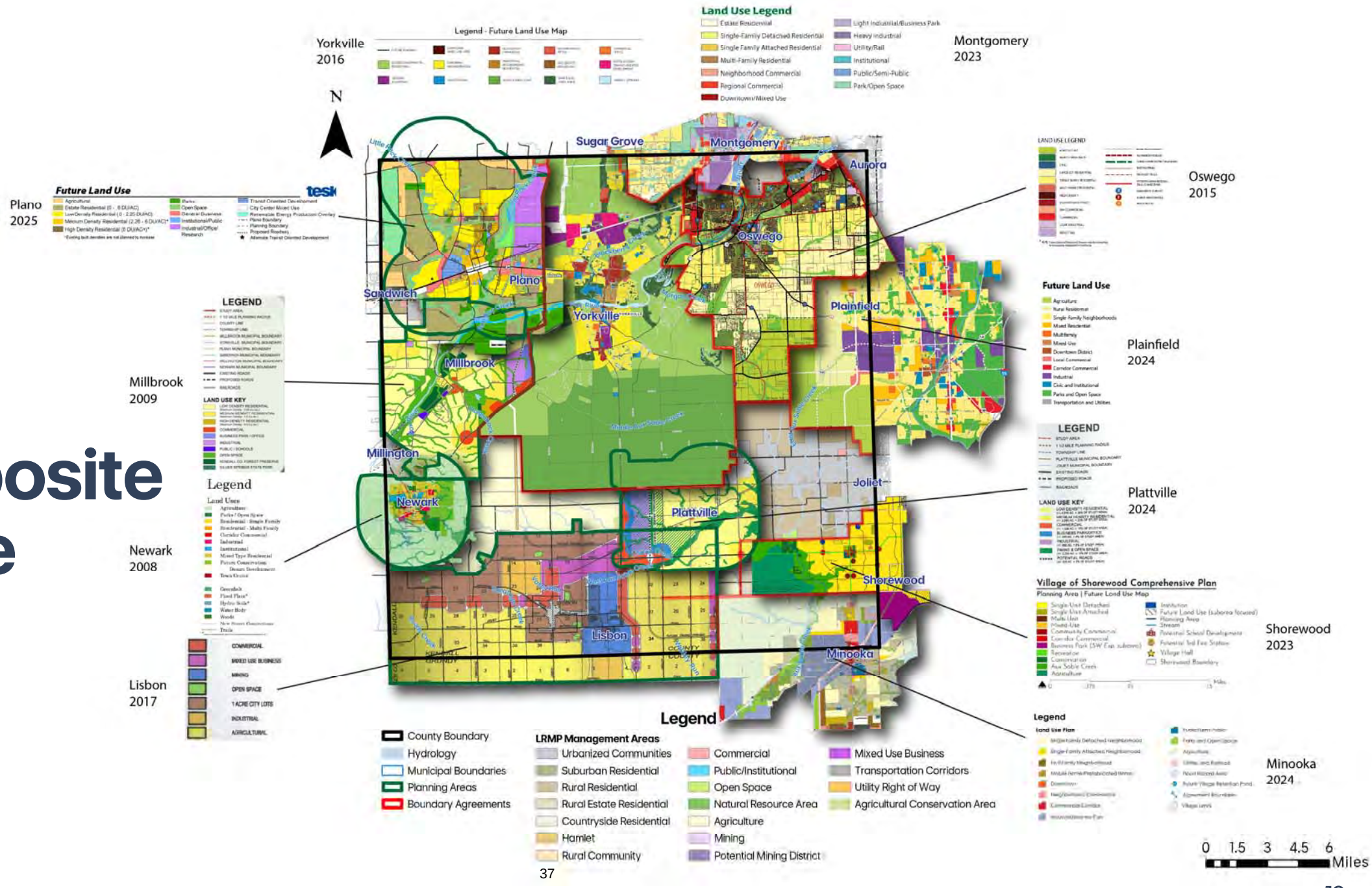
Legend

Existing Land Use

- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary

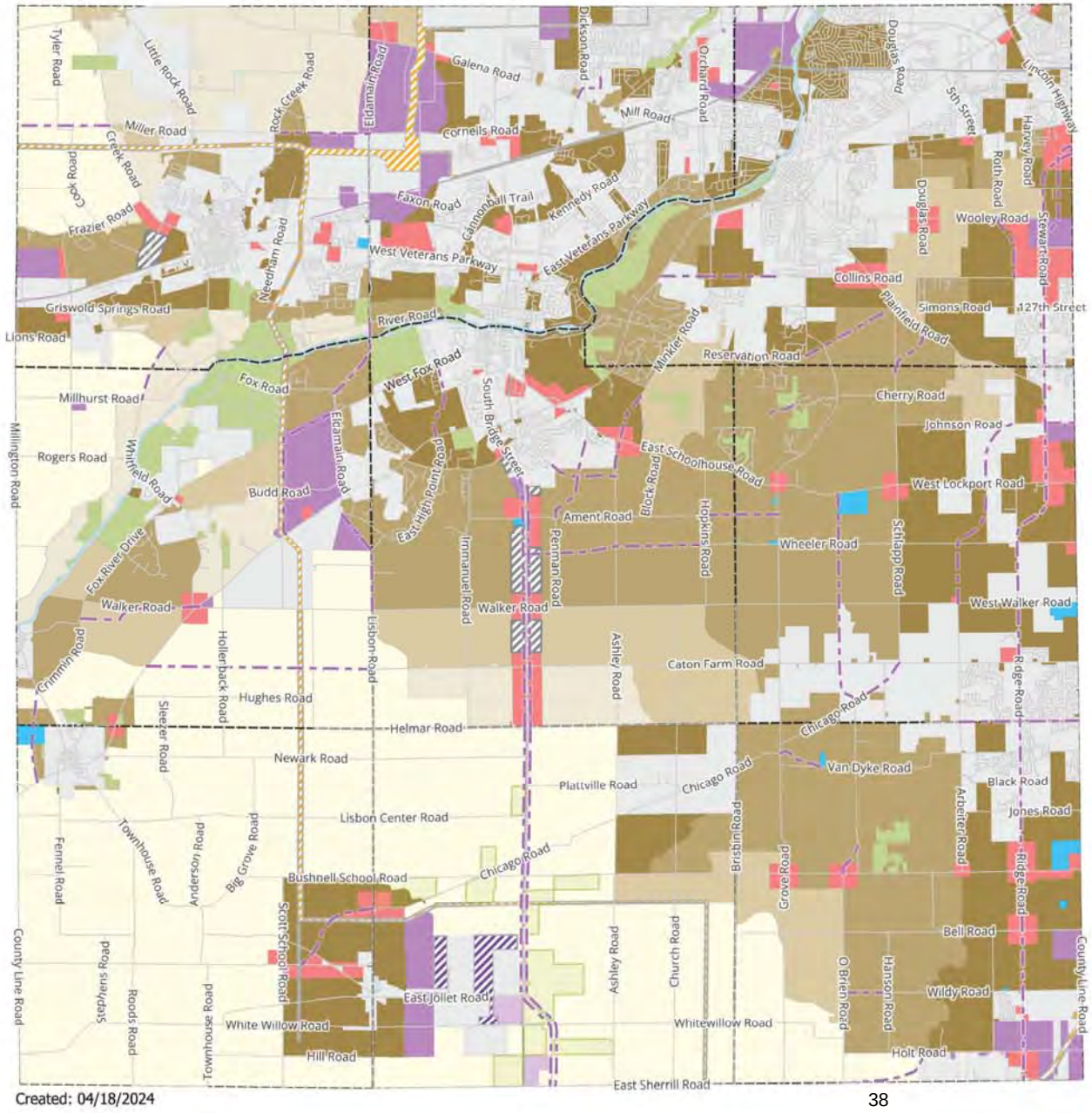
Source: CMAP 2020

Composite Future Land Use Map



EXISTING

FUTURE LAND USE
KENDALL COUNTY



Created: 04/18/2024

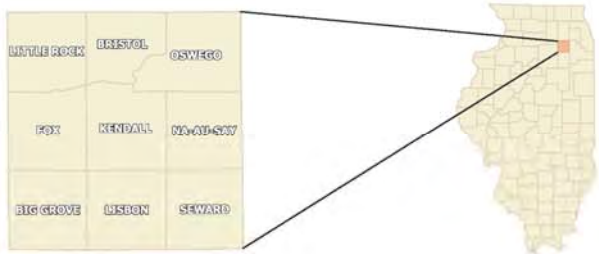
38

Land Resource Management Plan

- Proposed Roadway Improvements
- Townships

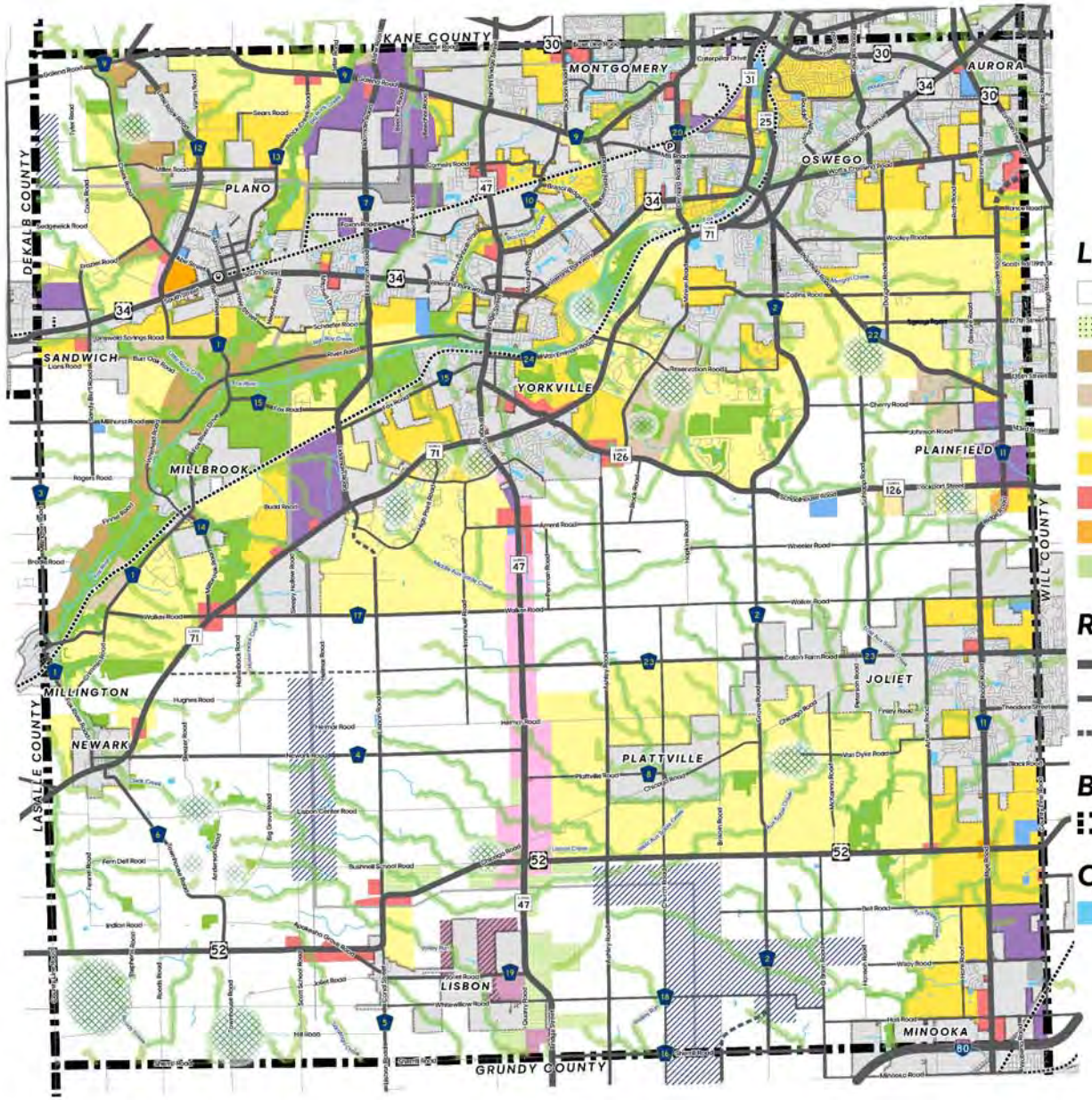
LRMP Management Areas

- Urbanized Communities
- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Countryside Residential
- Hamlet
- Rural Community
- Commercial
- Public / Institutional
- Open Space
- Natural Resource Area
- Agriculture
- Mining
- Mixed Use Business
- Potential Mining District
- Transportation Corridors
- Utility Right of Way
- Agricultural Conservation Area



0 1 2 3 4 mi

Kendall County GIS
111 W Fox St
Yorkville, IL 60560
630.553.4212



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT

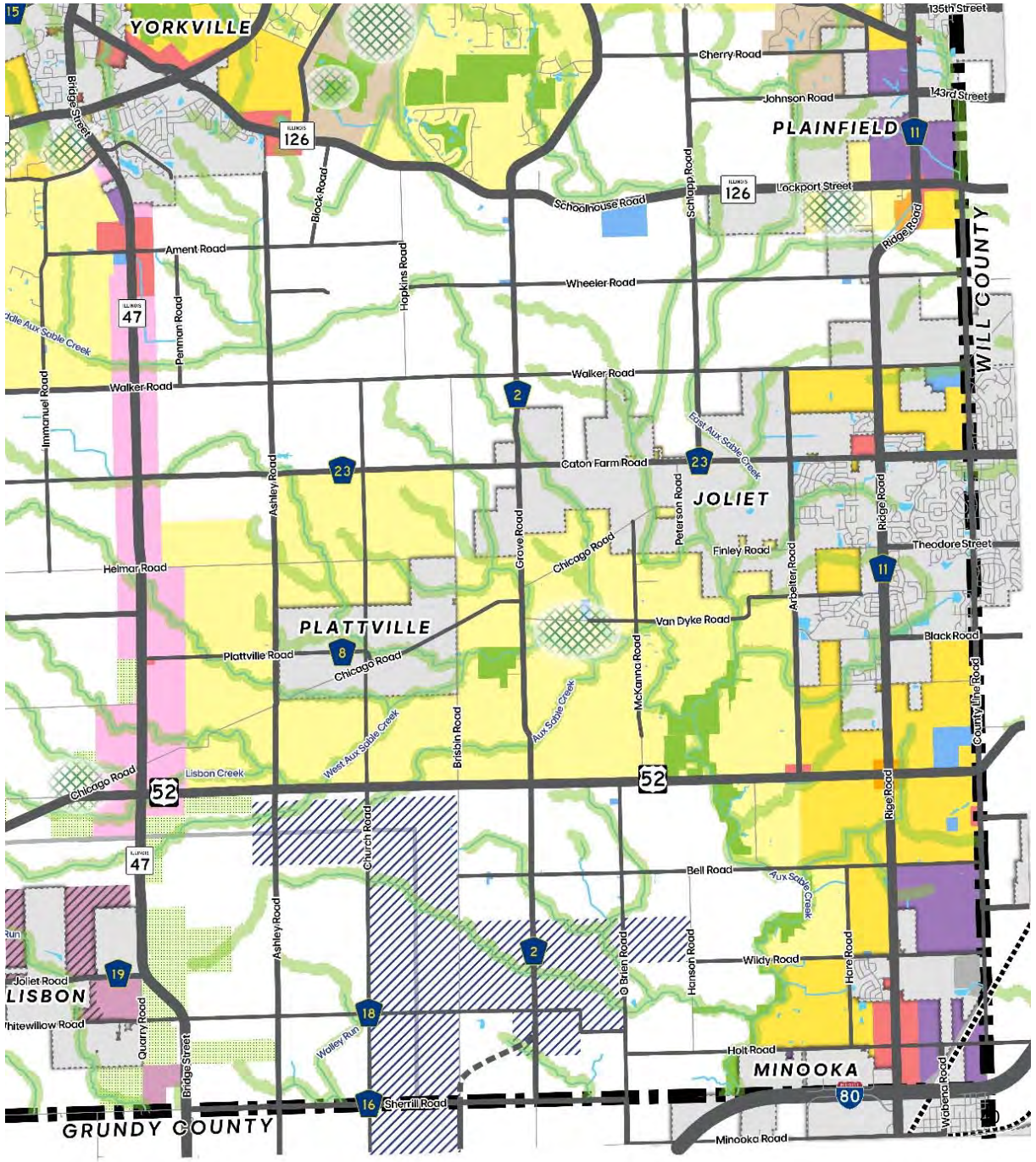
0 1 2 3 4 Miles

N

2/25/2026

teska

Southeast



VISION KENDALL COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT

0 1 2 3 4 Miles

N

2/25/2026

teska

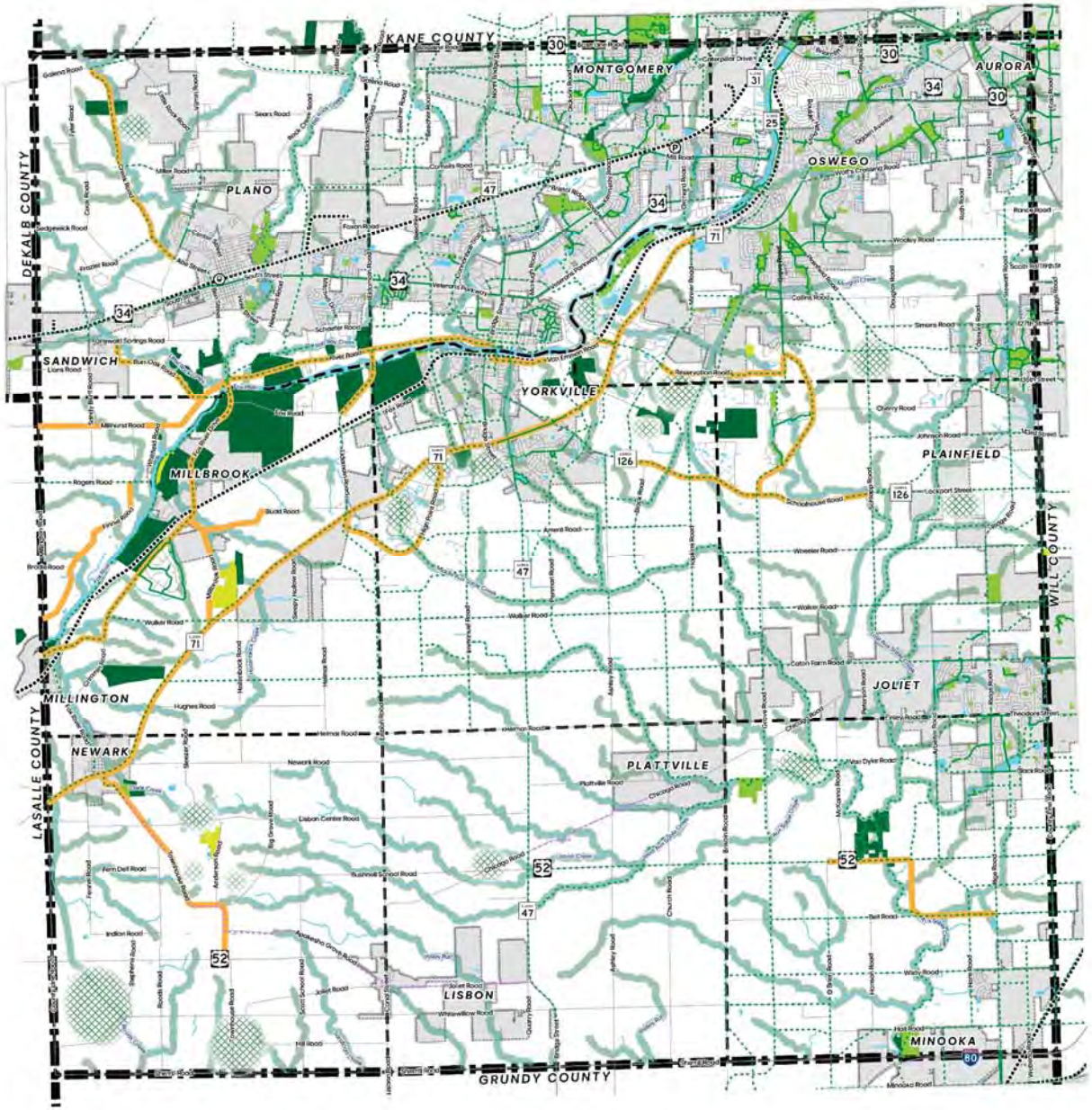
Future Land Use Comparison

	2026		2024	
Land Use Category	**Acres**	**Percent**	**Acres**	**Percent**
Agricultural Conservation (Overlay)	3,315.0		3,198.5	
Agriculture	132,317.8	**36.1%**	92,270.6	25.1%
Countryside Residential	4,116.6	1.1%	17,822.7	**4.8%**
Rural Estate Residential	3,915.5	1.1%	23,467.3	**6.4%**
Rural Residential	62,826.5	17.1%	66,863.8	**18.2%**
Suburban Residential	31.926.1	8.7%	45,862.4	**12.5%**
Municipality	89,057.5	**24.3%**	84,115.3	22.9%
Commercial	5,182.5	1.4%	10,328.4	2.8%
Mixed Use Business *	645.8	0.2%	10,385.3	2.8%
Transportation Corridor	4,698.2	1.3%	1,175.9	0.3%
Industrial	8,823.4	2.4%		
Mining	469.9	0.1%	469.9	0.1%
Potential Mining District	835.6	0.2%	835.6	0.2%
Public / Institutional	1,648.1	0.4%	888.4	0.2%
Open Space	16,926.9	**4.6%**	8,712.4	2.4%
Utility Right of Way	3,902.0	1.1%	3,902.0	1.1%

Table 4.13 Comparison of Future Land Use Inventory of Kendall County (2026 vs 2024)

41

* Mixed Use Business now excludes industrial, which is classified separately



VISION KENDALL
COMPREHENSIVE PLAN

Recreational Open Space Opportunity Map

Open Space Type

- Forest Preserve / State Park
- Public Park
- Conservation Easement / Reserve
- Stream Corridor
- Additional Open Space Opportunity

Pathway and Route

- Existing Multi-Use Path
- Multi-Use Path Extension
- Bike Route Extension
- Scenic Route

Boundary

- County
- Municipal
- Township

Other

- Water
- Railroad
- Street

DRAFT

0 1 2 3 4 Miles

N

2/25/2026

teska

Mobility & Connectivity

Roadway Network

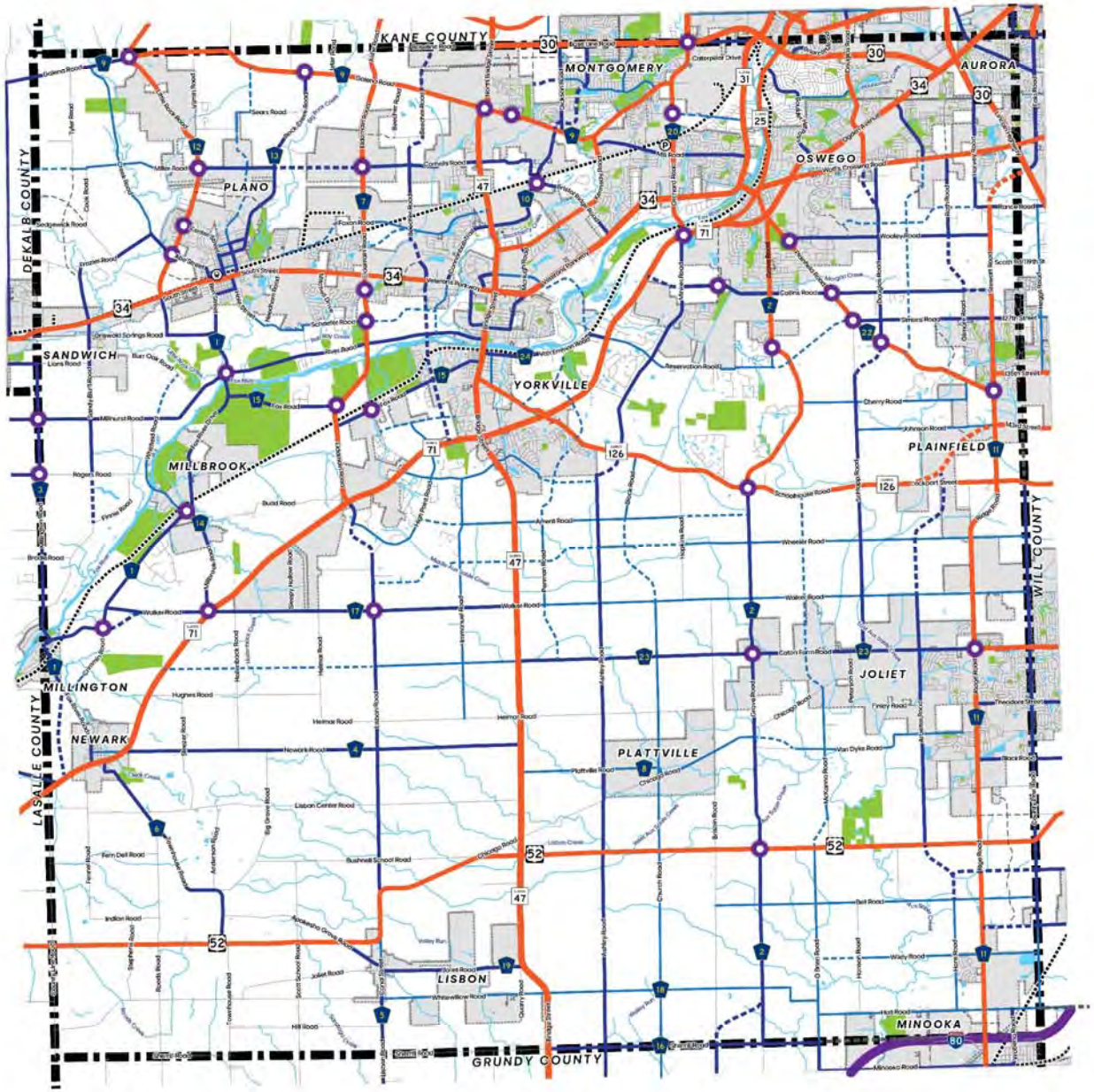
Truck Transportation

Rail Transportation

Air Transportation

Bus and Demand-Response Transit

Trails and Active Transportation



VISION KENDALL
COMPREHENSIVE PLAN

Future Roadway Plan

Roadway Functional Class

- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Railway Station
- Park-n-Ride Facility

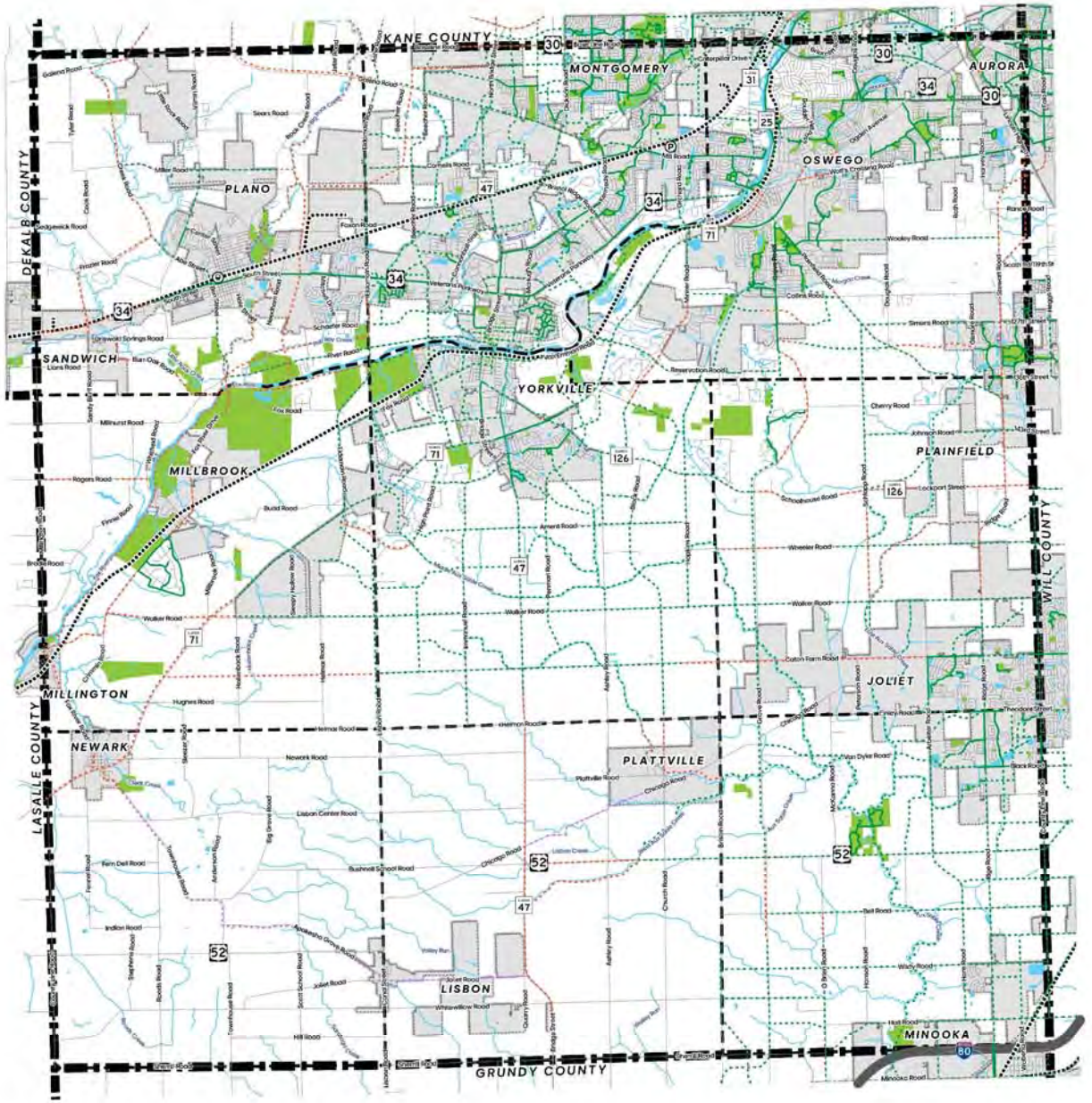
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N

2/25/2026

teska



VISION KENDALL
COMPREHENSIVE PLAN

Future Trail Plan

Pathway

- Existing Multi-Use Path
- Multi-Use Path Extension (County Plan)
- Multi-Use Path Extension (Municipal Plan)
- Bike Route Extension (County Plan)

Boundary

- County
- Township
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Street
- Railway Station
- Park-n-Ride Facility

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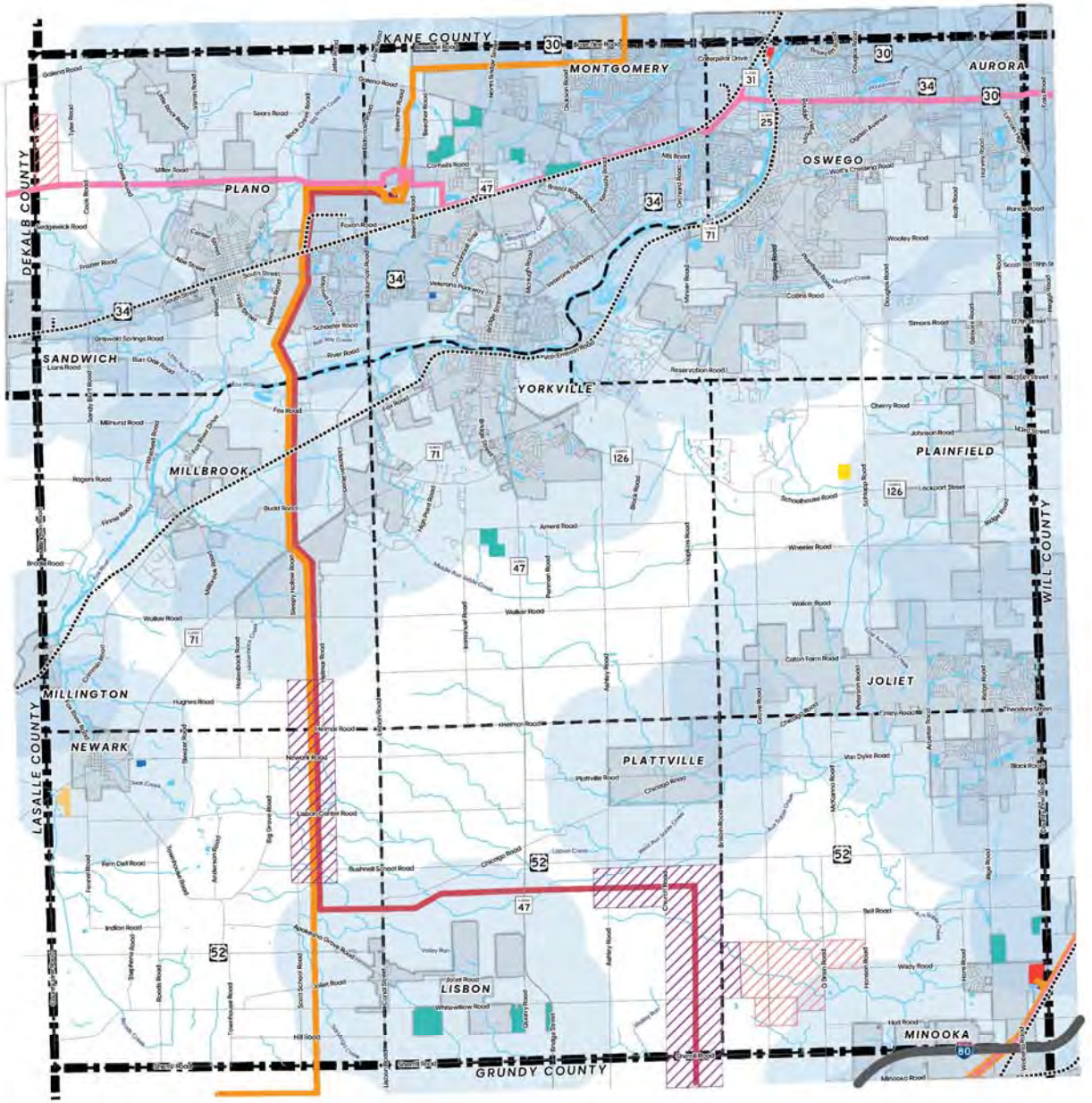
Energy & Water

Energy

Water Supply

Wastewater Treatment

Stormwater Management



VISION KENDALL
COMPREHENSIVE PLAN

Alternative Energy Opportunity Map

Solar Farm Development

- Completed
- Under Construction
- Approved
- Proposed
- Opportunity (Municipal)
- Opportunity (County)

Electric Transmission Infrastructure

- Power Plant
- Substation
- 138 Kilovolts Transmission Line
- 345 Kilovolts Transmission Line
- 765 Kilovolts Transmission Line

Boundary

- County
- Township
- Municipal
- 1.5-Mile Planning Area

Other

- Water
- Street
- Railroad

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Economic Prosperity

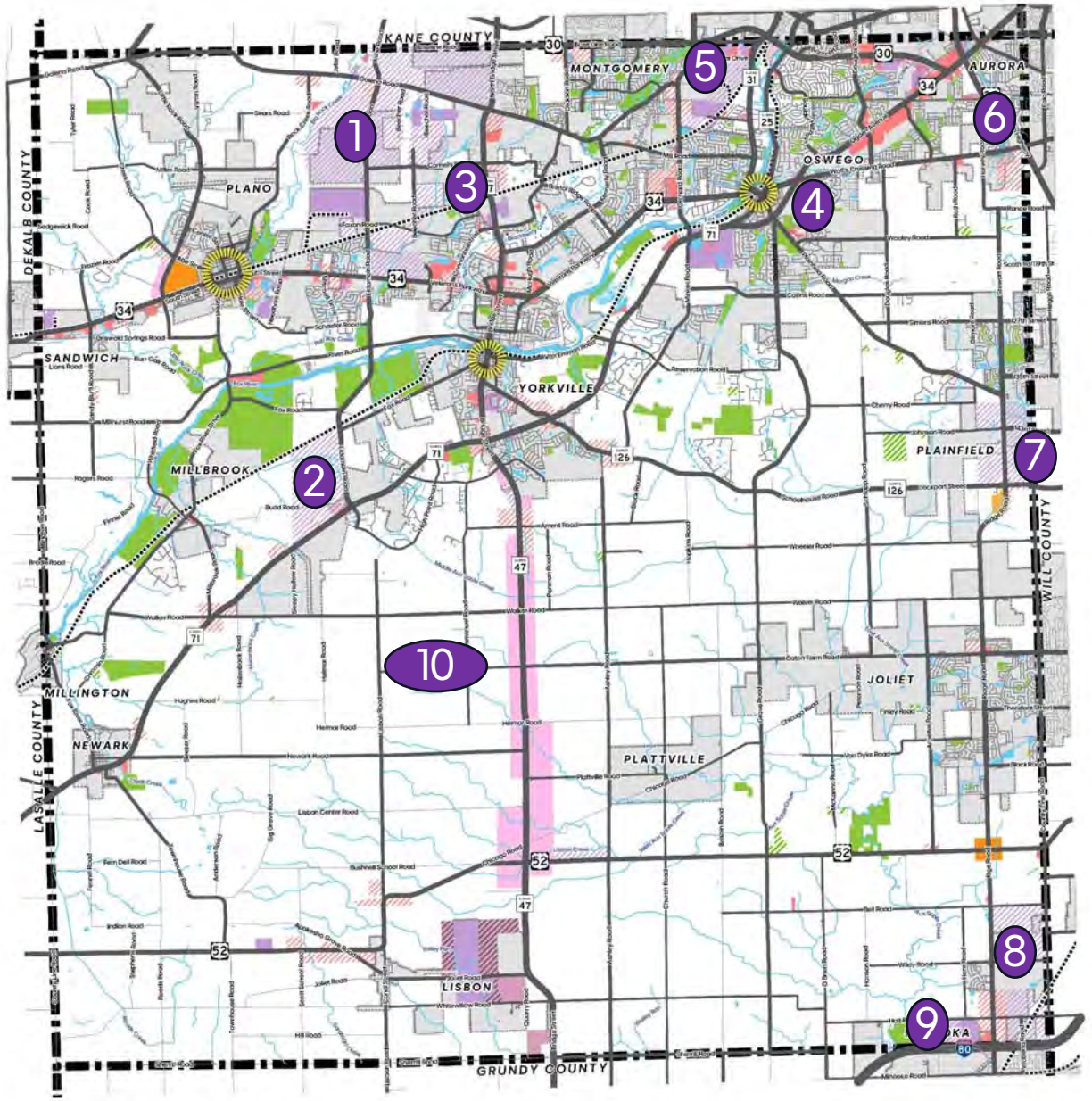
Industry

Goods & Services

Tourism

Industrial Opportunity Areas

1. Eldamain Corridor
2. Route 71 and Eldamain
3. Route 47 & BN (Wrigley, Yorkville Business Center)
4. Stonehill Drive Corridor
5. The Grid and Environs
6. Route 30 & Treasure Drive
7. Ridge Road North/Plainfield
8. Ridge Road South/Minooka
9. I-80 Corridor
10. Central Route 47 Transportation Corridor



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

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0 1 2 3 4 Miles

2/25/2026

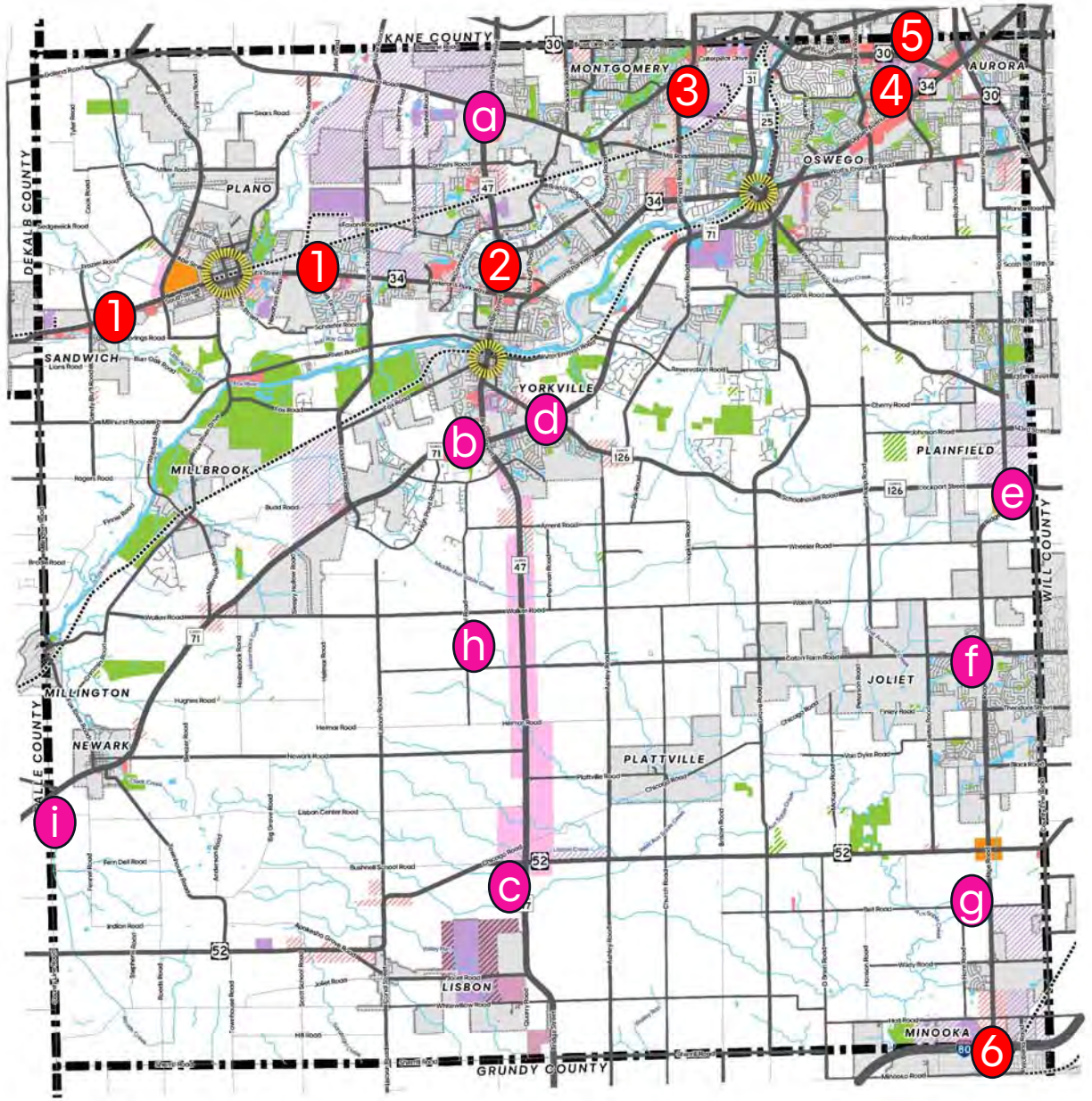
teska

Major Regional Retail Opportunities

1. Route 34 West
2. Route 47 and Route 34
3. Orchard Road
4. Route 34 East
5. Route 30
6. Ridge & I-80

Minor Regional Retail Opportunities

a. Route 47 and Galena
b. Route 47 and Route 71
c. Route 47 and Route 52
d. Route 126 and Route 71
e. Route 126 and Ridge
f. Ridge and Caton Farm
g. Ridge and 52
h. Route 47 South/Central at Key Intersections
i. Newark



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
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Future Land Use Category

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- Highway
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- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

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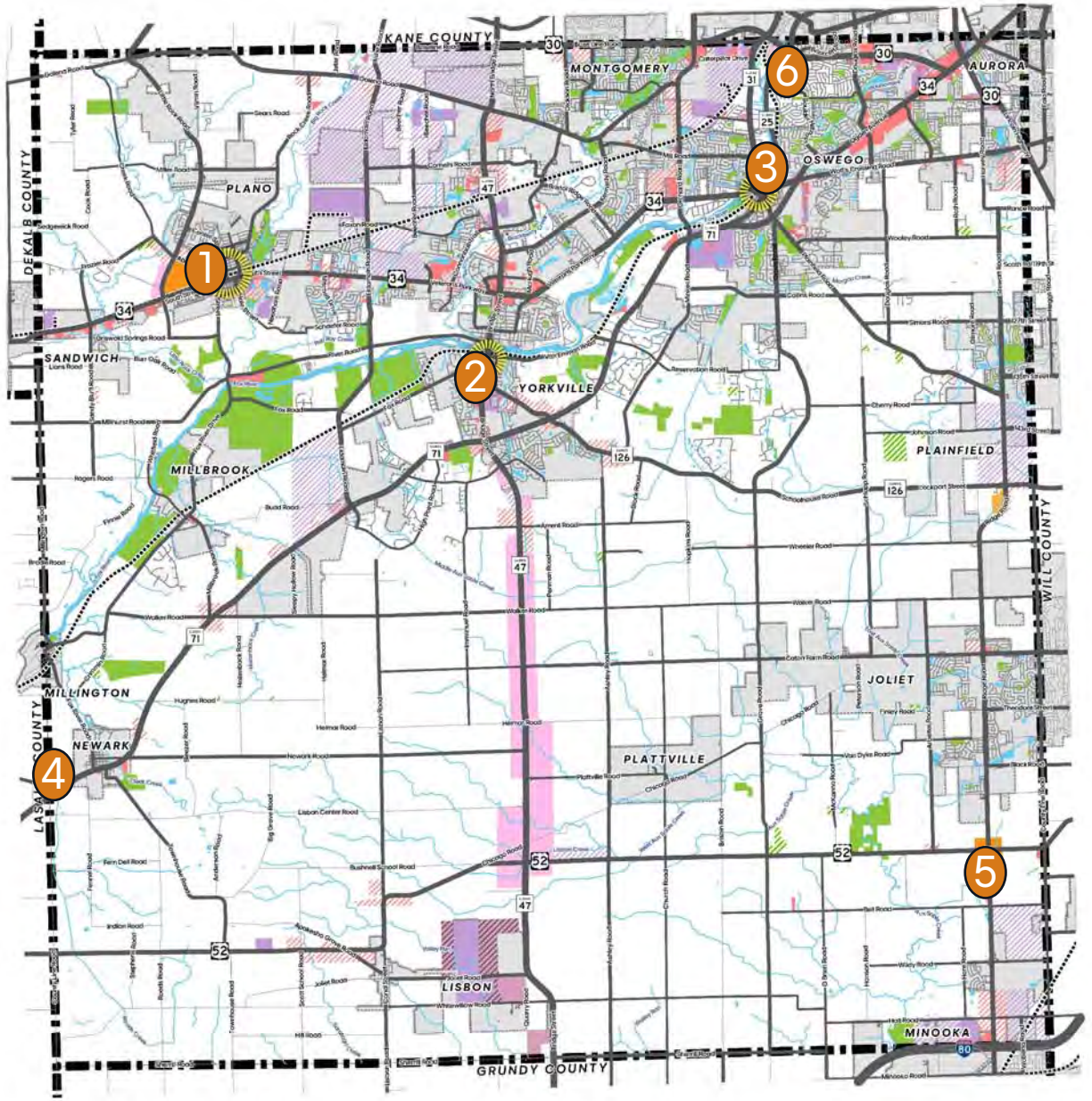
0 1 2 3 4 Miles

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Downtown/ Mixed Use Opportunities

1. Plano
2. Yorkville
3. Oswego
4. Newark
5. Ridge and 52
6. Boulder Hill Market



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

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0 1 2 3 4 Miles

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Tourism Opportunities

Agritourism and Attractions

1. Woody's Orchard
2. Keller Farms
3. Heap's Giant Pumpkin Farm
4. Gilted Edge Winery
5. Aranmore Farm + Polo Club

Banquet Facilities

1. Meadowhawk Lodge
2. Pickerell House
3. Ellis House
4. Kendall County Fair Grounds (The Venue)
5. Ashley Farm (9111 Ashley Rd., Yorkville)
6. Heartland Farm (5438 S. Schlapp Rd. Oswego)
7. Venue 5126 (5126 Stephens Rd. Oswego)
8. The Gaylord House
9. The Homestead (611 E. Main St., Plano)
10. Northfork Farm (1998 Johnson Rd., Oswego)
11. Whitetail Ridge Golf Club
12. Brighter Daze Farm (10978 Crimmins Rd., Newark)
13. Mathre 1916 (13889 Hughes Rd., Newark)

Indoor Entertainment Venues

1. Altitude Trampoline Park, Oswego
2. White Tail Ridge Golf Dome, Oswego
3. Sport Zone, Montgomery
4. GoPro Sports Dome

Recreational Amenities

1. The Fox River
2. Marge Cline Whitewater Course
3. Silver Springs State Fish & Wildlife Area
4. Forest Preserves
    1. Jay Woods
    2. Maramech
    3. Little Rock Creek
    4. Subat
    5. Fox River Bluffs
    6. Hoover
    7. Harris
    8. Richard Young
    9. Lyons
    10. Pickerell
    11. Reservation Woods
    12. Henneberry
    13. Millbrook North
    14. Millbrook South
    15. Shuh Suba Gah
    16. Millington
    17. Newark
    18. Ellis Equestrian Center
    19. Baker Woods
    20. Blackberry Creek
5. Fox River Trail
6. Fox Paintball (10389 Fox Dr., Newark)
7. Paint Pursuit Games (2940 Van Dyke Rd., Minooka)
8. Whitetail Ridge Golf Course
9. Blackberry Oaks Golf Course
10. Fox Bend Golf Course
11. Cedardell Golf Club
12. Raging Waves
13. Fox Valley YMCA (Plano)
14. Fox Valley YMCA East

Lodging Facilities

1. Hampton (Yorkville)
2. Holiday Inn Express (Yorkville)
3. Super 8 (Yorkville)
4. Opal Banquets and Hotel (577 E. Kendall Drive)
5. The Montcler (Sandwich)
6. AmericaInn (Oswego)
7. Best Western (Oswego)
8. The Homestead 1854, Plano

Museums

1. Little White School Museum
2. Chapel on the Green
3. Plano Historical Society Museum
4. Edith Farnsworth House
5. Ferndell
6. Kendall County Historical Society at Lyon Farm

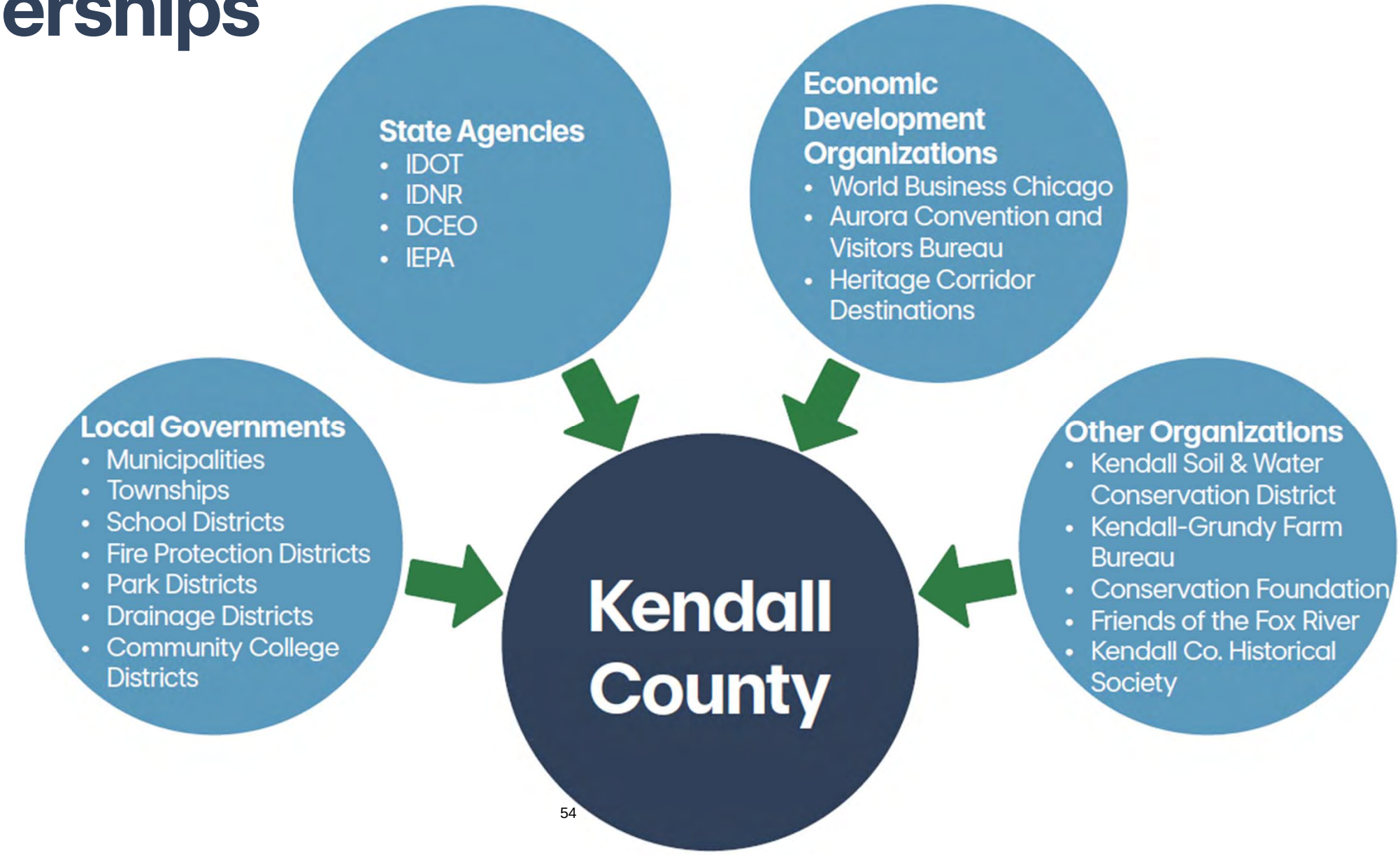
Implementation

Strategies

Coordination & Partnerships

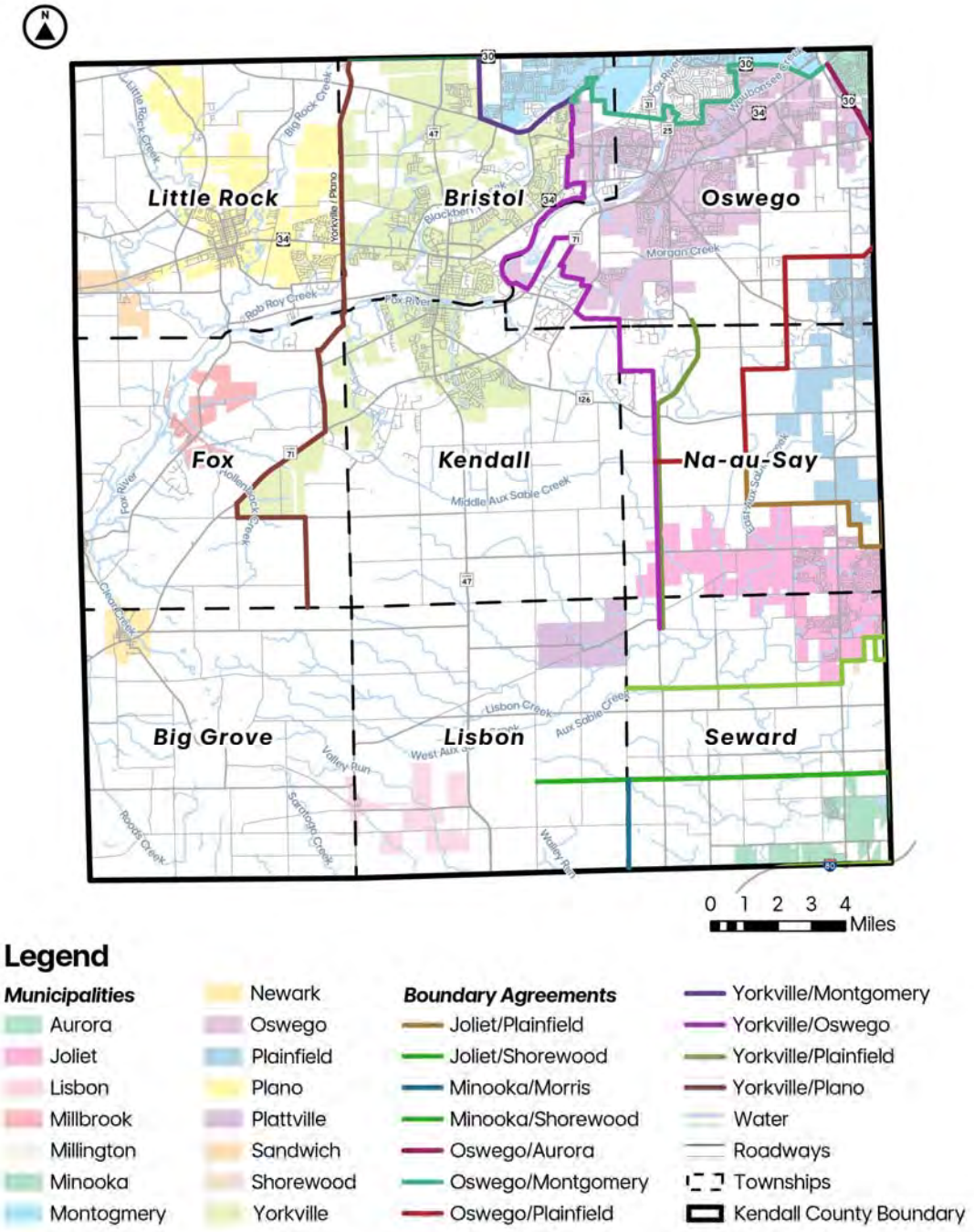
Tools (Ordinances, Grants, Legislation, etc.)

Partnerships



Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



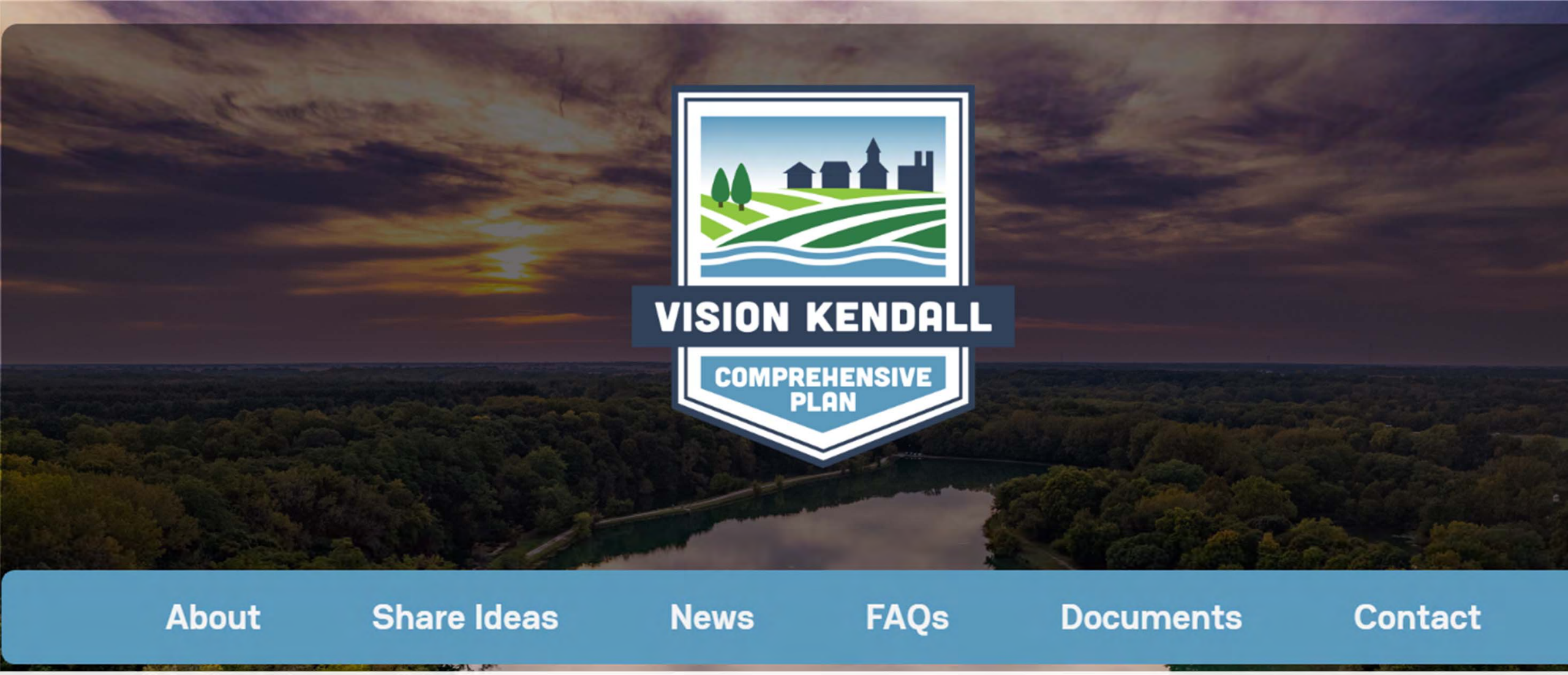
What's Next?

- Public Preview at Annual Meeting – Feb. 7
- Steering Committee Meeting – Feb. 25
- **5 Open House Workshops – Feb. & March**
- Steering Committee Recommendation – March 25
- Public Hearing – April 22?

Southeast	Central	Southwest	Northeast	Northwest
▪ Feb. 26 ▪ Ellis House Forest Preserve	▪ Mar. 5 ▪ Kendall Township Building	▪ Mar. 11 ▪ Newark Library	▪ Mar. 12 ▪ Oswego Township Building	▪ Mar. 18 ▪ Plano Library

What Have Been Revised Since Draft 1

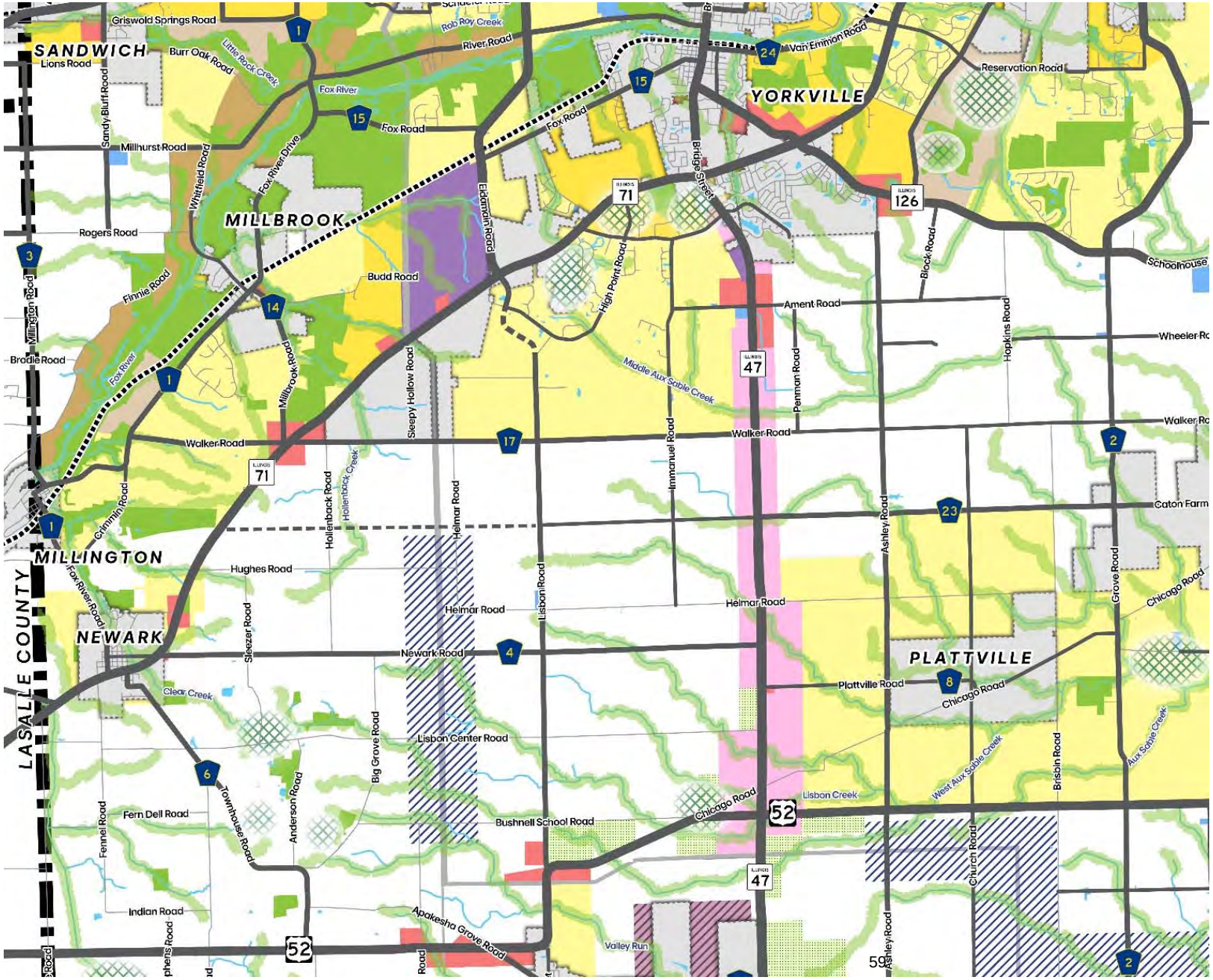
- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors



Visit www.VisionKendall.org for info.



Central



VISION KENDALL COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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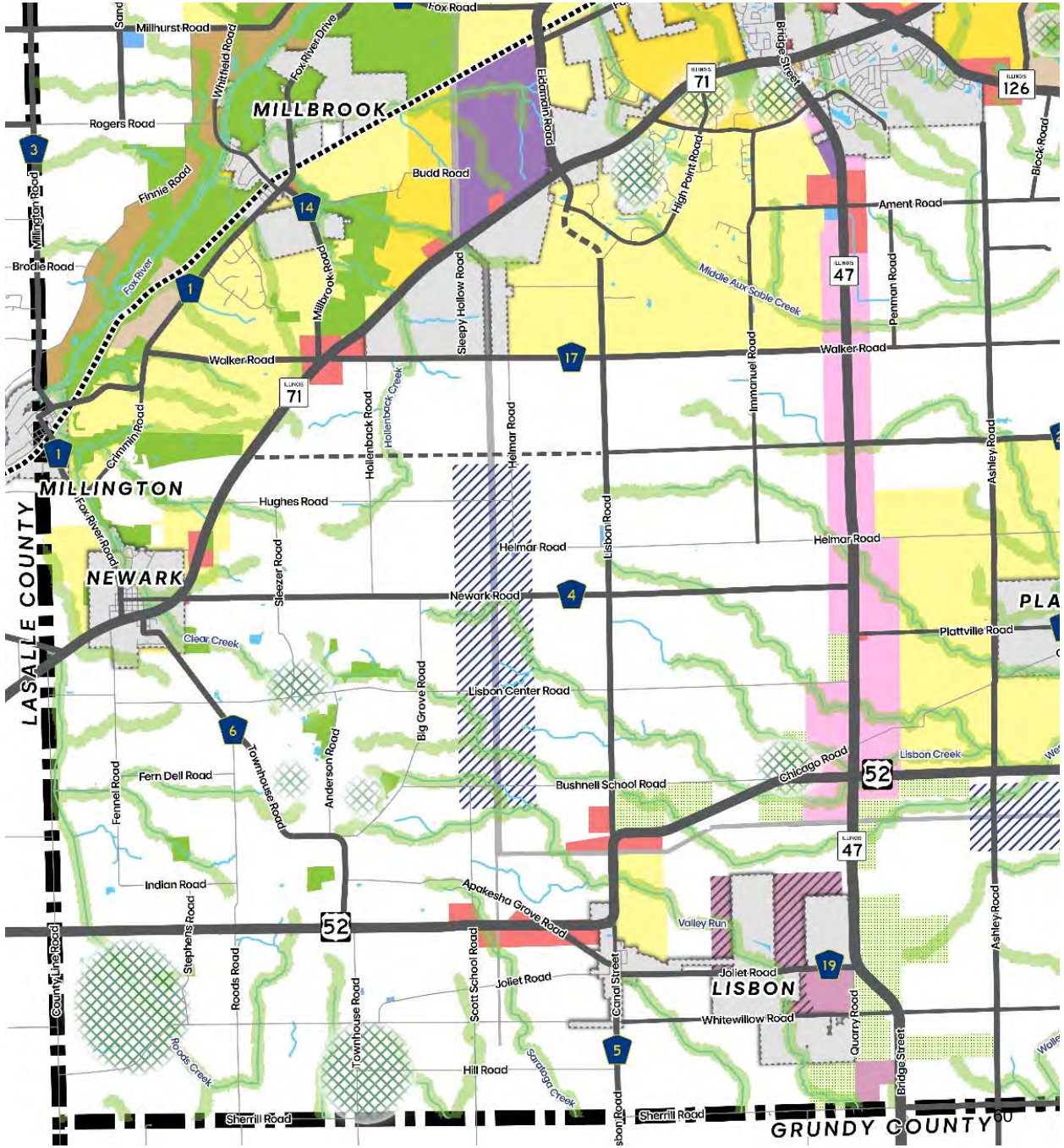
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teska

Southwest



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
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Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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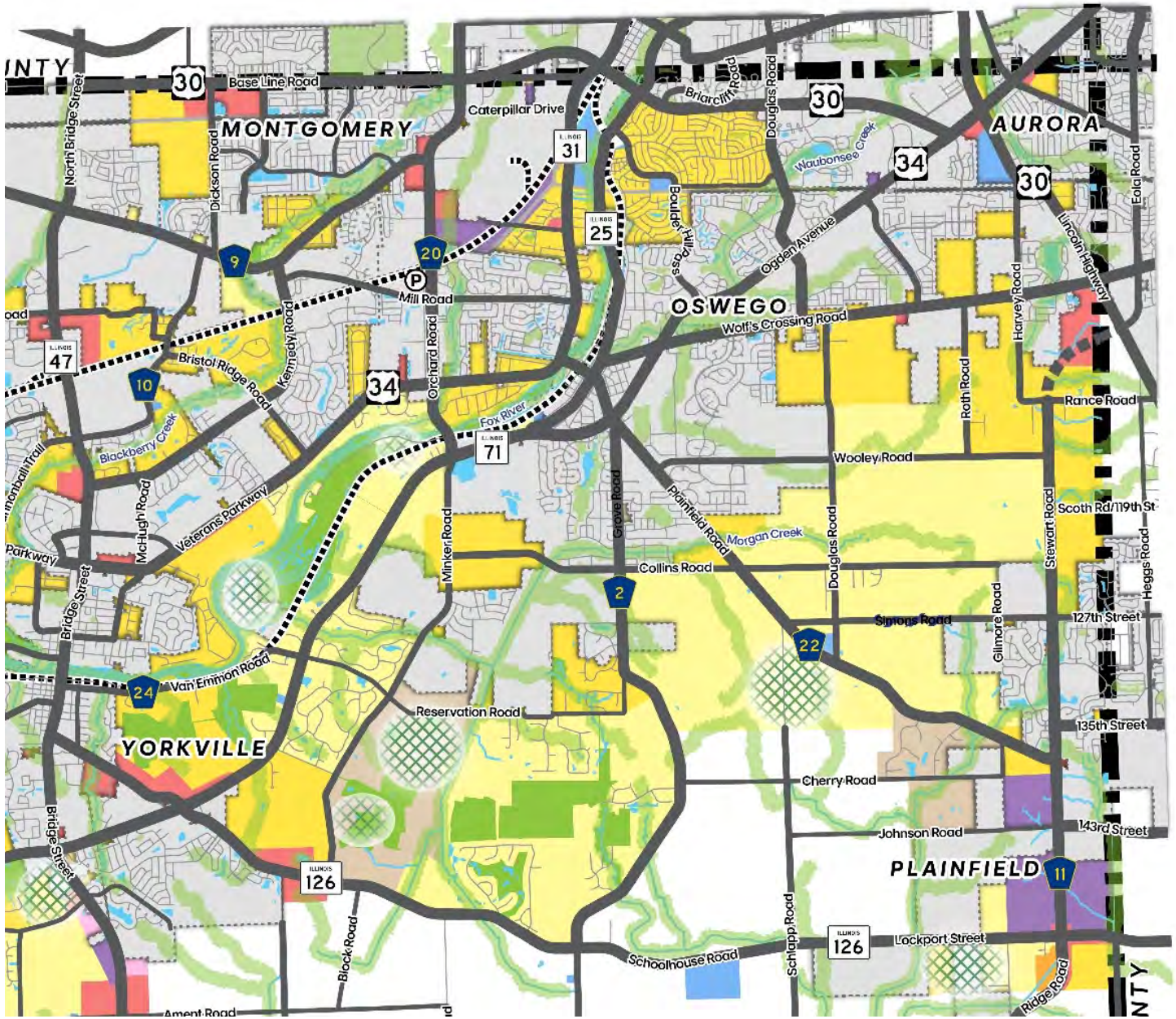
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2/25/2026

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Northeast



Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

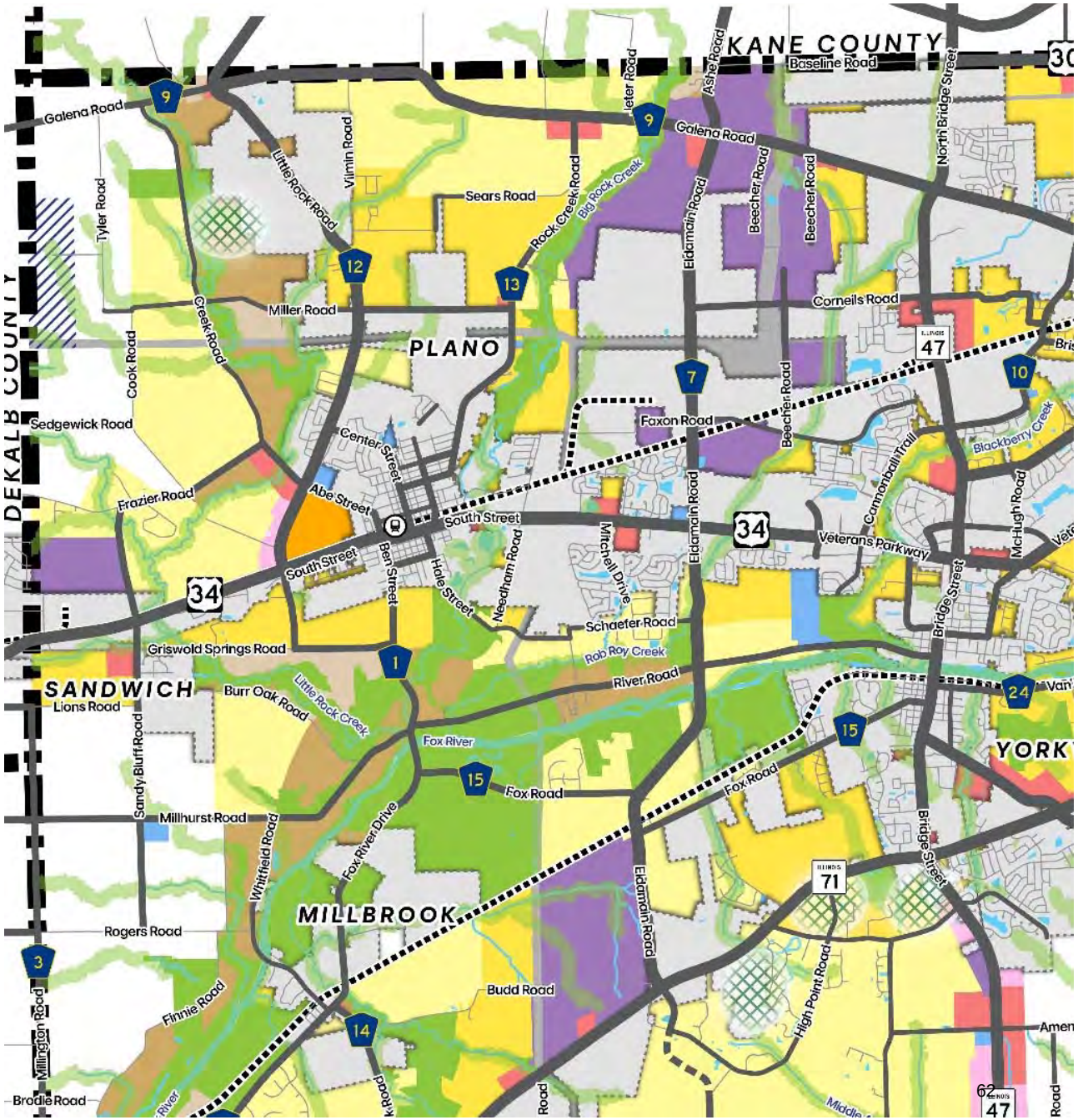
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2/25/2026

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Northwest



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
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- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
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- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT

0 1 2 3 4 Miles

N

2/25/2026

teska

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

Kendall Township Building
9925 Route 47
Yorkville, Illinois 60560

Unapproved Meeting Minutes of March 5, 2026

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:30 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call
Members Present: Keith Landovitz
Members Absent: Randy Mohr, Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, and Matthew Prochaska, Jeff Wehrli, and Seth Wormley

KCRPC Roll Call
Members Present: Cathy Anzelc, Eric Bernacki (Vice-Chairman) and Keith Landovitz (Chairman)
Members Absent: Tom Casey, Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, and Seth Wormley

Attendees: Bil Ashton, Darlene Ashton, Tom Anzelc, Steve Gengler, Cathy Scalise, Steve Grebner, David Hansen, Sara Mendez, Thian Dim, Ben Moe, James Sanders, Amy Westphal, Doug Westphal, Harvey Cinatl, Gene Wilberg, Sheri Pellegrini, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman from Teska Associates presented the draft Vision Kendall Comprehensive Plan. He discussed the history of the project, to date. He also discussed the next steps in updating the proposal and the adoption process. At the earliest, the proposal could be adopted in May. He provided information on community input, including website visits, surveys, interviews, and open houses. The proposed plan is divided into chapters on the planning process, existing conditions and trends, vision, character and land use, mobility and connectivity, energy and water, economic prosperity, and implementation. He discussed the differences between the Land Resource Management Plan and the proposed Comprehensive Plan. He discussed the growth rate of the County and efforts to preserve the rural character of the County. He noted that eighty-one percent (81%) of the County's population lives inside a municipality. He discussed the importance of partnership and communication between the County, the

residents, and various units of local government. He noted that a majority of the County was agricultural. He provided a composite map showing the future land use plans of all of the municipalities, the current County future land use map, and the draft future land use map. He discussed commercial and industrial areas, open space opportunities, and renewable energy areas. He discussed the Protect Kendall Now Plan prepared by the Conservation Foundation. He discussed removing two (2) areas from the Conservation Overlay area, based on comments that the County received. He discussed the change of the definition of Mixed Use Business from the Land Resource Management to the proposal. He discussed the differences between the proposal and the Village of Lisbon's plan. He presented a table of land uses by classification. He discussed the scenic routes and the recommendation to have larger setbacks along the scenic routes.

Yuchen Ding from Teska Associates discussed proposed road improvements and realignments and other transportation amenities. He discussed the proposed trail plan and the importance of having the trails on a map for grant funding. He discussed preferred locations for renewable energy projects.

Mr. Hoffman discussed corridors for economic development and tourism opportunities. He discussed the importance of partnerships and cooperative planning when implementing the plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including additional open houses, a public hearing, and final action by the County Board. He provided information regarding how to submit comments on the plan.

Steve Grebner asked about growth south of Yorkville. He discussed the need for a pumping station for sanitary sewer, if Yorkville annexed the area. Mr. Hoffman said the proposed residential developments shown on the proposal would accommodate wells and septic systems and utilize conservation design principles.

Doug Westphal discussed plans for a sewer plant on Penman Road. Mr. Hoffman said that Yorkville was working on updating their comprehensive plan.

A resident asked about water usage by data centers and similar uses. Mr. Hoffman did not believe that data centers would develop in the unincorporated area because of the need for water and/or electricity. Mr. Westphal discussed the need for water reserves as backup for Lake Michigan water.

Mr. Hoffman discussed the applicability of the plan on future rezoning requests.

A resident asked about a renewal energy proposal using high productivity farmland. He favored putting these facilities on buildings and not farmland. Mr. Hoffman agreed that he favored solar panels on the roofs of warehouses.

Chairman Landovitz thanked everyone for attending and Kendall Township for hosting.

Mr. Grebner asked about the broadband loop. Mr. Hoffman discussed the importance of high quality internet for economic development and residential development purposes. Chairman Landovitz discussed how broadband works; there will be two (2) rings for the project. Ring 1 will serve the northeast portion of the County while Ring 3 will serve the more rural southwest portion of the County.

Sheri Pellegrini's letter will be included in the record.

The Comprehensive Land Plan and Ordinance Committee and Kendall County Regional Planning Commission gathering ended at 7:22 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Encs.

3/5

SIGN-IN SHEET

visionkendall.org

NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
BILL ASHTON		☐	☐	☒
Darlene Ashton		☐	☐	☒
Cathleen M. Azzole	[redacted]	☐	☐	☒
TOM ANLETC		☐	☐	☒
Steve Gongler		☐	☒	☐
Cathy Scalise		☐	☒	☐
Steve Cohen		☐	☒	☐
DAVID HANSEN		☐	☒	☐
Sara Mendez		☐	☒	☐
Thian Dim		☒	☐	☐
Ben Mol		☐	☒	☐
JAMES SANDERS		☐	☐	☐
Amy Westph		☐	☐	☐
Doug Westph		☐	☐	☐
Nancy CINATL		☐	☐	☐
Gene WILBARD		☐	☐	☐



Draft Comprehensive Plan

Open House Workshop – Kendall Township – March 5, 2026

Kendall County Land Resource Management Plan Update

Project Website – Staff Coordination – Focus Groups – Workshops – Open Houses – Public Hearing

Steering Committee – Regional Plan Commission – PBZ Committee – County Board

Evaluation & Vision

- County Assessment
- Policy Formation

Specific Elements

- Future Land Use
- Transportation
- Sustainability

Strategies and Support

- Implementation
- Review and Approval

Feb. 2025 — May 2026

Community Input So Far.....

3,952
Website Views

98
E-Newsletter Subscribers

185
Survey Submissions

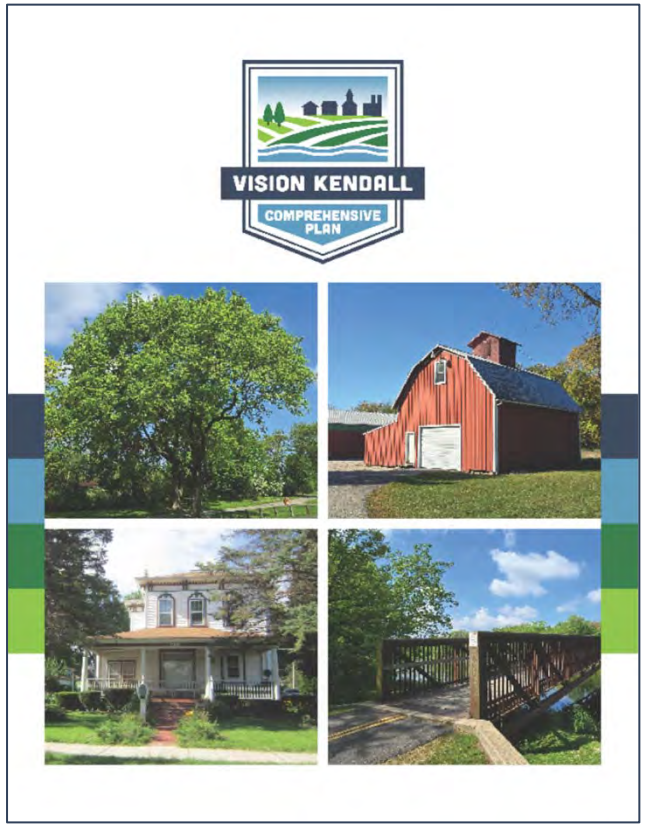
51
Comment Map Ideas

8
Outreach Events

165+
People Attended

As of 3/5/2026

Plan Outline



1. Introduction and Process
2. Existing Conditions and Trends
3. Vision
4. Character and Land Use
5. Mobility & Connectivity
6. Energy and Water
7. Economic Prosperity
8. Implementation

Introduction & Process

Purpose and Use of the Plan

Regional and Local Context

Public Engagement Process

Past Planning Efforts

Land Resources Management Plan (1994-early 2026)

- Contained extensive goals and objectives for both planning and management.
- Contains separate chapters by Township or group of Townships, developed over a series of years.
- Contains extensive policies designed to implement the plan.

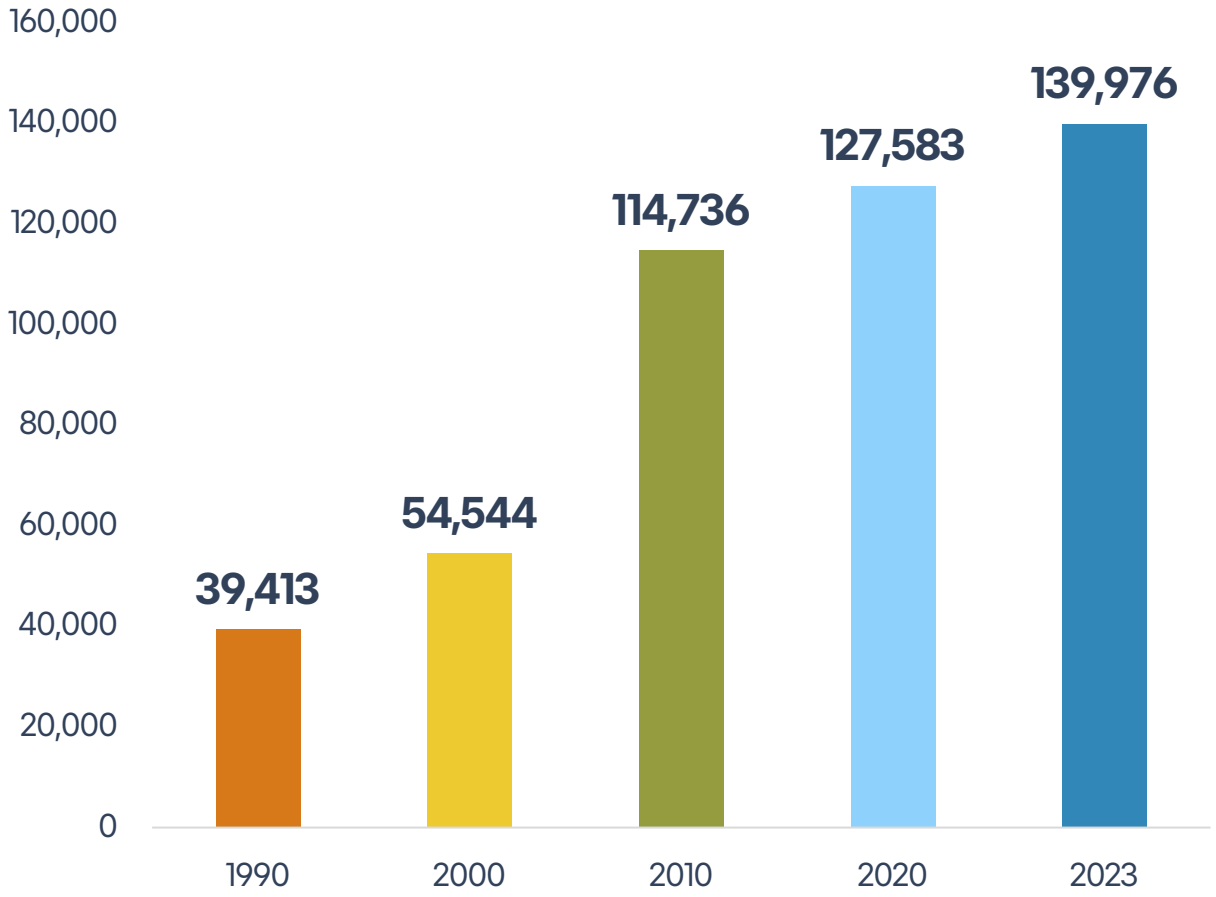
Comprehensive Plan (2026+)

- Consolidates key goals and objectives in a more concise county vision.
- Contains one overall plan for the County and created over about 18 months.
- Leaves policy decisions to the County Board and their Strategic Planning efforts.

Existing Conditions & Trends

- Population Growth
- Age Characteristics
- Households
- Income and Employment
- Race and Ethnicity
- Educational Attainment
- Employment and Commuting
- Housing
- Internet Access

County Population Trends (1990-2023)



Source: 1990, 2000, 2010, 2020 Decennial Census and 2023 American Community Survey 1-Year Estimates

- **Fastest growing County in Illinois**
- Growing rapidly **(+85,432 people or 157%)** since the 2000s
- Population at 143,171 in 2024

Municipal	113,525	**81%**
Unincorporated	26,451	**19%**
Total	139,976	

Key Vision Elements

Preserve Rural Character

- Preserve Natural Areas
- Farmland Preservation

Promote Economic Development

- More local, good paying jobs
- Enhance and Diversify the Tax Base
- Promote Tourism, including Agritourism

Communications/ Coordination

- Engage residents
- Governmental coordination between County, Towns and Townships

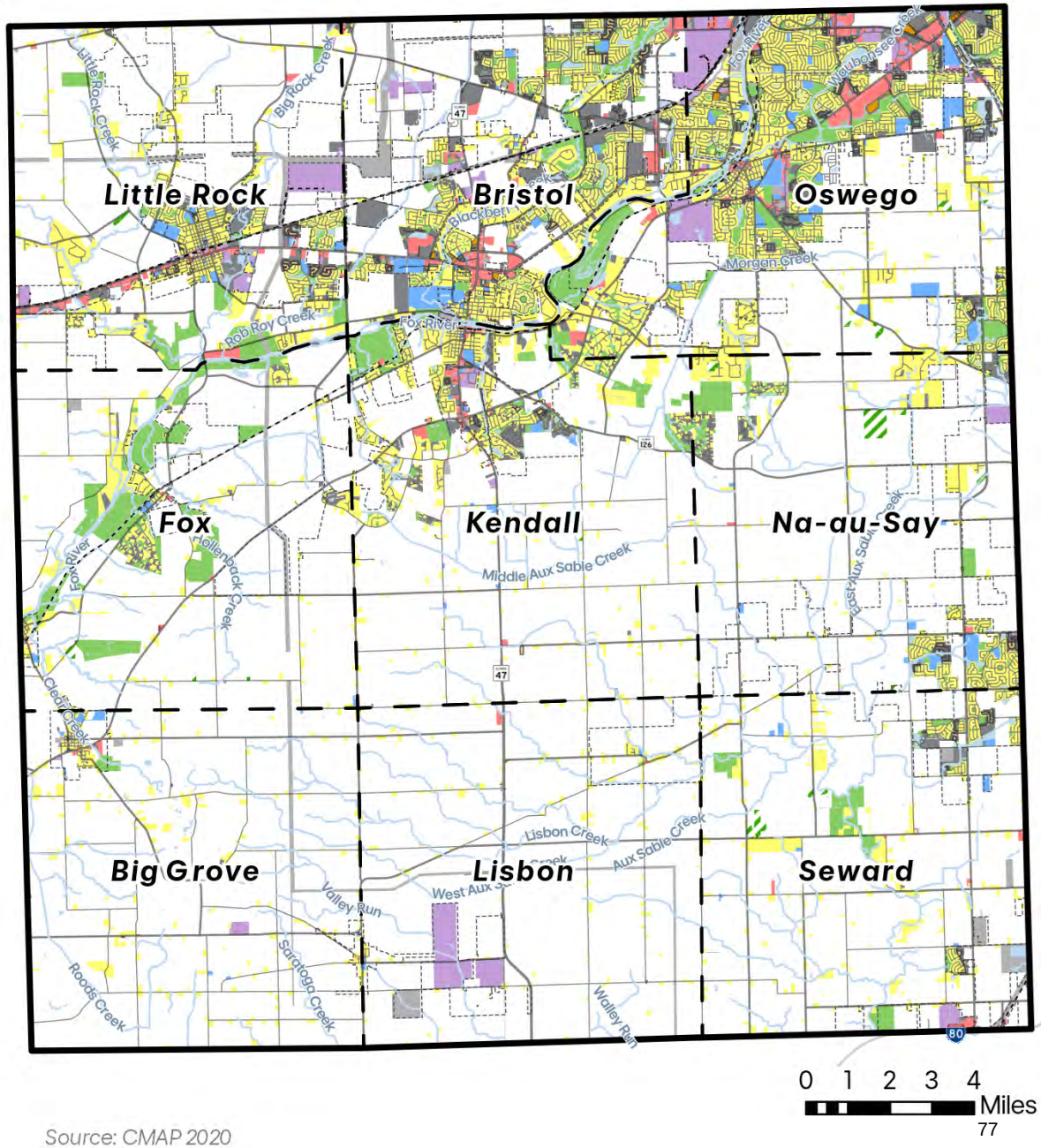
Connectivity

- Expand Trail Network
- Connect roads/Improve intersections

Character & Land Use

- Agricultural Heritage and Historic Resources
- Nature Preserves and Parks
- Wildlife Protection
- Tree Coverage
- Wetlands
- Existing Land Use
- Future Land Use

Existing Land Use



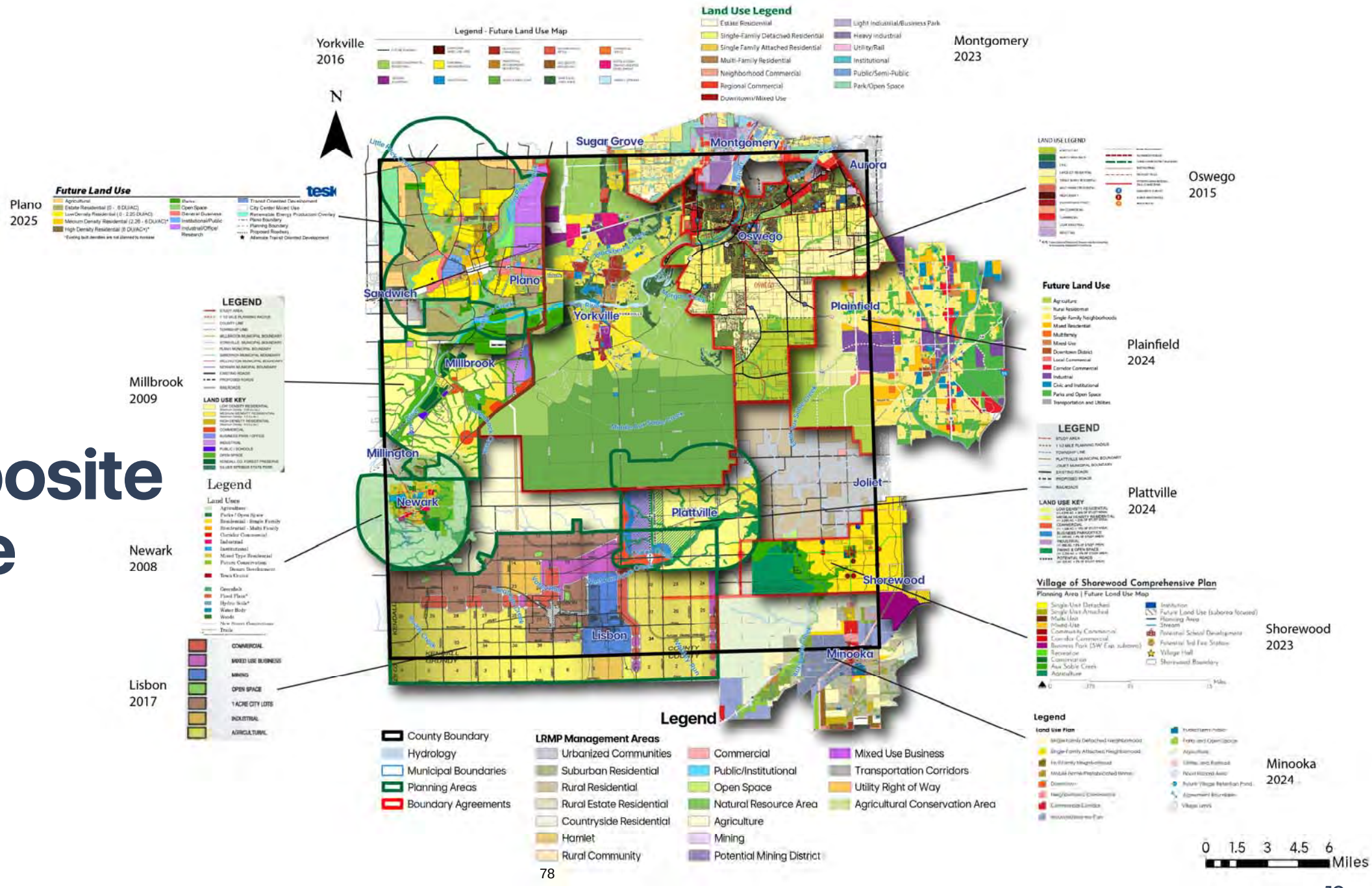
Source: CMAP 2020

Legend

Existing Land Use

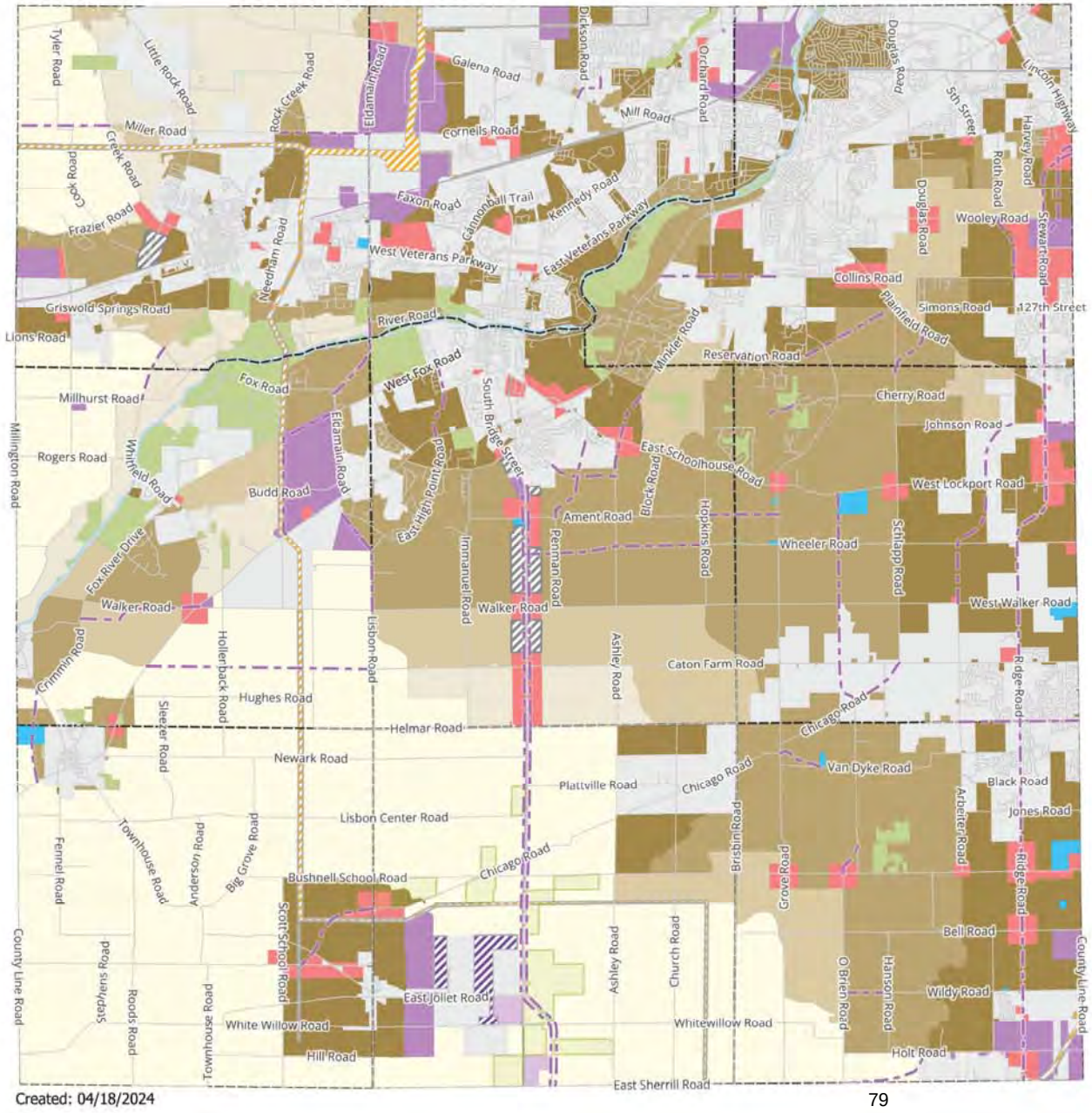
- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary

Composite Future Land Use Map



EXISTING

FUTURE LAND USE
KENDALL COUNTY



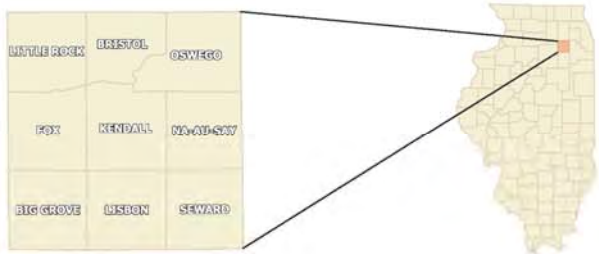
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Land Resource Management Plan

- Proposed Roadway Improvements
- Townships

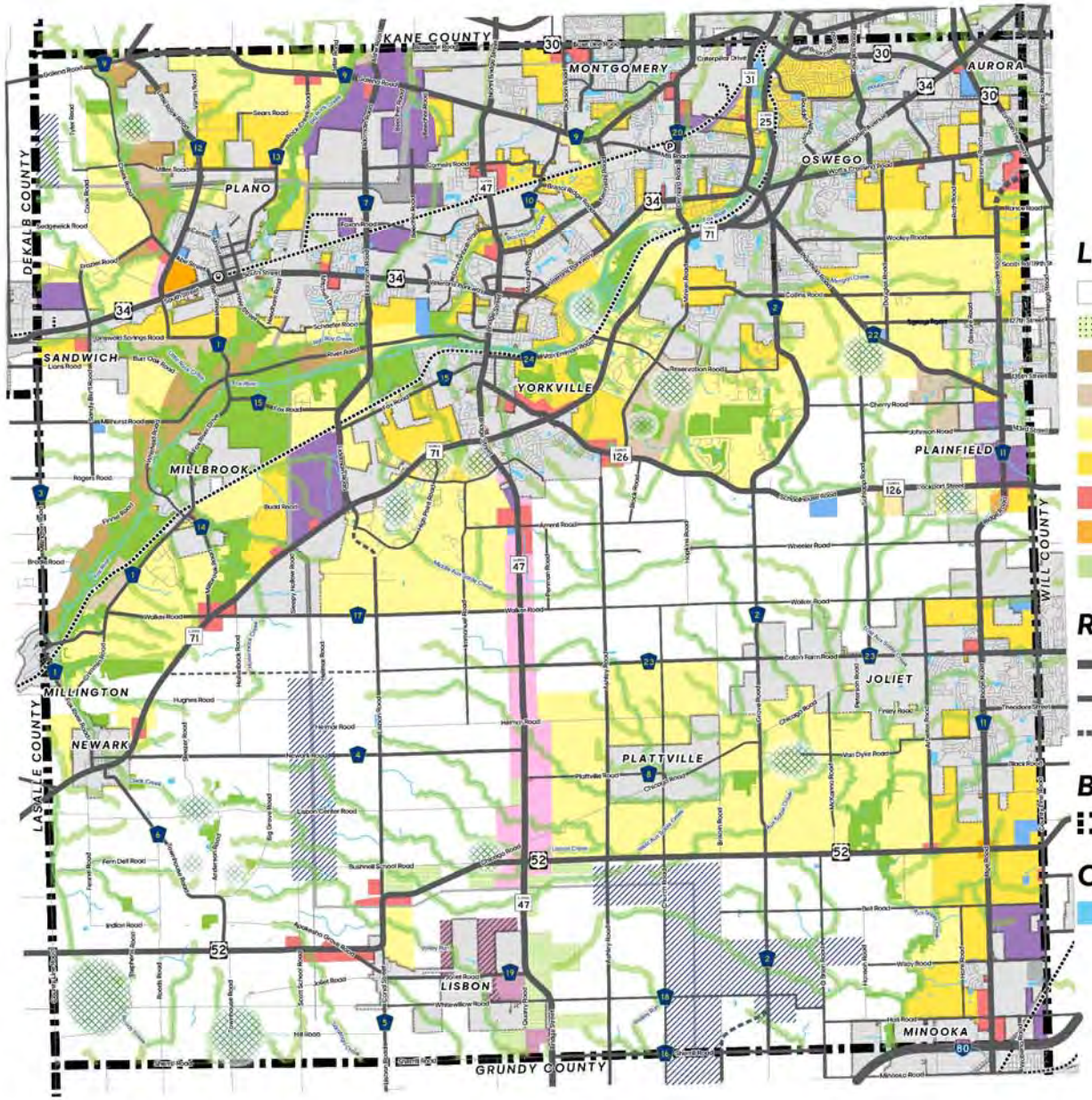
LRMP Management Areas

- Urbanized Communities
- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Countryside Residential
- Hamlet
- Rural Community
- Commercial
- Public / Institutional
- Open Space
- Natural Resource Area
- Agriculture
- Mining
- Mixed Use Business
- Potential Mining District
- Transportation Corridors
- Utility Right of Way
- Agricultural Conservation Area



0 1 2 3 4 mi

Kendall County GIS
111 W Fox St
Yorkville, IL 60560
630.553.4212



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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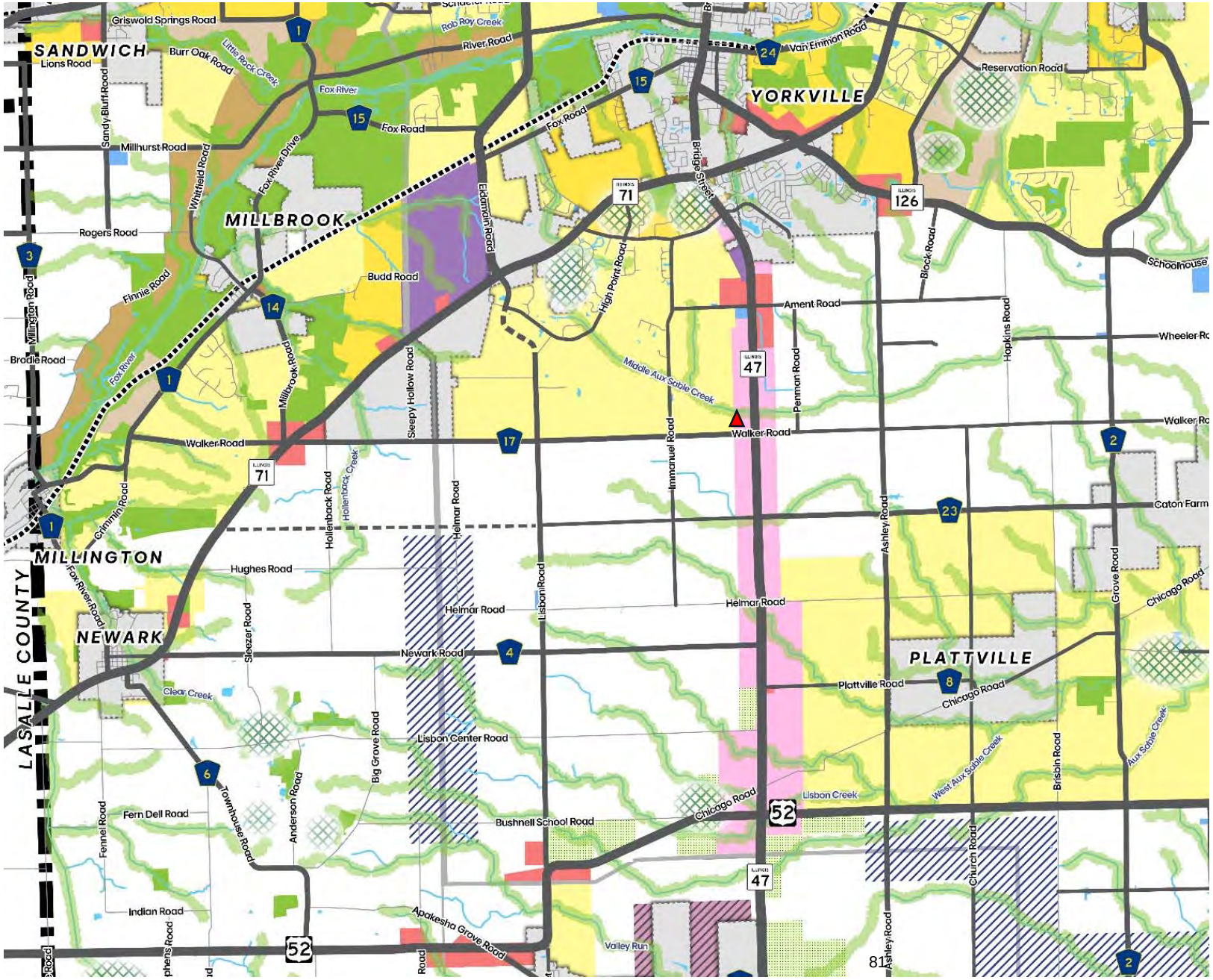
0 1 2 3 4 Miles

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2/25/2026

teska

Central



Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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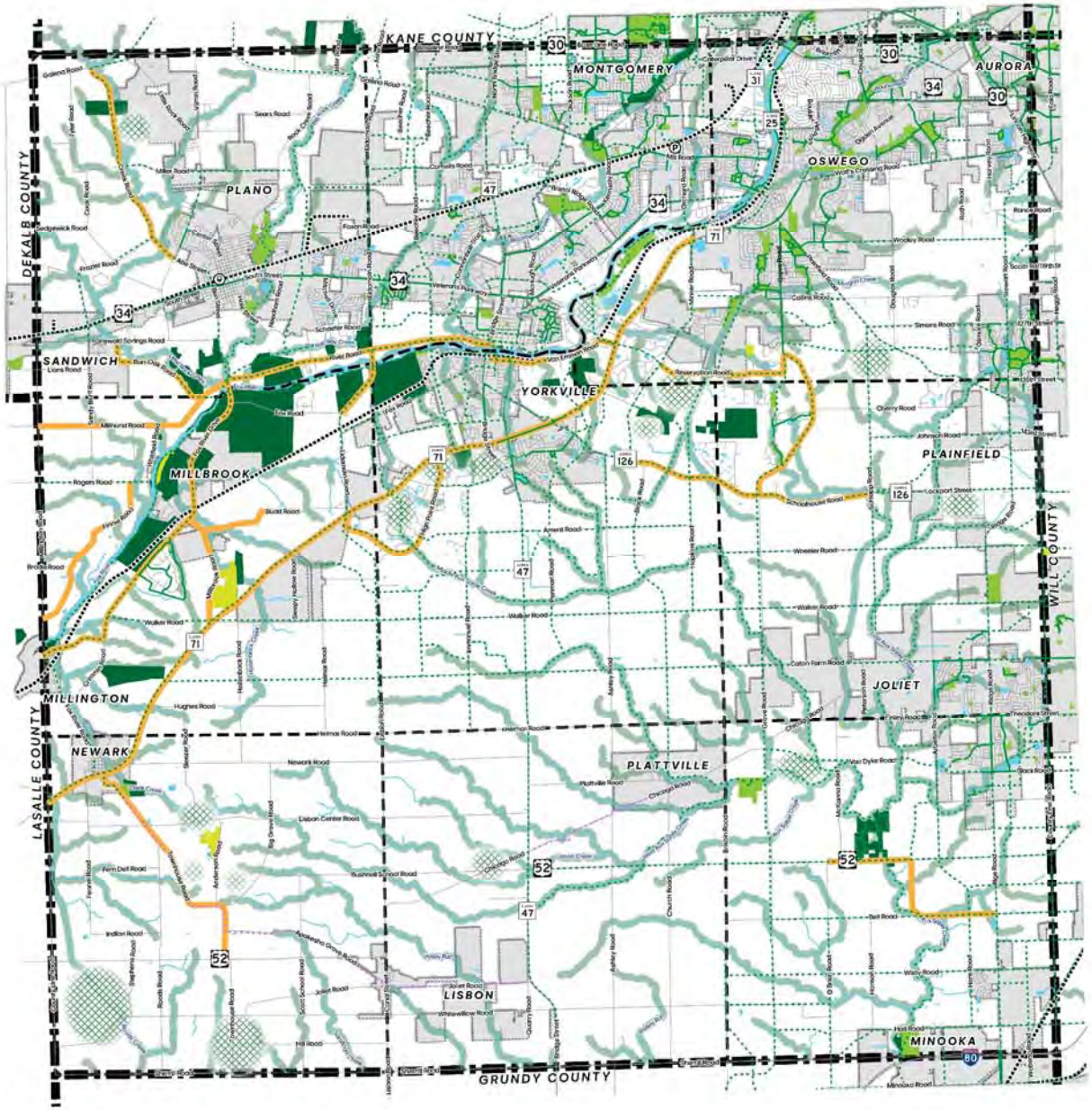
Future Land Use Comparison

	2026		2024	
Land Use Category	**Acres**	**Percent**	**Acres**	**Percent**
Agricultural Conservation (Overlay)	3,315.0		3,198.5	
Agriculture	132,317.8	**36.1%**	92,270.6	25.1%
Countryside Residential	4,116.6	1.1%	17,822.7	**4.8%**
Rural Estate Residential	3,915.5	1.1%	23,467.3	**6.4%**
Rural Residential	62,826.5	17.1%	66,863.8	**18.2%**
Suburban Residential	31.926.1	8.7%	45,862.4	**12.5%**
Municipality	89,057.5	**24.3%**	84,115.3	22.9%
Commercial	5,182.5	1.4%	10,328.4	2.8%
Mixed Use Business *	645.8	0.2%	10,385.3	2.8%
Transportation Corridor	4,698.2	1.3%	1,175.9	0.3%
Industrial	8,823.4	2.4%		
Mining	469.9	0.1%	469.9	0.1%
Potential Mining District	835.6	0.2%	835.6	0.2%
Public / Institutional	1,648.1	0.4%	888.4	0.2%
Open Space	16,926.9	**4.6%**	8,712.4	2.4%
Utility Right of Way	3,902.0	1.1%	3,902.0	1.1%

Table 4.13 Comparison of Future Land Use Inventory of Kendall County (2026 vs 2024)

82

* Mixed Use Business now excludes industrial, which is classified separately



VISION KENDALL
COMPREHENSIVE PLAN

Recreational Open Space Opportunity Map

Open Space Type

- Forest Preserve / State Park
- Public Park
- Conservation Easement / Reserve
- Stream Corridor
- Additional Open Space Opportunity

Pathway and Route

- Existing Multi-Use Path
- Multi-Use Path Extension
- Bike Route Extension
- Scenic Route

Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

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0 1 2 3 4 Miles

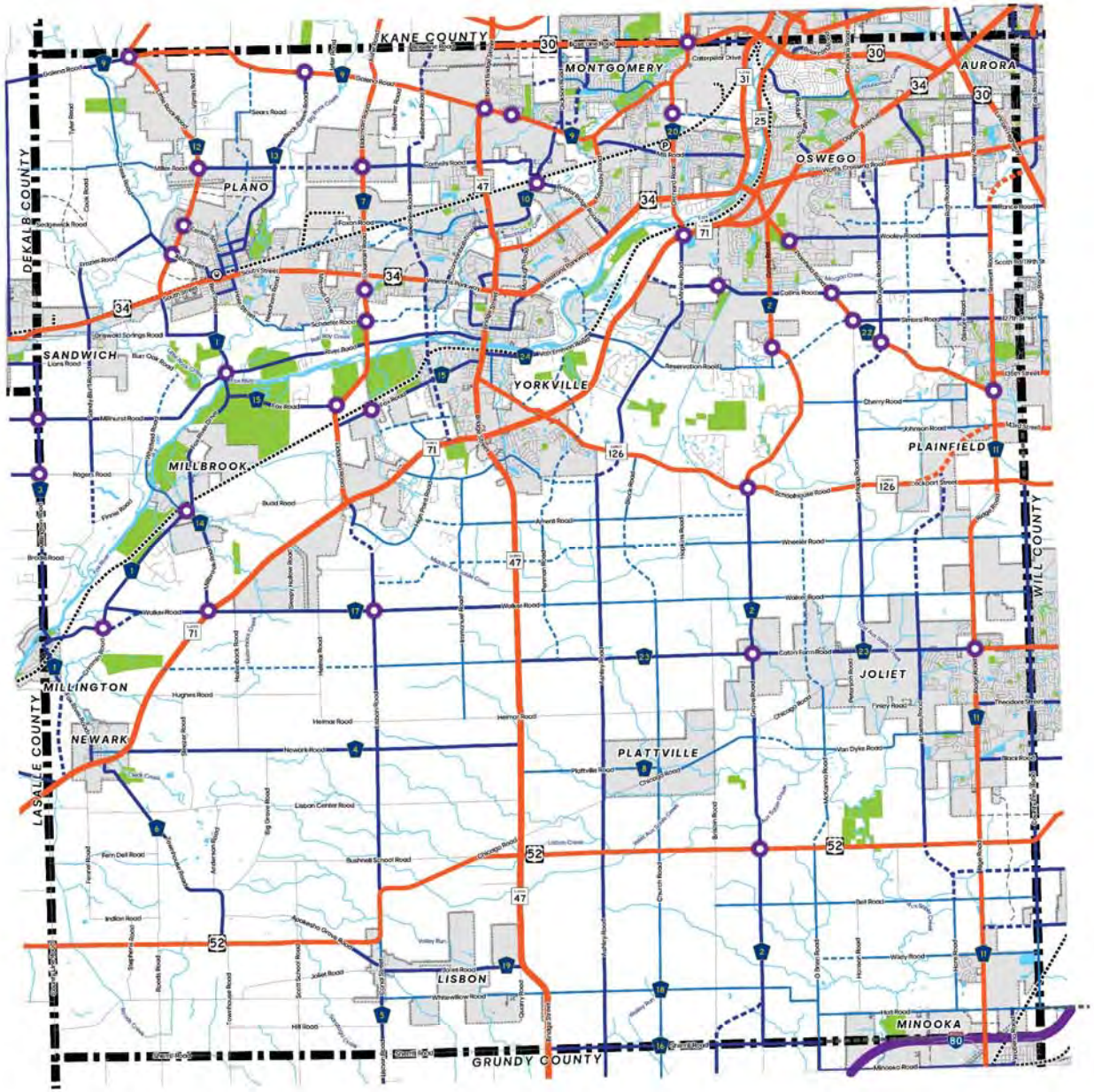
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2/25/2026

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Mobility & Connectivity

- Roadway Network
- Truck Transportation
- Rail Transportation
- Air Transportation
- Bus and Demand-Response Transit
- Trails and Active Transportation



VISION KENDALL
COMPREHENSIVE PLAN

Future Roadway Plan

Roadway Functional Class

- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Railway Station
- Park-n-Ride Facility

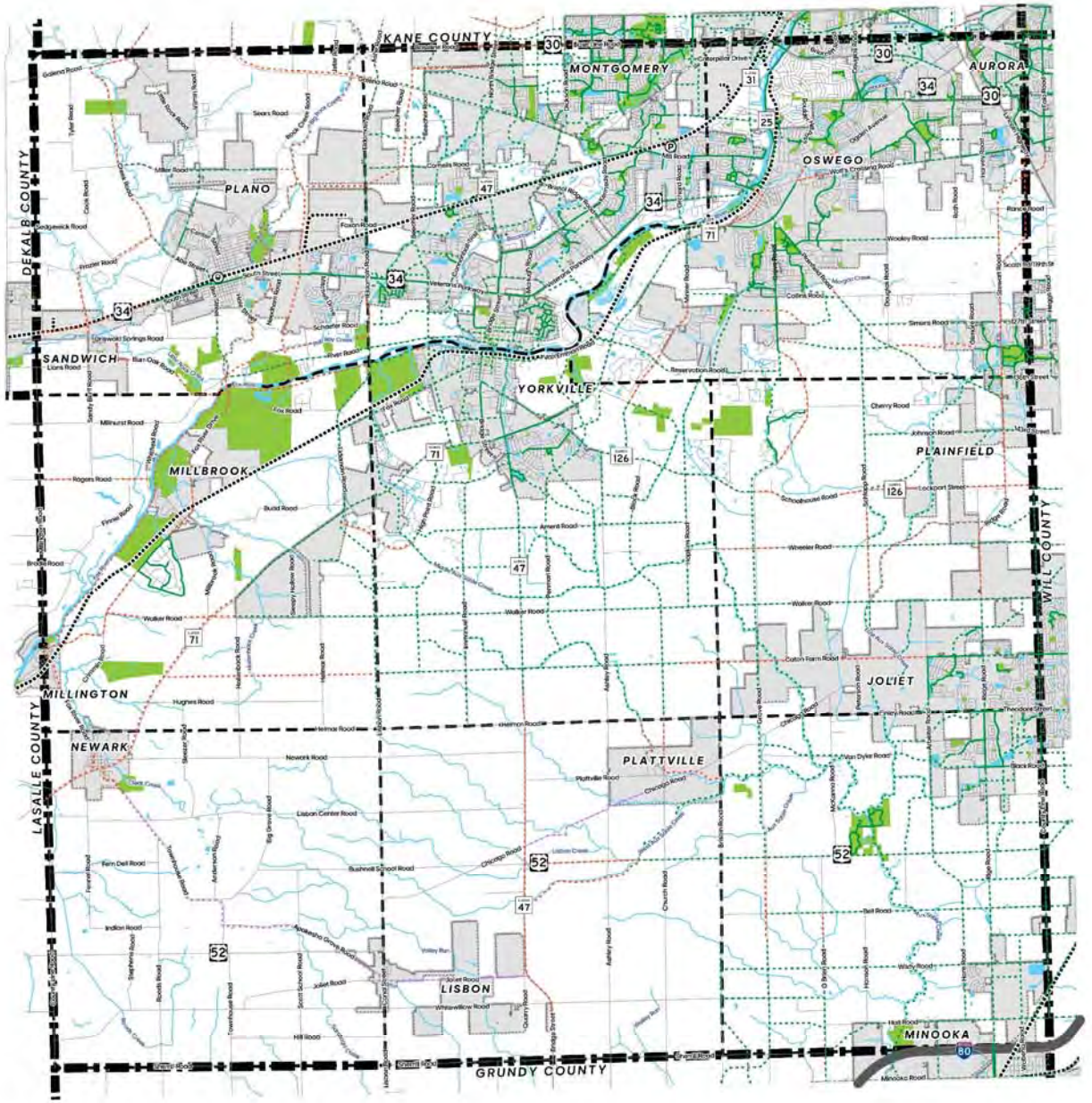
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0 1 2 3 4 Miles

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VISION KENDALL
COMPREHENSIVE PLAN

Future Trail Plan

Pathway

- Existing Multi-Use Path
- Multi-Use Path Extension (County Plan)
- Multi-Use Path Extension (Municipal Plan)
- Bike Route Extension (County Plan)

Boundary

- County
- Township
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Street
- Railway Station
- Park-n-Ride Facility

DRAFT

0 1 2 3 4 Miles

N

2/25/2026

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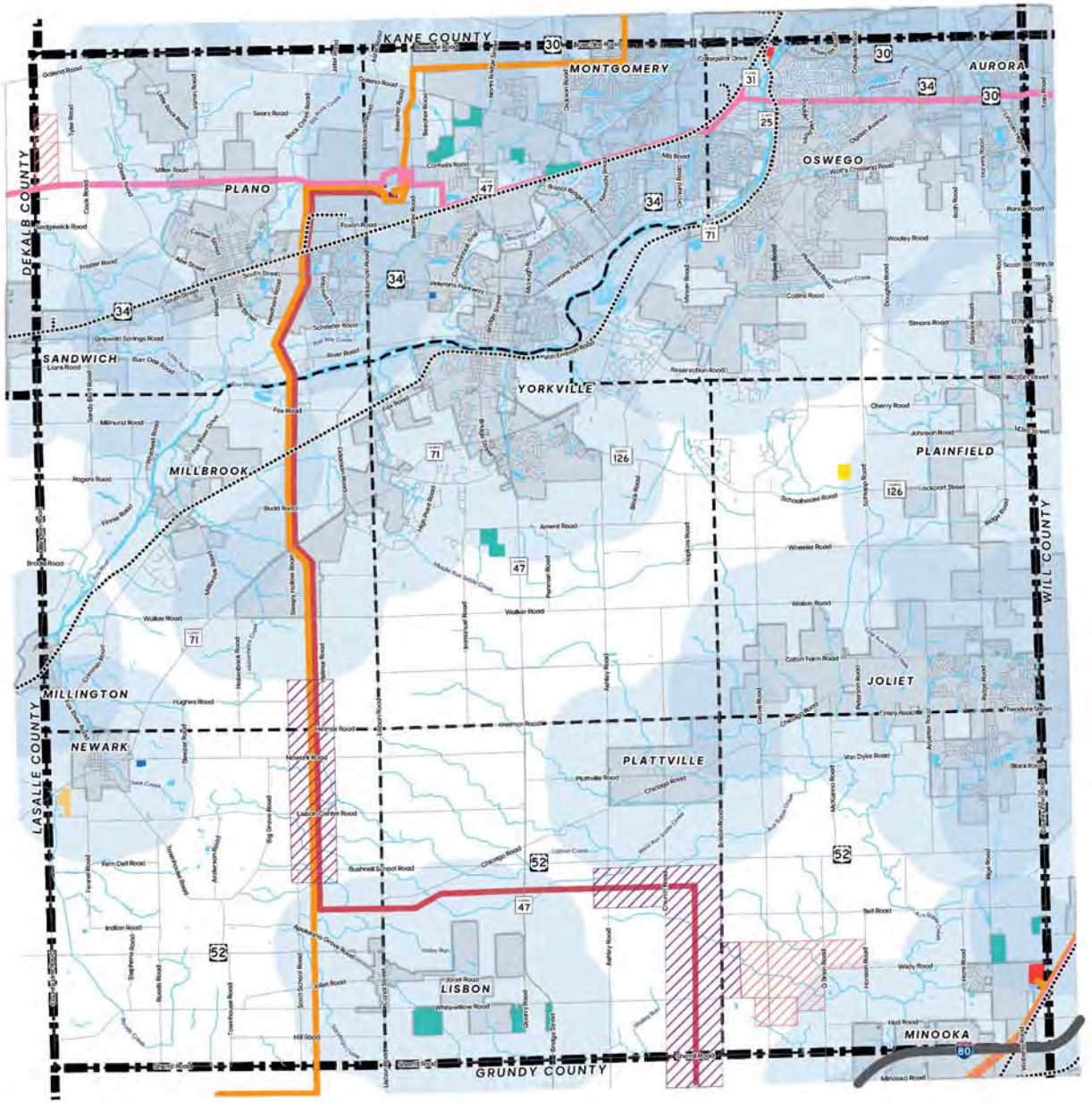
Energy & Water

Energy

Water Supply

Wastewater Treatment

Stormwater Management



VISION KENDALL
COMPREHENSIVE PLAN

Alternative Energy Opportunity Map

Solar Farm Development

- Completed
- Under Construction
- Approved
- Proposed
- Opportunity (Municipal)
- Opportunity (County)

Electric Transmission Infrastructure

- Power Plant
- Substation
- 138 Kilovolts Transmission Line
- 345 Kilovolts Transmission Line
- 765 Kilovolts Transmission Line

Boundary

- County
- Township
- Municipal
- 1.5-Mile Planning Area

Other

- Water
- Street
- Railroad

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0 1 2 3 4 Miles

N

2/25/2026

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Economic Prosperity

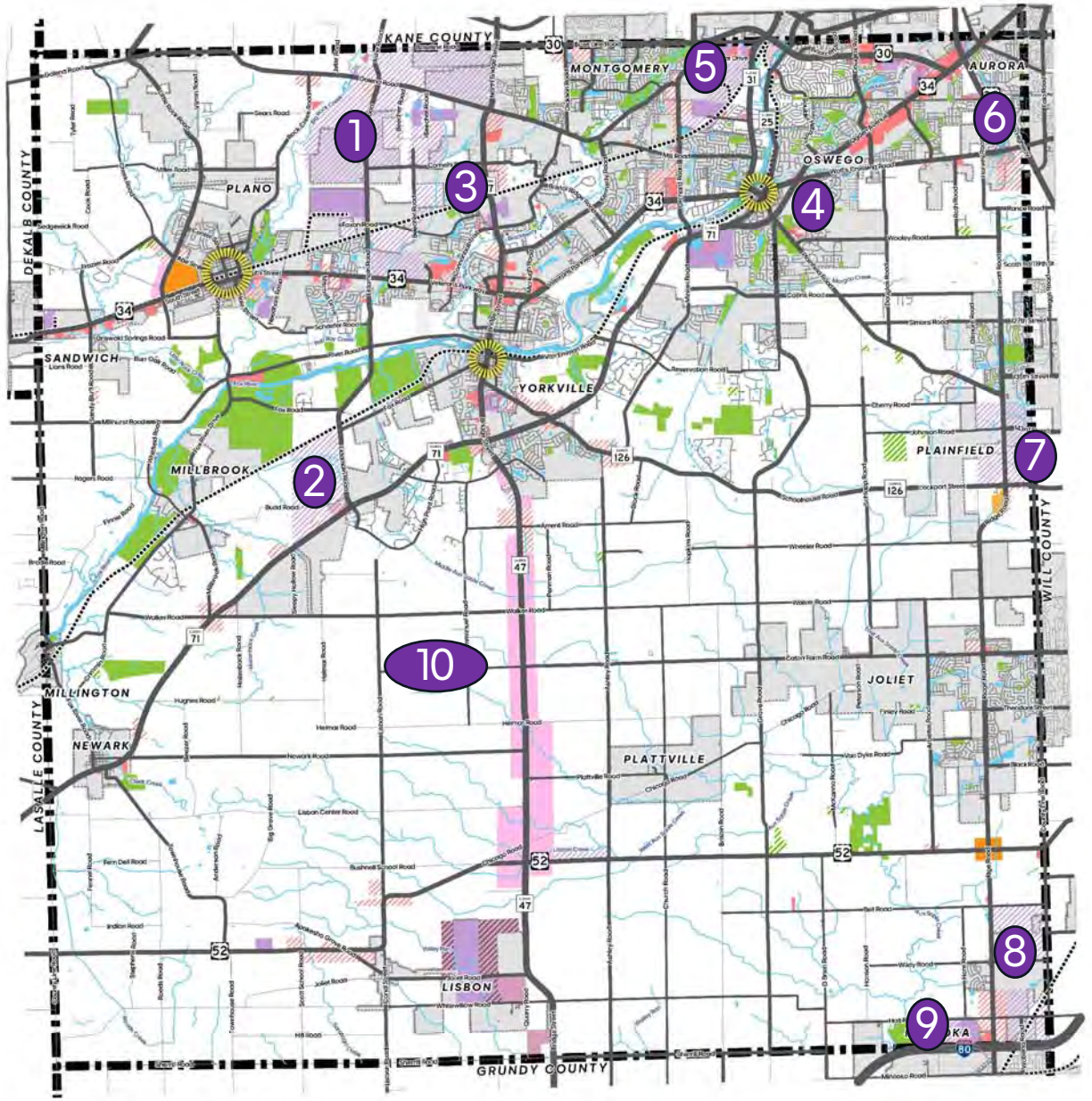
Industry

Goods & Services

Tourism

Industrial Opportunity Areas

1. Eldamain Corridor
2. Route 71 and Eldamain
3. Route 47 & BN (Wrigley, Yorkville Business Center)
4. Stonehill Drive Corridor
5. The Grid and Environs
6. Route 30 & Treasure Drive
7. Ridge Road North/Plainfield
8. Ridge Road South/Minooka
9. I-80 Corridor
10. Central Route 47 Transportation Corridor



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

DRAFT

0 1 2 3 4 Miles

2/25/2026

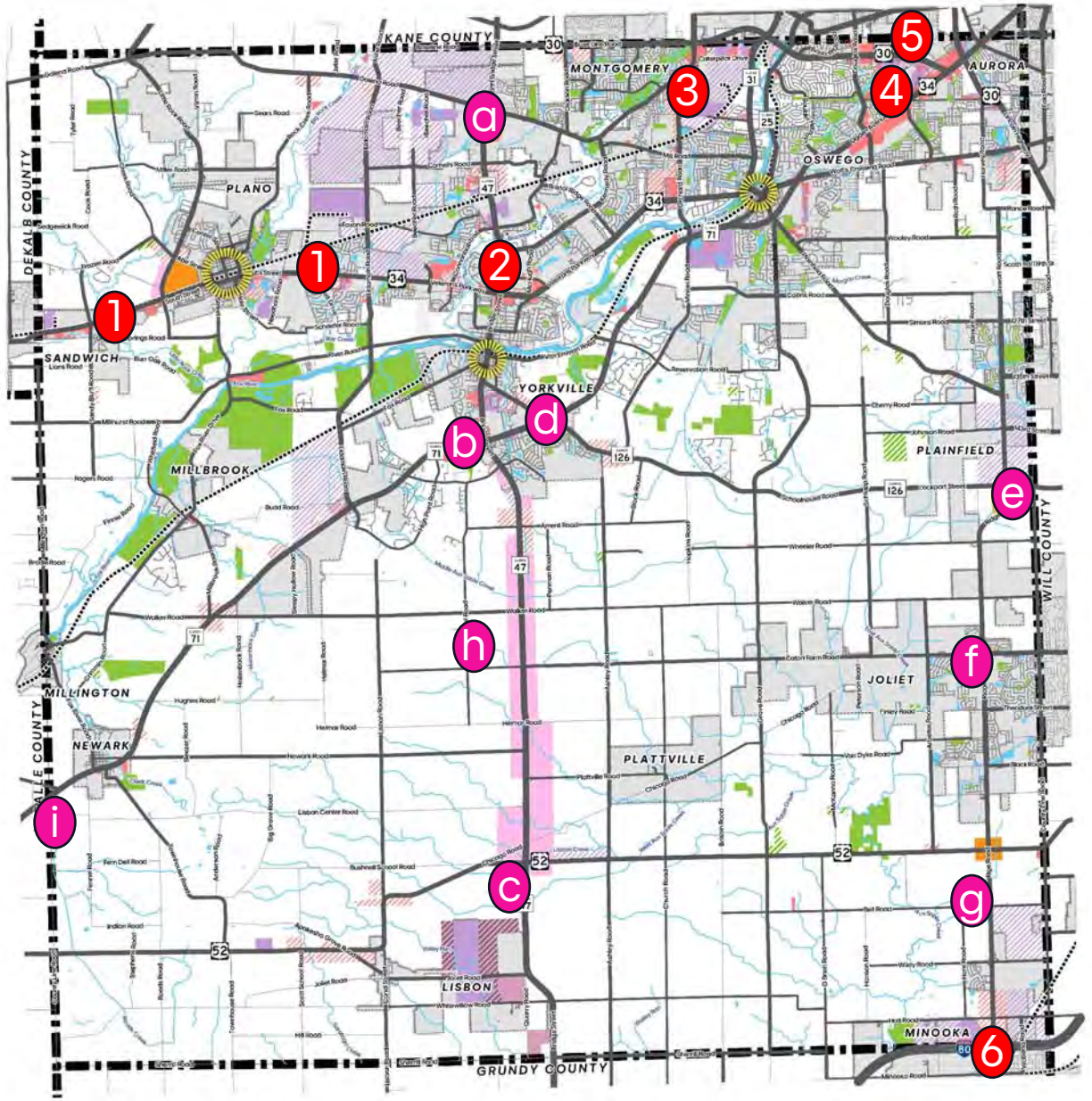
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Major Regional Retail Opportunities

1. Route 34 West
2. Route 47 and Route 34
3. Orchard Road
4. Route 34 East
5. Route 30
6. Ridge & I-80

Minor Regional Retail Opportunities

a. Route 47 and Galena
b. Route 47 and Route 71
c. Route 47 and Route 52
d. Route 126 and Route 71
e. Route 126 and Ridge
f. Ridge and Caton Farm
g. Ridge and 52
h. Route 47 South/Central at Key Intersections
i. Newark



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
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Matching Hatch Patterns Represent Planned or Under Construction

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- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

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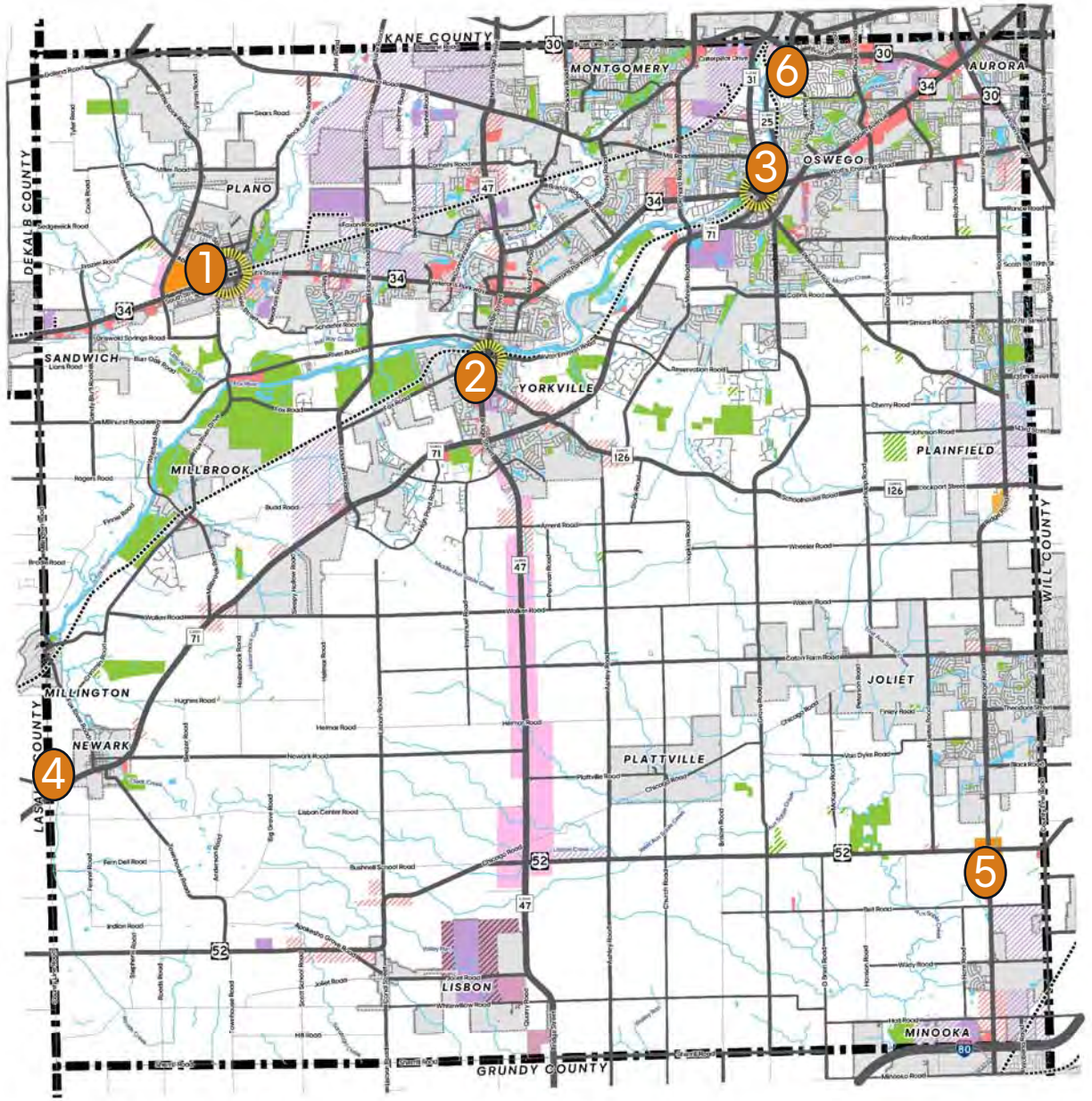
0 1 2 3 4 Miles

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Downtown/ Mixed Use Opportunities

1. Plano
2. Yorkville
3. Oswego
4. Newark
5. Ridge and 52
6. Boulder Hill Market



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

DRAFT

0 1 2 3 4 Miles

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Tourism Opportunities

Agritourism and Attractions

1. Woody's Orchard
2. Keller Farms
3. Heap's Giant Pumpkin Farm
4. Gilted Edge Winery
5. Aranmore Farm + Polo Club

Banquet Facilities

1. Meadowhawk Lodge
2. Pickerell House
3. Ellis House
4. Kendall County Fair Grounds (The Venue)
5. Ashley Farm (9111 Ashley Rd., Yorkville)
6. Heartland Farm (5438 S. Schlapp Rd. Oswego)
7. Venue 5126 (5126 Stephens Rd. Oswego)
8. The Gaylord House
9. The Homestead (611 E. Main St., Plano)
10. Northfork Farm (1998 Johnson Rd., Oswego)
11. Whitetail Ridge Golf Club
12. Brighter Daze Farm (10978 Crimmins Rd., Newark)
13. Mathre 1916 (13889 Hughes Rd., Newark)

Indoor Entertainment Venues

1. Altitude Trampoline Park, Oswego
2. White Tail Ridge Golf Dome, Oswego
3. Sport Zone, Montgomery
4. GoPro Sports Dome

Recreational Amenities

1. The Fox River
2. Marge Cline Whitewater Course
3. Silver Springs State Fish & Wildlife Area
4. Forest Preserves
    1. Jay Woods
    2. Maramech
    3. Little Rock Creek
    4. Subat
    5. Fox River Bluffs
    6. Hoover
    7. Harris
    8. Richard Young
    9. Lyons
    10. Pickerell
    11. Reservation Woods
    12. Henneberry
    13. Millbrook North
    14. Millbrook South
    15. Shuh Suba Gah
    16. Millington
    17. Newark
    18. Ellis Equestrian Center
    19. Baker Woods
    20. Blackberry Creek
5. Fox River Trail
6. Fox Paintball (10389 Fox Dr., Newark)
7. Paint Pursuit Games (2940 Van Dyke Rd., Minooka)
8. Whitetail Ridge Golf Course
9. Blackberry Oaks Golf Course
10. Fox Bend Golf Course
11. Cedardell Golf Club
12. Raging Waves
13. Fox Valley YMCA (Plano)
14. Fox Valley YMCA East

Lodging Facilities

1. Hampton (Yorkville)
2. Holiday Inn Express (Yorkville)
3. Super 8 (Yorkville)
4. Opal Banquets and Hotel (577 E. Kendall Drive)
5. The Montcler (Sandwich)
6. AmericaInn (Oswego)
7. Best Western (Oswego)
8. The Homestead 1854, Plano

Museums

1. Little White School Museum
2. Chapel on the Green
3. Plano Historical Society Museum
4. Edith Farnsworth House
5. Ferndell
6. Kendall County Historical Society at Lyon Farm

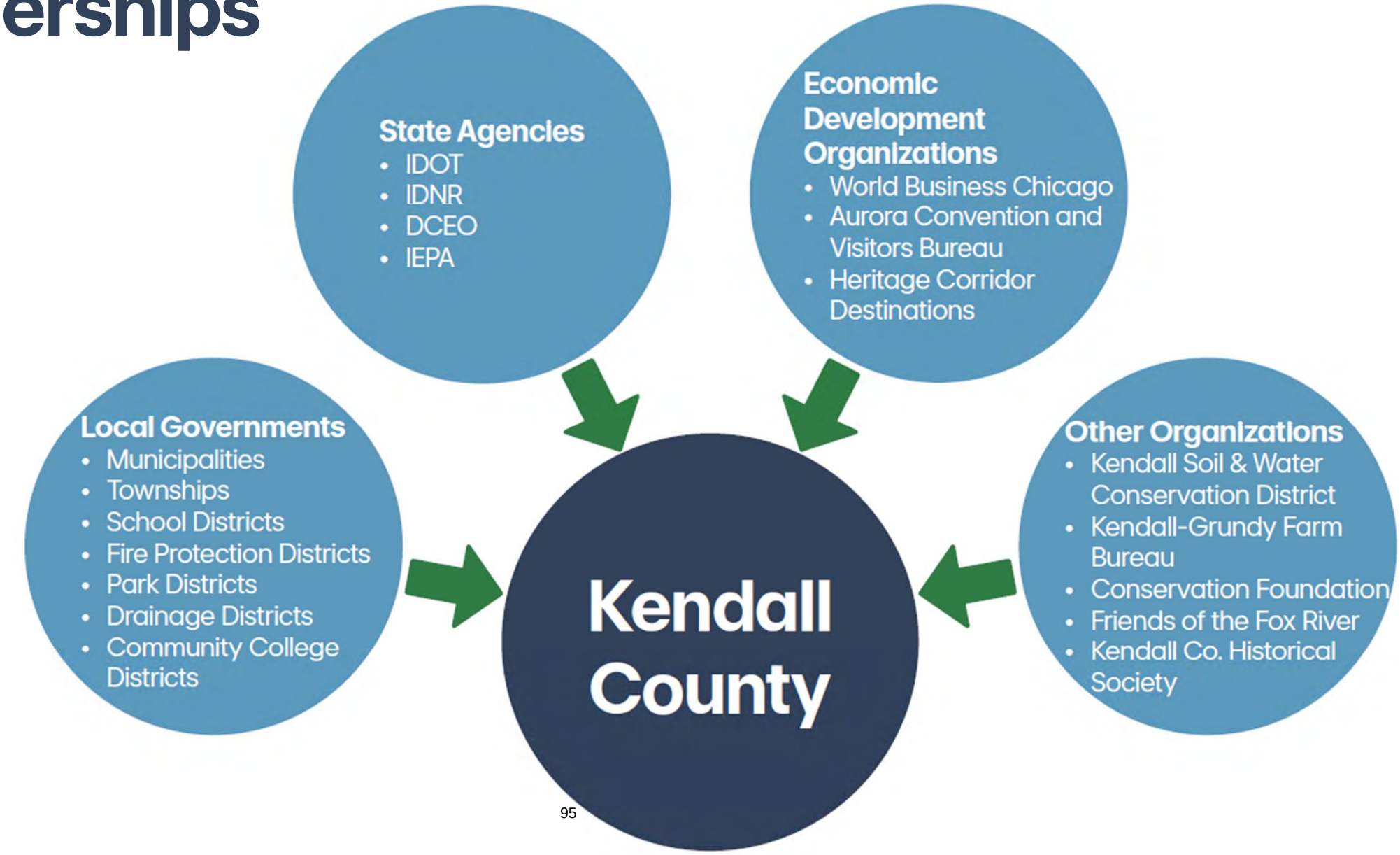
Implementation

Strategies

Coordination & Partnerships

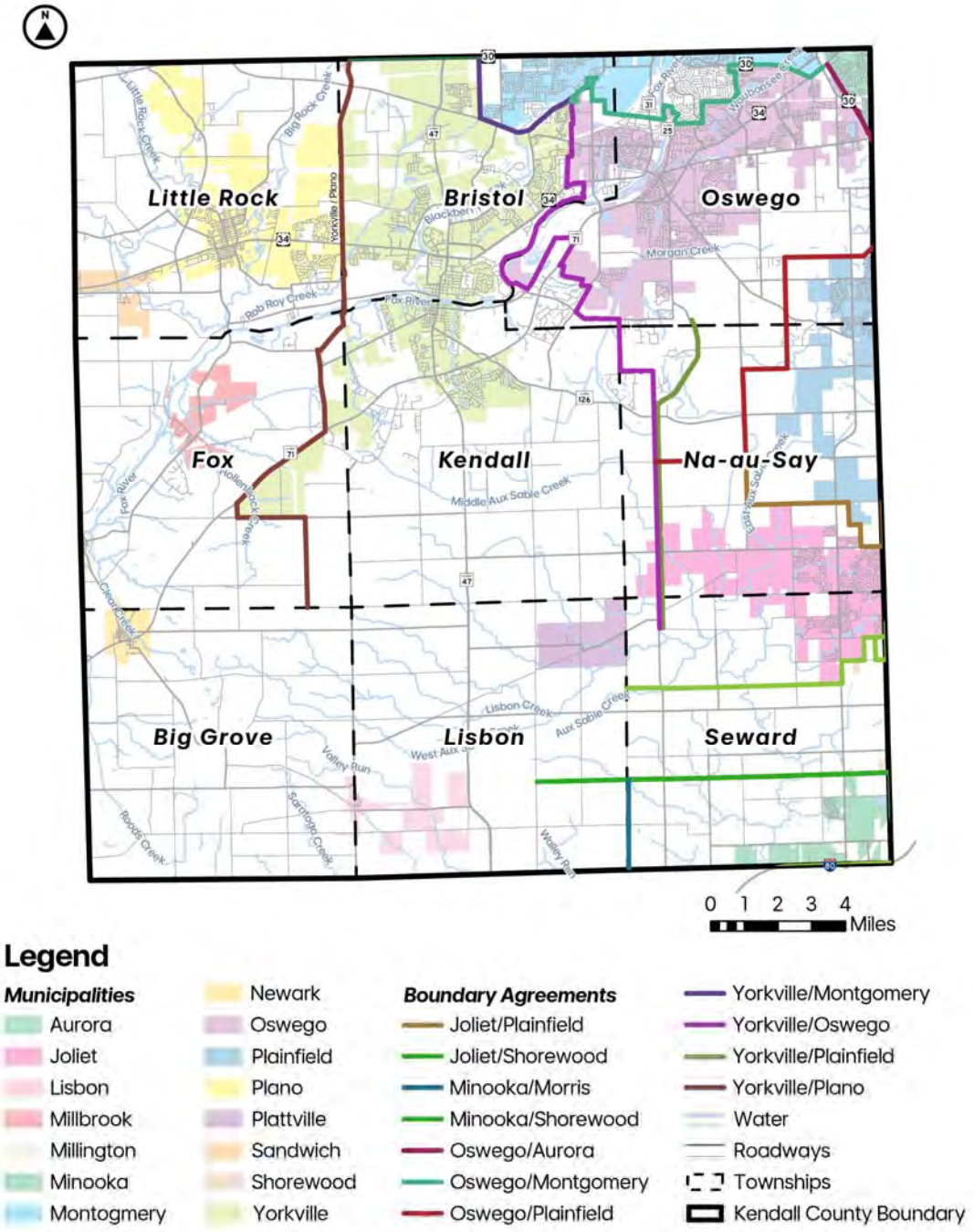
Tools (Ordinances, Grants, Legislation, etc.)

Partnerships



Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



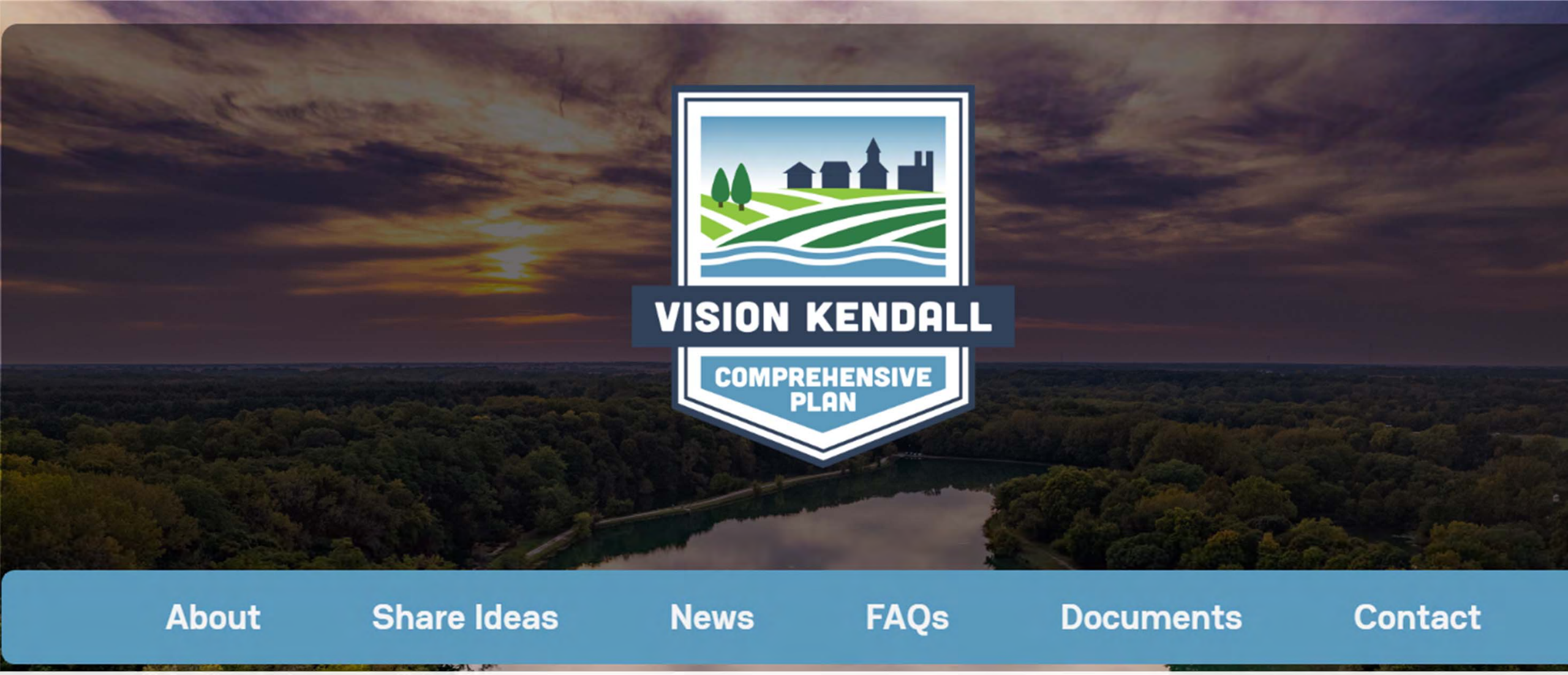
What's Next?

- Public Preview at Annual Meeting – Feb. 7
- Steering Committee Meeting – Feb. 25
- **5 Open House Workshops – Feb. & March**
- Steering Committee Recommendation – March 25
- Public Hearing – April 22?

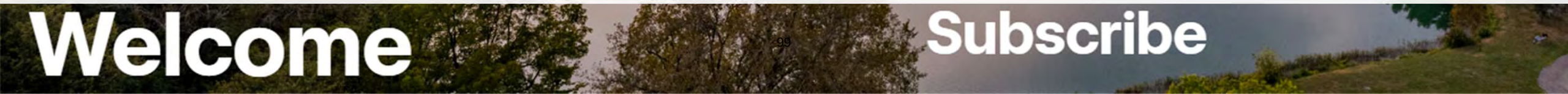
Southeast	Central	Southwest	Northeast	Northwest
▪ Feb. 26 ▪ Ellis House Forest Preserve	▪ Mar. 5 ▪ Kendall Township Building	▪ Mar. 11 ▪ Newark Library	▪ Mar. 12 ▪ Oswego Township Building	▪ Mar. 18 ▪ Plano Library

What Have Been Revised Since Draft 1

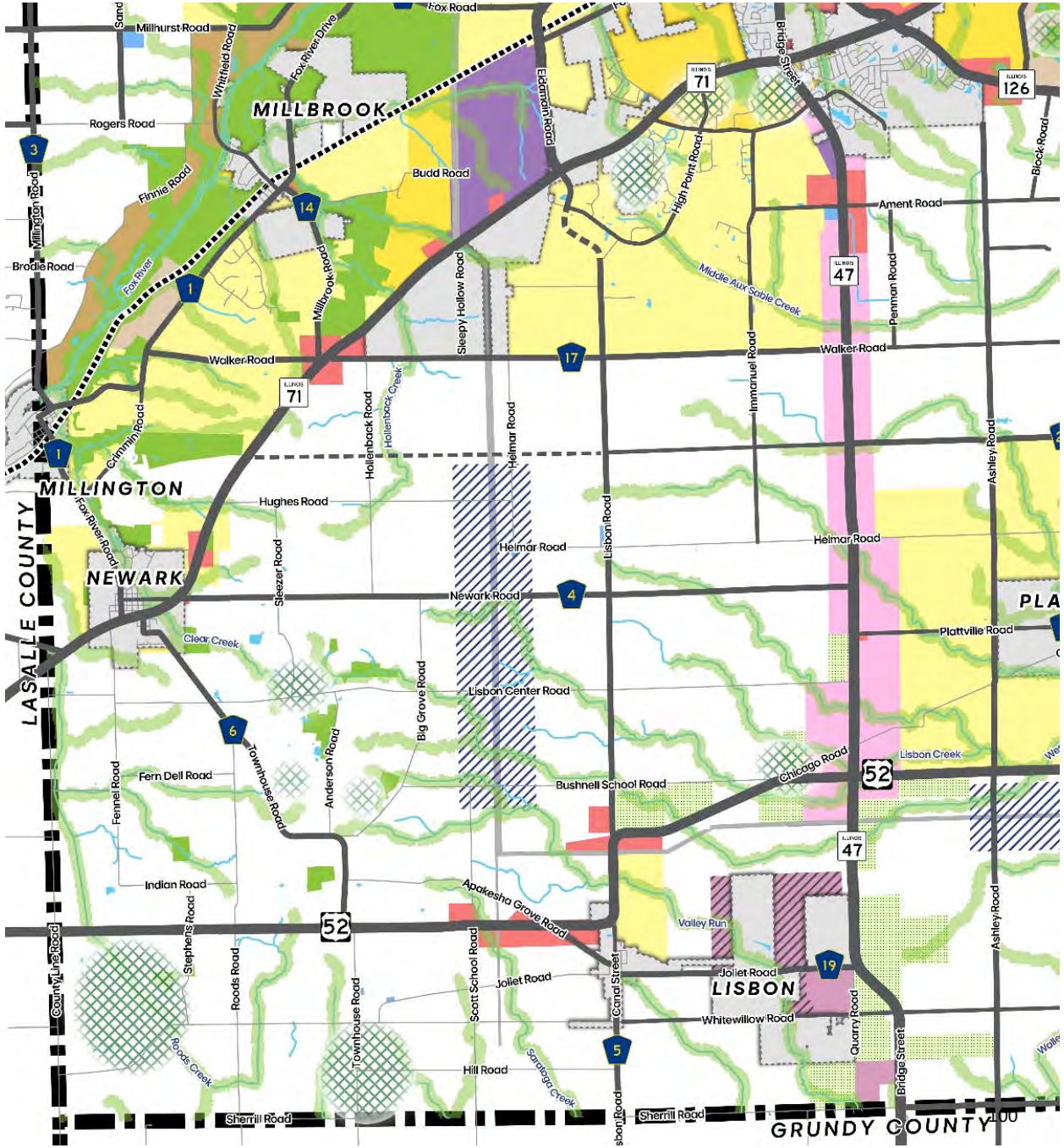
- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors



Visit www.VisionKendall.org for info.



Southwest



VISION KENDALL COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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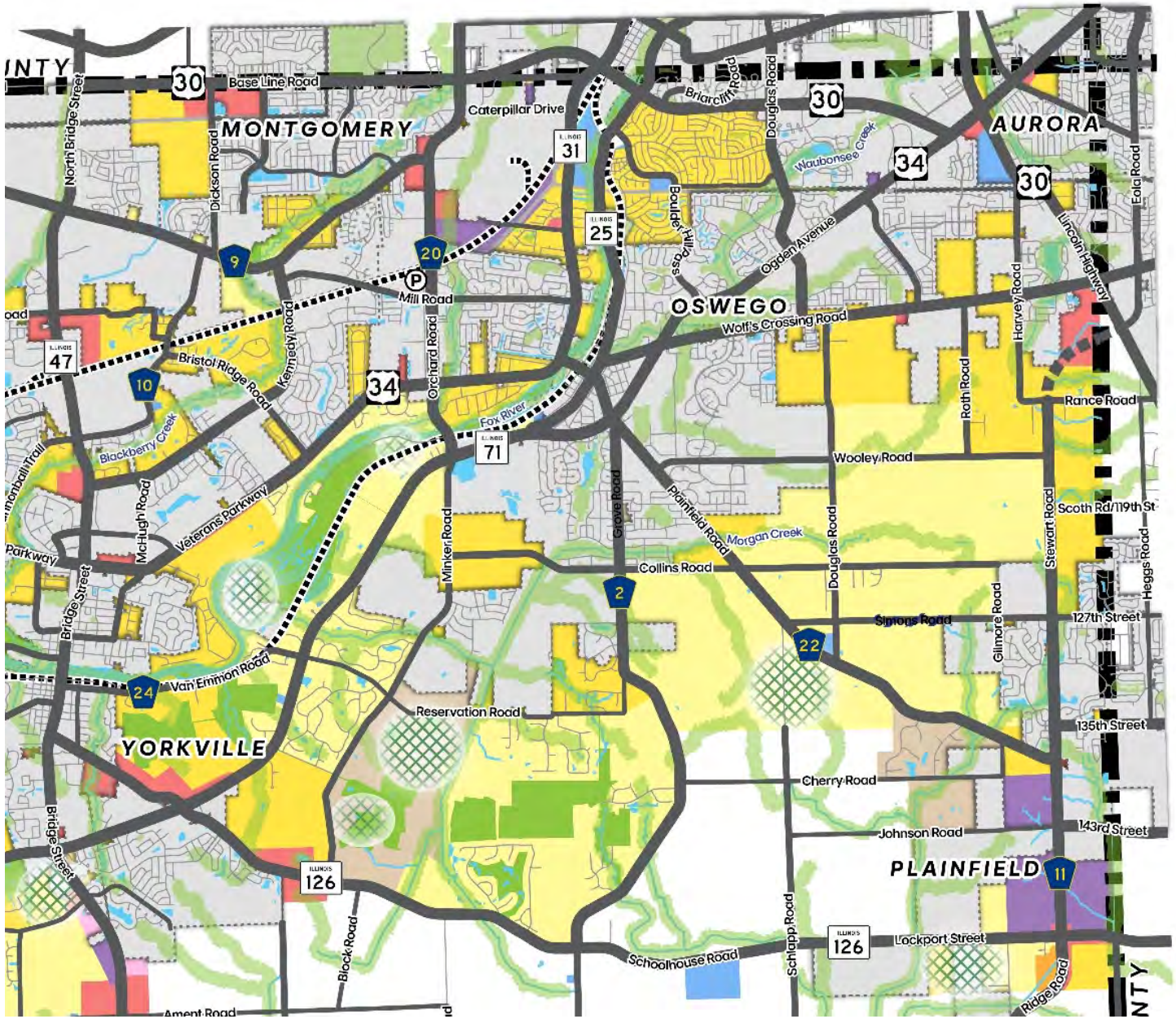
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Northeast



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
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Roadway

- Highway
- Arterial
- County Roadway Extension
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- Local

Boundary

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Other

- Water
- Railroad

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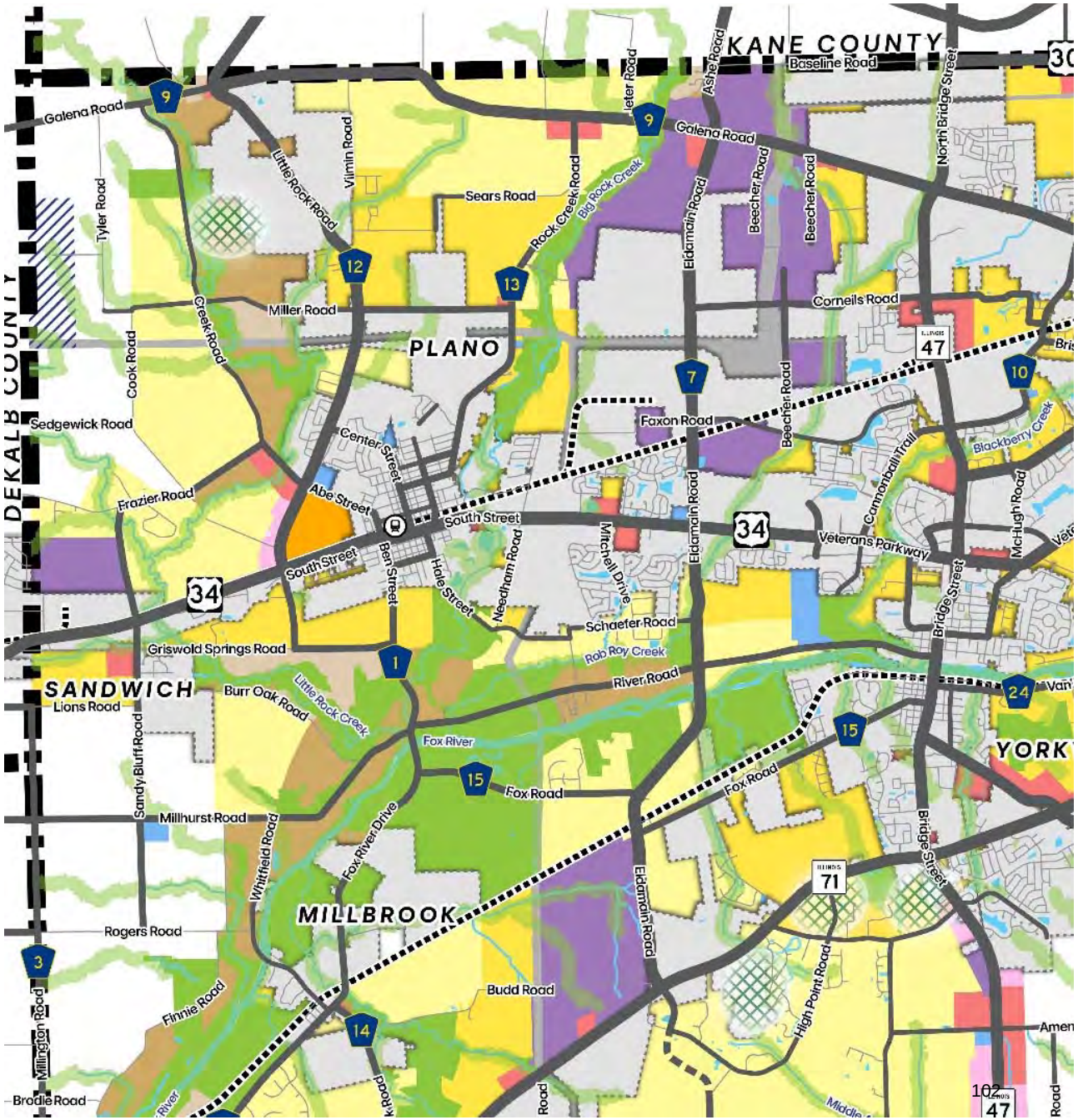
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Northwest





Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

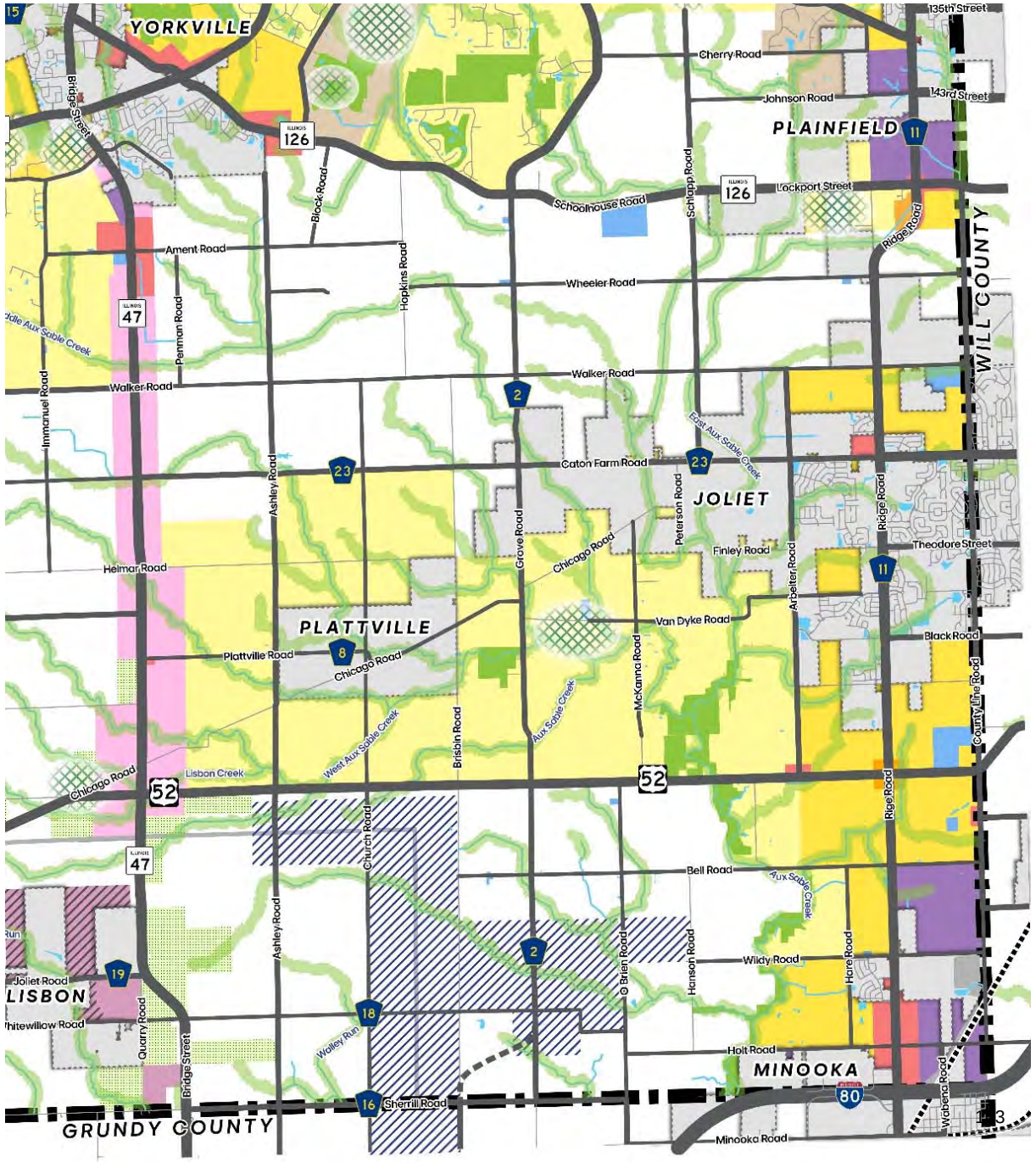
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0 1 2 3 4 Miles

2/25/2026

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Southeast



VISION KENDALL COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT

0 1 2 3 4 Miles

N

2/25/2026

teska

Matt Asselmeier

From: Sheri A. Pellegrini, Esq. <saplawoffice@mac.com>
Sent: Monday, March 2, 2026 9:39 AM
To: Matt Asselmeier; Michael Hoffman
Subject: [External]Written Request for Revision of Draft Comprehensive Plan

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attachments available until Apr 1, 2026

Good morning. Please see the attached, written request for revision of the Draft Comprehensive Plan. Also attached are copies of the related Kendall County Board Resolution, Declaration, and Ecological Assessment.

I currently intend to comment at the March 5, 2026 meeting of the Comprehensive Land Plan and Ordinance Committee and Regional Planning Commission. Please advise whether the attached will be distributed in advance, or whether I should bring copies for everyone.

Thank you,
Sheri Pellegrini

Sheri A. Pellegrini, Esq.
Law Office of Sheri Pellegrini
6700B Reservation Road
Yorkville, Illinois 60560
(630) 841-4556 phone
(877) 636-3091 fax
SAPLawOffice@mac.com

This message contains CONFIDENTIAL INFORMATION intended only for the use of the named addressee. If you have received this message in error, please notify this office by return email. Thank you.

Nothing herein should be interpreted as binding any client of the Law Office of Sheri Pellegrini, unless and until memorialized in a separate, written agreement signed by my client.

Click to Download
2026.03.02 Sheri Pellegrini Esq to Mike Hoffman Teska VP.pdf
34.3 MB

Click to Download
Aug 8 1996 Ecological Assessment.pdf
1.6 MB

LAW OFFICE OF SHERI PELLEGRINI
6700B RESERVATION ROAD
YORKVILLE, ILLINOIS 60560
SAPLawOffice@mac.com
(630) 841-4556

March 2, 2026

Mr. Michael E. Hoffman
Teska Associates, Inc.
627 Grove Street
Evanston, Illinois 60201

Re: Kendall County Comprehensive Plan - Additional Open Space Opportunity
PINs: 05-01-100-012, -013, -014 and 02-36-300-008, -009

Dear Mr. Hoffman,

Pursuant to Kendall County Board Resolution #97-18, Additional Open Space Opportunity overlays on the above properties, which were added to the February 11, 2026 version of the Draft Plan, should be removed and returned to Rural Estate Residential. Please make this correction before the March 12, 2026 meeting.

I am the litigation attorney who met with you at the Comprehensive Land Plan meeting on February 25, 2025. I gave you a copy of Board Resolution #97-18 (attached) and reminded you that Kendall County decided that the previous Natural Resource Area overlay on the properties should be removed.

Open Space Opportunity is merely a rebranded Natural Resource Area. In 1997, Natural Resource Areas were "wetlands . . . surface water, woodland coverage of 5 acres or more, prairie, savannas, and scenic areas . . . environmental corridors or greenways . . . that link open space areas." (LRMP March 1994). In 2026, Natural Resource Areas are replaced with Open Spaces, which are "conservation areas, non-public open space in a natural state, trails or greenways, and waterbodies." (Draft Plan, Feb. 11, 2026).

For litigation purposes, assigning Open Space Opportunity to these particular properties may constitute intentional conduct by Teska Associates (i.e., subject to punitive damages) by virtue of the fact that you and Mr. Lee Brown personally and materially participated in the 1997 hearings that resulted in Kendall County Board Resolution #97-18. I hope that this is merely an oversight which will be resolved promptly and without Court intervention.

Map excerpts are attached to assist you in identifying the properties from which to remove the Open Space overlays and any other such designations. I appreciate your kind attention to this matter.

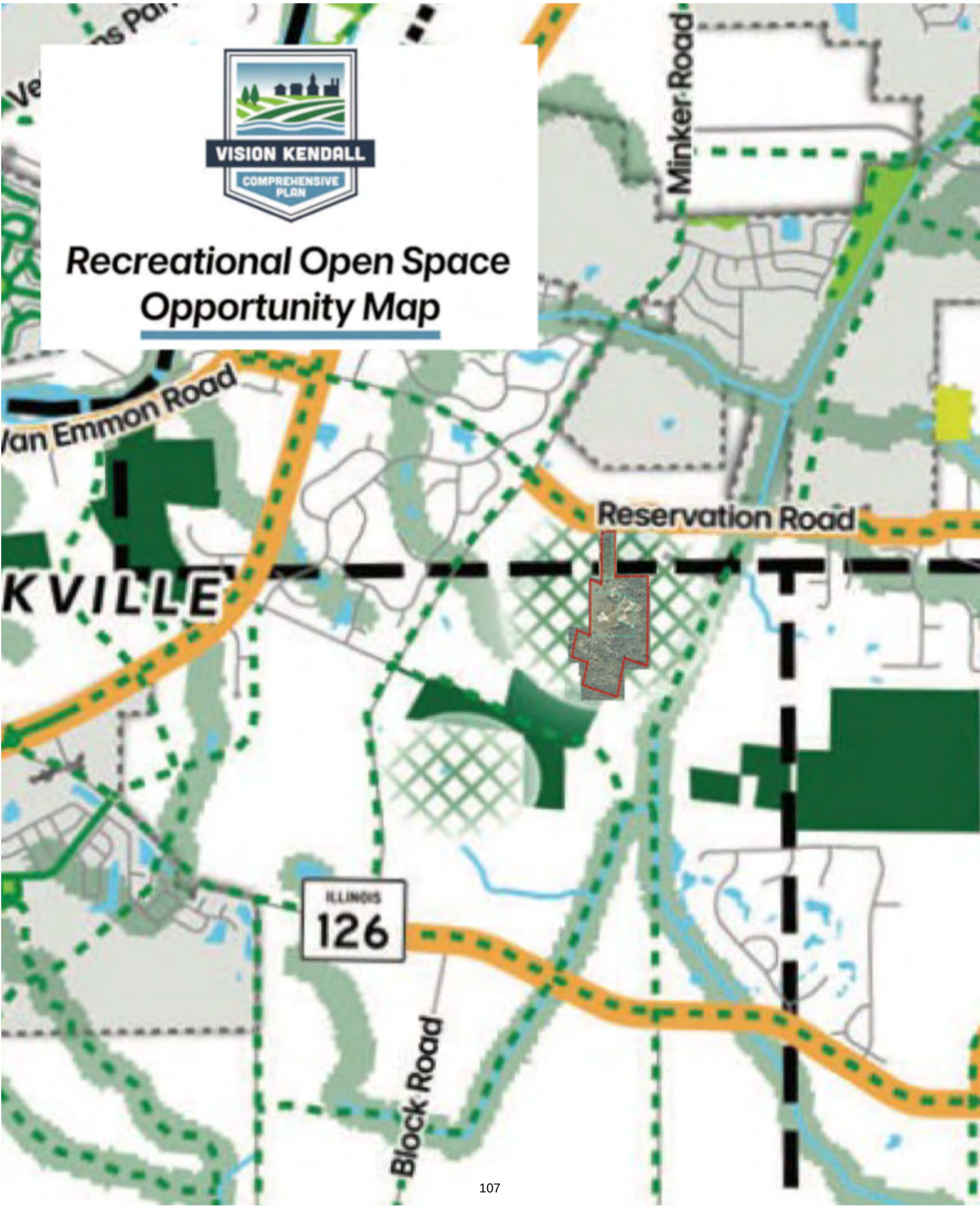
Sincerely,

[redacted]

Sheri A. Pellegrini

cc: Mr. Matt Asselmeier
Director, PBZ


VISION KENDALL
COMPREHENSIVE PLAN
Future Land Use Map
Minkler Road
Van Emmon Road
Reservation Road
KVILLE
ILLINOIS
126
Block Road


VISION KENDALL
COMPREHENSIVE PLAN
Recreational Open Space Opportunity Map
Minker Road
Van Emmon Road
Reservation Road
KVILLE
ILLINOIS
126
Block Road

RESOLUTION #97 -18

In the matter of an amendment of designation to the Kendall County Land Resource Management Plan.

Whereas, Stan and Launa Jorgensen did petition the Kendall County Regional Planning Commission to remove the **"natural resource area"** designation, as depicted on the Land Resource Management Plan map, from their 64 acre parcel of property located approximately 1 mile north of Illinois State Route 126 on the east of Minkler Road in Kendall Township, (NW Section 1, Township 36N, Range 7E) having the common address of 6700A Reservation Road, Yorkville, Illinois.

Whereas, an ecological study was done by the S/E Group which concluded that the property has no natural resource area that would warrant preservation at this time or for any long-term natural area planning purposes.

Whereas, further independent reviews were done by the Illinois Department of Natural Resources and by Mike Hoffman from Teska and Associates which revealed that there were no threatened or endangered species on the site and no natural areas on the State of Illinois inventory.

Whereas, the Kendall County Regional Planning Commission held a public hearing on May 28, 1997 and after hearing all testimony did vote to remove the "natural resource area" from the entire 64 acres of the Jorgensen property.

Therefore, on this 17th day of June, 1997, the County Board of Kendall County, Illinois does pass this resolution to authorize the amendment to the Kendall County Land Resource Management Plan as petitioned.

[redacted]
Chairman, County Board of
Kendall County, Illinois

ATTEST: [redacted]
County Clerk

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, Paul Anderson, Clerk in and for the County and State aforesaid, and legal Custodian of the records, files and seal of said County do hereby certify this is a full and complete copy of the original document filed in my office on June 17, 1997.

Dated at Yorkville, Illinois, this 3rd day of March 20 00

[redacted]
County Clerk

THE S/E GROUP
Professional Engineers & Scientists

August 22, 1996

Law Offices of Sheri Pellegrini
2015 Maplewood Circle
Suite 200
Naperville, Illinois 60563

Attention: Sheri Pellegrini, Attorney At Law

Subject: Preliminary Ecological Assessment
64-Acre Property
Kendall Township, Kendall County, Illinois

Dear Mrs. Pellegrini:

You have retained The S/E Group to evaluate the March 1994, *Kendall County Land Resource Management Plan* (LRMP) in relation to the 64-acre property owned by your parents, Stan and Launa Jorgensen, and to conduct an ecological assessment of the site. We have reviewed and evaluated LRMP and its *Kendall County Resource Management Concept Plan* exhibit and December 1992, *Kendall County Environmental Factors* exhibit. On June 11, 1996, we visited the site and performed an ecological assessment of the entire 64-acre property.

The purpose of the evaluation was to evaluate the accuracy of the LRMP, which appears to have designated the northwest portion of the property as a "Natural Resource Area". The definition of a "Natural Resource Area," given on page 37 in the LRMP, is "lands with such a unique environmental characteristics that they deserve to determine the land use. These characteristics include wetlands, floodplains, prime aquifer recharge areas, surface water, woodland coverage of 5 acres or more, prairie, savannas, and scenic areas".

SUMMARY

Based on the ecological assessment of the vegetation of the 64-acre subject property, it is our conclusion that the property has no natural area significance that would warrant preservation nor similar designation for long-term natural area planning purposes. This conclusion is based on the floristic quality data generated from the Gerould S. Wilhelm and Linda A. Masters method to evaluate vegetative quality of an area. In addition, the designated "Natural Resource Area" is not consistent with the *Environmental Factors* exhibit nor current site conditions. Accordingly, the designation of a portion of the subject property as a "Natural Resource Area" appears to be erroneous.

PRELIMINARY ECOLOGICAL ASSESSMENT

The subject property is located approximately 1 mile north of Illinois State Route 126 on the east side of Minkler Road in Kendall Township, Kendall County, Illinois (NW Section 1, Township 36N, Range 7E). The property is approximately 64 acres in size and consists primarily of sugar maple

woods, hawthorn dominated woods, and early successional species typical of old field vegetation. One small, low quality, isolated wetland is located in the northern portion of the property, as well as several vertically cut stream channels in the southern portion. The subject property is surrounded by an oak-hickory woodland on the east, south, and west sides, and agricultural land on the north.

Exhibit I, a 1" = 200', April, 1994, aerial photograph showing the subject property, is enclosed with this correspondence. As shown on this exhibit, the subject property has been divided into four areas (Area 1, 2, 3, and 4). The basis of these divisions was mainly on the vegetative composition of each particular area.

A floristic inventory of each area was conducted during the field visit and was analyzed with the August 1994 version of the Floristic Quality Assessment (FQA) system to evaluate the vegetative quality of each area quantitatively. The FQA is a widely used technique for quantifiable assessment of the vegetation in a defined area, and has been developed by former staff of the Morton Arboretum, Gerould S. Wilhelm and Linda A. Masters. Using the FQA, the presence of each plant species is noted, and a list is generated through a computer program that leads to calculations of various floristic quality data. The floristic quality data for an area indicate its quality as a natural area.

One indicator of the degree of disturbance and vegetative quality at an area is the calculated Native Floristic Quality Index (Native FQI). Areas registering Native FQI values less than 20 have no significance from a natural area perspective. Areas with Native FQI values higher than 35 possess sufficient conservatism and richness to be of profound importance from a regional perspective. Areas registering in the 50's and higher are extremely rare and are of paramount importance.

Provided below is a detailed description of the plant communities located in each of the four designated areas of the property.

Area 1

This area refers to the far northeastern corner and the east-central portion of the property, which comprises approximately 25% of the subject property, and consists of sugar maple (*Acer saccharum*) woods. Historically, these two areas, designated as "Area 1", were most likely similar in vegetative structure as the adjacent oak-hickory dominated woodland to the south and east of the property. Through historical clearing of woody vegetation in these two areas, as well as fire suppression, sugar maple has slowly replaced a once oak-hickory dominated woodland.

In addition, two deeply cut channels indicated as intermittent waterways in the *Soil Survey of Kendall County, Illinois*, are located in the east-central portion of this area.

The following list contains plant species evident in Area 1 during the June 11, 1996, inspection.

FLORISTIC QUALITY DATA	NATIVE	95.3%	ADVENTIVE	4.7%
61 NATIVE SPECIES	12 Tree	18.8%	0 Tree	0.0%
64 Total Species	2 Shrub	3.1%	1 Shrub	1.6%
3.67 NATIVE MEAN C	2 W-Vine	3.1%	0 W-Vine	0.0%

3.50	W/Adventives	1	H-Vine	1.6%	0	H-Vine	0.0%
28.68	NATIVE FQI	33	P-Forb	51.6%	1	P-Forb	1.6%
28.00	W/Adventives	1	B-Forb	1.6%	1	B-Forb	1.6%
1.1	NATIVE MEAN W	5	A-Forb	7.8%	0	A-Forb	0.0%
1.1	W/Adventives	1	P-Grass	1.6%	0	P-Grass	0.0%
AVG:	FACULTATIVE (-)	0	A-Grass	0.0%	0	A-Grass	0.0%
		4	P-Sedge	6.3%	0	P-Sedge	0.0%
		0	A-Sedge	0.0%	0	A-Sedge	0.0%
		0	Cryptogam	0.0%			

ACRONYM	C	SCIENTIFIC NAME	W	WETNESS	PHYSIOG.	COMMON NAME
ACESAU	3	Acer saccharum	3	FACU	Nt TREE	SUGAR MAPLE
AGRGRY	2	Agrimonia gryposepala	2	FACU+	Nt P-FORB	TALL AGRIMONY
ALITRI	4	Alisma triviale	-5	OBL	Nt P-FORB	WATER PLANTAIN
ALLPET	*	ALLIARIA PETIOLATA	0	FAC	Ad B-FORB	GARLIC MUSTARD
ALLCER	7	Allium cernuum	1	[FAC-]	Nt P-FORB	NODDING WILD ONION
ARIDRA	7	Arisaema dracontium	-3	FACW	Nt P-FORB	GREEN DRAGON
ARITRI	4	Arisaema triphyllum	-2	FACW-	Nt P-FORB	JACK-IN-THE-PULPIT
ASTSAD	2	Aster sagittifolius drummondii	3	[FACU]	Nt P-FORB	DRUMMOND'S ASTER
ASTSIS	3	Aster simplex	-5	OBL	Nt P-FORB	PANICLED ASTER
CXPENS	5	Carex pensylvanica	5	UPL	Nt P-SEDGE	COMMON OAK SEDGE
CXROSE	4	Carex rosea	5	UPL	Nt P-SEDGE	CURLY-STYLED WOOD SEDGE
CXSPEA	5	Carex sp. A	-3	[FACW]	Nt P-SEDGE	CAREX SPECIES A
CXSPEB	5	Carex sp. B	-3	[FACW]	Nt P-SEDGE	CAREX SPECIES B
CAROVT	5	Carya ovata	3	FACU	Nt TREE	SHAGBARK HICKORY
CELOCC	3	Celtis occidentalis	1	FAC-	Nt TREE	HACKBERRY
CIRLUC	1	Circaea lutetiana canadensis	3	FACU	Nt P-FORB	ENCHANTER'S NIGHTSHADE
CLAVIR	2	Claytonia virginica	3	FACU	Nt P-FORB	SPRING BEAUTY
DENLAC	5	Dentaria laciniata	3	FACU	Nt P-FORB	TOOTHWORT
ELLNYC	2	Ellisia nyctelea	-1	FAC+	Nt A-FORB	AUNT LUCY
ERIANS	0	Erigeron annuus	1	FAC-	Nt B-FORB	ANNUAL FLEABANE
ERYALB	5	Erythronium albidum	5	UPL	Nt P-FORB	WHITE TROUT LILY
EUPRUG	4	Eupatorium rugosum	5	UPL	Nt P-FORB	WHITE SNAKEROOT
FLOPRO	8	Floerkea proserpinacoides	-1	FAC+	Nt A-FORB	FALSE MERMAID
FRAPES	1	Fraxinus pennsylvanica subintegerrima	0	FAC	Nt TREE	GREEN ASH
GALAPA	1	Galium aparine	3	FACU	Nt A-FORB	ANNUAL BEDSTRAW
GALMOL	*	GALIUM MOLLUGO	5	UPL	Ad P-FORB	WHITE BEDSTRAW
GERMAC	4	Geranium maculatum	5	[UPL]	Nt P-FORB	WILD GERANIUM
GEUCAN	1	Geum canadense	0	FAC	Nt P-FORB	WOOD AVENS
GEULAT	2	Geum laciniatum trichocarpum	-3	FACW	Nt P-FORB	ROUGH AVENS
GLYSTR	4	Glyceria striata	-3	[FACW]	Nt P-GRASS	FOWL MANNA GRASS
HYDVIR	5	Hydrophyllum virginianum	0	[FAC]	Nt P-FORB	VIRGINIA WATERLEAF
IMPCAP	3	Impatiens capensis	-3	FACW	Nt A-FORB	ORANGE JEWELWEED
JUGNIG	5	Juglans nigra	3	FACU	Nt TREE	BLACK WALNUT
MERVIR	5	Mertensia virginica	-3	FACW	Nt P-FORB	VIRGINIA BLUEBELLS
OSTVIR	5	Ostrya virginiana	4	FACU-	Nt TREE	HOP HORNBEAM
OXAEUR	0	Oxalis europaea	3	FACU	Nt P-FORB	TALL WOOD SORREL
PARQUI	2	Parthenocissus quinquefolia	1	FAC-	Nt W-VINE	VIRGINIA CREEPER
PHLDIV	5	Phlox divaricata	3	FACU	Nt P-FORB	WOODLAND PHLOX
POLCAL	3	Polygonatum canaliculatum	3	FACU	Nt P-FORB	SMOOTH SOLOMON'S SEAL
POLGVI	2	Polygonum virginianum	0	FAC	Nt P-FORB	WOODLAND KNOTWEED
POPDEL	2	Populus deltoides	-1	FAC+	Nt TREE	EASTERN COTTONWOOD
POTSIS	4	Potentilla simplex	4	FACU-	Nt P-FORB	COMMON CINQUEFOIL
PREALB	5	Prenanthes alba	3	FACU	Nt P-FORB	LION'S FOOT
PRUSER	1	Prunus serotina	3	FACU	Nt TREE	WILD BLACK CHERRY
QUEALB	5	Quercus alba	0	FAC	Nt TREE	WHITE OAK
QUERUB	7	Quercus rubra	3	FACU	Nt TREE	RED OAK
RANABO	0	Ranunculus abortivus	-2	FACW-	Nt A-FORB	SMALL-FLOWERED BUTTERCUP
RANSEP	5	Ranunculus septentrionalis	-4	FACW+	Nt P-FORB	SWAMP BUTTERCUP
RHURAD	2	Rhus radicans	-1	FAC+	Nt W-VINE	POISON IVY
RIBAME	7	Ribes americanum	-3	FACW	Nt SHRUB	WILD BLACK CURRANT
ROSMUL	*	ROSA MULTIFLORA	3	FACU	Ad SHRUB	MULTIFLORA ROSE
RUBOCC	2	Rubus occidentalis	5	UPL	Nt SHRUB	BLACK RASPBERRY
SANCAD	6	Sanguinaria canadensis	4	FACU-	Nt P-FORB	BLOODROOT
SANGRE	2	Sanicula gregaria	-1	FAC+	Nt P-FORB	CLUSTERED BLACK SNAKEROOT
SENPAU	6	Senecio pauperculus	-1	FAC+	Nt P-FORB	BALSAM RAGWORT
SMIRAC	3	Smilacina racemosa	3	FACU	Nt P-FORB	FALSE SOLOMON'S SEAL
SMIECI	5	Smilax ecirrhata	5	UPL	Nt P-FORB	UPRIGHT CARRION FLOWER

SMILAS	5 Smilax lasioneura	5 [UPL]	Nt H-VINE	COMMON CARRION FLOWER
SOLULM	5 Solidago ulmifolia	5 UPL	Nt P-FORB	ELM-LEAVED GOLDENROD
TILAME	5 Tilia americana	3 FACU	Nt TREE	AMERICAN LINDEN
TRIREC	5 Trillium recurvatum	4 FACU-	Nt P-FORB	RED TRILLIUM
ULMAME	3 Ulmus americana	-2 FACW-	Nt TREE	AMERICAN ELM
URTPRO	2 Urtica procera	-1 FAC+	Nt P-FORB	TALL NETTLE
VIOSOR	3 Viola sororia	1 FAC-	Nt P-FORB	COMMON BLUE VIOLET

As indicated by the above list, the sugar maple woods contained a diverse groundcover of native herbaceous vegetation, with a very low component of adventive shrubs. This rich groundcover layer contained several conservative plants, such as green dragon (*Arisaema dracontium*), wild leek (*Allium tricoccum*), and false mermaid (*Floerkea proserpinacoides*), which indicate that the area historically has been subject to minimal disturbance following clearing. Based on the calculated Native FQI value of 28.68, this area is of marginal natural area significance at best, since a value of 35 indicates an area that possess sufficient conservatism and richness to be of profound importance from a regional perspective.

Area 2

This area comprised most of the northwestern portion of the property and consisted of early successional species typical of old field vegetation. The most abundant species in this area were non-native and included Hungarian brome (*Bromus inermis*), yarrow (*Achillea millefolium*), Kentucky blue grass (*Poa pratensis*), wild carrot (*Daucus carota*), and red clover (*Trifolium pratense*).

The following list contains plant species evident in Area 2 during the June 11, 1996, inspection.

FLORISTIC QUALITY DATA		NATIVE	48.5%	ADVENTIVE	51.5%
16	NATIVE SPECIES	5 Tree	15.2%	0 Tree	0.0%
33	Total Species	1 Shrub	3.0%	3 Shrub	9.1%
1.88	NATIVE MEAN C	2 W-Vine	6.1%	0 W-Vine	0.0%
0.91	W/Adventives	0 H-Vine	0.0%	0 H-Vine	0.0%
7.50	NATIVE FQI	6 P-Forb	18.2%	7 P-Forb	21.2%
5.22	W/Adventives	0 B-Forb	0.0%	3 B-Forb	9.1%
0.8	NATIVE MEAN W	0 A-Forb	0.0%	0 A-Forb	0.0%
2.0	W/Adventives	0 P-Grass	0.0%	4 P-Grass	12.1%
AVG:	FACULTATIVE (-)	0 A-Grass	0.0%	0 A-Grass	0.0%
		2 P-Sedge	6.1%	0 P-Sedge	0.0%
		0 A-Sedge	0.0%	0 A-Sedge	0.0%
		0 Cryptogam	0.0%		

ACRONYM	C	SCIENTIFIC NAME	W	WETNESS	PHYSIOG.	COMMON NAME
ACENEG	0	Acer negundo	-2	FACW-	Nt TREE	BOX ELDER
ACHMIL	*	ACHILLEA MILLEFOLIUM	3	FACU	Ad P-FORB	YARROW
ASTPIL	0	Aster pilosus	2	FACU+	Nt P-FORB	HAIRY ASTER
BROINE	*	BROMUS INERMIS	5	UPL	Ad P-GRASS	HUNGARIAN BROME
CXBLAN	1	Carex blanda	0	FAC	Nt P-SEDGE	COMMON WOOD SEDGE
CHRLEP	*	CHRYSANTHEMUM LEUCANTHEMUM PINNATIFIDUM	5	UPL	Ad P-FORB	OX-EYE DAISY
CIRARV	*	CIRSIUM ARVENSE	5	UPL	Ad P-FORB	FIELD THISTLE
CORRAC	1	Cornus racemosa	-2	FACW-	Nt SHRUB	GRAY DOGWOOD
CRACRU	2	Crataegus crus-galli	0	FAC	Nt TREE	COCKSPUR HAWTHORN
CRAMOL	2	Crataegus mollis	4	FACU-	Nt TREE	DOWNY HAWTHORN
CYPESC	0	Cyperus esculentus	-1	[FAC+]	Nt P-SEDGE	FIELD NUT SEDGE
DACGLO	*	DACTYLIS GLOMERATA	3	FACU	Ad P-GRASS	ORCHARD GRASS
DAUCAR	*	DAUCUS CAROTA	5	UPL	Ad B-FORB	QUEEN ANNE'S LACE
FRAVIR	1	Fragaria virginiana	1	FAC-	Nt P-FORB	WILD STRAWBERRY
JUNTEN	0	Juncus tenuis	2	[FACU+]	Nt P-FORB	PATH RUSH

LONTAT	*	LONICERA TATARICA	5	[UPL]	Ad SHRUB	TARTARIAN HONEYSUCKLE
MALIOE	3	Malus ioensis	5	UPL	Nt TREE	IOWA CRAB
MELLOF	*	MELILOTUS OFFICINALIS	3	FACU	Ad B-FORB	YELLOW SWEET CLOVER
PHLPRA	*	PHLEUM PRATENSE	3	FACU	Ad P-GRASS	TIMOTHY
PLAMAJ	*	PLANTAGO MAJOR	-1	FAC+	Ad P-FORB	COMMON PLANTAIN
POAPRA	*	POA PRATENSIS	1	FAC-	Ad P-GRASS	KENTUCKY BLUE GRASS
POTSIS	4	Potentilla simplex	4	FACU-	Nt P-FORB	COMMON CINQUEFOIL
QUEALB	5	Quercus alba	0	FAC	Nt TREE	WHITE OAK
RHURAD	2	Rhus radicans	-1	FAC+	Nt W-VINE	POISON IVY
ROSMUL	*	ROSA MULTIFLORA	3	FACU	Ad SHRUB	MULTIFLORA ROSE
RUDHIR	1	Rudbeckia hirta	3	FACU	Nt P-FORB	BLACK-EYED SUSAN
RUMCRI	*	RUMEX CRISPUS	-1	FAC+	Ad P-FORB	CURLY DOCK
SENPAU	6	Senecio pauperculus	-1	FAC+	Nt P-FORB	BALSAM RAGWORT
TAROFF	*	TARAXACUM OFFICINALE	3	FACU	Ad P-FORB	COMMON DANDELION
TRAPRA	*	TRAGOPOGON PRATENSIS	5	UPL	Ad B-FORB	COMMON GOAT'S BEARD
TRIPRA	*	TRIFOLIUM PRATENSE	5	UPL	Ad P-FORB	RED CLOVER
VIBOPU	*	VIBURNUM OPULUS	3	[FACU]	Ad SHRUB	HIGHBUSH CRANBERRY
VITRIP	2	Vitis riparia	-2	FACW-	Nt W-VINE	RIVERBANK GRAPE

Greater than half of the flora were alien species, which readily establish in agricultural areas following recent ground disturbance. As indicated by the Native FQI value of 7.50, this area has no natural area significance.

Area 3

This area refers to the entire southern section of the property and a small portion in the east. As with Area 1, this area likely contained similar vegetation as the adjacent oak-hickory woodland. However, the native flora in this area has been severely degraded, mainly by long-term grazing.

The vegetative coverage in this area primarily consisted of hawthorn (*Crataegus* spp.), multiflora rose (*Rosa multiflora*), and garlic mustard (*Alliaria petiolata*), all of which are ubiquitous species commonly found in over-grazed areas. These species have replaced most of the native understory in the area, which has greatly reduced the area's functional value.

Additionally, this area contained two deeply cut channels indicated as intermittent waterways in the *Soil Survey of Kendall County, Illinois.*

The following list contains plant species evident in Area 3 during the June 11, 1996, inspection.

FLORISTIC QUALITY DATA	NATIVE	66.7%	ADVENTIVE	33.3%
22 NATIVE SPECIES	12 Tree	36.4%	0 Tree	0.0%
33 Total Species	3 Shrub	9.1%	2 Shrub	6.1%
2.77 NATIVE MEAN C	2 W-Vine	6.1%	0 W-Vine	0.0%
1.85 W/Adventives	0 H-Vine	0.0%	0 H-Vine	0.0%
13.01 NATIVE FQI	2 P-Forb	6.1%	4 P-Forb	12.1%
10.62 W/Adventives	0 B-Forb	0.0%	2 B-Forb	6.1%
2.0 NATIVE MEAN W	1 A-Forb	3.0%	1 A-Forb	3.0%
2.6 W/Adventives	1 P-Grass	3.0%	2 P-Grass	6.1%
AVG: FAC. UPLAND (+)	0 A-Grass	0.0%	0 A-Grass	0.0%
	1 P-Sedge	3.0%	0 P-Sedge	0.0%
	0 A-Sedge	0.0%	0 A-Sedge	0.0%
	0 Cryptogam	0.0%		

ACRONYM	C	SCIENTIFIC NAME	W	WETNESS	PHYSIOG.	COMMON NAME
ACESAU	3	Acer saccharum	3	FACU	Nt TREE	SUGAR MAPLE
ACHMIL	*	ACHILLEA MILLEFOLIUM	3	FACU	Ad P-FORB	YARROW

ALLPET	*	ALLIARIA PETIOLATA	0	FAC	Ad	B-FORB	GARLIC MUSTARD
ARCMIN	*	ARCTIUM MINUS	5	UPL	Ad	B-FORB	COMMON BURDOCK
BRANIG	*	BRASSICA NIGRA	5	UPL	Ad	A-FORB	BLACK MUSTARD
BROINE	*	BROMUS INERMIS	5	UPL	Ad	P-GRASS	HUNGARIAN BROME
CXMOLE	2	Carex molesta	-1	FAC+	Nt	P-SEDGE	FIELD OVAL SEDGE
CAROVT	5	Carya ovata	3	FACU	Nt	TREE	SHAGBARK HICKORY
CELOCC	3	Celtis occidentalis	1	FAC-	Nt	TREE	HACKBERRY
CIRLUC	1	Circaea lutetiana canadensis	3	FACU	Nt	P-FORB	ENCHANTER'S NIGHTSHADE
CRACRU	2	Crataegus crus-galli	0	FAC	Nt	TREE	COCKSPUR HAWTHORN
CRAMOL	2	Crataegus mollis	4	FACU-	Nt	TREE	DOWNY HAWTHORN
ELYCAN	4	Elymus canadensis	1	FAC-	Nt	P-GRASS	CANADA WILD RYE
FRAPES	1	Fraxinus pennsylvanica subintegerrima	0	FAC	Nt	TREE	GREEN ASH
GALAPA	1	Galium aparine	3	FACU	Nt	A-FORB	ANNUAL BEDSTRAW
GALMOL	*	GALIUM MOLLUGO	5	UPL	Ad	P-FORB	WHITE BEDSTRAW
HYPPER	*	HYPERICUM PERFORATUM	5	UPL	Ad	P-FORB	COMMON ST. JOHN'S WORT
JUGNIG	5	Juglans nigra	3	FACU	Nt	TREE	BLACK WALNUT
LONMAA	*	LONICERA MAACKII	5	UPL	Ad	SHRUB	AMUR HONEYSUCKLE
ORNUMB	*	ORNITHOGALUM UMBELLATUM	5	UPL	Ad	P-FORB	STAR OF BETHLEHEM
PARQUI	2	Parthenocissus quinquefolia	1	FAC-	Nt	W-VINE	VIRGINIA CREEPER
POAPRA	*	POA PRATENSIS	1	FAC-	Ad	P-GRASS	KENTUCKY BLUE GRASS
POPDEL	2	Populus deltoides	-1	FAC+	Nt	TREE	EASTERN COTTONWOOD
PRUSER	1	Prunus serotina	3	FACU	Nt	TREE	WILD BLACK CHERRY
QUEALB	5	Quercus alba	0	FAC	Nt	TREE	WHITE OAK
QUERUB	7	Quercus rubra	3	FACU	Nt	TREE	RED OAK
RHUGLA	1	Rhus glabra	5	UPL	Nt	SHRUB	SMOOTH SUMAC
RHURAD	2	Rhus radicans	-1	FAC+	Nt	W-VINE	POISON IVY
RIBMIS	5	Ribes missouriense	5	UPL	Nt	SHRUB	WILD GOOSEBERRY
ROSMUL	*	ROSA MULTIFLORA	3	FACU	Ad	SHRUB	MULTIFLORA ROSE
RUBOCC	2	Rubus occidentalis	5	UPL	Nt	SHRUB	BLACK RASPBERRY
SOLALT	1	Solidago altissima	3	FACU	Nt	P-FORB	TALL GOLDENROD
ULMRUB	4	Ulmus rubra	0	FAC	Nt	TREE	SLIPPERY ELM

Essentially, this area has no natural area significance, as indicated by the Native FQI value of 13.01.

Area 4

This area is a small (approximatetly 0.6 acre), isolated wetland located in the northern portion of the property. At the time of the field inspection, vegetative coverage in the wetland was approximately 40% and inundation ranged from 3 to 5 inches. Approximately 50% of the vegetative cover in the wetland consisted of reed canary grass (*Phalaris arundinacea*), an adventive grass species.

The following list contains plant species evident in Area 4 during the June 11, 1996, inspection

FLORISTIC QUALITY DATA	NATIVE	66.7%	ADVENTIVE	33.3%
12 NATIVE SPECIES	0 Tree	0.0%	0 Tree	0.0%
18 Total Species	0 Shrub	0.0%	0 Shrub	0.0%
2.25 NATIVE MEAN C	0 W-Vine	0.0%	0 W-Vine	0.0%
1.50 W/Adventives	0 H-Vine	0.0%	0 H-Vine	0.0%
7.79 NATIVE FQI	2 P-Forb	11.1%	2 P-Forb	11.1%
6.36 W/Adventives	0 B-Forb	0.0%	0 B-Forb	0.0%
-2.3 NATIVE MEAN W	7 A-Forb	38.9%	1 A-Forb	5.6%
-1.8 W/Adventives	0 P-Grass	0.0%	3 P-Grass	16.7%
AVG: FAC. WETLAND (-)	0 A-Grass	0.0%	0 A-Grass	0.0%
	3 P-Sedge	16.7%	0 P-Sedge	0.0%
	0 A-Sedge	0.0%	0 A-Sedge	0.0%
	0 Cryptogam	0.0%		

ACRONYM	C	SCIENTIFIC NAME	W	WETNESS	PHYSIOG.	COMMON NAME
ALISUB	4	Alisma subcordatum	-5	OBL	Nt P-FORB	COMMON WATER PLANTAIN
CXBLAN	1	Carex blanda	0	FAC	Nt P-SEDGE	COMMON WOOD SEDGE
ELEACI	2	Eleocharis acicularis	-5	OBL	Nt P-SEDGE	NEEDLE SPIKE RUSH

GALAPA	1	Galium aparine	3	FACU	Nt A-FORB	ANNUAL BEDSTRAW
HORJUB	*	HORDEUM JUBATUM	-1	FAC+	Ad P-GRASS	SQUIRREL-TAIL GRASS
PENSED	5	Penthorum sedoides	-5	OBL	Nt P-FORB	DITCH STONECROP
PHAARU	*	PHALARIS ARUNDINACEA	-4	FACW+	Ad P-GRASS	REED CANARY GRASS
PLAMAJ	*	PLANTAGO MAJOR	-1	FAC+	Ad P-FORB	COMMON PLANTAIN
POAPRA	*	POA PRATENSIS	1	FAC-	Ad P-GRASS	KENTUCKY BLUE GRASS
POLPEN	0	Polygonum pensylvanicum	-4	FACW+	Nt A-FORB	PINKWEED
POLPER	*	POLYGONUM PERSICARIA	1	[FAC-]	Ad A-FORB	LADY'S THUMB
POTNOR	0	Potentilla norvegica	0	FAC	Nt A-FORB	NORWAY CINQUEFOIL
RANABO	0	Ranunculus abortivus	-2	FACW-	Nt A-FORB	SMALL-FLOWERED BUTTERCUP
RANSCE	6	Ranunculus sceleratus	-5	OBL	Nt A-FORB	CURSED BUTTERCUP
RORPAH	4	Rorippa palustris hispida	-5	OBL	Nt A-FORB	ROUGH MARSH CRESS
RUMCRI	*	RUMEX CRISPUS	-1	FAC+	Ad P-FORB	CURLY DOCK
SCIFLU	4	Scirpus fluviatilis	-5	OBL	Nt P-SEDGE	RIVER BULRUSH
VERPEE	0	Veronica peregrina	5	UPL	Nt A-FORB	PURSLANE SPEEDWELL

As indicated by the Native FQI value of 7.79, this area has no natural area significance. Additionally, due to it's small size and isolation, this low quality area provides minimal wetland function.

Based on the information gathered during the site investigation, no unique environmental features, nor area of natural area significance, are located on the subject property. Approximately 75% of the subject property (Areas 2 and 3) has been severely altered mainly by farming practices, grazing, and clearing. These areas poorly represent the natural landscape of the Chicago region prior to European settlement. Although the ground layer in the sugar maple woods (Area 1) contained a diverse cohort of conservative plants, the presettlement oak-hickory canopy has been removed. From a natural areas perspective, Areas 2, 3, and 4 are of no significance and Area 1 is of marginal natural area significance at best.

Area 4 and the intermittent stream channels may qualify as "waters of the United States" subject to Corps of Engineers jurisdiction. Proposed alterations to these areas, given their minimal functional value and surface area of less than 1.0 acre, would qualify for an existing Corps of Engineers nationwide permit.

EXHIBIT EVALUATION

The December, 1992, *Kendall County Environmental Factors* exhibit shows that the subject property consists of woodlands, non-productive farmland and a small area with steep slopes. This exhibit, when compared to the 1" = 200', April 1994 aerial photograph (Exhibit I), and based on the ecological assessment, appears to accurately reflect current site conditions. The enclosed Exhibit II shows the approximate location of the mapped woodlands to the property boundary. Also shown on Exhibit II is the approximate location of the designated Natural Resource Area in relation to the mapped woodlands and the property boundary. The designated Natural Resource Area does not correspond to any of the mapped areas shown on the *Environmental Factors* exhibit, nor to any of the Areas evaluated as part of the ecological assessment described above.

CONCLUSION

It is our conclusion that the subject property has no unique environmental features nor natural area significance that would warrant preservation or similar designation for long-term natural area planning

purposes. In addition, the designated Natural Resource Area is not consistent with the *Environmental Factors* exhibit nor current site conditions. Accordingly, the designation of a portion of the subject property may have been erroneous.

Please feel free to call if you have any questions.

Respectfully,

[redacted]

George R. Milner
Senior Environmental Scientist

[redacted]

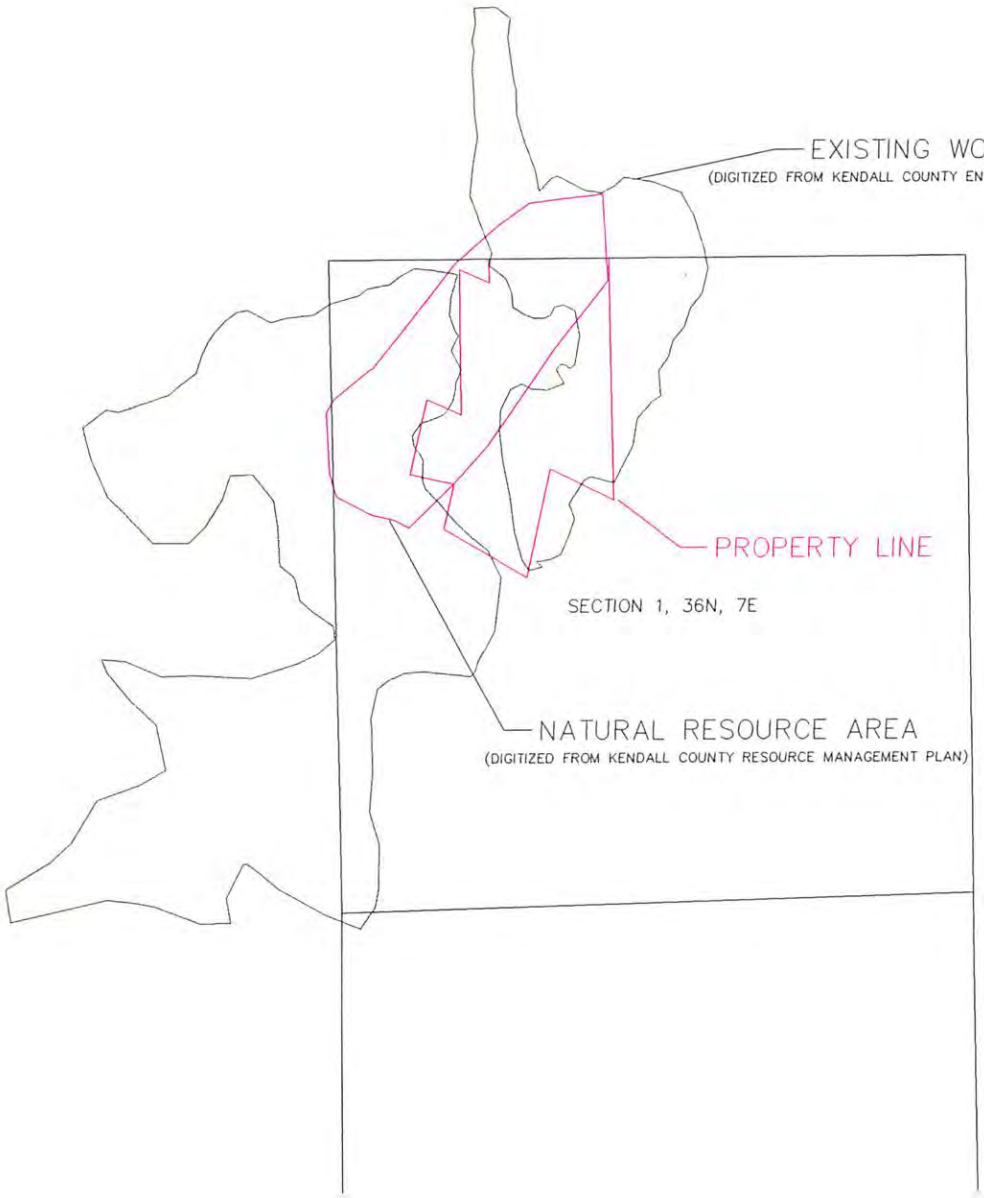
Thomas E. Slowinski
Vice President

Enclosure

N:\PUBLIC\CLIENT\601-700\646\001\WETLAND\LETTERS\SITEEVAL.LET

THE S/E GROUP

NORTH



THE S/E GROUP	TITLE: NATURAL RESOURCE OVERLAY	PROJECT: 64-ACRE PROPERTY, KENDALL CO.		
Environmental Science, Civil & Water Resources Engineering	CLIENT: LAW OFFICES OF SHERI PELLEGRINI	PROJECT NO: 646.001	SCALE: 1"=1000'	SHEET NO: 1 OF: 1
2000 York Road Suite 112 Oak Brook, Illinois 60521	2015 MAPLEWOOD CIRCLE, SUITE 200	FILE NAME:	DATE:	EXHIBIT:

000243? 03/03/2000 03:06P 1 of 1
Paul Anderson, Kendall County, IL Recorder

DECLARATION OF
SHERI A. PELLEGRINI, ESQ.

RE: PIN NO. **05-01-100-009**

This is a full and complete copy of original document filed in my office on March 3, 2000
Dated at Yorkville IL this 3rd day of March 20 00
[redacted]
County Recorder
[redacted]

DECLARATION OF SHERI A. PELLEGRINI, ESQ.
REGARDING PIN NO. 05-01-100-009

I, Sheri A. Pellegrini, declare as follows:

1. I am an attorney licensed to practice law in the State of Illinois. I am one of the attorneys for Stan and Launa Jorgensen who reside in Kendall County, Illinois.

2. Stan and Launa Jorgensen are the owners of, and reside at, property commonly known as 6700A Reservation Road, Yorkville, Illinois, PIN No. 05-01-100-009, consisting of approximately 64 acres and improvements thereon, and legally described as follows:

> Lots 11, 14, 15, 16, 18, 19, 20, 21, 28 and 30 of the Northwest quarter of Section 1, Township 36 North, Range 7 East of the Third Principal Meridian, according to the plat of said section recorded in Plat Book 3, page 58 (except the Easterly 5.97 acres of said Lot 11 as conveyed to Robert L. Burchell and Lorena D. Burchell, by Quit Claim Deed recorded January 26, 1938 in book 90 of Deeds, page 148); in the Township of Kendall, Kendall County, Illinois and the Westerly 40.0 feet of Lot 16, of Morgan's Subdivision of part of the South half of Section 36, Township 37 North, Range 7 East of the Third Principal Meridian, in the Township of Oswego, Kendall County, Illinois

(hereinafter, the "Jorgensen Property").

3. On or about February 26, 1997, on behalf of Stan and Launa Jorgensen, I petitioned the Kendall County Regional Planning Commission for removal of the "Natural Resource Area" designation from the Jorgensen property, as depicted on the map in the Kendall County Land Resource Management Plan, (the "Jorgensen Petition").

4. In support of the Jorgensen Petition, I submitted an ecological study performed by The S/E Group, Inc., in which The S/E Group concluded:

> The Jorgensen Property "has no unique environmental features nor natural area significance that would warrant preservation or similar designation for long-term natural area planning purposes. . . In addition, the designated Natural Resource Area is not consistent with the *Environmental Factors* exhibit nor current site conditions. Accordingly, the designation of a portion of the subject property as a 'Natural Resource Area' appears to be erroneous."

5. On April 23, 1997, the Kendall County Planning, Building and Zoning Director and representatives of the Kendall County Regional Planning Commission and Teska Associates visited and inspected all areas of the Jorgensen Property.

6. The Illinois Department of Natural Resources and Teska Associates also performed independent reviews and concluded that there are no threatened or endangered species on the Jorgensen Property and that there are no natural areas on the State of Illinois inventory relating to the Jorgensen Property.

7. On May 28, 1997, the Kendall County Regional Planning Commission held a public hearing, at which various testimony was heard regarding the Jorgensen Petition. At that hearing, a representative of the Kendall County Natural Area Guardians testified that he had walked on and inspected the Jorgensen Property, and that there was no basis to warrant preservation for natural area planning. He further testified that the Jorgensen Property was not included in the Kendall County Natural Area Guardians' list of properties desirable for preservation.

8. In addition, on May 28, 1997, Thomas Slowinski of The S/E Group, Inc., testified as to the methodology, nature, scope, and conclusion of the study performed by The S/E Group. Mr. Slowinski testified that the Jorgensen Property has no unique environmental features nor natural area significance that would warrant preservation or designation as a Natural Resource Area.

9. On May 28, 1996, after discussion and consideration of all the testimony, the Kendall County Regional Planning Commission voted to recommend removal of the "Natural Resource Area" designation from the entire Jorgensen Property.

10. On June 9, 1997, after discussion and consideration of the Jorgensen Petition, the evidence, and the recommendation of the Kendall County Regional Planning Commission, the Kendall County Planning, Building, and Zoning Committee voted to recommend removal of the "Natural Resource Area" designation from the entire Jorgensen Property.

11. On June 17, 1997, after discussion and consideration of the Jorgensen Petition, the evidence, and the recommendations of the Kendall County Regional Planning Commission and the Kendall County Planning, Building, and Zoning Committee, the County Board of Kendall County voted to authorize removal of the "Natural Resource Area" designation from the entire Jorgensen Property and passed Resolution No. 97-18 authorizing amendment of the Kendall County Land Resource Management Plan as petitioned.

12. A complete and accurate, certified copy of the County Board of Kendall County's Resolution No. 97-18 is attached hereto as Declaration Exhibit A.

I declare under penalty of perjury that the foregoing statements are true.

Date: March 1, 2000 [redacted]
Sheri A. Pellegrini

[redacted]

OFFICIAL SEAL
DIANE D STILSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/19/01

Return Recorded Original to:

Sheri A. Pellegrini, Esq.
LAW OFFICES OF SHERI PELLEGRINI
41W075 Oak Hills Court
Elburn, Illinois 60119
(630) 513-8286 phone
(630) 513-8262 fax

RESOLUTION #97 -18

In the matter of an amendment of designation to the Kendall County Land Resource Management Plan.

Whereas, Stan and Launa Jorgensen did petition the Kendall County Regional Planning Commission to remove the **"natural resource area"** designation, as depicted on the Land Resource Management Plan map, from their 64 acre parcel of property located approximately 1 mile north of Illinois State Route 126 on the east of Minkler Road in Kendall Township, (NW Section 1, Township 36N, Range 7E) having the common address of 6700A Reservation Road, Yorkville, Illinois.

Whereas, an ecological study was done by the S/E Group which concluded that the property has no natural resource area that would warrant preservation at this time or for any long-term natural area planning purposes.

Whereas, further independent reviews were done by the Illinois Department of Natural Resources and by Mike Hoffman from Teska and Associates which revealed that there were no threatened or endangered species on the site and no natural areas on the State of Illinois inventory.

Whereas, the Kendall County Regional Planning Commission held a public hearing on May 28, 1997 and after hearing all testimony did vote to remove the "natural resource area" from the entire 64 acres of the Jorgensen property.

Therefore, on this 17th day of June, 1997, the County Board of Kendall County, Illinois does pass this resolution to authorize the amendment to the Kendall County Land Resource Management Plan as petitioned.

[redacted]
Chairman, County Board of
Kendall County, Illinois

ATTEST: [redacted]
County Clerk

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, Paul Anderson, Clerk in and for the County and State aforesaid, and legal Custodian of the records, files and seal of said County do hereby certify this is a full and complete copy of the original document filed in my office on June 17, 1997.

Dated at Yorkville, Illinois, this 3rd day of March 20 00

[redacted]
County Clerk

DECLARATION EXHIBIT A

RESOLUTION #97 -18

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Whereas, the Kendall County Regional Planning Commission held a public hearing on May 28, 1997 and after hearing all testimony did vote to remove the "natural resource area" from the entire 64 acres of the Jorgensen property.

Therefore, on this 17th day of June, 1997, the County Board of Kendall County, Illinois does pass this resolution to authorize the amendment to the Kendall County Land Resource Management Plan as petitioned.

[redacted]
Chairman, County Board of
Kendall County, Illinois

ATTEST: [redacted]
County Clerk

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, Paul Anderson, Clerk in and for the County and State aforesaid, and legal Custodian of the records, files and seal of said County do hereby certify this is a full and complete copy of the original document filed in my office on June 17, 1997.

Dated at Yorkville, Illinois, this 3rd day of March 20 00

[redacted]
County Clerk

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

Charles B. Phillips Public Library
6 N. Jackson Street
Newark, Illinois 60541

Unapproved Meeting Minutes of March 11, 2026

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:31 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call
Members Present: Keith Landovitz
Members Absent: Randy Mohr, Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, Jeff Wehrli, Matthew Prochaska, and Seth Wormley

KCRPC Roll Call
Members Present: Keith Landovitz (Chairman)
Members Absent: Cathy Anzelc, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, and Seth Wormley

Attendees: Parke Davis, Judith Davis, Neil Kristianson, Sarah Feller, Janet Blue, Marilyn Thompson, Bernie Moe, Cliff Fox, Lynette Heiden, Kyle Mino, Jessica Mino, Scott Friestad, Ken Verde, Karen Verde, Dan Stanford, John Augustine, Christopher Sharp, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman, from Teska Associates, discussed the format of the open house. He acknowledged there was a conflicting meeting with the Village of Newark. He asked if anyone who had to leave early had any questions regarding the plan.

Marilyn Thompson asked, once the plan is adopted, if an area has a special designation, what is the process to obtaining a change. Mr. Hoffman responded the County Board vary from the Plan, but that action is not good policy; the County Board would be advised to amend the Plan before approving developments contrary to the plan. If a solar project was proposed in the renewable energy area, that development should be approved, if the County Board wants to follow the plan.

Mr. Hoffman presented the draft Vision Kendall Comprehensive Plan. He discussed the history of the project, to date. He also discussed the next steps in updating the proposal and the adoption process. At the earliest, the proposal could be adopted in May. He provided information on community input, including website visits, surveys, interviews, and open houses. The proposed plan is divided into chapters on the planning process, existing conditions and trends, vision, character and land use, mobility and connectivity, energy and water, economic prosperity, and implementation. He discussed the differences between the Land Resource Management Plan and the proposed Comprehensive Plan. He discussed the growth rate of the County and efforts to preserve the rural character of the County. He noted that eighty-one percent (81%) of the County's population lives inside a municipality. He discussed the importance of partnership and communication between the County, the residents, and various units of local government. He noted that a majority of the County was agricultural. He provided a composite map showing the future land use plans of all of the municipalities, the current County future land use map, and the draft future land use map. He discussed commercial and industrial areas, open space opportunities, and renewable energy areas. He discussed the Protect Kendall Now Plan prepared by the Conservation Foundation. He discussed removing two (2) areas from the Conservation Overlay area, based on comments that the County received. He discussed the change of the definition of Mixed Use Business from the Land Resource Management to the proposal. He discussed the differences between the proposal and the Village of Lisbon's plan. He presented a table of land uses by classification. He discussed the scenic routes and the recommendation to have larger setbacks along the scenic routes.

Yuchen Ding, from Teska Associates, discussed proposed road improvements and realignments and other transportation amenities. He discussed the proposed trail plan and the importance of having the trails on a map for grant funding. He discussed preferred locations for renewable energy projects.

Mr. Hoffman discussed corridors for economic development and tourism opportunities. He discussed the importance of partnerships and cooperative planning when implementing the plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including additional open houses, a public hearing, and final action by the County Board. He provided information regarding how to submit comments on the plan.

A resident asked about the mining areas on the future land use map. Mr. Hoffman said there were two (2) categories on the map, Mining and Potential Mining. Mr. Hoffman said those areas were unchanged from the current future land use map and the draft future land use map. Mr. Hoffman wanted to limit the locations of mining while still allowing potential expansion of mining to occur, if the market demanded it.

A resident asked about the expansion of passenger rail service to Kendall County. Mr. Hoffman said the proposal discusses passenger rail service. Mr. Hoffman noted the studies that previously occurred and the need for funding to expand passenger rail service. Mr. Hoffman discussed a passenger rail line between Joliet and Peoria. The proposal does not recommend

for or against passenger rail service in the County.

A resident asked about the future land use map becoming the zoning map for the County. Mr. Hoffman responded the plan is a guide for development and properties are not automatically rezoned. If someone proposes a development contrary to the future land map, the County would likely deny that request. However, if someone proposes a development in agreement with the future land use map, the County would likely approve the proposal.

A resident asked about the mechanisms to enforce the plan upon future boards. Mr. Hoffman noted the plan was advisory. However, if the County Board departed from the recommendations in the plan, then the County Board would have a hard time using the plan to stop development they did not want. The courts would be primary mechanism for enforcing the plan. Mr. Hoffman discussed a campground case in Grundy County that the courts approved because the County's plan called for the area to be recreational.

Attendees reviewed the maps.

The Comprehensive Land Plan and Ordinance Committee and Kendall County Regional Planning Commission gathering ended at 7:09 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Encs.

3/11

SIGN-IN SHEET

visionkendall.org

NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
PARKE DAVIS	[redacted]	☒	☐	☐
Judith Davis		☒	☐	☐
Neil Kristianson		☐	☐	☑
Jennine KRISTIANSON	[redacted]	☒	☐	☐
Sarah Fellerer		☑	☐	☐
JANET BLUE		☐	☐	☐
Marilynn Thompson		☐	☐	☐
Bernie Moe		☒	☐	☐
Oliver Fox		☐	☐	☐
Keith Landolitz		☐	☐	☐
Lynette Heiden		☒	☐	☐
Kyle Mino		☐	☐	☑
Jessica Mino		☐	☒	☐
Scott Friestad		☐	☐	☐
Karen Verda		☑	☐	☐

3/11

SIGN-IN SHEET

visionkendall.org

NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
Dan Stanford	[redacted]	☑	☐	☐
John Augustine		☒	☐	☐
Christopher Sharp		☐	☒	☐
		☐	☐	☐
		☐	☐	☐
		☐	☐	☐
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		☐	☐	☐
		☐	☐	☐



Draft Comprehensive Plan

Open House Workshop – Charles B. Phillips – March 11, 2026

Kendall County Land Resource Management Plan Update

Project Website – Staff Coordination – Focus Groups – Workshops – Open Houses – Public Hearing

Steering Committee – Regional Plan Commission – PBZ Committee – County Board

Evaluation & Vision

- County Assessment
- Policy Formation

Specific Elements

- Future Land Use
- Transportation
- Sustainability

Strategies and Support

- Implementation
- Review and Approval

Feb. 2025 — May 2026

Community Input So Far.....

4,133
Website Views

102
E-Newsletter Subscribers

185
Survey Submissions

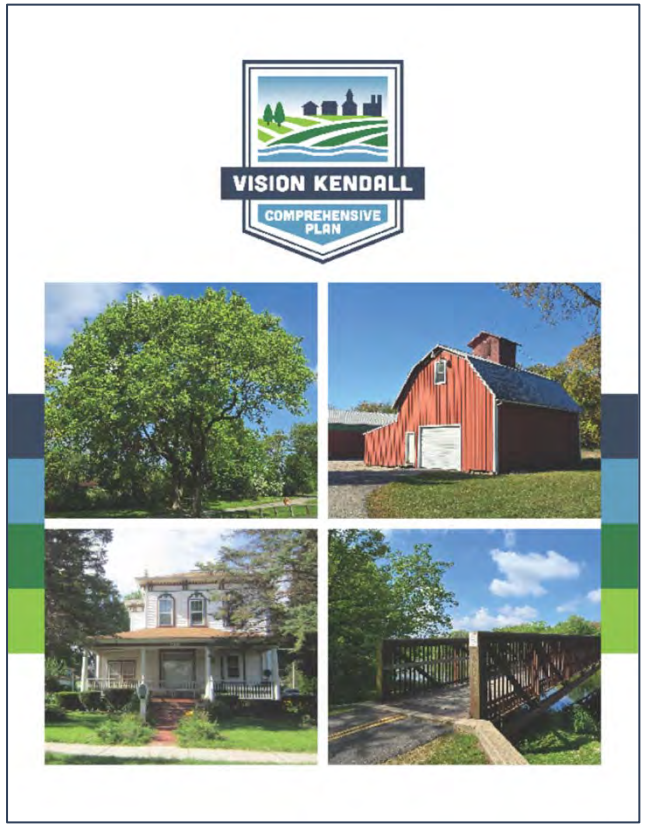
51
Comment Map Ideas

9
Outreach Events

185+
People Attended

As of 3/11/2026

Plan Outline



1. Introduction and Process
2. Existing Conditions and Trends
3. Vision
4. Character and Land Use
5. Mobility & Connectivity
6. Energy and Water
7. Economic Prosperity
8. Implementation

Introduction & Process

Purpose and Use of the Plan

Regional and Local Context

Public Engagement Process

Past Planning Efforts

Land Resources Management Plan (1994-early 2026)

- Contained extensive goals and objectives for both planning and management.
- Contains separate chapters by Township or group of Townships, developed over a series of years.
- Contains extensive policies designed to implement the plan.

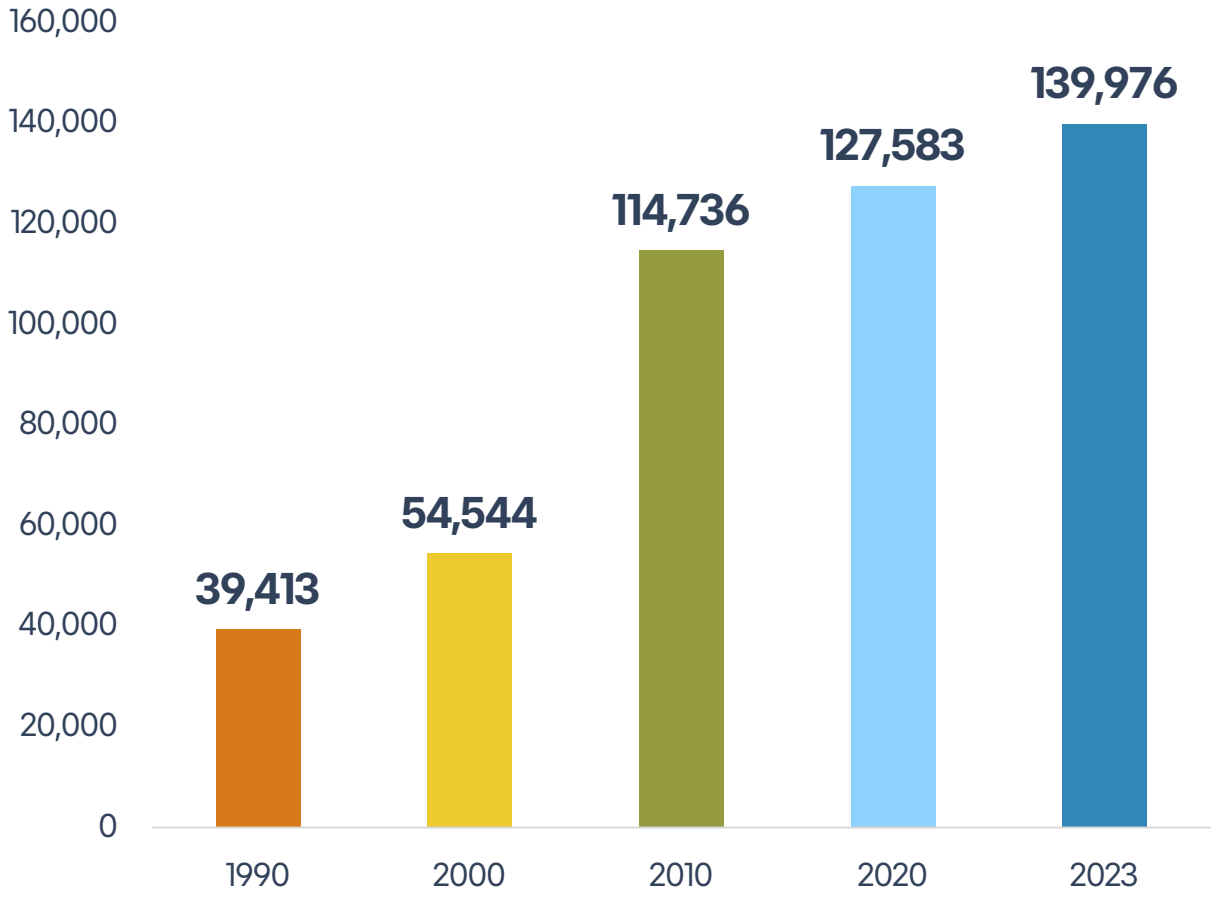
Comprehensive Plan (2026+)

- Consolidates key goals and objectives in a more concise county vision.
- Contains one overall plan for the County and created over about 18 months.
- Leaves policy decisions to the County Board and their Strategic Planning efforts.

Existing Conditions & Trends

- Population Growth
- Age Characteristics
- Households
- Income and Employment
- Race and Ethnicity
- Educational Attainment
- Employment and Commuting
- Housing
- Internet Access

County Population Trends (1990-2023)



Source: 1990, 2000, 2010, 2020 Decennial Census and 2023 American Community Survey 1-Year Estimates

- **Fastest growing County in Illinois**
- Growing rapidly **(+85,432 people or 157%)** since the 2000s
- Population at 143,171 in 2024

Municipal	113,525	**81%**
Unincorporated	26,451	**19%**
Total	139,976	

Key Vision Elements

Preserve Rural Character

- Preserve Natural Areas
- Farmland Preservation

Promote Economic Development

- More local, good paying jobs
- Enhance and Diversify the Tax Base
- Promote Tourism, including Agritourism

Communications/ Coordination

- Engage residents
- Governmental coordination between County, Towns and Townships

Connectivity

- Expand Trail Network
- Connect roads/Improve intersections

Character & Land Use

Agricultural Heritage and Historic Resources

Nature Preserves and Parks

Wildlife Protection

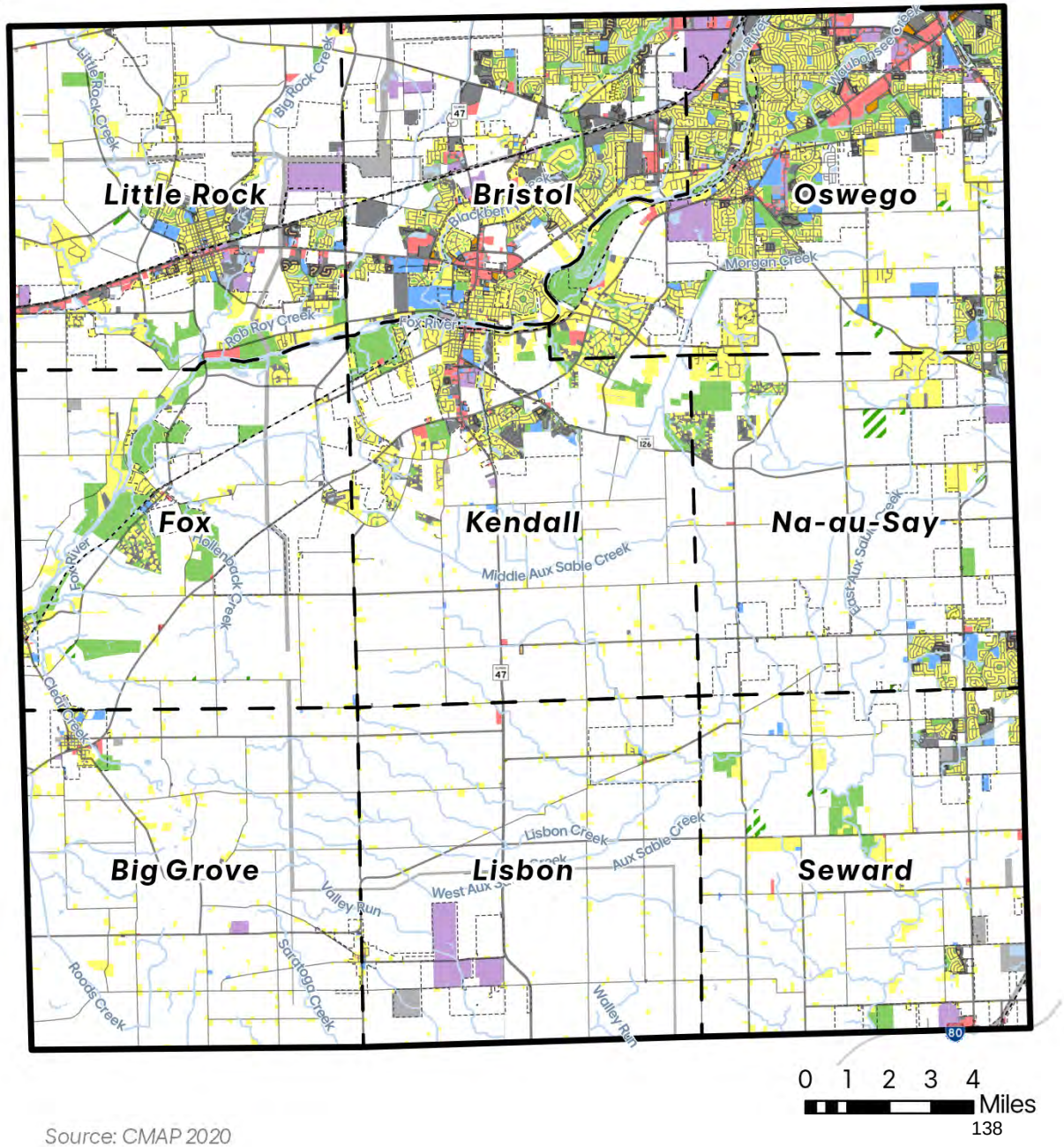
Tree Coverage

Wetlands

Existing Land Use

Future Land Use

Existing Land Use



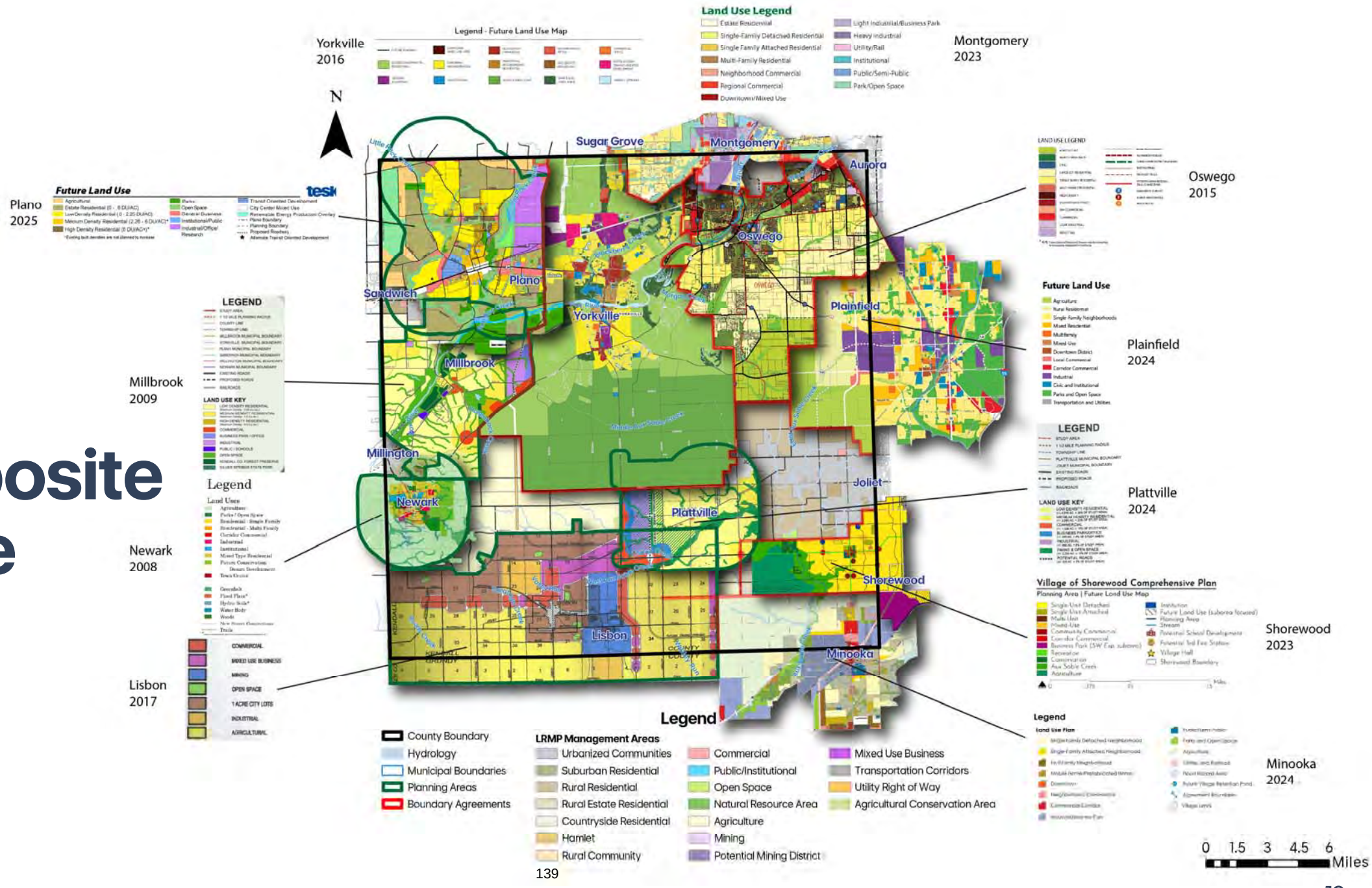
Source: CMAP 2020

Legend

Existing Land Use

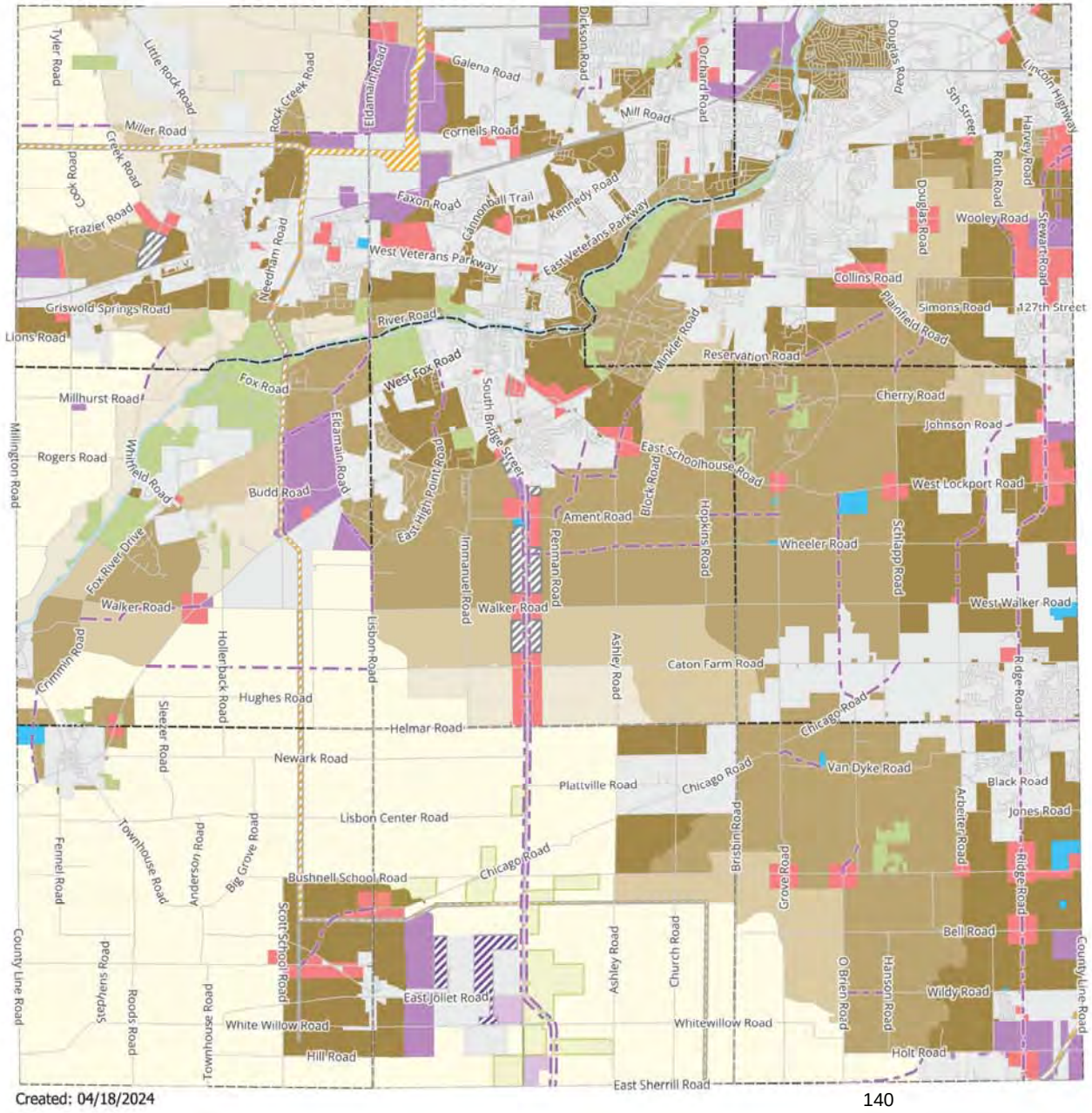
- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary

Composite Future Land Use Map



EXISTING

FUTURE LAND USE
KENDALL COUNTY



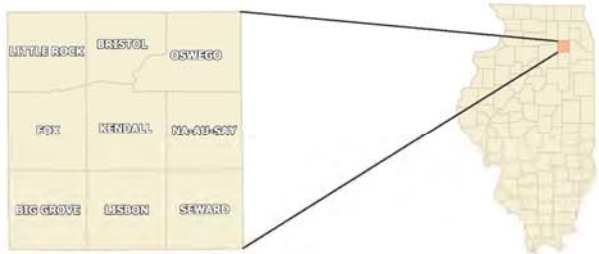
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Land Resource Management Plan

- Proposed Roadway Improvements
- Townships

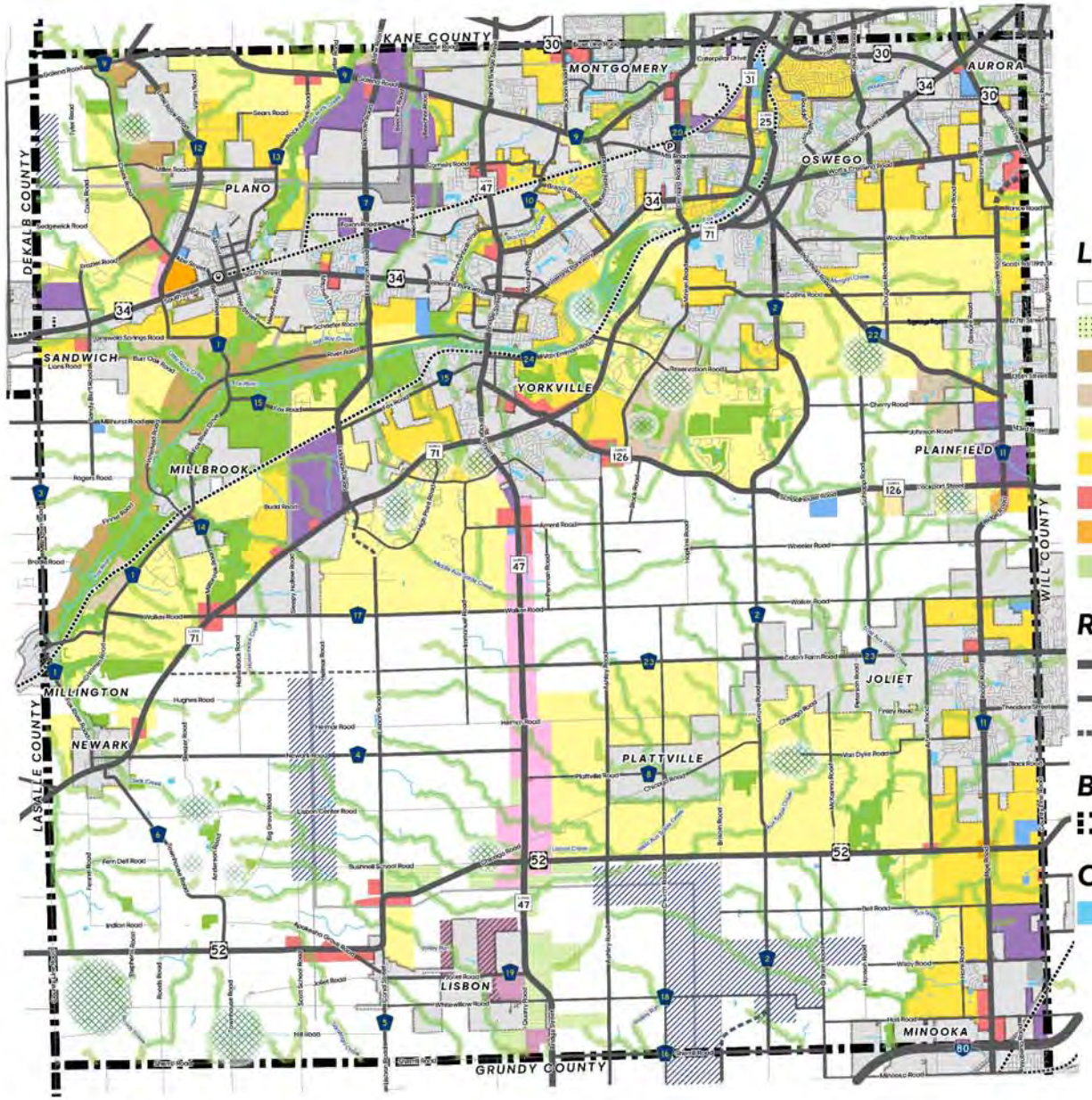
LRMP Management Areas

- Urbanized Communities
- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Countryside Residential
- Hamlet
- Rural Community
- Commercial
- Public / Institutional
- Open Space
- Natural Resource Area
- Agriculture
- Mining
- Mixed Use Business
- Potential Mining District
- Transportation Corridors
- Utility Right of Way
- Agricultural Conservation Area



0 1 2 3 4 mi

Kendall County GIS
111 W Fox St
Yorkville, IL 60560
630.553.4212



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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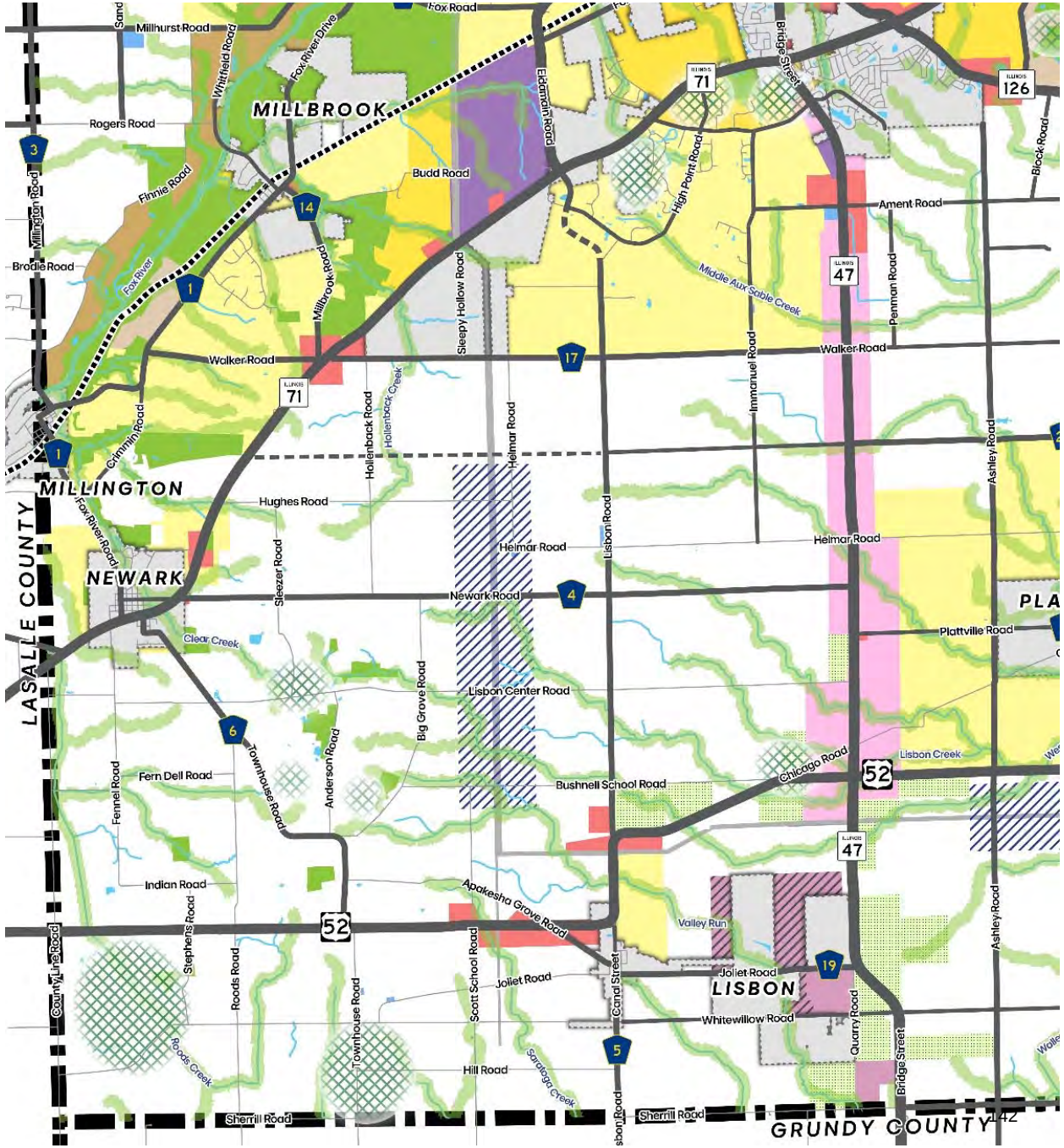
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2/25/2026

teska

Southwest





Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT

0 1 2 3 4 Miles

N

2/25/2026

teska

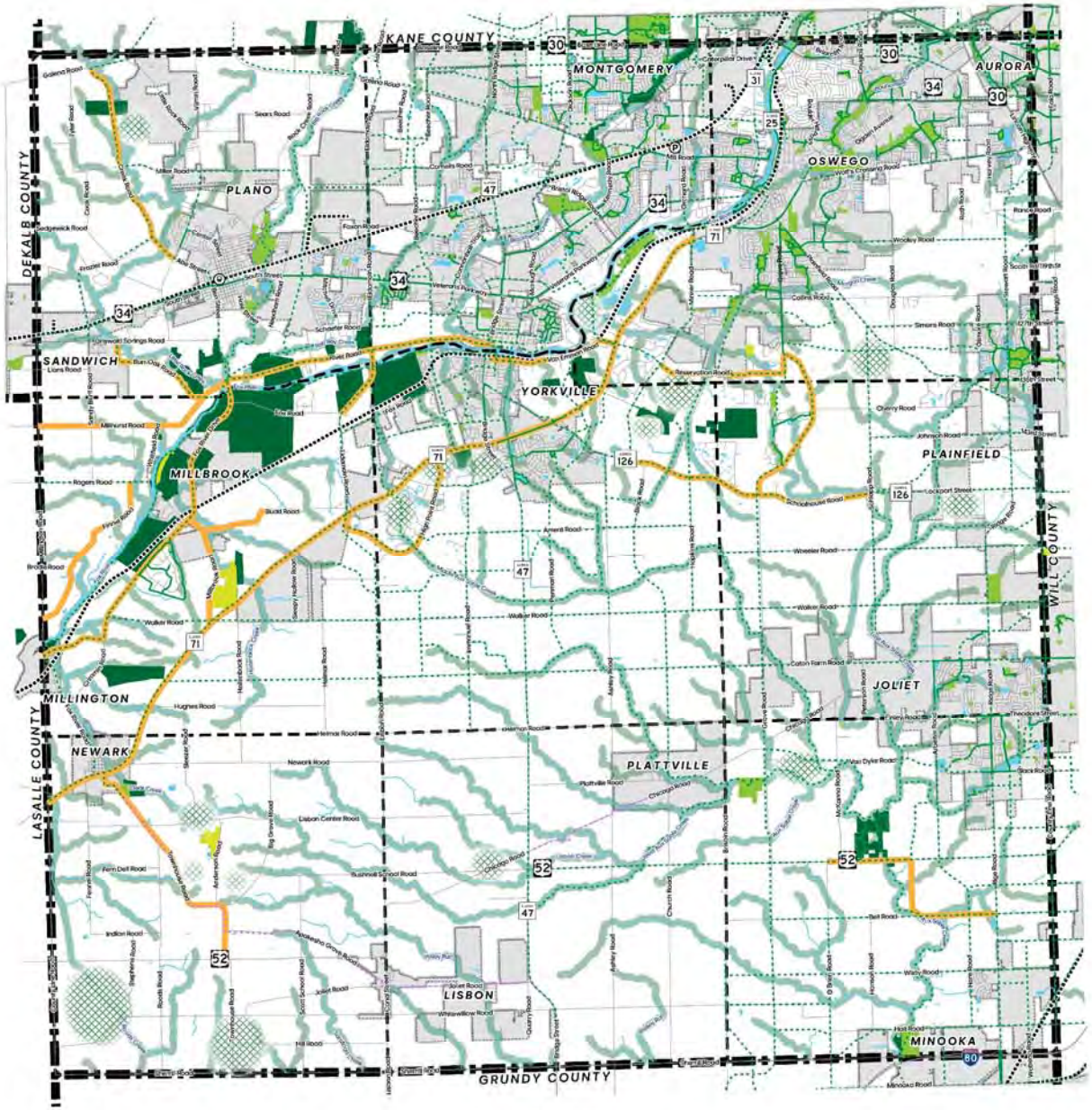
Future Land Use Comparison

	2026		2024	
Land Use Category	**Acres**	**Percent**	**Acres**	**Percent**
Agricultural Conservation (Overlay)	3,315.0		3,198.5	
Agriculture	132,317.8	**36.1%**	92,270.6	25.1%
Countryside Residential	4,116.6	1.1%	17,822.7	**4.8%**
Rural Estate Residential	3,915.5	1.1%	23,467.3	**6.4%**
Rural Residential	62,826.5	17.1%	66,863.8	**18.2%**
Suburban Residential	31.926.1	8.7%	45,862.4	**12.5%**
Municipality	89,057.5	**24.3%**	84,115.3	22.9%
Commercial	5,182.5	1.4%	10,328.4	2.8%
Mixed Use Business *	645.8	0.2%	10,385.3	2.8%
Transportation Corridor	4,698.2	1.3%	1,175.9	0.3%
Industrial	8,823.4	2.4%		
Mining	469.9	0.1%	469.9	0.1%
Potential Mining District	835.6	0.2%	835.6	0.2%
Public / Institutional	1,648.1	0.4%	888.4	0.2%
Open Space	16,926.9	**4.6%**	8,712.4	2.4%
Utility Right of Way	3,902.0	1.1%	3,902.0	1.1%

Table 4.13 Comparison of Future Land Use Inventory of Kendall County (2026 vs 2024)

143

* Mixed Use Business now excludes industrial, which is classified separately



VISION KENDALL
COMPREHENSIVE PLAN

Recreational Open Space Opportunity Map

Open Space Type

- Forest Preserve / State Park
- Public Park
- Conservation Easement / Reserve
- Stream Corridor
- Additional Open Space Opportunity

Pathway and Route

- Existing Multi-Use Path
- Multi-Use Path Extension
- Bike Route Extension
- Scenic Route

Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

DRAFT

0 1 2 3 4 Miles

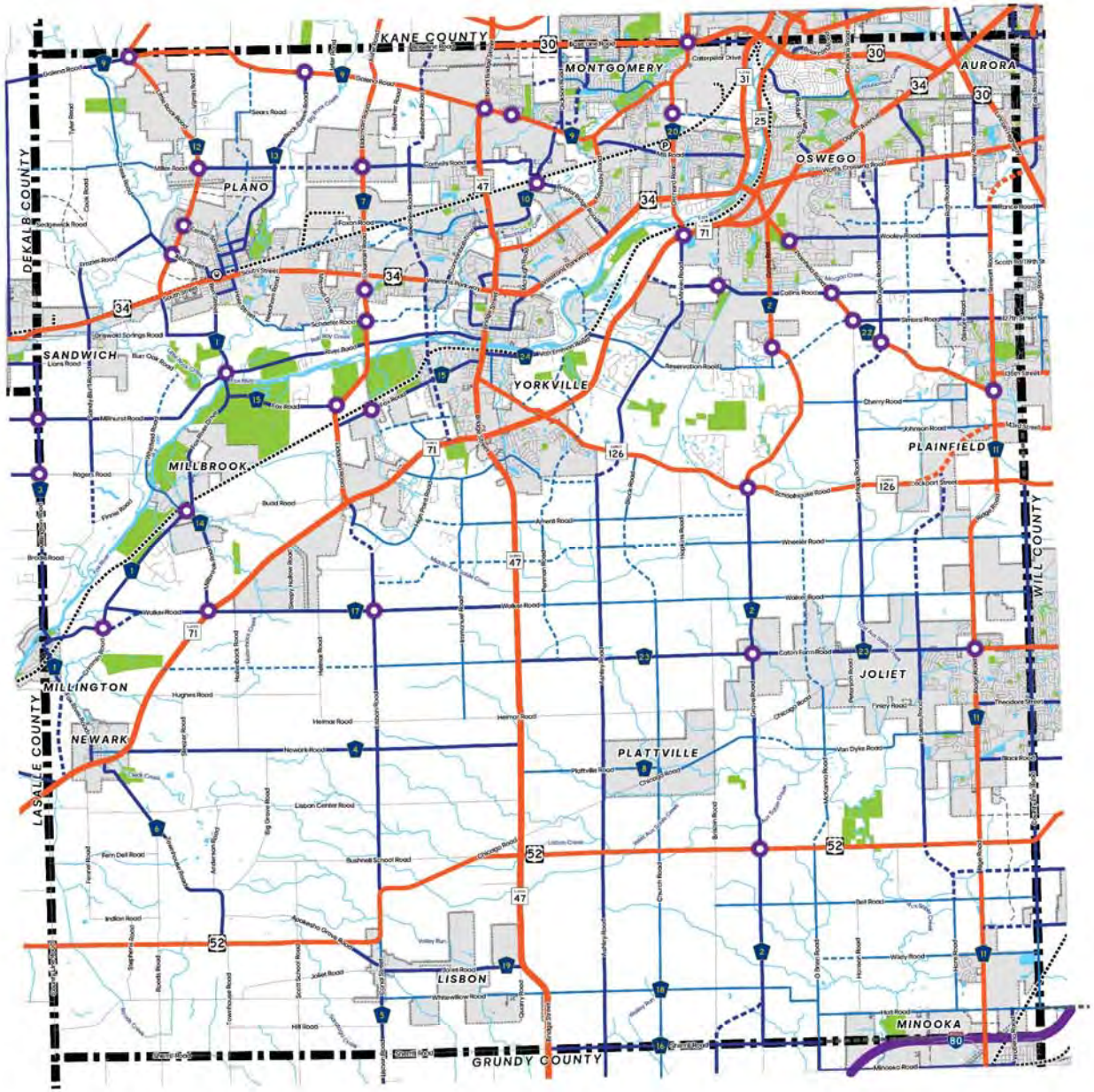
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Mobility & Connectivity

- Roadway Network
- Truck Transportation
- Rail Transportation
- Air Transportation
- Bus and Demand-Response Transit
- Trails and Active Transportation



VISION KENDALL
COMPREHENSIVE PLAN

Future Roadway Plan

Roadway Functional Class

- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

- County
- Municipal

Other

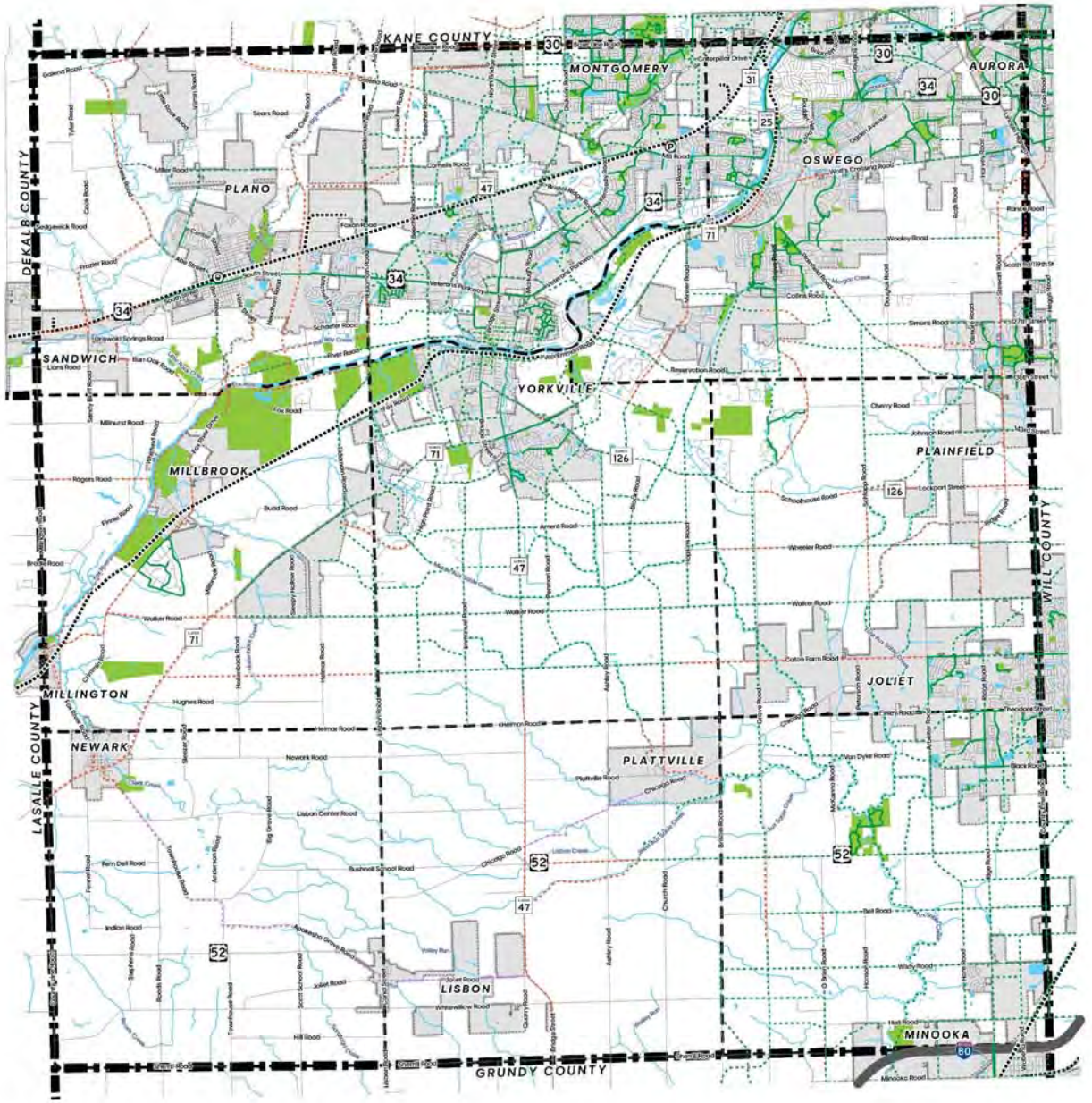
- Water
- Park / Forest Preserve
- Railroad
- Railway Station
- Park-n-Ride Facility

DRAFT

0 1 2 3 4 Miles

2/25/2026

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VISION KENDALL
COMPREHENSIVE PLAN

Future Trail Plan

Pathway

- Existing Multi-Use Path
- Multi-Use Path Extension (County Plan)
- Multi-Use Path Extension (Municipal Plan)
- Bike Route Extension (County Plan)

Boundary

- County
- Township
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Street
- Railway Station
- Park-n-Ride Facility

DRAFT

0 1 2 3 4 Miles

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2/25/2026

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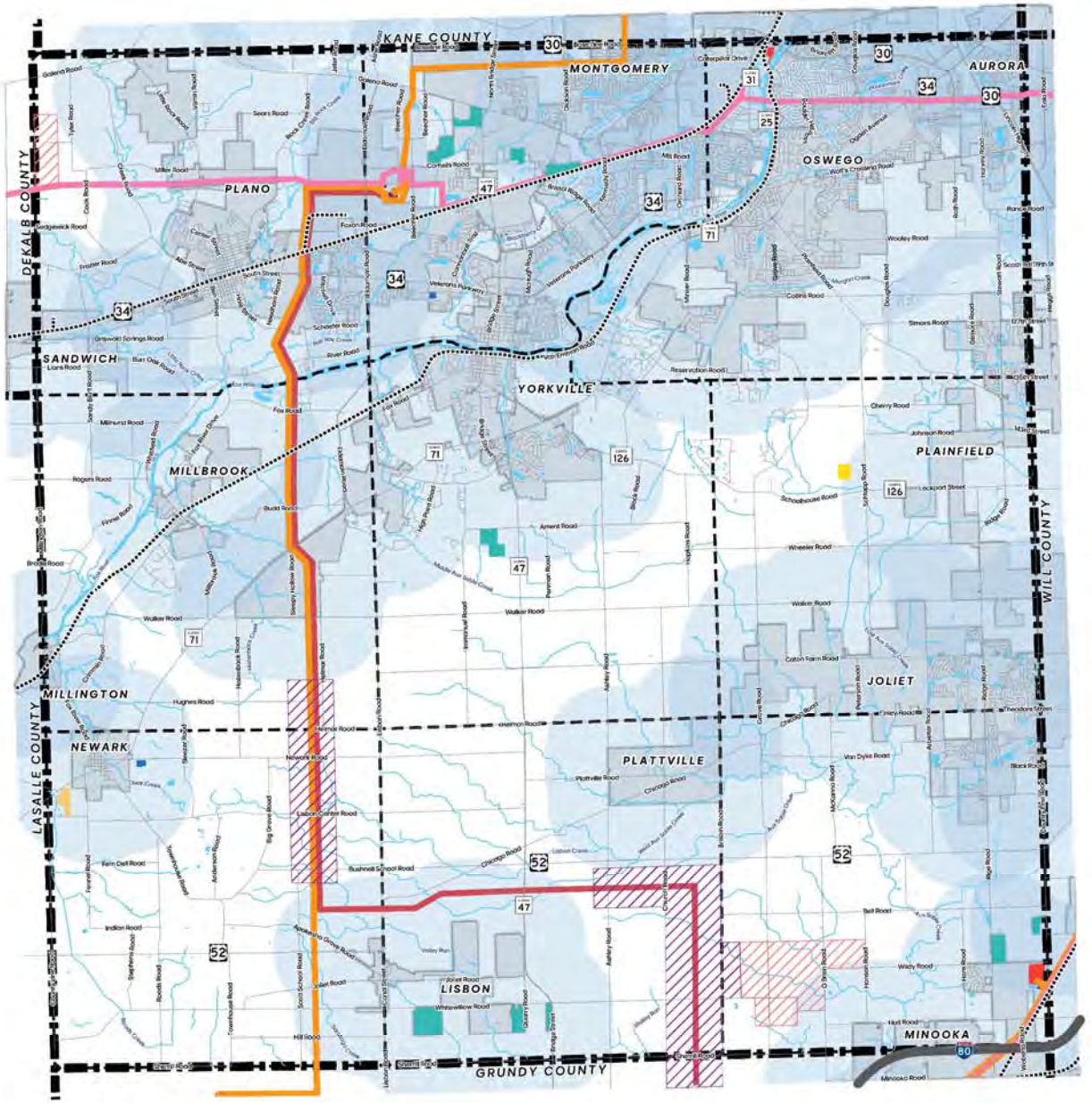
Energy & Water

Energy

Water Supply

Wastewater Treatment

Stormwater Management



VISION KENDALL
COMPREHENSIVE PLAN

Alternative Energy Opportunity Map

Solar Farm Development

- Completed
- Under Construction
- Approved
- Proposed
- Opportunity (Municipal)
- Opportunity (County)

Electric Transmission Infrastructure

- Power Plant
- Substation
- 138 Kilovolts Transmission Line
- 345 Kilovolts Transmission Line
- 765 Kilovolts Transmission Line

Boundary

- County
- Township
- Municipal
- 1.5-Mile Planning Area

Other

- Water
- Street
- Railroad

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0 1 2 3 4 Miles

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Economic Prosperity

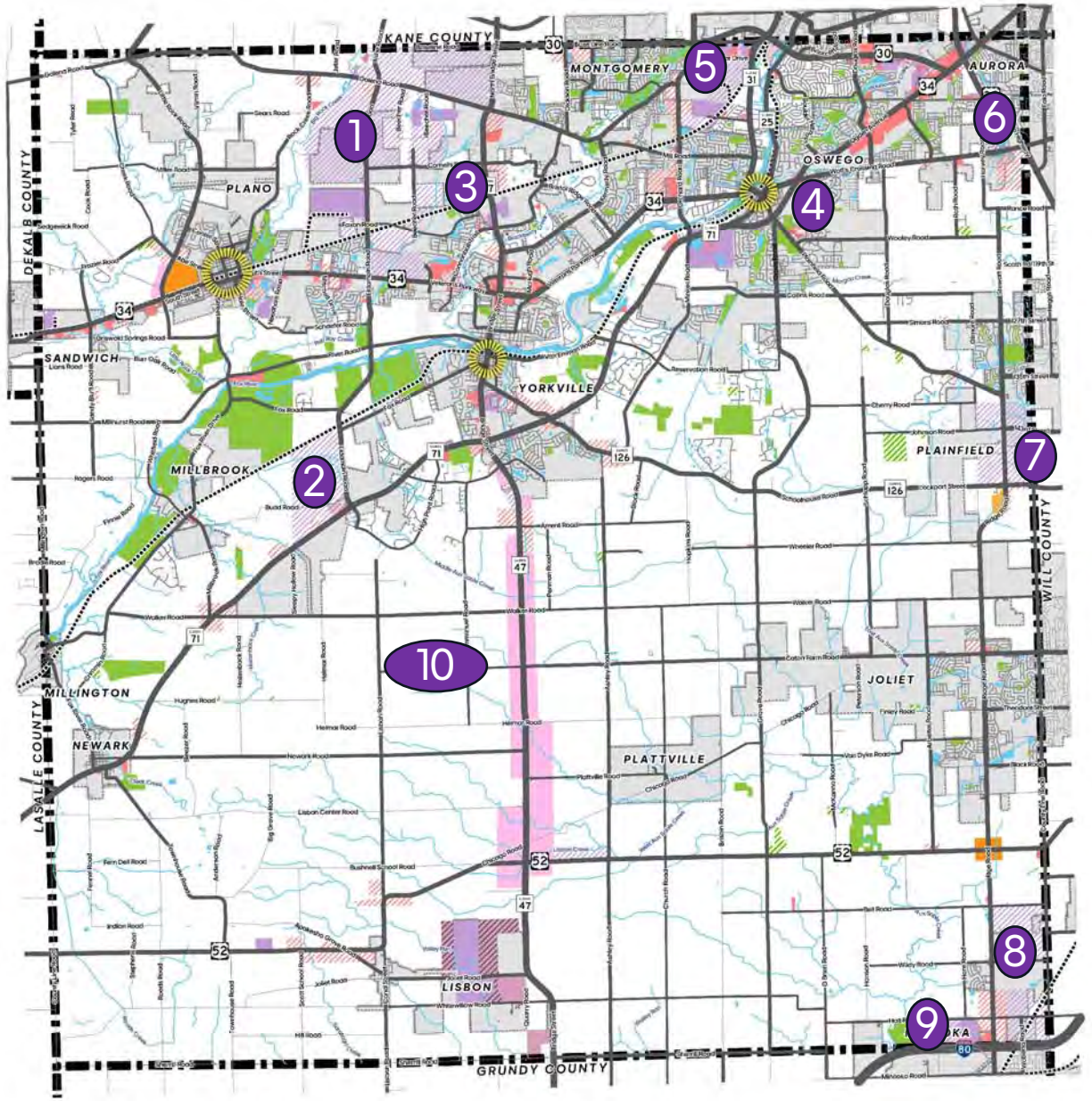
Industry

Goods & Services

Tourism

Industrial Opportunity Areas

1. Eldamain Corridor
2. Route 71 and Eldamain
3. Route 47 & BN (Wrigley, Yorkville Business Center)
4. Stonehill Drive Corridor
5. The Grid and Environs
6. Route 30 & Treasure Drive
7. Ridge Road North/Plainfield
8. Ridge Road South/Minooka
9. I-80 Corridor
10. Central Route 47 Transportation Corridor



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

DRAFT

0 1 2 3 4 Miles

2/25/2026

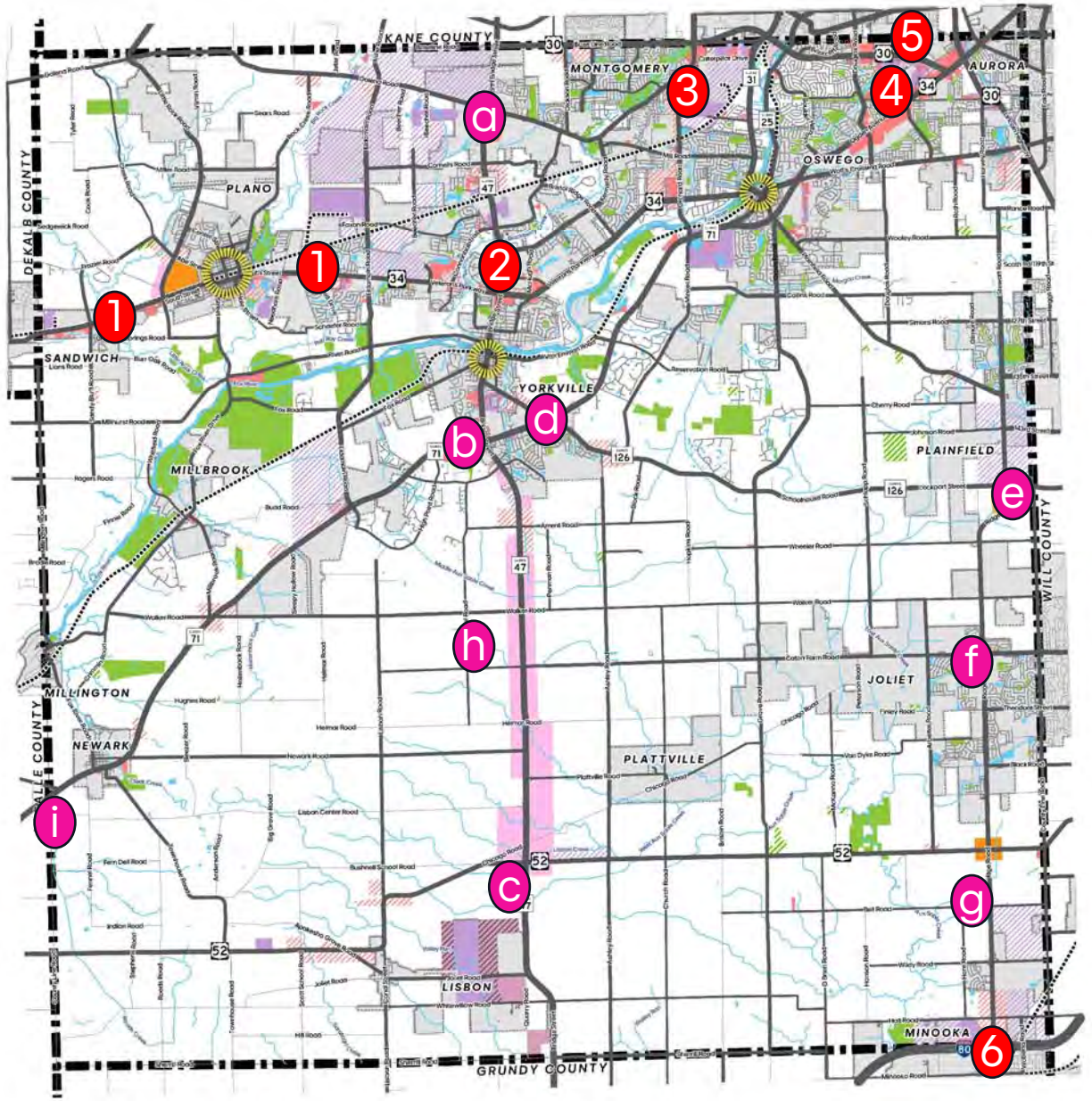
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Major Regional Retail Opportunities

1. Route 34 West
2. Route 47 and Route 34
3. Orchard Road
4. Route 34 East
5. Route 30
6. Ridge & I-80

Minor Regional Retail Opportunities

a. Route 47 and Galena
b. Route 47 and Route 71
c. Route 47 and Route 52
d. Route 126 and Route 71
e. Route 126 and Ridge
f. Ridge and Caton Farm
g. Ridge and 52
h. Route 47 South/Central at Key Intersections
i. Newark



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
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Matching Hatch Patterns Represent Planned or Under Construction

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Boundary

- County
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Other

- Water
- Railroad
- Park / Forest Preserve

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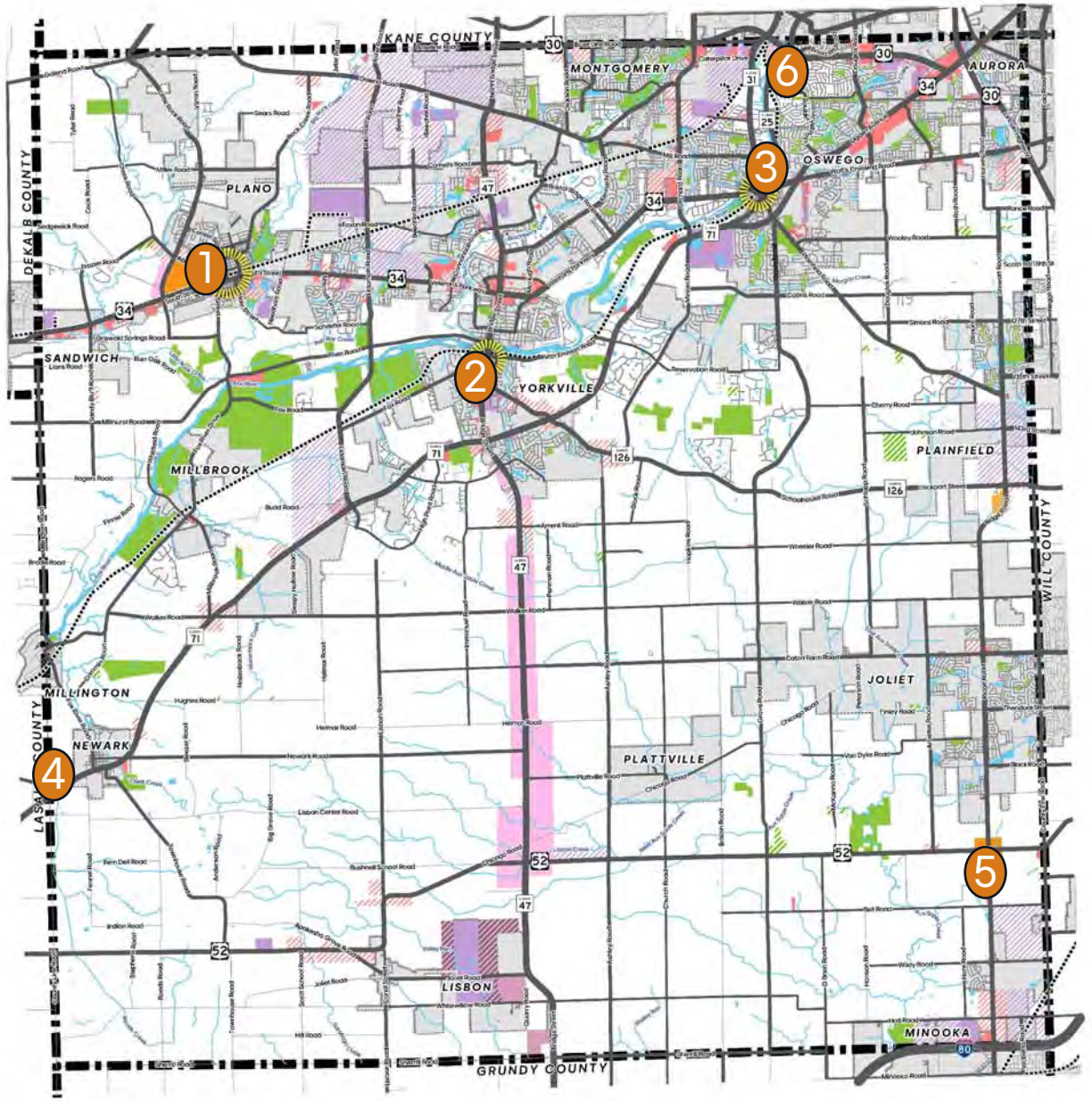
0 1 2 3 4 Miles

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Downtown/ Mixed Use Opportunities

1. Plano
2. Yorkville
3. Oswego
4. Newark
5. Ridge and 52
6. Boulder Hill Market



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

DRAFT

0 1 2 3 4 Miles

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Tourism Opportunities

Agritourism and Attractions

1. Woody's Orchard
2. Keller Farms
3. Heap's Giant Pumpkin Farm
4. Gilted Edge Winery
5. Aranmore Farm + Polo Club

Banquet Facilities

1. Meadowhawk Lodge
2. Pickerell House
3. Ellis House
4. Kendall County Fair Grounds (The Venue)
5. Ashley Farm (9111 Ashley Rd., Yorkville)
6. Heartland Farm (5438 S. Schlapp Rd. Oswego)
7. Venue 5126 (5126 Stephens Rd. Oswego)
8. The Gaylord House
9. The Homestead (611 E. Main St., Plano)
10. Northfork Farm (1998 Johnson Rd., Oswego)
11. Whitetail Ridge Golf Club
12. Brighter Daze Farm (10978 Crimmins Rd., Newark)
13. Mathre 1916 (13889 Hughes Rd., Newark)

Indoor Entertainment Venues

1. Altitude Trampoline Park, Oswego
2. White Tail Ridge Golf Dome, Oswego
3. Sport Zone, Montgomery
4. GoPro Sports Dome

Recreational Amenities

1. The Fox River
2. Marge Cline Whitewater Course
3. Silver Springs State Fish & Wildlife Area
4. Forest Preserves
    1. Jay Woods
    2. Maramech
    3. Little Rock Creek
    4. Subat
    5. Fox River Bluffs
    6. Hoover
    7. Harris
    8. Richard Young
    9. Lyons
    10. Pickerell
    11. Reservation Woods
    12. Henneberry
    13. Millbrook North
    14. Millbrook South
    15. Shuh Suba Gah
    16. Millington
    17. Newark
    18. Ellis Equestrian Center
    19. Baker Woods
    20. Blackberry Creek
5. Fox River Trail
6. Fox Paintball (10389 Fox Dr., Newark)
7. Paint Pursuit Games (2940 Van Dyke Rd., Minooka)
8. Whitetail Ridge Golf Course
9. Blackberry Oaks Golf Course
10. Fox Bend Golf Course
11. Cedardell Golf Club
12. Raging Waves
13. Fox Valley YMCA (Plano)
14. Fox Valley YMCA East

Lodging Facilities

1. Hampton (Yorkville)
2. Holiday Inn Express (Yorkville)
3. Super 8 (Yorkville)
4. Opal Banquets and Hotel (577 E. Kendall Drive)
5. The Montcler (Sandwich)
6. AmericaInn (Oswego)
7. Best Western (Oswego)
8. The Homestead 1854, Plano

Museums

1. Little White School Museum
2. Chapel on the Green
3. Plano Historical Society Museum
4. Edith Farnsworth House
5. Ferndell
6. Kendall County Historical Society at Lyon Farm

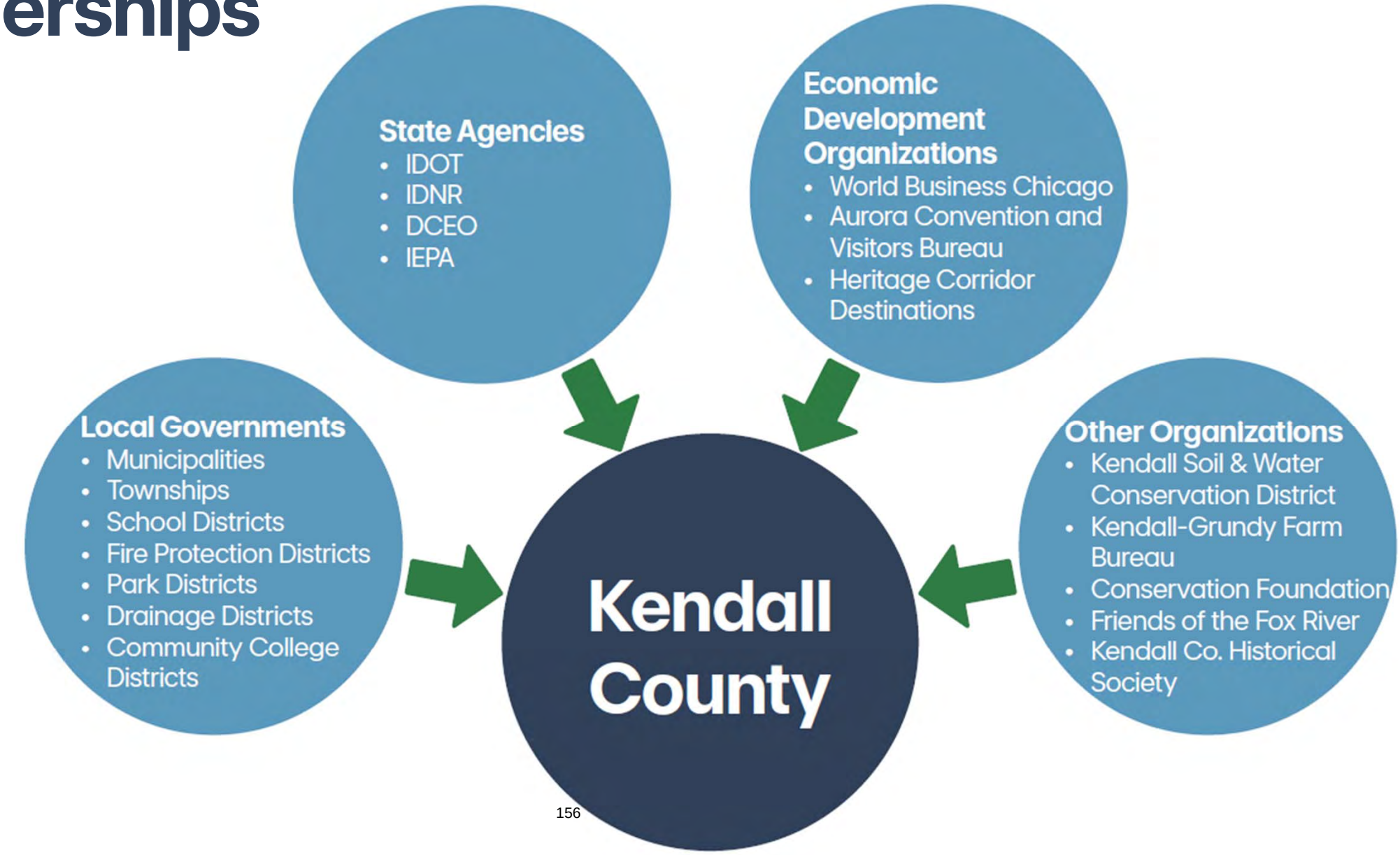
Implementation

Strategies

Coordination & Partnerships

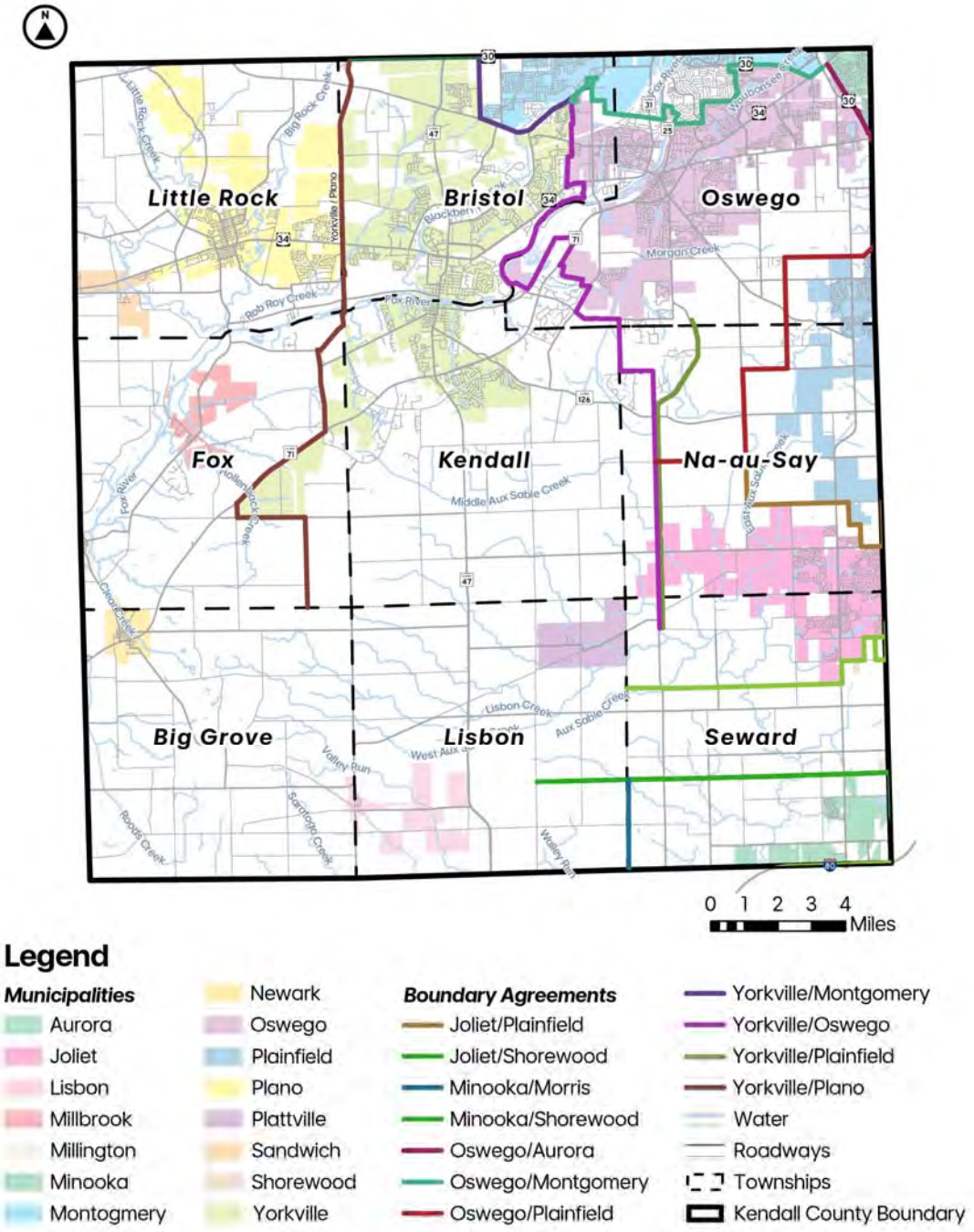
Tools (Ordinances, Grants, Legislation, etc.)

Partnerships



Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



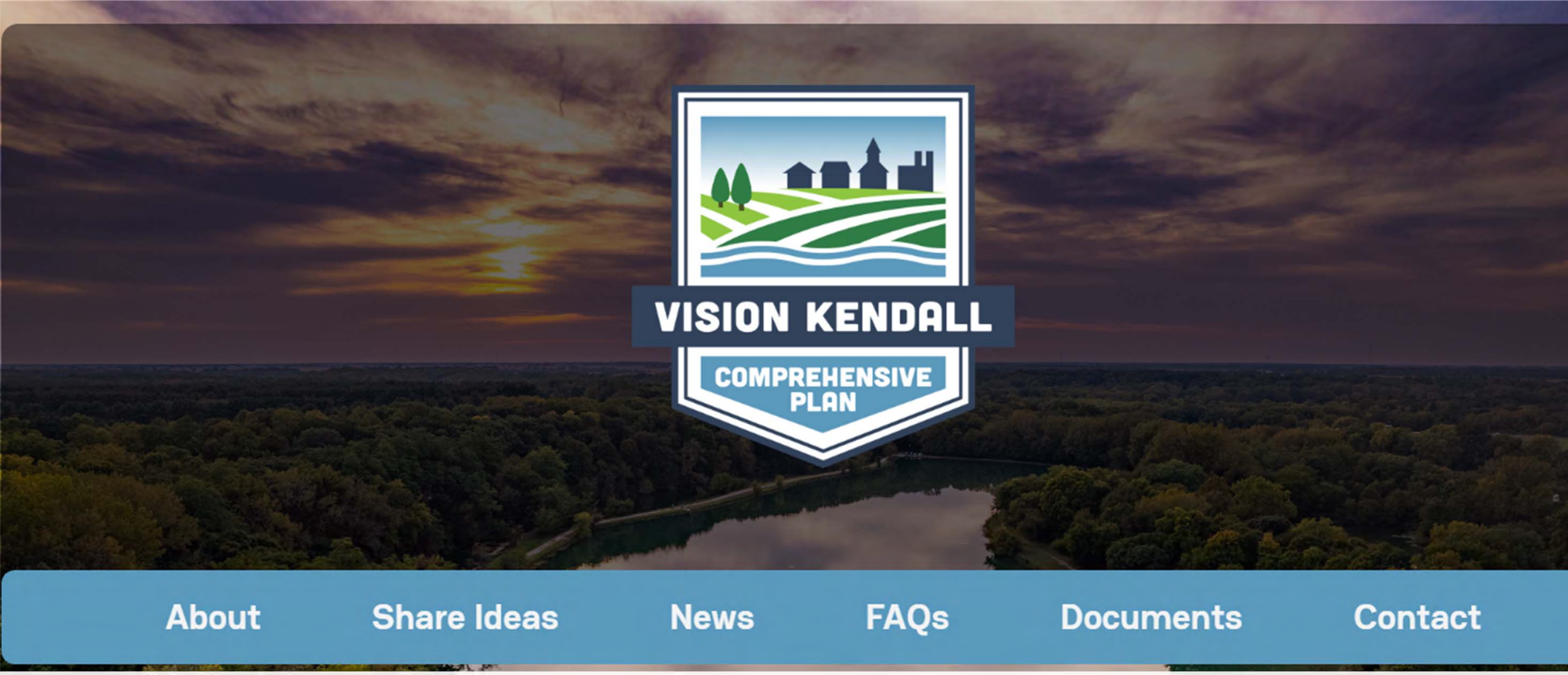
What's Next?

- Public Preview at Annual Meeting – Feb. 7
- Steering Committee Meeting – Feb. 25
- **5 Open House Workshops – Feb. & March**
- Steering Committee Recommendation – March 25
- Public Hearing – April 22?

Southeast	Central	Southwest	Northeast	Northwest
▪ Feb. 26 ▪ Ellis House Forest Preserve	▪ Mar. 5 ▪ Kendall Township Building	▪ Mar. 11 ▪ Newark Library	▪ Mar. 12 ▪ Oswego Township Building	▪ Mar. 18 ▪ Plano Library

Revisions so far:

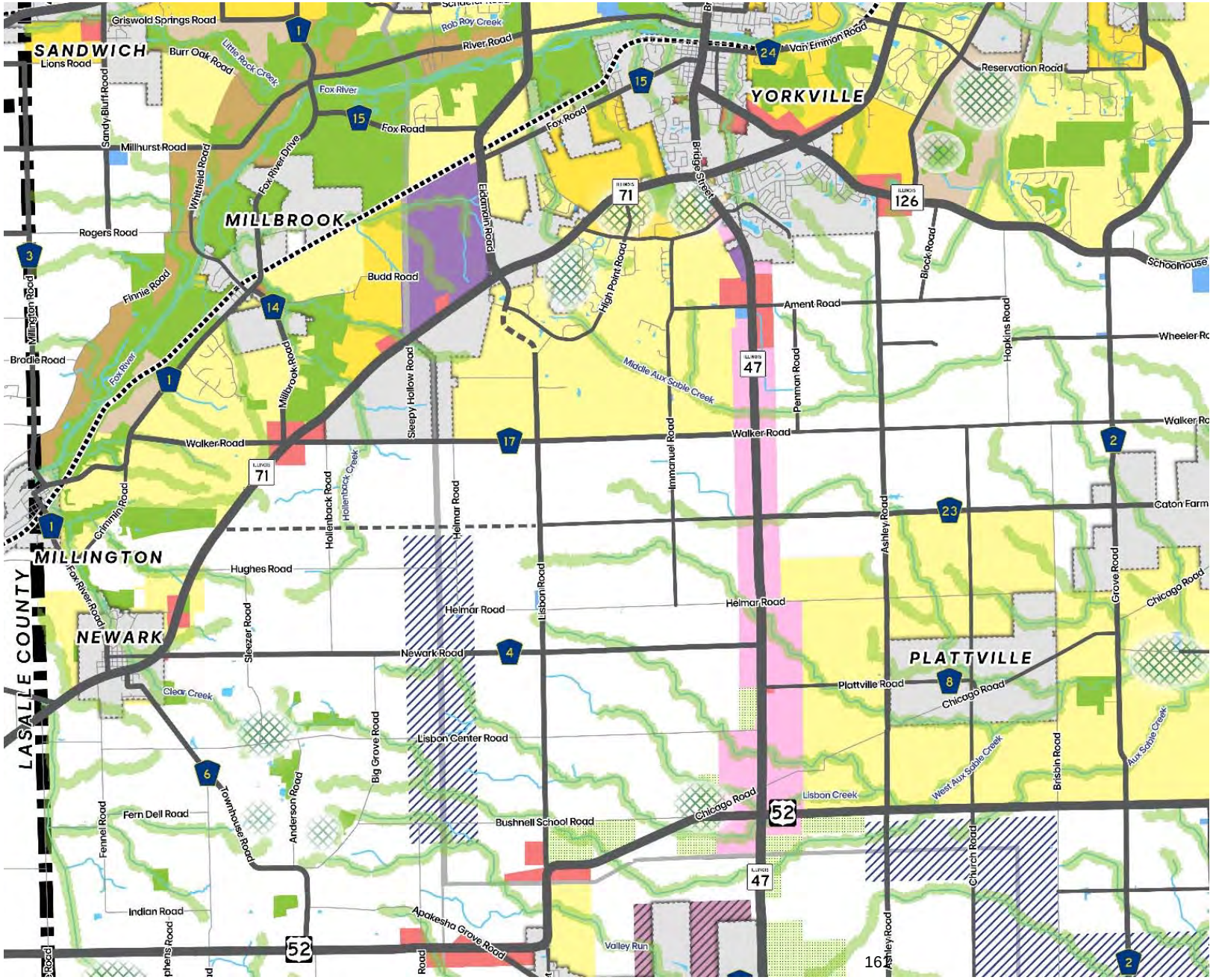
- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors
- Removed open space opportunities near Reservation and Minkler
- Reduced renewable energy overlay near O'Brien Road



Visit www.VisionKendall.org for info.



Central



VISION KENDALL COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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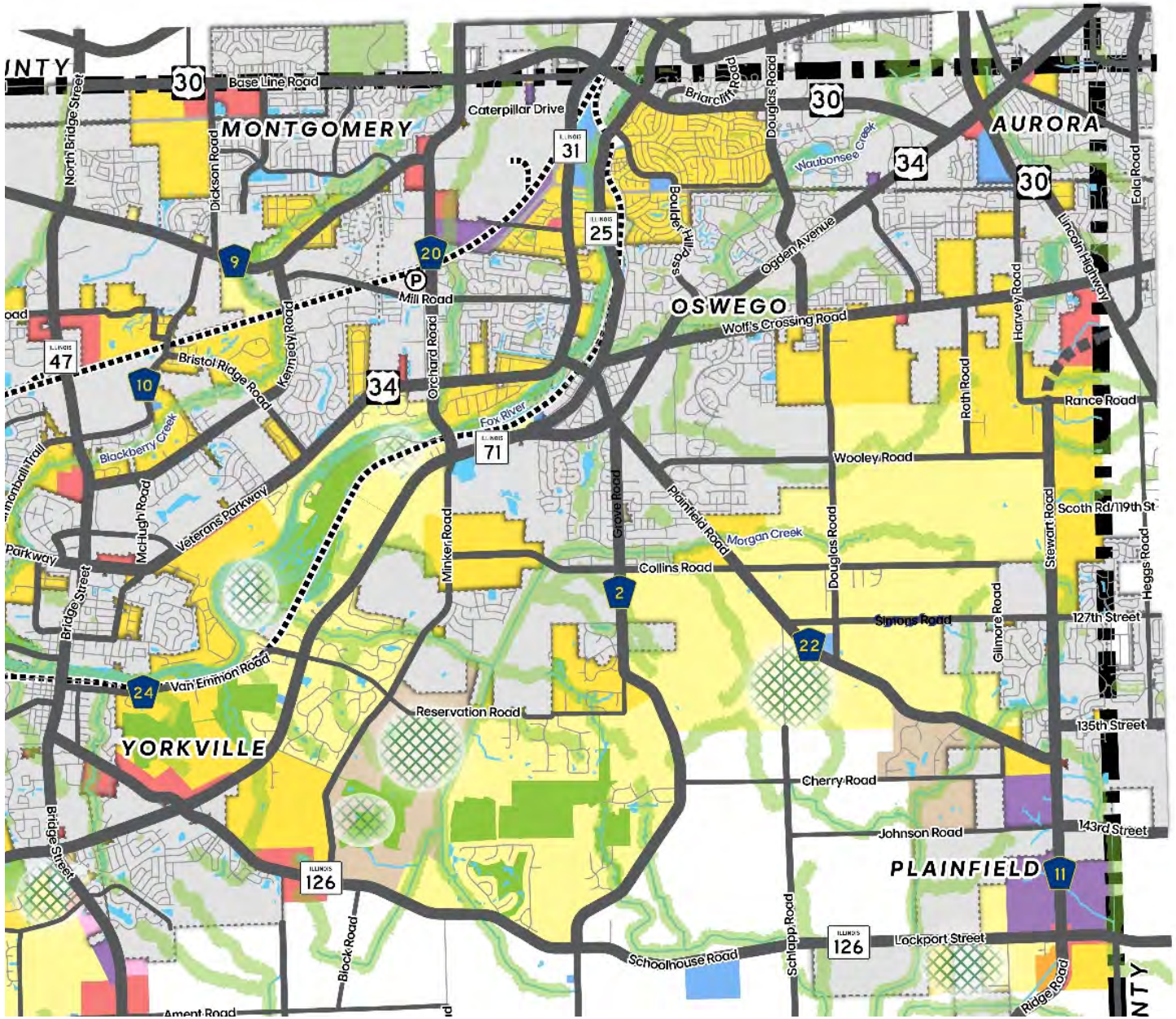
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2/25/2026

teska

Northeast



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
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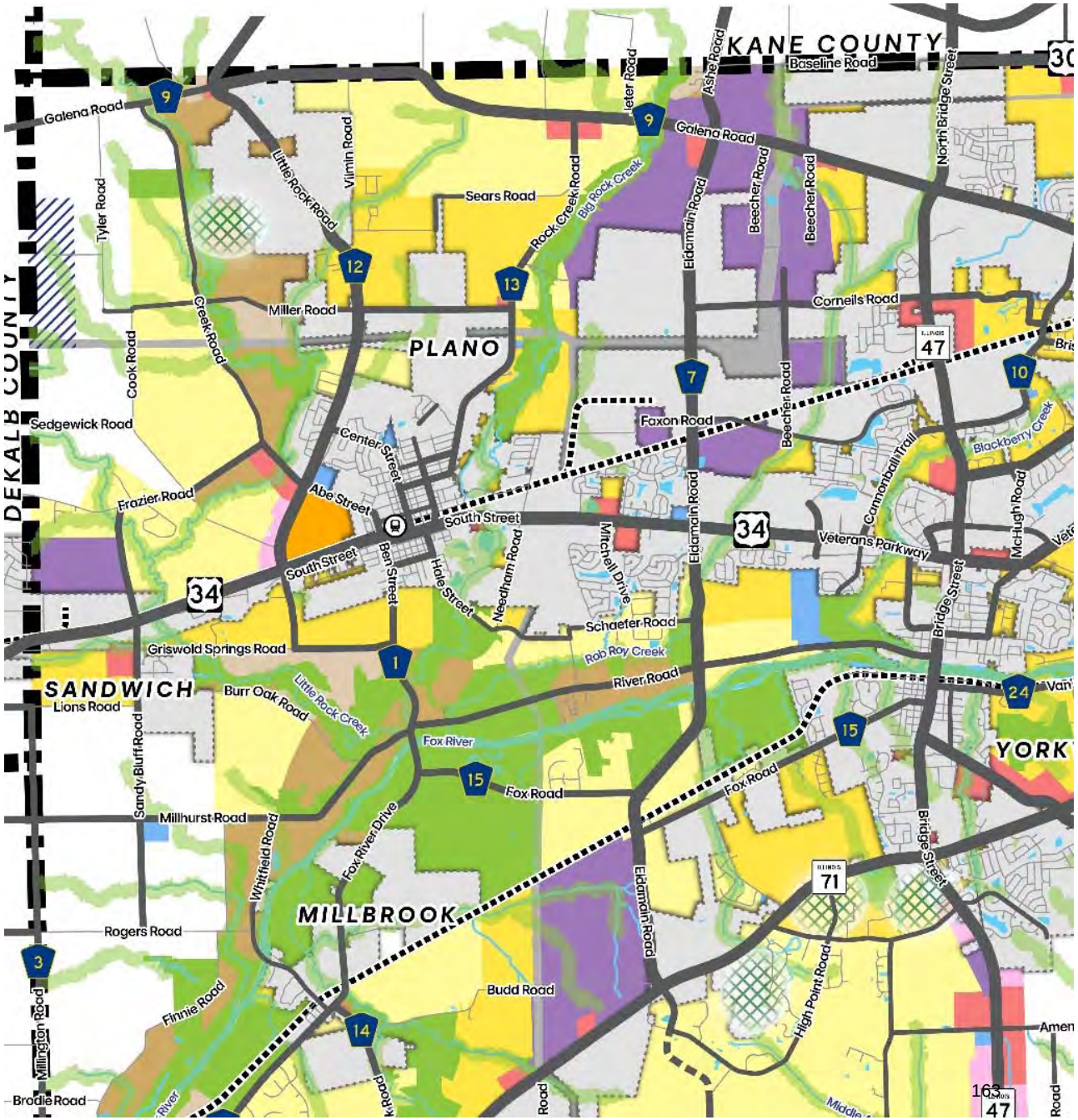
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2/25/2026

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Northwest



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
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Boundary

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Other

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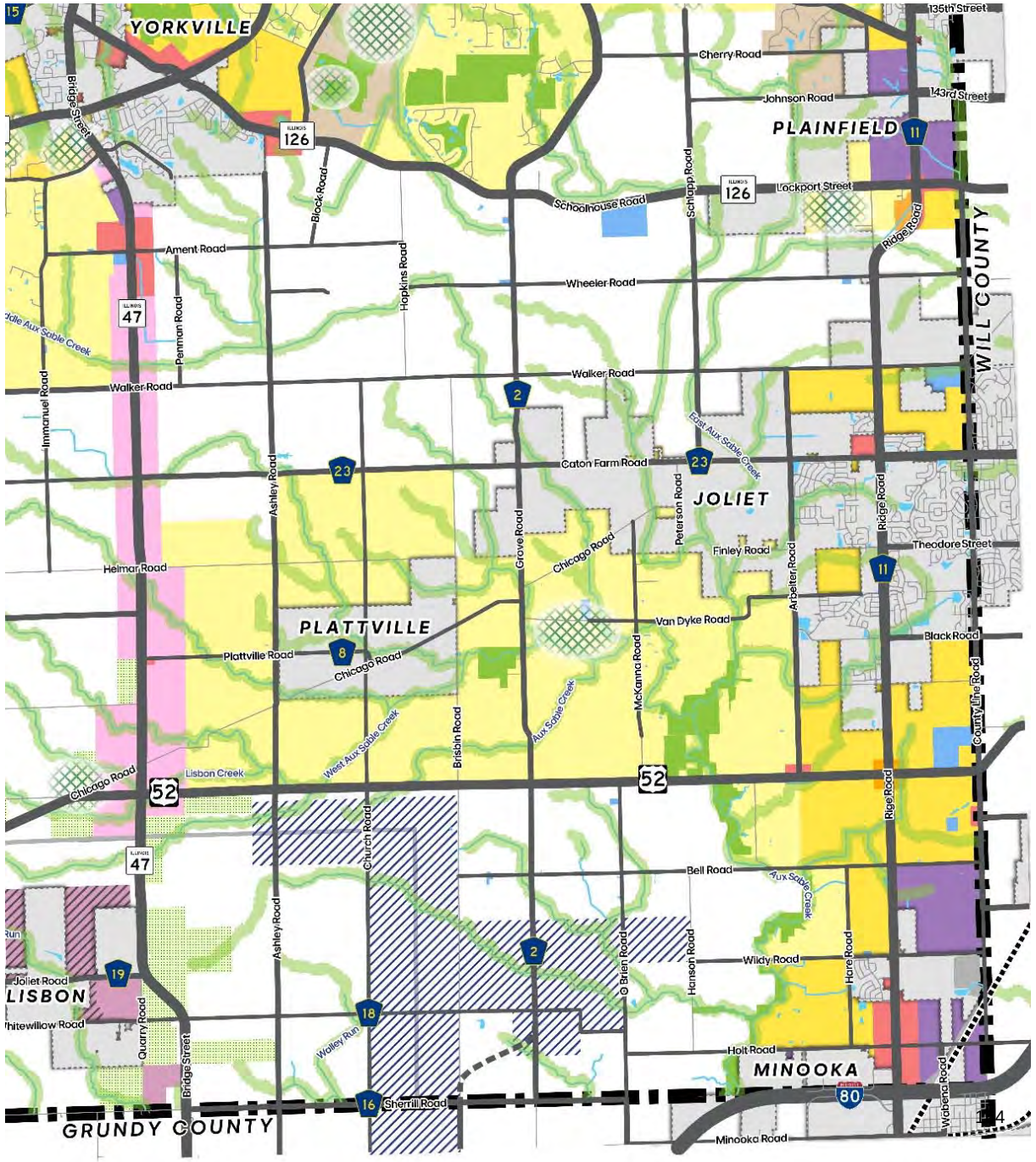
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0 1 2 3 4 Miles

2/25/2026

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Southeast



VISION KENDALL COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
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- Countryside Residential
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Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT

0 1 2 3 4 Miles

N

2/25/2026

teska

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

Oswego Township Building
99 Boulder Hill Pass
Montgomery, Illinois 60538

Unapproved Meeting Minutes of March 12, 2026

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:34 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call
Members Present: Keith Landovitz
Members Absent: Randy Mohr, Jeff Wehrli, Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, Matthew Prochaska, and Seth Wormley

KCRPC Roll Call
Members Present: Keith Landovitz (Chairman) and Karin McCarthy-Lange (Secretary) (Arrived at 6:54 p.m.)
Members Absent: Cathy Anzelc, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Ruben Rodriguez, Bob Stewart, and Seth Wormley

Attendees: Rob DeLong, Jack McCarthy, Alyssa Theodor, Mary Theodor, Josh Flanders, Sam Kilgore, Rod Zenner, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman, from Teska Associates, presented the draft Vision Kendall Comprehensive Plan. He discussed the history of the project, to date. He also discussed the next steps in updating the proposal and the adoption process. At the earliest, the proposal could be adopted in May. He provided information on community input, including website visits, surveys, interviews, and open houses. The proposed plan is divided into chapters on the planning process, existing conditions and trends, vision, character and land use, mobility and connectivity, energy and water, economic prosperity, and implementation. He discussed the differences between the Land Resource Management Plan and the proposed Comprehensive Plan. He discussed the growth rate of the County and efforts to preserve the rural character of the County. He noted that eighty-one percent (81%) of the County's population lives inside a municipality. He discussed the importance of partnership and communication between the County, the residents, and various units of local government. He noted that a majority of the County was

agricultural. He provided a composite map showing the future land use plans of all of the municipalities, the current County future land use map, and the draft future land use map. He discussed commercial and industrial areas, open space opportunities, and renewable energy areas. He discussed the Protect Kendall Now Plan prepared by the Conservation Foundation. He discussed removing two (2) areas from the Conservation Overlay area, based on comments that the County received. He discussed the change of the definition of Mixed Use Business from the Land Resource Management to the proposal. He presented a table of land uses by classification. He discussed the scenic routes and the recommendation to have larger setbacks along the scenic routes.

Yuchen Ding, from Teska Associates, discussed proposed road improvements and realignments and other transportation amenities. He discussed the proposed trail plan and the importance of having the trails on a map for grant funding.

Karin McCarthy-Lange arrived at this time (6:54 p.m.)

Mr. Ding discussed preferred locations for renewable energy projects.

Mr. Hoffman discussed corridors for economic development and tourism opportunities. He discussed the importance of partnerships and cooperative planning when implementing the plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including an additional open house, a public hearing, and final action by the County Board. He provided information regarding how to submit comments on the plan.

A resident asked how long the plan would be valid. Mr. Hoffman responded approximately twenty (20) years. A resident asked about population projections. Mr. Hoffman would research population projections. Mr. Asselmeier said the County would continue to have the Regional Planning Commission Annual Meeting make amendments as necessary throughout the lifespan of the plan.

A resident was encouraged about the plans for open space. He encouraged increased funding for the Forest Preserve District. He encouraged the Forest Preserve District to purchase or otherwise gain control of high quality land, before it was developed. Mr. Hoffman discussed funding strategies for the Forest Preserve District, including conservation easements. Member McCarthy-Lange did not favor additional taxes to fund the Forest Preserve District; she favored alternative funding mechanisms. Discussion occurred regarding INAI sites. Mr. Asselmeier discussed the EcoCat Tool which is used during rezoning and special use permit requests.

Attendees reviewed the maps.

The Comprehensive Land Plan and Ordinance Committee and Kendall County Regional Planning Commission gathering ended at 7:14 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Encs.

3/12

SIGN-IN SHEET

visionkendall.org

NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
Jack McCarthy	[redacted]	☐	☒	☐
Keith Landovitz		☐	☒	☐
Alyssa Theodor		☑	☐	☐
Mary Theodor		☑	☐	☐
Josh Flanders		☐	☒	☐
Sam Kilson		☑	☐	☐
Karin McCarthy-Lange		☑	☒	☐
Rod Zenner		☐	☐	☐
		☐	☐	☐
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		☐	☐	☐
		☐	☐	☐



Draft Comprehensive Plan

Open House Workshop – Oswego Township – March 12, 2026

Kendall County Land Resource Management Plan Update

Project Website – Staff Coordination – Focus Groups – Workshops – Open Houses – Public Hearing

Steering Committee – Regional Plan Commission – PBZ Committee – County Board

Evaluation & Vision

- County Assessment
- Policy Formation

Specific Elements

- Future Land Use
- Transportation
- Sustainability

Strategies and Support

- Implementation
- Review and Approval

Feb. 2025 — May 2026

Community Input So Far.....

4,204
Website Views

113
E-Newsletter Subscribers

185
Survey Submissions

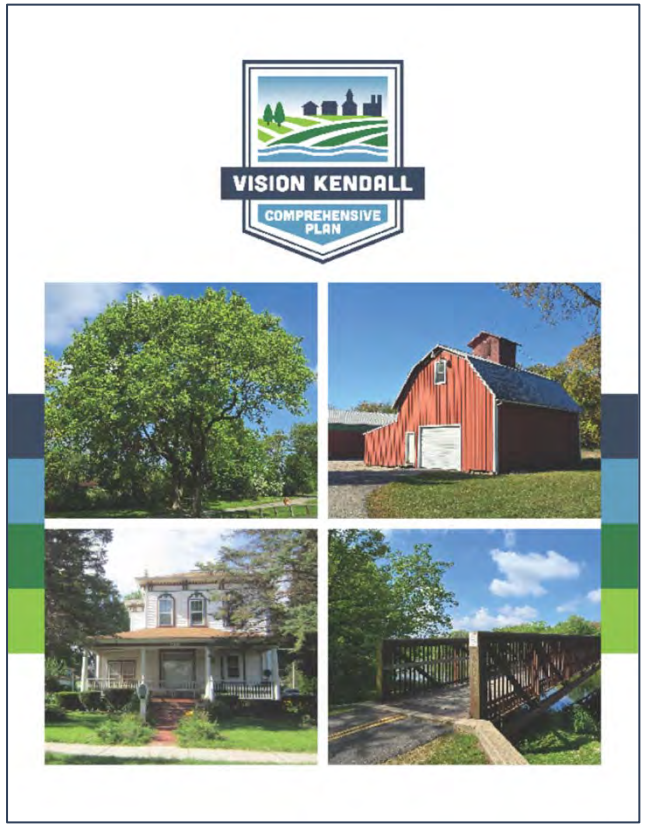
51
Comment Map Ideas

10
Outreach Events

205+
People Attended

As of 3/12/2026

Plan Outline



1. Introduction and Process
2. Existing Conditions and Trends
3. Vision
4. Character and Land Use
5. Mobility & Connectivity
6. Energy and Water
7. Economic Prosperity
8. Implementation

Introduction & Process

Purpose and Use of the Plan

Regional and Local Context

Public Engagement Process

Past Planning Efforts

Land Resources Management Plan (1994-early 2026)

- Contained extensive goals and objectives for both planning and management.
- Contains separate chapters by Township or group of Townships, developed over a series of years.
- Contains extensive policies designed to implement the plan.

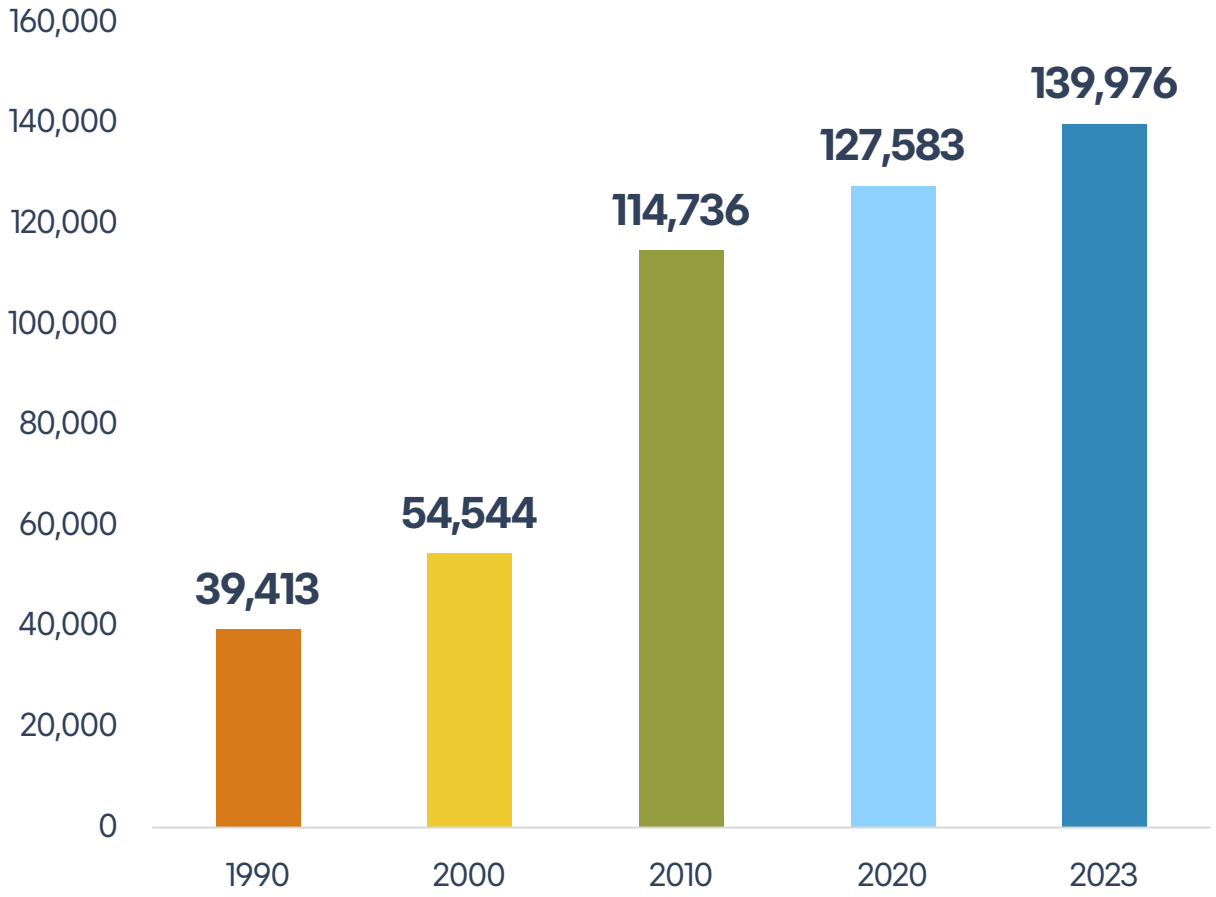
Comprehensive Plan (2026+)

- Consolidates key goals and objectives in a more concise county vision.
- Contains one overall plan for the County and created over about 18 months.
- Leaves policy decisions to the County Board and their Strategic Planning efforts.

Existing Conditions & Trends

- Population Growth
- Age Characteristics
- Households
- Income and Employment
- Race and Ethnicity
- Educational Attainment
- Employment and Commuting
- Housing
- Internet Access

County Population Trends (1990-2023)



Source: 1990, 2000, 2010, 2020 Decennial Census and 2023 American Community Survey 1-Year Estimates

- **Fastest growing County in Illinois**
- Growing rapidly **(+85,432 people or 157%)** since the 2000s
- Population at 143,171 in 2024

Municipal	113,525	**81%**
Unincorporated	26,451	**19%**
Total	139,976	

Key Vision Elements

Preserve Rural Character

- Preserve Natural Areas
- Farmland Preservation

Promote Economic Development

- More local, good paying jobs
- Enhance and Diversify the Tax Base
- Promote Tourism, including Agritourism

Communications/ Coordination

- Engage residents
- Governmental coordination between County, Towns and Townships

Connectivity

- Expand Trail Network
- Connect roads/Improve intersections

Character & Land Use

Agricultural Heritage and Historic Resources

Nature Preserves and Parks

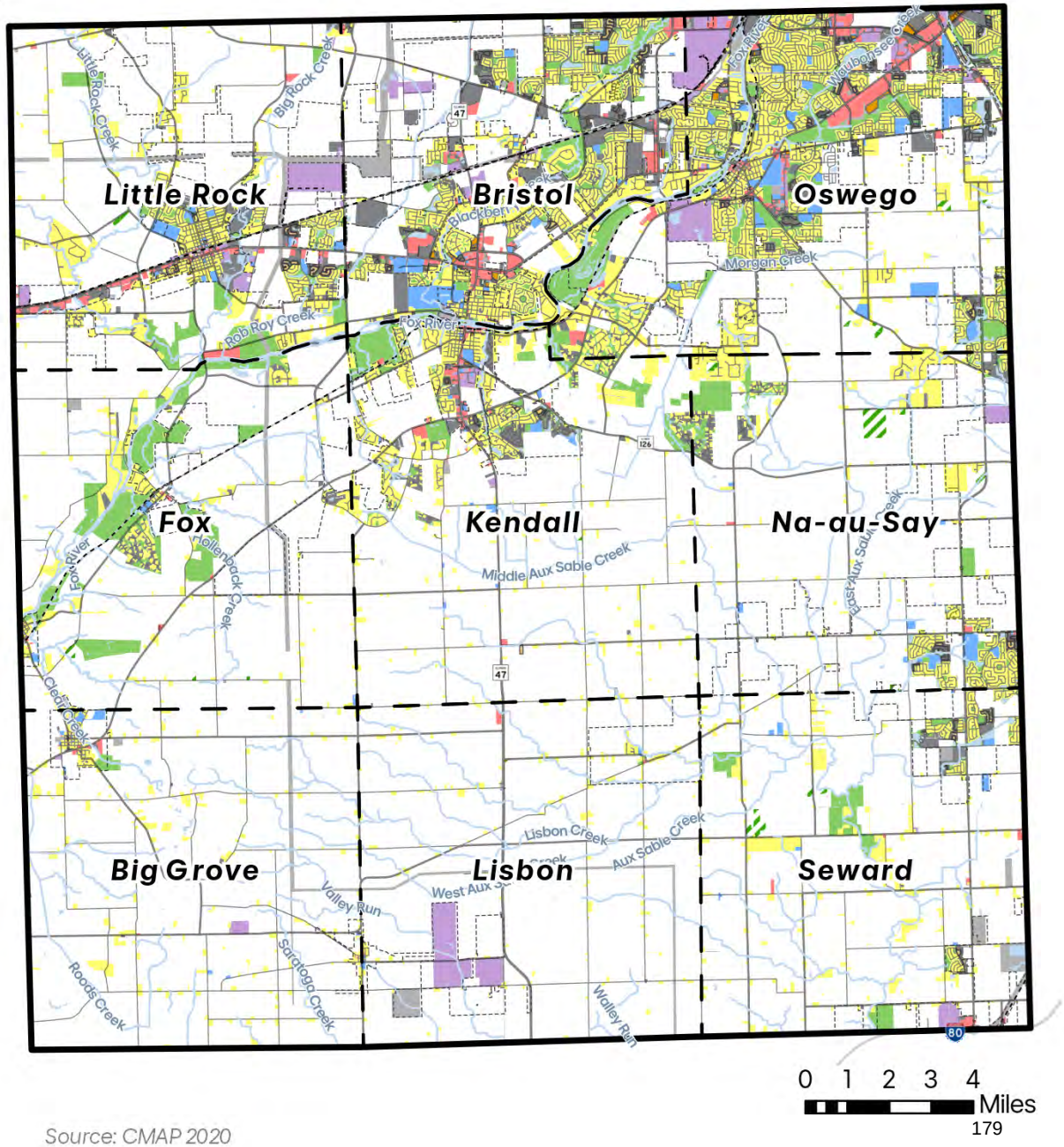
Wildlife Protection

Tree Coverage

Wetlands

Existing Land Use

Future Land Use



Source: CMAP 2020

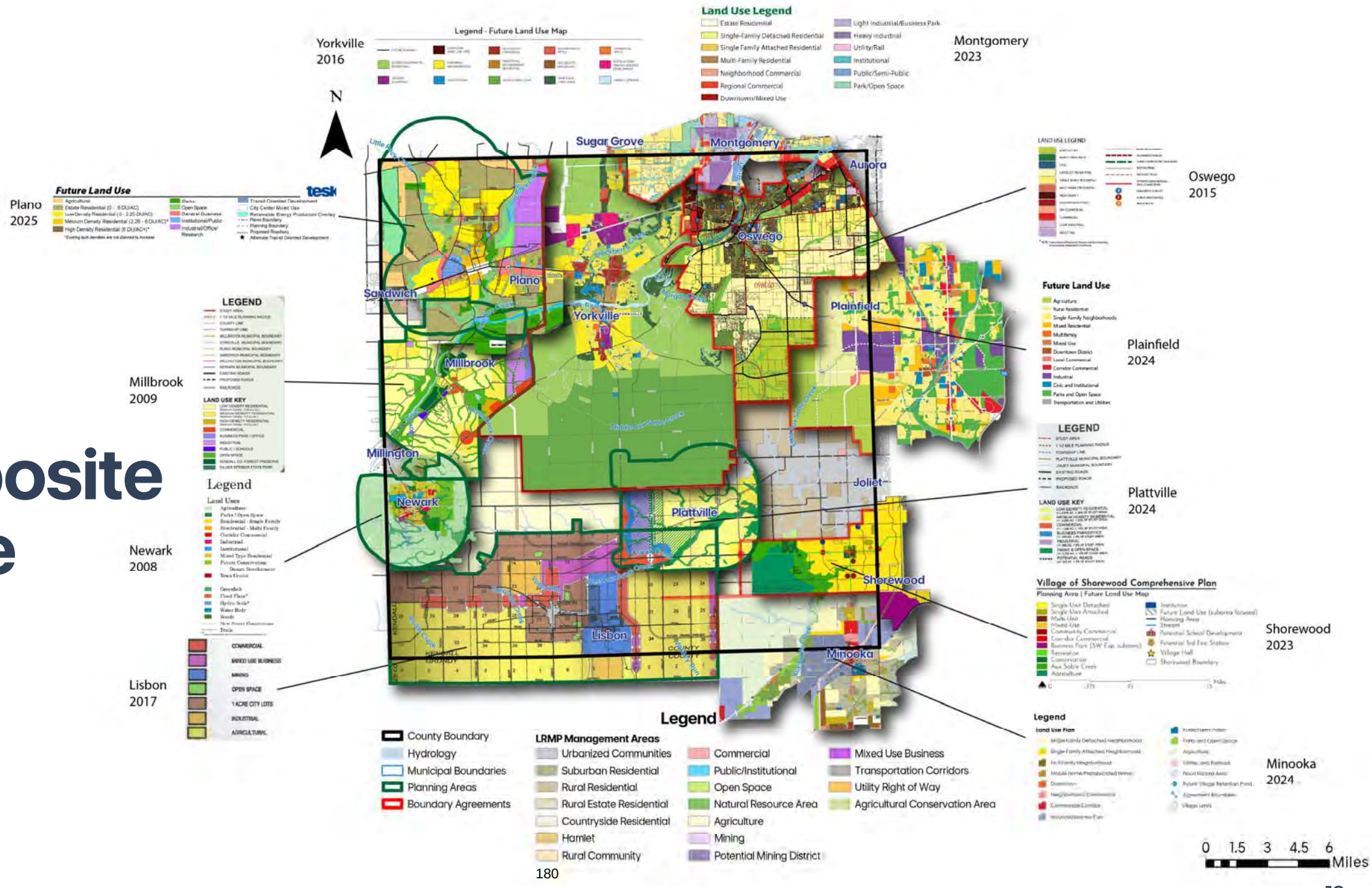
Existing Land Use

Legend

Existing Land Use

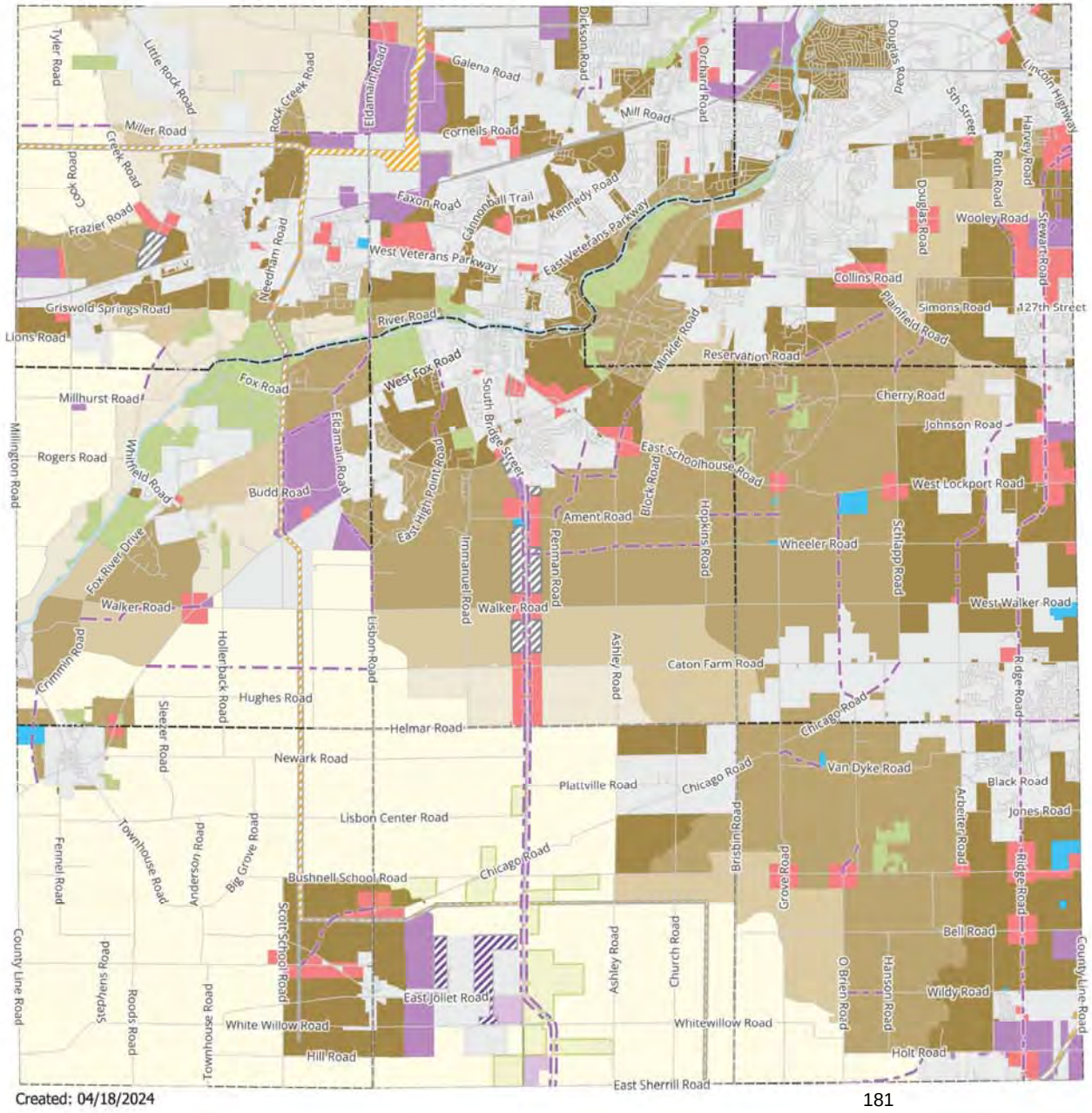
- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary

Composite Future Land Use Map



EXISTING

FUTURE LAND USE
KENDALL COUNTY



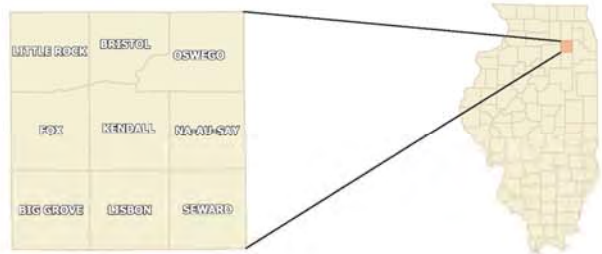
Created: 04/18/2024

Land Resource Management Plan

- Proposed Roadway Improvements
- Townships

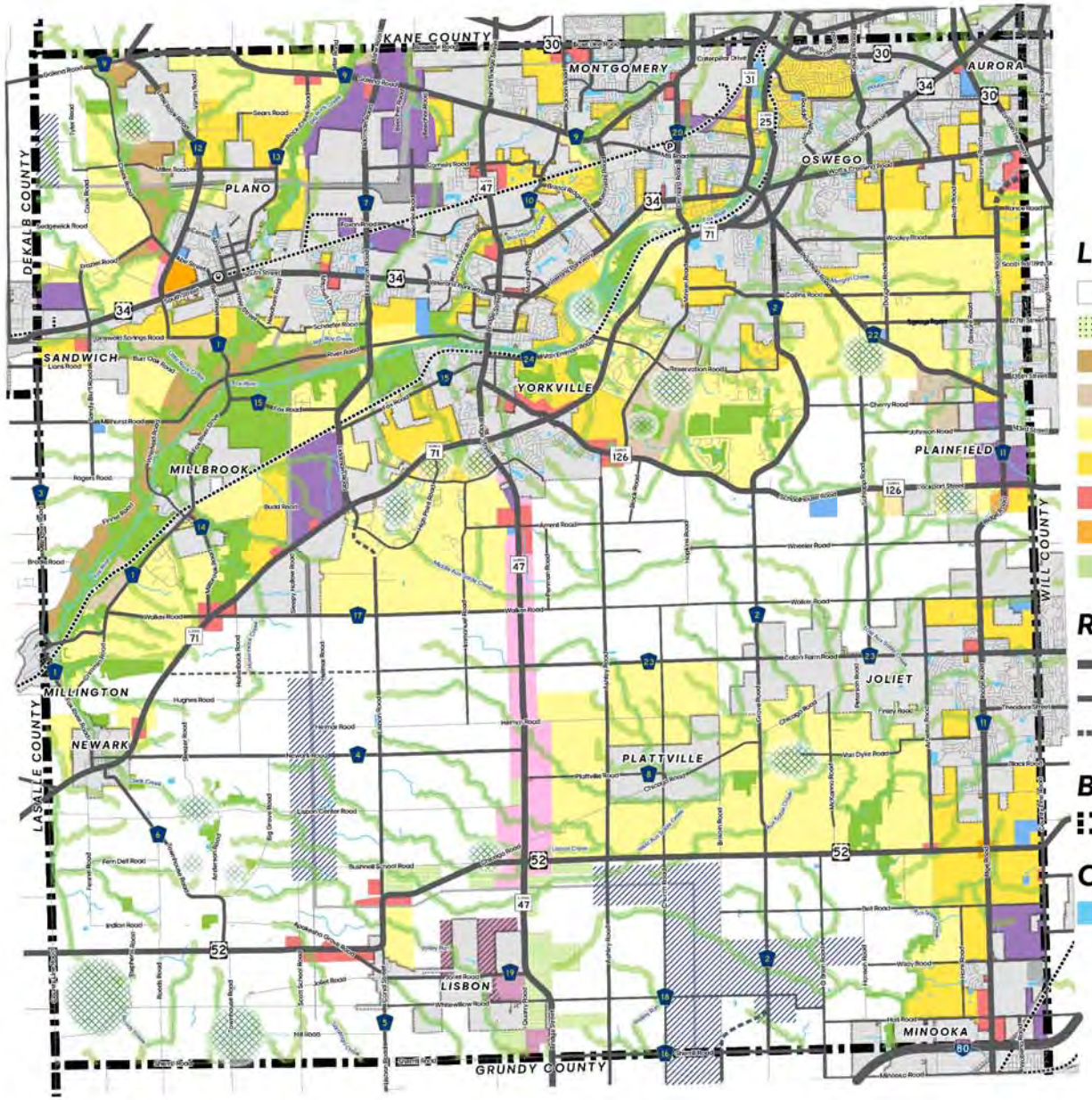
LRMP Management Areas

- Urbanized Communities
- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Countryside Residential
- Hamlet
- Rural Community
- Commercial
- Public / Institutional
- Open Space
- Natural Resource Area
- Agriculture
- Mining
- Mixed Use Business
- Potential Mining District
- Transportation Corridors
- Utility Right of Way
- Agricultural Conservation Area



0 1 2 3 4 mi

Kendall County GIS
111 W Fox St
Yorkville, IL 60560
630.553.4212



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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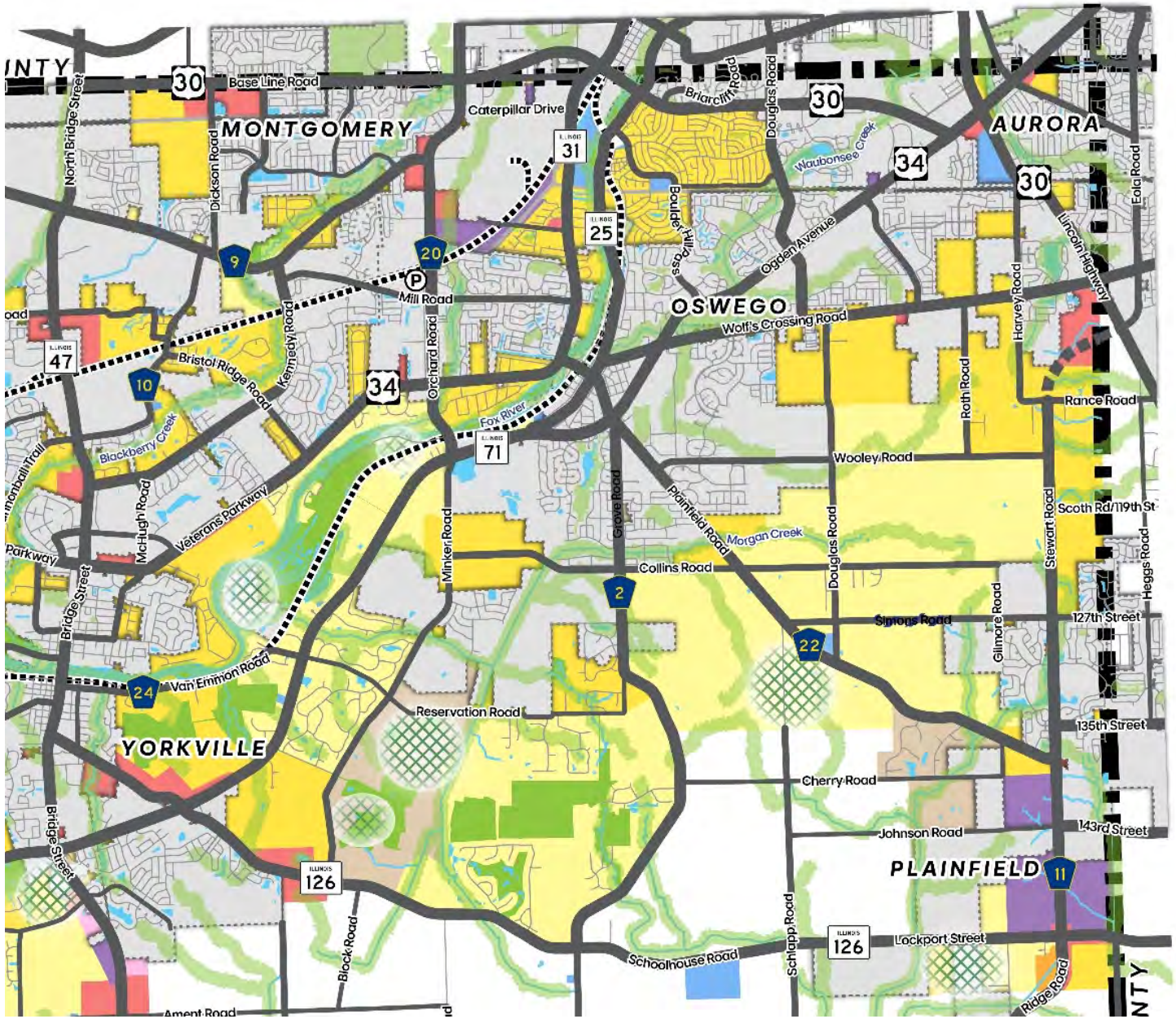
0 1 2 3 4 Miles

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2/25/2026

teska

Northeast



VISION KENDALL COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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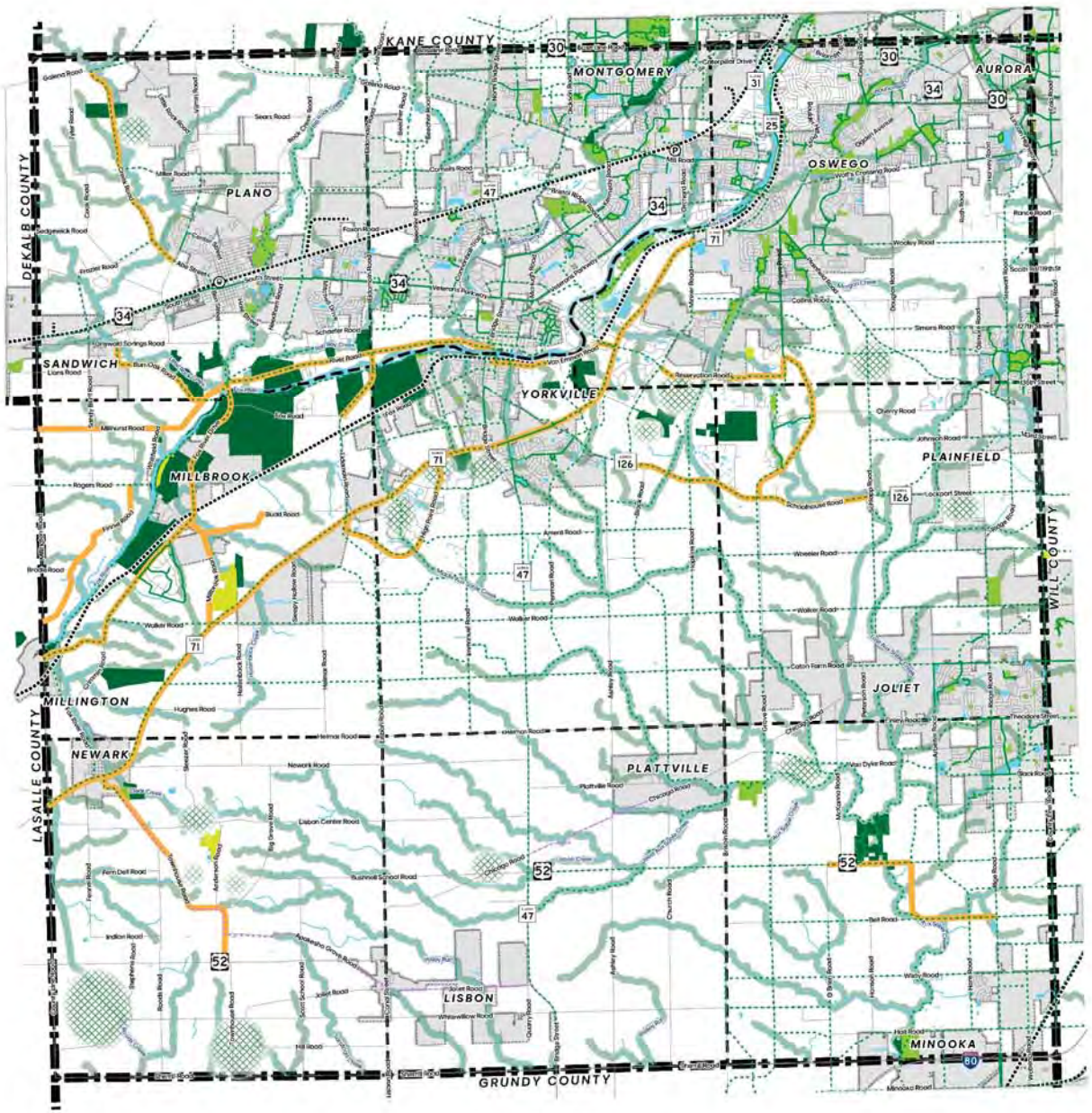
Future Land Use Comparison

	2026		2024	
Land Use Category	**Acres**	**Percent**	**Acres**	**Percent**
Agricultural Conservation (Overlay)	3,315.0		3,198.5	
Agriculture	132,317.8	**36.1%**	92,270.6	25.1%
Countryside Residential	4,116.6	1.1%	17,822.7	**4.8%**
Rural Estate Residential	3,915.5	1.1%	23,467.3	**6.4%**
Rural Residential	62,826.5	17.1%	66,863.8	**18.2%**
Suburban Residential	31.926.1	8.7%	45,862.4	**12.5%**
Municipality	89,057.5	**24.3%**	84,115.3	22.9%
Commercial	5,182.5	1.4%	10,328.4	2.8%
Mixed Use Business *	645.8	0.2%	10,385.3	2.8%
Transportation Corridor	4,698.2	1.3%	1,175.9	0.3%
Industrial	8,823.4	2.4%		
Mining	469.9	0.1%	469.9	0.1%
Potential Mining District	835.6	0.2%	835.6	0.2%
Public / Institutional	1,648.1	0.4%	888.4	0.2%
Open Space	16,926.9	**4.6%**	8,712.4	2.4%
Utility Right of Way	3,902.0	1.1%	3,902.0	1.1%

Table 4.13 Comparison of Future Land Use Inventory of Kendall County (2026 vs 2024)

184

* Mixed Use Business now excludes industrial, which is classified separately



VISION KENDALL
COMPREHENSIVE PLAN

Recreational Open Space Opportunity Map

Open Space Type

- Forest Preserve / State Park
- Public Park
- Conservation Easement / Reserve
- Stream Corridor
- Additional Open Space Opportunity

Pathway and Route

- Existing Multi-Use Path
- Multi-Use Path Extension
- Bike Route Extension
- Scenic Route

Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

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0 1 2 3 4 Miles

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2/25/2026

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Mobility & Connectivity

Roadway Network

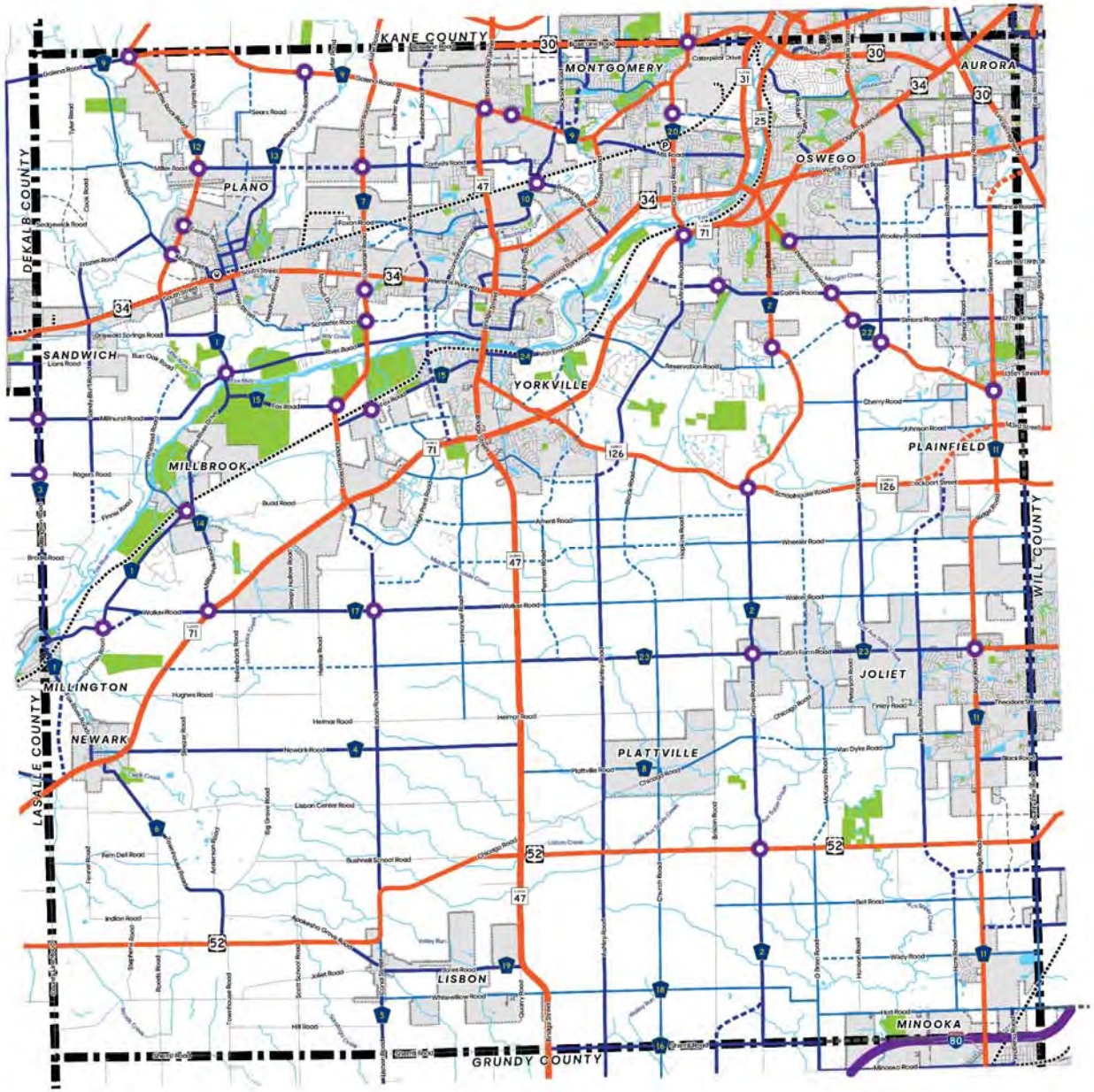
Truck Transportation

Rail Transportation

Air Transportation

Bus and Demand-Response Transit

Trails and Active Transportation



VISION KENDALL
COMPREHENSIVE PLAN

Future Roadway Plan

Roadway Functional Class

- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

- County
- Municipal

Other

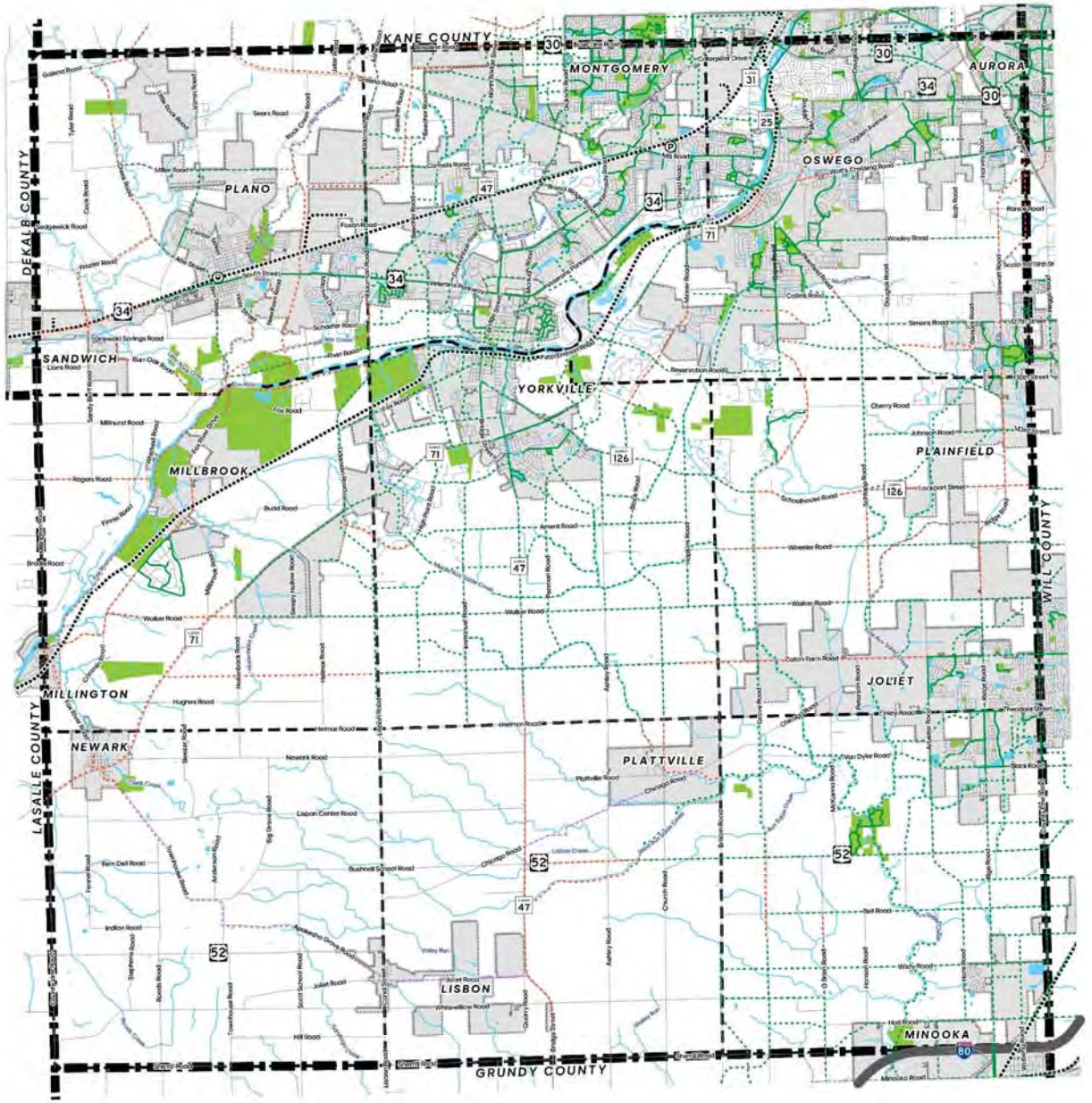
- Water
- Park / Forest Preserve
- Railroad
- Railway Station
- Park-n-Ride Facility

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0 1 2 3 4 Miles

2/25/2026

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VISION KENDALL
COMPREHENSIVE PLAN

Future Trail Plan

Pathway

- Existing Multi-Use Path
- Multi-Use Path Extension (County Plan)
- Multi-Use Path Extension (Municipal Plan)
- Bike Route Extension (County Plan)

Boundary

- County
- Township
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Street
- Railway Station
- Park-n-Ride Facility

DRAFT

0 1 2 3 4 Miles

N

2/25/2026

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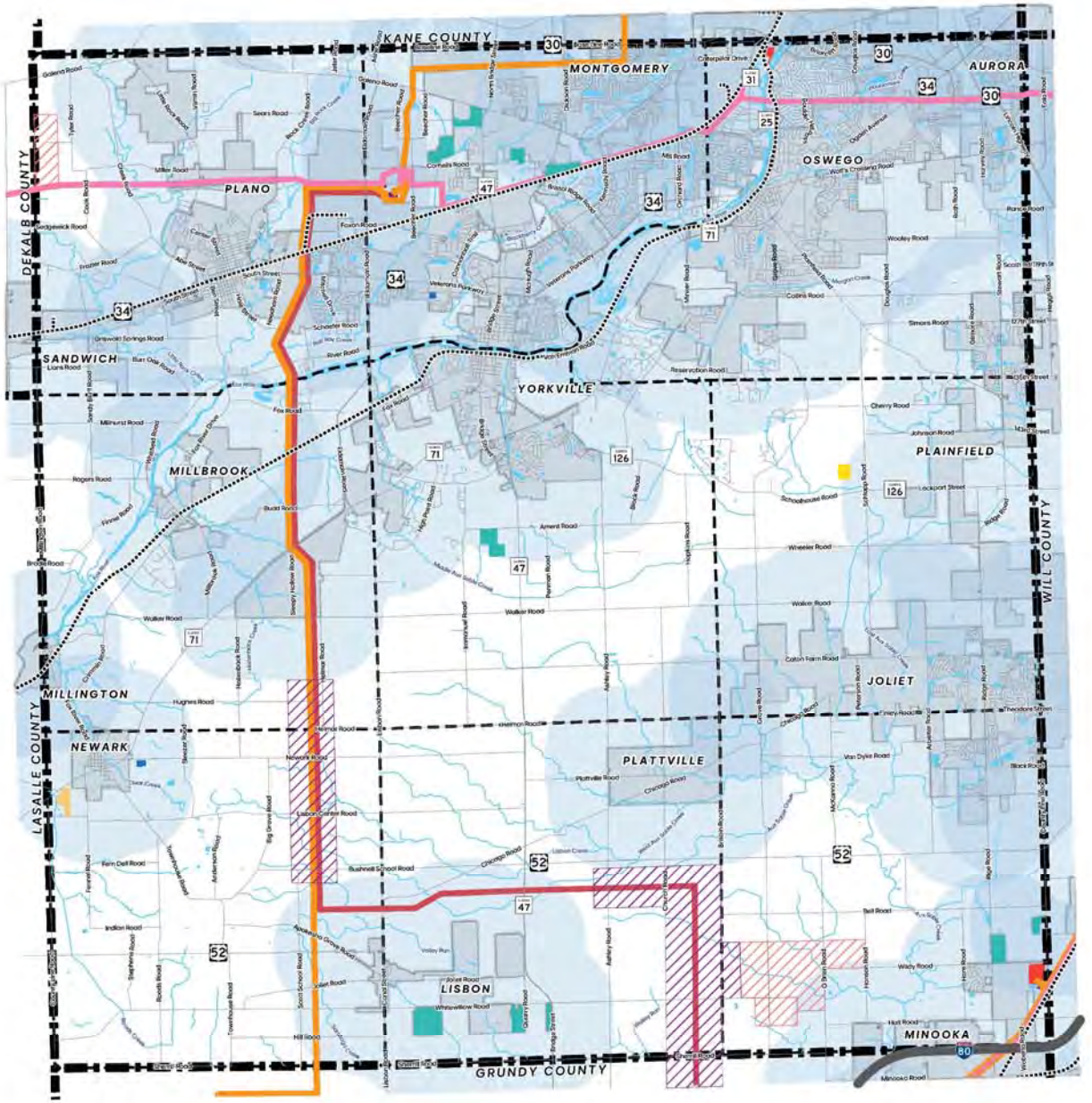
Energy & Water

Energy

Water Supply

Wastewater Treatment

Stormwater Management



VISION KENDALL
COMPREHENSIVE PLAN

Alternative Energy Opportunity Map

Solar Farm Development

- Completed
- Under Construction
- Approved
- Proposed
- Opportunity (Municipal)
- Opportunity (County)

Electric Transmission Infrastructure

- Power Plant
- Substation
- 138 Kilovolts Transmission Line
- 345 Kilovolts Transmission Line
- 765 Kilovolts Transmission Line

Boundary

- County
- Township
- Municipal
- 1.5-Mile Planning Area

Other

- Water
- Street
- Railroad

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0 1 2 3 4 Miles

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2/25/2026

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Economic Prosperity

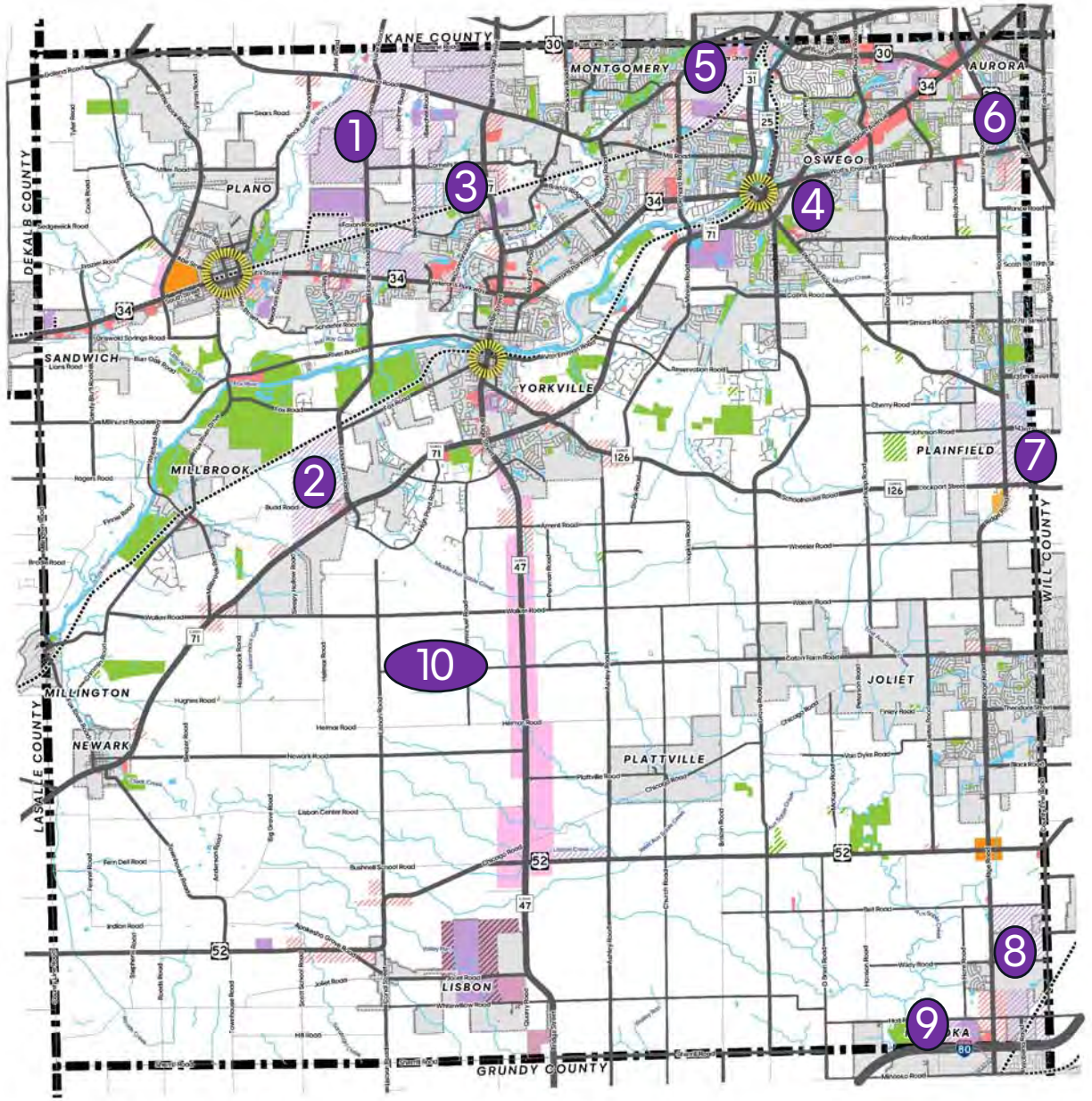
Industry

Goods & Services

Tourism

Industrial Opportunity Areas

1. Eldamain Corridor
2. Route 71 and Eldamain
3. Route 47 & BN (Wrigley, Yorkville Business Center)
4. Stonehill Drive Corridor
5. The Grid and Environs
6. Route 30 & Treasure Drive
7. Ridge Road North/Plainfield
8. Ridge Road South/Minooka
9. I-80 Corridor
10. Central Route 47 Transportation Corridor



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

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0 1 2 3 4 Miles

2/25/2026

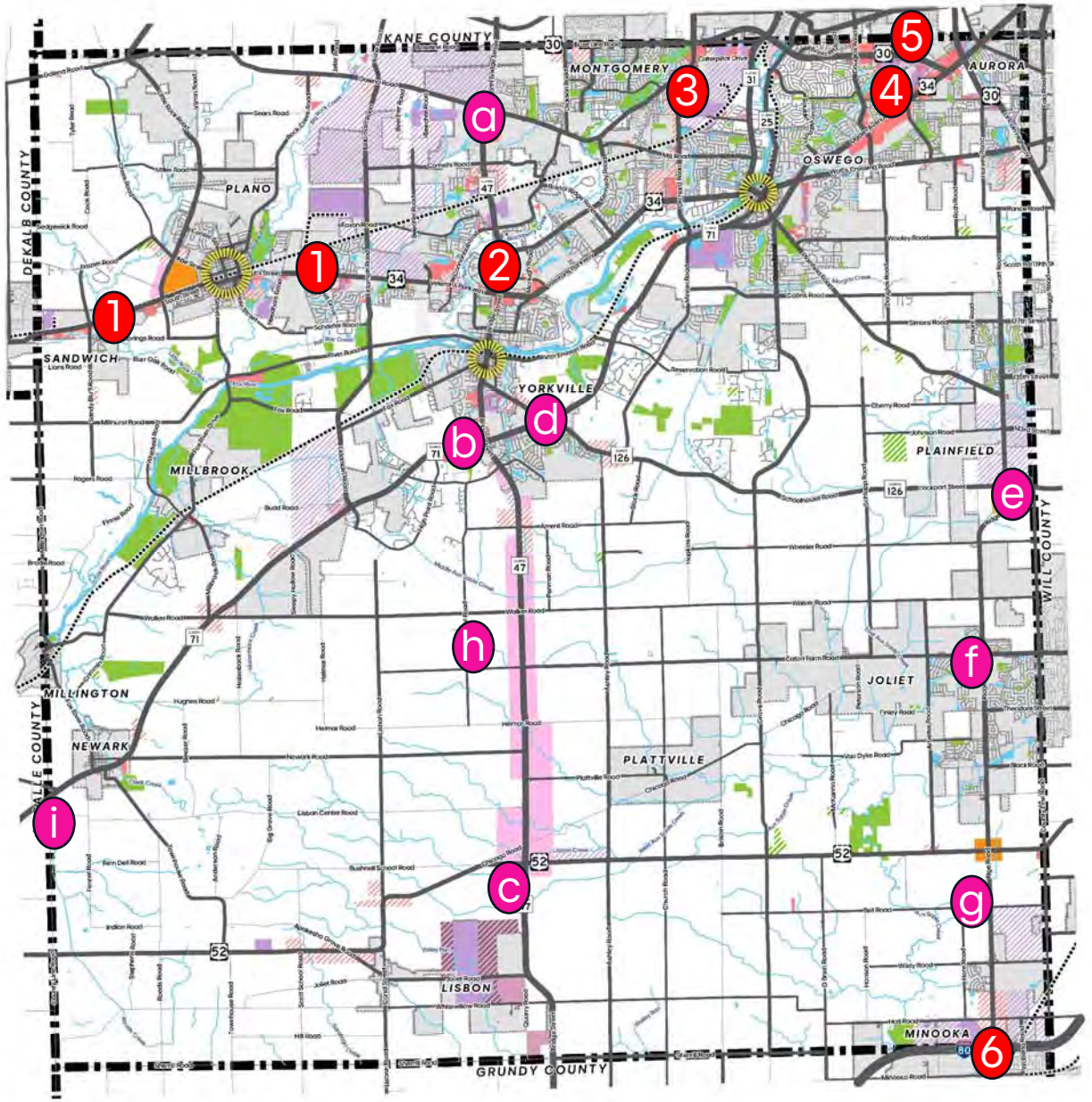
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Major Regional Retail Opportunities

1. Route 34 West
2. Route 47 and Route 34
3. Orchard Road
4. Route 34 East
5. Route 30
6. Ridge & I-80

Minor Regional Retail Opportunities

a. Route 47 and Galena
b. Route 47 and Route 71
c. Route 47 and Route 52
d. Route 126 and Route 71
e. Route 126 and Ridge
f. Ridge and Caton Farm
g. Ridge and 52
h. Route 47 South/Central at Key Intersections
i. Newark



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
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Matching Hatch Patterns Represent Planned or Under Construction

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- Collector
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Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

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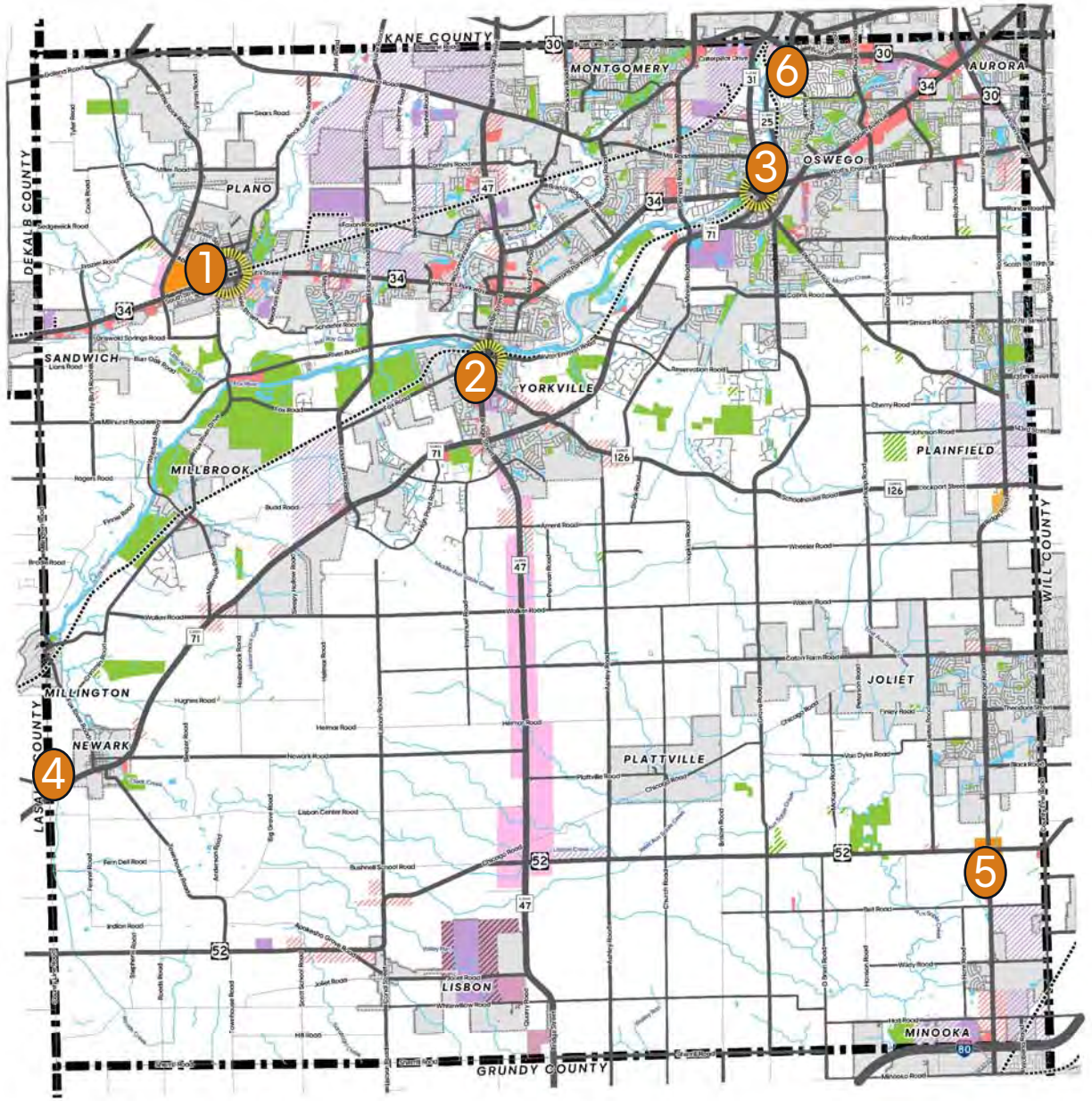
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2/25/2026

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Downtown/ Mixed Use Opportunities

1. Plano
2. Yorkville
3. Oswego
4. Newark
5. Ridge and 52
6. Boulder Hill Market



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

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0 1 2 3 4 Miles

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Tourism Opportunities

Agritourism and Attractions

1. Woody's Orchard
2. Keller Farms
3. Heap's Giant Pumpkin Farm
4. Gilted Edge Winery
5. Aranmore Farm + Polo Club

Banquet Facilities

1. Meadowhawk Lodge
2. Pickerell House
3. Ellis House
4. Kendall County Fair Grounds (The Venue)
5. Ashley Farm (9111 Ashley Rd., Yorkville)
6. Heartland Farm (5438 S. Schlapp Rd. Oswego)
7. Venue 5126 (5126 Stephens Rd. Oswego)
8. The Gaylord House
9. The Homestead (611 E. Main St., Plano)
10. Northfork Farm (1998 Johnson Rd., Oswego)
11. Whitetail Ridge Golf Club
12. Brighter Daze Farm (10978 Crimmins Rd., Newark)
13. Mathre 1916 (13889 Hughes Rd., Newark)

Indoor Entertainment Venues

1. Altitude Trampoline Park, Oswego
2. White Tail Ridge Golf Dome, Oswego
3. Sport Zone, Montgomery
4. GoPro Sports Dome

Recreational Amenities

1. The Fox River
2. Marge Cline Whitewater Course
3. Silver Springs State Fish & Wildlife Area
4. Forest Preserves
    1. Jay Woods
    2. Maramech
    3. Little Rock Creek
    4. Subat
    5. Fox River Bluffs
    6. Hoover
    7. Harris
    8. Richard Young
    9. Lyons
    10. Pickerell
    11. Reservation Woods
    12. Henneberry
    13. Millbrook North
    14. Millbrook South
    15. Shuh Suba Gah
    16. Millington
    17. Newark
    18. Ellis Equestrian Center
    19. Baker Woods
    20. Blackberry Creek
5. Fox River Trail
6. Fox Paintball (10389 Fox Dr., Newark)
7. Paint Pursuit Games (2940 Van Dyke Rd., Minooka)
8. Whitetail Ridge Golf Course
9. Blackberry Oaks Golf Course
10. Fox Bend Golf Course
11. Cedardell Golf Club
12. Raging Waves
13. Fox Valley YMCA (Plano)
14. Fox Valley YMCA East

Lodging Facilities

1. Hampton (Yorkville)
2. Holiday Inn Express (Yorkville)
3. Super 8 (Yorkville)
4. Opal Banquets and Hotel (577 E. Kendall Drive)
5. The Montcler (Sandwich)
6. AmericaInn (Oswego)
7. Best Western (Oswego)
8. The Homestead 1854, Plano

Museums

1. Little White School Museum
2. Chapel on the Green
3. Plano Historical Society Museum
4. Edith Farnsworth House
5. Ferndell
6. Kendall County Historical Society at Lyon Farm

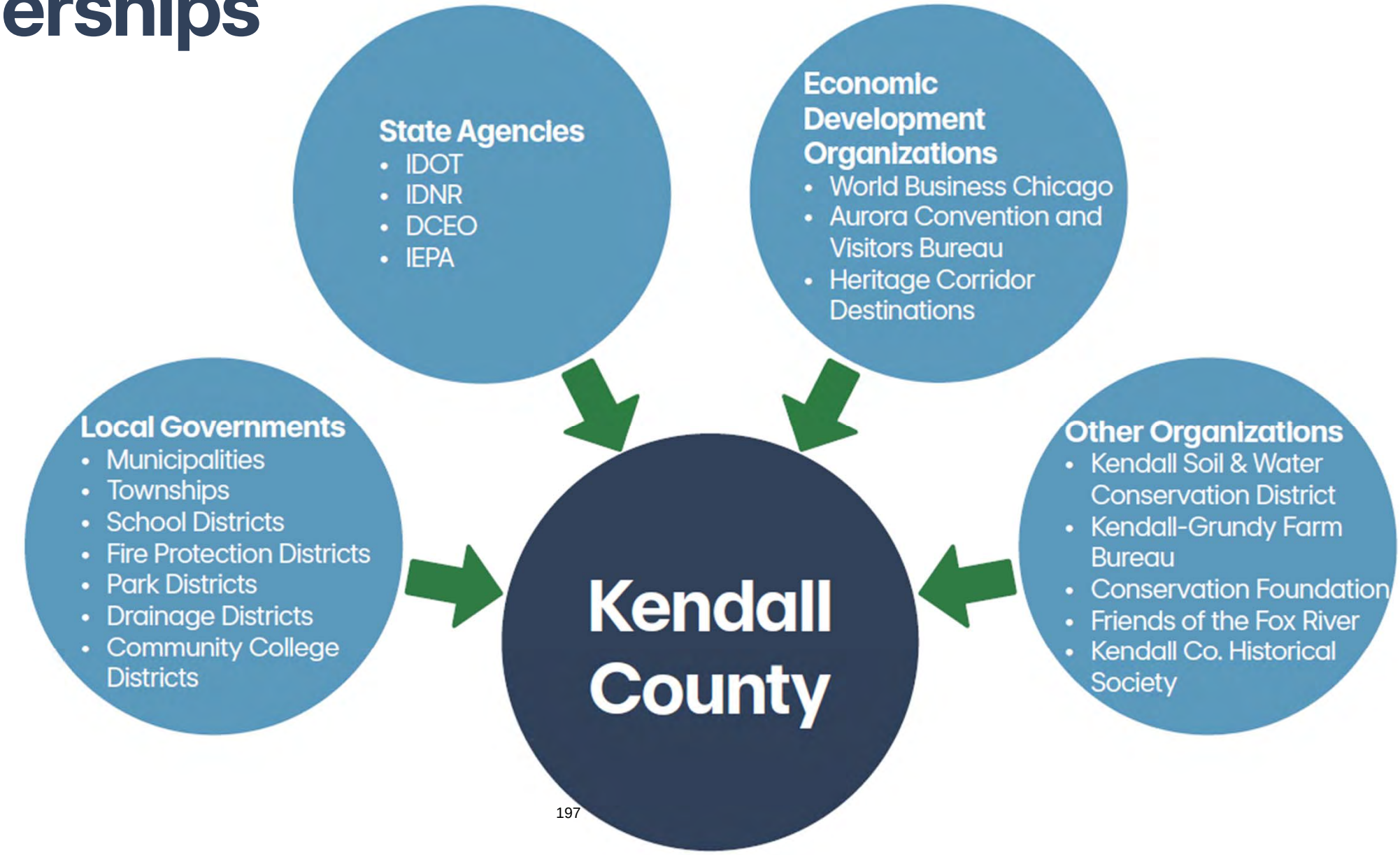
Implementation

Strategies

Coordination & Partnerships

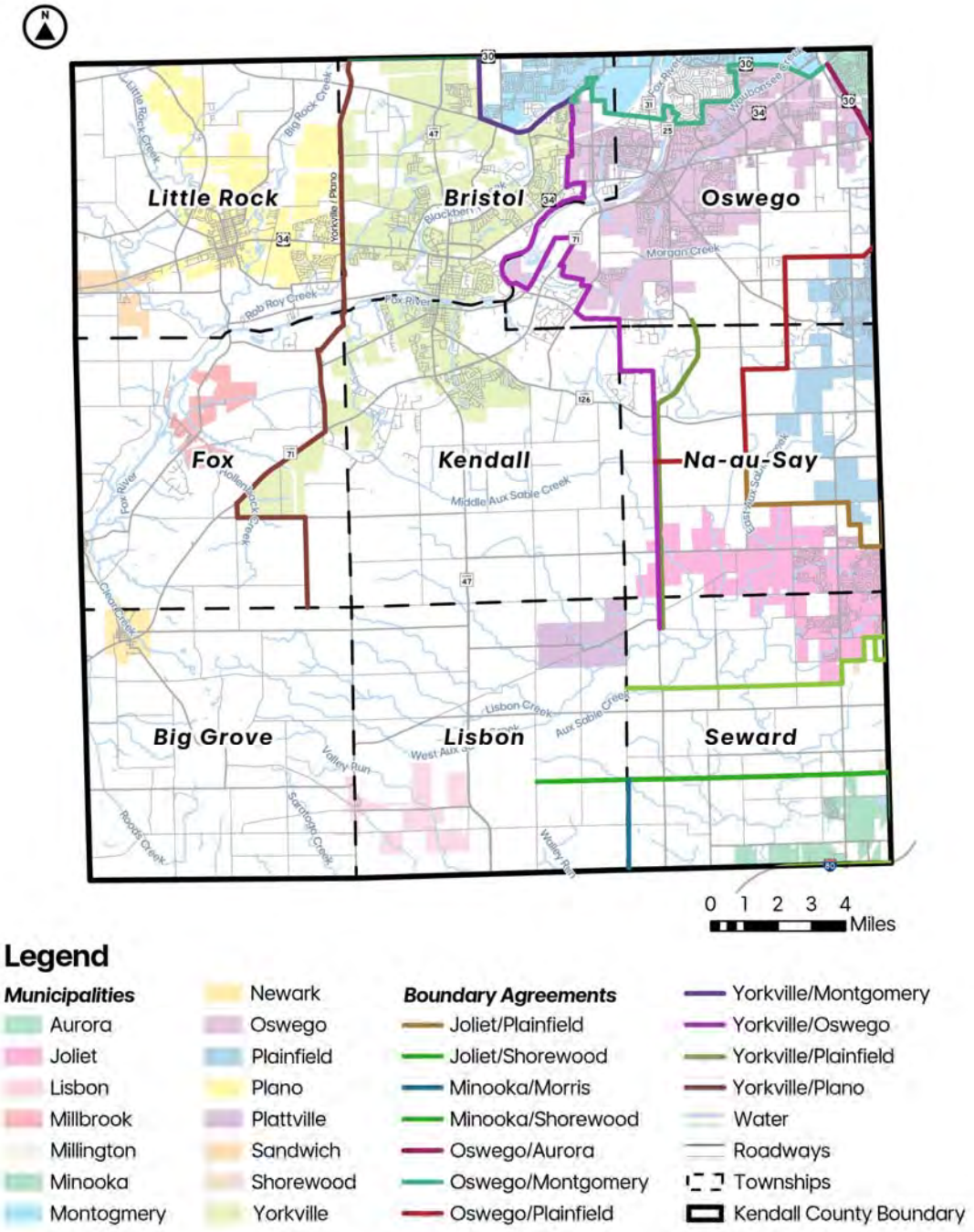
Tools (Ordinances, Grants, Legislation, etc.)

Partnerships



Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



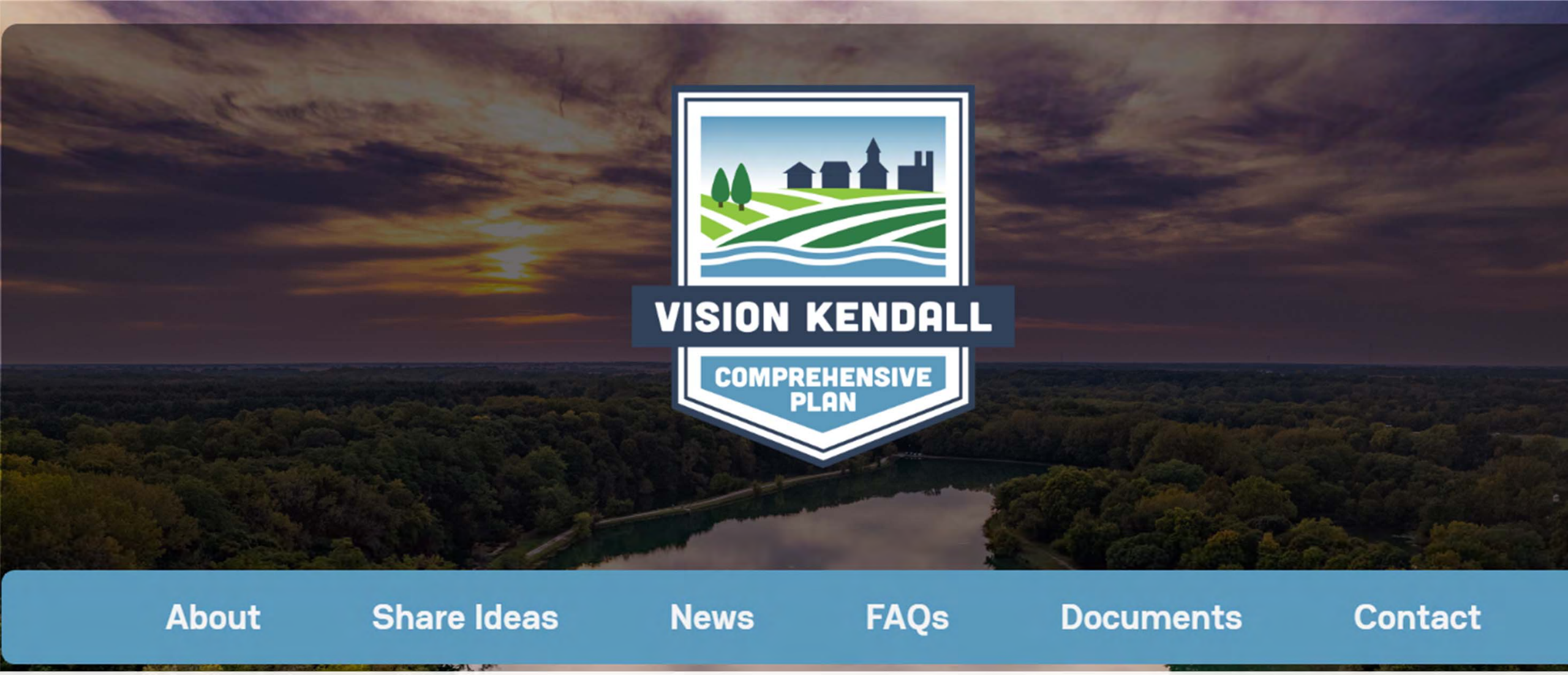
What's Next?

- Public Preview at Annual Meeting – Feb. 7
- Steering Committee Meeting – Feb. 25
- **5 Open House Workshops – Feb. & March**
- Steering Committee Recommendation – March 25
- Public Hearing – April 22?

Southeast	Central	Southwest	Northeast	Northwest
▪ Feb. 26 ▪ Ellis House Forest Preserve	▪ Mar. 5 ▪ Kendall Township Building	▪ Mar. 11 ▪ Newark Library	▪ Mar. 12 ▪ Oswego Township Building	▪ Mar. 18 ▪ Plano Library

Revisions so far:

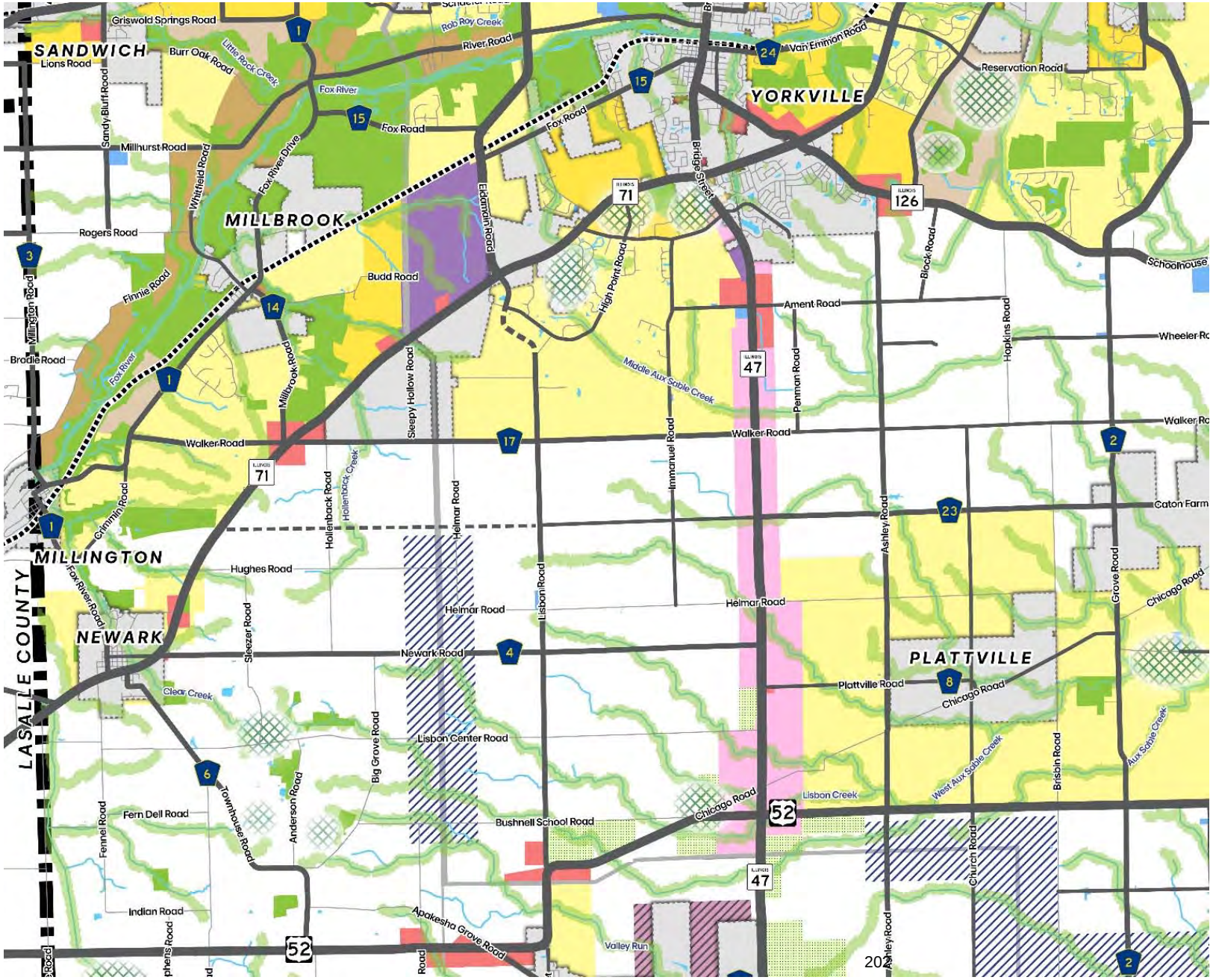
- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors
- Removed open space opportunities near Reservation and Minkler
- Reduced renewable energy overlay near O'Brien Road



Visit www.VisionKendall.org for info.



Central



Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

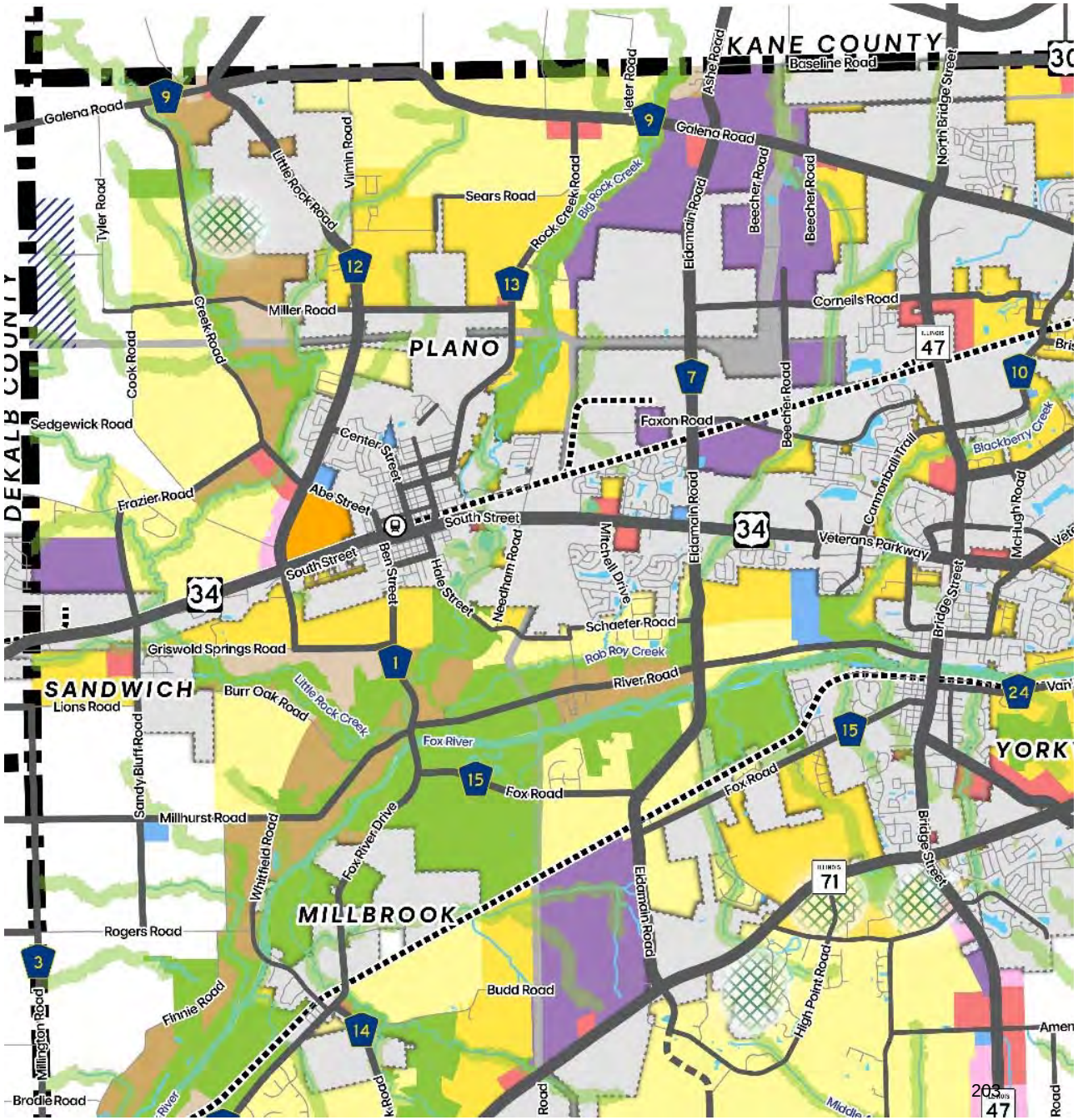
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0 1 2 3 4 Miles

2/25/2026

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Northwest



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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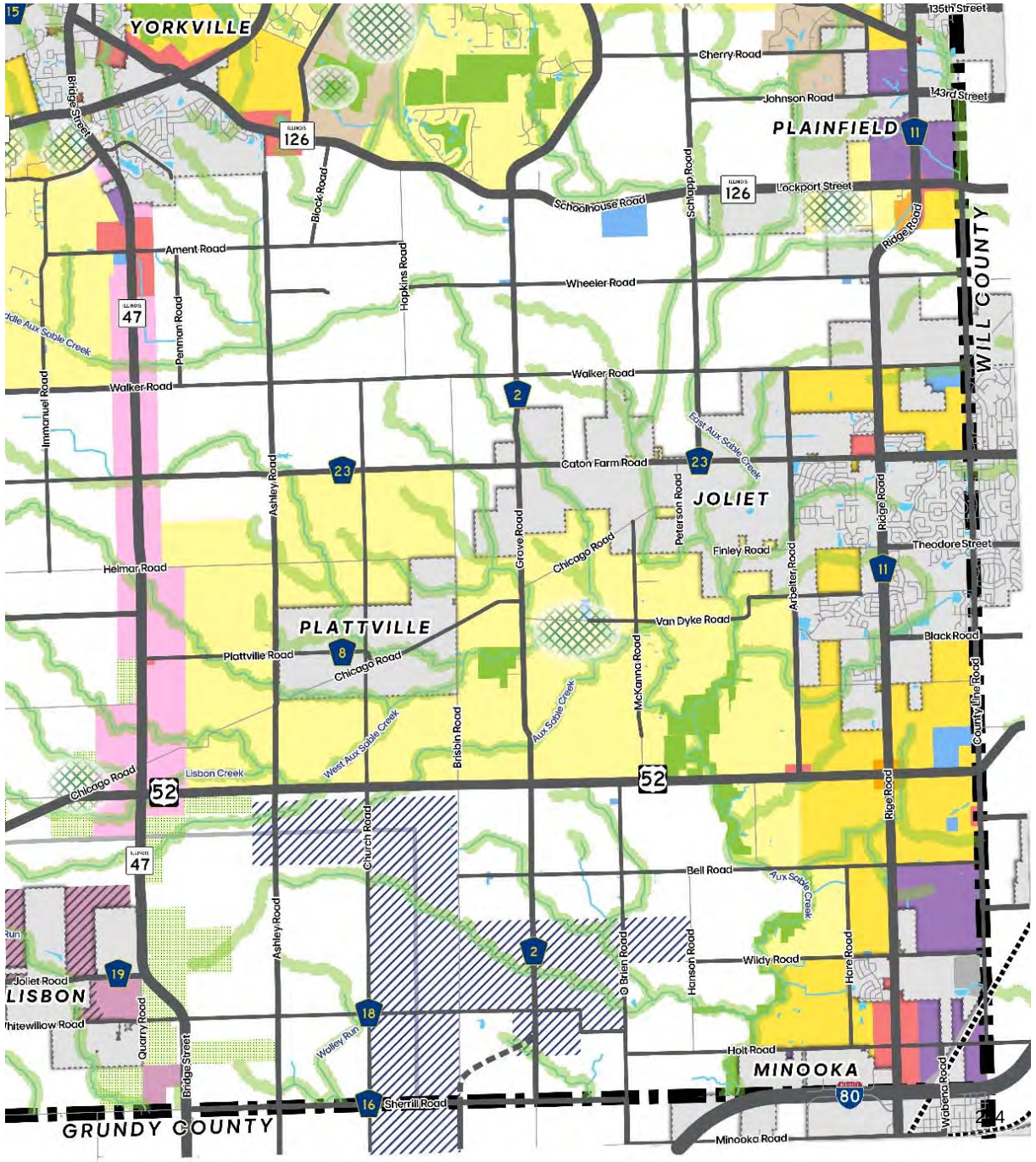
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Southeast





Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

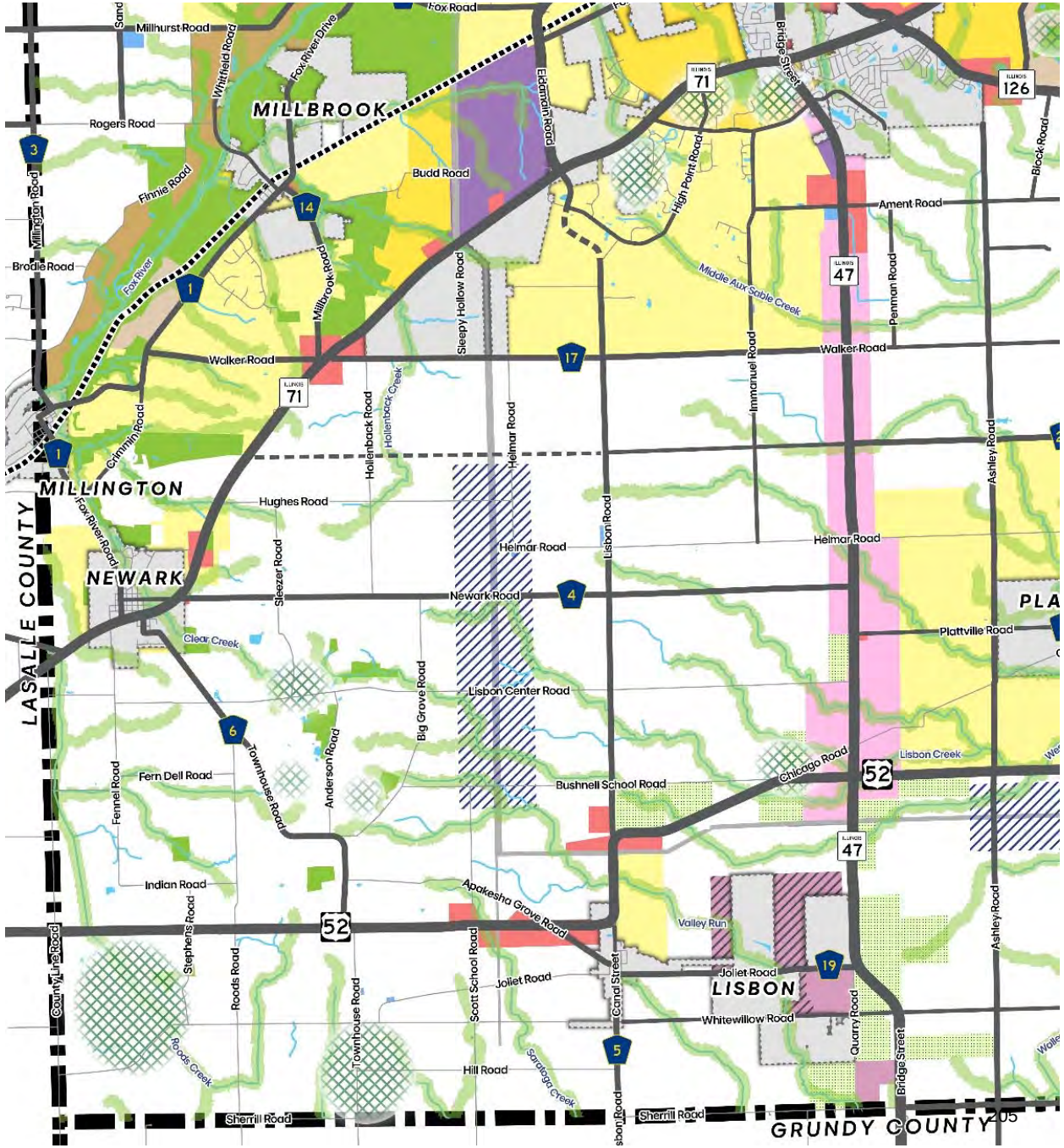
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0 1 2 3 4 Miles

2/25/2026

teska

Southwest



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT

0 1 2 3 4 Miles

N

2/25/2026

teska

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

Plano Community Library
15 West North Street
Plano, Illinois 60545

Unapproved Meeting Minutes of March 18, 2026

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:02 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call
Members Present: Keith Landovitz and Jeff Wehrli
Members Absent: Randy Mohr, Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, Matthew Prochaska, and Seth Wormley

KCRPC Roll Call
Members Present: Cathy Anzelc, Keith Landovitz (Chairman), and Philip Resendiz
Members Absent: Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, and Seth Wormley

Attendees: Sheri Pellegrini, Patrick Helmers, Brook McDonald, Ed Pfaff, Deanna Bazan, Craig Pottinger, Kitty Moore, Tom Anzelc, Brian Friel, Donna Para Friel, Brian Boran, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman, from Teska Associates, presented the draft Vision Kendall Comprehensive Plan. He discussed the history of the project, to date. He also discussed the next steps in updating the proposal and the adoption process. At the earliest, the proposal could be adopted in May. He provided information on community input, including website visits, surveys, interviews, and open houses. The proposed plan is divided into chapters on the planning process, existing conditions and trends, vision, character and land use, mobility and connectivity, energy and water, economic prosperity, and implementation. He discussed the differences between the Land Resource Management Plan and the proposed Comprehensive Plan. He discussed the growth rate of the County and efforts to preserve the rural character of the County. He noted that eighty-one percent (81%) of the County's population lives inside a municipality. He discussed the importance of partnership and communication between the County, the residents, and various units of local government. He noted that a majority of the County was

agricultural. He provided a composite map showing the future land use plans of all of the municipalities, the current County future land use map, and the draft future land use map. He discussed commercial and industrial areas, open space opportunities, and renewable energy areas. He discussed the Protect Kendall Now Plan prepared by the Conservation Foundation. He discussed removing two (2) areas from the Conservation Overlay area, based on comments that the County received. He discussed the change of the definition of Mixed Use Business from the Land Resource Management to the proposal. He presented a table of land uses by classification. He discussed the scenic routes and the recommendation to have larger setbacks along the scenic routes.

Yuchen Ding, from Teska Associates, discussed proposed road improvements and realignments and other transportation amenities. He discussed the proposed trail plan and the importance of having the trails on a map for grant funding. Mr. Ding discussed preferred locations for renewable energy projects.

Mr. Hoffman discussed corridors for economic development and tourism opportunities. He discussed the importance of partnerships and cooperative planning when implementing the plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including a public hearing and final action by the County Board. He provided information regarding how to submit comments on the plan.

Brook McDonald asked if the County's agricultural conservation easement program still existed. The response was that agricultural conservation areas, as defined by Illinois law. County Staff will research if the agricultural conservation easement program still existed. Mr. McDonald suggested increasing publicity of the program.

Tom Anzelc, Lisbon Township Supervisor, discussed the differences between the Village of Plattville's proposed plan and the County's proposed plan. He stated the County's proposal calls for a renewable energy area south of Route 52 and Plattville's proposal calls for the area to be agricultural. Mr. Anzelc also noted that Plattville's proposal called for renewable energy facilities at the southwest corner of Ashley and Caton Farm Roads. Mr. Anzelc asked who makes the final decision when plans conflict. Mr. Hoffman said that Plattville makes the final decision on matters inside the Village and the County makes the final decision on matters in the unincorporated area. Discussion occurred regarding the Village of Lisbon's plans. Discussion also occurred regarding Plano's plans. Mr. Hoffman discussed the conversations between the County and Villages of Millbrook and Village of Plattville. Mr. Asselmeier discussed the adoption process for Plattville's proposal. Mr. Asselmeier discussed the impact of conflicts between county and municipal plans; a property owner might decide to annex a property because their vision of the property corresponds more closely with the municipality. Discussion occurred regarding a boundary agreement between Joliet and Plattville. Mr. Asselmeier discussed the number of available platted residential lots in the unincorporated area. Mr. Asselmeier discussed annexations and the ability of municipalities to formally object to rezoning requests.

A resident asked about land evaluation in rezoning request. It was noted that Kendall County has good productive farmland around most of the County.

Jeff Wehrli noted that most of the population lives in a municipality, but most of the County is still country.

A resident asked if the proposal was in line with Kane County's plans. Mr. Hoffman discussed development patterns in Kane and Kendall Counties. Discussion occurred regarding preserving land.

A resident requested a population project be placed in the proposal.

Attendees reviewed the maps.

The Comprehensive Land Plan and Ordinance Committee and Kendall County Regional Planning Commission gathering ended at 7:03 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Encs.

9/18

SIGN-IN SHEET

visionkendall.org

NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
SHERI PELLEGRINI	[redacted]	☒	☐	☐
PATRICK HELMERS		☑	☐	☐
Brook McDonald		☒	☐	☐
Ed Pfaff		☒	☐	☐
Deanna Bazan		☒	☐	☐
Craig Pottinger		☐	☐	☒
Phil REGNIER		☒	☐	☐
Keith Landovitz		☐	☒	☐
Kitty Moore		☐	☒	☐
JEFF WEHRLI		☐	☒	☐
Cathleen Anzek		☐	☒	☐
Thomas Anzek		☐	☐	☐
		☐	☒	☐
BRIAN FRIEL		☐	☐	☐
DONNA PARA FRIEL		☐	☒	☐
Brian Bazan		☐	☐	☒



Draft Comprehensive Plan

Open House Workshop – Plano Community Library – March 18, 2026

Kendall County Land Resource Management Plan Update

Project Website – Staff Coordination – Focus Groups – Workshops – Open Houses – Public Hearing

Steering Committee – Regional Plan Commission – PBZ Committee – County Board

Evaluation & Vision

- County Assessment
- Policy Formation

Specific Elements

- Future Land Use
- Transportation
- Sustainability

Strategies and Support

- Implementation
- Review and Approval

Feb. 2025 — May 2026

Community Input So Far.....

4,430
Website Views

117
E-Newsletter Subscribers

185
Survey Submissions

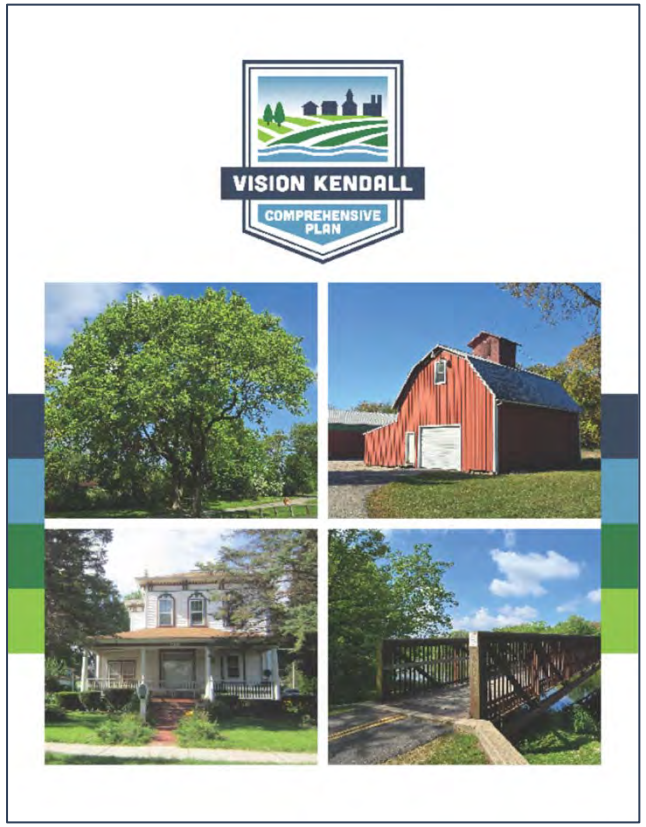
51
Comment Map Ideas

11
Outreach Events

215+
People Attended

As of 3/18/2026

Plan Outline



1. Introduction and Process
2. Existing Conditions and Trends
3. Vision
4. Character and Land Use
5. Mobility & Connectivity
6. Energy and Water
7. Economic Prosperity
8. Implementation

Introduction & Process

Purpose and Use of the Plan

Regional and Local Context

Public Engagement Process

Past Planning Efforts

Land Resources Management Plan (1994-early 2026)

- Contained extensive goals and objectives for both planning and management.
- Contains separate chapters by Township or group of Townships, developed over a series of years.
- Contains extensive policies designed to implement the plan.

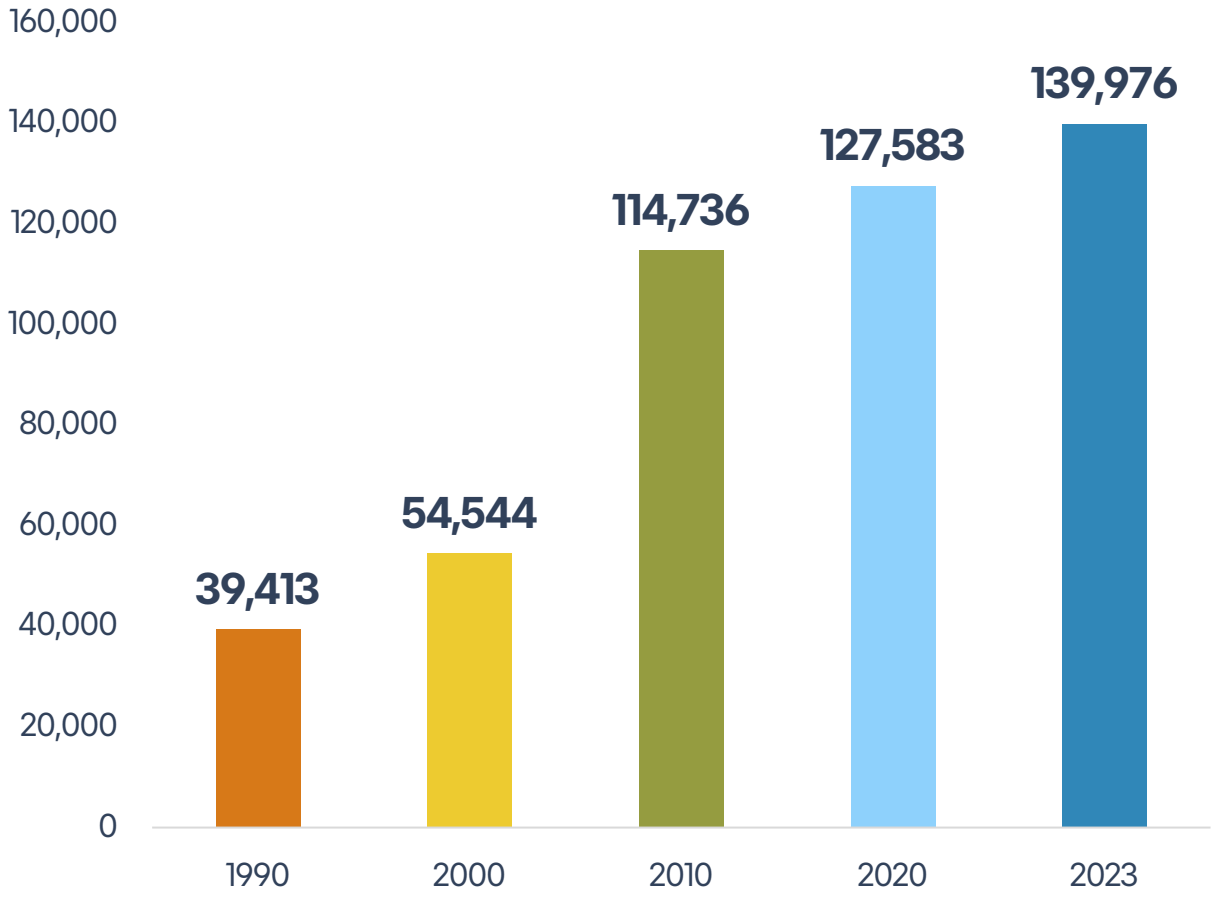
Comprehensive Plan (2026+)

- Consolidates key goals and objectives in a more concise county vision.
- Contains one overall plan for the County and created over about 18 months.
- Leaves policy decisions to the County Board and their Strategic Planning efforts.

Existing Conditions & Trends

- Population Growth
- Age Characteristics
- Households
- Income and Employment
- Race and Ethnicity
- Educational Attainment
- Employment and Commuting
- Housing
- Internet Access

County Population Trends (1990-2023)



Source: 1990, 2000, 2010, 2020 Decennial Census and 2023 American Community Survey 1-Year Estimates

- **Fastest growing County in Illinois**
- Growing rapidly **(+85,432 people or 157%)** since the 2000s
- Population at 143,171 in 2024

Municipal	113,525	**81%**
Unincorporated	26,451	**19%**
Total	139,976	

Key Vision Elements

Preserve Rural Character

- Preserve Natural Areas
- Farmland Preservation

Promote Economic Development

- More local, good paying jobs
- Enhance and Diversify the Tax Base
- Promote Tourism, including Agritourism

Communications/ Coordination

- Engage residents
- Governmental coordination between County, Towns and Townships

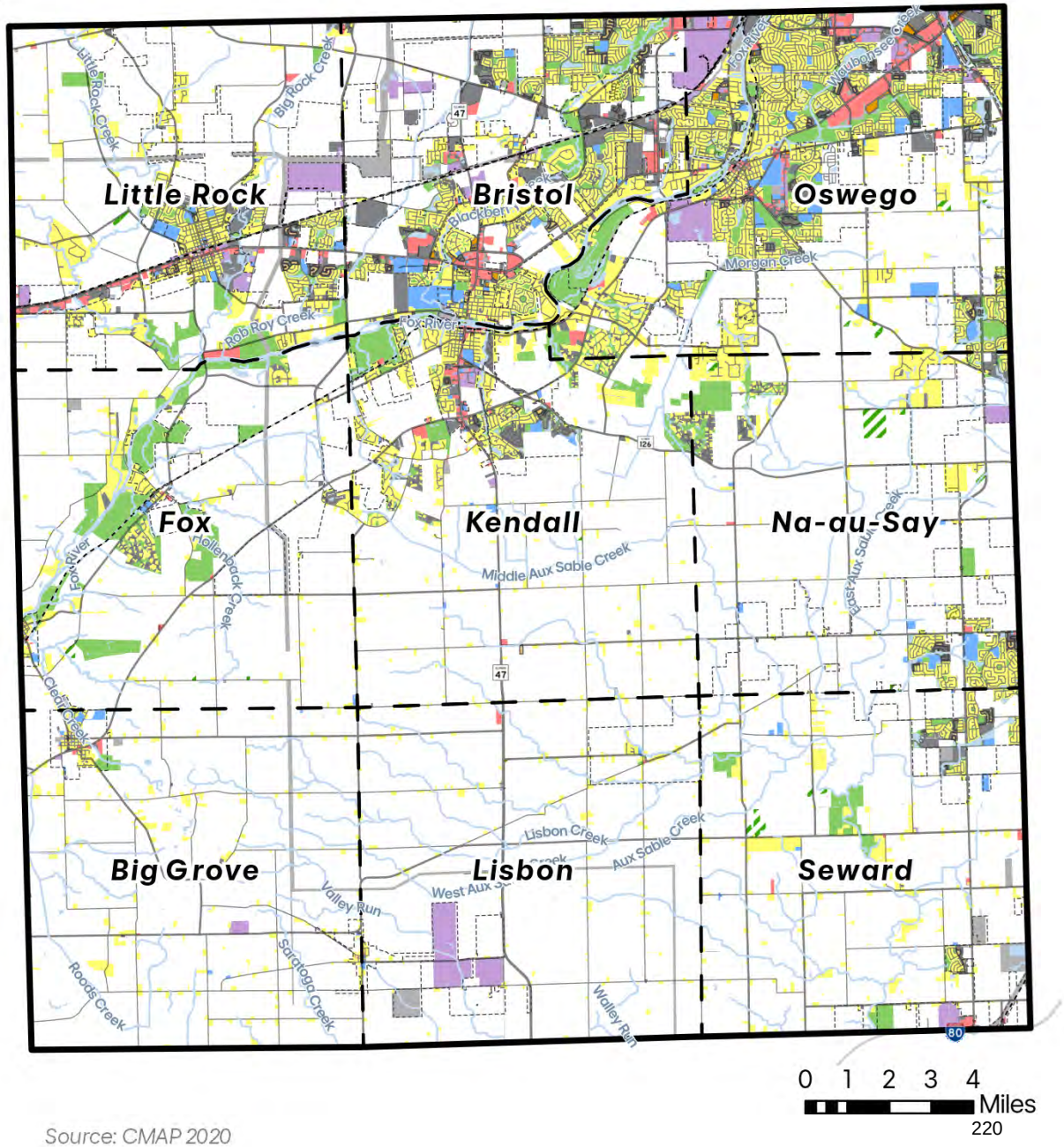
Connectivity

- Expand Trail Network
- Connect roads/Improve intersections

Character & Land Use

- Agricultural Heritage and Historic Resources
- Nature Preserves and Parks
- Wildlife Protection
- Tree Coverage
- Wetlands
- Existing Land Use
- Future Land Use

Existing Land Use



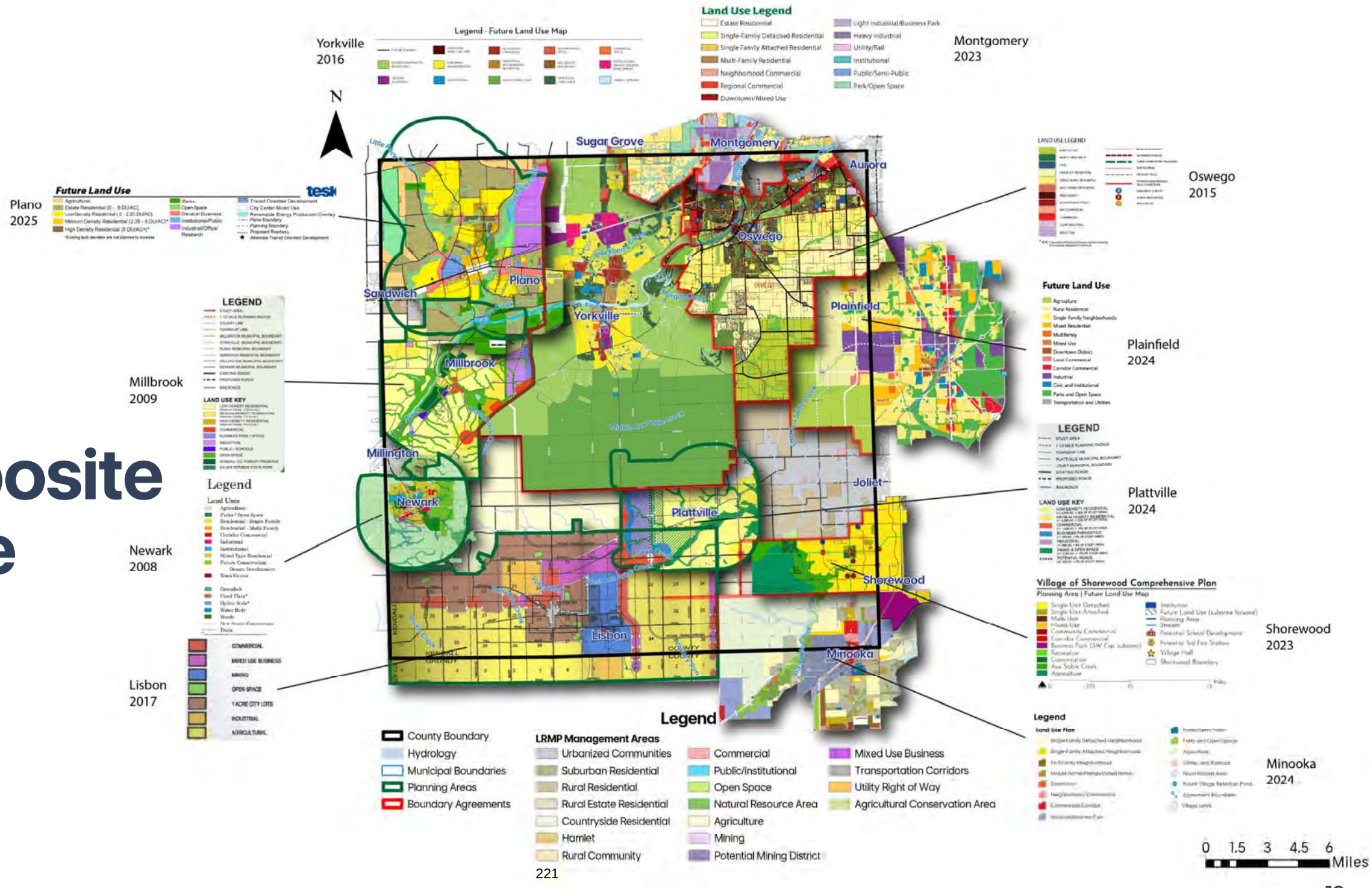
Source: CMAP 2020

Legend

Existing Land Use

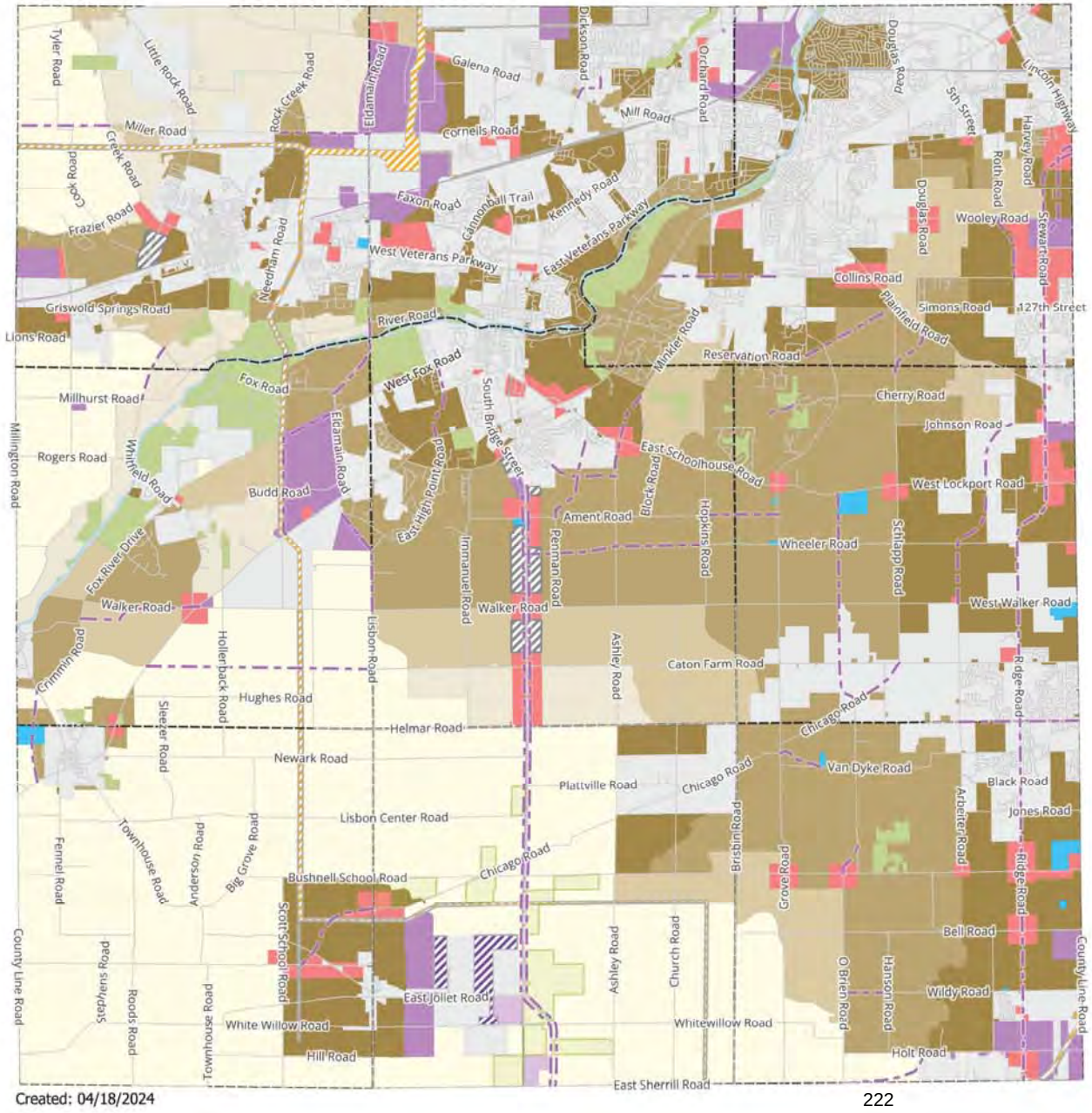
- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary

Composite Future Land Use Map



EXISTING

FUTURE LAND USE
KENDALL COUNTY



Created: 04/18/2024

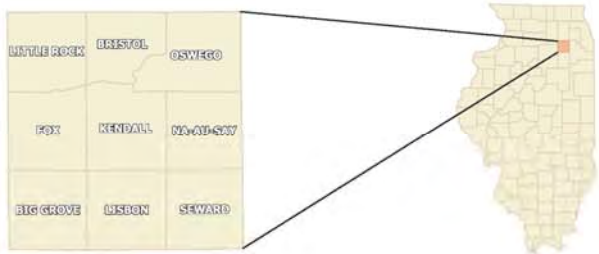
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Land Resource Management Plan

- Proposed Roadway Improvements
- Townships

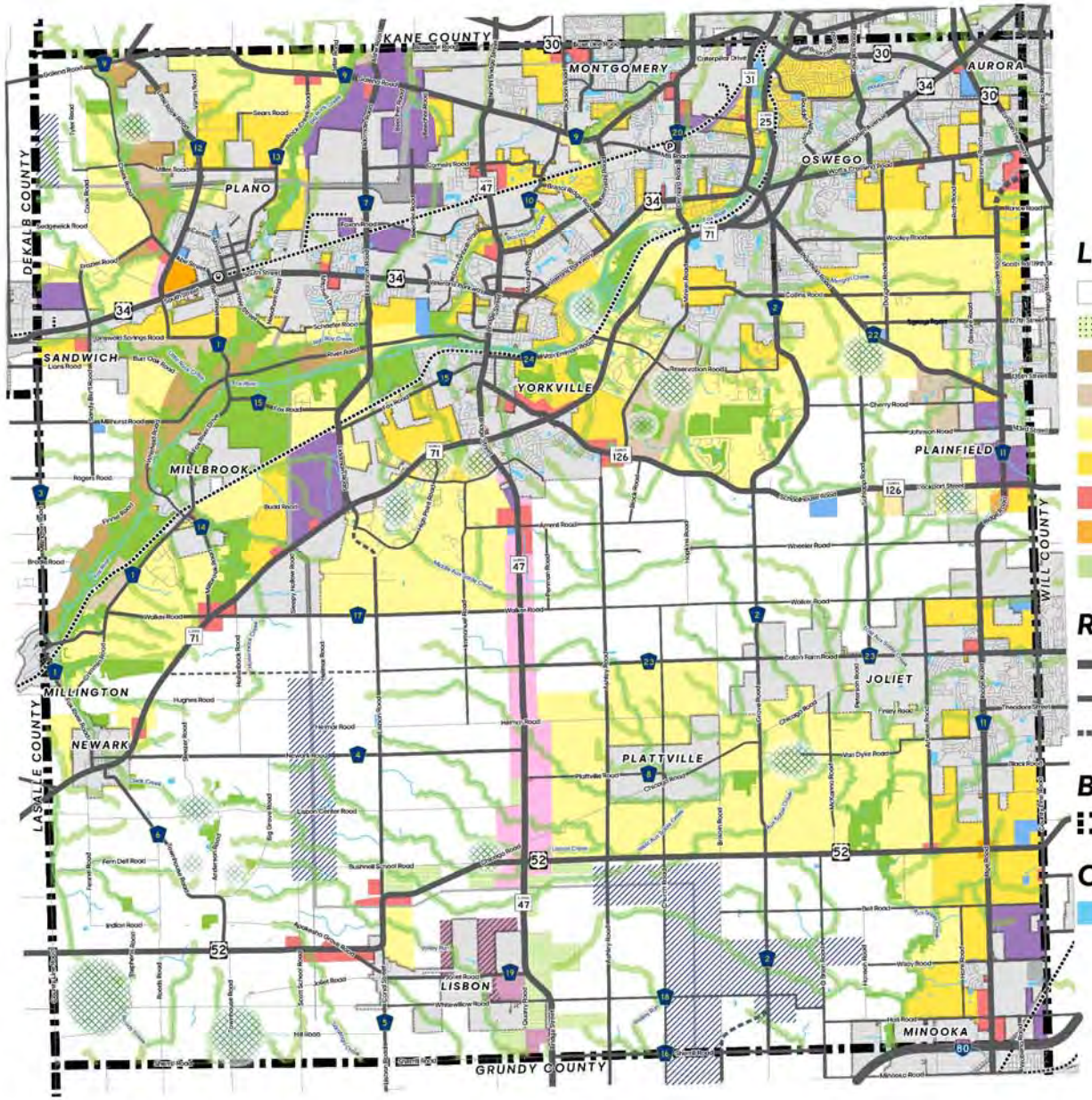
LRMP Management Areas

- Urbanized Communities
- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Countryside Residential
- Hamlet
- Rural Community
- Commercial
- Public / Institutional
- Open Space
- Natural Resource Area
- Agriculture
- Mining
- Mixed Use Business
- Potential Mining District
- Transportation Corridors
- Utility Right of Way
- Agricultural Conservation Area



0 1 2 3 4 mi

Kendall County GIS
111 W Fox St
Yorkville, IL 60560
630.553.4212



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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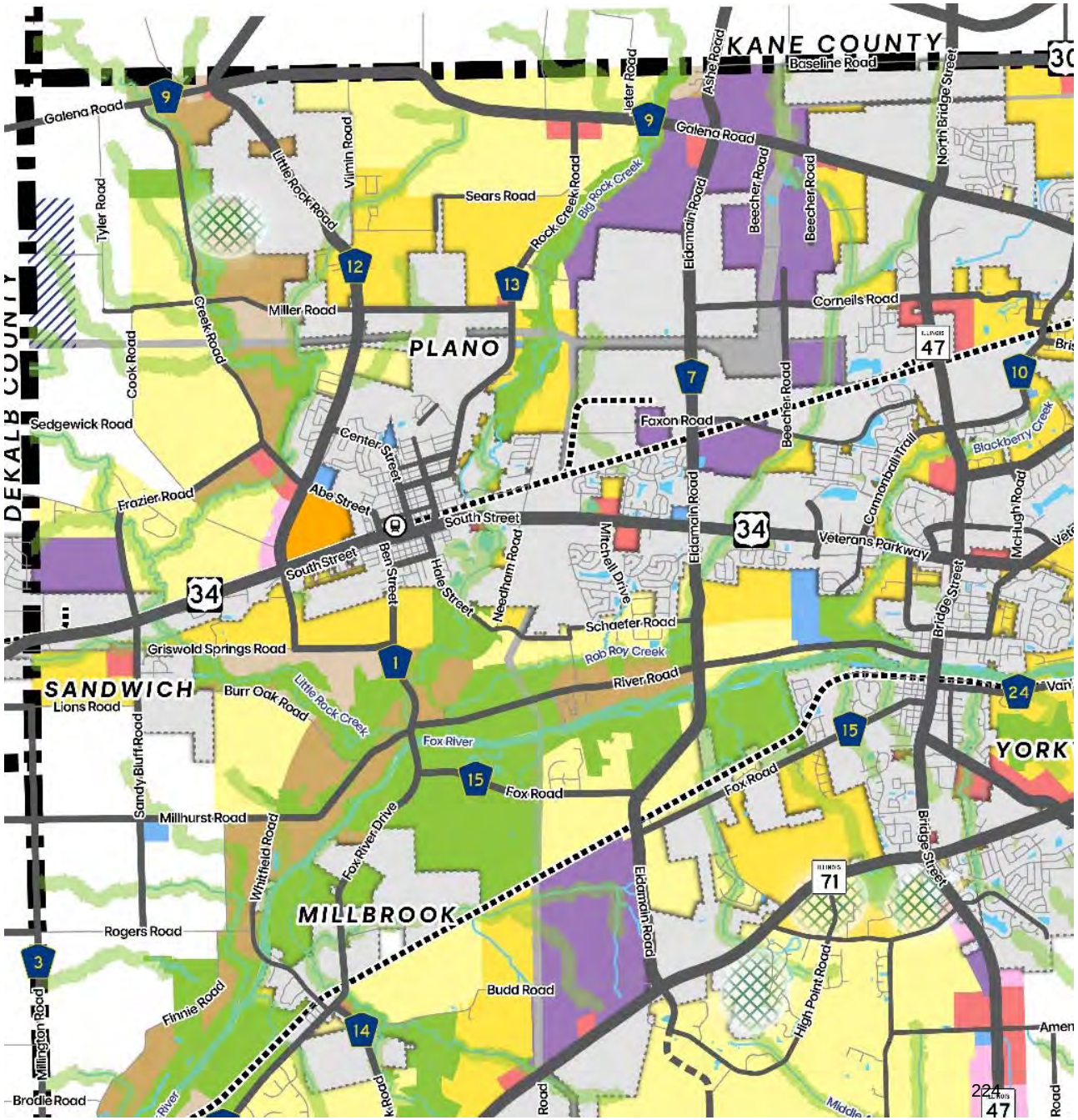
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2/25/2026

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Northwest





Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
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- County Roadway Extension
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- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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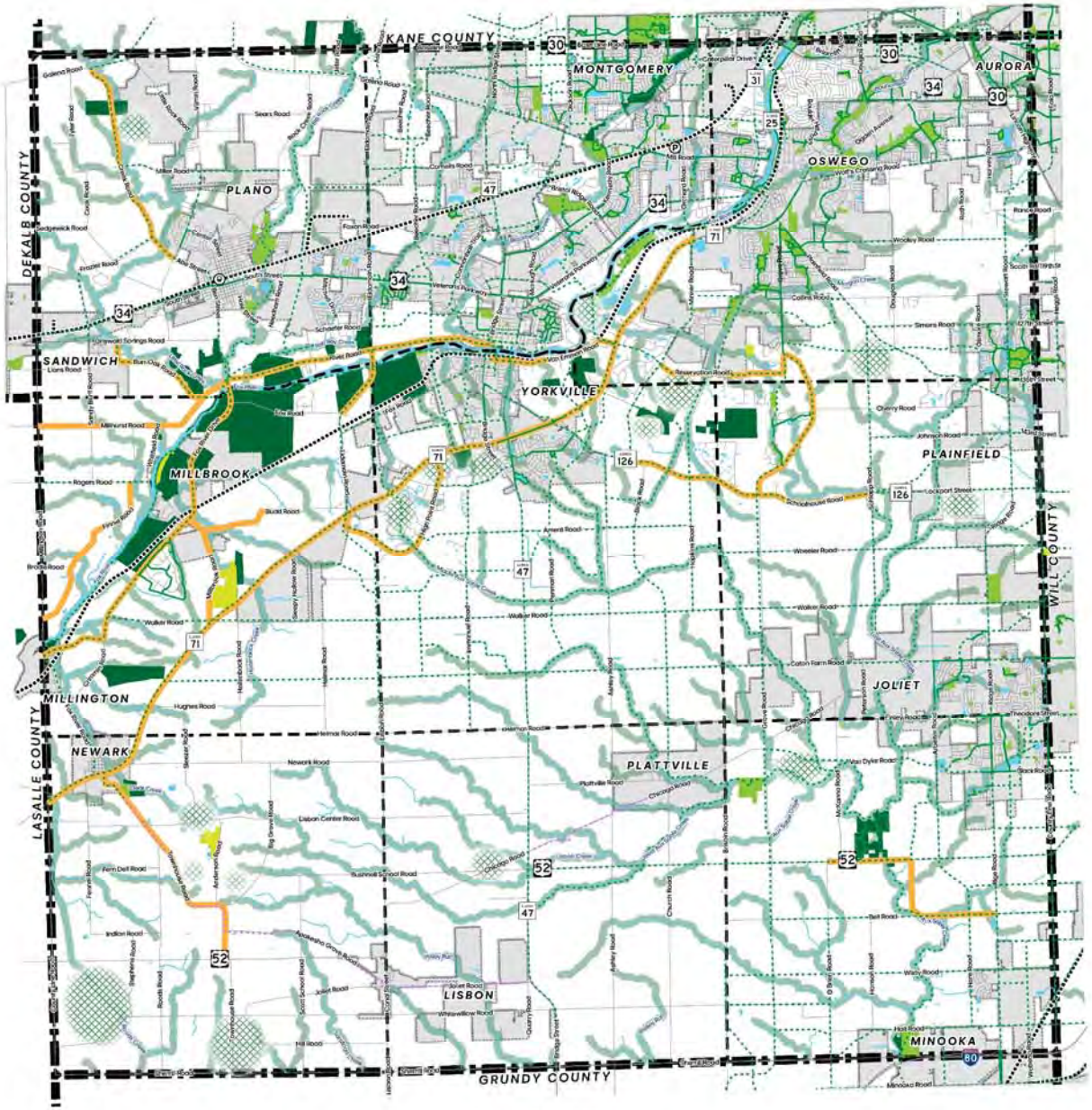
Future Land Use Comparison

	2026		2024	
Land Use Category	**Acres**	**Percent**	**Acres**	**Percent**
Agricultural Conservation (Overlay)	3,315.0		3,198.5	
Agriculture	132,317.8	**36.1%**	92,270.6	25.1%
Countryside Residential	4,116.6	1.1%	17,822.7	**4.8%**
Rural Estate Residential	3,915.5	1.1%	23,467.3	**6.4%**
Rural Residential	62,826.5	17.1%	66,863.8	**18.2%**
Suburban Residential	31.926.1	8.7%	45,862.4	**12.5%**
Municipality	89,057.5	**24.3%**	84,115.3	22.9%
Commercial	5,182.5	1.4%	10,328.4	2.8%
Mixed Use Business *	645.8	0.2%	10,385.3	2.8%
Transportation Corridor	4,698.2	1.3%	1,175.9	0.3%
Industrial	8,823.4	2.4%		
Mining	469.9	0.1%	469.9	0.1%
Potential Mining District	835.6	0.2%	835.6	0.2%
Public / Institutional	1,648.1	0.4%	888.4	0.2%
Open Space	16,926.9	**4.6%**	8,712.4	2.4%
Utility Right of Way	3,902.0	1.1%	3,902.0	1.1%

Table 4.13 Comparison of Future Land Use Inventory of Kendall County (2026 vs 2024)

225

* Mixed Use Business now excludes industrial, which is classified separately



VISION KENDALL
COMPREHENSIVE PLAN

Recreational Open Space Opportunity Map

Open Space Type

- Forest Preserve / State Park
- Public Park
- Conservation Easement / Reserve
- Stream Corridor
- Additional Open Space Opportunity

Pathway and Route

- Existing Multi-Use Path
- Multi-Use Path Extension
- Bike Route Extension
- Scenic Route

Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

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0 1 2 3 4 Miles

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2/25/2026

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Mobility & Connectivity

Roadway Network

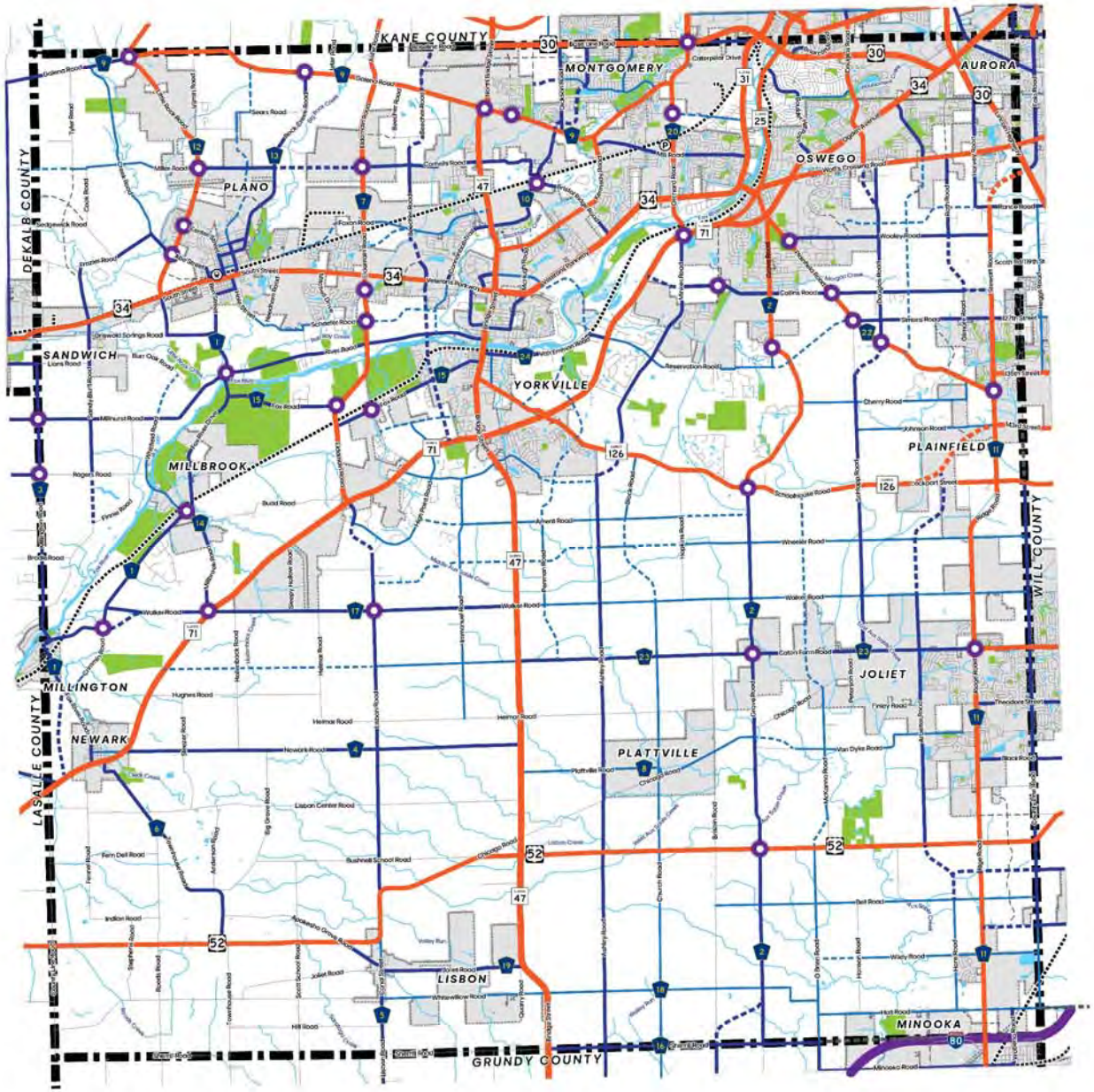
Truck Transportation

Rail Transportation

Air Transportation

Bus and Demand-Response Transit

Trails and Active Transportation



VISION KENDALL
COMPREHENSIVE PLAN

Future Roadway Plan

Roadway Functional Class

- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

- County
- Municipal

Other

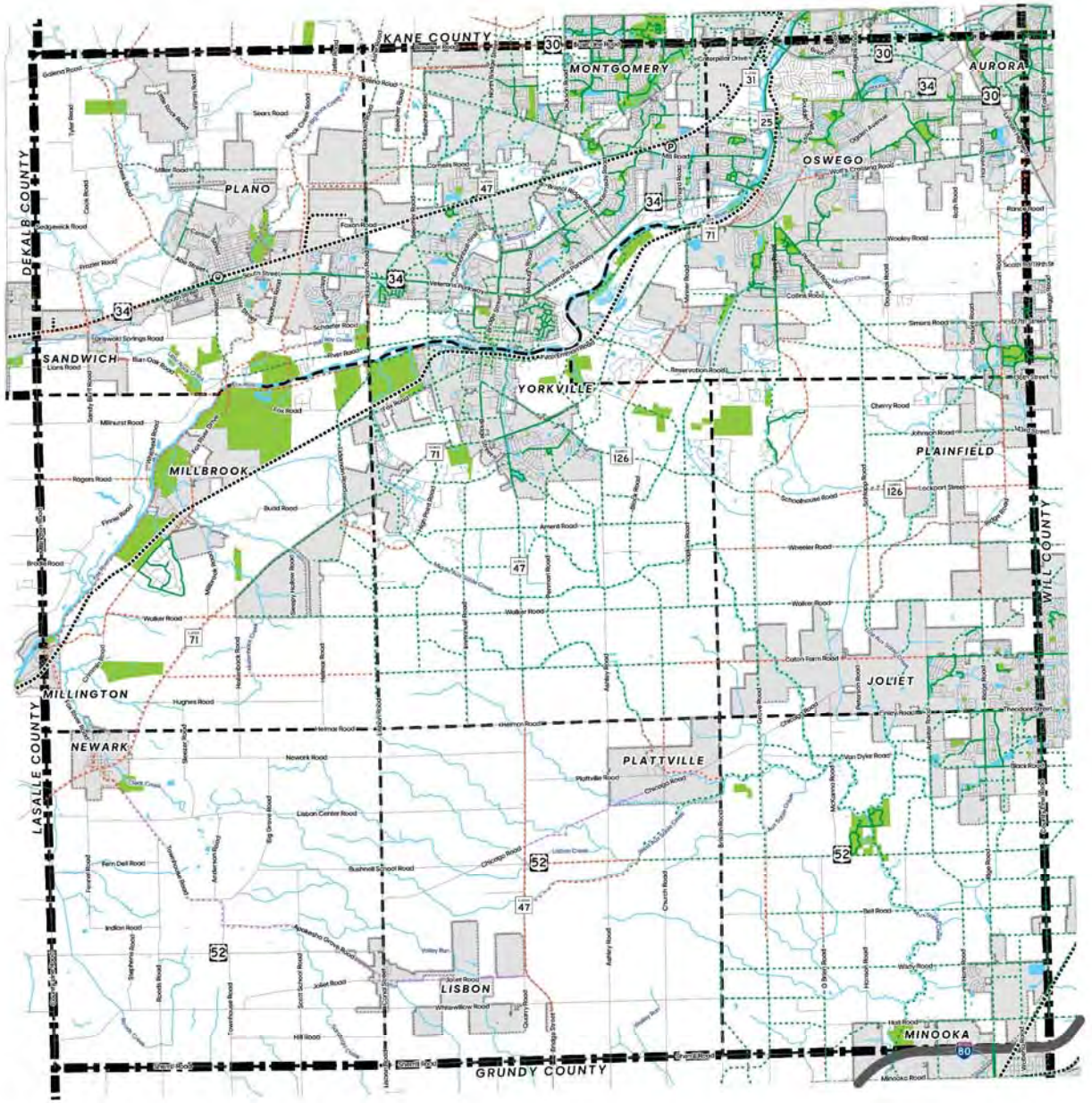
- Water
- Park / Forest Preserve
- Railroad
- Railway Station
- Park-n-Ride Facility

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0 1 2 3 4 Miles

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VISION KENDALL
COMPREHENSIVE PLAN

Future Trail Plan

Pathway

- Existing Multi-Use Path
- Multi-Use Path Extension (County Plan)
- Multi-Use Path Extension (Municipal Plan)
- Bike Route Extension (County Plan)

Boundary

- County
- Township
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Street
- Railway Station
- Park-n-Ride Facility

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0 1 2 3 4 Miles

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2/25/2026

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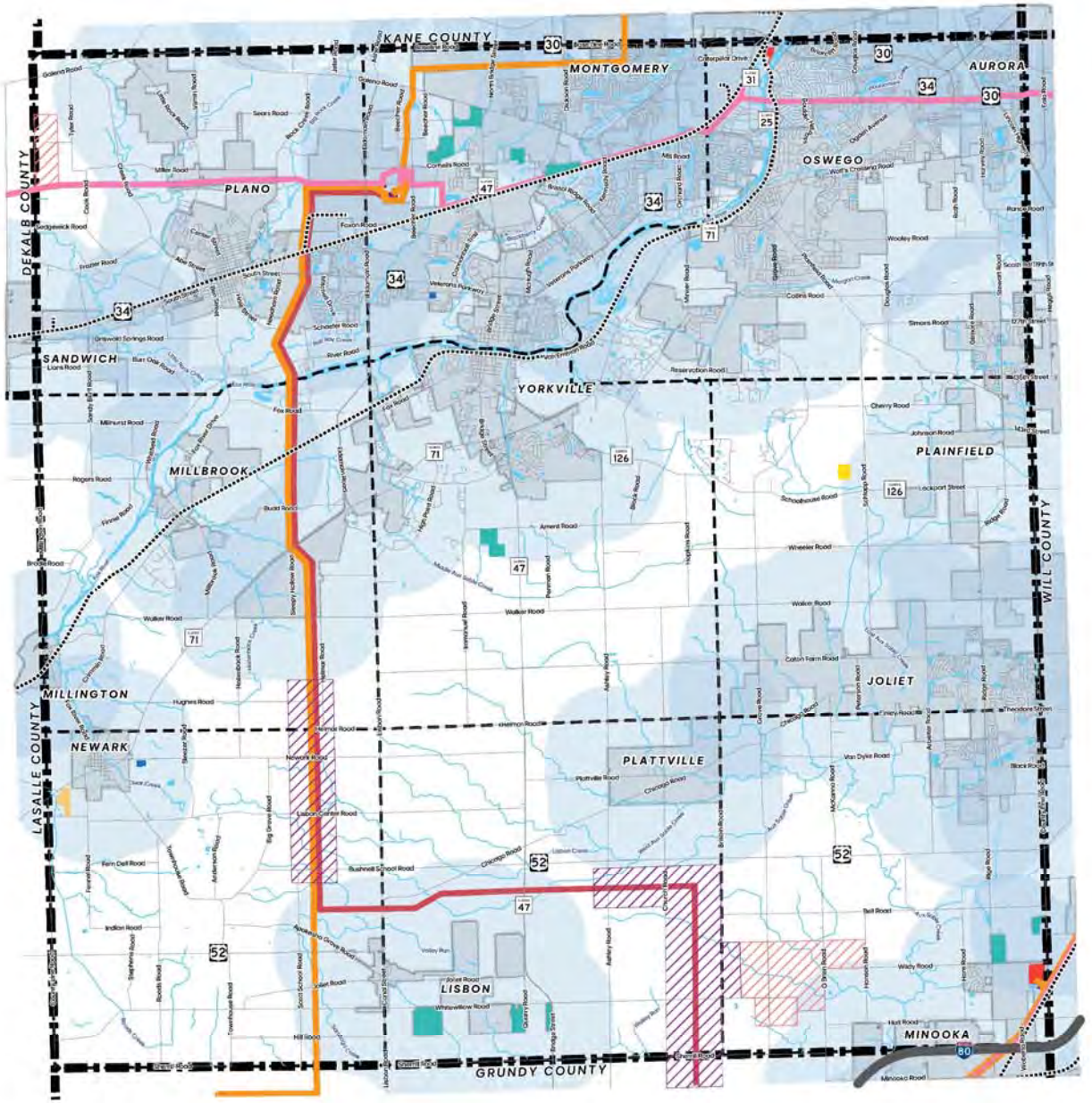
Energy & Water

Energy

Water Supply

Wastewater Treatment

Stormwater Management



VISION KENDALL
COMPREHENSIVE PLAN

Alternative Energy Opportunity Map

Solar Farm Development

- Completed
- Under Construction
- Approved
- Proposed
- Opportunity (Municipal)
- Opportunity (County)

Electric Transmission Infrastructure

- Power Plant
- Substation
- 138 Kilovolts Transmission Line
- 345 Kilovolts Transmission Line
- 765 Kilovolts Transmission Line

Boundary

- County
- Township
- Municipal
- 1.5-Mile Planning Area

Other

- Water
- Street
- Railroad

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0 1 2 3 4 Miles

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Economic Prosperity

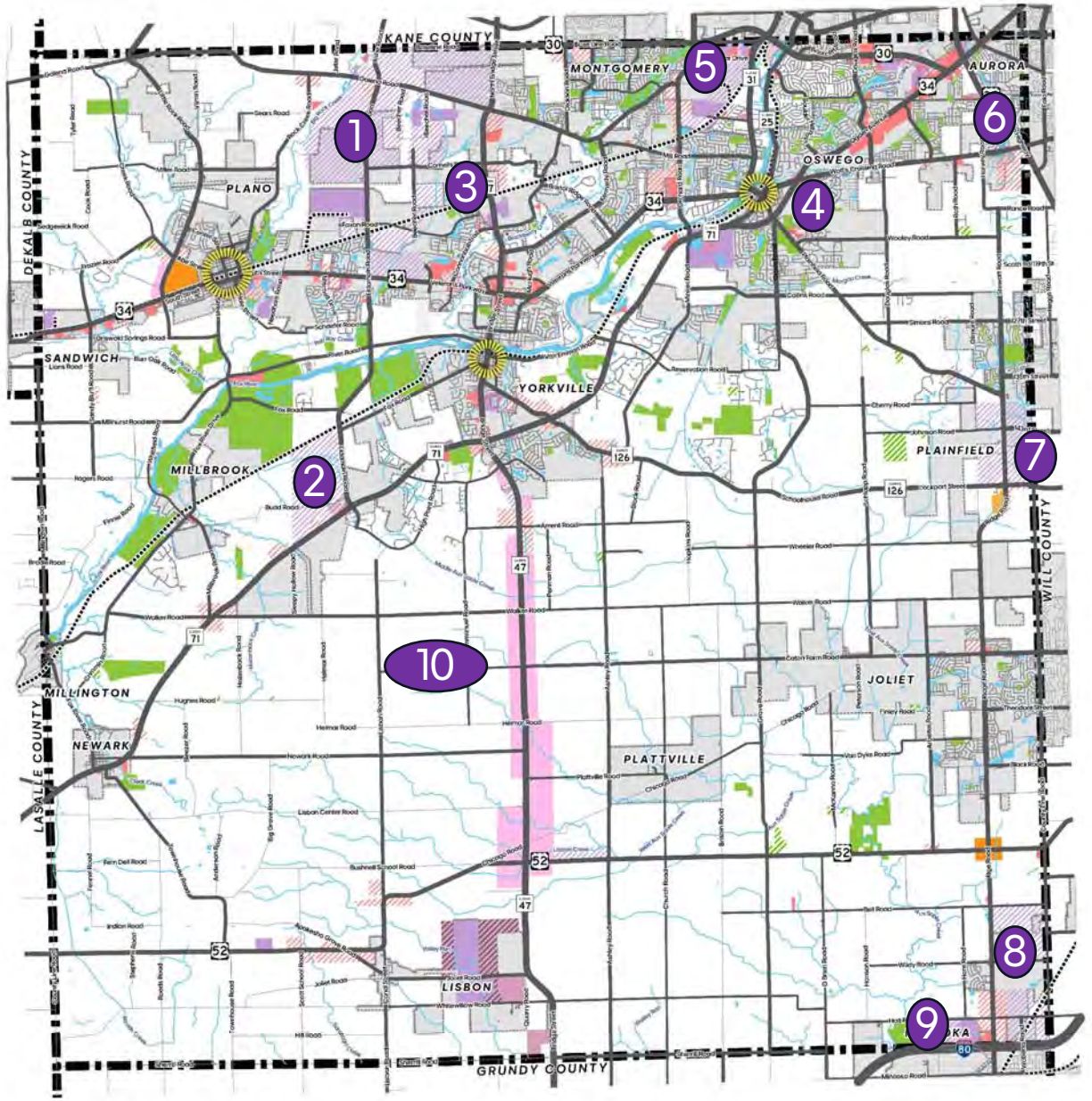
Industry

Goods & Services

Tourism

Industrial Opportunity Areas

1. Eldamain Corridor
2. Route 71 and Eldamain
3. Route 47 & BN (Wrigley, Yorkville Business Center)
4. Stonehill Drive Corridor
5. The Grid and Environs
6. Route 30 & Treasure Drive
7. Ridge Road North/Plainfield
8. Ridge Road South/Minooka
9. I-80 Corridor
10. Central Route 47 Transportation Corridor



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

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0 1 2 3 4 Miles

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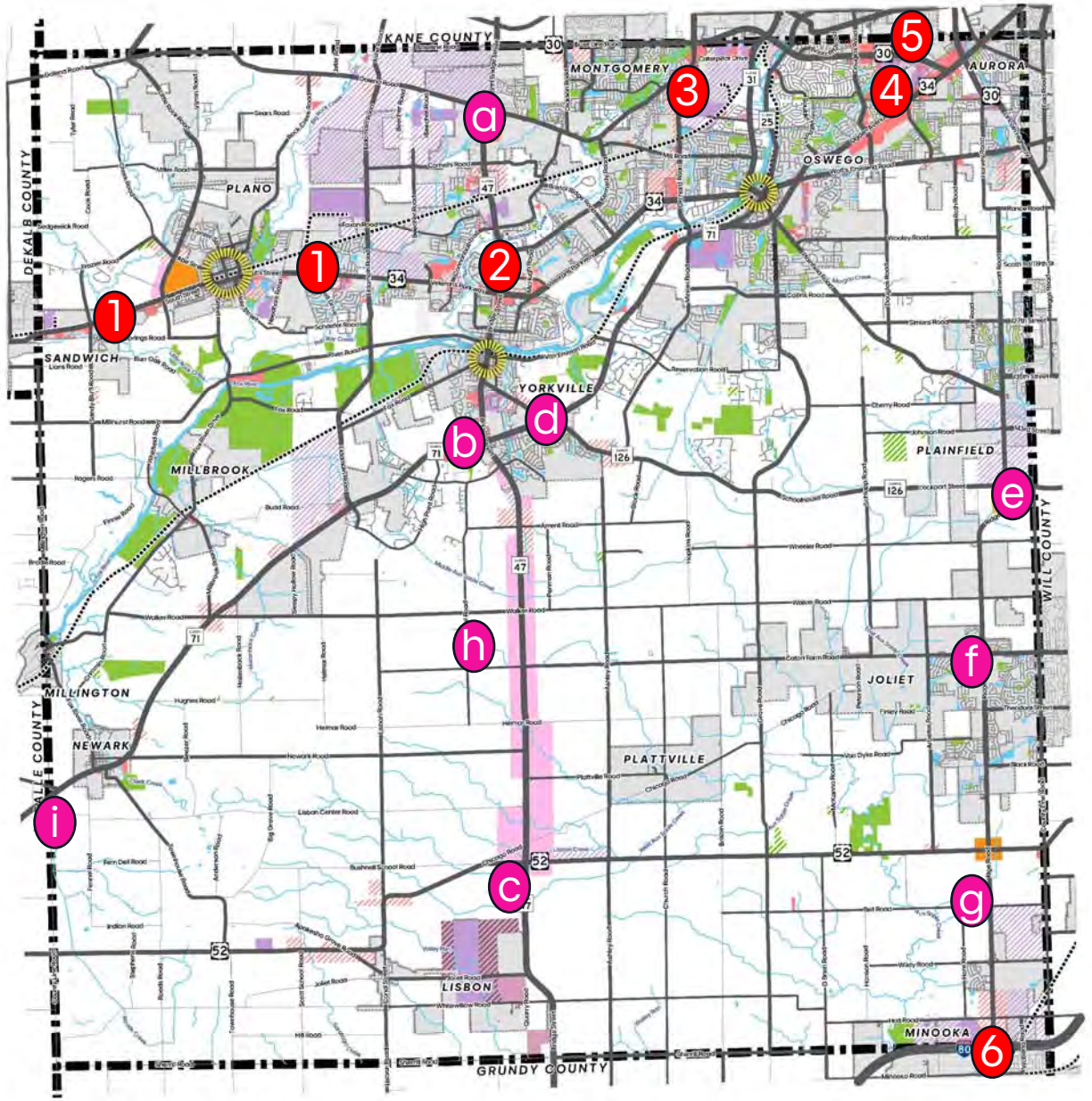
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Major Regional Retail Opportunities

1. Route 34 West
2. Route 47 and Route 34
3. Orchard Road
4. Route 34 East
5. Route 30
6. Ridge & I-80

Minor Regional Retail Opportunities

a. Route 47 and Galena
b. Route 47 and Route 71
c. Route 47 and Route 52
d. Route 126 and Route 71
e. Route 126 and Ridge
f. Ridge and Caton Farm
g. Ridge and 52
h. Route 47 South/Central at Key Intersections
i. Newark



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

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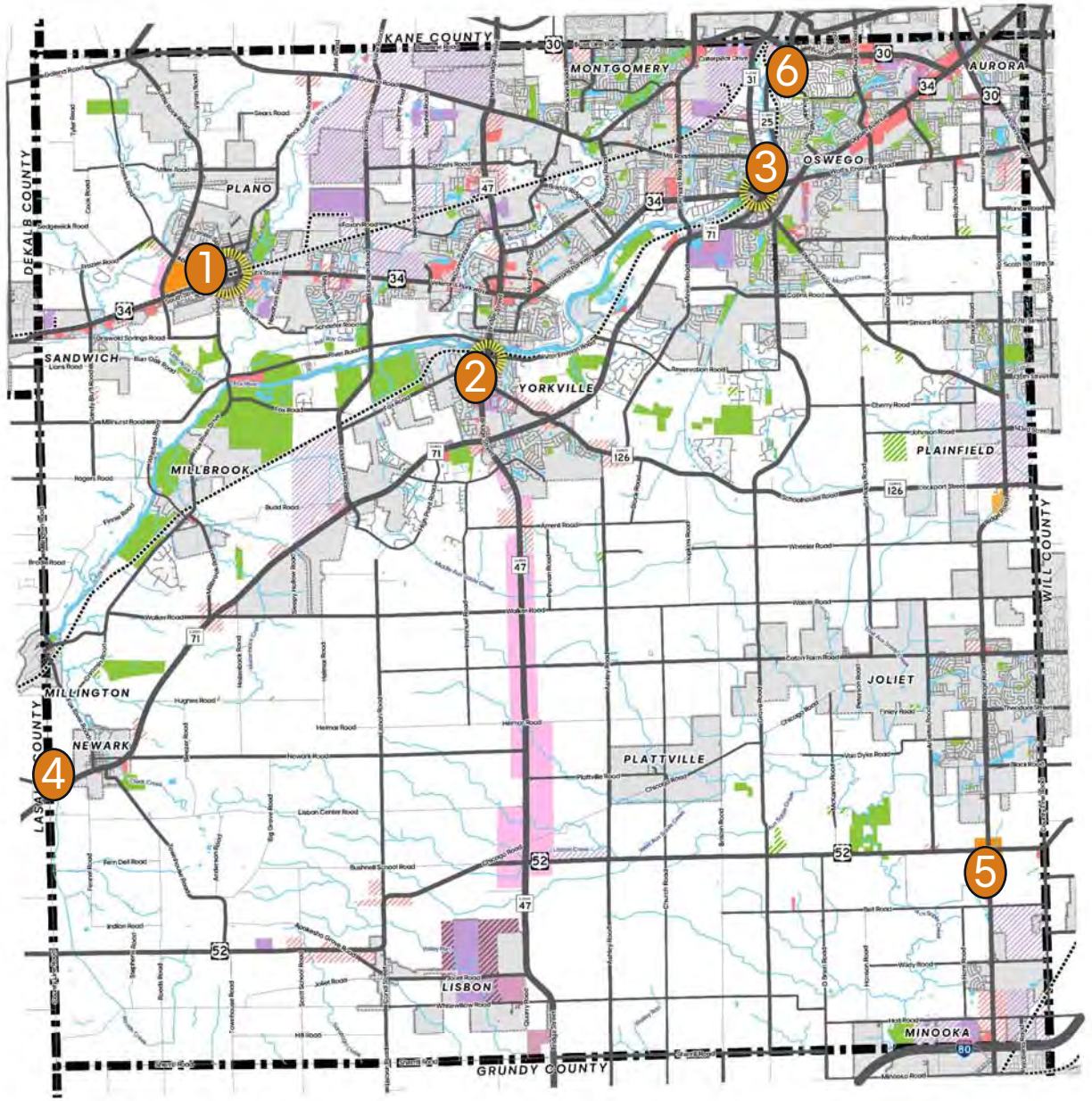
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Downtown/ Mixed Use Opportunities

1. Plano
2. Yorkville
3. Oswego
4. Newark
5. Ridge and 52
6. Boulder Hill Market



VISION KENDALL COMPREHENSIVE PLAN

Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

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Roadway

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- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

DRAFT

0 1 2 3 4 Miles

2/25/2026

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Tourism Opportunities

Agritourism and Attractions

1. Woody's Orchard
2. Keller Farms
3. Heap's Giant Pumpkin Farm
4. Gilted Edge Winery
5. Aranmore Farm + Polo Club

Banquet Facilities

1. Meadowhawk Lodge
2. Pickerell House
3. Ellis House
4. Kendall County Fair Grounds (The Venue)
5. Ashley Farm (9111 Ashley Rd., Yorkville)
6. Heartland Farm (5438 S. Schlapp Rd. Oswego)
7. Venue 5126 (5126 Stephens Rd. Oswego)
8. The Gaylord House
9. The Homestead (611 E. Main St., Plano)
10. Northfork Farm (1998 Johnson Rd., Oswego)
11. Whitetail Ridge Golf Club
12. Brighter Daze Farm (10978 Crimmins Rd., Newark)
13. Mathre 1916 (13889 Hughes Rd., Newark)

Indoor Entertainment Venues

1. Altitude Trampoline Park, Oswego
2. White Tail Ridge Golf Dome, Oswego
3. Sport Zone, Montgomery
4. GoPro Sports Dome

Recreational Amenities

1. The Fox River
2. Marge Cline Whitewater Course
3. Silver Springs State Fish & Wildlife Area
4. Forest Preserves
    1. Jay Woods
    2. Maramech
    3. Little Rock Creek
    4. Subat
    5. Fox River Bluffs
    6. Hoover
    7. Harris
    8. Richard Young
    9. Lyons
    10. Pickerell
    11. Reservation Woods
    12. Henneberry
    13. Millbrook North
    14. Millbrook South
    15. Shuh Suba Gah
    16. Millington
    17. Newark
    18. Ellis Equestrian Center
    19. Baker Woods
    20. Blackberry Creek
5. Fox River Trail
6. Fox Paintball (10389 Fox Dr., Newark)
7. Paint Pursuit Games (2940 Van Dyke Rd., Minooka)
8. Whitetail Ridge Golf Course
9. Blackberry Oaks Golf Course
10. Fox Bend Golf Course
11. Cedardell Golf Club
12. Raging Waves
13. Fox Valley YMCA (Plano)
14. Fox Valley YMCA East

Lodging Facilities

1. Hampton (Yorkville)
2. Holiday Inn Express (Yorkville)
3. Super 8 (Yorkville)
4. Opal Banquets and Hotel (577 E. Kendall Drive)
5. The Montcler (Sandwich)
6. AmericaInn (Oswego)
7. Best Western (Oswego)
8. The Homestead 1854, Plano

Museums

1. Little White School Museum
2. Chapel on the Green
3. Plano Historical Society Museum
4. Edith Farnsworth House
5. Ferndell
6. Kendall County Historical Society at Lyon Farm

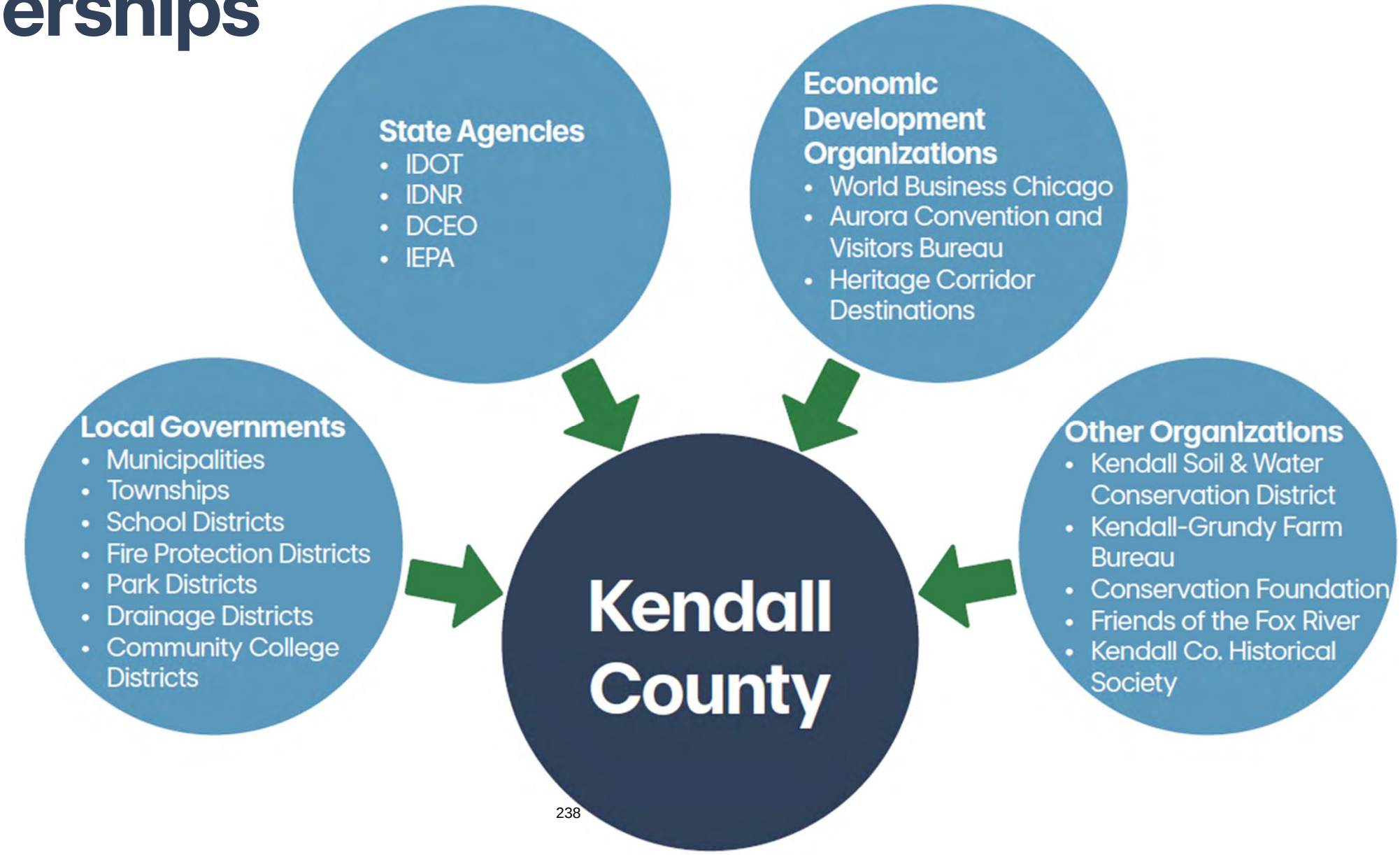
Implementation

Strategies

Coordination & Partnerships

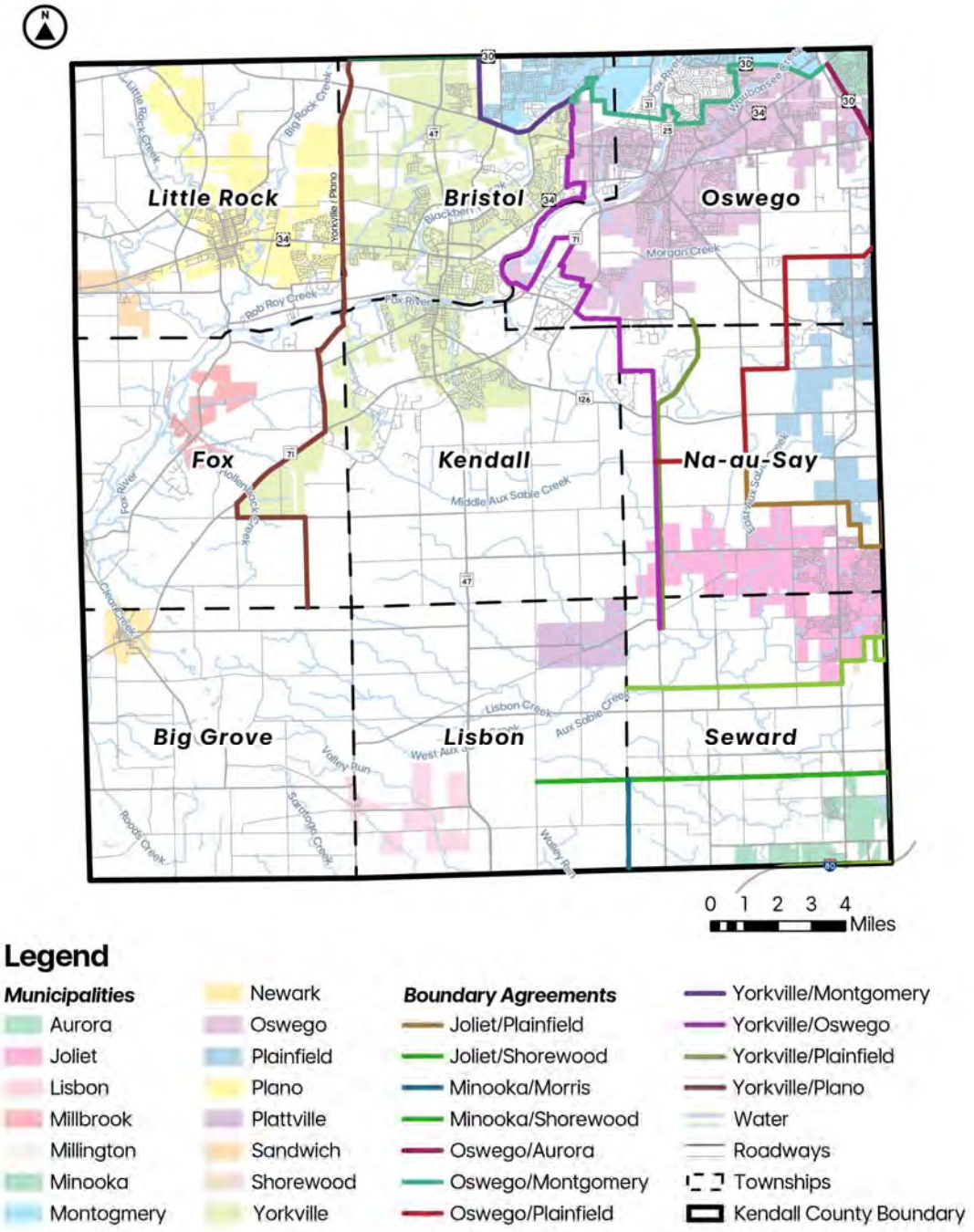
Tools (Ordinances, Grants, Legislation, etc.)

Partnerships



Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



What's Next?

- Public Preview at Annual Meeting – Feb. 7
- Steering Committee Meeting – Feb. 25
- 5 Open House Workshops – Feb. & March
- **Steering Committee Recommendation – March 25**
- Public Hearing – April 22?

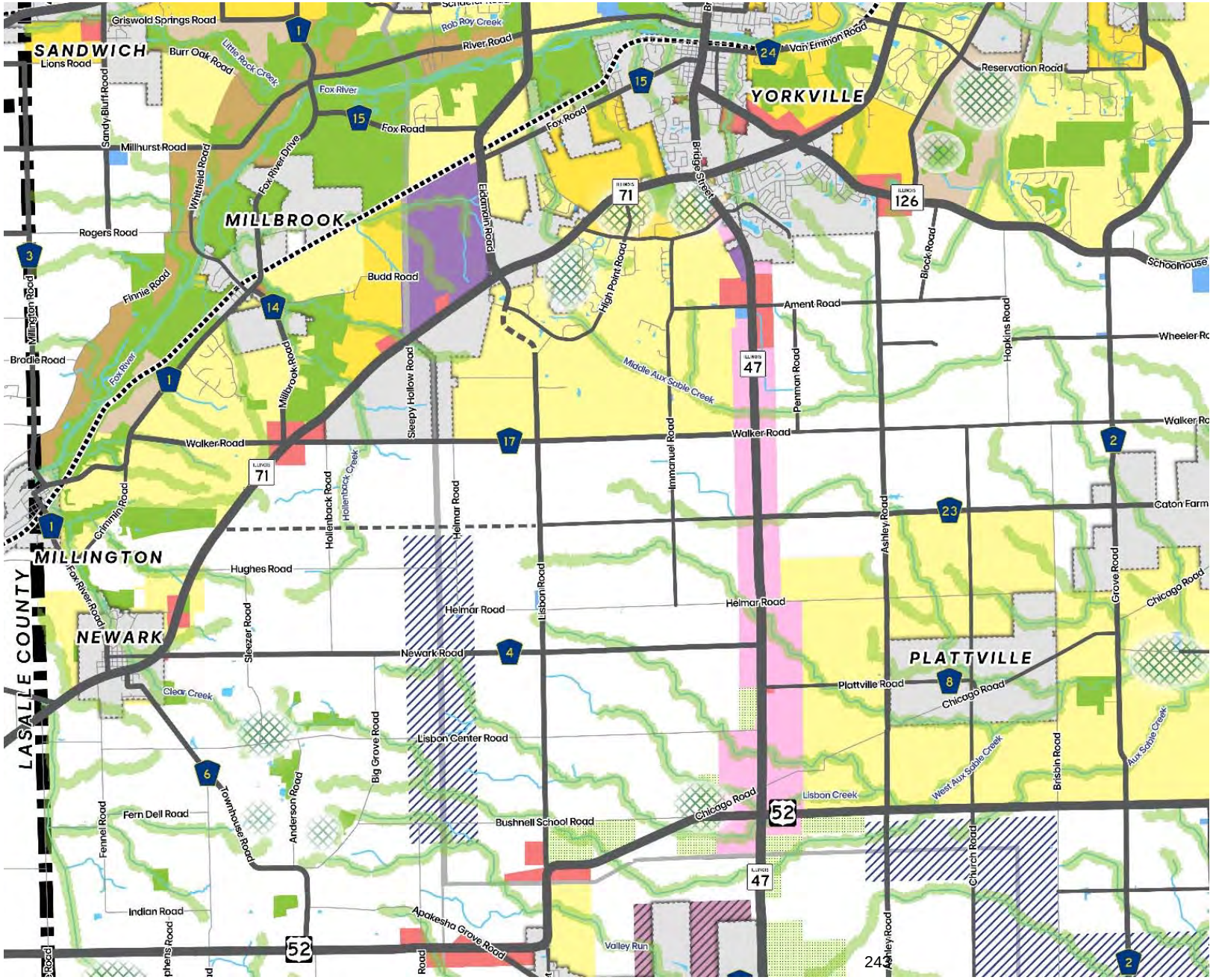
Southeast	Central	Southwest	Northeast	Northwest
▪ Feb. 26 ▪ Ellis House Forest Preserve	▪ Mar. 5 ▪ Kendall Township Building	▪ Mar. 11 ▪ Newark Library	▪ Mar. 12 ▪ Oswego Township Building	▪ Mar. 18 ▪ Plano Library

Revisions so far:

- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors
- Removed open space opportunities near Reservation and Minkler
- Reduced renewable energy overlay near O'Brien Road


VISION KENDALL
COMPREHENSIVE PLAN
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Central



Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

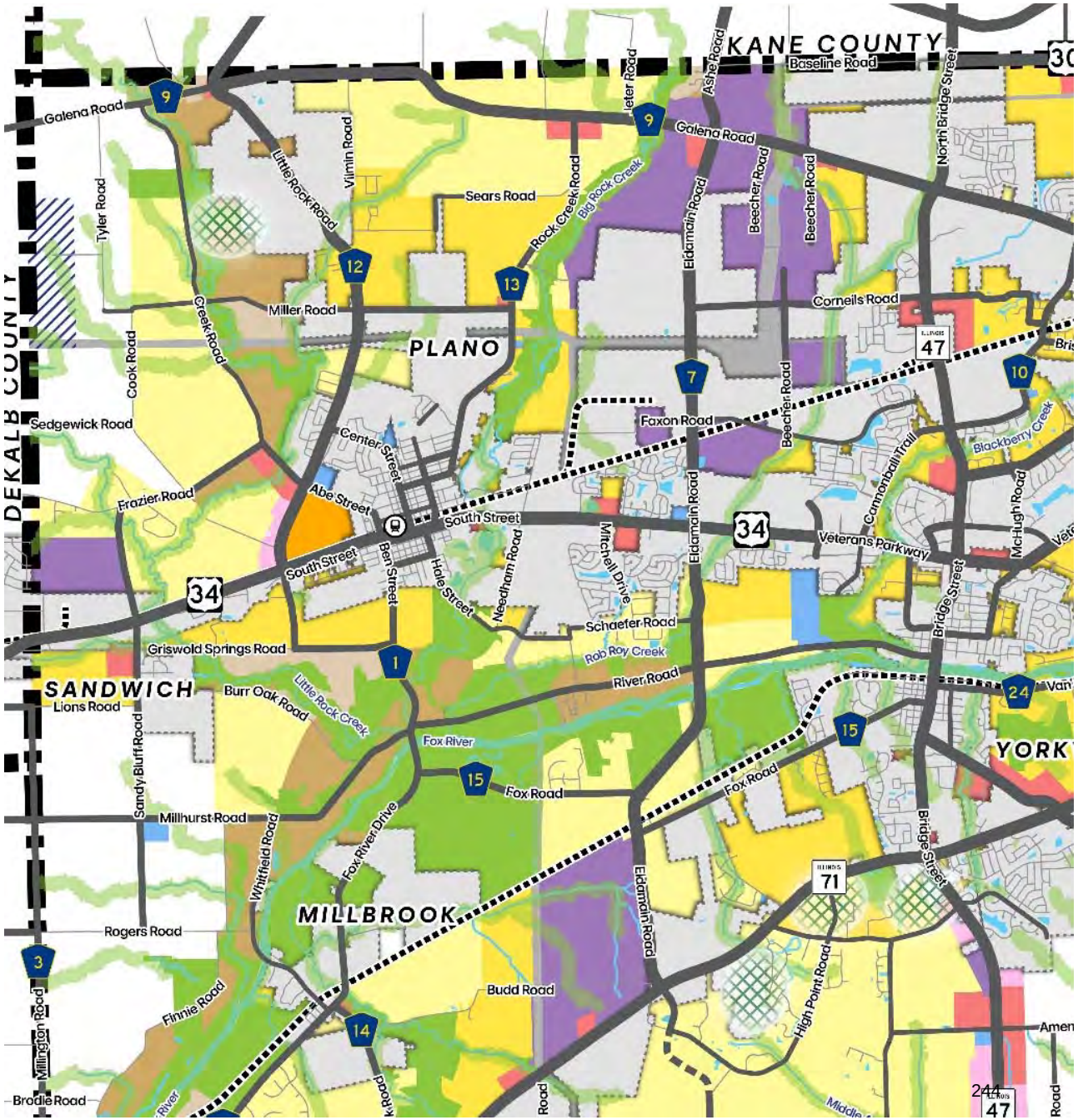
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0 1 2 3 4 Miles

2/25/2026

teska

Northwest



VISION KENDALL
COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
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- Commercial
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- County Roadway Extension
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- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT

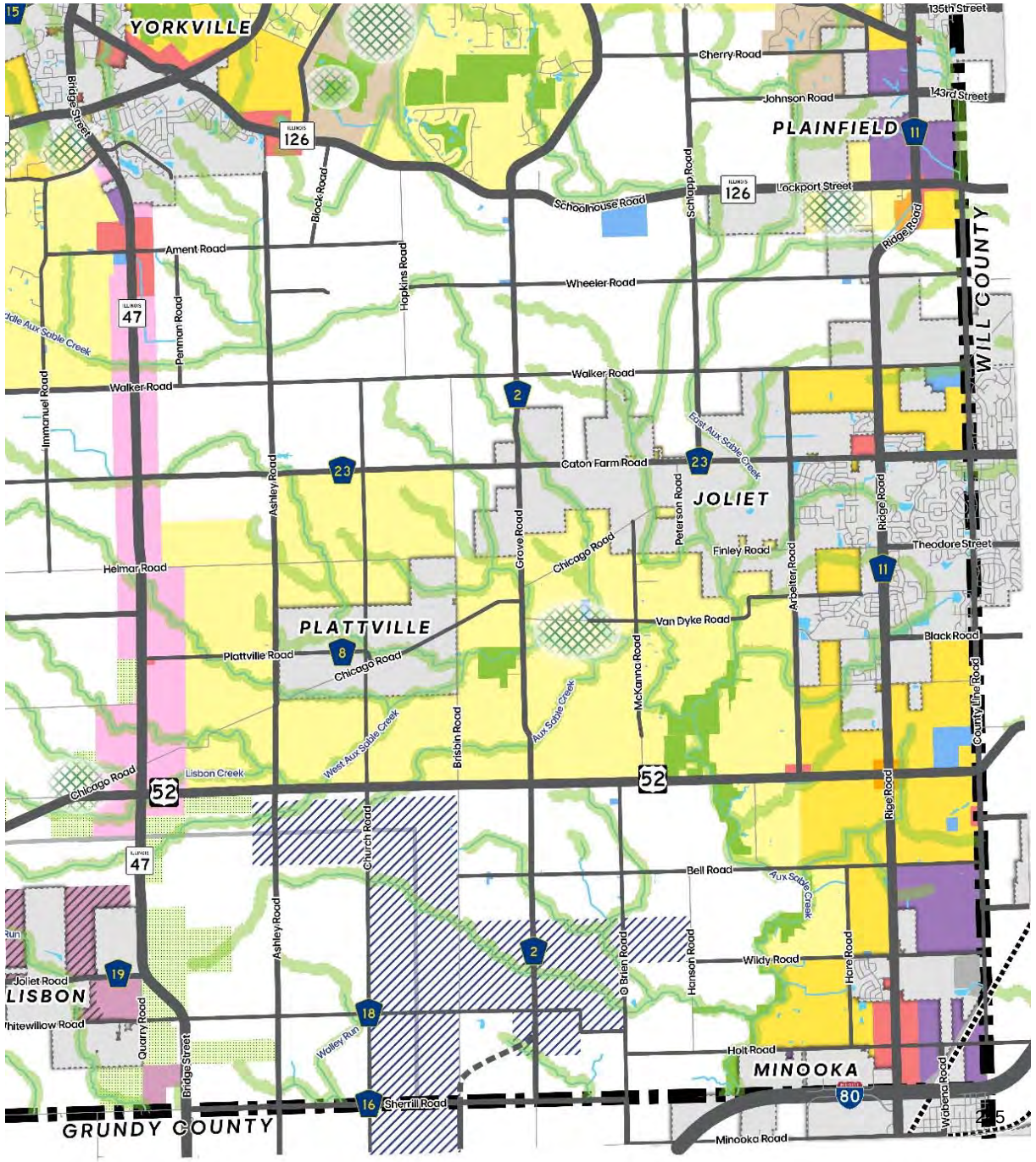
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Southeast



VISION KENDALL COMPREHENSIVE PLAN

Future Land Use Map

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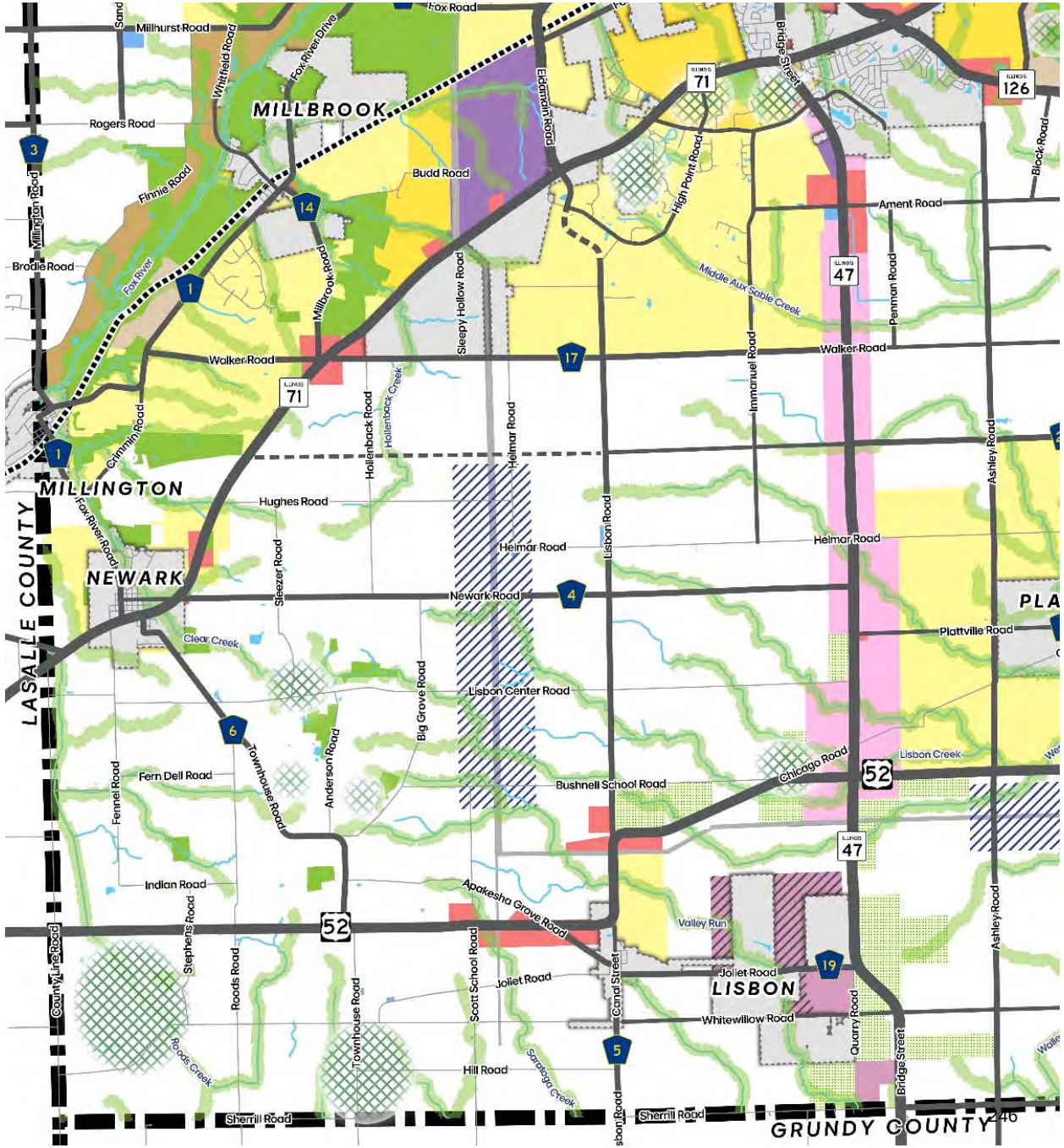
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2/25/2026

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Southwest



VISION KENDALL COMPREHENSIVE PLAN

Future Land Use Map

Land Use Category

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- Rural Estate Residential
- Rural Residential
- Suburban Residential
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- Local

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- Municipal

Other

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- Railroad

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0 1 2 3 4 Miles

2/25/2026

teska

DEPARTMENT OF PLANNING, BUILDING & ZONING
504 South Main Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Kendall County Regional Planning Commission
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: March 17, 2026
Re: Proposed Amendments to the Village of Plattville's Comprehensive (Petition 26-04)

Per the Intergovernmental Agreement between the Village of Plattville and Kendall County, the Kendall County Regional Planning Commission and Kendall County Zoning Board of Appeals serve as the Village of Plattville's Planning Commission and Zoning Board.

On February 6, 2026, representatives from the Village of Plattville submitted a request to replace the text and map contained in Plattville's current Comprehensive Plan with the attached proposal.

As noted in the list of proposed changes, this proposal incorporates current data from the U.S. Census Bureau, removes references to the Prairie Parkway, outlines the Village's land use priorities, outlines the Village's transportation priorities, adds language regarding annexations, clarifies the differences among the various land uses, outlines a potential planning boundary with the City of Joliet, and designates certain areas for the placement of renewable energy facilities.

Attached are the list of changes between the current plan and the proposed plan, the text of the proposed plan, and the proposed Future Land Use Map.

Petition information was sent to former ZPAC member on February 24, 2026. Between February 24, 2026 and February 26, 2026, the Kendall County Highway Department, WBK Engineering, Kendall County Sheriff's Department submitted emails saying they had no concerns regarding this proposal. Their emails are attached.

If you have any questions regarding this memo, please let me know.

MHA

Encs: Proposed Changes
Proposed Plan Text
Proposed Future Land Use Map
February 24, 2026, Email from the Kendall County Highway Department
February 25, 2026, Email from WBK Engineering
February 26, 2026, Email from the Kendall County Sheriff's Department

Amendments to the 2018 Village of Plattville Comprehensive Plan

- Introduction

  Paragraph 1 – revise language to reflect 2024 us census data

  Paragraph 2 – revise language to reflect 2024 us census data and remove reference to Prairie Parkway

  Paragraphs 3 & 4 – New paragraphs describing the Plan and emphasizing the importance of preserving agricultural lands and Village rural character

- Purpose
  - No change
- Goals

  Character Open Space & Environment

    Goal 1 new third bullet point and additional language under fourth bullet point (previously third bullet point) providing more detail on environmentally sensitive areas

    New Goals 5 and 6

  Residential Development

    Second bullet added under Goal 8 (Formerly Goal 6)

  Non-Residential Development

    Revise language of Goal 9 (formerly Goal 7) to capture the importance of commercial development contributing to the rural character of the Village

    Slightly revise language and first bullet of Goal 10 (formerly Goal 8)

  Circulation & Transportation

    New Goal 11

    Add new bullet under Goal 12 (formerly Goal 9)

- New section on Annexations to support the Village in expanding within the Planning Area Boundary
- Land Use Classifications

  Additional language clarifying the difference between the land use classifications of the Plan and Kendall County zoning

New Planning Area Boundary (subject to change pending agreement with Joliet)

Additional language discussing residential density versus non-residential intensity

New Land Use Classifications responding to the input from Village Trustees

- New Land Use Plan responding to input from Village Trustees

Village of Plattville

Comprehensive Plan

2026 Amendment



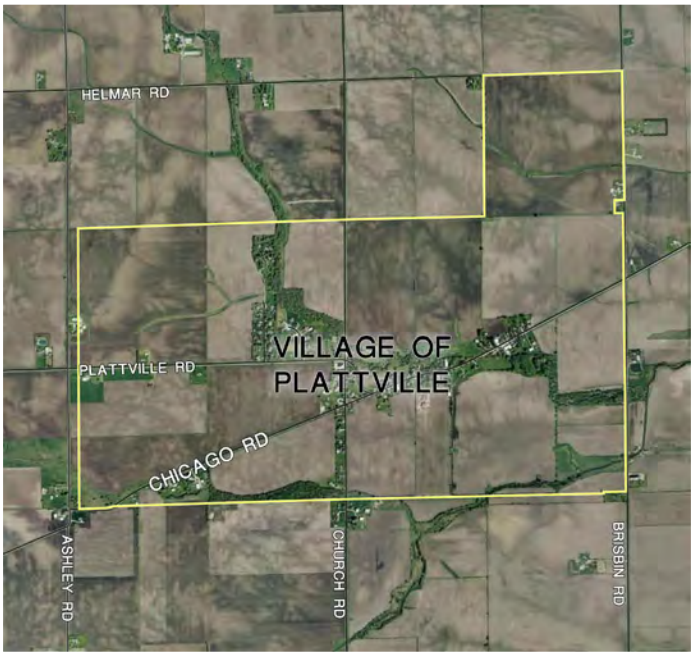




Introduction

The Village of Plattville, Illinois is located in Kendall County, Illinois within the Chicago metropolitan region. Adjacent municipalities are the United City of Yorkville to the north, City of Joliet to the east and Morris to the south. The Village was incorporated in 2006 and in 2024 the Village had an estimated population of 221. US Route 52 and Illinois Route 47 are the primary routes providing regional access to the Village of Plattville, in addition to other significant roads, such as Chicago Road, Plattville Road, and Church Road. The Aux Sable Creek Corridor flows through a portion of the study area and sensitivity to this natural feature will be an important aspect of this Comprehensive Land Use Plan Amendment.

The study area includes approximately 1 ½ miles outside the existing Village of Plattville municipal boundary referred to as the "Planning Area Boundary" this includes the surrounding areas likely to be annexed into the Village. The area consists of primarily agricultural land. In recent years, Kendall County has experienced a surge in population, becoming one of the fastest growing counties in the United States. From 2020 to 2024 the population growth rate exceeded 8%.



This Plan is an opportunity for the Village to be proactive on addressing this growth and focuses on shaping the future rather than simply reacting to development and growth as it occurs. In other words, this Plan is a tool for the Village to embrace growth on their terms and decide what type of growth works and where best to encourage growth so it is organized, positive and helps get the Village where it wants to go.

For example, preserving the agriculture lands within and surrounding the Village from the residential pressures applied from the growing population involves strategic land-use planning addressed in this Plan. Efforts like this Plan help maintain local food systems, preserve rural heritage, ensure economic stability for farms, and enhance social well-being by keeping agricultural land accessible and productive.

Purpose

The purpose of this plan is to serve as the principal policy document providing overall direction for orderly growth within the Village of Plattville. This plan will be utilized by Village officials and staff, property owners, developers, and citizens as the policy basis for guiding decisions regarding new developments, re-zoning submittals, zoning map and ordinance amendments.

Goals

The following goals demonstrate planning factors influencing the Village of Plattville Comprehensive Plan amendment. The goals have been organized into four main categories:

CHARACTER, OPEN SPACE and ENVIRONMENT

GOAL 1 – Maintain Plattville's rural character and respect the natural environment and resources.

- Retain agricultural land use and low density residential surrounding the existing Village and immediate area.
- Incorporate open space and landscape buffers into all land use classifications in order to blend with the existing environment and character of the area.
- The Village will adopt and require any new development to follow the dedication and design criteria for open spaces and landscape buffers provided in the Kendall County code.



- Ensure that local environmentally-sensitive areas (existing trees, drainage ways, natural areas, etc.) are documented, so development around such areas can be carefully monitored. Specific inventories and documentation of environmentally sensitive areas will be conducted by expert consultants of applicants/developers during the review process with the County and the applicable jurisdiction (USACE or State Department of Natural Resources etc.).

GOAL 2 – Protect scenic view corridors leading into and throughout the Village, specifically Plattville Road, Chicago Road, U.S. Route 52, Ashley Road, Church and Brisbin.

- Establish significant open space and landscape buffers along road corridors.
- Provide view corridors to open space features and environmental areas along these routes.
- Locate open space amenities along the Aux Sable Creek corridor and surrounding the Village limits.



GOAL 3 - Make certain that future development is sensitive to the natural topography, views, drainage patterns, existing vegetation, and historic or agricultural structures.

- Plan for future development that is compatible with the Village's agricultural rural heritage, natural features, environmentally-sensitive areas (i.e. Aux Sable Creek).
- Preserve and incorporate existing natural features into any future development plans.
- Encourage the preservation of existing farmsteads by incorporating the features into future open space areas to maintain the agricultural feel of the area.

GOAL 4 - Establish the Aux Sable Creek Corridor as a prominent open space feature.

- Explore passive and active recreational opportunities along the Aux Sable Creek corridor (i.e. nature preserves, trails, picnic pavilions, and parks).
- Explore a contiguous trail or greenbelt along the creek.



GOAL 5 – Create safe, accessible, and connected infrastructure for active transportation and recreation, supporting the Village's health and economic development for generations to come.

- Explore developing a comprehensive, connected network of trails and sidewalks that link neighborhoods, commercial areas, schools, and parks
- Pursue easements, dedications, and acquisitions to secure the necessary land for trail and sidewalk development.
- Utilize grant funding to support trail and sidewalk construction through programs such as Safe Routes to School or various trail grants offered by the Illinois Department of Natural Resources.

GOAL 6 – Identify, evaluate, protect, and promote the Village's historic resources through strategies like surveying, creating regulations, offering incentives for rehabilitation and adaptive reuse, public education, and fostering partnerships

- Establish a Village historic preservation ordinances to protect identified historic resources and conduct surveys to document historic and cultural resources, including buildings, sites, and archaeological resources, within the community.
- Leverage historic resources to promote tourism, creating jobs, and stimulating economic activity.
- Use historic resources to tell diverse stories of the community's past, connecting people to their history and culture and increasing public awareness and understanding of local history and the value of preservation.

RESIDENTIAL DEVELOPMENT

GOAL 7 - Encourage high quality, creative and responsible residential development.



- Establish a high level of aesthetic appeal through the implementation of architectural and landscape controls and design standards.
- Utilize Conservation Design by clustering development to reduce infrastructure costs and future infrastructure maintenance costs, preserve natural features and maximize the visual impact of open space.
- Promote compatible land use transitions and encourage the development of estate-sized lots adjacent to existing estate-sized developments.
- Ensure that the local infrastructure systems can accommodate future growth; ensure that such systems are expanded only to areas of more compact growth.

GOAL 8 - Encourage the most desirable and efficient use of land, while enhancing the physical environment through compatible land use configurations.

- Provide new developments that are compatible with existing land uses in terms of density, building heights, scale and impact to adjacent property.
- Offer housing variety, affordability, and accessibility to serve diverse needs, from young people to seniors.

NON-RESIDENTIAL DEVELOPMENT

GOAL 9 - Encourage strategic commercial uses along Route 47 that support the Village's residents and rural character.

- Encourage and foster some limited commercial businesses (specialty services/shopping) in existing downtown Plattville. These businesses should be in character with the agricultural nature of the Village and support agricultural operations.
- Accommodate additional schools, places of worship and other public services (fire, police, etc.) where appropriate.
- Plan for transitional land uses between the Route 47 commercial land use and the existing Village of Plattville.

GOAL 10 - Encourage the development of limited small scale local commercial

- Promote concentrated areas of limited small scale local commercial and retail uses instead of "strip center" developments. These areas should support the agricultural nature of the Village in character, aesthetics and types of services offered.
- Provide a transition of these non-residential uses. More intense uses further west and less intense closer to the existing Village.
- Provide smaller neighborhood commercial "nodes" at selected intersections.

CIRCULATION AND TRANSPORTATION

GOAL 11 - Advocate for a transportation system within the Village that is safe and secure for all transportation modes and for people of all ability levels.

- Address high-crash locations by systematically identifying and addressing existing safety issues at locations with a documented history of serious crashes for all modes of travel.
- Make data to drive decisions by using crash data analysis to identify and prioritize locations for safety improvements, focusing on the most prevalent crash types in the community.
- Promote safe speeds by implementing traffic-calming measures, such as roadway reconfigurations and speed limit reductions, to reduce vehicle speeds in areas with high pedestrian and cyclist activity.
- Continue to collaborate with local, regional, and state partners, including law enforcement and public health, to advocate for the safety of Village residents and visitors.
- Strategically seek and allocate funding for safety projects and programs, including competitive federal grants like Safe Streets and Roads for All (SS4A).
- Advocate for safer roads design by engineering roadways to forgive human mistakes and reduce crash severity. Examples include installing median barriers, rumble strips, and protected bike lanes.

GOAL 12 - Promote coordinated site planning efforts between adjacent developments to reduce the number of access points on major and minor road corridors.

- Integrate safety into land use by ensuring growth and development policies explicitly consider and support transportation safety.

Annexations

In Illinois, an annexation is the legal process where territory, often unincorporated land, is officially added to the corporate boundaries of an existing municipality, such as the Village. This action extends the municipality's jurisdiction, allowing it to provide services, regulate development, and collect taxes within the newly added area. The Village may choose to annex land to preserve its rural character by controlling future development and preventing urban sprawl. By bringing adjacent rural territory under its jurisdiction, the Village can use its zoning and land-use regulations to protect open spaces, limit density, and conserve agricultural lands that would otherwise be vulnerable to dense development. Strategic annexation allows the Village to direct where and how new construction occurs, and ensure that valuable working lands, and natural habitats are not consumed by expansion. This proactive approach protects the quality of life for both existing residents and those in the newly annexed area, maintaining the landscape and environmental features that define the region. Through annexations the Village fosters traditional rural lifestyles, rural-based economies, and opportunities for Village residents to both live and work in rural areas.

Key requirements for annexation include the territory being contiguous to the municipality and proper notification to other local governments and the Illinois Department of Revenue.

How Annexation Works in Illinois

1. Eligibility: The territory must be unincorporated, meaning it is not already within the limits of another municipality.
2. Contiguity: The land must be adjacent to the annexing municipality's existing boundary.
3. Petition Process: Property owners can petition to have their land annexed, or the municipality may enter into an annexation agreement to plan for future development.
4. Notification: Before the annexation is finalized, the municipality must provide notice to other affected entities, including fire protection districts, library districts, and township officials.
5. Illinois Department of Revenue Filing: After annexation, the municipality must notify the Illinois Department of Revenue, providing details about the annexed territory, which helps the department update its records for sales tax allocation.

Unincorporated areas can be annexed into the Village in several different ways:

1. Voluntarily, with the unanimous support of property owners and the majority of voters. These efforts do not require the intervention of the courts;
2. With court supervision in situations where there is not unanimous support by property owners; and
3. When the Village (acting as the municipality) proactively seeks involuntary annexation of territory of less than 60 acres.

The following is a summary of the Illinois State statutes (65 ILCS 5 Article 7 Division 1 Annexation) on the different means of annexation described above.

Voluntary Annexation by Ordinance
This method of annexation is the simplest as there are no requirements of notice, public hearings, court supervision or a referendum. If there are no electors in an unincorporated area, the owners of the properties contiguous to a municipality may file a petition requesting annexation. The municipality may then, by majority vote of its governing body, approve the annexation.

If there are electors in the unincorporated area, 100% of the property owners of record and at least 51% of the electors residing within a territory may file a petition requesting annexation. The municipality may by majority vote of its governing body approve the annexation. This type of annexation is not subject to a referendum.

The annexation process is complete when a copy of the annexation ordinance and a map of the territory annexed are filed with the County Clerk's Office.

Voluntary Annexation of Wholly Surrounded Territory
Unincorporated areas that are wholly bounded by two or more municipalities may be annexed without court supervision if a majority of the property owners submit an annexation petition and the municipality and the municipal authorities approve that petition. The size of the area to be annexed cannot be increased by more than one-third prior to the annexation decision.

Court-Supervised Petition for Annexation by Owners and Electors
If all of the property owners do not consent to annexation, it can be achieved by court order. This action requires that a majority of the property owners and a majority of the electors in the area in question sign and file a petition in the Kendall County Circuit Court requesting annexation. The Circuit Court then holds a hearing on the matter. The Court will remove from consideration any properties located on the edge of the territory to be annexed if the owners object to the annexation and removal of those properties will not eliminate the contiguity of the area. If the Court finds the petition to be technically in compliance with statutory requirements then it is forwarded to municipal authorities for their consideration. If the corporate authorities of the municipality approve the annexation, the property is incorporated into the municipality. However, 10% of the voters of the municipality can request a referendum be held on the annexation. The vote of the electors is determinative.

Involuntary Annexation of Surrounded or Nearly Surrounded Territory Under 60 Acres
Territory containing 60 acres or less may be annexed by a municipality without the consent of property owners if it is wholly bounded by:

- One or more municipalities;
- One or more municipalities and a creek, river or lake;
- One or more municipalities and the Illinois state boundary;
- One or more municipalities and property owned by the State of Illinois except State highway rights of way;
- One or more municipalities and a forest preserve or park district;
- One or more municipalities and an interstate highway owned in fee by the State and bounded by a frontage road if the territory is a triangular parcel of 10 acres or less; or
- One or more municipalities and property on which a federally funded research facility in excess of 2,000 acres is located.

Notice of the annexation must be provided in a newspaper of general circulation at least ten days prior to the date of approval of the annexation ordinance. If the property lies in a township other than the township in which the municipality is located, then the township must also be given written notice ten days prior to the date of annexation. Once the governing body approves the incorporation of the properties by a majority vote, the annexation is final.

Annexation Agreements
The Village, through powers granted to municipalities by the state, may also enter into an annexation agreement with the petitioner(s). These agreements allow both the Village and the landowner(s) to determine the relationship between them and provide for the future development of the property before it is annexed.

Annexation agreements provide a means for the advanced planning and negotiation that is intended to result in a more logical development of the property without burdening existing citizens with undue costs. Unless otherwise requested by a zoning map amendment upon annexation, all land annexed to the Village shall be designated A-1 Agricultural District (Kendall County).

Land Use Classifications

Proposed land uses are assigned and located in the study area based upon some of the following criteria:

- Compatibility with existing land uses and zoning
- Respect for existing environmental features
- Open space opportunities
- Residential type and density
- Existing and future transportation and infrastructure potential

These Land Use Classifications provide broad vision for the Village's future development, while the Kendall County zoning ordinance is the legal tool that implements and enforces this vision by regulating land use, building types, and densities in specific areas. The Village's Comprehensive Plan sets the goals, and Kendall County's zoning provides the detailed, legally binding regulations needed to achieve these goals for specific parcels of land

Residential Density

Du/ac is short for Dwelling Units Per Acre, which is a common way to measure the residential density in an area: the more dwelling units located on an acre of land, the higher the density. Kendall County zone districts, especially those that allow attached or detached single family residential uses, employ du/ac to set limits on the maximum residential density allowed in the zone district. Density alone does not guarantee the size, form, or use of a building. Other components factor into the appearance and compatibility of developments, including building heights, setbacks, intensity, ownership type, unit size, and parking - all are important to understand the form of development.

Non-residential Intensity

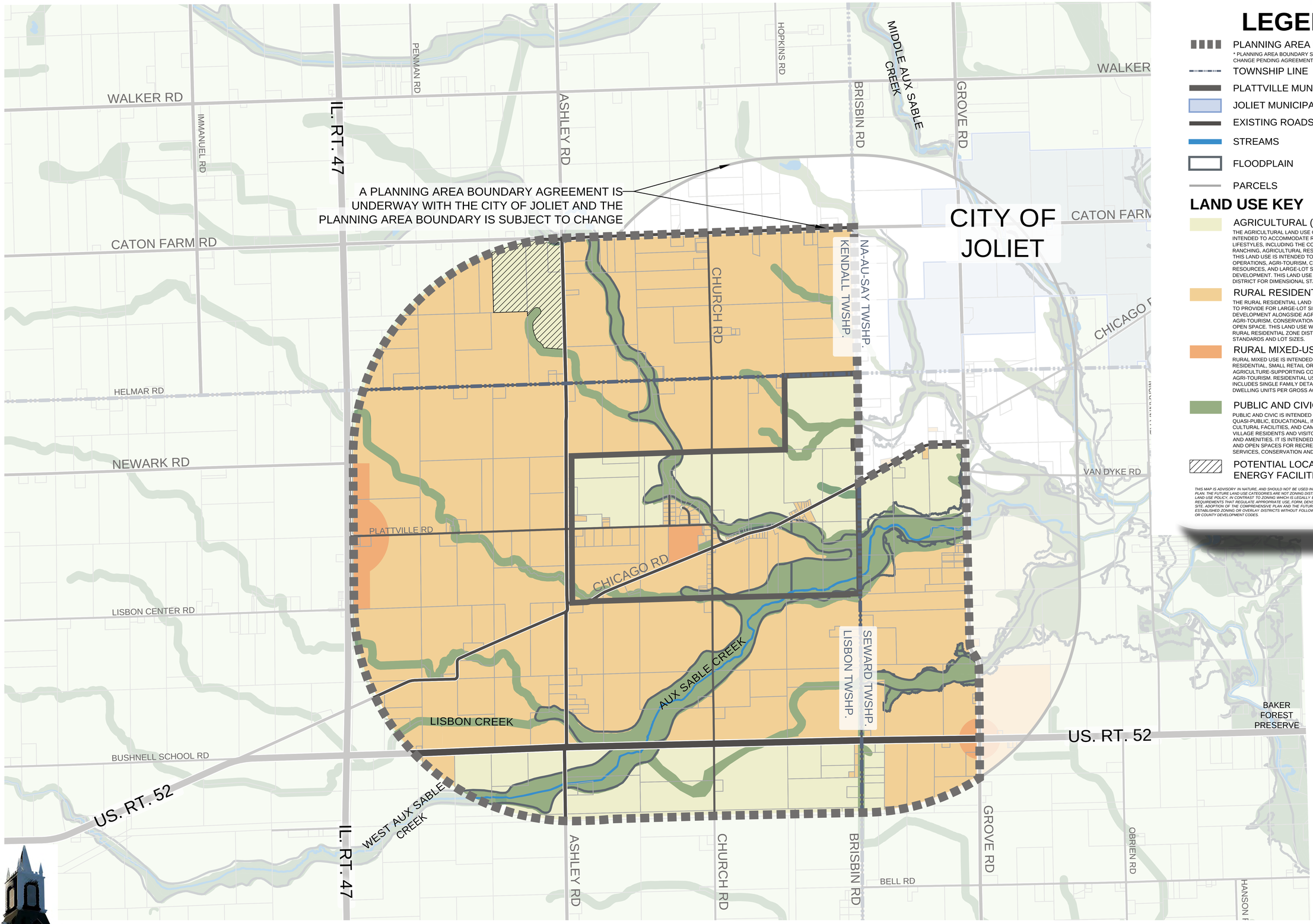
Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on. FAR is most often used to express development intensity of non-residential land uses and integrated into Kendall County's zoning and other land development controls. FAR is expressed as a decimal number and is derived by dividing the total area of the building by the total area of the parcel (building area ÷ lot area). FAR is an effective way to calculate the bulk or mass of building volume on a development site and is often used in conjunction with other development standards such as building heights, lot coverage and lot area to encourage the Village's and County's desired arrangement and form of development. In this context, higher FARs indicate greater building volume.

Agricultural (AG) Land Use Classification
The Agricultural Land Use Classification is primarily intended to accommodate rural communities and lifestyles, including the conservation of farming, ranching, agricultural resources and residential use. This Land Use type is intended to provide agricultural operations, agri-tourism, conservation of natural resources, and large lot single unit detached residential development. This Land Use type will follow the County's A-1 Zone District for dimensional standards, density and lot sizes.

Rural Residential (RR) Land Use Classification
The Rural Residential Land Use Classification is intended to provide for large lot single unit detached residential development alongside agricultural operations, agri-tourism, conservation of natural resources, and/or open space. This Land Use Type will follow Kendall County's Rural Residential Zone Districts for dimensional standards, density and lot sizes.

Rural Mixed Use (RMU) Land Use Classification
The Rural Mixed Use Land Use Classification is intended to provide for a mixture of residential, small local retail or office, senior housing, agriculture supporting commercial activities, and agri-tourism. Residential uses in this Land use type include single family detached/attached.

Public and Civic (PC) Land Use Classification
The Public and Civic Land Use Classification is intended to provide for public, quasi-public, educational, institutional, civic, historic, and cultural facilities, and campuses to serve the needs of Village residents and visitors with community services and amenities. This land Use type provides dedicated parks, trails and open space for recreation, historic/cultural services, conservation and education.



LEGEND

- PLANNING AREA BOUNDARY
  * PLANNING AREA BOUNDARY SUBJECT TO CHANGE PENDING AGREEMENT WITH JOLIET
- TOWNSHIP LINE
- PLATTVILLE MUNICIPAL BOUNDARY
- JOLIET MUNICIPAL BOUNDARY
- EXISTING ROADS
- STREAMS
- FLOODPLAIN
- PARCELS

LAND USE KEY

AGRICULTURAL (AG)
THE AGRICULTURAL LAND USE CLASSIFICATION IS PRIMARILY INTENDED TO ACCOMMODATE RURAL COMMUNITIES AND LIFESTYLES, INCLUDING THE CONSERVATION OF FARMING, RANCHING, AGRICULTURAL RESOURCES AND RESIDENTIAL USE. THIS LAND USE IS INTENDED TO PROVIDE AGRICULTURAL OPERATIONS, AGRI-TOURISM, CONSERVATION OF NATURAL RESOURCES, AND LARGE-LOT SINGLE-UNIT DETACHED RESIDENTIAL DEVELOPMENT. THIS LAND USE WILL FOLLOW COUNTY'S A-1 ZONE DISTRICT FOR DIMENSIONAL STANDARDS AND LOT SIZES.

RURAL RESIDENTIAL (RR)
THE RURAL RESIDENTIAL LAND USE CLASSIFICATION IS INTENDED TO PROVIDE FOR LARGE-LOT SINGLE-UNIT DETACHED RESIDENTIAL DEVELOPMENT ALONGSIDE AGRICULTURAL OPERATIONS, AGRI-TOURISM, CONSERVATION OF NATURAL RESOURCES, AND/OR OPEN SPACE. THIS LAND USE WILL FOLLOW KENDALL COUNTY'S RURAL RESIDENTIAL ZONE DISTRICTS FOR DIMENSIONAL STANDARDS AND LOT SIZES.

RURAL MIXED-USE (RMU)
RURAL MIXED USE IS INTENDED TO PROVIDE FOR A MIXTURE OF RESIDENTIAL, SMALL RETAIL OR OFFICE, AGRICULTURE-SUPPORTING COMMERCIAL ACTIVITIES, AND AGRI-TOURISM. RESIDENTIAL USES IN THE RMU CLASSIFICATION INCLUDES SINGLE FAMILY DETACHED/ATTACHED AND TWELVE DWELLING UNITS PER GROSS ACRE IS THE MAXIMUM DENSITY

PUBLIC AND CIVIC (PC)
PUBLIC AND CIVIC IS INTENDED TO PROVIDE FOR PUBLIC, QUASI-PUBLIC, EDUCATIONAL, INSTITUTIONAL, CIVIC, HISTORIC, AND CULTURAL FACILITIES, AND CAMPUSES TO SERVE THE NEEDS OF VILLAGE RESIDENTS AND VISITORS WITH COMMUNITY SERVICES AND AMENITIES. IT IS INTENDED TO PROVIDE DEDICATED PARKS AND OPEN SPACES FOR RECREATION, HISTORIC/CULTURAL SERVICES, CONSERVATION AND EDUCATION.

- POTENTIAL LOCATION OF RENEWABLE ENERGY FACILITIES

THIS MAP IS ADVISORY IN NATURE, AND SHOULD NOT BE USED INDEPENDENT OF THE POLICIES SET FORTH IN THE COMPREHENSIVE PLAN. THE FUTURE LAND USE CATEGORIES ARE NOT ZONING DISTRICTS. THEY CONVEY ASPIRATIONAL LAND USE POLICY, IN CONTRAST TO ZONING WHICH IS LEGALLY ENFORCEABLE. ZONING REFERS TO LAND USE ENTITLEMENTS AND REQUIREMENTS THAT REGULATE APPROPRIATE USE, FORM, DENSITY, AND OTHER CHARACTERISTICS APPROPRIATE FOR A SPECIFIC SITE. ADOPTION OF THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP DOES NOT ALTER, CIRCUMVENT, OR SUPERSEDE ESTABLISHED ZONING OR OVERLAY DISTRICTS WITHOUT FOLLOWING THE LEGISLATIVE PROCESS FOR AMENDING THE ZONING MAP OR COUNTY DEVELOPMENT CODES.

FUTURE LAND USE MAP

NORTH

Matt Asselmeier

From: Fran Klaas
Sent: Tuesday, February 24, 2026 3:08 PM
To: Matt Asselmeier
Subject: RE: Kendall County Zoning Petition 26-04

I have no comments.

Francis C. Klaas, P.E. Kendall County Engineer **6780 Route 47, Yorkville, IL 60560 (630) 553-7616** fklaas@kendallcountyil.gov

Matt Asselmeier

From: Greg Chismark <gchismark@bodwegroup.com>
Sent: Wednesday, February 25, 2026 11:07 AM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 26-04

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt,
I have no comments or concerns with the Village of Platteville Comp Plan Update from a stormwater management perspective.
Let me know if you have any questions or need formal documentation.
Thanks,
Greg

Greg Chismark, PE
President, WBK Engineering
Mobile 847-344-5619 | gchismark@bodwegroup.com
116 West Main Street Suite 201, St. Charles IL 60174

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an Instrumentality of the Pokagon Band of Potawatomi
Across the Bodwé family, we hold the following designations:

Matt Asselmeier

From: Jason Langston
Sent: Thursday, February 26, 2026 9:37 AM
To: Matt Asselmeier
Subject: RE: Kendall County Zoning Petition 26-04

No questions or comments from KCSO.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, February 24, 2026 2:29 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Cc: 'Michael Hoffman' <MHoffman@TeskaAssociates.Com>; jlmccord6835@aol.com; brynhildr.halsten@hrgreen.com
Subject: Kendall County Zoning Petition 26-04

ZPAC Members:

Attached please find information regarding Petition 26-04, a Request from June McCord, on Behalf of the Village of Plattville, to Update the Village of Plattville's Comprehensive Plan, Including the Text and Associated Maps.

If you have any comments on this proposal, please send those to me before close of business on March 17th.

If you have any questions, please let me know.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179

DEPARTMENT OF PLANNING, BUILDING & ZONING
504 South Main Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 26-06
Elijah J. Mitchell on Behalf of USS Cloverland Solar LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH LLC (Current Owner) A-1 Special Use Permit for Commercial Solar Energy Facility and Variance to Allow the Facility on Land Within 1.5 Miles of a Municipality Without an Annexation Agreement and Variance to the Screening Requirements

INTRODUCTION

The Petitioner is seeking a special use permit for a commercial solar energy facility, a variance to Section 36-282(17)a of the Kendall County Code to allow a commercial solar energy facility on land within one point five (1.5) miles of municipality without an annexation agreement and a variance to Section 36-282(17)h of the Kendall County code requiring screening around a commercial solar energy facility.

The application materials are included as Attachment 1. The property survey is included as Attachment 2. The site plan is included as Attachment 3. The vegetative management plan is included as Attachment 4. Decommissioning information is included as Attachment 5. The Agricultural Impact Mitigation Agreement is included as Attachment 6.

The Petitioners are also seeking a second special use permit for another commercial solar project on the subject property (Petition 26-07).

SITE INFORMATION

PETITIONER: Elijah J. Mitchell on Behalf of USS Cloverland Solar LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH LLC (Current Owner)

ADDRESS: 15110 Griswold Springs Road, Plano

LOCATION: Approximately 0.3 Miles West of Fox River Drive on the South Side of Griswold Springs Road

Aerial of Entire Property



TOWNSHIP: Little Rock

PARCEL #: 01-33-200-006

LOT SIZE: Parcel 122.3 +/- Acres (Total Parcel) 45 +/- (Project) 33.3 +/- (Fenced Area)

EXISTING LAND USE: Agricultural/Farmstead

ZONING: A-1

LRMP:

Future Land Use	Rural Estate Residential (Max 0.45 DU/Acre) (County) Estate Residential (Plano) Low Density Residential (Millbrook)
Roads	Griswold Springs Road is a Local Road maintained by Little Rock Township.
Trails	There are no trails planned along Griswold Springs Road.
Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTIONS: Special Use Permit for a Commercial Solar Energy System

Variance to Allow a Commercial Solar Energy System on Land with One Point Five (1.5) Miles of a Municipality without an Annexation Agreement

Variance to Allow a Commercial Solar Energy System Not to Have a Vegetative Screening

APPLICABLE REGULATIONS: §36-282(17) – A-1 Special Uses

§36-39 – Variance Procedures

Chapter 36, Article II, Division 3, Subdivision I – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Suburban Residential (Max 1.0 DU/Acre) (County) Low Density Residential (Plano)	A-1 (County) Unknown (Plano)
South	Forest Preserve/Open Space	A-1	Countryside Residential (Max 0.33 DU/Acre) Rural Estate Residential and Open Space (County) Open Space (Plano and Millbrook)	A-1

East	Agricultural and Forest Preserve/Open Space	A-1	Open Space and Rural Estate Residential (County) Forest Preserve and Estate Residential (Plano) Forest Preserve (Millbrook)	A-1
West	Agricultural, Single-Family Residential, and Forest Preserve Open Space	RPD-2	Rural Estate Residential (County) Open Space (Plano) Low Density Residential and Open Space (Millbrook)	A-1, R-2 SU PUD, and R-3

The special use permits to the west are for The Bluffs Subdivision and Deer Ridge Subdivision.

Approximately twenty-four (24) homes are located within half (1/2) of a mile of the subject property.

The Kendall County Forest Preserve owns land to east, south, and southwest of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT response was submitted on February 17, 2026. The Report listed the following protected resources in the vicinity:

Emmons Woods Land and Water Reserve INAI Site
Emmons Woods Land and Water Reserve
Fox River INAI Site
Maramech Woods INAI Site
Maramech Woods Nature Preserve
Bulrush
Mottled Sculpin
River Redhorse
Sedge

Adverse impacts against Emmons Woods Land and Water Reserve INAI Site, Emmons Woods Land and Water Reserve, Fox River INAI Site, Bulrush, Sedge, Mottled Sculpin and River Redhorse were considered unlikely.

Regarding the Maramech Woods INAI Site and Maramech Woods Nature Preserve, IDNR recommended the following:

1. No equipment should be stored within the right-of-way.
2. Parking and staging in areas adjacent to the Nature Preserve should be avoided.
3. Facility fencing should have a six-inch (6") gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat friendly fence should be used. Barbed wire fence should be avoided.
4. Areas of exposed soil should be reseeded with a local genotype seed, approved local seed mix, or non-invasive cover crop and this should be coordinated with the Illinois Nature

Preserve Commission.

5. Strict adherence to soil erosion and sediment control BMPs to prevent impacts to the Nature Preserve.
6. Implementation of good housekeeping practices during and after construction to prevent trash or other debris from inadvertently blowing or washing into nearby natural areas.
7. Lighting shall follow the International Dark Sky Associations' Five Principles for Responsible Outdoor Lighting
8. All equipment shall be power washed off-site to remove exotic/invasive seed or propagules.
9. All equipment, including but not limited to boots, tools, equipment, tires, and treads should be cleaned of all debris prior to entry of the project area in order to avoid spreading of exotic or invasive plants seeds into the Nature Preserve.
10. A long-term invasive species management program shall be implemented to minimize the spread of invasive species into the Nature Preserve. The proposed vegetative management plan meets IDNR's requirements for a long-term invasive species management program.
11. All herbicide use should be done according labeled instructions to avoid herbicide drift into the Nature Preserve.
12. A pollinator-friendly ground cover should be established if feasible.
13. The site should be de-compacted before planting.
14. If tree clearing is necessary, trees should be removed between November 1st and March 31st to avoid impacts to the State-listed bats and birds.
15. Long term management of the site should be planned for prior to development to ensure successful native pollinator habitat establishment and prevent and prevent the spread of invasive species throughout the lifetime of the project. An experienced ecological management consultant should be hired to assist with long-term management.
16. All boundaries adjacent to conservation land should include a minimum ten foot (10') buffer firebreak between the conservation land boundary and solar panels and/ or equipment.
17. The Petitioner shall grant a legal right of access/ingress/egress from their property to IDNR.

The letter from IDNR and correspondence are included as Attachment 1, Pages 42- 47.

The Petitioner does not plan to contest the recommendations of IDNR.

NATURAL RESOURCES INVENTORY

The LESA Score was 189 indicating a low level of protection. The NRI Report is included as Attachment 7.

ACTION SUMMARY

LITTLE ROCK TOWNSHIP

Petition information was sent to Little Rock Township on February 25, 2026.

Prior to submittal to Kendall County, on January 2, 2026, the Little Rock Township Highway Commissioner submitted an email stating that road use agreement negotiations would occur after the project is approved. This email and the proposed route to access the site are included as Attachment 8. Little Rock Township also requested a right-of-way dedication at a depth of fifty feet (50') as measured from the centerline of Griswold Spring Road for the entire frontage of the property. The Petitioner has agreed to this dedication and the new right-of-way line is shown on the site plan, see Attachment 3.

After application submittal, the Little Rock Township Board submitted a letter stating their opposition to the proposal and Little Rock Township 2025-06-26 which prohibits commercial solar development in Little Rock Township. This letter and Resolution are included as Attachment 14.

CITY OF PLANO

Petition information was sent to the City of Plano on February 25, 2026.

Prior to submittal to Kendall County, City of Plano submitted a letter stating they did not wish to annex the property. This letter is included as Attachment 9.

CITY OF SANDWICH
Petition information was sent to the City of Sandwich on February 25, 2026.

On March 6, 2026, the City of Sandwich submitted a letter asking the County to deny the two (2) variance requests because the proposal could negatively impact planned growth patterns and screening mitigates visual and compatibility impacts. The City further requested adequate road use and restoration agreements, demonstration of no adverse drainage impacts, coordination with the local fire protection district regarding access and emergency response, and a binding decommissioning plan with adequate financial security to ensure full site restoration. This letter is included as Attachment 15.

VILLAGE OF MILLBROOK
Petition information was sent to the Village of Millbrook on February 25, 2026.

LITTLE ROCK-FOX FIRE PROTECTION DISTRICT
Petition information was sent to the Little Rock-Fox Fire Protection District on February 25, 2026.

ZPAC
Petition information was sent to ZPAC members on February 25, 2026.

On February 25, 2026, the Highway Department submitted emails stressing the importance of obtaining rights-of-way dedications in a timely manner. They were agreeable to the ninety (90) day requirement in the special use permit. These emails are included as Attachment 16.

On February 26, 2026, the Kendall County Sheriff's Department submitted an email stating they had no comments. This email is included as Attachment 17.

GENERAL INFORMATION
Per § 36-282(17) of the Kendall County Code, commercial solar energy facilities businesses can be special uses on A-1 zoned property subject to the following conditions (Staff Comments in Bold):

a. All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property. **Petitioner is requesting a variance.**

b. The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:

   Occupied Community Buildings or Dwellings on Nonparticipating Properties-One hundred fifty feet (150') from the nearest point on the outside wall of the structure

   Boundary Lines of Participating Properties-None

   Boundary Lines of Nonparticipating Properties- Fifty feet (50') to the nearest point on the property line of the nonparticipating property

   Public Road Rights-Of-Way-Fifty feet (50') from the nearest edge

   The above setbacks do not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National Electrical Safety Code, Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors. **Per the application material, see Attachment 1, Page 9, the closet non-participating dwelling is located over one thousand five hundred feet (1,500') from the commercial solar energy facility. The fence is over two fifty feet (250') from Griswold Springs Road. Per the site plan, see Attachment 3, Page 2, at their closest point, the solar panels are one hundred six feet (106') from the nearest property line.**

c. A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least six feet (6') and no more than twenty-five feet (25'). **This is true. Per the application materials, see Attachment 1, Page 7, the fence is proposed to be eight feet (8') in height. As noted in the vegetative management plan, see Attachment 4, Page 3, the fence will be six inches (6") above the ground. The fence will be a farm style fence.**

d. No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays are at full tilt. **This is true. Per the application materials, see Attachment 1, Page 8, the maximum height will be eight feet, (8').**

e. The above setback, fencing, and component height requirements may be waived subject to written consent of the owner of each affected nonparticipating property. This written consent shall be submitted at the time of application submittal. **No such consent requested or needed.**

f. Sound limitations for components in commercial solar energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board. **Petitioner plans to follow State noise regulations; see Attachment 1, Page 10.**

g. The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials. **The decommissioning plan is included as Attachment 5 and is outlined in the Agricultural Impact Mitigation Agreement, which is included as Attachment 6. As noted on Pages 9 and 10 of Attachment 5, the Petitioner is offering a bond of One Hundred Three Thousand, Six Hundred Dollars ($103,600). The County asked WBK Engineering to review these calculations. On March 20, 2026, WBK Engineering submitted a letter disputing the Zero Dollar ($0) cost to remove the gravel, setting the minimum dollar amount for removing the two (2) stormwater basins at Ten Thousand Dollars ($10,000) apiece, and having the seeding apply over all thirty-three (33) acres of till area. Based on the above changes, and assuming the Petitioner's salvage values are accurate, WBK estimates the decommissioning amount should be Three Hundred Thirty Thousand, Three Hundred Ninety-Nine Dollars and Fifty-Four Cents ($330,399.54). WBK's letter is included as Attachment 20.**

   For reference, the decommissioning estimates for the Ament Road solar project, Route 71 solar project, the solar project east of 3485 Route 126 were Four Hundred Twenty-Five Thousand, Eight Hundred Ninety-Seven Dollars ($425,897), Three Hundred Sixty-Four Thousand, Thirty Dollars ($364,030), and Three Hundred Sixteen Thousand, Nine Hundred Sixty-One Dollars ($316,961) respectively.

h. A vegetative screening shall be placed around the commercial solar energy facility. **Petitioner is requesting a variance.**

i. Commercial solar energy facility applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (EcoCat) or a comparable successor tool. The commercial solar energy facility applicant shall adhere to the recommendations provided through this consultation. **The EcoCat was submitted and contained seventeen (17) recommendations. The Petitioner is not contesting the findings of the EcoCat.**

j. Commercial solar energy facility applicants shall provide the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have

been subject to public review. **This was provided as Attachment 10. Six (6) threatened or endangered species were in the area.**

k. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission. **The Petitioner has stated they will not contest the findings of the EcoCat.**

l. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law. **The Petitioner sent a letter to the State Historic Preservation Office; this was provided as Attachment 11. On February 25, 2026, the State Historic Preservation Office responded that a Phase I archeological survey was required and that no historic archeological properties will be affected. This information can be found on Page 9 of Attachment 11.**

m. A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal. **The vegetation management plan, including timelines for planting and maintenance of the vegetation, was provided, see Attachment 4. Per IDNR's request, the vegetative management plan was prepared in consultation with a ecological management consultant and met IDNR's requirements for invasive species management.**

n. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement. **As noted on Page 1 of Attachment 8, Little Rock Township will evaluate a road use agreement after the project is approved.**

o. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy system within a reasonable time after construction of the commercial solar energy facility is complete. The specific time shall be set in the special use permit. **No drain tile information was provided. The Petitioner is working to research drain tile locations, if they exist on the property.**

BUILDINGS AND BUILDING CODES
No buildings are planned for the site. Any structures proposed for the site, including the solar arrays, shall obtain applicable permits.

ENVIRONMENTAL HEALTH
The property is presently farmland. No wells, septic systems, or refuse collection points were identified.

STORMWATER
The Petitioner has applied for a stormwater management permit, see Attachment 12.

The site plan, Attachment 3, shows four (4) temporary basins, two (2) basins per project.

On March 9, 2026, WBK Engineering submitted a letter requesting a full stormwater management report and full signed and sealed improvement plans. This letter is included as Attachment 18.

ACCESS
The application materials (Attachment 1, Page 11) and the site plan (Attachment 3) show a twelve foot (12') wide gravel road coming into the property from Griswold Springs Road.

PARKING AND INTERNAL TRAFFIC CIRCULATION

No permanent parking was proposed. There will be a temporary laydown west of the solar panels during construction as shown on the site plan (Attachment 3).

LIGHTING
No lighting was proposed, but the Petitioner agreed to follow the lighting requirements in the EcoCat recommendations

SIGNAGE
Though not shown on the site plan, the Petitioner agreed to install signage at the entrance from Griswold Spring Road and as required by the EcoCat recommendation.

GLARE
A document regarding glare and FAA regulations was provided, see Attachment 13.

IMPACT ON PROPERTY VALUES
No information was provided regarding impacts on property values.

ODORS
No odors were foreseen.

NOISE
In the application materials, Page 10 of Attachment 1, the Petitioner agreed to follow the State's noise regulations.

RELATION TO OTHER SPECIAL USES
If approved, this would be the sixth (6th) special use permit for a commercial solar energy facility in unincorporated Kendall County.

The Petitioners have agreed to sign a Community Benefit Agreement. The signed Community Benefit Agreement is included as Attachment 19. The Agreement is similar to the other Community Benefit Agreements for the solar projects on Route 71, Ament Road, Route 126, and Corneils Road including the requirement of a Fifteen Thousand Dollar ($15,000) payment annually and five percent (5%) increases to the payment every five (5) years.

FINDINGS OF FACT-SPECIAL USE PERMIT
§ 36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics.* Staff has provided findings in **bold** below based on the recommendation:

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 project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The front portion of the parcel closest to Griswold Springs Road will be retained for agricultural use and/or future development. The Petitioner submitted a vegetative management plan outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation.**

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are zoned A-1 and used for agricultural and forest preserve uses. The EcoCat includes provisions to protect the natural areas to the west, south and east of the proposed use. The proposal's operations would be quiet and minimal traffic will occur after installation is completed.**

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposal will have adequate utility interconnections designed in collaboration with ComEd. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build all roads and entrances at the facility. After initial construction traffic, landscape maintenance and maintenance to the project components are anticipated to occur on an as-needed basis, consistent with the vegetative management plan. Existing traffic patterns will not be impacted in the post-construction operations phase. While no drain tile is believed to be on the subject property, damaged drain tile will be repaired as outlined in the Agricultural Impact Mitigation Agreement and a condition attached to this special use permit.**

The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **If the requested variances are granted, the proposal meets all applicable regulations.**

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The proposal is also consistent with a goal and objective found on page 3-4 of the Land Resource Management Plan**, **"Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)."**

FINDINGS OF FACT-VARIANCE FOR ANNEXATION REQUIREMENT
§36-39 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics.* Staff has provided findings in **bold** below based on the recommendation:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject property is located within one point five (1.5) miles of the City of Plano, City of Sandwich, and Village of Millbrook. The City of Plano is the closest municipality to the subject property. Information was provided stating that the City of Plano did not wish to annex the property or enter into a pre-annexation agreement.**

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **Other A-1 zoned properties within one point five (1.5) miles of a municipality could request a similar variance, if the municipality refuses to annex or enter into a pre-annexation agreement.**

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The difficulty was created because the City of Plano did not wish to enter into a pre-annexation agreement or annex the property.**

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **Granting the variance would not be detrimental to the public or substantially injurious to other properties.**

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **The proposed variance would not impair light or air on adjacent property, cause congestion, increase the danger of fire, or negatively impact property values.**

FINDINGS OF FACT-VARIANCE FOR VEGETATIVE BUFFER
§36-39 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics.* Staff has provided findings in **bold** below based on the recommendation:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were

carried out. **The subject property is bounded by forest preserve lands to the west, east, and south. The proposed use is setback almost eight hundred feet (800') from Griswold Springs Road. Planting additional vegetation to the west, south, and east will not screen the development from any uses and planting vegetation to the north with create an obstacle to farming the property outside the footprint of the solar farm.**

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **Few other properties have forest preserve lands on three (3) sides. Other A-1 zoned properties could ask for a variance to screening requirements as they relate to the northern portion of the site.**

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The difficulty was created because there are natural areas along three (3) sides of the subject property and because of the location of the proposed solar panels in relation to Griswold Springs Road.**

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **Granting the variance would not be detrimental to the public or substantially injurious to other properties.**

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **The proposed variance would not impair light or air on adjacent property, cause congestion, increase the danger of fire, or negatively impact property values.**

RECOMMENDATION
Because of lack of clarity in State law regarding using the LaSalle and Sinclar Factors in evaluating applications of special use permits for commercial solar facilities, Staff's recommendation is neutral. Assuming that conditions can be imposed on the special use permit, the proposed conditions and restrictions are as follows:

1. The site shall be developed substantially in accordance with the submitted site plan (Attachment 3), vegetative management plan (Attachment 4), decommissioning plan (Attachment 5), Agricultural Impact Mitigation Agreement (Attachment 6), and EcoCat Recommendations (Attachment 1, Pages 42-45).
2. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.
3. A variance to section 36-282(17)(h) of the Kendall County Code is hereby granted allowing a commercial solar energy facility to be installed without a vegetative screening.
4. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land fifty feet (50') in depth along the northern property line to Little Rock Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
5. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
6. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
7. Any structures, including solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
8. One (1) warning sign shall be placed near the driveway entrance off of Griswold Springs Road. This sign shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.
9. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox

Box/security gate.

10. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

11. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

12. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.

13. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

14. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

15. This special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

ATTACHMENTS

1. Application Materials
2. Plat of Survey
3. Site Plan
4. Vegetative Management Plan
5. Decommissioning Information
6. Agricultural Impact Mitigation Agreement
7. NRI Information
8. Little Rock Township Email and Access Routte
9. February 10, 2025, Plano Letter
10. U.S. Fish and Wildlife Consultation
11. State Historic Preservation Office Correspondence
12. Stormwater Permit Application
13. Glare Study
14. Little Rock Township Letter and Resolution 2025-06-26
15. March 6, 2026, Letter from the City of Sandwich
16. February 25, 2026, Emails from the Kendall County Highway Department
17. February 26, 2026, Email from the Kendall County Sheriff's Department
18. March 9, 2026, Letter from WBK Engineering
19. Community Benefit Agreement
20. March 20, 2026, WBK Decommissioning Information

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME USS Cloverland Solar LLC **FILE #:**_____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)
Elijah J. Mitchell

CURRENT LANDOWNER/NAME(s)
Tim A. Tremain

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
45	15110 Griswold Springs Rd., Plano, IL 60545	01-33-200-006

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Agriculture	A-1	Rural Estate Residential & Countryside Residential

REQUESTED ACTION (Check All That Apply):

_X_ SPECIAL USE
___ MAP AMENDMENT (Rezone to ____)
___ VARIANCE
____ ADMINISTRATIVE VARIANCE
___ A-1 CONDITIONAL USE for:_____
___ SITE PLAN REVIEW
___ TEXT AMENDMENT
___ PRELIMINARY PLAT
___ RPD (___Concept; ___ Preliminary; ___ Final)
___ FINAL PLAT
___ ADMINISTRATIVE APPEAL
___ OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE (_____Major; _____Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Elijah J. Mitchell	[redacted]	[redacted]

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]		

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Erik Elliott		[redacted]

ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[redacted]		

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. **THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.**

SIGNATURE OF APPLICANT [redacted] **DATE** 1/27/2026

FEE PAID:$_____
CHECK #:_____

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Date Stamp Here If Checklist Is Complete

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

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_____SPECIAL USE ___ MAP AMENDMENT (Rezone to ____) X VARIANCE

____ADMINISTRATIVE VARIANCE ___ A-1 CONDITIONAL USE for:_____ ___ SITE PLAN REVIEW

___ TEXT AMENDMENT ___ RPD (___Concept; ___ Preliminary; ___ Final) ___ ADMINISTRATIVE APPEAL
___ PRELIMINARY PLAT ___ FINAL PLAT ___ OTHER PLAT (Vacation, Dedication, etc.)

___ AMENDMENT TO A SPECIAL USE (_____Major; _____ Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Elijah J. Mitchell	[redacted]	[redacted]

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]		

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Erik Elliott		[redacted]

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[redacted]		

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I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. **THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.**

SIGNATURE OF APPLICANT [redacted] **DATE** 1/27/2026

FEE PAID:$_____
CHECK #:_____

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Last Revised:
02.04.25

Date Stamp Here If Checklist Is Complete

COVER LETTER

January 30th, 2026
Kendall Planning, Building & Zoning Department
807 W John Street
Yorkville, IL 60560

RE: Application by USS Cloverland Solar LLC for a Special Use Permit to Operate a Community Solar Garden

Dear Zoning Board of Appeals,

Attached, please find an application for a Special Use Permit ("SUP") to construct and operate a community solar garden within Kendall County. Pursuant to Kendall County Ordinance, the request is being made by USS Cloverland Solar LLC, a subsidiary of United States Solar Corporation ("US Solar"). US Solar, a developer/owner/operator based in the Midwest, seeks to make the benefits of solar more accessible. We coordinate all Project details — site acquisition, development, interconnection, permitting, finance, construction, operations, and maintenance.

USS Cloverland Solar LLC plans to develop and construct a 5-megawatt (MWac) community solar garden (the "Solar Garden") on parcel 01-33-200-006, at approximately 15110 Griswold Springs Rd, Plano IL 60545 (the "Property"), through Kendall County's SUP process. Our application includes information about the site and provides detailed analysis of the applicable land use permitting considerations.

The US Solar team appreciates the coordination and insights already provided by residents, local community members, Kendall County staff, the landowner and ComEd. Together, we will ensure that this Solar Garden will operate safely and efficiently over its lifespan, while providing environmental, financial, and social benefits to the surrounding area.

Please contact us with any questions, comments, or points for clarification. We look forward to working with the Zoning Board of Appeals on this Solar Garden.

Kindly,

[redacted]

Elijah Mitchell– Project Developer

USS Cloverland Solar LLC
323 N Washington Ave., Suite 350
Minneapolis, MN 55403
W: (312) 623-4310
E: elijah.mitchell@us-solar.com

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APPENDIX VIII – VEGETATION MANAGEMENT PLAN

SOLAR GARDEN SUMMARY

USS Cloverland Solar LLC respectfully submits this SUP application to construct, own, and operate a community solar garden (the "Solar Garden").

Parcel Identification Number	01-33-200-006
Site Address	15110 Griswold Springs Rd, Plano IL 60545
Project Capacity	5 MWac
Project Acreage	45 Acres
Site Control Status	Memorandum recorded, see Appendix II
Landowner	Tim Tremain
County	Kendall

SELECTING THIS PROPERTY

The Property was selected because of its solar resources, physical characteristics, proximity to sufficient distribution facilities, ability to meet all local permitting requirements, and of course, landowner support.

- Solar Resource
  - Relatively large, flat, and open to provide unobstructed access to natural sunlight
- Physical Characteristics
  - Limited grading, if any, maintaining natural topsoil and existing drainage patterns
  - Not in Agricultural Preserve
  - No impact to wetlands or neighboring properties
  - Adequate space for setbacks
  - Soils capable of supporting facility and equipment
  - No water improvements needed
  - Runoff reduction
  - Hidden Access Road
  - Limited infrastructure improvements needed
- Proximity to Sufficient Distribution Facilities
  - Existing distribution lines directly adjacent to the Project
  - Adequate capacity for the Solar Garden on existing distribution line and other infrastructure
  - Supplies electricity throughout the local community
  - Existing substation in relatively close proximity with adequate available capacity for the Solar Garden, according to Capacity Screens provided by ComEd
- Ability to meet all local permitting requirements
- Landowner support

LOCAL IMPACT

ENVIRONMENTAL

The area underneath the modules and between rows will be transformed into a diverse mix of pollinator-friendly, low-lying, deep-rooted plants. This enhances soil, water, and air quality. A study done by the United States Department of Agriculture has shown that these native and prairie seed mixes reduce

stormwater runoff on the same locations being planted with row crops. These native plantings also expand habitat for pollinators and other species that increase crop yields and improve the local environment.

Beyond the local environment, there is also a measurable impact on the global environment by producing clean energy. The Solar Garden would provide decades of pollution-free and greenhouse-gas-free electrical generation.

ECONOMIC

US Solar is a leading provider of community solar solutions to residents, businesses, and public entities across the nation, in states such as Illinois, Minnesota, Colorado, Connecticut, Delaware, Maine, New Mexico, New York, etc. We are proud to work with over 100 commercial customers and ~3,000 residential customers across the United States. Our subscribers get the opportunity to save money on their monthly electric bill through ComEd's community solar program. ComEd customers may subscribe to a portion of the electricity generated and receive bill credits on their ComEd bills. US Solar operates all the subscriptions in-house. When it is time to subscribe to a project, a few months before construction, US Solar's Origination/Subscription Team will offer local, government offices, businesses, and residents a priority position. This way, the people closest to the project will have the first opportunity to receive a direct economic benefit from the Solar Garden.

US Solar is always looking to maximize the positive impact that we have within the communities in which our projects are located. We are exploring opportunities to donate to local nonprofits, provide apprenticeship and workforce development opportunities and create good paying jobs.

In addition to the subscriptions, some of the other potential local economic benefits can be found in the Community Benefits scorecard included in this application.

Already Spent

- ~$500 on travel, meals, legal fees, and county recordings
- ~$30,000 on engineering, legal, and environmental consulting services

During Construction

- ~$20,000,000 on capital infrastructure investment
- ~$5,000 on local spending
- 15+ temporary construction and related service jobs, equivalent to ~4 full-time job years

During Operation

- ~$28,000 - $35,000 on increased property tax payments during operation

ELECTRICAL

The Solar Garden will generate enough clean electricity to power approximately 1,400 homes annually. Because the Solar Garden will interconnect to the existing distribution system of ComEd, the clean energy will be used by nearby electric customers. This Solar Garden will also contribute to energy independence, decreasing our reliance on importing energy. USS Cloverland Solar LLC is contracted to deliver electricity

for a minimum period of 20 years, commencing on the date of commercial operation, which is expected to occur by Q4 2027.

VISUAL IMPACT

OVERVIEW

The project is surrounded primarily by Kendall County Forest Preserve District land. The only adjacent parcel zoned for agriculture is directly to the north of the proposed project premises. Currently, the relevant area of the parcel is 100% row crop agriculture. The Solar Garden is composed of single-axis trackers, which means the panels rotate from east to west as the sun rises and sets. The panels are about 6'-8' tall, depending on the tilt angle which varies throughout the day. Each row of solar panels is approximately 20' apart, and the entire Solar Garden area is planted in a mix of native grasses and pollinator-friendly habitat. There are no permanent structures or buildings.

PHOTOS OF THE SITE



Street view of the Solar Garden site, looking South from Griswold Springs Rd.

FENCE

Our Solar Garden will include a security fence around the entire perimeter, as required by the National Electric Code. The security fencing will be located entirely on the Property. The fence will be 8 feet in height, and it will be a farm-field style fence. See the image below for a representative photo taken of a Solar Garden under construction.

LANDSCAPE SCREENING

We understand and appreciate that many communities would like to see landscape screening that provides an effective visual buffer from neighboring residences.

The proposed project site is surrounded on three sides by forest preserve land. This creates a unique situation for the project because the forest preserve land is heavily wooded with existing mature trees. In most areas the forest preserve stretches uninterrupted over 1000 feet. At the narrowest point, the existing trees form at least a single row of vegetation. This will ensure any residence to the east, west, and south a full visual screen of the project from their homes. USS Cloverland Solar LLC is not proposing landscape screening on the north side of the project because there are no residential structures for roughly a half mile. Additionally, the project will be setback approximately 780' from the Griswold Springs Road frontage, almost 16-times the required setback. The northern section of the proposed project site was intentionally set back this far to allow for the future development of the Griswold Springs Road frontage which, when completed, will provide further screening of the solar project from the north.

Because of the rural nature of proposed USS Cloverland Solar LLC site, distances and lack of visibility to residential structures, and the surrounding forest preserve, we will not be proposing landscape screening and have included a variance as part of this application, please see Appendix I for more details. Further, installing landscape screening will remove more productive cropland. USS Cloverland Solar LLC would require a larger setback for shading and additional acres to install the landscaping. Installing landscape screening could put a financial burden on the developer to pay for landscaping, installation, and maintenance, when the benefits of the screening are already being fulfilled by the existing vegetation.



VEGETATIVE SEEDING PLAN

As mentioned in the LOCAL IMPACT section, the area underneath the modules and between rows will be transformed into a diverse mix of pollinator-friendly, low-lying, deep-rooted plants. USS Cloverland

Solar LLC will control for noxious weeds throughout the life of the Solar Garden. All proposed vegetive seeding will be designed by a certified landscape contractor, more details can be found in the Vegetation Management Plan (Appendix VIII).

SITE PLAN

Enclosed in Appendix I you will find our proposed site plan. USS Cloverland Solar LLC has reached out to surrounding residents to ensure we are taking into consideration any concerns and provide additional information of the project; we have not had any concerns brought to our attention to date. Located below and in more detail in Appendix I, you can see that we have not only met but exceeded the Kendall County Ordinance. The solar garden is located over 1,500 feet from the nearest dwelling on the adjacent parcel to the west. This is significantly more than the 150-foot residential setback requirement as outlined in the Kendall County Ordinance. The fence is set back over 250' feet from the street with a farm-style fence, well over the 50-foot setback required, this allows people driving by to not even notice this solar garden. Additionally, this allows for the existing road frontage to still be used for future development, the remainder of the project is entirely screened by existing wooded Forest Preserve land, meaning the project will barely be visible to neighbors. We will continue to encourage local residents to reach out if there are and questions or concerns to ensure we present the least impactful project possible while trying to deliver a renewable source of energy, a native habitat, and increase the tax base to the community.

SOLAR ON AGRICULTURAL LAND

Harvesting solar to generate energy is widely viewed as an agricultural business opportunity for farmers across the United States, including those in Illinois. This is evidenced by many agricultural groups that have gone on record to support the expansion of community solar.

There are three primary reasons why community solar gardens contribute to the preservation and improvement of agricultural land:

1. The Solar Garden area is converted to native grasses and pollinator-friendly habitat. As mentioned in the *LOCAL IMPACT* section, this makes a tremendous impact on the local environment, including but not limited to soil quality, water quality, and crop yields.

2. Decommissioning of community solar gardens is simple and does not disrupt the land. We remove the solar panels, racking, concrete inverter pads, and any other equipment and restore the land. Because we use piles as foundation, system removal involves almost no disruption to the land. After the Solar Garden's life, what is left is an undisturbed field of native grasses atop immaculate soils. This is one of the only ways for a landowner to increase and diversify income while preserving and protecting farmland for future generations, when crop prices and agricultural practices may be more viable than they are today.

3. Landowners can convert a small portion of farmland to a community solar garden, which provides them with guaranteed, increased, and diversified income. This financial stability allows landowners to keep their remaining land for farming and in the family. This sort of financial stability is traditionally only offered by residential, commercial, or industrial development. Of these options, the community solar garden will be the best steward of the soil and natural resources of the agricultural land.

CONSTRUCTION

OVERVIEW

The construction of a Solar Garden is simpler than many people realize. Galvanized steel I-beams are driven into the ground to the appropriate depth to ensure long-term stability, according to detailed structural and geotechnical analysis. Racking sits on top of the steel I-beams. Solar panels clip into the racks. Inverters are set up in between sections of solar panels. Electrical line is buried to meet the requirements of the AIMA in an electrical conduit. There are no concrete footings and no permanent structures or buildings, which makes the eventual decommissioning process easy at the end of the Solar Garden life. We use Tier 1 solar panels to achieve high efficiency and conform to high quality control and safety standards.

The bulk of the construction will occur in approximately 8-12 weeks, followed by testing, inspections, and commissioning work. The most noticeable phase of the construction is the pile driving, which is often completed in 5 days or less. In total, the construction period is expected to last about 4 months. The construction will be during Kendall County's required hours. No work will be done on Sundays and nationally observed holidays.

NOISE

The noise levels of all equipment to be installed for USS Cloverland Solar LLC will comply with all state and local sound limitations set by the Illinois Pollution Control Board under 35 Ill. Adm. Code Parts 900, 901, and 910.

PARKING

During our construction phase, a temporary parking area, adjacent to the Project but within our fence, will be used for installation crews, delivery trucks (as needed), and construction and supervision personnel.

VEHICLES/CONSTRUCTION TRIPS

Trucks for maintenance activities will be standard, with minimal tooling and parts for activities as described above.

- Most deliveries will be in the first month and most electrical testing will be in the later stages of construction.
- Modules will come on 40-foot flatbed trucks or in 40-foot containers.
- We expect no more than 30 deliveries for all solar modules.
- We expect no more than 20 container trucks to deliver racking material
- We expect no more than 5 deliveries for inverters, switchgears, transformers, and battery storage components.
- We expect 4 trips for Balance of Plant equipment in containers that are 40 feet or smaller.
- Note: We expect no more than 4 deliveries per day.

STRUCTURES

All monitoring is done remotely. No permanent structures will be built onsite.

STORAGE DURING OPERATION

As referenced above, there will be no equipment or materials storage onsite.

SIGNAGE

All signs will conform to the specifications of the County. To provide safety and support good practices, labeling of electrical equipment requires internal signage. All signage will be in compliance with the local and state regulations.

WATER, SEWAGE, AND WASTE

No water, sewage, or waste management services are required onsite. Portable waste facilities will be provided during the construction period. Delivery routes will be designed to pose the smallest traffic impact in the local community. We will coordinate with local authorities as to preferred times and routes prior to construction mobilization. Construction employees will park within the Project premises. There will be no permanent storage on-site. Employees will be provided with mobile waste management options sourced from the local area. USS Cloverland Solar LLC takes responsibility for maintenance or replacement or new installation of any drain tile servicing this site, if USS Cloverland Solar LLC and landowner determine it necessary.

SITE ACCESS

An unpaved access road will be built from the public road to the Project. This provides necessary access for construction, regular mowing and maintenance activities, and decommissioning of the Project, while minimizing impact to adjacent land uses. The road also provides access in the unlikely event that emergency crews are needed onsite. We utilize the following simple process for construction of the access road:

(1) Remove topsoil from a 12-foot-wide area and spread it thinly in adjacent areas,
(2) Lay down geotextile fabric over compacted subgrades, if necessary, to prevent vegetative growth, and
(3) Install and compact approximately 8-10" of aggregate material/gravel to level with surrounding grade.

This Project will be accessed from a 12-foot-wide access road directly off Griswold Springs Road. USS Cloverland Solar LLC has already been in communication with the Kendall County Road Commissioner for access approval. See the Site Plan in Appendix I for a depiction of the access road.

OPERATIONS AND MAINTENANCE

As a long-term owner and operator, US Solar's operations team analyzes Solar Garden performance remotely 24/7 through our data acquisition system. This real-time monitoring aids in detecting and diagnosing any production anomalies, identifying, and addressing underperformance issues, managing service teams and technicians, and contacting landowners and the utility if necessary.



Figure: Snapshot of instantaneous generation for an operating portfolio

Approximately 4 times per year, authorized and insured technicians will be sent out to perform routine maintenance on the site, in addition to any unplanned maintenance. During the first few years, maintenance personnel will visit the site a few extra times per year to ensure the health of vegetation and landscaping.

Maintenance and Operations questions can be directed to the USS Cloverland Solar LLC Operations Team at 612-260-2230. The Operations Team will be able to address any issues related to drainage, weed control, screening, general maintenance, and operation. Emergency contact details to be provided prior to construction.

In addition, ComEd personnel will have an easement and will perform any maintenance activities of their interconnection facilities, if needed.

PARKING

After construction is completed, there will be approximately two parking spots within the boundaries of the perimeter fence. Our vehicles will park there to avoid disrupting traffic or adjacent land use.

OTHER

There will be:

- No daily traffic
- No equipment or materials storage onsite
- No marketing/advertising signage
- No water/sewer/trash utilities required onsite

GRADING AND STORMWATER POLLUTION PREVENTION

GRADING

Grading and filling will be limited to the extent practical. Our solar racking can accommodate the current terrain, a primary reason we selected this location. This will maintain the original grading on the site and sustain the existing drainage and runoff patterns, minimizing impact to surrounding lands.

STORMWATER AND POLLUTION PREVENTION PLAN (SWPPP)

The SWPPP will include the following:

- Storm water mitigation and management resources
- Wetland impacts (if any)
- Temporary erosion prevention measures
- Temporary sediment control measures
- Permanent erosion and sediment control measures, if needed
- Best management practices (BMPs) regarding erosion control
- Inspection and maintenance
- Pollution prevention measures
- Final stabilization plan for long-term soil stability

EROSION AND SEDIMENT CONTROL PLAN

USS Cloverland Solar LLC will comply with the requirements outlined above, including obtaining a stormwater permit prior to construction. Our racking equipment is very accommodating of various terrain types and topography.

NO HAZARDOUS MATERIALS INVOLVED

We exclusively use Tier 1 solar panels. The materials that comprise Tier 1 solar panels are the same materials that comprise a cell phone: glass, silicon, silver, aluminum. All the materials used in the Solar Garden are stable and fully contained. There is no pollution of the air, groundwater, or surface area of the site on which they sit.

FEDERAL AVIATION ADMINISTRATION (FAA)

As part of our due diligence, we have sought approval from The Federal Aviation Administration, to ensure that this proposed project will not interfere with air traffic or other operations. The FAA Notice Criteria screening tool uses the project specific elevation and height of 646feet above sea level. An overestimated maximum height of 15ft above 646 feet above sea level shows that the project does not exceed Notice Criteria, further details can be found in Appendix VI. If the Notice Criteria stated otherwise, we would be required to file 7460-1 form to the FAA. As stated previously in the VISUAL IMPACT section, our fence height will be 8ft and our panels height will be 6-8ft, well under the 15ft maximum height requirement. It is also important to note that this proposed project is not a concentrated solar energy system, meaning there will not be a heliostat tower used to concentrate solar energy and focus it on the solar panels. This proposed community solar project will generate less glare than the average public parking lot.

DECOMMISSIONING

The Solar Garden consists of many recyclable materials, including glass, semiconductor material, steel, aluminum, copper, and plastics. A decommissioning plan will be included with our final engineering plan and will be submitted when USS Cloverland Solar LLC submits for building permits. When the Solar Garden reaches the end of its operational life, the component parts will be dismantled and recycled as described below. We have a lease contract with the property owner, which requires us to decommission and restore the site at our expense. The decommissioning plan would commence at the end of the lease term or in the event of twelve (12) months of non-operation. At the time of decommissioning, the Solar Garden components will be dismantled and removed using minimal impact construction equipment, and materials will be safely recycled or disposed. USS Cloverland Solar LLC will be responsible for all the

decommissioning costs. Furthermore, the Agricultural Impact Mitigation Agreement ("AIMA"), has already been entered into between USS Cloverland Solar LLC and the Illinois Department of Agriculture pursuant to Illinois law prior to the commencement of construction of the facility. The AIMA addresses standards for decommissioning of solar facilities that all commercial solar energy systems in the State of Illinois must abide by.

The decommissioning of the Solar Garden proceeds in the following sequence:

1. The solar system will be disconnected from the utility power grid
2. PV modules will be disconnected and removed
3. Electrical cables will be removed and recycled off-site
4. PV module racking will be removed and recycled off-site
5. PV module support posts will be removed and recycled off-site
6. Electrical devices, including transformers and inverters, will be removed and recycled off-site
7. Concrete pads will be removed and recycled off-site
8. Fencing will be removed and recycled off-site
9. Reclaim soils in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations; replace with soils as needed

The Solar Garden site may be converted to other uses in accordance with applicable land use regulations at the time of decommissioning. There are no permanent changes to the site, and it will be returned in terrific condition. This is one of the many great things about community solar gardens. If desired, the site can return to productive farmland after the system is removed.

DECOMMISSIONING CONSIDERATIONS

We ask that Kendall County take note of 2 important considerations: 1) a community solar garden is not a public nuisance and 2) the resale and recycle value are expected to exceed the cost of decommissioning.

1) Our modules do not contain hazardous materials, and the Solar Garden is not connected to government utilities (water, sewer, etc.). The Solar Garden is required to be fence. Additionally, almost all the land is permanent vegetation which improves erosion control, soil quality, and water quality. For these reasons, the Solar Garden, whether operational or non-operational, is not a public nuisance threat that would require government involvement in decommissioning or removal of the Solar Garden. Compare this to an abandoned home, barn, etc. that may regularly include hazardous materials and/or become a public nuisance.

2) Upon the end of the Solar Garden's life, the component parts may be resold and recycled. The aggregate value of the equipment is expected to exceed the cost of decommissioning and removal. Solar modules, for example, have power output warranties guaranteeing a minimum power output in Year 20 of at least 80% of Year 1. Since the value of solar panels is measured by their production of watts and the value of electricity, it is easy to calculate expected resale value. Even using extremely conservative assumptions, the value of the solar modules alone greatly exceeds the cost of decommissioning. This does not factor in the recycling value of other raw materials like steel, copper, etc. So, decommissioning is seen as a process that results in a net profit, incentivizing the Solar Garden owner to do it.

DECOMMISSIONING FINANCIAL SURETIES

Despite the considerations of 1) the Solar Garden is not a public nuisance, 2) the resale and recycle value is expected to exceed the cost of decommissioning, and 3) Kendall County and taxpayers are not at risk; we propose posting with Kendall County a decommissioning financial surety that will be phased in over the first 11 years of the project's life pursuant to terms in the completed Agricultural Impact Mitigation Agreement (AIMA). A final decommissioning cost estimate will be submitted with our final engineering plan to Kendall County when USS Cloverland Solar LLC submits for building permits. The surety would be in the form of a cash deposit, a letter of credit, or some other form approved by Kendall County. This financial surety provides an extra layer of security that the Solar Garden site will be returned to the appropriate condition at the end of the Solar Garden's useful life or earlier, should the Solar Garden cease operations for a twelve-month period. Kendall County will be the designated beneficiary of the fund, and the landowner will be provided with a copy of the document, thereby establishing the obligation before construction commences.

INSURANCE INFORMATION

USS Cloverland Solar LLC will be required to meet insurance requirements under long-term contracts with several parties, including the site landowner, ComEd and its Solar Garden lenders and investors. USS Cloverland Solar LLC will be listed on a policy that includes:

- Liability coverage that will include $1,000,000 per occurrence and $1,000,000 in the aggregate per annum
- Commercial auto liability coverage of an additional $1,000,000
- Property coverage in an amount necessary to cover the value of the Solar Garden and up to one year of lost revenue in the event the project is destroyed and needs to be rebuilt

PROJECT OWNERSHIP

The applicant of the SUP, USS Cloverland Solar LLC, is a subsidiary of US Solar. USS Cloverland Solar is the owner of the Project. Please find more information about US Solar at www.us-solar.com.

INTERCONNECTION WITH COMED

This Solar Garden has already submitted an interconnection application to ComEd. USS Cloverland Solar LLC has also received pre-application data on substation and feeders existing/pending/available capacity. US Solar wouldn't be submitting this project for Kendall County's review if we didn't fully think this project was constructable.

MANUFACTURER'S SPECIFICATIONS

USS Cloverland Solar LLC uses only Tier 1 solar modules. Tier 1 solar modules are manufactured to the highest quality, performance, and lifespan, produced by companies that have at least a five-year history in manufacturing them. Countless banks and financiers have vetted these modules. They are designed to absorb light and reflect less than 2% of the incoming sunlight, which is less than many natural features, including water, snow, crops, and grass. There will be no material impact from glare.

We are using Tier 1 string inverters for this Solar Garden installed throughout the site. The inverters and electrical cabinets are enclosed and will meet all applicable codes and requirements.

CONCLUSION

USS Cloverland Solar LLC has complied with all criteria and requirements of Kendall County. We are excited to bring additional tax revenue, clean energy and savings, and other benefits to this community. We strive to be responsible owners and operators of our solar energy systems and work with the surrounding community, we are always available to discuss this project. We respectfully request that the Kendall County Board approve this Special Use Permit.

Executive Benefits Summary – Kendall County Community Benefits

1. **Electricity Retail Rate Savings**
   - The project will deliver retail electricity rate savings of **~10-15%** for participating entities in Kendall County.
   - Over just the initial 20 years of the project, these savings are projected to amount to:
     - Over **~$85,000/year** for Kendall County = **~$1,700,000**
     - Over **~$30,850/year** for the Village of Plano = **~$617,000**
   - These savings reduce operating costs for public entities, freeing up budget for other priorities.

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2. **Increased Property Tax from Solar Facilities**
   - The 2 solar facilities will yield new property tax revenue of **$954,676** for the initial 20 years, allocated across local taxing bodies:
     - School district: **~74.2% = ~$708,370**
     - County: **~7.2% = ~$68,737**
     - Junior College: **~5.7% = $54,417**
     - Sandwich Fire Department: **4.7% = $44,870**
     - Plano Community Library District: **~2.9% = ~$27,686**
     - Little Rock Road District: **~2.5% = ~$23,867**
     - Forest Preserve: **~1.8% = ~$17,184**
     - Little Rock Township: **~1.1% = ~$10,501**
   - This diversified tax base strengthens funding stability for schools, public safety, libraries, infrastructure and other local services.

---

3. **Temporary Construction Jobs & Local Spending**
   - During the construction phase of the solar facility:
     - Creation of an average of **12-18 jobs** (temporary) during the 6-8 month construction period.
   - Construction activity will also stimulate local spending (materials, lodging, food, services) further enhancing local economic impact.

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4. **Rehabilitation of Local Agricultural Land with Native Planting & Pollinators**
    - The project will convert land to a low-impact native planting use:
        - Only ~1% of the land is used for access road; the remainder is planted with native species and pollinators.
        - Because the land is adjacent to the Forest Preserve and Little Rock Creek, the design will reduce water-runoff compared to what a residential subdivision or the existing farmland would create.
        - This supports environmental stewardship, enhances biodiversity, and may reduce downstream infrastructure / stormwater burden.

---

5. **Media Visibility on a Groundbreaking Project**
    - The project is positioned to be one of the first in Illinois where solar projects directly enable further community investment.

    - Branded as a collaborative success between the Village of Plano, Kendall County, and US Solar — producing strong media and public relations value for the region.
    - Visibility enhances the region's profile for future investment and development.

---

6. **Electrical Infrastructure Upgrades**
    - The project includes over **$11 million** in upgrades to the electrical infrastructure (grid, substations, etc) which:
        - Provide capacity and reliability improvements for other homes, businesses, schools and future manufacturing facilities.
        - Strengthen long-term infrastructure resilience and attractiveness of the region for growth.
        - Enable **future development** in Kendall County.

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7. **Financial Support of Local Organizations**
    - US Solar is a long-term owner-operator and is willing to invest further into the community with allocated funds based on Kendall County's direction. Through the years, US Solar will commit financial investment in local donations, including a Community Benefits Agreement.

Summary of Value to Kendall County

- The combined value of benefits to Kendall County for the initial 20 years is estimated at **~$14.5 million**
- This includes **~$2.3 million** in electricity savings, **over ~$11 million** in infrastructure investment, **~$950 thousand** in property tax revenue, community spending and environmental benefits create a compound benefit well beyond that.
- These project positions Kendall County as a leader in integrating renewable energy, industry growth, and community investment.

202100028035
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 10/28/2021 8:24 AM
REC FEE: 57.00 RHSPS: 10.00
STATE TAX: 1,530.00
COUNTY TAX: 765.00
PAGES: 5

TRUSTEE'S DEED

Return To:
William R. Thomas
[redacted]

Grantee / Mail Tax Bill To:
Tim Tremain
FRWH, LLC
[redacted]

THIS INDENTURE, made this 14th day of October, 2021, between David Vogel, not individually, but as Trustee of the Tallwoods-Stevenson Trust u/a/e December 30, 2020, Grantor, and **FRWH, LLC, an Illinois Limited Liability Company**, of [redacted] Grantee.

WITNESSETH, that the Grantor, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, receipt of which is acknowledged, and in pursuance of the power and authority vested in the grantor as said Trustee, CONVEYS and QUIT CLAIMS unto Grantee the real estate situated in County of Kendall, State of Illinois, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Parcel Number: 001-34-100-001, 01-27-300-003, 01-33-200-006 & 01-33-100-044
Commonly known as: approximately 160 Acres of Farmland, Little Rock, Illinois.

Subject to general real estate taxes for the year 2021 and subsequent years; easements, restrictions, conditions and covenants of record and building lines.

The Grantor, as Trustee, has executed this Trustee's Deed on the day and year first above written.

21NW7145672 GV
Y1 Ca

CHICAGO TITLE INSURANCE CO.
Aurora/Yorkville Office

Tallwoods-Stevenson Trust
u/a/e December 30, 2020

By: [redacted]
David Vogel, as Trustee

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I, the undersigned, a Notary Public in and for and residing in Broward County, in the State of Florida, DO HEREBY CERTIFY that DAVID VOGEL, as Trustee of the Tallwoods-Stevenson Trust u/a/e December 30, 2020, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me by physical presence this day and acknowledged that he signed, sealed and delivered the above instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of October 2021.

[redacted]
Notary Public

PATRICIA CAVANAUGH
MY COMMISSION # GG 128272
EXPIRES: November 26, 2021
Bonded Thru Notary Public Underwriters

Prepared by:
William R. Thomas
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
[redacted]

LEGAL DESCRIPTION

THAT PART OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2100.0 FEET TO A LINE DRAWN PARALLEL WITH AND 2100 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG SAID PARALLEL LINE, DISTANCE OF 684.03 FEET FOR THE POINT OF BEGINNING: THENCE NORTH 12 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 540.26 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 42 SECONDS EAST, A DISTANCE OF 227.89 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 01 SECONDS WEST, A DISTANCE OF 1825.91 FEET; THENCE NORTH 86 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF 333.35 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 43 SECONDS EAST 343.03 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 232.00 FEET; THENCE SOUTH 06 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 359.43 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 481.40 FEET; THENCE NORTH 48 DEGREES 35 MINUTES 37 SECONDS EAST, A DISTANCE OF 302.55 FEET; THENCE NORTH 04 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 80.80 FEET; THENCE NORTH 04 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 1322.76 FEET TO A POINT IN THE CENTER LINE OF GRISWOLD SPRINGS ROAD; THENCE SOUTH 76 DEGREES 47 MINUTES 59 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 635.83 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 03 MINUTES 05 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 482.54 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 30 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2627.65 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 53 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 318.91 FEET TO THE NORTHEAST CORNER OF "THE BLUFFS P.U.D." ACCORDING TO DOC.# 2000-00949 IN SLOT 677 AND 678; THENCE SOUTH 02 DEGREES 12 MINUTES 49 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 636.47 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID "THE BLUFFS P.U.D.", THENCE NORTH 87 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 415.70 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 557.13 FEET; THENCE SOUTH 35 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 722.50 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 333.25 FEET; THENCE SOUTH 47 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 400.05 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 400.01 FEET; THENCE SOUTH 36 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 1029.22 FEET TO SAID PARALLEL DRAWN 2100 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST

ALONG SAID PARALLEL LINE, A DISTANCE OF 57.97 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

Parcel Number: 01-34-100-001, 01-27-300-003, 01-33-200-006 & 01-33-100-044.
Commonly known as: approximately 160 Acres of Farmland, Little Rock, Illinois.

SEE CORRECTED LEGAL DESCRIPTION

Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

Christian A Grinocchio [redacted], being duly sworn on oath, states that affiant resides at [redacted] And further states that:

(please check the appropriate box)

A. [X] That the attached deed is not in violation of 765 ILS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or

B. [ ] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:

(please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that ___ he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

LISA A. HERMER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jun 26, 2024

SUBSCRIBED AND SWORN BEFORE ME

This 20th day of October, 2021.

[redacted]
Signature of Notary Public

[redacted]
Signature of Affiant

111 West Fox Street, Yorkville IL 60560-1498
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

LEGAL DESCRIPTION:

THAT PART OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2100.0 FEET TO A LINE DRAWN PARALLEL WITH AND 2100.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 684.03 FEET TO A FOUND CONCRETE MARKER FOR THE POINT OF BEGINNING: THENCE NORTH 12 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 540.26 FEET TO A CONCRETE MARKER; THENCE NORTH 89 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 228.99 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 01 SECONDS WEST, A DISTANCE OF 1825.91 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 86 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 331.16 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 01 DEGREES 12 MINUTES 43 SECONDS EAST, A DISTANCE OF 343.03 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 233.00 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 06 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 359.43 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 481.40 FEET; THENCE NORTH 48 DEGREES 35 MINUTES 37 SECONDS EAST, A DISTANCE OF 302.55 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 04 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 1403.88 FEET TO A POINT IN THE CENTER LINE OF GRISWOLD SPRINGS ROAD; THENCE SOUTH 76 DEGREES 30 MINUTES 57 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 632.72 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 486.59 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 30 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2627.58 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 318.97 FEET TO THE NORTHEAST CORNER "THE BLUFFS P.U.D." ACCORDING TO DOC.# 2000-00949 IN SLOT 677 AND 678; THENCE SOUTH 02 DEGREES 14 MINUTES 09 SECONDS EAST ALONG

THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 636.98 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID OF "THE BLUFFS P.U.D."; THENCE NORTH 87 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 481.25 FEET; THENCE SOUTH 61 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 415.70 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 557.13 FEET; THENCE SOUTH 35 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 722.50 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 333.25 FEET; THENCE SOUTH 47 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 400.05 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 400.01 FEET; THENCE SOUTH 36 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 1029.22 FEET TO SAID PARALLEL LINE DRAWN 2100.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 57.97 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

(Top 3 inches Reserved for Recording Data)

MEMORANDUM OF LEASE AND SOLAR EASEMENT

THIS MEMORANDUM OF OPTION TO LEASE, LEASE AND SOLAR EASEMENT (this "**Memorandum**"), dated as of June 13, 2023 (the "**Effective Date**"), is made by and between, FRWH, LLC, an Illinois Limited Liability Company, whose address is [redacted] ("**Lessor**") and **US SOLAR DEVELOPMENT LLC**, a Delaware limited liability company, whose address is [redacted] ("**Lessee**").

A. Lessor is the owner of real property located in Kendall County, Illinois, that is legally described in Exhibit A (the "**Lessor Property**").

B. Lessor and Lessee have entered into that certain Option to Lease, Lease and Solar Easement (the "**Lease**"), having an effective date of June 13, 2023, whereby Lessor leases to Lessee and Lessee leases from Lessor a portion of the Lessor Property (the "**Premises**") described in Exhibit A and whereby Lessor grants to Lessee certain easements described in Exhibit A and Exhibit B, in each case for the purposes of the Facility (as defined below).

C. Lessor and Lessee wish to give record notice of the existence of the Lease.

D. The Lease is exempt from Illinois realty transfer tax under 35 ILCS 200/31-45.

NOW THEREFORE, in consideration sum of One Dollar ($1.00), the parties agree as follows:

1. PURPOSE OF LEASE. THE LEASE IS SOLELY FOR SOLAR PHOTOVOLTAIC ENERGY GENERATION AND RELATED PURPOSES, AND THROUGHOUT THE TERM OF THE LEASE, LESSEE SHALL HAVE THE SOLE AND EXCLUSIVE RIGHT TO USE THE LESSOR PROPERTY FOR SUCH PURPOSES. FOR PURPOSES OF THE LEASE, PHOTOVOLTAIC ENERGY GENERATION PURPOSES MEANS: (I) MONITORING, TESTING AND ASSESSING THE LESSOR PROPERTY FOR SOLAR PHOTOVOLTAIC ENERGY GENERATION, AND (II) DEVELOPING, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING PHOTOVOLTAIC ELECTRIC ENERGY GENERATING EQUIPMENT, SUPPORTING STRUCTURES AND BALLASTS, INVERTERS, ELECTRICAL STORAGE AND TRANSFORMERS, FIXTURES, ELECTRIC DISTRIBUTION LINES, COMMUNICATION LINES, METERING EQUIPMENT, PERIMETER FENCING, INTERCONNECTION FACILITIES AND RELATED FACILITIES AND EQUIPMENT (COLLECTIVELY, THE "FACILITY") ON THE LESSOR PROPERTY. ANY IMPROVEMENTS, FIXTURES OR STRUCTURES THAT ARE NOT A PART OF THE FACILITY SHALL NOT BE INSTALLED ON THE LESSOR PROPERTY WITHOUT THE EXPRESS WRITTEN CONSENT OF LESSOR.

2. COMMERCIAL OPERATION DATE; TERM; RENEWAL TERMS. THE TERM OF THE LEASE ("TERM") SHALL COMMENCE UPON THE EFFECTIVE DATE AND CONTINUE UNTIL 11:59 PM ON THE TWENTIETH (20TH) ANNIVERSARY OF THE COMMERCIAL OPERATION DATE. THE "COMMERCIAL OPERATION DATE" SHALL BE THE FIRST DAY OF THE FIRST FULL MONTH AFTER THE FACILITY COMMENCES COMMERCIAL PRODUCTION AND SALE OF ELECTRICITY UNDER ANY CONTRACT OR AGREEMENT OR OTHER ARRANGEMENT PURSUANT TO WHICH LESSEE SELLS THE ELECTRICITY AND RELATED ENVIRONMENTAL ATTRIBUTES (AS DEFINED IN THE LEASE) TO ANY PURCHASER THEREOF. LESSEE HAS OPTIONS TO EXTEND THE INITIAL TERM OF THE LEASE FOR FOUR (4) ADDITIONAL FIVE (5) YEAR TERMS COMMENCING IMMEDIATELY ON THE DAY THAT THE TERM WOULD OTHERWISE EXPIRE.

3. SOLAR EASEMENT. THE LEASE GRANTS TO LESSEE, FOR THE TERM OF THE LEASE, AN EXCLUSIVE SOLAR EASEMENT TO USE ALL SUNLIGHT WHICH NATURALLY ARRIVES AT THE PREMISES, INCLUDING AN EXCLUSIVE EASEMENT PROHIBITING ANY OBSTRUCTION TO THE FREE FLOW OF SUNLIGHT TO THE PREMISES THROUGHOUT THE ENTIRE AREA OF THE LESSOR PROPERTY DESCRIBED IN EXHIBIT B OF THE LEASE (THE "SOLAR PREMISES"), WHICH SHALL CONSIST HORIZONTALLY THREE HUNDRED AND SIXTY DEGREES (360°) FROM ANY POINT WHERE ANY PHOTOVOLTAIC GENERATING FACILITY IS OR MAY BE LOCATED AT ANY TIME FROM TIME TO TIME (EACH SUCH LOCATION REFERRED TO AS A "SOLAR SITE") AND FOR A DISTANCE FROM EACH SOLAR SITE TO THE BOUNDARIES OF THE SOLAR PREMISES, TOGETHER VERTICALLY THROUGH ALL SPACE LOCATED ABOVE THE SURFACE OF THE SOLAR PREMISES, THAT IS, ONE HUNDRED EIGHTY DEGREES (180°) OR SUCH GREATER NUMBER OR NUMBERS OF DEGREES AS MAY BE NECESSARY TO EXTEND FROM EACH POINT ON AND ALONG A LINE DRAWN ALONG THE PLANE FROM EACH POINT ALONG THE EXTERIOR BOUNDARY OF THE SOLAR PREMISES THROUGH EACH SOLAR SITE

TO EACH POINT AND ON AND ALONG SUCH LINE TO THE OPPOSITE EXTERIOR BOUNDARY OF THE SOLAR PREMISES.

4. OTHER EASEMENTS. THE LEASE GRANTS TO LESSEE, FOR THE TERM OF THE LEASE, THE FOLLOWING EASEMENTS OVER, ACROSS AND ON THE LESSOR PROPERTY (A) A NON-EXCLUSIVE EASEMENT ("ACCESS EASEMENT") ON AND THROUGH THE LESSOR PROPERTY FOR PURPOSES OF LESSEE'S ACCESS TO THE FACILITY ON THE PREMISES, WITHIN WHICH LESSEE MAY CONSTRUCT, USE AND/OR MAINTAIN A ROAD AT LESSEE'S EXPENSE; (B) A NON-EXCLUSIVE EASEMENT ON AND THROUGH THAT PORTION OF THE LESSOR PROPERTY CONSISTING OF THE DISTRIBUTION EASEMENT (AS DEFINED IN THE LEASE) FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING AN ELECTRIC DISTRIBUTION LINE AND RELATED COMMUNICATION LINES BETWEEN THE FACILITY AND ELECTRICAL FACILITIES OWNED BY CERTAIN PURCHASERS OF ELECTRICITY AND RELATED ENVIRONMENTAL ATTRIBUTES; AND (C) AN EASEMENT AND LICENSE FOR THE FACILITY TO CREATE, CAUSE, INCREASE, ACCENTUATE, OR OTHERWISE CONTRIBUTE TO THE OCCURRENCE OF LIGHT, SHADOWS, SHADOW AND LIGHT FLICKERING, GLARE AND REFLECTION, ON AND ACROSS THE LESSOR PROPERTY. UNDER THE TERMS OF THE LEASE, LESSEE SHALL ALSO BE ENTITLED TO INGRESS AND EGRESS TO AND FROM ITS FACILITY AND APPURTENANT EQUIPMENT AND ELECTRICAL POWER LINES OVER THE PREMISES AND SUCH ADDITIONAL AREAS OF THE LESSOR PROPERTY AS SHALL BE REASONABLY NECESSARY TO ACCESS A PUBLIC ROADWAY OR ALLEY.

5. OWNERSHIP OF LESSEE'S IMPROVEMENTS; DISCLAIMER OF TITLE TO ENVIRONMENTAL ATTRIBUTES. THE FACILITY AND RELATED EQUIPMENT CONSTRUCTED, INSTALLED OR PLACED ON THE PREMISES AND WITHIN THE ACCESS EASEMENT, DISTRIBUTION EASEMENT AND UTILITY EASEMENT BY LESSEE PURSUANT TO THE LEASE SHALL BE THE SOLE PROPERTY OF LESSEE, AND LESSOR AGREES THAT IT SHALL HAVE NO OWNERSHIP OR OTHER INTEREST IN THE FACILITY AND RELATED EQUIPMENT OWNED BY LESSEE ON THE PREMISES OR WITHIN THE ACCESS EASEMENT, DISTRIBUTION EASEMENT AND UTILITY EASEMENT. THE FACILITY IS AND SHALL REMAIN PERSONAL PROPERTY OF THE LESSEE, NOTWITHSTANDING ANY PRESENT OR FUTURE COMMON OWNERSHIP OF THE FACILITY AND THE PREMISES, AND IRRESPECTIVE OF WHETHER ANY OF THE FACILITY IS DEEMED TO BE A FIXTURE OR OTHERWISE PART OF THE LESSOR PROPERTY OR ANY IMPROVEMENTS ON THE LESSOR PROPERTY, AND LESSOR ACKNOWLEDGES THAT THE FACILITY IS AND SHALL REMAIN PERSONAL PROPERTY OF LESSEE IRRESPECTIVE OF THE MANNER OF ITS ATTACHMENT OR CONNECTION TO THE LESSOR PROPERTY. LESSOR ACKNOWLEDGES THAT LESSEE'S LENDERS MAY REQUEST A FIRST PRIORITY SECURITY INTEREST IN THE FACILITY AS COLLATERAL FOR FINANCING OF THE FACILITY, AND LESSOR CONSENTS TO THE GRANT BY LESSEE OF SUCH A SECURITY INTEREST, AND THE FILING OF INSTRUMENTS NECESSARY TO PERFECT SUCH A SECURITY INTEREST UNDER THE UNIFORM COMMERCIAL CODE IN THE FACILITY AS PERSONAL PROPERTY OF THE LESSEE. LESSOR AGREES THAT ALL ENVIRONMENTAL ATTRIBUTES REMAIN THE PROPERTY OF LESSEE IRRESPECTIVE OF WHETHER LESSOR CONSUMES OR USES ANY OF THE ELECTRICITY

GENERATED BY THE FACILITY, AND LESSOR HAS NO TITLE OR RIGHT TO ANY SUCH ENVIRONMENTAL ATTRIBUTES RELATED TO, ARISING FROM OR ASSOCIATED WITH THE FACILITY OR ANY ELECTRICAL CAPACITY OR ENERGY CREATED BY THE FACILITY. ANY GRANT, REBATE, INCENTIVE PAYMENT, TAX CREDIT OR ANY OTHER CREDIT, VALUE, TAX OR OTHER BENEFIT ARISING FROM OR ASSOCIATED WITH THE INSTALLATION OR OWNERSHIP OF THE FACILITY OR THE PRODUCTION OF ENERGY AND CAPACITY BY THE FACILITY SHALL INURE TO THE EXCLUSIVE BENEFIT OF LESSEE.

6. RIGHT TO ENCUMBER; ASSIGNMENT. LESSEE MAY AT ANY TIME MORTGAGE, PLEDGE OR ENCUMBER ALL OR ANY PART OF ITS INTEREST IN THE LEASE AND RIGHTS UNDER THE LEASE AND/OR ENTER INTO A COLLATERAL ASSIGNMENT OF ALL OR ANY PART OF ITS INTEREST IN THE LEASE OR RIGHTS UNDER THE LEASE TO ANY ENTITY WITHOUT THE CONSENT OF LESSOR. LESSEE MAY ASSIGN, SUBLEASE, TRANSFER OR CONVEY ITS INTERESTS IN THE LEASE TO AN AFFILIATE OR SUBSIDIARY OF LESSEE WHICH WILL OWN, LEASE OR OTHERWISE CONTROL THE FACILITY, OR AN ENTITY THROUGH WHICH SUCCEEDS TO ALL OR SUBSTANTIALLY ALL LESSEE'S ASSETS, WITHOUT LESSOR'S CONSENT. LESSEE MAY ALSO ASSIGN, SUBLEASE, TRANSFER OR CONVEY ITS INTERESTS IN THE LEASE TO A THIRD PARTY WITHOUT LESSOR'S CONSENT, SUBJECT TO THE CONDITIONS SET FORTH IN THE LEASE. LESSOR ACKNOWLEDGES THAT IT MAY NOT SELL, TRANSFER, LEASE, ASSIGN, MORTGAGE, OR OTHERWISE ENCUMBER THE FACILITY OR LESSEE'S INTEREST IN THE LEASE AND RELATED EASEMENTS, AND ANY SALE OR CONVEYANCE OF THE LESSOR PROPERTY OR LESSOR IMPROVEMENTS SHALL BE SUBJECT TO THE LEASEHOLD AND EASEMENT INTERESTS OF LESSEE IN THE LEASE.

7. CONTINUING NATURE OF OBLIGATIONS. THE BURDENS OF THE EASEMENTS AND ALL OTHER RIGHTS GRANTED TO LESSEE IN THE LEASE RUN WITH AND AGAINST THE LEASE PREMISES AND THE LESSOR PROPERTY AND ARE A CHARGE AND BURDEN ON THE LEASE PREMISES AND THE LESSOR PROPERTY AND ARE BINDING UPON AND AGAINST LESSOR AND ITS SUCCESSORS, ASSIGNS, PERMITTEES, LICENSEES, LESSEES, EMPLOYEES AND AGENTS. THE LEASE PREMISES, INCLUDING THE EASEMENTS AND ALL OTHER RIGHTS GRANTED TO LESSEE IN THE LEASE, INURE TO THE BENEFIT OF LESSEE AND ITS SUCCESSORS, ASSIGNS, PERMITTEES, LICENSEES AND LESSEES. ANY SALE OR CONVEYANCE OF THE LESSOR PROPERTY OR LESSOR IMPROVEMENTS IS SUBJECT TO THE LEASEHOLD AND EASEMENT INTERESTS OF LESSEE IN THE LEASE.

8. LANDOWNER ACTIVITIES. LESSOR USES THE LESSOR PROPERTY FOR AGRICULTURAL PURPOSES. LESSEE RESERVES THE RIGHT TO RELOCATE OR RECONFIGURE THE FACILITY UPON THE PREMISES DURING THE TERM OF THIS LEASE. LESSEE AGREES TO COOPERATE WITH LESSOR TO LOCATE THE FACILITY ON THE PREMISES IN A MANNER THAT MINIMIZES INTERFERENCE WITH AGRICULTURAL OR BUSINESS OPERATIONS OF LESSOR OR LESSOR'S TENANTS, TO THE EXTENT CONSISTENT WITH LESSEE'S PLANNED USE OF THE PREMISES.

9. PURPOSE OF THIS MEMORANDUM. THIS MEMORANDUM HAS BEEN EXECUTED, DELIVERED AND RECORDED FOR THE PURPOSE OF GIVING NOTICE OF THE LEASE, EASEMENTS, AND OTHER RIGHTS IN ACCORDANCE WITH THE TERMS, COVENANTS AND CONDITIONS OF THE LEASE. THE TERMS AND CONDITIONS OF THE LEASE ARE INCORPORATED BY REFERENCE INTO THIS MEMORANDUM AS IF SET FORTH FULLY HEREIN AT LENGTH. IN THE EVENT OF ANY CONFLICT BETWEEN THE TERMS AND PROVISIONS OF THE LEASE AND THIS MEMORANDUM, THE LEASE SHALL CONTROL.

[Signature pages follow]

IN WITNESS WHEREOF, each of the parties hereto has executed and delivered this Memorandum as of the day and year first above written.

LESSEE: **US SOLAR DEVELOPMENT LLC,**
a Delaware limited liability company

By: [redacted]
Name: Reed Richerson
Title: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF Hennepin)

This instrument was acknowledged before me on June 13, 2023 by Reed Richerson, the Vice President of US Solar Development LLC, a Delaware limited liability company, on behalf of the company

Hadley Braaten
Notary Public
Minnesota
My Commission Expires Jan. 1, 2028

(SEAL)

[redacted]
Name Printed:
Hadley Braaten

6

LESSOR: FRWH, LLC an Illinois Limited Liability Company

[redacted]

By: _____

Name: Timothy Tremain

Title: President & Sole Member

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

The foregoing instrument was acknowledged before me on May 31st, 2023 by Timothy Tremain as Sole Member of FRWH, LLC, an Illinois Limited Liability Company.

[redacted]

Name Printed: Teresa Childress

OFFICIAL SEAL
TERESA J CHILDRESS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/02/2026

SEAL

THIS INSTRUMENT DRAFTED BY AND
WHEN RECORDED, RETURN TO:

Bruce A. Bedwell. Esq.
United States Solar Corporation
[redacted]

EXHIBIT A TO
MEMORANDUM OF LEASE AND SOLAR EASEMENT

Lessor Property, Lease Premises, Access Easement, Distribution Easement and Utility Easement

1. Lessor Property: One tract in Kendall County, Illinois described as follows:

Property ID: 01-33-200-006

Legal Description:

BEING A PART OF:

THAT PART OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2100.0 FEET TO A LINE DRAWN PARALLEL WITH AND 2100.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 684.03 FEET TO A FOUND CONCRETE MARKER FOR THE POINT OF BEGINNING: THENCE NORTH 12 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 540.26 FEET TO A CONCRETE MARKER; THENCE NORTH 89 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 228.99 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 01 SECONDS WEST, A DISTANCE OF 1825.91 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 86 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 331.16 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 01 DEGREES 12 MINUTES 43 SECONDS EAST, A DISTANCE OF 343.03 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 233.00 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 06 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 359.43 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 481.40 FEET; THENCE NORTH 48 DEGREES 35 MINUTES 37 SECONDS EAST, A DISTANCE OF 302.55 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 04 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 1403.88 FEET TO A POINT IN THE CENTER LINE OF GRISWOLD SPRINGS ROAD; THENCE SOUTH 76 DEGREES 30 MINUTES 57 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 632.72 FEET

TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 486.59 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 30 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2627.58 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 318.97 FEET TO THE NORTHEAST CORNER "THE BLUFFS P.U.D." ACCORDING TO DOC.#2000-00949 IN SLOT 677 AND 678; THENCE SOUTH 02 DEGREES 14 MINUTES 09 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 636.98 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID OF "THE BLUFFS P.U.D."; THENCE NORTH 87 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 481.25 FEET; THENCE SOUTH 61 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 415.70 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 557.13 FEET; THENCE SOUTH 35 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 722.50 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 333.25 FEET; THENCE SOUTH 47 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 400.05 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 400.01 FEET; THENCE SOUTH 36 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 1029.22 FEET TO SAID PARALLEL LINE DRAWN 2100.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 57.97 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

Lessor gives Lessee permission to input the full legal description for the Lessor Property after the Effective Date.

2. Lease Premises: Up to 40 acres of the one tract comprising the Lessor Property as described above. The Lessee will use commercially reasonable efforts to work with the Lessor on the final placement of the Lease Premises and easements. The Lease Premises shall be no less than six hundred (600) feet from the centerline of Griswold Springs Road. The Lessee shall work within its ability to locate the Lease Premises as far south within the parcel as possible, considering easements and setbacks. The Lessee will use commercially reasonable efforts to provide adequate separation between the Lease Premises and the Lessors walnut trees, west of the Lease Premises, so that the walnut trees would not require any tree

trimming for the lengths of the agreement. Approximate depiction of the Lease Premises (orange) is shown below. Precise legal description of the Lease Premises to be added following Effective Date pursuant to Section 2.4 of the Agreement.

3. Access Easement: Approximate depiction of the Access Easement (green) is shown below. Precise legal description of the Access Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

4. Distribution Easement: Approximate depiction of the Distribution Easement (red) is shown below. Precise legal description of the Distribution Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

5. Utility Easement: Approximate depiction of the Utility Easement (blue) is shown below. Precise legal description of the Utility Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

6. Lease Premises Fence: Approximate depiction of a farm-style fence with no barbwire.

EXHIBIT A CONT.

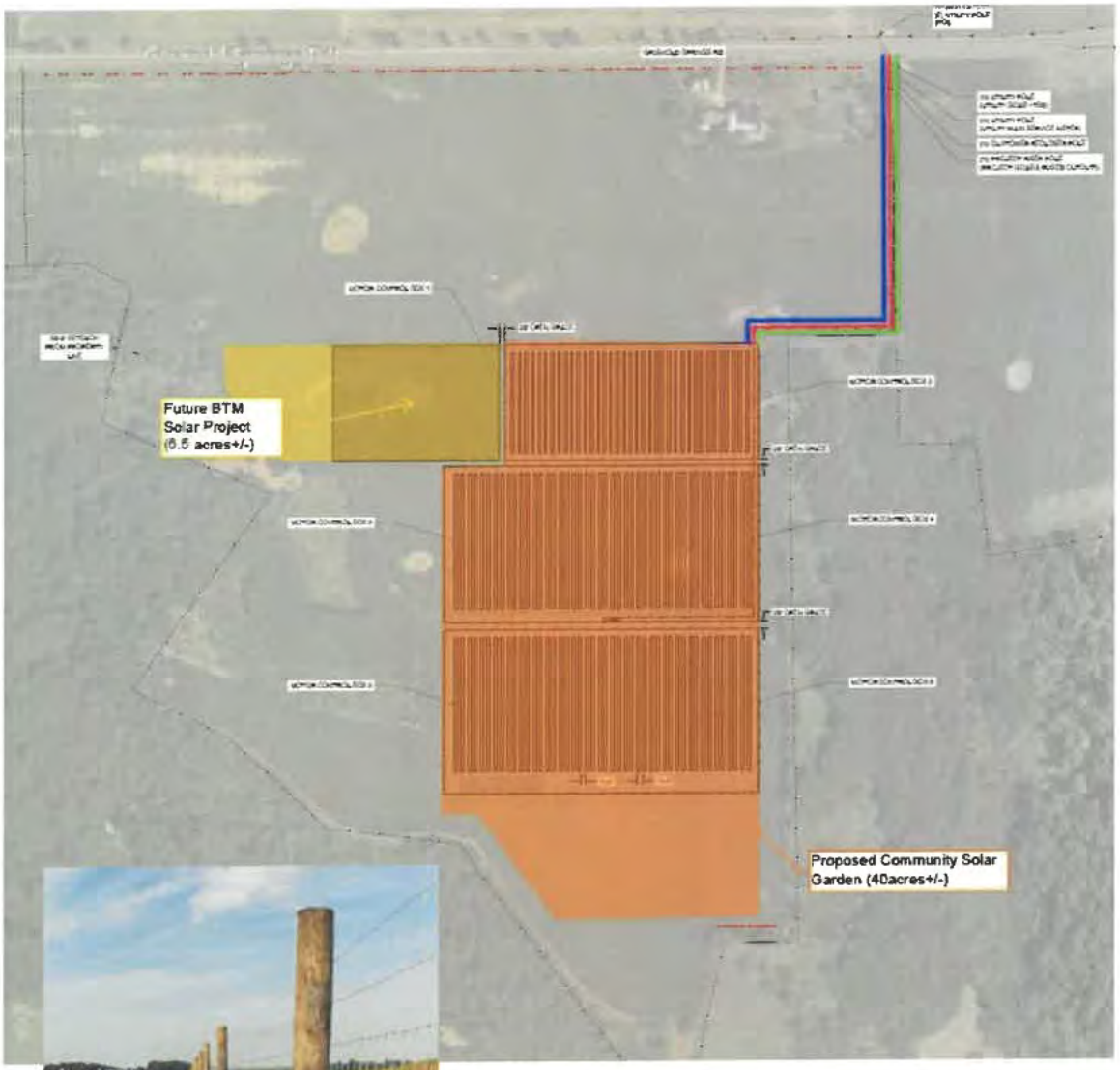




EXHIBIT B TO
MEMORANDUM OF LEASE AND SOLAR EASEMENT

Description of Solar Premises

1. Solar Premises.

Same as Lease Premises as described above in Exhibit A.

202100031713
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 12/2/2021 1:27 PM
REC FEE: 57.00
PAGES: 8

Debbie Gillette

Kendall County Recorder
111 W Fox St.
Yorkville IL 60560

Recording Cover Page

This page added for the purposes of affixing Recording Information

- **Deed** 202100028035
- **Lien** _____
- **Other** _____
- **UCC**
- **Plat**

Remarks: RE RECORDING TO SHOW CORRECT LEGAL DESCRIPTION

This transaction is exempt under provisions of Paragraph e Section 4 of the Real Estate Transfer Act.
Dated this 23rd day of November 2021
Signature [redacted]

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant FRWH, LLC

Address [redacted]

City [redacted] State [redacted] Zip [redacted]

2. Nature of Benefit Sought Special Use Permit

3. Nature of Applicant: (Please check one)
   - ___ Natural Person (a)
   - ___ Corporation (b)
   - ___ Land Trust/Trustee (c)
   - ___ Trust/Trustee (d)
   - ___ Partnership (e)
   - ___ Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

   FRWH LLC, an Illinois limited liability company.

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

   Tim A. Tremain, President, [redacted]

VERIFICATION

I, Ryan Magnoni, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 30 day of January, A.D. 2026

(seal)

OFFICIAL SEAL
RYAN W MAGNONI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/26/2026

[redacted]
Notary Public
Exp 5/26/2026

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant USS Cloverland Solar LLC

   Address [redacted]

   City [redacted] Stat[redacted] Zip [redacted]

2. Nature of Benefit Sought Special Use Permit

3. Nature of Applicant: (Please check one)
   - ___ Natural Person (a)
   - ___ Corporation (b)
   - ___ Land Trust/Trustee (c)
   - ___ Trust/Trustee (d)
   - ___ Partnership (e)
   - ___ Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

   Applicant is USS Cloverland Solar LLC, a Delaware limited liability company. ESI IA Financing LLC, which has an address located at 2150 Post Road, Suite 505, Fairfield, CT, is the sole member of USS Cloverland Solar LLC, and owns 100% of the membership interests of such entity.

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

   Martin Mobley, President, [redacted]

VERIFICATION

I, Ryan Magnoni, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 30 day of January, A.D. 2026

(seal)

OFFICIAL SEAL
RYAN W MAGNONI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/26/2026

[redacted]
Notary Public
Exp. 5/26/2026

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

February 17, 2026

Mike Greisiger
[redacted]

RE: USS Cloverland Solar LLC, USS Griswold Solar LLC, and USS Riverbend Solar LLC
Consultation Program
EcoCAT Review #2606249
Kendall County

Dear Applicant:

The Department has received your submission for this project for the purposes of consultation pursuant to the *Illinois Endangered Species Protection Act* [520 ILCS 10/11], the *Illinois Natural Areas Preservation Act* [525 ILCS 30/17], and Title 17 *Illinois Administrative Code* Part 1075.

The proposed action consists of a solar development in Kendall County.

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Illinois Natural Areas Inventory (INAI)
Emmons' Woods Land and Water Reserve INAI
Fox River INAI
Maramech Woods INAI

Illinois Nature Preserves Commission Lands
Emmons' Woods Land and Water Reserve
Maramech Woods Nature Preserve

State Threatened or Endangered Species
Bulrush (*Scirpus hattorianus*)
Mottled Sculpin (*Cottus bairdii*)
River Redhorse (*Moxostoma carinatum*)
Sedge (*Carex bromoides*)

Due to the project scope and proximity to protected resources the Department recommends the following actions be taken to avoid adversely impacting listed species and or protected natural areas in the vicinity of the project:

Emmons' Woods Land and Water Reserve INAI, Fox River INAI, and Emmons' Woods Land and Water Reserve

The Department has determined adverse impacts to these sites are unlikely.

Maramech Woods INAI and Maramech Woods Nature Preserve

EcoCAT indicates this project is adjacent to Maramech Woods Nature Preserve & INAI Site. The Department has the following recommendations to avoid impacts to these sites:

- No equipment should be stored within right-of-way.
- Parking and staging in areas adjacent to the Nature Preserve should also be avoided.
- Facility fencing should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used. Barbed wire should be avoided.
- Areas of exposed soil should be re-seeded with a local genotype seed, approved local seed mix, or non-invasive cover crop.
    - The Department requests coordination with the Illinois Nature Preserve Commission
- Strict adherence to soil erosion and sediment control BMPs to prevent impacts to the Nature Preserve.
- Good housekeeping practices should be implemented and maintained during and after construction to prevent trash and other debris from inadvertently blowing or washing into nearby natural areas.
- Any required night lighting should follow International Dark-Sky Association's (IDA) Five Principles for Responsible Outdoor Lighting to minimize the effect of light pollution on wildlife: Five Principles for Responsible Outdoor Lighting | DarkSky International
- All equipment should be power washed off-site to remove exotic/invasive seed or propagules.
- All equipment, including but not limited to boots, tools, equipment, tires, and treads, should be cleaned of all debris prior to entry of the project area in order to avoid spreading of exotic or invasive plant seeds into the Nature Preserve.
- A long-term invasive species management program should be implemented to minimize the spread of invasive species into the Nature Preserve.
    - The vegetation management plan for the Cloverland and Griswold projects have been reviewed and are appropriate for a long-term invasive species management program.
- All herbicide use should be done according to labeled instructions, to avoid herbicide drift into the Nature Preserve.
- The Department strongly recommends that the project proponent establish pollinator-friendly habitat as groundcover wherever feasible. Solar Site Pollinator Establishment Guidelines can be found here:
- https://dnr.illinois.gov/conservation/pollinatorscorecard.html

- The site should be de-compacted before planting.
- If tree clearing is necessary, the Department recommends removing trees between November 1st and March 31st to avoid impacts to the state-listed bats and birds.
- Long term management of the site should be planned prior to development to ensure successful native pollinator habitat establishment and prevent the spread of invasive species throughout the lifetime of this project. An experienced ecological management consultant should be hired to assist with long-term management.
- The applicant should be aware that any IDNR or INPC conservation land is likely to be managed with prescribed burns to the site boundary. The applicant should consider these potential management activities when siting this facility near conservation lands.
    - All boundaries adjacent to conservation land should include 10-foot minimum buffer/firebreak between the conservation land boundary and solar panels and/or equipment to prevent interference with any land management activities conducted on conservation land.
    - The applicant should grant a legal right of access/ingress/egress from their property to the IDNR.

The applicant should be aware that they may be liable for any adverse impact to an Illinois Nature Preserve or Illinois Land and Water Reserve pursuant to the *Illinois Natural Areas Preservation Act [525 ILCS 30/21-23]*. Violations under this Act can carry significant penalties.

Bulrush, Sedge, Mottled Sculpin and River Redhorse
The Department has determined adverse impacts to these species are unlikely.

Given the above recommendations are adopted the Department has determined that impacts to these protected resources are unlikely. The Department has determined impacts to other protected resources in the vicinity of the project location are also unlikely.

In accordance with 17 Ill. Adm. Code 1075.40(h), please notify the Department of your decision regarding these recommendations.

Consultation on the part of the Department is closed, unless the applicant desires additional information or advice related to this proposal. Consultation for Part 1075 is valid for two years unless new information becomes available which was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the action 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.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal and should not be regarded as a final statement on the project being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are unexpectedly encountered during the project's implementation, the applicant must comply with the applicable statutes and regulations.

This letter does not serve as permission to take any listed or endangered species. As a reminder, no take of an endangered species is permitted without an Incidental Take Authorization or the required permits. Anyone who takes a listed or endangered species without an Incidental Take Authorization or required permit may be subject to criminal and/or civil penalties pursuant to the *Illinois Endangered Species Act*, the *Fish and Aquatic Life Act*, the *Wildlife Code* and other applicable authority.

Please contact me with any questions about this review.

Sincerely,

[redacted]

Isabella Allyn
Division of Real Estate Services and Consultation
Office of Realty & Capital Planning
Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
Isabella.Allyn@illinois.gov

Outlook

Fw: Consultation #2606249

From Tim Tremain <[redacted]
Date Wed 2/18/2026 10:19 AM
To Elijah Mitchell <[redacted]>; Ryan Magnoni <[redacted]>; Edmond Fitzgerald <[redacted]>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Elijah,
I have permission from Kim Roman of the INPC to provide the below email to Matt as our proof of consultation on the seed mixtures. He can contact her to confirm authenticity....Tim

From: Roman, Kim <Kim.Roman@Illinois.gov>
Sent: Thursday, February 12, 2026 5:02 PM
To: Tim Tremain <[redacted]>; Allyn, Isabella K. <Isabella.Allyn@Illinois.gov>
Cc: Hayes, Bradley <Bradley.Hayes@illinois.gov>
Subject: Re: Consultation #2606249

I will be in the field all day tomorrow burning in Rockford. But I can offer the following for you and/or Isabella.

> I have not taken a close look at the seeding list, but it appears to be comprised of suitable native species from a close enough source. I would look to your contractor to know which species are best suited for your site and management considerations. (We don't really go into this level of detail in our reviews, but I didn't see anything that stuck out as incompatible with the nature preserve).

Kim Roman
Illinois Nature Preserves Commission
PO Box 265
Western Springs, IL 60558
708-315-8250

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and

all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

Please fill out the following findings of fact to the best of your capabilities. §36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. This project will adhere to standards set aside in the Illinois Agricultural Impact Mitigation Agreement (AIMA), and will not be a detriment to the surrounding people or area.

That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.

This project adheres to all of these requirements in its submission of an application for a Special Use Permit. This project will be setback over 250 feet from the road and is screened on three sides by forest preserve land. Additionally, the plans allow for future development of the Griswold Springs Road frontage and for farming to occur during construction and operation of the solar energy system.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

This project will have all necessary facilities provided.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals This project's application for a Special Use Permit will conform to all regulations.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

This special use is consistent with these purposes, more details about land resource management can be found in the Agricultural Impact Mitigation Agreement (AIMA) and the vegetation management plan included in this application.

Please fill out the following findings of fact to the best of your capabilities. § 36-39 of the Kendall County Code outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.

The proposed project site is located on two parcels that are surrounded on all sides by forest preserve land, except to the north. The forest preserve land consists of heavily wooded land that continues uninterrupted for almost 500' at the narrowest point. To add vegetative screening to the project would require that more agricultural land to be taken out of production for a purpose that is already being fulfilled by the neighboring forest preserve.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

In addition to the unique location of the proposed project premises, that we believe will effectively screen the project, the design of the project intentionally calls for all components of the proposed community solar energy system to be set back from Griswold Springs Road approximately 780 ft, almost 16 times the required distance of 50 ft from the property boundary. This design decision was made to allow for future development of the Griswold Springs Road frontage and to adhere with previously discussed considerations for the property between the land owner and the City of Plano. Once completed, the development will provide an additional layer of screening that blocks any view of the solar panels.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

The difficulty described previously in this variance is due to the unique shape of the parcels on the proposed project site. Large trees, especially those located to the south of the proposed project premises, will inherently shade the solar panels if they are too close. Because of this, the panels must be placed a significant distance from the trees. Planting additional vegetative screening will take up more land without adding a benefit that isn't already gained from the existing forested area.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

We believe that the approval of this variance would result in an overall benefit to the surrounding community because it would allow for less land to be taken out of agricultural production, while also allowing for the potential of future development of the Griswold Springs Road frontage. It is our belief that the local community would gain more from a design that encourages multiple benefits rather than just solar.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

We believe that the proposed variation will have no impact on the supply of light and air to adjacent parcels. The proposed community solar energy system will be entirely open except for a fence encompassing the premises and will not have any components that will increase the risk to the general public safety of the neighborhood. There are no homes within a half mile of the project site that are not already screened from the site by existing neighboring forested areas.

Please fill out the following findings of fact to the best of your capabilities. § 36-39 of the Kendall County Code outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.

The physical surroundings, shape, and topographical condition of the proposed project premises are conducive to solar development, that is why this particular location was selected. The hardship faced by the developer is that the proposed project premises are within the 1.5 mile municipal planning boundary of the City of Plano. After corresponding with the City of Plano, the city has taken the stance that they do not want to annex the proposed project premises and has waived its rights of jurisdictional control over the zoning of the parcels proposed for this community solar project.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

According to the letter from William R. Thomas included with this special use application, Mayor Mike Rennels of the City of Plano has agreed that in this sole and limited matter the position of Plano is that the City has agreed to waive its rights of jurisdictional control over the zoning of all three parcels intended for this proposed community solar project.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

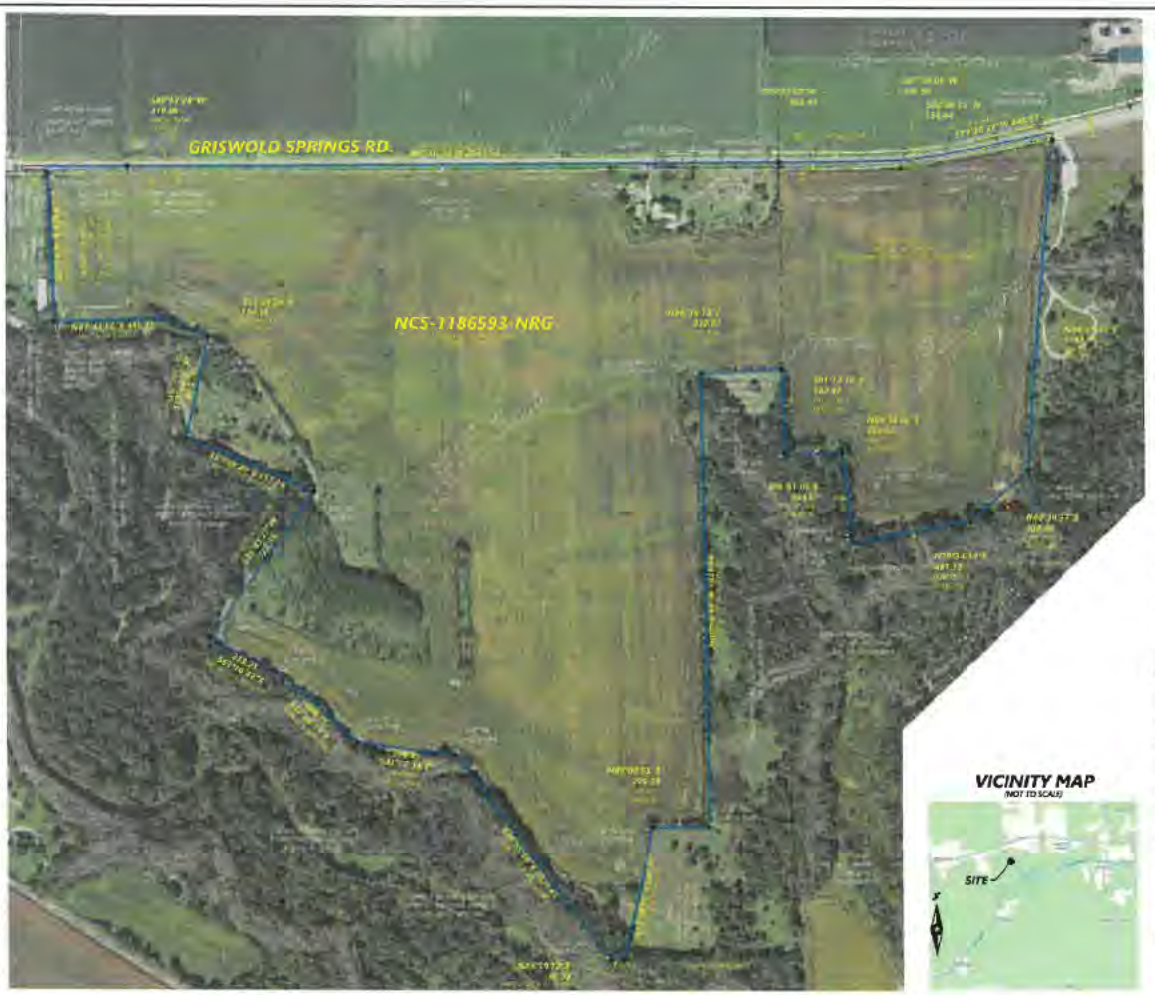
We believe that the difficulty described here in this variance application was not caused by any person having an interest in the project, instead we believe that it is simply a result of the location of the project in relation to the City of Plano. As stated above, the distance of the project to Plano is within the 1.5 mile municipal planning boundary but the City of Plano has generously taken the position to waive their rights of jurisdictional control over zoning for these three parcels included in the project.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

This purpose of this variance is solely to alleviate the hardship that would be faced by the developer by the annexation of the proposed project premises. Granting this variance would not cause any detriment to the public welfare of any neighbors, nor would it be in any way injurious to the other property or improvements in the neighborhood. It has always been and continues to be, the intention of the developer to be in reasonable compliance with all applicable county and state regulations.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

The approval of this variation would allow the developer to pursue a Special Use Permit under Kendall County. The proposed community solar project will be in reasonable compliance with all county and state regulations. As part of those regulations, the proposed project will not impair the supply of light and air to adjacent properties, increase the danger of fire, endanger public safety in any way, nor will it impair the property values of the neighborhood.



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. THIS SURVEY WAS PREPARED USING TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY WITH A FILE NO. OF NCS-1186593-NRG, HAVING A COMMITMENT DATE OF JULY 26TH, 2023.
2. THE HORIZONTAL DATUM IS MADE3 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (US SURVEY FEET). ALL MARKINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM.
3. THE AERIAL IMAGE IS PUBLICLY SOURCED AND IS FOR REFERENCE PURPOSES ONLY.
4. THE RIGHT OF WAY IS SHOWN PER EXISTING SURVEYS AND RECORDED DOCUMENTS. A WIDTH OF 66 FEET IS SHOWN FOR GRISWOLD SPRINGS ROAD PER THE KENDALL COUNTY GIS WEBSITE.
5. THE PROPERTY HAS DIRECT ACCESS TO GRISWOLD SPRINGS ROAD, PLANO, IL 60545 (A PUBLIC RIGHT OF WAY).
6. PROPOSED INFRASTRUCTURE ARE SHOWN AS TAKEN HEREON PER USS CLOVERLAND AND GRISWOLD OVERALL SITE PLAN PROVIDED BY WESTWOOD ON 11/20/2025.
7. VERTICAL DATUM WAS SOURCED FROM USGN ON JANUARY 12, 2024, AND VERIFIED BY GROUND SURVEY METHODS COMPLETED 01/05/2026 UTILIZING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ELEVATIONS DETERMINED FROM GNSS SOLUTION OBSERVED ON CONTROL POINT 3 AND CHECKED AGAINST GNSS SOLUTION OBSERVED ON CONTROL POINT 1 AND CONTROL POINT 2. CONTOURS ARE SHOWN AT 1 FOOT AND 5 FOOT INTERVALS.

   WESTWOOD PROFESSIONAL SERVICES ESTABLISHED THE FOLLOWING SITE CONTROL:

   CP # 1 1616815.1339' (NORTHING) 3380701.240' (EASTING) 639.75' (ELEVATION)
   CP # 2 1616108.4400' (NORTHING) 3380479.529' (EASTING) 645.76' (ELEVATION)
   CP # 3 1616112.5090' (NORTHING) 3380445.661' (EASTING) 641.78' (ELEVATION)
8. TABLE A NOTES:

   ITEM 1 — THIS ALTA / NSPS SURVEY WAS PREPARED TO DEPICT THE SOLAR LEASE BOUNDARY AND RELATED ENCUMBRANCES FOR THE PURPOSE OF DEVELOPING A SOLAR PROJECT. THE SURVEYOR HAS DEPICTED THE LEASE BOUNDARIES BASED UPON FINDING CONTROLLING OFFSITE BOUNDARY AND SECTION CORNER MONUMENTATION. ALL CONTROLLING OFFSITE SECTION CORNERS NEEDED FOR THE ESTABLISHMENT OF THE LEASE BOUNDARY HAVE BEEN, OR WILL BE, PROPERLY RECORDED, ACCORDING TO LOCAL AND STATE STATUTES.

   ITEM 2 — THE PROPERTY IS LOCATED AT APN: 01-33-200-006, 11.

   ITEM 3 — SUBJECT PROPERTY IS CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER: 17093C0055G, DATED FEBRUARY 04, 2009.

   ITEM 4 — SUBJECT PROPERTY CONTAINS 6,486,047 SQ. FT. (148.898 ACRES), MORE OR LESS.

   ITEM 6(A)(B) — THE ZONING CLASSIFICATION OF THE SUBJECT PROPERTY IS UNCONFIRMED. SETBACKS ARE UNKNOWN FOR ZONING ORDINANCE OF THE CITY OF PLANO.

   ITEM 7(A)(C) — AT THE TIME OF FIELDWORK THERE WERE 4 BUILDINGS OBSERVED IN THE PROPOSED SOLAR AREA.

   ITEM 8 — SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN ON THE SURVEY.

   ITEM 9 — AS OF THE DATE OF SURVEY FIELD WORK, THERE ARE NO CLEARLY MARKED PARKING AREAS WITHIN THE PROJECT BOUNDARY.

   ITEM 11(A) — THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (VULE ONE CALL TICKET NUMBER: A232630055-A15,A232630056-A15,A232630057)

   ITEM 13 — ADJACENT OWNER NAMES ARE SHOWN PER KENDALL COUNTY GIS ACCESSED 12/12/2025.

   ITEM 14 — THE SUBJECT PROPERTY LIES EAST 171 FEET FROM THE INTERSECTION OF GRISWOLD SPRINGS ROAD AND LITTLE ROCK ROAD.

   ITEM 16 — THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION AT THE TIME OF SURVEY.

   ITEM 17 — NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

   ITEM 18 — BASED ON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT LISTED ABOVE AND A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY, THE SURVEYOR IS NOT AWARE OF ANY OFF SITE EASEMENTS OR SERVITUDES OTHER THAN SHOWN HEREON.

   ITEM 19 — WESTWOOD PROFESSIONAL SERVICES, INC. HAS OBTAINED A PROFESSIONAL LIABILITY INSURANCE POLICY TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. A CERTIFICATE OF INSURANCE CAN BE FURNISHED UPON REQUEST.

TITLE DESCRIPTION

OWNER: FRWH, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THE FOLLOWING DESCRIPTION IS SHOWN PER SCHEDULE A, AS DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, TITLE COMMITMENT NO: NCS-1186593-NRG PREPARED BY STEWART TITLE GUARANTY COMPANY HAVING A COMMITMENT DATE OF JULY 26, 2023

THAT PART OF THE FOLLOWING DESCRIBED PARCEL FALLING WITHIN TAX PARCEL ID NO. 01-33-200-006

THAT PART OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 89 DEGREES 56 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2520.0 FEET TO A LINE DRAWN PARALLEL WITH AND 2100.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 684.03 FEET TO A FOUND CONCRETE MARKER FOR THE POINT OF BEGINNING; THENCE NORTH 12 DEGREES 18 MINUTES 50 SECONDS EAST, A DISTANCE OF 540.26 FEET TO A CONCRETE MARKER; THENCE NORTH 89 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 208.98 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 05 SECONDS WEST, A DISTANCE OF 1629.91 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 86 DEGREES 37 MINUTES 14 SECONDS EAST, A DISTANCE OF 371.16 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 01 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 342.03 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 11 SECONDS EAST, A DISTANCE OF 913.00 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 01 DEGREES 00 MINUTES 25 SECONDS EAST, A DISTANCE OF 359.43 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 47 SECONDS EAST, A DISTANCE OF 481.40 FEET; THENCE NORTH 48 DEGREES 51 MINUTES 37 SECONDS EAST, A DISTANCE OF 360.55 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 84 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 1483.98 FEET TO A POINT IN THE CENTER LINE OF GRISWOLD SPRINGS ROAD; THENCE SOUTH 76 DEGREES 30 MINUTES 57 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 632.12 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 11 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 486.28 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 30 MINUTES 19 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 1327.38 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 2189.7 FEET TO THE NORTHEAST CORNER "THE BLUFFS P.U.D." ACCORDING TO DOC.# 2005-00949 IN SLOT 8/7 AND 8/8; THENCE SOUTH 00 DEGREES 14 MINUTES 09 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 686.98 FEET TO THE NORTHWEST CORNER OF LOT 6 IN SAID "THE BLUFFS P.U.D."; THENCE NORTH 87 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 461.25 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 415.70 FEET; THENCE SOUTH 87 DEGREES 13 MINUTES 27 SECONDS EAST, A DISTANCE OF 337.12 FEET; THENCE SOUTH 35 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 702.50 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 332.23 FEET; THENCE SOUTH 42 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 400.05 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 600.01 FEET; THENCE SOUTH 26 DEGREES 55 MINUTES 19 SECONDS EAST, A DISTANCE OF 1628.23 FEET TO SAID PARALLEL LINE DRAWN 2100.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 57 MINUTES 59 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 5739.7 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

NOTE: THIS LEGAL DESCRIPTION IS FOR INFORMATIONAL PURPOSES ONLY. THIS LEGAL DESCRIPTION SHOULD NOT BE USED TO PREPARE LEGAL DOCUMENTS.
SURVEY NOTE: TITLE TO CONFIRM IF THIS LEGAL DESCRIPTION SHOULD BE USED.

TITLE EXCEPTION

THE FOLLOWING NOTES COMMENCING TO THE NUMBERING SYSTEM OF SCHEDULE B, SECTION II PER STEWART TITLE GUARANTY COMPANY, COMMITMENT NO: NCS-1186593-NRG HAVING A COMMITMENT DATE OF JULY 26, 2023

SCHEDULE B-II ITEMS NOT INCLUDED BELOW ARE NOT SURVEY RELATED ITEMS

2. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (SURVEY ITEM, IF ANY: AS SHOWN)
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT ALTA/NSPS LAND TITLE SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (SURVEY ITEM, IF ANY: AS SHOWN)
6. ANY CLAIM TO (I) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO: OILS, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE, AND (II) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (I) OR (II) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
   (NOT SHOWN, NO DOCUMENT PROVIDED)
9. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY. (NOT SHOWN, NO DOCUMENT PROVIDED)
12. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN LEASE BY AND IN TWITTY FARM, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, LESSOR, AND US SOLAR DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, DATED JUNE 15, 2021 AS DISCLOSED BY A MEMORANDUM OF LEASE AND SOLAR EASEMENT RECORDED JULY 13, 2023 AS DOCUMENT NO. 202300005158, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE AND SUFFERED THEREUNDER OF SAID LESSEE OF ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE. (BLANKET IN NATURE)
13. COMMONWEALTH EDISON POWER LINES AND NICOR GAS LINE ALONG THE NORTH LINE OF GRISWOLD SPRINGS ROAD AS DISCLOSED BY PRIOR TITLE EXADITVE. (AS SHOWN)
14. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. (ROAD RIGHT OF WAY IS AS SHOWN)



ONECALL INFORMATION

COMPANY	CONTACT	PHONE #	EMAIL	STATUS
AT&T/DISTRIBUTION	Karl Marsh	630-573-9789	km2818@att.com	PLANS PLOTTED
COMED	Virginia V. Rodriguez	630-386-8228	pct.1@comed.com	PLANS PLOTTED
COMCAST	Martha Glaros	224-229-5862	Martha_glaros@cable.comcast.com	CONTACT MADE
FRONTIER	Kalin Hinshaw	815-895-1515	Kalin.hinshaw@ftr.com	ALL CLEAR
NICOR GAS	Kerry Johnson	224-471-8388	kwjohn@southernco.com	PLANS PLOTTED
PLANO, CITY OF	Josh Beyer	630-456-4325	JBeyer@cityofplanoil.org	ALL CLEAR

CERTIFICATION

UNITED STATES SOLAR CORPORATION, US CLOVERLAND SOLAR LLC, A DELAWARE LIMITED LIABILITY COMPANY; US SOLAR DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, TITLEVEST AGENCY, LLC, A FIRST AMERICAN COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 (MAJOR CONTROLLING SECTION CORNERS ONLY), 2, 3, 4, 8(A)(B), 7(A)(C), 8, 9, 11(A), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE INITIAL FIELD WORK FOR THIS ALTA WAS COMPLETED ON 11/10/2025. CONTROLLING MONUMENTATION AS NOTED IS SUFFICIENT OF THE WHOLE ALTA MAP ONLY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR AN ALTA AND TOPOGRAPHIC SURVEY.

[redacted]
BENJAMIN T. H. LAWRENCE, PROFESSIONAL LAND SURVEYOR NO. [redacted] — DATE 01/12/2026
BEN.LAWRENCE@WESTWOOD.CO — EXPIRATION 11/30/2026

DATE OF PLAT OR MAP: 01/12/2026

Westwood
Phone: (952) 937-5150 — 12701 Whitewater Drive, Suite #200
Fax: (952) 937-5822 — Minnetonka, MN 55343
Toll Free: (888) 937-5150 — mail@westwoodps.com
Westwood Professional Services, Inc.
Illinois Professional Firm Registration No. 184.005853
Expires: 04/30/2027

PREPARED FOR:

US SOLAR
323 N Washington Ave Suite 350,
Minneapolis, MN 55401

REVISIONS

#	DATE	COMMENT

LEGEND:

- FOUND MONUMENT (SEE LABEL)
- CONTROL POINT
- BEEHIVE CATCH BASIN
- CATCH BASIN
- CULVERT
- GUY WIRE
- POWER POLE
- TELEPHONE BOX
- HAND HOLE/JUNCTION BOX
- CABLE TV BOX
- FIBER OPTIC PEDESTAL
- MISCELLANEOUS PEDESTAL
- SIGN
- TESTLAWOOD POST
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ADJOINER LINE
- SECTION LINE
- GAS LINE
- POWER OVERHEAD
- FIBER OPTIC
- TREE LINE
- ASPHALT LINE
- ASPHALT CENTERLINE
- GRAVEL LINE
- CROP LINE
- FENCE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- RECORDED
- POINT OF COMMENCEMENT
- POINT OF BEGINNING

USS Cloverland Solar LLC

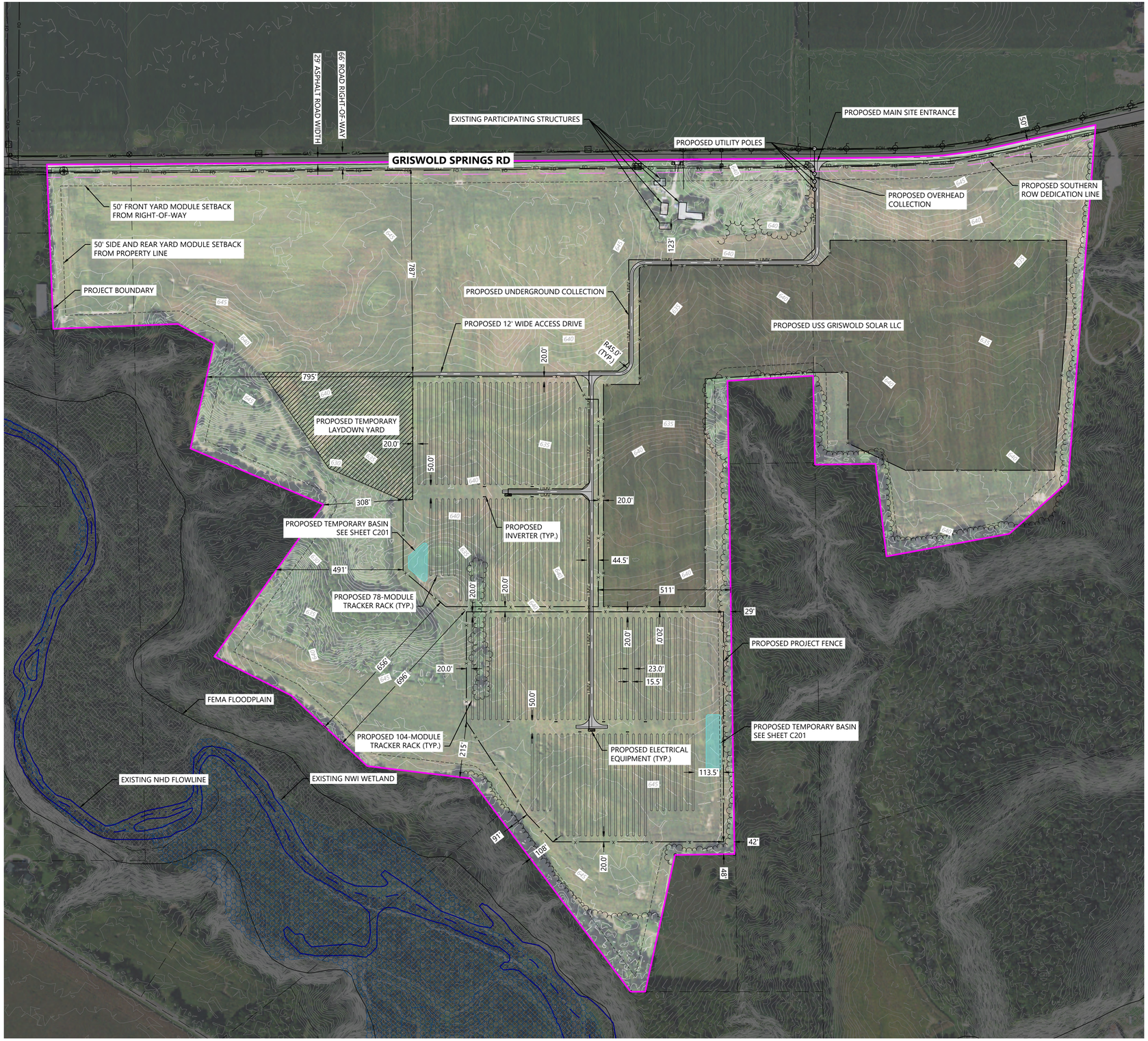
Kendall County, Illinois

ALTA/NSPS
Land Title and
Topographic Survey

PROJECT NUMBER: 0051464.00

DATE: 01/12/2026

SHEET: 01 of 01



LEGEND:

- PROJECT BOUNDARY
- NONPARTICIPATING PROPERTY
- SECTION LINES
- RIGHT-OF-WAY LINES
- PARCEL LINES
- EX. 5' INDEX CONTOUR
- EX. 1' INTERVAL CONTOUR
- EX. TREELINE
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. CULVERT
- EX. OVERHEAD POWER
- EX. GAS PIPELINE
- EX. NHD FLOWLINE
- EX. NWI WETLAND
- FEMA FLOODPLAIN
- PROPOSED FENCE SETBACK
- PROPOSED SOUTHERN ROW DEDICATION LINE
- PROPOSED SOLAR ARRAY
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED INVERTER
- PROPOSED UNDERGROUND COLLECTION
- PROPOSED OVERHEAD COLLECTION
- PROPOSED ACCESS ROAD
- PROPOSED LAYDOWN YARD
- PROPOSED SECURITY FENCE
- PROPOSED BASIN

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC (kW)	7,012.2
SYSTEM SIZE AC (kW)	5,000.0
DC/AC RATIO	1.402
INVERTER MANUFACTURER	CHINT CPS SCH275KTL-DO-US-800-24
INVERTER RATING (kW / kVA)	275 / 250
INVERTER QUANTITY	20
MODULE MANUFACTURER	JINKO JKM580N-72HL4-BDV
MODULE RATING (W)	580
TOTAL MODULE QTY	12,090
104-MODULE TRACKER QTY	102
78-MODULE TRACKER QTY	19
INTER-ROW SPACING (FT)	15.5
PITCH (FT)	23.0
GCR (%)	32.5
FENCED AREA (AC)	33.3

STRUCTURAL SETBACKS		
YARD	COUNTY ORDINANCE SETBACK (FT)	PROVIDED (FT)
NORTH	50	864
SOUTH	50	159
EAST	50	147
WEST	50	106

NOTES:

1. INSTALLATION TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES OF REGULATIONS.
2. EQUIPMENT SHALL BE LABELED PER NEC 690 AND COMED ENERGY REGULATIONS.
3. 12' ACCESS ROADS SHALL BE DESIGNED TO ACCOMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
4. THE ENTIRETY OF THE SITE REQUIRES VEGETATION ESTABLISHMENT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES TO REDUCE DISTURBANCE. VEGETATION MUST BE ESTABLISHED WITH A DENSITY OF 70% COVERAGE. ANNUAL VEGETATION COULD BE USED FOR PROJECT DURATION LESS THAN ONE GROWING SEASON. PERENNIAL VEGETATION ESTABLISHMENT IS NEEDED FOR PROJECT DURATIONS GREATER THAN ONE GROWING SEASON.

Westwood

Phone (608) 821-6600
8401 Greenway Blvd., Suite 400
Middleton, WI 53562
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

US SOLAR

323 Washington Ave. N., Suite 350
Minneapolis, MN 55401

REVISIONS:

#	DATE	COMMENT
A	11/21/25	Conditional Use Permit
B	12/29/25	Conditional Use Permit
C	12/30/25	Conditional Use Permit
D	01/30/26	Conditional Use Permit
E	02/13/26	Conditional Use Permit

0' 200' 400' 600'

USS Cloverland Solar LLC

Kendall County, IL

PV Site Plan

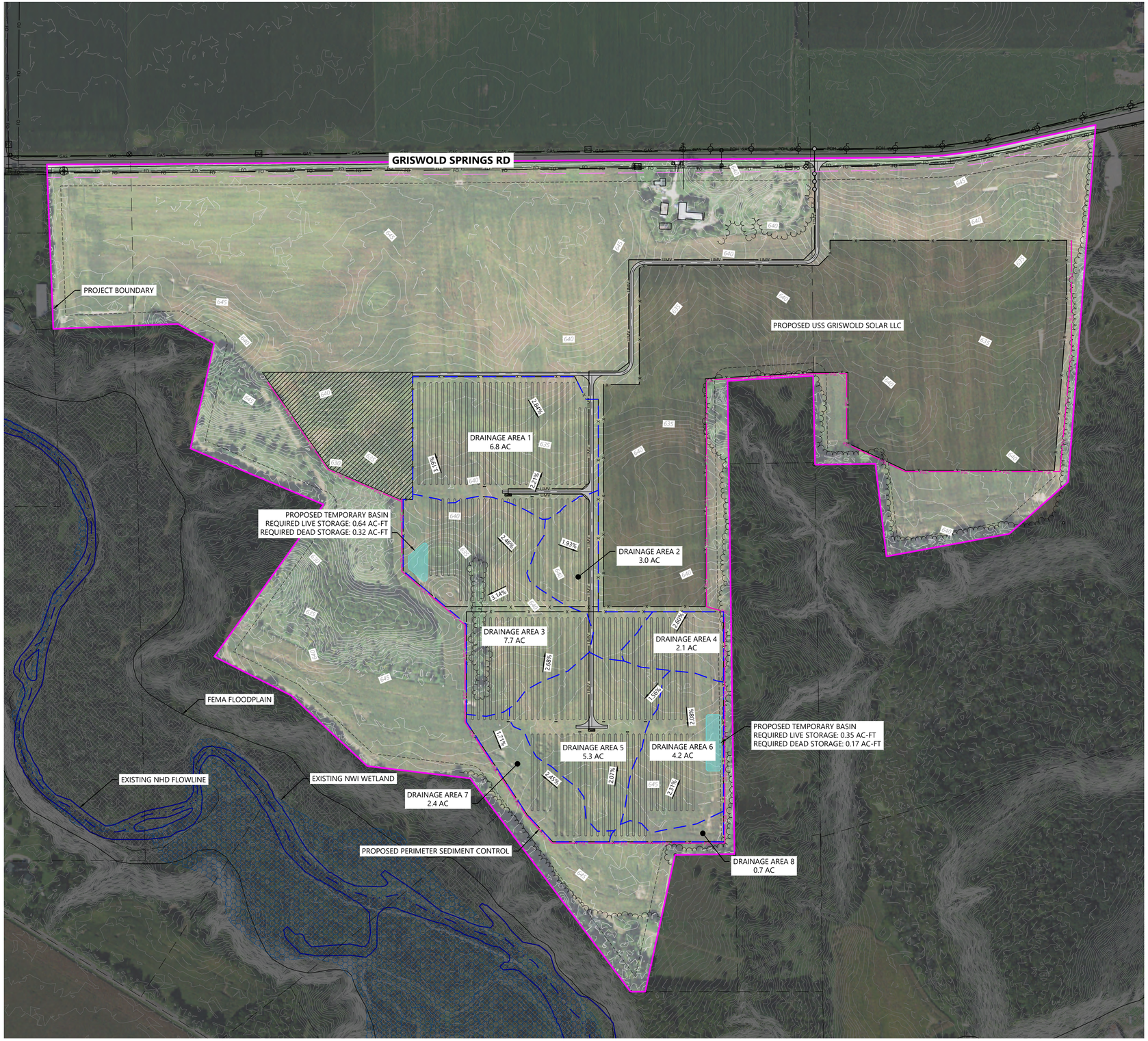
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LEGEND:

- PROJECT BOUNDARY
- NONPARTICIPATING PROPERTY
- SECTION LINES
- RIGHT-OF-WAY LINES
- PARCEL LINES
- EX. 5' INDEX CONTOUR
- EX. 1' INTERVAL CONTOUR
- EX. TREELINE
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. CULVERT
- EX. OVERHEAD POWER
- EX. GAS PIPELINE
- EX. NHD FLOWLINE
- EX. NWI WETLAND
- FEMA FLOODPLAIN
- PROPOSED FENCE SETBACK
- PROPOSED SOUTHERN ROW DEDICATION LINE
- PROPOSED SOLAR ARRAY
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED INVERTER
- PROPOSED UNDERGROUND COLLECTION
- PROPOSED OVERHEAD COLLECTION
- PROPOSED ACCESS ROAD
- PROPOSED LAYDOWN YARD
- PROPOSED SECURITY FENCE
- PROPOSED PERIMETER SEDIMENT CONTROL
- DRAINAGE AREA

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC (kW)	7,012.2
SYSTEM SIZE AC (kW)	5,000.0
DC/AC RATIO	1.402
INVERTER MANUFACTURER	CHINT CPS SCH275KTL-DO-US-800-24
INVERTER RATING (kW / kVA)	275 / 250
INVERTER QUANTITY	20
MODULE MANUFACTURER	JINKO JKM580N-72HL4-BDV
MODULE RATING (W)	580
TOTAL MODULE QTY	12,090
104-MODULE TRACKER QTY	102
78-MODULE TRACKER QTY	19
INTER-ROW SPACING (FT)	15.5
PITCH (FT)	23.0
GCR (%)	32.5
FENCED AREA (AC)	33.3

STRUCTURAL SETBACKS		
YARD	COUNTY ORDINANCE SETBACK (FT)	PROVIDED (FT)
NORTH	50	864
SOUTH	50	159
EAST	50	147
WEST	50	106

NOTES:

1. INSTALLATION TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES OF REGULATIONS.
2. EQUIPMENT SHALL BE LABELED PER NEC 690 AND COMED ENERGY REGULATIONS.
3. 12' ACCESS ROADS SHALL BE DESIGNED TO ACCOMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
4. THE ENTIRETY OF THE SITE REQUIRES VEGETATION ESTABLISHMENT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES TO REDUCE DISTURBANCE. VEGETATION MUST BE ESTABLISHED WITH A DENSITY OF 70% COVERAGE. ANNUAL VEGETATION COULD BE USED FOR PROJECT DURATION LESS THAN ONE GROWING SEASON. PERENNIAL VEGETATION ESTABLISHMENT IS NEEDED FOR PROJECT DURATIONS GREATER THAN ONE GROWING SEASON.

Westwood

Phone (608) 821-6600
8401 Greenway Blvd., Suite 400
Middleton, WI 53562
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

US SOLAR

323 Washington Ave. N., Suite 350
Minneapolis, MN 55401

REVISIONS:

#	DATE	COMMENT
A	11/21/25	Conditional Use Permit
B	12/29/25	Conditional Use Permit
C	12/30/25	Conditional Use Permit
D	01/30/26	Conditional Use Permit
E	02/13/26	Conditional Use Permit

0' 200' 400' 600'

USS Cloverland Solar LLC

Kendall County, IL

Site Hydrology

NOT FOR CONSTRUCTION

DATE: 02/13/2026

SHEET: C201

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Vegetation Management Plan for

USS Cloverland Solar LLC

Prepared December 23, 2025
Revised February 20, 2026 by:

Natural Resource Services

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1. USS Cloverland Solar LLC Vegetation Management Plan (VMP) Overview

1.1. Site Developer

US Solar Corporation
323 Washington Ave. N Suite 350
Minneapolis, MN 55401
612.260.2230

1.2. Ecological Management Consultant

Natural Resource Services, Inc
2885 Quail Road NE
Sauk Rapids, MN 56379
320.290.5363

and

9542 Sharkey Highway
Wyoming, IL 61491
763.244.7005

Natural Resource Services (NRS), Inc is an ecological restoration firm providing sound ecological restoration and land management services. NRS provides services on many plant community types including prairies, wetlands, woodlands and shorelines across the Midwest.

https://www.naturalresourceservice.com/

1.3. Project Description

The proposed USS Cloverland Solar project is a 5 MW AC project planned for approximately 33.3 acres of land in Plano, Kendall County, Illinois. Tracker-style panels with approximately 36" ground clearance at max tilt and above-ground drivelines are planned. The site will be planted with a native pollinator mix in the fenced array and buffer areas. Stormwater basins are proposed along the upper western and lower eastern border of the site and will also be planted with a native pollinator mix. No vegetative screening is planned at this time.

A second proposed solar project, USS Griswold Solar LLC, will be located to the northeast of the site. Both sites border the Maramech Forest Preserve, which hosts a number of wildlife in the area. A wildlife corridor will be installed between the two fenced projects to allow safe passage for the fauna in the area. Fencing around the solar arrays will contain a 6" gap along the bottom to prevent the restriction of wildlife movement. A buffer of at least 10' between the Maramech Forest Preserve and solar equipment will be maintained to prevent interference with land management activities in the preserve.

1.4. VMP Use and Objectives

The VMP was written to provide a brief overview and description of the project and to act as a guide for vegetation installation and management. It has been custom-written based on information known at the time of writing. The VMP should be treated as a living document and adjusted as additional information about the site is gathered both pre and post construction. A qualified native vegetation contractor with a history of success working on native vegetation restorations should be contracted to implement the procedures outlined in this document and to provide feedback and suggestions for the VMP during the lifespan of the project.

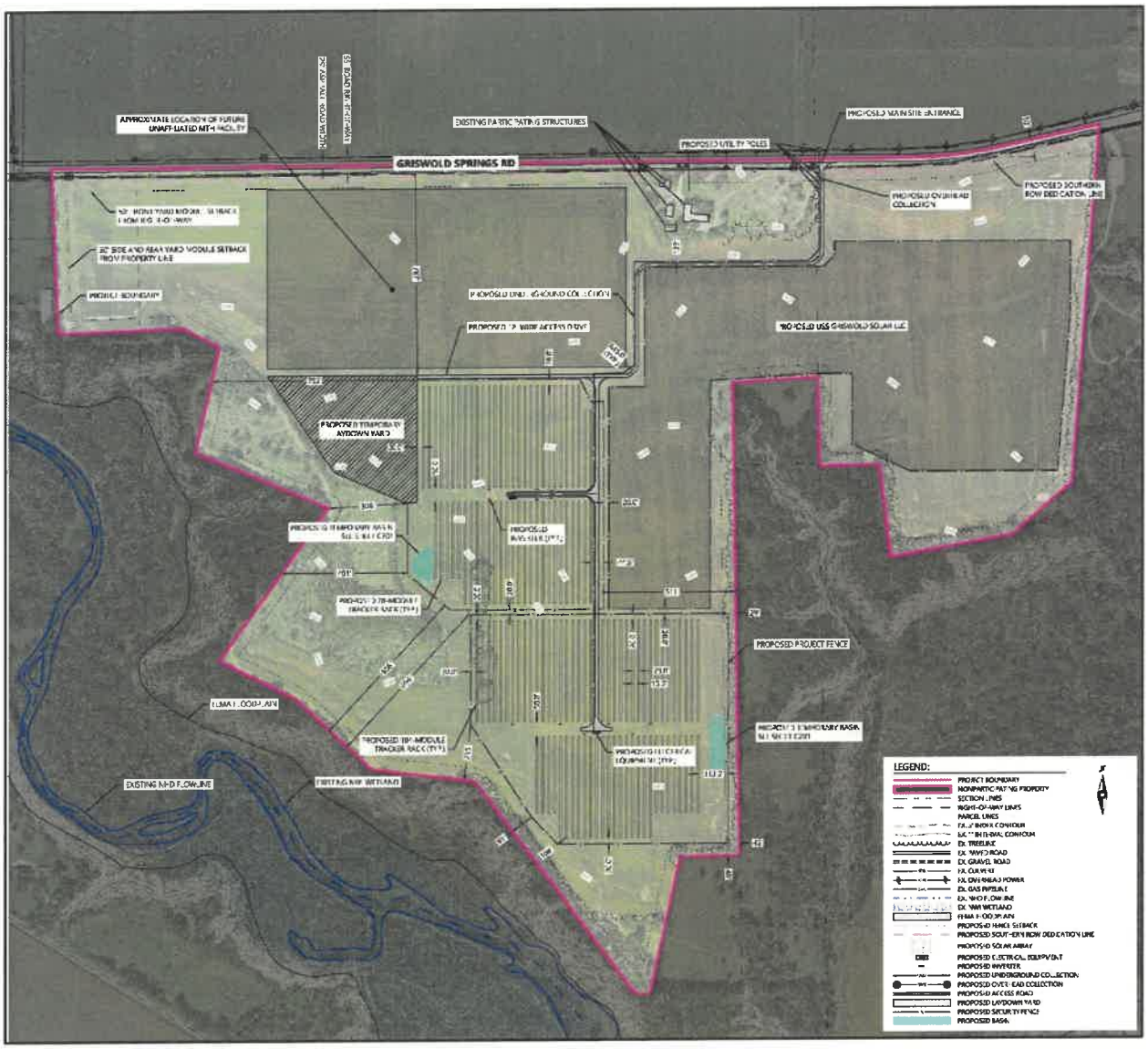
2. Site Information

2.1. Site Location

The proposed USS Cloverland site is located on the south side of Griswold Springs Road, approximately ¼ of a mile to the southeast of the intersection between Griswold Springs Road and Little Rock Road. The site is bordered by forests, with residential properties located nearby. The Maramech Forest Preserve is to the southeast of the project area. The GPS coordinates for the site are 41.641368, -88.549025.



2.2. Map of Array Layout



2.3. Site Conditions

A review of historical aerial photos shows that the entire site has been in traditional agricultural row crops for the last 30 years. Little to no ponding can be seen in the aerial photos. A review of the soils on the USDA/NRCS Web Soil Survey shows somewhat poorly to well drained silt loam soils. A majority of the site is composed of Campton silt loam and Kendall silt loam.

3. Overview of Vegetation Establishment and Management

3.1. Vegetative Goals

The primary vegetative goal is to establish permanent vegetation that does not interfere with solar production. This solar site is being planted with 100% native species mix. The species chosen produce an emphasis on native pollinator habitat to achieve and maintain Pollinator Friendly status as defined in the Illinois Pollinator Friendly Solar Site Act (525 ILCS 55/) [1] and adhere to the IDNR Native Pollinator Habitat Planning guidelines.

3.2. Contribution of Native Habitat on Solar Sites

Economical production of power is the foremost goal of solar sites. There is a parallel opportunity to provide critically important native pollinator-friendly habitat throughout the array while capitalizing on the long-term low maintenance needs of native vegetation.

Establishing prairies and other native plant communities within the confines of solar sites provides a tremendous opportunity to restore ecosystems that have been severely degraded or eliminated across all areas of the country.

Native plants have profound root systems, many reaching 12 or more feet deep into the soil. Rainwater follows those roots into the ground, helping to reduce water runoff and promote the drainage of standing water into an aquifer. Those deep roots also stabilize the soil, preventing erosion from rain and wind. The plants provide seeds for songbirds, cover for game birds and, of course, provide blossoms and host plants for our beloved butterflies and other nectar-loving insects.

Native grasses and forbs will be selected based on their ecological appropriateness to the specific conditions of this site, with consideration to their mature height to not interfere with panel productivity. These species will not require irrigation, fertilizer, or other soil amendments.

The contribution to habitat restoration cannot be overstated given the acreage impacted and lifespan of the project.



[1] https://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=3900&ChapterID=44

3.3. Vegetation Installation Overview

The native mixes planned for this array are selected for ecological appropriateness to the soil moisture, types and site conditions as well as the mature plant height of 24" to 36" so as to not interfere with panel productivity. The habitat provides low-maintenance vegetation that won't require fertilizer, amended soils or irrigation on this site.

It is important to note that the species selected for this site are based on their ability to successfully establish from seed and thrive within the unique conditions found on solar sites. From a practical standpoint, the species contained in these mixes are generally available in the marketplace and, as a whole, have reasonable price points. Ultimately, the list consists of well-performing, workhorse species coupled with smaller amounts of more unique species for a robust mixture.

3.4. Vegetation Management Overview

Maintenance plays a vital role in the eventual success of any native landscape installation, especially during the establishment period of years one through three. Active management is similar in all areas of the project site. All areas of the site are inspected annually followed by maintenance necessary to encourage healthy native species while discouraging non-native/invasive species. During the growing season of the first year of establishment, the site shall be inspected a minimum of three times.



4. Vegetation Installation Procedures

4.1. Site Inspections and Monitoring

Site inspections and monitoring throughout the installation process are vital to continually assess site conditions and determine what procedures are needed and the timing of those procedures. The pre-construction site inspection is particularly important to determine the need for any herbicide application or mowing prior to soil preparation and seeding. As noted on the USS Cloverland Solar LLC EcoCAT assessment dated 2.17.2026, potential protected species may be on site. Adverse impacts on specimens were determined as unlikely. If present on site, specimens will be identified and avoided including Mosquito bulrush (*Scirpus hattorianus*) and Brome-like sedge (*Carex bromoides*). A professional with experience in ecological restoration and native plant identification working with the native vegetation contractor shall identify these protected species, if established in the project area.

4.2. Site Preparation Herbicide Application

A site preparation herbicide application, if deemed necessary, should be performed by a licensed, qualified contractor following label instructions and using appropriate herbicides to kill all actively growing weeds on the project site. For each herbicide treatment, during both the site preparation and maintenance phases, logs will be maintained including, but not limited to, information on weather conditions, temperature, wind speed, herbicide types and amounts applied, applicator name(s) and dates. Typically, only glyphosate herbicide is necessary, but if certain perennial weed species are present such as Canada thistle, a broadleaf additive may be necessary. The contractor should carefully select an herbicide with a short soil residual, such as Garlon 3A, to minimize the impact on germination of the permanent seeding. The vegetation should not be disturbed for a minimum of 14 days after an herbicide application to allow time for effective weed elimination.

4.3. Site Preparation Mowing

Site preparation mowing may be required to reset vegetative growth to prepare for an herbicide application. Additionally, site preparation mowing may be needed to cut and mulch vegetation to simplify the soil preparation and seeding process.

4.4. Soil and Seedbed Preparation

Soil and seedbed preparation is vital to the success of any planting. Disking and harrowing (or raking) the site is common and extremely effective. If extreme compaction is present on site, a ripper may be needed to mitigate the compaction. The seedbed should be relatively smooth and firm prior to seeding. Soil that is too clumpy or too fluffy may result in seeds being planted too deep in the soil to germinate and survive.

4.5. Seed and Seeding

Custom native pollinator seed mixes have been designed for use on this project and are found in Section 8. Both native pollinator seed mixes include members of the sedge (Cyperaceae) family, with a total of 4 species in the array & buffer mix and 5 in the basin mix. Seeding will be completed through broadcasting by using a mechanical spreader appropriate for the specified seed mixes. Large and fluffy seeds (such as most grasses and cover crop) should be broadcast first and then lightly harrowed/raked into the soil. Following the harrowing, small seeds (such as most forbs, sedges, and rushes) should be broadcast on top of the soil.

4.6. Erosion control

Erosion control measures should be implemented as required after permanent seeding is completed.

5. Vegetation Management Procedures

5.1. Adaptive Management

An adaptive management strategy is vital to the success of any project, but especially so for native pollinator restorations. Adaptive management consists of continual monitoring and adjusting maintenance strategies based on the site conditions in order to achieve the best outcomes. No two sites are exactly the same and responding to changing site conditions, weed pressures, weather, and a multitude of other variables is essential to the success of the planting.

5.2. Complete Site Maintenance Mowing

Complete site maintenance mowing consists of mowing the entire project area during the growing season, including trimming as appropriate around equipment or in inaccessible areas. Complete site maintenance mowing is implemented primarily during the establishment phase of the restoration (years 1-3) for several reasons. First, if a closed canopy of vegetation develops, mowing is implemented to knock back the taller vegetation and allow sunlight to reach the native seedlings below. Second, if weed species are present and actively nearing their seed set, mowing is implemented to prevent those weeds from producing viable seed. Third, vegetation has become tall enough to shade the panels or impact other solar equipment on site and must be cut down.

5.3. Integrated Vegetation Maintenance

Integrated vegetation maintenance or IVM is a method using a combination of targeted mowing/trimming and herbicide application aimed at reducing or eliminating weed species and promoting the desired vegetation. IVM visits focus on targeting weeds and invasive species that will negatively affect the overall health of the native restoration project. Special attention will be paid to invasive species, focusing on eliminating their presence

and diminishing seed banks existing on site. Invasive populations will be evaluated yearly and analyzed for best methods of management (targeted herbicide application versus targeted mowing) and timing of these methods. IVM can also include grazing, haying, and other maintenance options as appropriate. IVM is implemented starting towards the end of the 2nd full growing season typically and is used throughout the life of the project. 3 IVM visits are typical on most sites until year 5 when a reduction to 1-2 visits per year can be made if site conditions allow.

5.4. Dormant Mowing

Dormant mowing is a type of complete site mow implemented when vegetation is not actively growing on site. This method is typically performed in early spring or fall. Oftentimes, dormant mows are completed in the fall to mulch up dead vegetation and encourage decomposition. This practice also has a dual purpose of cleaning up the site to make electrical maintenance easier and to reduce the chance of accidental fire.

6. Vegetation Installation and Management Timeline

6.1. Site Prep and Installation Phase

Site Preparation:

1. Prior to the start of construction, a cover crop may be seeded to aid in erosion control, soil moisture management, and weed suppression.
2. Inspection of the project area to assess site conditions and determine the need for any site prep mowing or spraying activities.
3. If necessary, an herbicide application will be completed using glyphosate (Round-up® or equivalent) as per manufacturer's directions in areas with actively growing vegetation. Allow a minimum of 14 days before disturbing the soil or completing seeding activities.
4. When perennial broadleaf vegetation is present a triclopyr herbicide will be added (Garlon 3A® or equivalent) as per manufacturer's directions. When a broadleaf herbicide is used allow a minimum of 30 days before disturbing the site or completing seeding.
5. Depending on the density and type of undesirable vegetation present (i.e., annual vs perennial) a complete site mowing might be advisable in lieu of an herbicide application. For instance, if the site is dominated by Foxtail (an annual), mowing would be preferrable to an herbicide application.

Soil Prep and Seeding:

1. Construction debris, garbage, and building materials will be removed and/or staged outside the intended seeding areas.
2. Disk soil within the project area in preparation for seeding. Harrow or rake the soil to achieve the proper seedbed.

3. Broadcast the large and fluffy seed (mostly grasses) along with a cover crop of winter wheat or oats.
4. Harrow or rake the soil to work the seed to a proper depth.
5. Broadcast the small seeds (forbs, sedges, rushes, small grass seeds) on top of the soil.

Installation Phase Maintenance

If the site is seeded in the summer or early fall, 1-2 complete site mowings may be needed during this first partial growing season.

6.2. Establishment Phase

Year 1 is defined as the 1st full growing season for the vegetation. A recommendation of 3 complete site mowings is most common for this phase. Depending on site conditions and vegetation growth, more or less may be needed. Any invasive species on site will be observed and will be included in the complete site mowings.

Year 2 is the second full growing season. 3 total visits are typical with 2 complete site mowings and 1 Integrated Vegetation Maintenance visit the most likely combination. Weeds and invasive species will be targeted as appropriate in the IVM visit.

Year 3 typically requires 3 IVM site visits depending on the vegetation status. Weeds and invasive species will be targeted as appropriate in the IVM visits.

6.3. Maintenance Phase

Year 4 – 34. During the maintenance phase, 2 IVM visits are typical. Weeds and invasive species will be targeted, especially noting invasive populations over time. IVM methods will be developed depending on weed and invasive presence.

7. Monitoring

Consistent project monitoring is essential to evaluate vegetative establishment, weed presence, and possible erosion concerns. This information helps determine which management procedures to utilize, the proper timing for those procedures, and whether any other remedial action is required such as reseeding or replanting. As the site's vegetation matures, adaptive management should be utilized as previously described.

8. Seed Mixes

Natural Resource Services

USS Cloverland Solar Native Pollinator Mix

Seeding Rate - 12.5 lb/acre - 75 seed/ft²

Common Name	Scientific Name	Bloom Month	% of Mix by Weight	Lbs/Acre	Seeds per ft²	% of Mix by Seeds/ft²
Sideoats Grama	Bouteloua curtipendula		34.25%	4.28	9.43	12.58%
Prairie Brome	Bromus kalmii		0.80%	0.10	0.29	0.39%
Plains Oval Sedge	Carex brevior		2.80%	0.35	3.72	4.97%
Bicknell's Sedge	Carex bicknellii		0.96%	0.12	0.75	1.00%
Troublesome Sedge	Carex molesta		1.84%	0.23	2.11	2.82%
Brown Fox Sedge	Carex vulpinoidea		2.00%	0.25	9.18	12.24%
Silky Wild Rye	Elymus villosus		6.00%	0.75	1.52	2.02%
Little Bluestem	Schizachyrium scoparium		26.96%	3.37	18.57	24.75%
Prairie Dropseed	Sporobolus heterolepis		0.40%	0.05	0.29	0.39%
Graminoid Total			**76.00%**	**9.50**	**45.87**	**61.15%**
Common Yarrow	Achillea millefolium	Jun-Aug	0.44%	0.06	3.63	4.84%
Nodding Onion	Allium cernuum	Jul-Aug	0.24%	0.03	0.08	0.11%
Lead Plant	Amorpha canescens	Jun-Aug	1.33%	0.17	0.98	1.30%
Canada Anemone	Anemone canadensis	May-Jun	0.04%	0.01	0.02	0.02%
Wild Columbine	Aquilegia canadensis	Apr-Jun	0.04%	0.01	0.07	0.10%
Common Milkweed	Asclepias syriaca	Jun-Aug	0.34%	0.04	0.06	0.08%
Butterfly Milkweed	Asclepias tuberosa	Jun-Aug	0.32%	0.04	0.06	0.08%
Canada Milkvetch	Astragalus canadensis	Jun-Aug	1.08%	0.14	0.84	1.13%
Partridge Pea	Chamaecrista fasciculata	Jul-Sep	3.11%	0.39	0.39	0.51%
White Prairie Clover	Dalea candida	Jun-Sep	4.08%	0.51	3.56	4.74%
Purple Prairie Clover	Dalea purpurea	Jul-Sep	6.02%	0.75	4.98	6.63%
Cream Gentian	Gentiana flavida	Aug-Sep	0.04%	0.01	0.27	0.36%
Prairie Blazing Star	Liatris pycnostachya	Jul-Sep	0.24%	0.03	0.12	0.16%
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	0.09%	0.01	0.95	1.26%
Prairie Wild Rose	Rosa arkansana	Jun-Aug	0.29%	0.04	0.03	0.04%
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	1.92%	0.24	8.13	10.83%
Gray Goldenrod	Solidago nemoralis	Aug-Oct	0.04%	0.01	0.57	0.76%
Ohio Goldenrod	Solidago ohioensis	Aug-Sep	0.04%	0.01	0.21	0.28%
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.04%	0.01	0.48	0.64%
Sky Blue Aster	Symphyotrichum oolentangiense	Aug-Oct	0.16%	0.02	0.57	0.76%
Ohio Spiderwort	Tradescantia ohiensis	May-Jul	0.24%	0.03	0.09	0.12%
Hoary Vervain	Verbena stricta	Jun-Sep	1.44%	0.18	1.85	2.46%
Golden Alexanders	Zizia aurea	Apr-Jun	2.40%	0.30	1.21	1.62%
Forb Total			**24.00%**	**3.00**	**29.14**	**38.85%**
Mix Total			**100.00%**	**12.50**	**75.01**	**100.00%**

December 2025

Northern IL, somewhat poorly drained to well drained loam soils mix

Natural Resource Services

USS Cloverland Native Basin Mix

Seeding Rate - 6 lb/acre - 138.3 seeds/ft^2

Common Name	Scientific Name	Bloom Month	% of Mix by Weight	Lbs/Acre	Seeds/ft^2	% of Mix by Seeds/ft^2
Bottlebrush Sedge	Carex comosa		6.00%	0.36	3.97	2.87%
Fringed Sedge	Carex crinita		6.00%	0.36	3.04	2.20%
Pointed-broom Sedge	Carex scoparia		3.00%	0.18	5.55	4.02%
Common Fox Sedge	Carex stipata		3.00%	0.18	2.25	1.63%
Brown Fox Sedge	Carex vulpinoidea		3.00%	0.18	6.61	4.78%
Fowl Manna Grass	Glyceria striata		0.30%	0.02	1.06	0.77%
Fowl Bluegrass	Poa palustris		11.70%	0.70	33.52	24.25%
Little Bluestem	Schizachyrium scoparium		36.00%	2.16	11.90	8.61%
Prairie Dropseed	Sporobolus heterolepis		6.00%	0.36	2.12	1.53%
Graminoid Total			**75.00%**	**4.50**	**70.02**	**50.64%**
Canada Anemone	Anemone canadensis	May-Jun	1.51%	0.09	0.27	0.19%
Canada Milkvetch	Astragalus canadensis	Jun-Aug	3.09%	0.19	1.16	0.84%
Nodding Bur Marigold	Bidens cernua	Jun-Sep	0.75%	0.05	0.35	0.25%
Southern Blue Flag Iris	Iris virginica shrevei	May-Jul	1.51%	0.09	0.03	0.02%
Great Blue Lobelia	Lobelia siphilitica	Jul-Oct	1.20%	0.07	13.22	9.56%
Monkey Flower	Mimulus ringens	Jun-Sep	0.60%	0.04	30.41	22.00%
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	1.51%	0.09	7.32	5.30%
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	4.14%	0.25	8.39	6.07%
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.90%	0.05	4.96	3.59%
Ohio Spiderwort	Tradescantia ohiensis	May-Jul	3.77%	0.23	0.66	0.48%
Golden Alexanders	Zizia aurea	Apr-Jun	6.02%	0.36	1.46	1.06%
Forb Total			**25.00%**	**1.50**	**68.24**	**49.36%**
Mix Total			**100.00%**	**6.00**	**138.26**	**100.00%**

December 2025

Native mix for infiltration basins

9. Pollinator Scorecard

Illinois Solar Site Pollinator Habitat Planning Form

Use this form as a draft before completing the *Illinois Planned Pollinator Habitat on Solar Sites Scorecard* online

In Between and Under Solar Panels

1. PLANNED PLANT DIVERSITY IN ROWS & UNDER SOLAR ARRAY (choose up to 2)
   - ☐ 4-6 species +5 pts
   - ☒ 7 or More species +8 pts
   - ☒ All Native Species (minimum 4 species) +10 pts

Perimeter and Buffer Area

2. VEGETATIVE BUFFER PLANNED ADJACENT TO THE SOLAR SITE (choose all that apply)
   - ☒ Buffer planned outside of array fencing +5 pts
   - ☐ Buffer is 30-49ft wide measured from array fencing +5 pts
   - ☒ Buffer is at least 50ft wide measured from array fencing +10 pts
   - ☐ Buffer has Native shrubs/trees that provide food for wildlife +5 pts

3. SEEDS USED FOR NATIVE PERIMETER & BUFFER AREAS (choose all that apply)
   - ☒ Mixes are seeded using at least 20 seeds per square foot of Pure Live Seed or 40 Seeds per square foot on slopes > 5% +10 pts
   - ☐ All seeds are from a source within 150 miles of site +5 pts
   - ☐ At least 2% milkweed cover is planned to be established from seeds/plants +5 pts

4. PLANNED # OF NATIVE SPECIES IN SITE PERIMETER & BUFFER AREA (species with more than 1% cover)(choose 1)
   - ☐ 5-10 species +2 pts
   - ☐ 10-15 species +5 pts
   - ☐ 16-20 species +10 pts
   - ☒ >20 species +15 pts

Exclude invasive and non-native plant species from total

5. PLANNED PERCENT OF PERIMETER & BUFFER AREA DOMINATED BY NATIVE PLANT SPECIES (choose 1)
   - ☒ 26- 50 % +2 pts
   - ☐ 51-75 % +10 pts
   - ☐ More than 75% +15 pts

Whole Site

6. PLANNED PERCENT OF SITE VEGETATION COVER TO BE DOMINATED BY DESIRABLE WILDFLOWERS (choose 1)
   - ☒ 26- 50 % +2 pts
   - ☐ 51-75 % +10 pts
   - ☐ More than 75% +15 pts

7. PLANNED SEASONS WITH AT LEAST THREE BLOOMING NATIVE SPECIES PRESENT (choose all that apply)
   - ☒ Spring (April-May) +5 pts
   - ☒ Summer (June-August) +5 pts
   - ☒ Fall (September-October) +5 pts

8. HABITAT SITE PREPARATION PRIOR TO IMPLEMENTATION (choose all that apply)
   - ☒ Soil preparation done to promote germination and reduce erosion as appropriate for the site. +10 pts
   - ☒ Measures taken to control weeds prior to seeding +10 pts
   - ☐ None -10 pts

9. AVAILABLE HABITAT COMPONENTS WITHIN 0.25 MILES (choose all that apply)
   - ☐ Native bunch grass for bee nesting +2 pts
   - ☒ Native trees/shrubs for bee nesting +2 pts
   - ☐ Clean, perennial water sources +2 pts
   - ☐ Created habitat nesting features +2 pts

10. SITE PLANNING AND MANAGEMENT(choose all that apply)
    - ☒ Detailed establishment and management plan developed +10 pts
    - ☐ Signage legible at forty or more feet stating "pollinator friendly solar habitat" +3 pts

11. INSECTICIDE RISK (choose all that apply)
    - ☐ Planned on-site use of insecticide or pre-planting seed/plant treatment (excluding buildings/electrical boxes, etc.) -40 pts
    - ☐ Communication/registration with local chemical applicators or on www.fieldwatch.com to prevent drift +5 pts

Total Points: 109

Meets Preliminary Pollinator Standards - 85
Provides Exceptional Habitat - 110 and higher

Owner: USS Cloverland Solar LLC
Vegetation Consultant: Natural Resource Services, Inc
Project Location: Plano, Kendall County, Illinois
Project Size: ~33.3 acres
Final Seeding Date: 2027/2028

This form is designed (with the help of the Solar Site Pollinator Guidelines found on IDNR's website) to guide owners or managers of solar sites to meet the requirements to be able to claim a site is pollinator friendly according to the "Pollinator Friendly Solar Site Act (525 ILCS 55)". This form is for company records only and does not grant the title of a Pollinator Friendly Solar Site until the "Illinois Planned Pollinator Habitat on Solar Sites Scorecard" is completed with a score of 85 or higher on IDNR's website. This preliminary recognition is good for 3yrs, after which the "Established Pollinator Habitat on Solar Sites Scorecard" will need to be completed every 5 years to maintain recognition as a Pollinator Friendly Solar Site.

12/3/2019

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Natural Resource Services

10. Noxious Weed Assessment and Management

Annual inspections on solar sites are an important part of overall best practices in site management. The identification and control of weeds, particularly noxious weeds and invasive tree seedlings is critical. These plants can create shading problems to an array as well as being detrimental to the site plant community and to any neighboring farm fields and gardens.

The IL Dept of Agriculture has a noxious weed list requiring control of the nine weeds found on any site. The IL Dept of Natural Resources oversees the IL Exotic Weed Act IL Noxious Weed List. While each of the weeds presents problems in agricultural and solar production, of special note are Palmer Amaranth (*Amaranthus palmeri*) and Water Hemp (*Amaranthus tuberculatus*). Both of these non-native species occur across most of Illinois. Annual vigilance in the identification and removal is necessary to present site invasion.

NRCS Recommended Steps for Control of Palmer amaranth and Water Hemp

- Both species are annuals.
- These two species are resistant to many common herbicides.
- Mow/string trim and/or hand pull plants prior to them setting seed. Remove and dispose plants.
- Regularly reinspect the locations and surrounding areas where these species were found, within the same growing period and throughout the summer and fall, as their annual seed production is prolific. Remove and dispose plants.
- Annual assessment and eradication is critical. Presence of these two aggressive species can be anticipated for the following 1-5 years.

NRCS Herbaceous Weed Treatment

- Complete annual inspections of solar sites for identification of weeds
- Use non-chemical control methods such as mowing and hand pulling wherever possible to control annual weeds before they set seed.
- Where necessary, chemical (herbicidal) treatments can be used to control perennial and biennial weed species.

All chemical use in Illinois must be completed by an applicator licensed in the State of Illinois.

11. Soils Maps



Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
134C2	Camden silt loam, 5 to 10 percent slopes, eroded	Well drained	0.8	2.5%
242A	Kendall silt loam, 0 to 2 percent slopes	Somewhat poorly drained	4.9	14.6%
243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	Well drained	0.1	0.2%
680A	Campton silt loam, 0 to 2 percent slopes	Moderately well drained	18.4	54.9%
680B	Campton silt loam, 2 to 5 percent slopes	Moderately well drained	9.3	27.9%
Totals for Area of Interest			33.4	100.0%

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

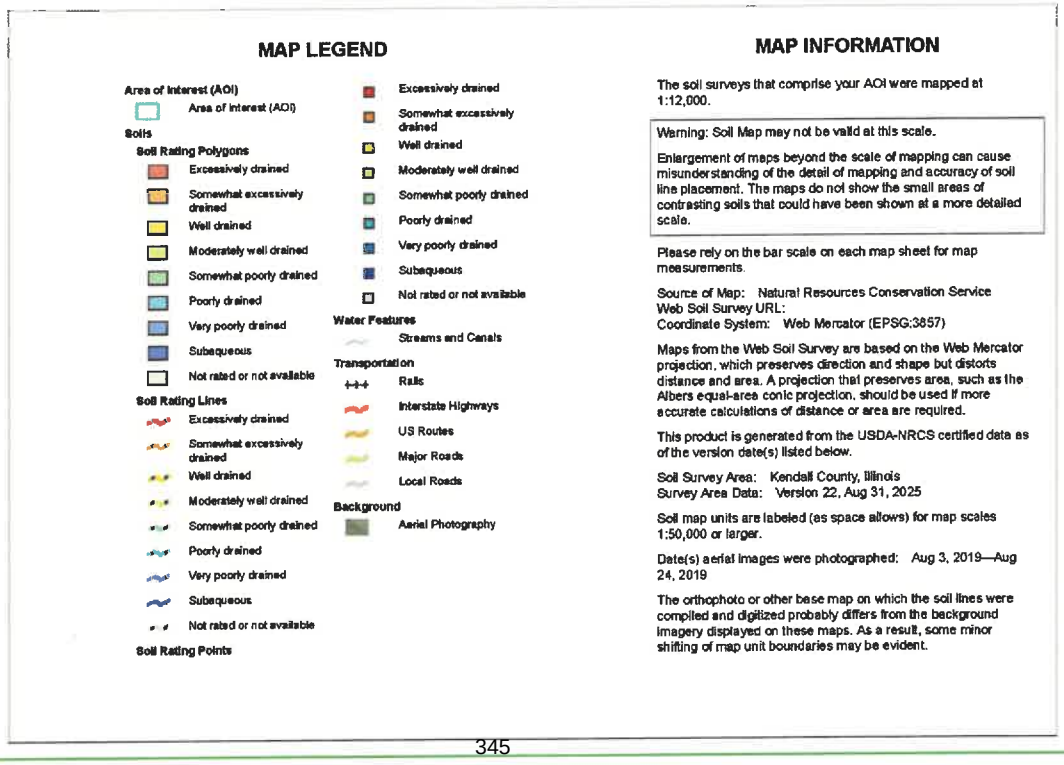
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Drainage Class—Kendall County, Illinois



A DECOMMISSIONING PLAN FOR

USS Cloverland Solar LLC

Kendall County, Illinois

JANUARY 30, 2026

PREPARED FOR:

USS Cloverland Solar LLC

PREPARED BY:

Westwood

Westwood

Decommissioning Plan

USS Cloverland Solar LLC

Kendall County, Illinois

Prepared for:

USS Cloverland Solar LLC

[redacted]

Prepared by:

Westwood Professional Services

[redacted]



[redacted]

1/30/2026

Project Number: 0051464.00

Date: January 30, 2026

Multi-Disciplined Surveying & Engineering
westwoodps.com

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Attachments

Attachment A: Decommissioning Cost Estimate

1.0 Introduction / Project Description

This Decommissioning Plan ("Plan") has been prepared for the USS Cloverland Solar LLC Project in accordance with the Illinois Department of Agriculture's (IDOA) Standard Solar Agriculture Impact Mitigation Agreement (AIMA) as well as the Kendall County Code of Ordinances Chapter 36 Article IV. The purpose of the Plan is to describe the means and methods that can be used to remove all structures, foundations, underground cables, and equipment and to reclaim and restore the land altered during the construction and operation of the solar project to its predevelopment condition to the extent feasible.

The USS Cloverland Solar LLC Project ("Project") is a solar power generation project proposed by USS Cloverland Solar LLC ("Applicant") in Kendall County, Illinois. The Project will have an aggregate nameplate capacity of up to 7.0122-megawatt (MW) alternating current (AC), 5.0-MW direct current (DC). Upon completion, the Project will comprise a solar array consisting of solar modules, tracking systems, inverters, transformers, underground collection lines, access roads, and fencing. The Project will be built within a general Project Area of approximately thirty-three (33) acres.

The useful life of solar panels is generally considered to be thirty-five (35) years. At that time, the Project will either be decommissioned or repowered with newer technology. The Plan identifies components which may be removed and areas that may be restored once Project Applicant has not paid the Landowner amounts owed for six (6) consecutive months in accordance with the AIMA, or when the Project has surpassed the useful lifespan of the modules and facilities.

2.0 Proposed Future Land Use

Prior to the development of the Project, the land use of the Project Area was primarily agricultural production. After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions to the extent practicable. Access roads and other areas compacted by equipment may be decompacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and tilling to a farmable condition to match preconstruction conditions. Please refer to Section 3.4 for a detailed description of reclamation activities.

3.0 Decommissioning Activities

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

During decommissioning, the landowners will be consulted to identify the extent and type of work to be completed. Some Project infrastructure, such as the access roads, and fencing, may be removed at the discretion of the landowner(s). Underground collection lines, if deeper than five (5) feet below ground

surface elevation, may be left in place to minimize land disturbance and associated impacts to future land use.

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

3.1 Decommissioning of Project Components

3.1.1 Solar Panels

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

3.1.2 Panel Racking System

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

3.1.3 Steel Foundation Posts

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

3.1.4 Collection Cables and Lines

All underground cables and conduits will be removed to a depth of five (5) feet. For the purposes of this decommissioning cost estimate, it has been assumed that all cables will be installed deeper than five (5) feet below ground and may therefore be abandoned in place, with the exception of those cables running to surface equipment. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area.

3.1.5 Inverters, Transformers, and Ancillary Equipment

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

3.1.6 Equipment Foundations and Ancillary Foundations

The ancillary foundations are pile foundations for the equipment pads. As with the solar array steel

foundation posts, the foundation piles will be pulled out completely. Duct banks will be excavated to full depth. All unexcavated areas compacted by equipment used in decommissioning will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density similar to the surrounding soils. All materials will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards.

3.1.7 Fence

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

3.1.8 Access Roads

Project access roads will be used for decommissioning purposes, after which removal of roads will be discussed with the landowner(s) and one of the following options will be pursued:

1. After final clean-up, roads may be left intact through mutual agreement of the landowner and the Applicant unless otherwise restricted by federal, state, or local regulations.
2. If a road is to be removed, aggregate will be removed and shipped from the site to be reused, sold, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. Internal service roads are constructed with geotextile fabric and eight (8) inches of aggregate over compacted subgrade. Any ditch crossing connecting access roads to public roads will be removed unless the landowner requests it remains. The subgrade will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for reintroduction of farming. Topsoil that was stockpiled during the original construction will be distributed across the open area. Finally, the access road corridors will be tilled to an agricultural condition.

3.2 Component Disposal

Project components removed from the Project site will be resold, reused, recycled, or scrapped to the greatest extent possible.

- Metal components will be processed to size, sorted, and hauled to a recycling facility (S&S Metal Recyclers in Aurora, Illinois, approximately twenty-three (23) miles from the Project site) to be processed as scrap. This includes:
    - Steel components, including steel piles and trackers, chain-link fencing, and smaller components from recycled equipment.
    - Underground collection and grounding cables, typically composed of aluminum and copper.
    - Copper windings from transformers and inverters.
- Other electrical equipment may be assessed for its condition and either sold for reuse or scrapped from its components.

- Fluids, such as transformer oils, will be drained and shipped off-site to an approved recycling facility.
- Solar panels will be resold or recycled to the greatest extent possible, based on their age and condition, as well as market conditions around resale of solar panels and advancements in recycling technologies. For the purposes of this cost estimate, it is assumed that 95% of panels will be resold to another party for reuse or recycling. The estimate further assumes that 5% will be damaged beyond repair and will be hauled to a landfill that accepts solar module components as approved wastes.
- If possible, clean gravel removed from the site may be re-used to improve public roads or used by local landowners to improve driveways or be used as clean fill. For the purposes of this cost estimate, it's assumed that the gravel will be hauled to a landfill, where it may be accepted as "daily cover" at no charge.

Project components that are not recyclable may include items composed of mixed materials, certain plastic components, materials that have been contaminated, and certain general municipal wastes. It may not be feasible for concrete to be recycled due to the distance between the Project site and a sufficient recycling facility. For the purposes of this Plan, it is assumed that these materials will be hauled to WM-Dekalb County Security Landfill located in DeKalb, Illinois, approximately twenty-five (25) miles from the site.

3.3 Re-Establishing Subsurface Drainage

In accordance with the AIMA Section 6.D, if underground drainage tile lines present within the footprint of the Project are severed or damaged during construction, operation, or decommissioning activities, the Applicant will repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original within twelve (12) months of the end of Project life, as part of the decommissioning efforts. Any permanent drainage tile line repairs beyond those described above (that is, that are discovered after the fact) will be made within thirty (30) days of identification or notification of the damage, weather and soil conditions permitting.

Following completion of the repair work, the Applicant will be responsible for correcting any drainage tile line repairs that fail for one (1) year following the completion of decommissioning, provided those repairs were made by the Applicant. The Applicant will not be responsible for drainage tile repairs that they paid the Landowner to perform.

3.4 Reclamation

The Applicant will restore and reclaim the site to the pre-solar farm condition consistent with the site lease agreement. The Applicant assumes that most of the site will be returned to farmland and/or pasture after decommissioning through implementation of appropriate measures to facilitate such uses. If no specific use is identified, the Applicant will vegetate the site with a seed mix approved by the local soil and water conservation district or similar agency. The goal of restoration will be to restore natural hydrology and plant communities to the greatest extent practicable while minimizing new disturbance and removal of native vegetation. In addition to the reclamation activities described above for each decommissioning activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be decompacted as required in Section 8 of the AIMA. Cropland shall be ripped at

least eighteen (18) inches or to the extent practicable. The existence of underground utilities may necessitate less ripping depth. Following ripping, the disturbed area shall then be disced. Additionally, ruts caused by operation of the facility or decommissioning activities will be corrected. All materials and debris associated with Project decommissioning will be removed and properly recycled or disposed of at off-site facilities.

4.0 Best Management Practices (BMPs)

4.1 Construction Stormwater Practices

During decommissioning, erosion and sediment control BMPs will be implemented to minimize potential for erosion of site soils and sedimentation of surface waters and waters of the state. Because decommissioning will entail disturbance of more than one (1) acre of soil, the Applicant will prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain coverage with the Illinois Environmental Protection Agency (EPA) under the Illinois General National Pollutant Discharge Elimination System (NPDES) permit No. ILR10 prior to initiating soil disturbing activities. Potential BMPs to be implemented during decommissioning activities are described below and will be subject to refinement in the SWPPP. The decommissioning team will review the permitting requirements at the time of decommissioning and obtain any other necessary permits, which may include a US Army Corps of Engineers (USACE) Section 404 Permit to Discharge Dredged or Fill Material.

4.1.1 Erosion Control

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

4.1.2 Sediment Control

Sediment controls, such as silt fences, fiber logs, dewatering practices, construction entrances, and sedimentation traps and/or basins will be implemented during construction to prevent the transport of sediment off-site during decommissioning activities. Street sweeping/scraping will also be implemented to mitigate potential tracking of sediment onto public roadways.

4.1.3 Controlling Stormwater Flowing onto and Through the Project

Given the low gradient of the slopes in the Project Area, controlling stormwater flow that enters the Project Area will likely require minimal effort during decommissioning activities. Only newly disturbed areas may require new, temporary stormwater control. If necessary, water may be diverted around the Project site using diversion berms.

4.2 Permitting

All decommissioning and reclamation activities will comply with Federal and State permit requirements. Decommissioning activities that will disturb more than one (1) acre of soil will require coverage under

the Illinois General NPDES permit No. ILR10 for construction stormwater. The permits will be applied for and received prior to decommissioning construction activities commencing. A SWPPP will be developed prior to filing for construction stormwater permit coverage.

If necessary for decommissioning activities, wetlands and waters permits will be obtained from the USACE or Illinois EPA. A Spill Prevention, Control, and Countermeasure (SPCC) Plan for decommissioning will likely also be required for decommissioning work.

4.3 Health and Safety Standards

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

5.0 Timeline

Decommissioning of the Project will be initiated if the Project Applicant has not paid the Landowner amounts owed for six (6) consecutive months in accordance with the AIMA, or when the Project has surpassed the useful lifespan of the modules and facilities. It is anticipated that the decommissioning activities for the Project can be completed in a twelve (12) week period. The estimated costs for decommissioning are tied to assumptions about the amount of equipment mobilized, the crew sizes, weather and climate conditions, and the productivity of the equipment and crews.

6.0 Decommissioning Costs

The decommissioning costs are calculated using current pricing. In keeping with the Requirements of the IDOA's AIMA, the estimate of net costs should be reevaluated after the tenth (10^{th}) anniversary and every five (5) years thereafter the Commercial Operation Date (COD) to recognize price trends for both decommissioning costs and the salvage and resale values of the components.

There are currently active markets for scrap steel, aluminum, and copper, used transformers and electrical equipment, and used solar panels. Scrap metal prices have been discounted from posted spot prices found on www.scrapmonster.com. Pricing for used panels has been discounted from the average price of used panels, as published in EnergyBin's 2024 "Module Price Index."

The total estimated cost of decommissioning the USS Cloverland Solar LLC is approximately $637,324 ($90,888 per MW). Estimated salvage/scrap value of the modules, racking, transformers, and other materials is approximately $533,739. The net decommissioning costs after accounting for resale and salvage values is approximately $103,600, or $14,774 per MW.

7.0 Financial Assurance

The Applicant shall be responsible for submittal of a financial assurance to cover the cost of

decommissioning the Project. The financial assurance is defined as “a reclamation of surety bond or other commercially available assurance that is acceptable to the County, with the County as beneficiary. The financial assurance shall be implemented as follows:

1. On or before the first (1st) anniversary of the COD, the Applicant shall provide the County with Financial Security to cover ten percent (10%) of the estimate decommissioning costs, as presented in this Plan;
2. On or before the sixth (6th) anniversary of the COD, the Applicant shall provide fifty percent (50%) of the estimate decommissioning costs to the County; and
3. On or before the eleventh (11th) anniversary of the COD, the Applicant shall provide one hundred percent (100%) of the estimated decommissioning costs to the County, as determined by the Decommissioning Plan provided in the tenth year after the COD.

Attachment A

Decommissioning Cost Estimate

USS Cloverland Solar LLC

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	$33,800.00	$33,800
Mobilization was estimated to be approximately 7% of total cost of other items.				
Permitting				
County Permits	1	Lump Sum	$10,000.00	$10,000
State Permits	1	Lump Sum	$20,000.00	$20,000
Subtotal Permitting				**$30,000**
Decommissioning will require SWPPP and SPCC Plans. Cost is an estimate of the permit preparation cost.				
Civil Infrastructure				
Remove Gravel Surfacing from Road	1,223	Cubic Yards (BV)	$3.23	$3,950
Haul Gravel Removed from Road to Landfill (DeKalb, IL)	1,529	Cubic Yards (LV)	$22.03	$33,684
Dispose of Gravel Removed from Road (Landfill uses as Daily Cover)	1,982	Tons	$0.00	$0
Remove Geotextile Fabric from Beneath Access Roads	7,338	Square Yards	$1.40	$10,273
Haul Geotech Fabric to Landfill (DeKalb, IL)	2	Tons	$16.15	$32
Dispose of Geotech Fabric	2	Tons	$81.00	$162
Grade Road Corridor (Re-spread Topsoil)	4,127	Linear Feet	$1.83	$7,552
Decompact Road Area	1.5	Acres	$249.40	$374
Remove Chainlink Fence	6,720	Linear Feet	$8.36	$56,179
Haul Chainlink Fence to Metal Recycling (Aurora, IL)	36	Tons	$15.24	$549
Remove/Haul/Dispose Structures from Stormwater Basins	2	Each	$5,000.00	$10,000
Grade Basin Areas	1	LS	$1,939.33	$1,939
Subtotal Civil Infrastructure				**$124,695**
Civil removal costs are a combination of MNDOT unit costs where applicable, RSMeans cost for Chicago, IL, and industry standards provided to Westwood.				
Structural Infrastructure				
Remove Steel Foundation Posts (Arrays)	2,102	Each	$16.90	$35,524
Haul Steel Post to Metal Recycling (Aurora, IL)	189	Tons	$15.24	$2,880
Remove Tracker Racking per String	465	Each	$202.45	$94,139
Haul Tracker Racking to Metal Recycling (Aurora, IL)	342	Tons	$15.24	$5,212
Subtotal Structural Infrastructure				**$137,755**
Steel removal costs were calculated by using RSMeans information for demolition of steel members.				
Hauling calculations are based on the locations of metals recyclers.				
Electrical Collection System				
Remove PV Panels	12,090	Each	$13.74	$166,117
Haul PV 95% of Panels to Reseller (Morris, IL)	405	Tons	$13.46	$5,451
Haul 5% of PV Panels to Landfill (DeKalb, IL)	21	Tons	$13.46	$283
Dispose of PV Panels	21	Tons	$81.00	$1,701
Remove Equipment Skids	2	Each	$1,210.20	$2,420
Remove Steel Foundation Posts (Equipment Skids)	16	Each	$16.90	$270
Haul Steel Post to Metal Recycling (Aurora, IL)	1	Tons	$15.24	$15
Haul Equipment to Transformer Disposal (New Lenox, IL)	2	Each	$245.24	$490
Remove SCADA Equipment	1	Each	$2,000.00	$2,000
Remove DC Collector System Cables (copper)	7.01	Per MW	$2,000.00	$14,020
Remove Underground (AC) Collector System Cables & Fiber Optic	2	Locations	$400.00	$800
Load and Haul Cables for Recycling	3.0	Tons	$17.53	$53
Dispose of Fiber Optic Cables	0.1	Tons	$81.00	$11
Subtotal Electrical Collection				**$193,631**
Electrical removal costs of PV Panels and Combiner Boxes were based industry standard installation rates. Equipment pads, MV Equipment, and SCADA Equipment removal cost are based on removal of equipment, concrete pads, and conduits using a truck mounted crane and RSMeans information on crew production rates.				

Site Restoration				
Stabilized Construction Entrance	1	Each	$2,000.00	$2,000
Perimeter Controls (Erosion and Sediment Control)	3,360	Linear Feet	$4.67	$15,691
Permanent Seeding on Roadway Areas	1.5	Acres	$1,532.67	$2,299
Till Array Areas to Agricultural Condition	33	Acres	$216.22	$7,200
Subtotal Site Restoration				**$27,190**
Project Management				
Project Manager	12	Weeks	$3,749.00	$44,988
Superintendent (half-time)	12	Weeks	$1,762.50	$21,150
Field Engineer (half-time)	12	Weeks	$1,634.50	$19,614
Clerk (half-time)	12	Weeks	$375.00	$4,500
Subtotal Project Management				**$90,252**
Standard industry weekly rates from RSMeans.				
Subtotal Demolition/Removals				**$637,324**
Salvage				
Fencing (Chain Link)	36	Tons	$214.32	$7,716
Steel Posts	151	Tons	$214.32	$32,362
Module Racking	342	Tons	$214.32	$73,297
PV Modules	11,486	Each	$35.78	$410,937
Transformers and Inverters	1,457	Pounds	$0.40	$583
Transformers (Oil)	1,520	Gallons	$0.70	$1,064
DC Collection Lines (Copper)	2,000	Pounds	$1.74	$3,480
AC Collection Lines (Aluminum)	3,750	Pounds	$0.97	$3,638
Ground Conductor Lines (Copper)	381	Pounds	$1.74	$663
Subtotal Salvage				**$533,739**
Salvage values are a combination of the following factors; current market metal salvage prices, current secondary market for solar panel module recycling, discussions with national companies that specialize in recycling and reselling electrical transformers and inverters, and the assumption that care is taken to prevent any damage or breakage of equipment.				
Total Demolition Minus Salvage				**$103,600**

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

Cost Estimate Assumptions

To develop a cost estimate for the decommissioning of the USS Cloverland Solar LLC Project, Westwood engineers made the following assumptions and used the following pricing references. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. When publicly available bid prices or State Department of Transportation bid summaries were not available for particular work items, we developed time- and material-based estimates considering composition of work crews and equipment and material required. While materials may have a salvage value at the end of the Project life, the construction activity costs and the hauling/freight costs are separated from the disposal costs or salvage value to make revisions to salvage values more transparent.

1. Project quantities are based on USS Cloverland LLC PV Site Plan CUP Rev. C, dated 12/30/2025.
2. A project of this size and complexity requires a full-time project manager with half-time support staff.
3. RS Means pricing was used for the Chicago, Illinois region for timeframe 4th quarter of 2025.
4. Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require. The labor rates reflect union labor rates.

5. Mobilization was estimated at approximately seven percent (7%) of total cost of other items.
6. Permit applications will require the preparation of a SWPPP and an SPCC Plan.
7. Road gravel removal was estimated on a time and material basis. Since the material will not remain on-site, a hauling cost is added to the removal cost. Clean aggregate can typically be used as "daily cover" at landfills without incurring a disposal cost. The road gravel may also be used to fortify local driveways and roads, lowering hauling costs but incurring placing and compaction costs. The hauling costs to a landfill represents an upper limit to costs for disposal of the road gravel.
8. The selected disposal facility (WM-DeKalb County Security Landfill) is located in DeKalb, Illinois, approximately twenty-five (25) miles from the Project site. Hauling costs to the landfill are estimated to be $16.15 per ton.
9. Erosion and sediment control along road reflects the cost of silt fence on the downgradient side of the proposed roads. As such, the length of controls has been estimated to be approximately fifty percent (50%) of the road length.
10. Topsoil is required to be stockpiled on-site during construction, so no topsoil replacement is expected to replace the road aggregate. Subsoiling cost to decompact roadway areas is estimated as $249.40 per acre and tilling to an agriculture-ready condition is estimated as $216.22 per acre.
11. The selected metal recycling facility (S&S Metal Recyclers II) is located in Aurora, Illinois, approximately twenty-three (23) miles from the Project site. Hauling costs to the recycling facility are approximately $0.66 per ton mile, or $15.24 per ton.
12. Tracker foundation posts are lightweight "I" beam sections installed with a specialized piece of equipment and can be removed with a standard backhoe with an attachment for gripping the piles. We estimate crew productivity at two hundred forty (240) posts per day, resulting in a per post cost of approximately $16.90. The posts weigh approximately one hundred fifty (150) pounds each.
13. It is assumed that the racking structures weigh approximately fifteen (15) pounds per linear foot of array. Each solar panel has a width of 44.65 inches. The Project will have approximately 12,090 modules and 45,643 feet of array. The arrays are made of steel pipes; a crew with hand tools can disassemble and cut the pieces to sizes for recycling at a rate of about 1,800 pounds per person per hour, or about $275.26 per ton.
14. The solar panels for the Project measure approximately 3.72 feet by 7.47 feet and weigh 70.55 pounds. They can easily be disconnected, removed, and packed by a three- (3-) person crew at a rate we estimate at eighteen (18) panels per hour.
15. String inverters will be installed on racking with pile foundations.
16. The equipment skids will consist of a transformer and a panel on a metal frame approximately nineteen (19) feet long by eight (8) feet wide by eight (8) feet six (6) inches tall. The skids weigh approximately 10,800 pounds and can be disconnected by a crew of electricians. They must be lifted by a mobile crane for transport to the recycler. They contain copper or aluminum windings.
17. The transformers contain copper windings that have significant salvage value. They are typically oil filled, but most transformer recyclers will accept the transformers with oil. The estimated costs include removal of metal frame and conduits feeding the equipment.
18. Medium voltage (MV) equipment and SCADA equipment are mounted on the same equipment skids as the inverters and transformers, and they are enclosed in weatherproof cabinets. Their size requires light equipment to remove them. The costs for the removal of the pile foundations are included in the "Remove Steel Foundation Posts" estimate.

19. The underground collector system cables are placed in trenches with a minimum of eighteen (18) inches of cover. Several cables/circuits are placed side by side in each trench. The conduits and cables can be removed by trenching.
20. Perimeter control pricing is based on silt fence installation around downgradient sides of the project perimeter.
21. Metal salvage prices (steel, aluminum, copper) are based on January 2026 quotes from www.scrapmonster.com for the Midwest. Posted prices are three (3) months old. These prices are based on delivery to the recycling facility with the material prepared to meet size, thickness, cleanliness, and other specifications.
22. A reduction of twenty-five percent (25%) has been taken from all pricing obtained from www.scrapmonster.com to reflect the processing by the contractor to meet the specifications.
23. The salvage value for steel uses pricing from the Midwest United States at $315 per metric ton, or $285.76 for U.S. ton.
24. Solar module salvage values are shown in current values, assuming near-new conditions for the first few years of operations. Pricing for used panels has been discounted from the average resale price of used panels, as published in EnergyBin's 2024 "Module Price Index." Module values will decline over time as a function of loss of output and age.
25. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. However, we have assumed that the electrical equipment will be obsolete at the time of decommissioning, so we have based the pricing on a percentage of the weight that reflects the copper windings that can be salvaged. Pricing was used for Copper Transformer Scrap for the Midwest United States, at $0.53 per pound.
26. The collection lines are priced assuming copper conductor wire for the direct current circuits and aluminum wire for the alternating current circuits. The prices reflect a reduced yield of copper or aluminum resulting from the stripping of insulation and other materials from the wire prior to recycling. The estimate uses the Midwest prices of #2 insulated copper wire with a fifty percent (50%) recovery rate ($2.32 /pound) and E.C. Aluminum Wire ($1.29 /pound).
27. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised, but removal assumes unskilled common labor under supervision.

Docusign Envelope ID: F1092FDB-EA66-4B32-BB33-E94D05C606EA

STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT
between
USS Cloverland Solar LLC

and the
ILLINOIS DEPARTMENT OF AGRICULTURE
Pertaining to the Construction of a Commercial Solar Energy Facility
in
Kendall County, Illinois

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

USS Cloverland Solar LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 5 MW Commercial Solar Energy Facility in Kendall County [GPS Coordinates: (41.642533°,-88.549085°)], which will consist of up to 40 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

Conditions of the AIMA

The mitigative actions specified in this AIMA shall be subject to the following conditions:

A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.

B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.

C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.

E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.

F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.

G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.

H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.

I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.

J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.

K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.

L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.

M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

Definitions

Abandonment	When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.

Aboveground Cable	Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter.
Agricultural Impact Mitigation Agreement (AIMA)	The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein.
Agricultural Land	Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above.
Best Efforts	Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation.
Commercial Operation Date	The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months.
Commercial Solar Energy Facility (Facility)	A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts.
Commercial Solar Energy Facility Owner deemed (Facility Owner)	A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act.
County	The County or Counties where the Commercial Solar Energy Facility is located.
Construction	The installation, preparation for installation and/or repair of a Facility.
Cropland	Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland.

Deconstruction	The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA.
Deconstruction Plan	A plan prepared by a Professional Engineer, at the Facility's expense, that includes: (1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things: i. the number of solar panels, racking, and related facilities involved; ii. the original Construction costs of the Facility; iii. the size and capacity, in megawatts of the Facility; iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs); v. the Construction method and techniques for the Facility and for other similar facilities; and (2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility.
Department	The Illinois Department of Agriculture (IDOA).
Financial Assurance	A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary.
Landowner	Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement.
Prime Farmland	Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management).
Professional Engineer	An engineer licensed to practice engineering in the State of Illinois.
Soil and Water Conservation District (SWCD)	A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources.
Tenant	Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement.
Topsoil	The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon.
Underlying Agreement	The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner.

Underground Cable	Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid.
USDA Natural Resources Conservation Service (NRCS)	An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation.

Construction and Deconstruction Standards and Policies

1. Support Structures

A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.

B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.

C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

2. Aboveground Facilities

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

3. Guy Wires and Anchors

Best Efforts shall be made to place guy wires and their anchors, if used, out of Cropland, pastureland and hayland, placing them instead along existing utilization lines and on land other than Cropland. Where this is not feasible, Best Efforts shall be made to minimize guy wire impact on Cropland. All guy wires shall be shielded with highly visible guards.

4. Underground Cabling Depth

A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:

1. a minimum of 5 feet of top cover where they cross Cropland.
2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.

4. a minimum of 3 feet of top cover where they cross wooded/brushy land.

B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:

1. Within the fenced perimeter of the Facility; or

2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.

C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.

5. Topsoil Removal and Replacement

A. Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such a manner that it will not become intermixed with subsoil materials.

B. Best Efforts shall be made to store all disturbed subsoil material near the excavation site and separate from the topsoil.

C. When backfilling an excavation site, Best Efforts shall be used to ensure the stockpiled subsoil material will be placed back into the excavation site before replacing the topsoil.

D. Refer to Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.

E. Refer to Section 8 for procedures pertaining to the repair of compaction and rutting of the topsoil.

F. Best Efforts shall be performed to place the topsoil in a manner so that after settling occurs, the topsoil's original depth and contour will be restored as close as reasonably practicable. The same shall apply where excavations are made for road, stream, drainage ditch, or other crossings. In no instance shall the topsoil materials be used for any other purpose unless agreed to explicitly and in writing by the Landowner.

G. Based on the mutual agreement of the landowner and Facility Owner, excess soil material resulting from solar facility excavation shall either be removed or stored on the Landowner's property and reseeded per the applicable National Pollution Discharge Elimination System (NPDES) permit/Stormwater Pollution Prevention Plan (SWPPP). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.

6. Rerouting and Permanent Repair of Agricultural Drainage Tiles

The following standards and policies shall apply to underground drainage tile line(s) directly or indirectly affected by Construction and/or Deconstruction:

A. Prior to Construction, the Facility Owner shall work with the Landowner to identify drainage tile lines traversing the property subject to the Underlying Agreement to the extent reasonably practicable. All drainage tile lines identified in this manner shall be shown on the Construction and Deconstruction Plans.

B. The location of all drainage tile lines located adjacent to or within the footprint of the Facility shall be recorded using Global Positioning Systems (GPS) technology. Within 60 days after Construction is complete, the Facility Owner shall provide the Landowner, the IDOA, and the respective County Soil and Water Conservation District (SWCD) with "as built" drawings (strip maps) showing the location of all drainage tile lines by survey station encountered in the Construction of the Facility, including any tile line repair location(s), and any underground cable installed as part of the Facility.

C. **Maintaining Surrounding Area Subsurface Drainage**

If drainage tile lines are damaged by the Facility, the Facility Owner shall repair the lines or install new drainage tile line(s) of comparable quality and cost to the original(s), and of sufficient size and appropriate slope in locations that limit direct impact from the Facility. If the damaged tile lines cause an unreasonable disruption to the drainage system, as determined by the Landowner, then such repairs shall be made promptly to ensure appropriate drainage. Any new line(s) may be located outside of, but adjacent to the perimeter of the Facility. Disrupted adjacent drainage tile lines shall be attached thereto to provide an adequate outlet for the disrupted adjacent tile lines.

D. **Re-establishing Subsurface Drainage Within Facility Footprint**

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.

G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.

7. Rock Removal

With any excavations, the following rock removal procedures pertain only to rocks found in the uppermost 42 inches of soil, the common freeze zone in Illinois, which emerged or were brought to the site as a result of Construction and/or Deconstruction.

A. Before replacing any topsoil, Best Efforts shall be taken to remove all rocks greater than 3 inches in any dimension from the surface of exposed subsoil which emerged or were brought to the site as a result of Construction and/or Deconstruction.

B. If trenching, blasting, or boring operations are required through rocky terrain, precautions shall be taken to minimize the potential for oversized rocks to become interspersed in adjacent soil material.

C. Rocks and soil containing rocks removed from the subsoil areas, topsoil, or from any excavations, shall be removed from the Landowner's premises or disposed of on the Landowner's premises at a location that is mutually acceptable to the Landowner and the Facility Owner.

8. Repair of Compaction and Rutting

A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping depth. The disturbed area shall then be disked.

B. All ripping and disking shall be done at a time when the soil is dry enough for normal tillage operations to occur on Cropland adjacent to the Facility.

C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.

D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

9. Construction During Wet Weather

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

A. Construction activities on prepared surfaces, surfaces where topsoil and subsoil have been removed, heavily compacted in preparation, or otherwise stabilized (e.g. through cement mixing) may occur at the discretion of the Facility Owner in wet weather conditions.

B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

10. Prevention of Soil Erosion

A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.

B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.

C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

11. Repair of Damaged Soil Conservation Practices

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

12. Compensation for Damages to Private Property

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

13. Clearing of Trees and Brush

A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.

B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

14. Access Roads

A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.

B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.

C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

15. Weed/Vegetation Control

A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.

B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.

C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.

D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

16. Indemnification of Landowners

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities

A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:

1. Solar panels, cells and modules;
2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
3. Solar panel foundations, if used (to depth of 5 feet);

4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
5. Overhead collection system components;
6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
9. Debris and litter generated by Deconstruction and Deconstruction crews.

B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.

C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.

D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.

E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.

F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

Concurrence of the Parties to this AIMA

The Illinois Department of Agriculture and USS Cloverland Solar LLC concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in Kendall County within the State of Illinois.

The effective date of this AIMA commences on the date of execution.

STATE OF ILLINOIS
DEPARTMENT OF AGRICULTURE

[redacted]

By: Jerry Costello II, Director

[redacted]

By Clay Nordsiek, Deputy General Counsel

801 E. Sangamon Avenue,
State Fairgrounds, POB 19281
Springfield, IL 62794-9281

11/19, 2025

USS Cloverland Solar LLC

[redacted]

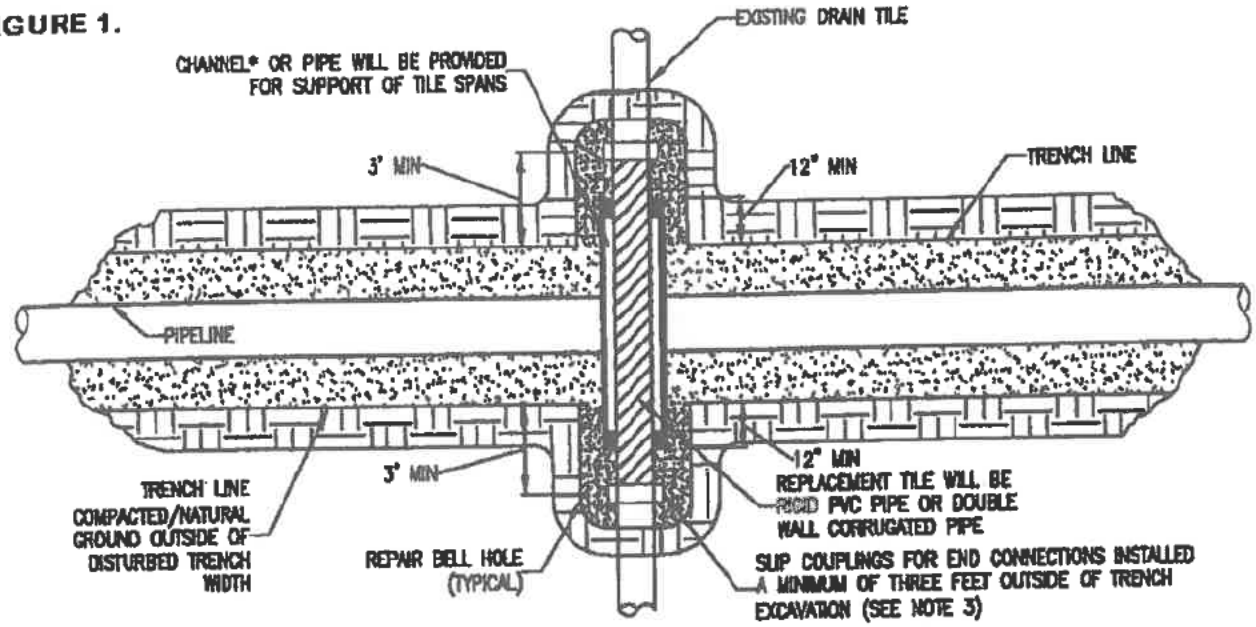
By David Watts, Authorized Signer

[redacted]

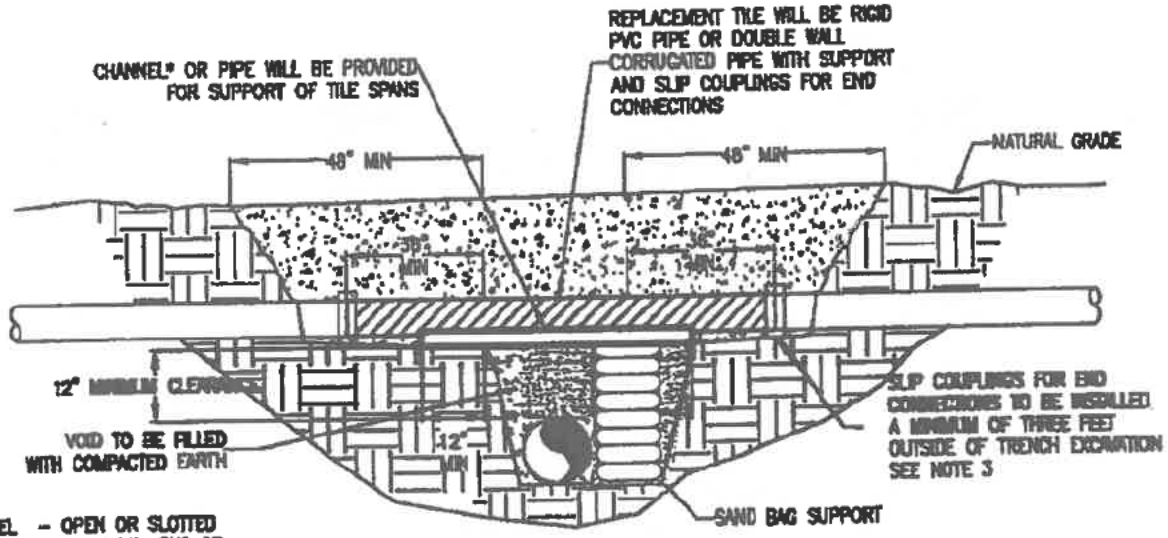
Address

10/31/2025, 20____

FIGURE 1.



PLAN
N.T.S.



*CHANNEL – OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE TO SUPPORT DRAIN TILE.

CROSS SECTION
N.T.S.

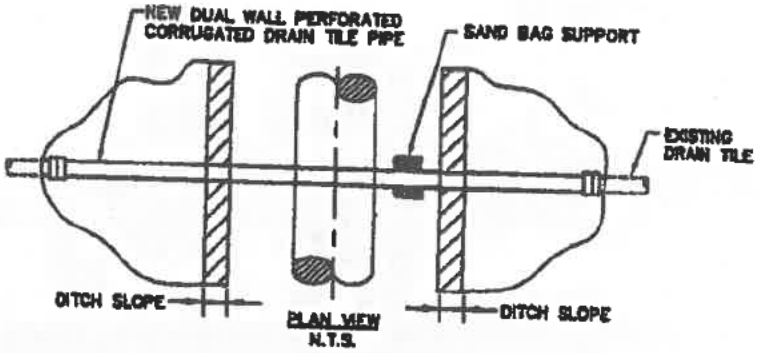
NOTE:

1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

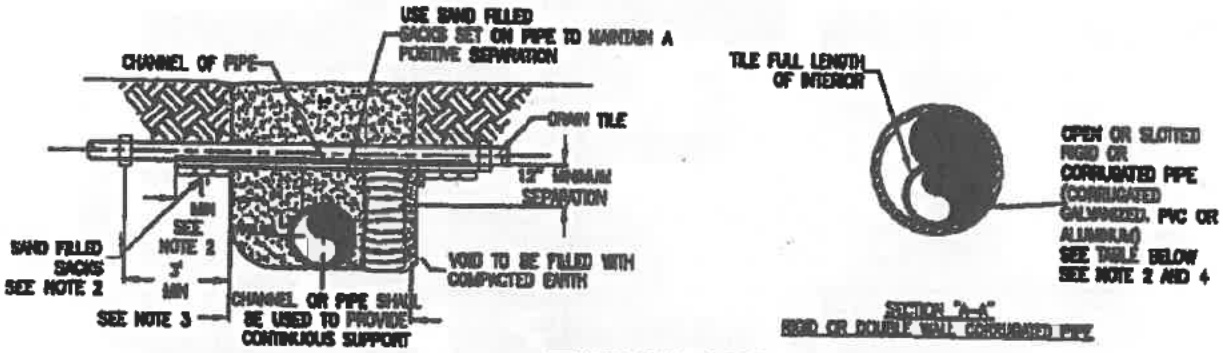
TEMPORARY DRAIN TILE REPAIR

PAGE 1 of 2

FIGURE 2.



PLAN VIEW



END VIEWS

MINIMUM SUPPORT TABLE			
TILE SIZE	CHANNEL SIZE	PIPE SIZE	
3"	4" @ 5.4 #/ft	4"	STD. WT.
4"-5"	5" @ 6.7 #/ft	6"	STD. WT.
6"-8"	7" @ 9.8 #/ft	8"-10"	STD. WT.
10"	10" @ 15.3 #/ft	12"	STD. WT.

NOTES:

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.
2. 1'-0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).
3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.
4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.
5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20', TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.
6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.
7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE LATERALLY INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

PERMANENT DRAIN TILE REPAIR

PAGE 2 of 2

US SOLAR
233 S Wacker Street, Fl. 44
Chicago, IL 60606
312-623-3410
www.us-solar.com

Dear reviewer,

USS Cloverland LLC is submitting the attached materials and associated fee to have an NRI Report and LESA score evaluation completed on parcel 01-33-200-006, located in sections 27, 33, and 34 of Plano Township in Kendall County, IL. The applicant has a Lease agreement with the Landowner and wishes to use the findings of this report as part of its Special Use Permit application, to be submitted later this calendar year.

The full parcel acreage is 122.3 acres, with the proposed solar development comprising 40 acres of the parcel. The land is unincorporated and currently zoned Agricultural, neither of which will be changed by applicant's Special Use Permit application. The full legal description of the parcel is:

THAT PART OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2100.0 FEET TO A LINE DRAWN PARALLEL WITH AND 2100.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 684.03 FEET TO A FOUND CONCRETE MARKER FOR THE POINT OF BEGINNING: THENCE NORTH 12 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 540.26 FEET TO A CONCRETE MARKER; THENCE NORTH 89 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 228.99 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 01 SECONDS WEST, A DISTANCE OF 1825.91 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 86 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 331.16 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 01 DEGREES 12 MINUTES 43 SECONDS EAST, A DISTANCE OF 343.03 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 233.00 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 06 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 359.43 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 481.40 FEET; THENCE NORTH 48 DEGREES 35 MINUTES 37 SECONDS EAST, A DISTANCE OF 302.55 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 04 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 1403.88 FEET TO A POINT IN THE CENTER LINE OF GRISWOLD SPRINGS ROAD; THENCE SOUTH 76 DEGREES 30 MINUTES 57 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 632.72 FEET 9 TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 486.59 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 30 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2627.58 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 318.97 FEET TO THE NORTHEAST CORNER "THE BLUFFS P.U.D." ACCORDING TO DOC.#2000-00949 IN SLOT 677 AND 678; THENCE SOUTH 02 DEGREES 14 MINUTES 09 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 636.98 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID OF "THE BLUFFS P.U.D."; THENCE NORTH 87 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 481.25

233 S Wacker Street, Fl. 44
Chicago, IL 60606
312-623-3410
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FEET; THENCE SOUTH 61 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 415.70 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 557.13 FEET; THENCE SOUTH 35 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 722.50 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 333.25 FEET; THENCE SOUTH 47 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 400.05 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 400.01 FEET; THENCE SOUTH 36 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 1029.22 FEET TO SAID PARALLEL LINE DRAWN 2100.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 57.97 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

Thank you for reviewing our application and please let us know if we may assist further.

Sincerely,

Elijah Mitchell
Project Developer
[redacted]

Kendall County Soil & Water Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

Website: www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: USS Cloverland Solar LLC [redacted]
Contact Person: Elijah Mitchell [redacted]
Address: [redacted]
City, State, Zip: [redacted]
Phone Number: [redacted]
Email: [redacted]

Please select: How would you like to receive a copy of the NRI Report? ☑ Email ☐ Mail

Site Location & Proposed Use

Township Name Plano Township 37 N, Range 6 E, Section(s) 33-34 & 27
Parcel Index Number(s) 01-33-200-006
Project or Subdivision Name USS Cloverland Solar Number of Acres ~40
Current Use of Site Agriculture Proposed Use Solar Energy
Proposed Number of Lots N/A Proposed Number of Structures 121
Proposed Water Supply N/A Proposed type of Wastewater Treatment N/A
Proposed type of Storm Water Management Basin

Type of Request

☐ Change in Zoning from _____ to _____
☐ Variance (Please describe fully on separate page)
☑ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County, Plano

In addition to this completed application form, please including the following to ensure proper processing:

☑ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
☑ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☑ If available: topography map, field tile map, copy of soil boring and/or wetland studies
☑ **NRI fee** (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2025, are as follows:

Full Report: $450.00 for five acres and under, plus $25.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $375.00 (KCSWCD staff will determine when a summary report will be necessary)
Review Letter: $75.00 (KCSWCD staff will determine when a review letter will be necessary)

Fee for first five acres and under	$ 450.00
35 Additional Acres at $25.00 each	$ 875.00
Total NRI Fee	$ 1325.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Applications can be emailed to alyse@kendallswcd.org and checks mailed separately. Once a completed application is submitted, please allow 30 days for inspection, evaluation, and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

Edmond Fitzgerald — **Petitioner or Authorized Agent**
12/1/2025 — **Date**

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI#_____ Date initially rec'd _____ Date all rec'd _____ Board Meeting _____
Fee Due $_____ Fee Paid $ _____ Check #_____ Over/Under Payment _____ Refund Due_____

Outlook

Re: NRI Submission - USS Cloverland & USS Griswold

From Edmond Fitzgerald <[redacted]
Date Tue 12/9/2025 1:06 PM
To Alyse Olson <alyse@kendallswcd.org>
Cc Elijah Mitchell <[redacted]

Hi Alyse,

Thank you very much for confirming receipt of the checks and applications. Yes, if you could please provide reports to both the County, as well as the City of Plano and Little Rock Township that would be much appreciated.

Let me know if there's anything else we can provide to help facilitate the review of these applications.

Thank you,
Edmond

US SOLAR
Edmond Fitzgerald | Permitting Specialist
447-333-2552
edmond.fitzgerald@us-solar.com | www.us-solar.com

From: Alyse Olson <alyse@kendallswcd.org>
Sent: Tuesday, December 9, 2025 1:01 PM
To: Edmond Fitzgerald <[redacted]
Cc: Elijah Mitchell <[redacted]
Subject: RE: NRI Submission - USS Cloverland & USS Griswold

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Edmond,

Thank you for the applications. I was able to access the documents and received the checks.

I will review these applications in more detail this week and reach out with any questions.

You can expect to receive a copy of the completed reports the week of January 12th.

You listed both Kendall County and the City of Plano as the entities that the request is being filed with. Would you like a copy of the reports to be provided to both the County and the City of Plano? I will also provide a copy to Little Rock Township.

Thanks,
Alyse

Alyse Olson
Resource Conservationist

Kendall County Soil & Water Conservation District
7775A Route 47
Yorkville, IL 60560
Office: (630) 553-5821 x3
Direct: (630) 708-4009
www.kendallswcd.org

From: Edmond Fitzgerald <[redacted]
Sent: Monday, December 1, 2025 4:34 PM
To: Alyse Olson <alyse@kendallswcd.org>
Cc: Elijah Mitchell <[redacted]
Subject: NRI Submission - USS Cloverland & USS Griswold

Hello Alyse,

Hope you had a wonderful Thanksgiving! My name is Edmond Fitzgerald and I am a permitting specialist with US Solar and I would like to submit the NRI Applications for two proposed solar projects, USS Cloverland and USS Griswold, near Plano, IL. Please note that these both of these projects are located on the same parcels, so there may be a little bit of overlap. Let me know if there's anything else I can provide you with, I arranged for our finance team to send checks to pay for the reports so let me know if there's any trouble with that.

Thanks,
Edmond Fitzgerald

US SOLAR
Edmond Fitzgerald | Permitting Specialist
[redacted]
www.us-solar.com

The information contained in this message is privileged and confidential, and is intended only for the use of the individual named above and others who have been specifically authorized to receive it. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please contact sender.

Kendall County Soil & Water Conservation District

January 13, 2026

USS Cloverland Solar, LLC
[redacted]

Dear Petitioner,

The Kendall County Soil & Water Conservation District completed a Natural Resources Information (NRI) Report (2520) for a Special Use Permit request for the proposed development of the USS Cloverland Solar Project on one parcel (Parcel Index Number 01-33-200-006), totaling approximately 40 acres. This site is in Section 33 of Little Rock Township (T.37N – R.6E) in Kendall County, IL.

Copies of the report have been provided to Kendall County, the City of Plano and Little Rock Township.

Included please find NRI Report #2520. A payment receipt for the NRI report fee will be emailed this week.

If you have any questions, please contact our office at (630) 553-5821 extension 3 or email alyse@kendallswcd.org.

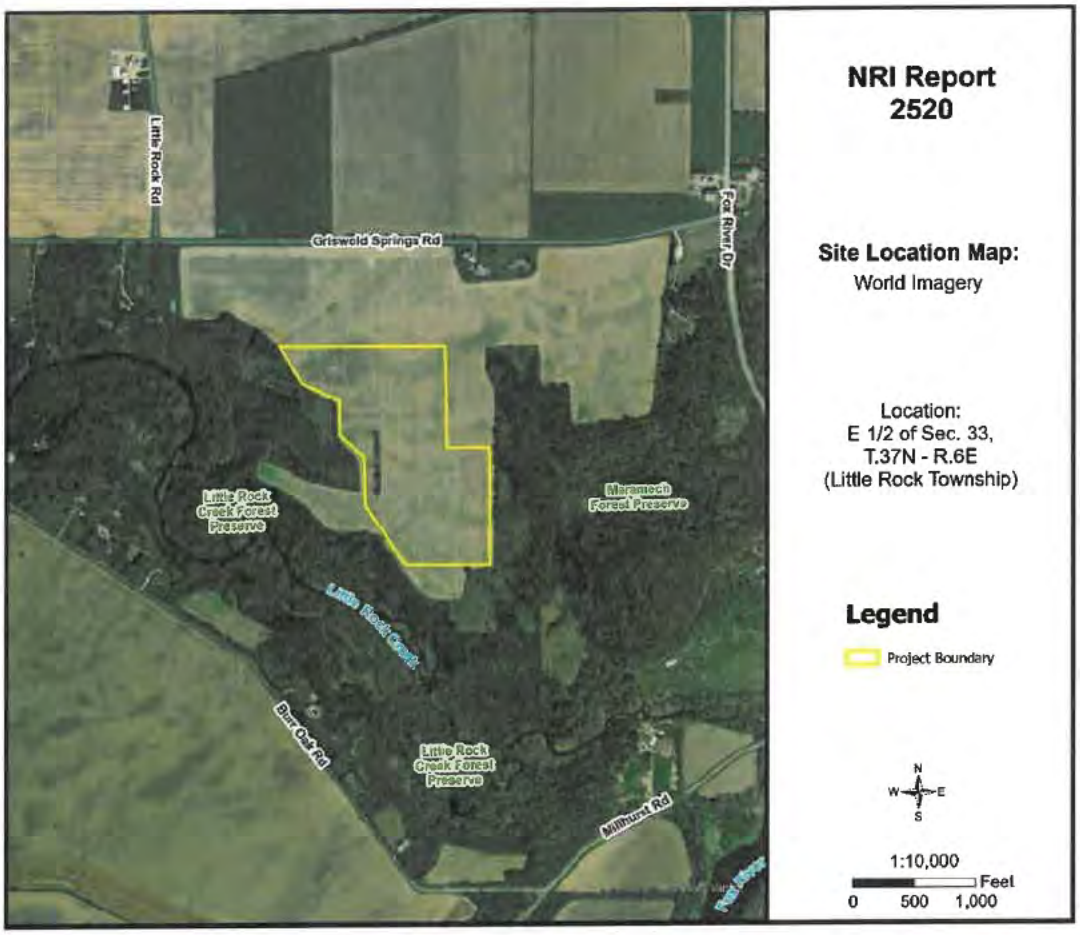
Sincerely,

[redacted]

Alyse Olson
Resource Conservationist

Enclosures

NATURAL RESOURCES INFORMATION (NRI) REPORT: #2520



Jan. 2026

Petitioner: USS Cloverland Solar, LLC
Contact: Elijah Mitchell (US Solar)

Prepared By:

Kendall County Soil & Water Conservation District

7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
www.kendallswcd.org

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INFORMATION (NRI) REPORT

Natural Resources Information Report Number	2520
Date District Board Reviews Application	January 2026
Applicant's Name	USS Cloverland Solar, LLC
Size of Parcel	(+/-) 40 acres
Current Zoning & Use	A-1 Agricultural District; Agriculture
Proposed Zoning & Use	A-1 Agricultural District Special Use Permit; Solar Energy Facility
Parcel Index Number(s)	01-33-200-006
Contact Person	Elijah Mitchell (US Solar)

Copies of this report or notification of the proposed land-use change was provided to:	**Yes**	**No**
The Applicant	X	
The Applicant's Legal Representation		X
The Local/Township Planning Commission	X	
The Village/**City/County** Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

Report Prepared By: *Alyse Olson* Position: *Resource Conservationist*

PURPOSE AND INTENT

The purpose of this report is to provide officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

Kendall County Soil and Water Conservation District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
E-mail: Alyse.Olson@il.nacdnet.net

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EXECUTIVE SUMMARY

Natural Resources Information Report Number	2520
Petitioner	USS Cloverland Solar, LLC
Contact Person	Elijah Mitchell (US Solar)
County or Municipality the Petition is Filed With	Kendall County & City of Plano
Location of Parcel	East ½ of Section 33, Township 37 North, Range 6 East (Little Rock Township) of the 3rd Principal Meridian
Project or Subdivision Name	USS Cloverland Solar
Existing Zoning & Land Use	A-1 Agricultural District; Agriculture
Proposed Zoning & Land Use	A-1 Agricultural District Special Use Permit; Solar Energy Facility
Proposed Water Source	Not applicable
Proposed Type of Sewage Disposal System	Not applicable
Proposed Type of Storm Water Management	Detention Basin
Size of Site	(+/-) 40 acres
Land Evaluation Site Assessment (LESA) Score	189 (Land Evaluation: 80; Site Assessment: 109)

NATURAL RESOURCE CONSIDERATIONS

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this project area contains the soil types shown in Figure 1 and Table 1. Please note this does not replace the need for or results of onsite soil testing. If completed, please refer to onsite soil test results for planning/engineering purposes.

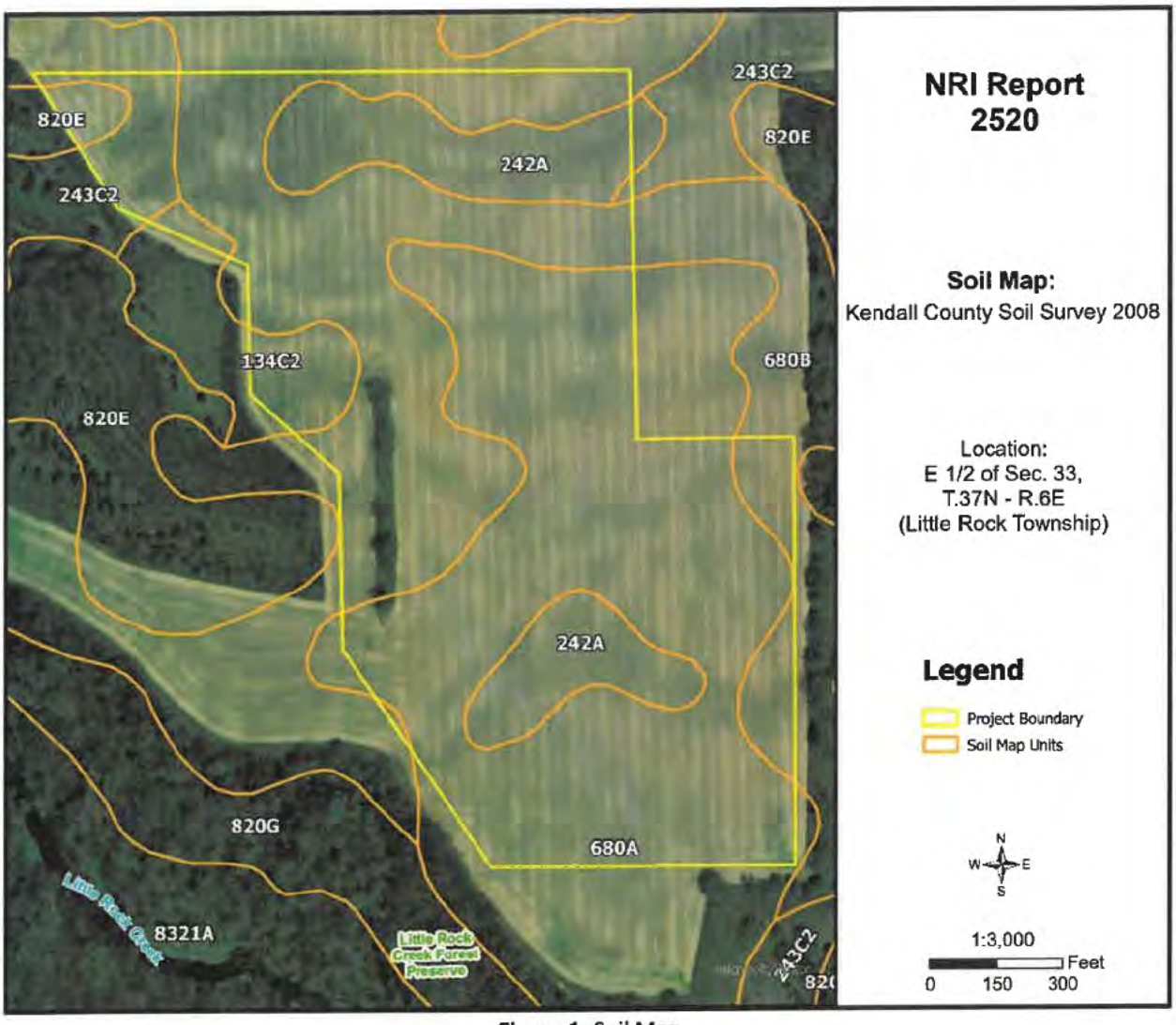


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	% Area
134C2	Camden silt loam, 5-10% slopes, eroded	Well Drained	B	Non-Hydric w/ Hydric Inclusions	Farmland of Statewide Importance	1.4	3.5%
242A	Kendall silt loam, 0-2% slopes	Somewhat Poorly Drained	B/D	Non-Hydric w/ Hydric Inclusions	Prime Farmland if Drained	5.5	13.7%
243C2	St. Charles silt loam, 5-10% slopes, eroded	Well Drained	B	Non-Hydric w/ Hydric Inclusions	Farmland of Statewide Importance	1.4	3.5%
680A	Campton silt loam, 0-2% slopes	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Prime Farmland	18.3	45.5%
680B	Campton silt loam, 2-5% slopes	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Prime Farmland	13.1	32.5%
820E	Hennepin-Casco complex, 12-30% slopes	Well Drained	C	Non-Hydric	Not Prime Farmland	0.5	1.3%

Hydrologic Soil Groups – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, one is classified as non-hydric soil (820E Hennepin-Casco complex) and five are classified as non-hydric soil with hydric inclusions likely (134C2 Camden silt loam, 242A Kendall silt loam, 243C2 St. Charles silt loam, 680A Campton silt loam, 680B Campton silt loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, two are designated as prime farmland (680A Campton silt loam and 680B Campton silt loam), one is designated at prime farmland if drained (242A Kendall silt loam), two are designated as farmland of statewide importance (134C2 Camden silt loam and 243C2 St. Charles silt loam), and one is designated as not prime farmland (820E Hennepin-Casco complex).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings, small commercial buildings, solar arrays, shallow excavations, lawns/landscaping, local roads and streets, etc. Soils have different properties which influence the development of building sites. The USDA-NRCS classifies soils as Not Limited, Somewhat Limited, and Very Limited. Soils that are Not Limited indicates that the soil has properties that are favorable for the specified use. They will perform well and will have low maintenance. Soils that are Somewhat Limited are moderately favorable, and their limitations can be overcome through special planning, design, or installation. Soils that are Very Limited have features that are unfavorable for the specified use, and their limitations cannot easily be overcome.

Table 2: Soil Limitations

Soil Type	Solar Arrays	Shallow Excavations	Lawns/ Landscaping	Unpaved Roads / Streets
134C2	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
242A	Very Limited	Very Limited	Somewhat Limited	Very Limited
243C2	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
680A	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
680B	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
820E	Very Limited	Very Limited	Very Limited	Very Limited

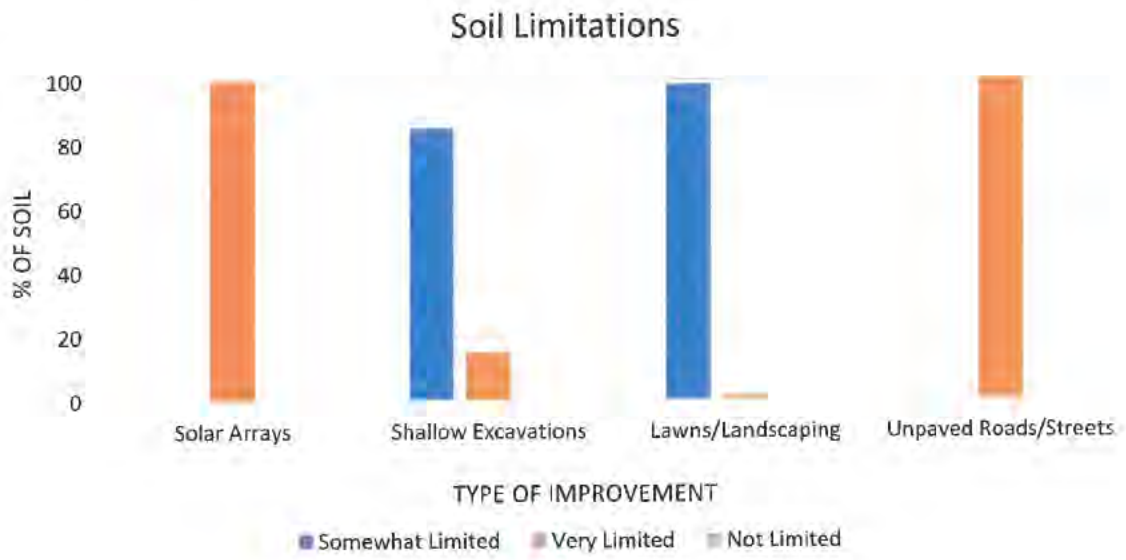


Figure 2: Soil Limitations Chart

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE)**: The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
    - The Land Evaluation score for this site is **80 out of 100**, indicating that the soils are **well suited** for agricultural uses.
- **Site Assessment (SA)**: The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
    - The Site Assessment score for this site is **109 out of 200**.

The **LESA Score for this site is 189 out of a possible 300, which indicates a low level of protection** for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetlands Inventory map does not indicate the presence of wetland(s)/waters on the proposed project site. The map does indicate the presence of wetland(s)/waters near the proposed project site, however. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0020G (effective date February 4, 2009) was reviewed to determine the presence of floodplain and floodway areas within the project site. The map does not indicate the presence of regulated floodplain or floodway on the proposed project site. The map does indicate the presence of regulated floodplain near the proposed project site, however.

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern as suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (https://illinoisurbanmanual.org/) for appropriate best management practices.

STORMWATER POLLUTION

A National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

ECOLOGICAL CONSIDERATIONS

Developers of solar project sites are encouraged to plant native groundcover. Native shrubs, grasses, and wildflowers offer benefits such as improved erosion control, pesticide avoidance, stormwater infiltration, wildlife habitat, and reduced overall maintenance. Naturalized areas, once established, are more drought tolerant, require little to no fertilization, and only need to be mowed once or twice a year. Native fruiting and flowering plants also provide a food source and habitat for native pollinators which offer the ecological service of pollinating our agricultural crops.

The district recognizes two potential sources of water pollution from solar farms including cracked panels and oil leaks or spills from transformers. Cracked panels can leach toxic materials if many broken panels are exposed to precipitation over a long period of time. To prevent this issue, solar farm operators should regularly inspect cracked panels. Cracked or broken panels must be immediately stored under protective cover and should be periodically transported offsite for recycling or proper offsite storage.

Electrical transformers are used to increase output voltage from solar farms to the electrical grid. These transformers contain oil, which can leak or spill resulting in environmental damage. To reduce environmental damage, biodegradable oil can be used in the transformers. Larger transformers typically use mineral-based oil unless biodegradable oil is specifically requested. Leaks and spills of biodegradable oil must still be prevented, but the risk for groundwater contamination would be reduced and clean-up efforts simplified in the event of a release. Secondary containment systems such as trays, membranes, or vaults can also be used in the event of a leak or spill. Containment systems must be designed to manage stormwater so adequate containment volume is maintained. This would be the responsibility of the solar developer.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for petitioner USS Cloverland Solar, LLC. The petitioner is requesting an A-1 Agricultural District Special Use Permit on one parcel (Parcel Index Numbers 01-33-200-006), totaling approximately 40 acres. The petitioner plans to construct a Solar Energy Facility within Section 33 of Little Rock Township (T.37N – R.6E) in Kendall County, IL. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that prime farmland soil should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 92% are designated as prime farmland or prime farmland if drained.

A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soil on this parcel scored 80 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 189 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are considered very limited for supporting solar arrays and unpaved roads/streets, 15% are considered very limited for supporting shallow excavations, and 1% are considered very limited for supporting lawns/landscaping. The remaining soils are considered somewhat limited for these types of developments/uses. This information is based on the soil in an undisturbed state.

This site is located within the Lower Fox River watershed. It falls within the Town of Sandwich – Little Rock Creek sub watershed (HUC 12 – 071200070306) and the Big Rock Creek sub watershed (HUC 12 – 071200070307). The Town of Sandwich – Little Rock Creek sub watershed comprises approximately 10,542 acres covering parts of Sandwich and Plano. The Big Rock Creek sub watershed comprises approximately 18,977 acres covering parts of Kaneville, Big Rock, Sugar Grove, and Plano.

This development should include a soil erosion and sediment control plan to be implemented during construction. It is critical to have vegetative cover during and after construction to protect the soil from erosion. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

The Kendall County SWCD strongly recommends the use of native ground cover, specifically plant varieties beneficial to pollinator species, be used to vegetate the site. Native vegetation benefits soil health, creates habitat, provides resilience to drought and prolonged wet conditions, and reduces maintenance needs after successful establishment.

For intense use, it is recommended that a drainage tile survey be completed on the parcel to locate the subsurface drainage tile and should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Complied Statues, Ch. 70, Par 405/22.02a).

[redacted]

SWCD Board Representative

JAN 12, 2026

Date

PARCEL LOCATION

East half of Section 33, Township 37 North, Range 6 East (Little Rock Township). This site is approximately 40 acres and is located south of Griswold Springs Road, north and east of Burr Oak Road, north of Millhurst Road, and west of Fox River Drive near Plano, IL.

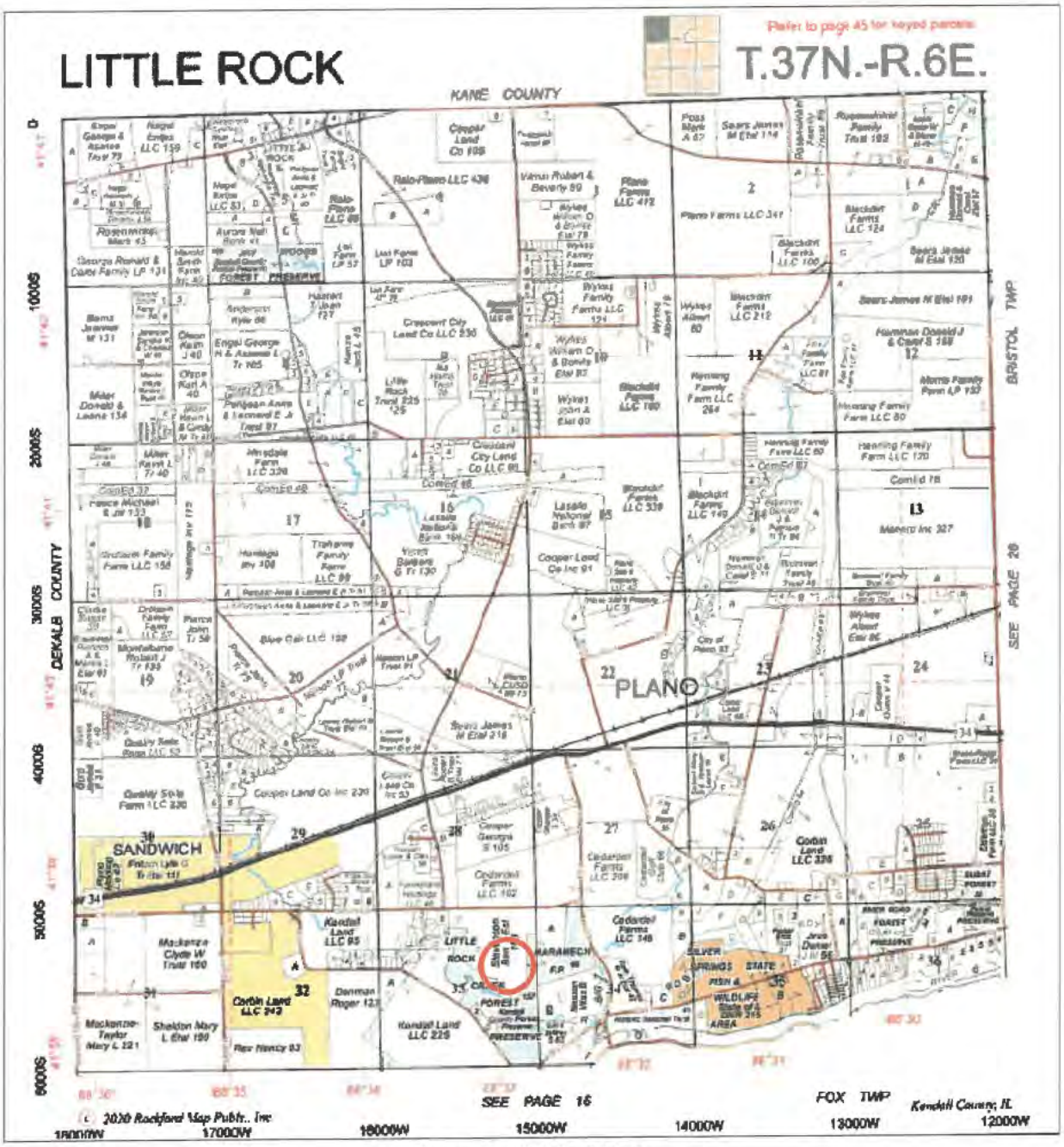


Figure 3: 2021 Plat Map

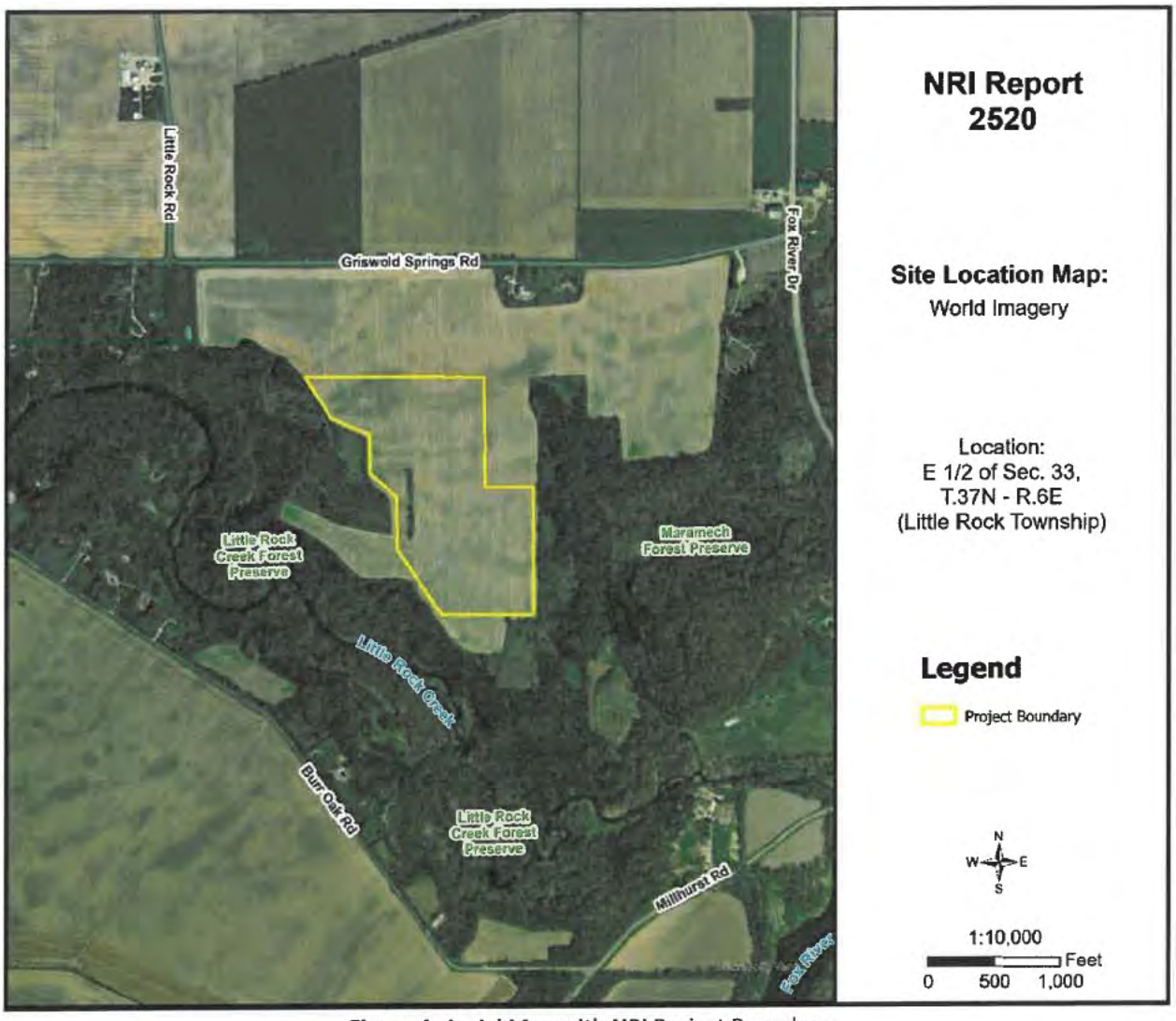


Figure 4: Aerial Map with NRI Project Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois State Historic Preservation Office has not been notified of the proposed land use change by the Kendall County SWCD. There may be historic features in the area. The applicant may need to contact them according to current Illinois law.

ECOLOGICALLY SENSITIVE AREAS

WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?[1]

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now" (Raven 1994).

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems (Wilson 1992, Hoose 1981).

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize, and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over $3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of their own sanity and wellbeing, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin's human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL

As part of the Natural Resources Information Report, staff reviews office maps to determine if any nature preserves or ecologically sensitive areas are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that there is an Illinois Nature Preserve (Maramech Woods Nature Preserve) in the vicinity of the parcel in question (PIQ). Additionally, there are two Kendall County Forest Preserves (Little Rock Creek Forest Preserve & Maramech Forest Preserve) located directly adjacent to the PIQ. These are ecologically sensitive areas, and efforts should be made to protect them during construction activities.

[1]Taken from *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (not limited, somewhat limited, or very limited) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with to complete the proposed activity successfully. Very limited indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a somewhat limited or not limited rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineation.

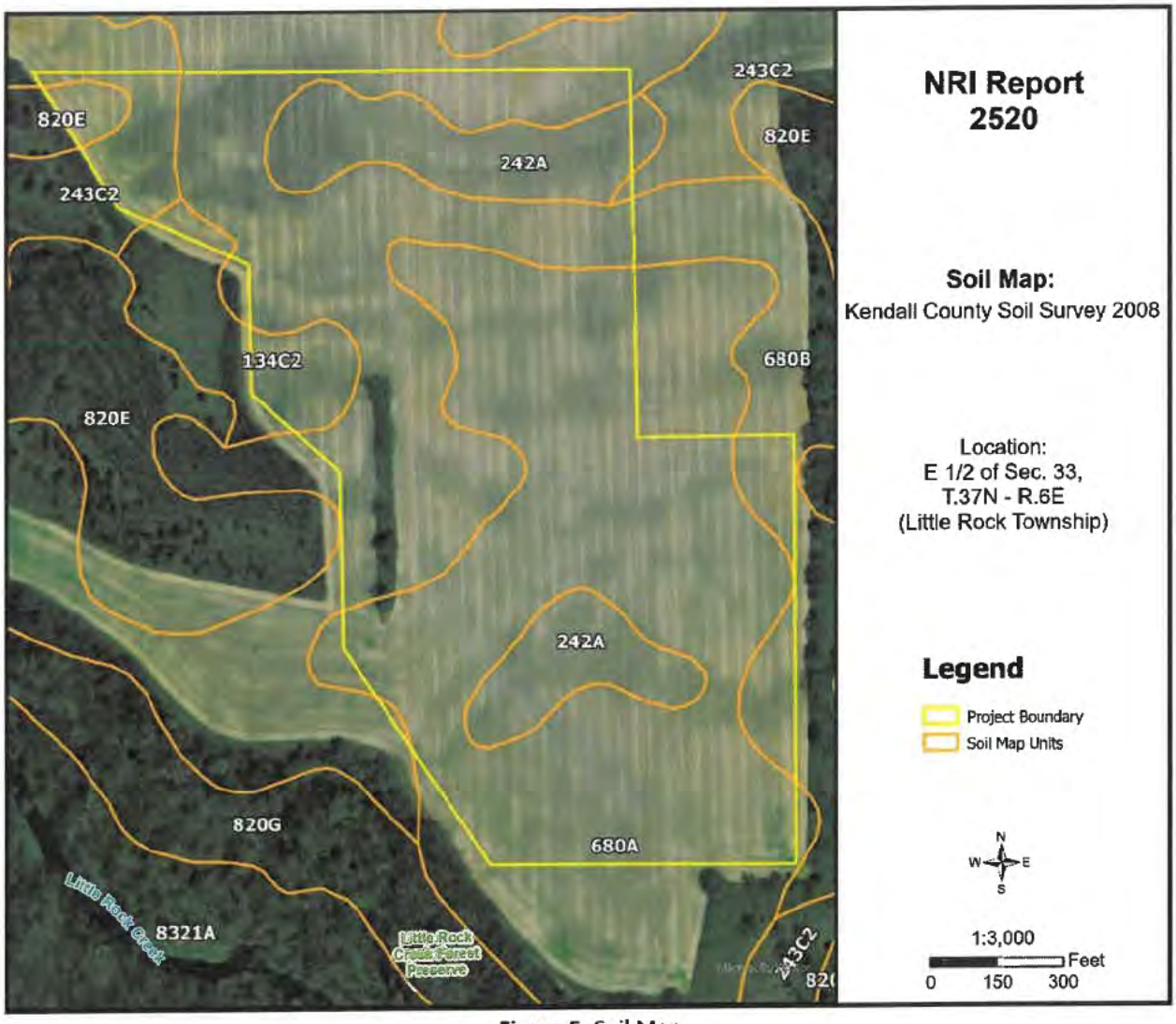


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Soil Type	Soil Name	Acres	Percent
134C2	Camden silt loam, 5-10% slopes, eroded	1.4	3.5%
242A	Kendall silt loam, 0-2% slopes	5.5	13.7%
243C2	St. Charles silt loam, 5-10% slopes, eroded	1.4	3.5%
680A	Campton silt loam, 0-2% slopes	18.3	45.5%
680B	Campton silt loam, 2-5% slopes	13.1	32.5%
820E	Hennepin-Casco complex, 12-30% slopes	0.5	1.3%

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

GENERAL – NONAGRICULTURAL

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of not limited, somewhat limited, and very limited are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered unsuitable for all types of construction.

LIMIATIONS RATINGS

- **Not Limited:** This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- **Somewhat Limited**: This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- **Very Limited**: This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

Building on poorly suited or unsuitable soils can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

Solar Arrays, Soil-Penetrating Anchor Systems – Ground-based solar arrays are sets of photovoltaic panels that are not situated on a building or pole. These installations consist of a racking system that holds the panel in the desired orientation and the foundation structures that hold the racking system to the ground. Two basic methods are used to hold the systems to the ground, based on site conditions and cost. One method employs driven piles, screw augers, or concrete piers that penetrate the soil to provide a stable foundation.

Shallow Excavations – Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches, or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

Lawns and Landscaping – Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

Roads and Streets – They have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material, a base of gravel, crushed rock or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete) or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity.

Table 4: Building Limitations

Soil Type	Solar Arrays	Shallow Excavations	Lawns & Landscaping	Unpaved Roads & Streets	Acres	%
134C2	**Very Limited:** Frost action, Steel corrosion, Low strength, Shrink-swell, Hillslope position	**Somewhat Limited:** Dusty Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action Low strength Shrink-swell Dusty	1.4	3.5%
242A	**Very Limited:** Frost action, Depth to saturated zone, Steel corrosion, Low strength, Shrink-swell	**Very Limited:** Depth to saturated zone Dusty Unstable excavation walls	**Somewhat Limited:** Depth to saturated zone Dusty	**Very Limited:** Frost action, Low strength, Depth to saturated zone, Shrink-swell, Dusty	5.5	13.7%
243C2	**Very Limited:** Frost action, Low strength, Shrink-swell, Hillslope position, Slope direction & gradient	**Somewhat Limited:** Dusty Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action Low strength Shrink-swell Dusty	1.4	3.5%
680A	**Very Limited:** Frost action, Steel corrosion, Shrink-swell, Low strength, Hillslope position	**Somewhat Limited:** Depth to saturated zone Dusty Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action Low strength Shrink-swell Dusty	18.3	45.5%
680B	**Very Limited:** Frost action, Steel corrosion, Shrink-swell, Low strength, Hillslope position	**Somewhat Limited:** Depth to saturated zone Dusty Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action Low strength Shrink-swell Dusty	13.1	32.5%
820E	**Very Limited:** Slope, Frost action, Hillslope position, Slope direction & gradient, Low strength, Steel corrosion	**Very Limited:** Slope Dusty Unstable excavation walls	**Very Limited:** Slope Low exchange capacity Dusty Droughty	**Very Limited:** Slope Frost action Dusty Low strength	0.5	1.3%
% Very Limited	**100%**	**15%**	**1.3%**	**100%**		

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Attachment 7, Page 27

Figure 6A: Map of Building Limitations - Solar Arrays & Unpaved Road / Streets

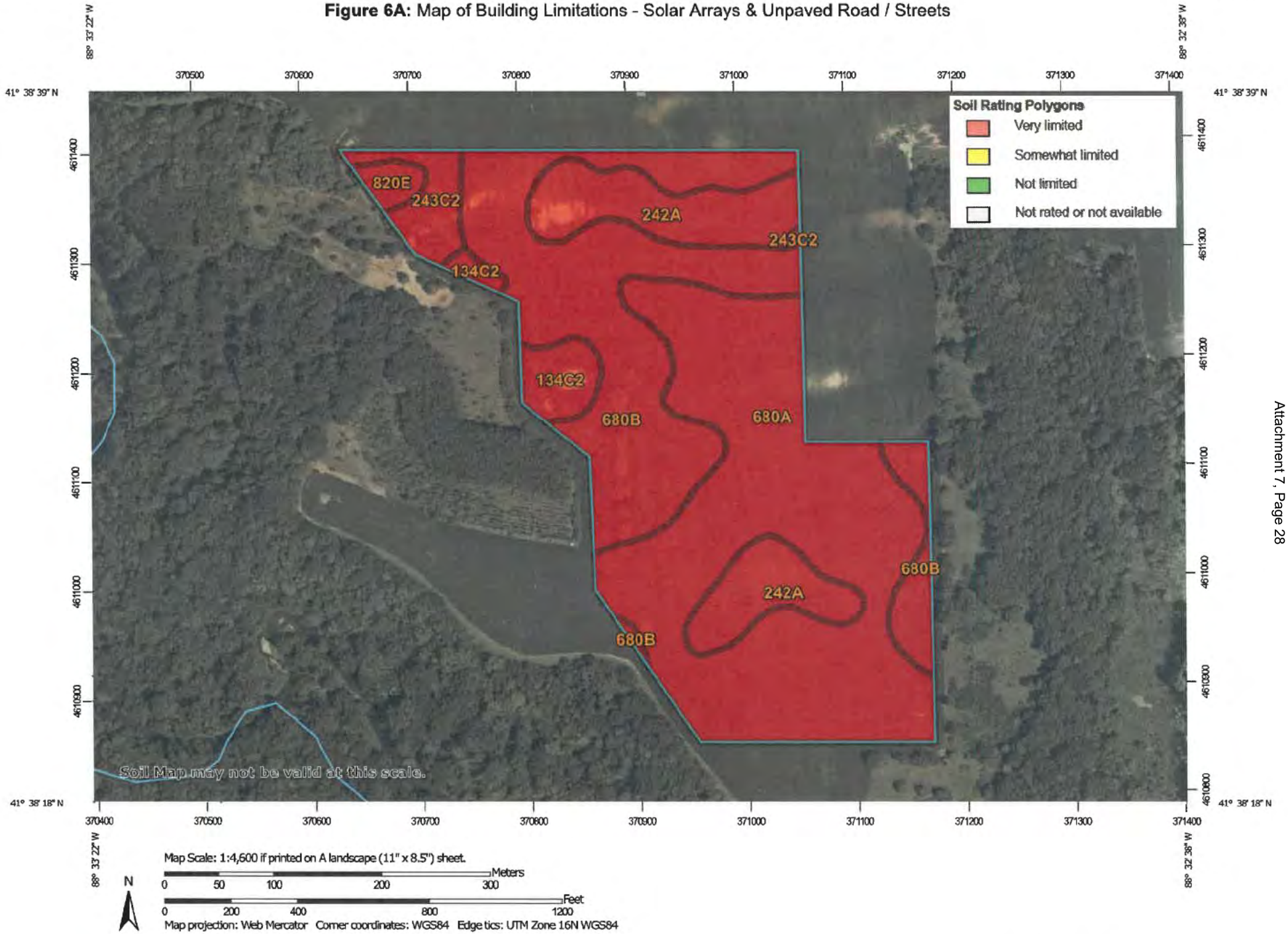


Figure 6B: Map of Building Limitations - Shallow Excavations

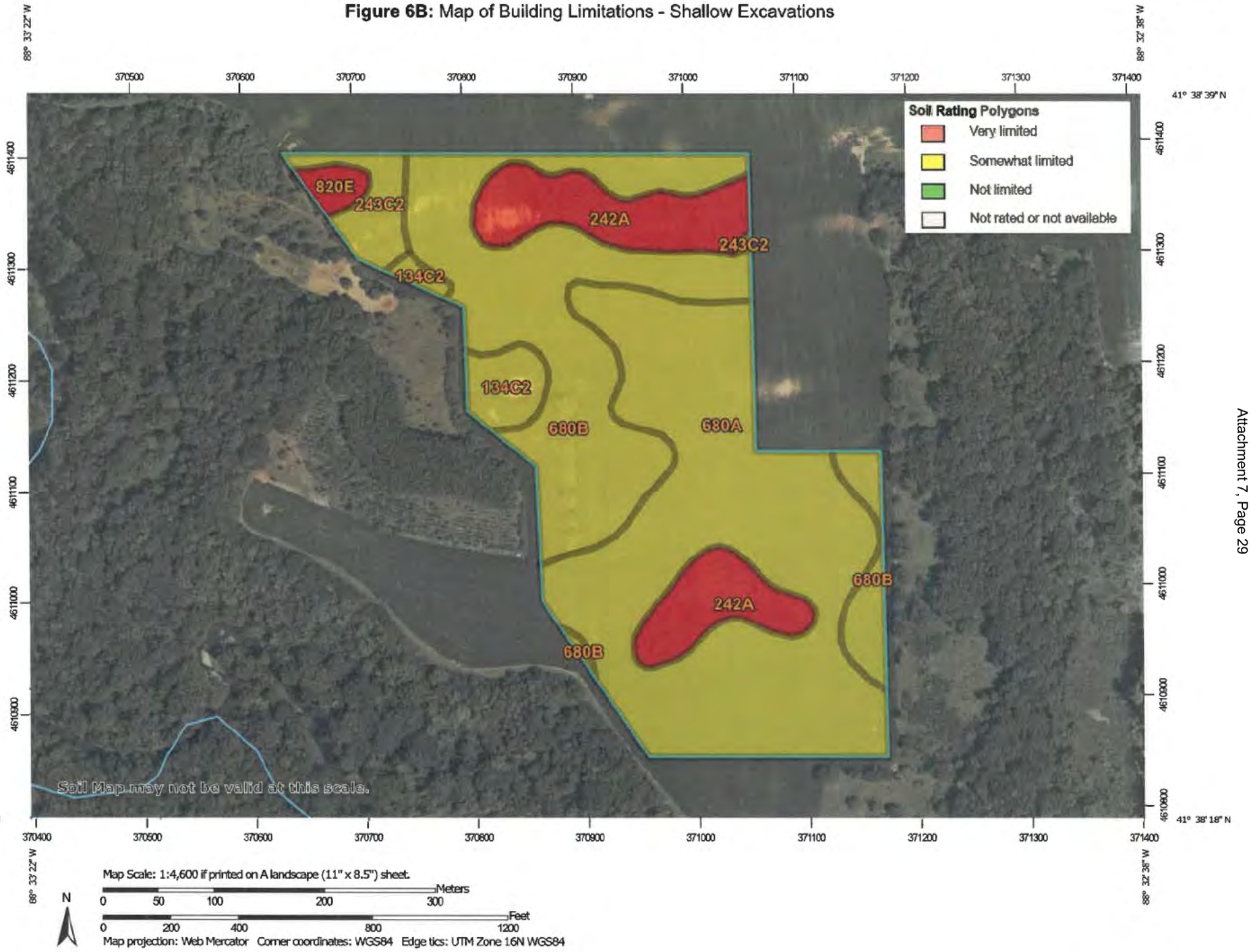
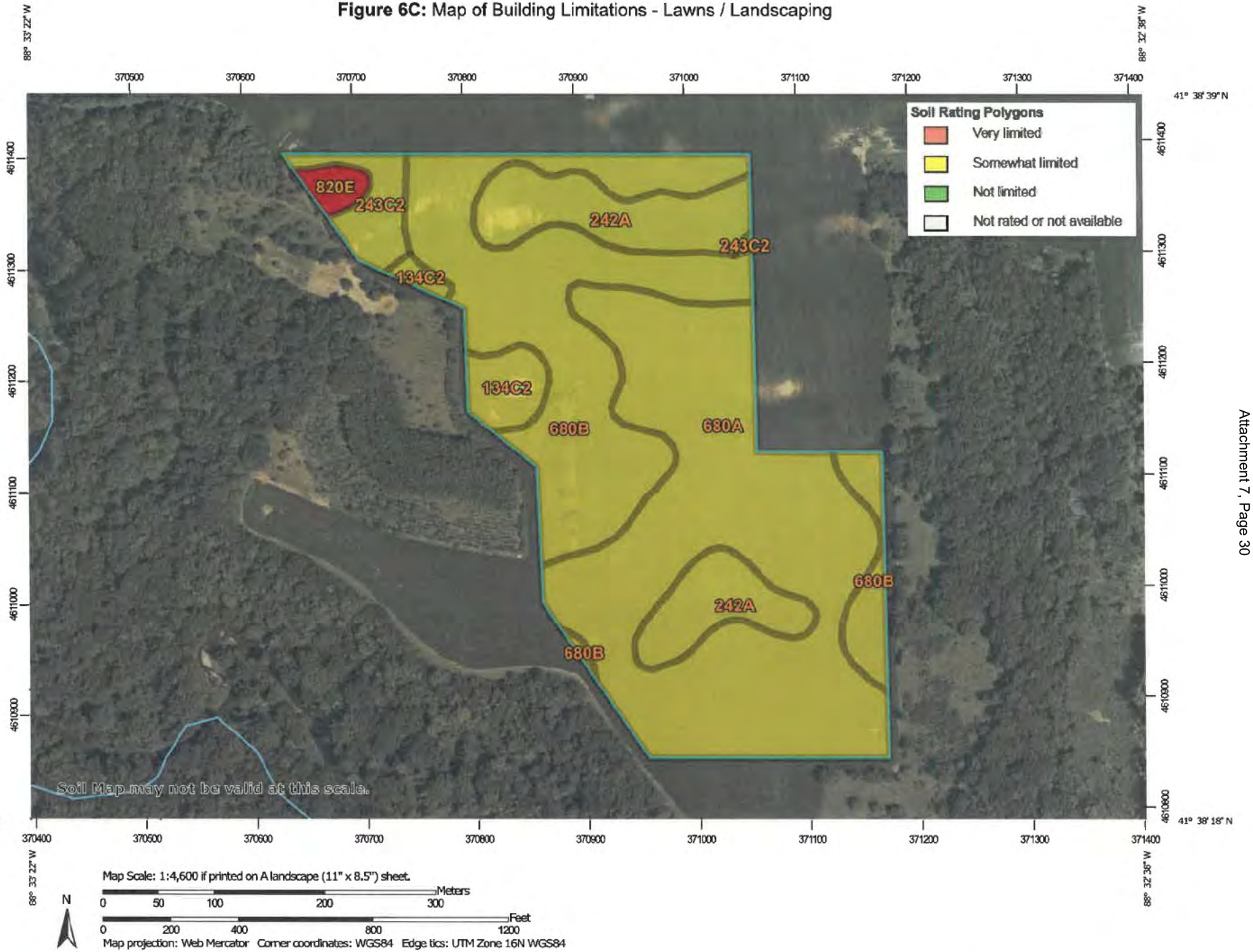


Figure 6C: Map of Building Limitations - Lawns / Landscaping



SOIL WATER FEATURES

Table 5, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

HYDROLOGIC SOIL GROUPS (HSGs) – The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- **Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Group B:** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

SURFACE RUNOFF – Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are negligible, very low, low, medium, high, and very high.

MONTHS – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

WATER TABLE – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

PONDING – Ponding refers to standing water in a closed depression, and the data indicates surface water depth, duration, and frequency of ponding.

- **Duration:** Expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and *frequent* means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

FLOODING – The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- **Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); *occasional* means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 5: Water Features

Soil Type	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
134C2	B	Medium	January – December **Upper Limit:** -- **Lower Limit:** --	January – December **Frequency:** None	January – December **Frequency:** None
242A	B/D	Low	January – May **Upper Limit:** 0.5'-2.0' **Lower Limit:** 6.0'	January – December **Frequency:** None	January – December **Frequency:** None
243C2	B	Medium	January – December **Upper Limit:** -- **Lower Limit:** --	January – December **Frequency:** None	January – December **Frequency:** None
680A	C	Low	February – April **Upper Limit:** 2.0'-3.5' **Lower Limit:** 6.0'	January – December **Frequency:** None	January – December **Frequency:** None
680B	C	Low	February – April **Upper Limit:** 2.0'-3.5' **Lower Limit:** 6.0'	January – December **Frequency:** None	January – December **Frequency:** None
820E	C	Very High	January – December **Upper Limit:** -- **Lower Limit:** --	January – December **Frequency:** None	January – December **Frequency:** None

SOIL EROSION AND SEDIMENT CONTROL

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: texture, slope, structure, and organic matter content.

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches, and storm sewers and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- Reducing/diverting flow from exposed areas, storing flows, or limiting runoff from exposed areas
- Staging construction to keep disturbed areas to a minimum
- Establishing or maintaining temporary or permanent groundcover
- Retaining sediment on site
- Properly installing, inspecting, and maintaining control measures

Erosion control practices are useful controls only if they are properly located, installed, inspected, and maintained. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby. Additionally, a National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Project Area
134C2	5-10%	Moderate	1.4	3.5%
242A	0-2%	Slight	5.5	13.7%
243C2	5-10%	Moderate	1.4	3.5%
680A	0-2%	Slight	18.3	45.5%
680B	2-5%	Slight	13.1	32.5%
820E	12-30%	Slight	0.5	1.3%

PRIME FARMLAND SOILS

Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is not prime farmland. The percentages of soil map units on the parcel reflect the determination that urban or built-up land on prime farmland soils is not prime farmland.

Table 7: Prime Farmland Soils

Soil Type	Prime Designation	Acreage	Percent
134C2	Farmland of Statewide Importance	1.4	3.5%
242A	Prime Farmland if Drained	5.5	13.7%
243C2	Farmland of Statewide Importance	1.4	3.5%
680A	Prime Farmland	18.3	45.5%
680B	Prime Farmland	13.1	32.5%
820E	Not Prime Farmland	0.5	1.3%
% Prime Farmland	**91.7%**		

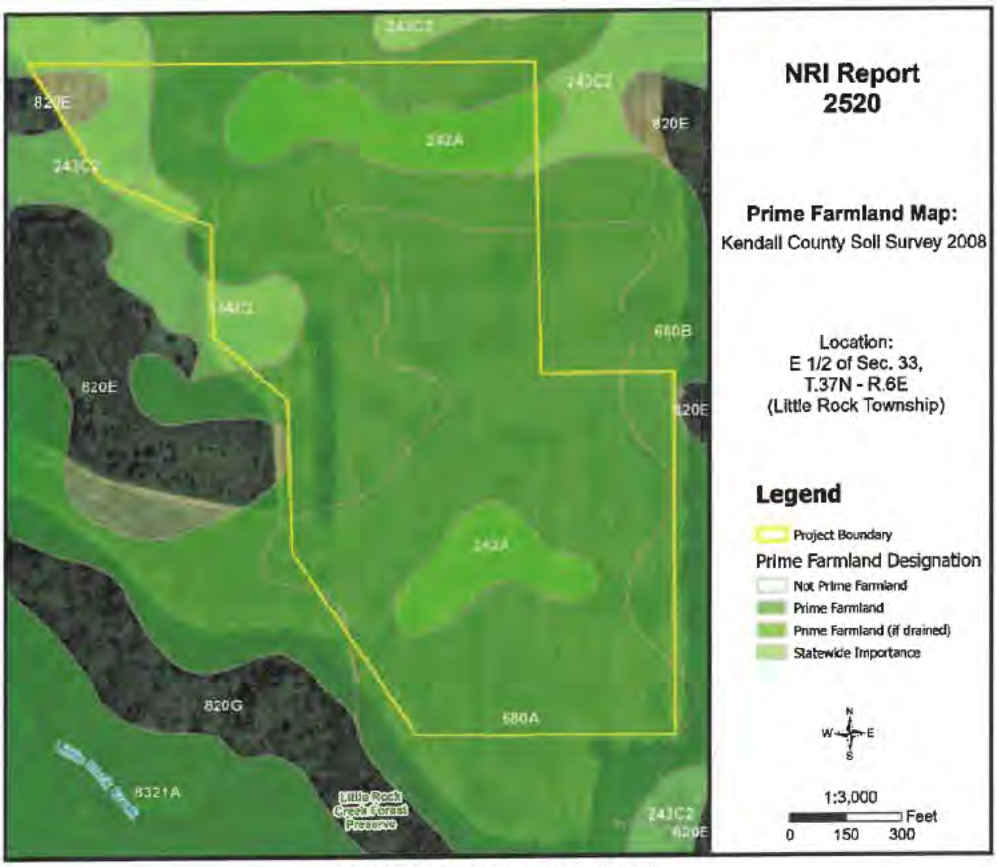


Figure 7: Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE)

The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA)

The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres*	Product (Relative Value x Acres)
134C2	5	82	1.4	114.8
242A	3	87	5.5	478.5
243C2	5	82	1.4	114.8
680A	4	79	18.3	1,445.7
680B	4	79	13.1	1,034.9
820E	7	47	0.5	23.5
			40.2	**3,212.2**
LE Calculation			(Product of relative value / Total Acres) 3,212.2 / 40.2 = 79.9	
LE Score			**LE = 80**	

The Land Evaluation score for this site is 80, indicating that the soils on this site are designated as land that is well suited for agricultural uses considering the Land Evaluation score is at or above 80.

Table 8B: Site Assessment Computation

		Points
A.	**Agricultural Land Uses**	
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	10
	2. Current land use adjacent to site. (30-20-15-10-0)	0
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	30
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	**109**

Land Evaluation Value: 80 + **Site Assessment Value:** 109 = **LESA Score:** 189

Table 9: LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The LESA Score for this site is 189 which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

LAND USE PLANS

Many counties, municipalities, villages, and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact Kendall County and the City of Plano for information regarding their comprehensive land use plan and map.

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

WHAT IS A WATERSHED?
Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimeter.

Using regional storm event information, and site-specific soils and land use information, the peak stormwater flow through the point marked "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event) and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses, such as a subdivision, calculate the preconstruction Q value for the exit point(s). A stormwater management system

should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

IMPORTANCE OF FLOOD INFORMATION

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to "sidestep" potential flooding or ponding problems.

Flood Insurance Rate Maps (FIRMs), produced by the Federal Emergency Management Agency (FEMA), define flood elevation adjacent to tributaries and major bodies of water and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. This is to correctly determine the parcel location and floodplain location. The FIRM map has three (3) zones. Zone A includes the 100-year flood (1% annual chance flood), Zone B or Zone X (shaded) is the 100 to 500-year flood (between limits of the 1% and the 0.2% annual chance flood), and Zone C or Zone X (unshaded) is outside the floodplain (outside the 0.2% annual chance flood).

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps show the areas of flood for various years. Both maps stress that the recurrence of flooding is merely statistical. A 100-year flood may occur twice in one year, or twice in one week, for that matter.

It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner, and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDNR-OWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county, and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainage ways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. Development on hydric soils can contribute to the loss of water storage within the soil and the potential for increased flooding in the area.

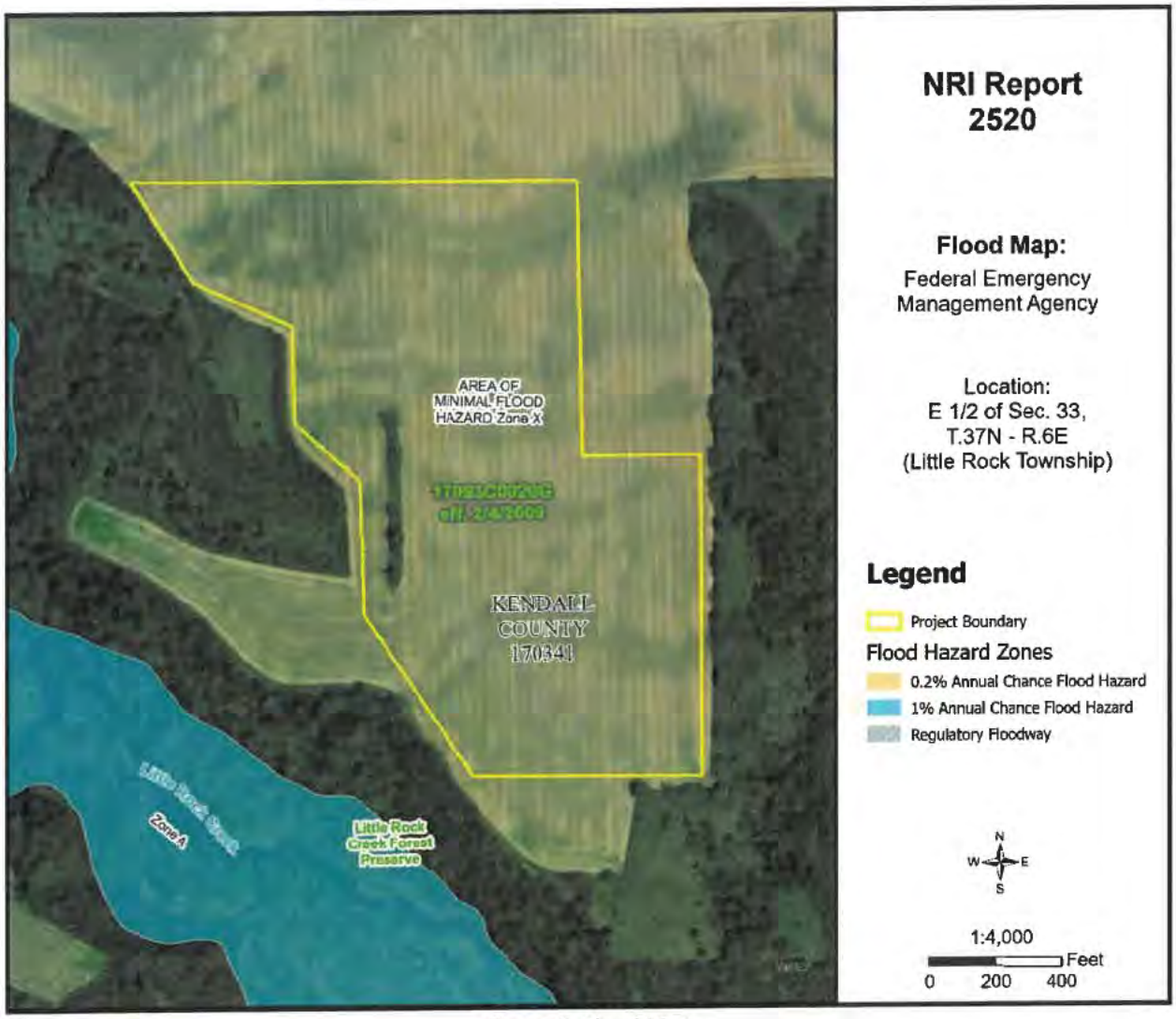


Figure 8: Flood Map

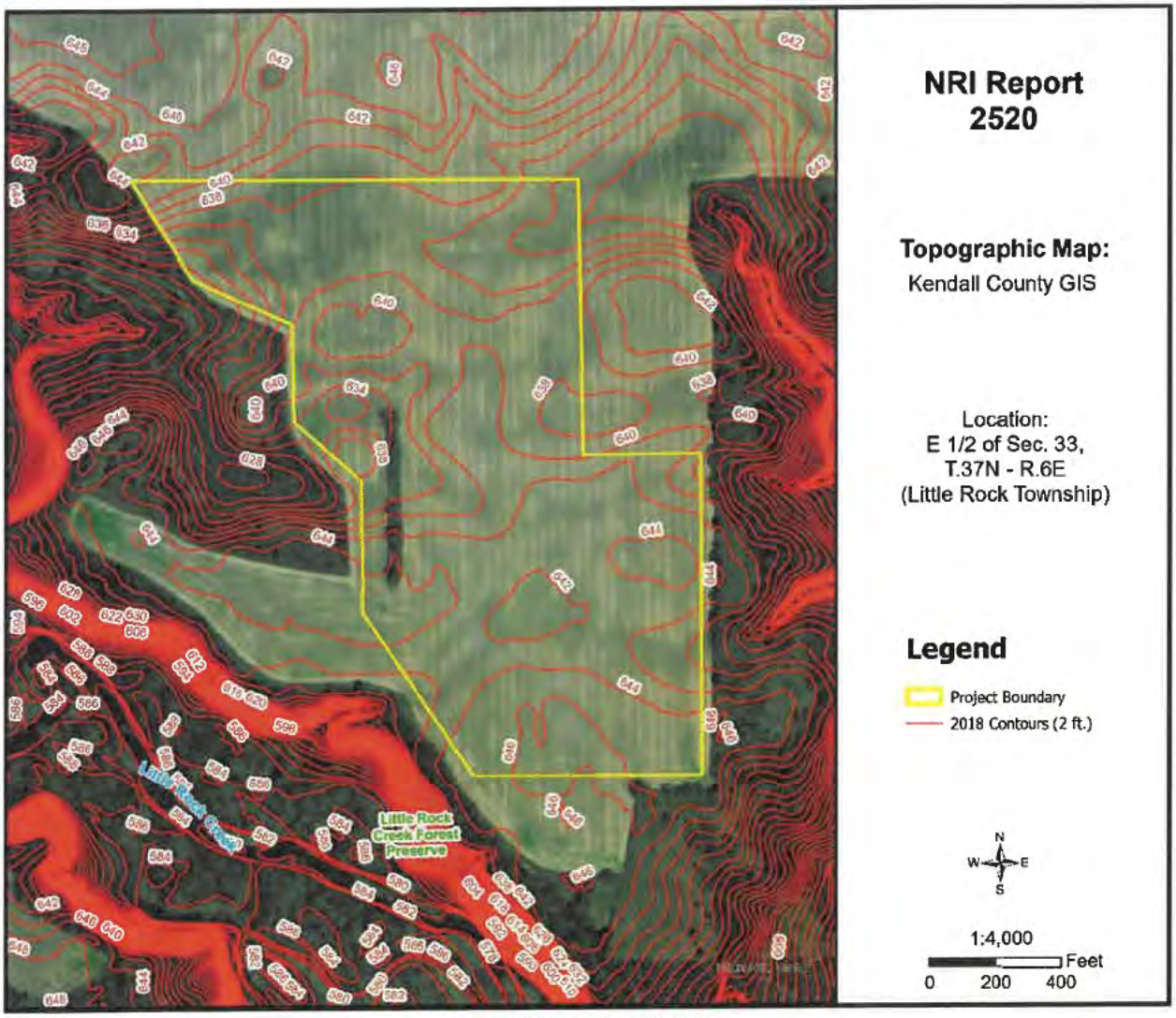


Figure 9: Topographic Map

This parcel contains slopes of 0% to 30% with an elevation range of approximately 628'-646' above sea level. The highest point is near the southern boundary of the site, and the lowest point is near the northwest corner. According to the FEMA Flood Map (Figure 8), the parcel appears to be mapped as Zone X (unshaded), an area of minimal flood hazard determined to be outside of the 0.2% annual chance floodplain. An area southwest of the parcel is mapped as Zone A floodplain, an area with a 1% annual chance of flooding (100-year floodplain).

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed: Preserve open space; maintain wetlands as part of development; use natural water management; prevent soil from leaving a construction site; protect subsurface drainage; use native vegetation; retain natural features; mix housing styles and types; decrease impervious surfaces; reduce area disturbed by mass grading; shrink lot size and create more open space; maintain historical and cultural resources; treat water where it falls; preserve views; and establish and link trails.

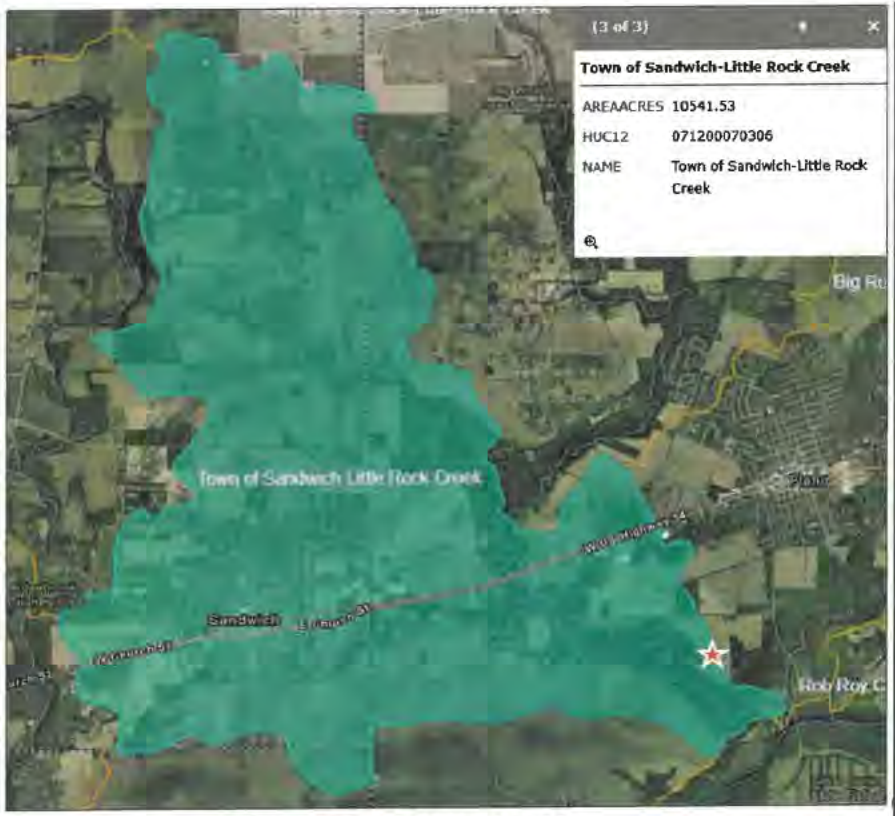


Figure 10A: Sub Watershed Map

This parcel is located within the Lower Fox River watershed. It falls within the Town of Sandwich – Little Rock Creek sub watershed (HUC 12 – 071200070306) and the Big Rock Creek sub watershed (HUC 12 – 071200070307). The Town of Sandwich – Little Rock Creek sub watershed comprises approximately 10,542 acres covering parts of Sandwich and Plano. The Big Rock Creek sub watershed comprises approximately 18,977 acres covering parts of Kaneville, Big Rock, Sugar Grove, and Plano.



Figure 10B: Sub Watershed Map

WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the National Wetlands Inventory, which is the most comprehensive inventory to date. The National Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The National Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland ***delineation*** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. *See the glossary section for the definitions of "delineation" and "determination."*

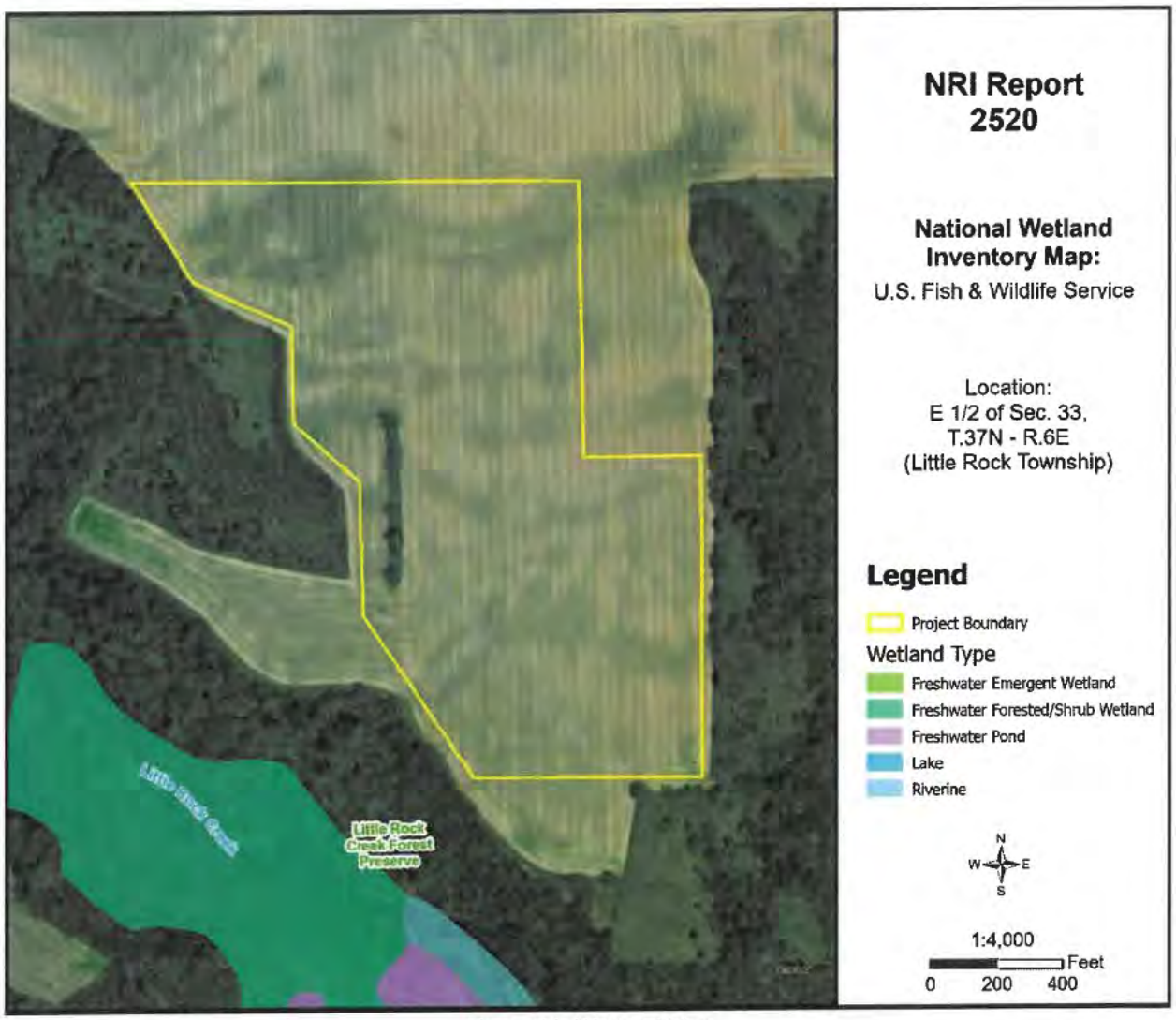


Figure 11: Wetland Map

Office maps indicate that mapped wetlands/waters are not present on the parcel in question (PIQ). However, mapped wetlands/waters are located near the PIQ. Little Rock Creek is located west and southwest of the PIQ. Additionally, freshwater forested/shrub wetlands, freshwater pond, and riverine wetlands are located southwest of the PIQ. To determine the presence of wetlands, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

HYDRIC SOILS

Soils information gives another indication of flooding potential. The soils map on the following page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils, by definition, have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table but also their subsidence problems.

It is important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions, and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage.

Table 10: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Hydric Rating %	Acreage	Percent
134C2	Well Drained	Non-Hydric	Yes	2%	1.4	3.5%
242A	Somewhat Poorly Drained	Non-Hydric	Yes	8%	5.5	13.7%
243C2	Well Drained	Non- Hydric	Yes	1%	1.4	3.5%
680A	Moderately Well Drained	Non-Hydric	Yes	3%	18.3	45.5%
680B	Moderately Well Drained	Non-Hydric	Yes	3%	13.1	32.5%
820E	Well Drained	Non-Hydric	No	0%	0.5	1.3%

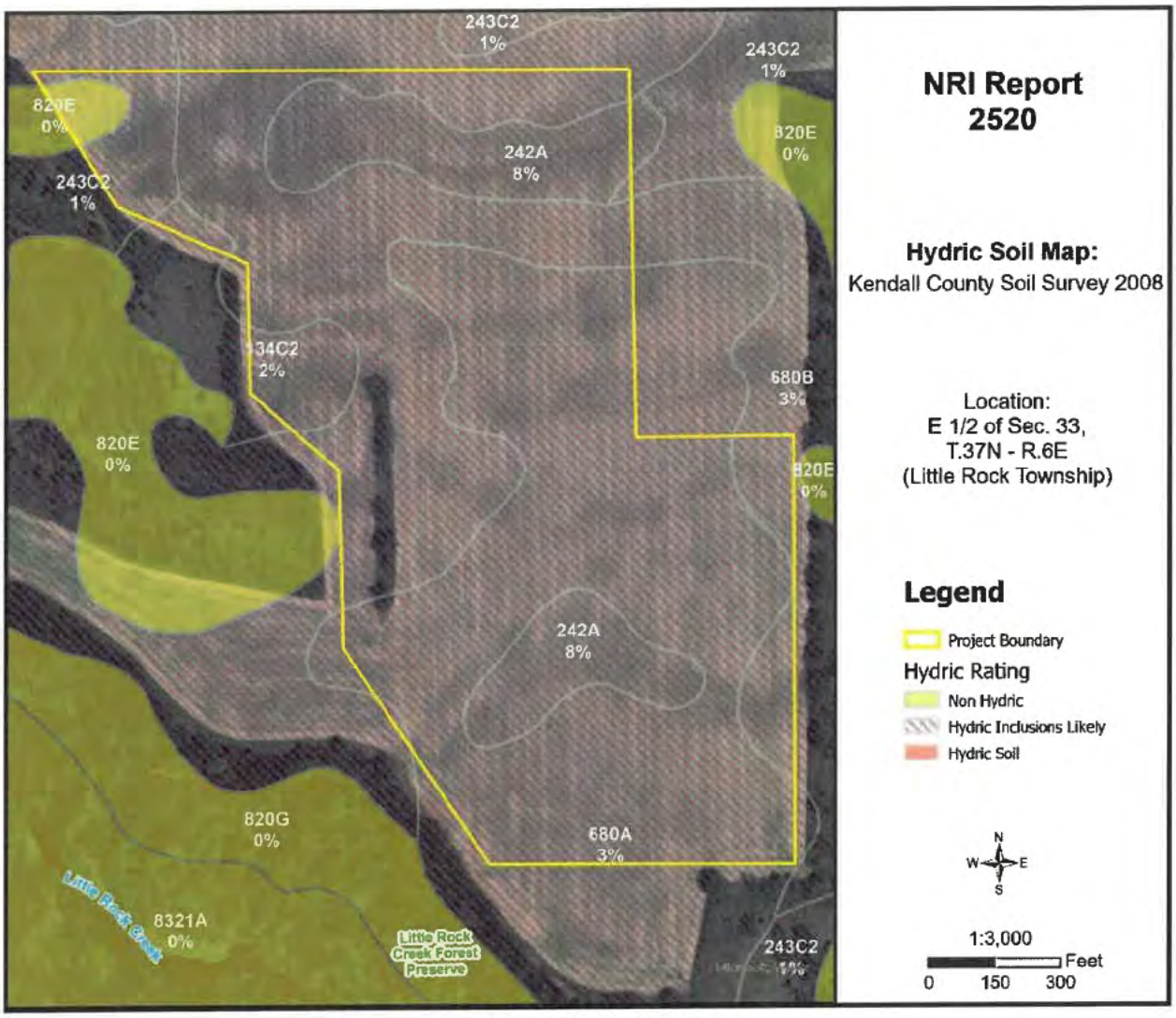


Figure 12: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

WHO MUST APPLY?

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES

- **Wetland or U.S. Waters**: U.S. Army Corps of Engineers, Chicago District, 231 South LaSalle Street, Suite 1500, Chicago, IL 60604. Phone: (312) 846-5530
- **Floodplains**: Illinois Department of Natural Resources - Office of Water Resources, One Natural Resources Way, Springfield, IL 62702-1270. Phone: (217) 782-6302
- **Water Quality/Erosion Control**: Illinois Environmental Protection Agency, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, IL 62794-9276. Phone: (217) 782-3397

COORDINATION

We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a Waters of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River and Harbors Appropriation Act of 1899 or Section 404 of the Clean Water Act are subject to fines ranging up to $16,000 per day of violation, with a maximum cap of $187,500 in any single enforcement action, as well as criminal enforcement.

GLOSSARY

AGRICULTURAL PROTECTION AREAS (AG AREAS) - Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land cannot receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH WATER TABLE - A seasonal high water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

- **Water table, Apparent**: A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.
- **Water table, Artesian**: A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.
- **Water table, Perched**: A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of pink or orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987).

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources and farming the land results in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent (USDA Natural Resources Conservation Service).

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient enough to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

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Outlook

Re: US Solar Projects - Kendall County Pursuing Road Use Agreement with Little Rock Township

From Richard Wade <littlerockhwy@aol.com>
Date Fri 1/2/2026 12:03 PM
To Elijah Mitchell <[redacted]>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

When the county and the City of Plano approve this development we can work on a permit for road use and entryway.

Thank you

Richard Wade
Highway Commissioner
Little Rock Township Road District
611 W. Main St. Plano, IL 60545
Office: 630-552-3304
Fax: 630-552-1316

On Wednesday, December 31, 2025 at 10:51:07 AM CST, Elijah Mitchell <elijah.mitchell@us-solar.com> wrote:

Hi Dick,

I'm following up on our call regarding our projects that we are submitting Special Use Permit applications for this week, most likely today, and want to abide by Kendall County's requirement of entering into a Road Use Agreement as part of the process of applying for a SUP. Attached you can find our site plans for the collocated projects USS Cloverland and USS Griswold, located on parcels 01-34-100-001 and 01-33-200-006. Attached are the individual project site plans, as well as the combined overview site plan of both projects. Please let me know if you need anything else to assess these projects and if we can move forward with getting approval along this township road and ultimately a road use agreement.

Regards,

US SOLAR

Elijah Mitchell | **Project Development Associate**
elijah.mitchell@us-solar.com | www.us-solar.com
233 S Wacker Drive, Suite 4400, Chicago, IL, 60606

The information contained in this message is privileged and confidential, and is intended only for the use of the individual named above and others who have been specifically authorized to receive it. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly



USS Cloverland Solar LLC

Kendall County, IL

US SOLAR
100 N 6th St, Suite 410B
Minneapolis, MN 55403

- Construction Access Route
- Project Parcels
- Project Premises

Preliminary Construction Traffic Routing Map

Map Data Sources: ESRI, US Solar, USGS, Census.gov

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.

1804 North Naper Boulevard, Suite 350, Naperville, IL 60563
Phone 630.682.0085 • Fax 630.682.0788 • www.ottosenlaw.com

February 10, 2025

Matthew H. Asselmeier
Director, Kendall County Planning, Building and Zoning
111 W. Fox Street
Yorkville, IL 60560

Subject: Tim Tremain – Garden Solar Farm

Dear Mr. Asselmeier,

Please be advised that I represent the City of Plano who has brought to my attention the intention of Mr. Tim Tremain to build a garden solar farm outside of the Plano city limits, but within their planning jurisdiction and his anticipated application to the County for the necessary approvals. It is my understanding that Kendall County's Ordinances require this type of solar facility located in unincorporated Kendall County to either annex to the municipality that falls within the 1.5-mile its planning jurisdiction or obtain an annexation agreement with that municipality requiring that municipality's regulations to flow through the property. I've also been provided with some email communication between yourself and Mr. Tremain in which a third option was discussed as a possibility, namely a waiver from the City of Plano.

After discussing the same with Mayor Mike Rennels, the City of Plano would take the following position on an application by Mr. Tremain on the property contemplated above for the appropriate County approvals and zoning for a solar array and based upon the current circumstances that have been provided to the City of Plano, in this sole and limited matter and under its unique circumstances, would agree to waive its rights of jurisdictional control over the zoning of the property located within 1.5 miles of Plano's municipal boundary solely as to the property with PIN numbers 01-33-200-006, 01-34-100-001 and 01-33-100-044.

If anything further is needed from the City associated with this subject matter, feel free to contact me.

Sincerely,

[redacted]

William R. Thomas
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.

WRT/mw
CC: Tim Tremain and Mayor Rennels

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800 Fax: (309) 757-5807

In Reply Refer To:
Project Code: 2026-0038704
Project Name: USS Cloverland Solar LLC

01/20/2026 20:51:40 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The attached species list identifies federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat, if present, within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) **the accuracy of this species list should be verified after 90 days**. This verification can be completed formally or informally. You may verify the list by visiting the ECOSPHERE Information for Planning and Consultation (IPaC) website https://ipac.ecosphere.fws.gov at regular intervals during project planning and implementation and completing the same process you used to receive the attached list.

Section 7 Consultation

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the U.S. Fish and Wildlife Service (Service) if they determine their project "may affect" listed species or designated critical habitat. Under the ESA, it is the responsibility of the Federal action agency or its designated representative to determine if a proposed action may affect endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service to make "no effect" determinations. If you determine that your proposed action will have no effect on threatened or endangered species or their respective designated critical habitat, you do not need to seek concurrence with the Service.

Note: For some species or projects, IPaC will present you with *Determination Keys*. You may be able to use one or

more Determination Keys to conclude consultation on your action.

Technical Assistance for Listed Species

1. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain information on the species life history, species status, current range, and other documents by selecting the species from the thumbnails or list view and visiting the species profile page.

No Effect Determinations for Listed Species

1. If there are *no* species or designated critical habitats on the Endangered Species portion of the species list: conclude "no species and no critical habitat present" and document your finding in your project records. No consultation under ESA section 7(a)(2) is required if the action would result in no effects to listed species or critical habitat. Maintain a copy of this letter and IPaC official species list for your records.
2. If any species or designated critical habitat are listed as potentially present in the **action area** of the proposed project the project proponents are responsible for determining if the proposed action will have "no effect" on any federally listed species or critical habitat. No effect, with respect to species, means that no individuals of a species will be exposed to any consequence of a federal action or that they will not respond to such exposure.
3. If the species habitat is not present within the action area or current data (surveys) for the species in the action area are negative: conclude "no species habitat or species present" and document your finding in your project records. For example, if the project area is located entirely within a "developed area" (an area that is already graveled/paved or supports structures and the only vegetation is limited to frequently mowed grass or conventional landscaping, is located within an existing maintained facility yard, or is in cultivated cropland conclude no species habitat present. Be careful when assessing actions that affect: 1) rights-of-ways that contains natural or semi-natural vegetation despite periodic mowing or other management; structures that have been known to support listed species (example: bridges), and 2) surface water or groundwater. Several species inhabit rights-of-ways, and you should carefully consider effects to surface water or groundwater, which often extend outside of a project's immediate footprint.
4. Adequacy of Information & Surveys - Agencies may base their determinations on the best evidence that is available or can be developed during consultation. Agencies must give the benefit of any doubt to the species when there are any inadequacies in the information. Inadequacies may include uncertainty in any step of the analysis. To provide adequate information on which to base a determination, it may be appropriate to conduct surveys to determine whether listed species or their habitats are present in the action area. Please contact our office for more information or see the survey guidelines that the Service has made available in IPaC.

May Effect Determinations for Listed Species

1. If the species habitat is present within the action area and survey data is unavailable or inconclusive: assume the species is present or plan and implement surveys and interpret results in coordination with our office. If assuming species present or surveys for the species are positive continue with the may affect determination process. May affect, with respect to a species, is the appropriate conclusion when a species might be exposed to a consequence of a federal action and could respond to that exposure. For critical habitat, 'may affect' is the appropriate conclusion if the action area overlaps with mapped areas of critical habitat and an essential physical or biological feature may be exposed to a consequence of a federal action and could change in response to that exposure.
2. Identify stressors or effects to the species and to the essential physical and biological features of critical habitat that overlaps with the action area. Consider all consequences of the action and assess the potential for each life stage of the species that occurs in the action area to be exposed to the stressors. Deconstruct the action into its component parts to be sure that you do not miss any part of the action that could cause effects to the species or physical and biological features of critical habitat. Stressors that affect species' resources may have consequences even if the species is not present when the project is implemented.
3. If no listed or proposed species will be exposed to stressors caused by the action, a 'no effect' determination may be appropriate – be sure to separately assess effects to critical habitat, if any overlaps with the action

area. If you determined that the proposed action or other activities that are caused by the proposed action may affect a species or critical habitat, the next step is to describe the manner in which they will respond or be altered. Specifically, to assess whether the species/critical habitat is "not likely to be adversely affected" or "likely to be adversely affected."

4. Determine how the habitat or the resource will respond to the proposed action (for example, changes in habitat quality, quantity, availability, or distribution), and assess how the species is expected to respond to the effects to its habitat or other resources. Critical habitat analyses focus on how the proposed action will affect the physical and biological features of the critical habitat in the action area. If there will be only beneficial effects or the effects of the action are expected to be insignificant or discountable, conclude "may affect, not likely to adversely affect" and submit your finding and supporting rationale to our office and request concurrence.
5. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, check IPaC for species-specific Section 7 guidance and conservation measures to determine whether there are any measures that may be implemented to avoid or minimize the negative effects. If you modify your proposed action to include conservation measures, assess how inclusion of those measures will likely change the effects of the action. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, contact our office for assistance.
6. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

For additional information on completing Section 7 Consultation including a Glossary of Terms used in the Section 7 Process, information requirements for completing Section 7, and example letters visit the Midwest Region Section 7 Consultations website at: https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance.

You may find more specific information on completing Section 7 on communication towers and transmission lines on the following websites:

- Incidental Take Beneficial Practices: Power Lines - https://www.fws.gov/story/incidental-take-beneficial-practices-power-lines
- Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning. - https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation

Tricolored Bat Update

On September 14, 2022, the Service published a proposal in the Federal Register to list the tricolored bat (Perimyotis subflavus) as endangered under the Endangered Species Act (ESA). The Service has up to 12-months from the date the proposal published to make a final determination, either to list the tricolored bat under the Act or to withdraw the proposal. The Service determined the bat faces extinction primarily due to the rangewide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across North America. Because tricolored bat populations have been greatly reduced due to WNS, surviving bat populations are now more vulnerable to other stressors such as human disturbance and habitat loss. Species proposed for listing are not afforded protection under the ESA; however, as soon as a listing becomes effective (typically 30 days after publication of the final rule in the Federal Register), the prohibitions against jeopardizing its continued existence and "take" will apply. Therefore, if your future or existing project has the potential to adversely affect tricolored bats after the potential new listing goes into effect, we recommend that the effects of the project on tricolored bat and their habitat be analyzed to determine whether authorization under ESA section 7 or 10 is necessary. Projects with an existing section 7 biological opinion may require

reinitiation of consultation, and projects with an existing section 10 incidental take permit may require an amendment to provide uninterrupted authorization for covered activities. Contact our office for assistance.

Other Trust Resources and Activities

Bald and Golden Eagles

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act, as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, please contact our office for further coordination. For more information on permits and other eagle information visit our website https://www.fws.gov/library/collections/bald-and-golden-eagle-management.

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
(309) 757-5800

PROJECT SUMMARY

Project Code: 2026-0038704
Project Name: USS Cloverland Solar LLC
Project Type: Power Gen - Solar
Project Description: 5MWac Proposed Project in Kendall County IL.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.641770199999996,-88.54949639175007,14z



Counties: Kendall County, Illinois

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Rusty Patched Bumble Bee *Bombus affinis* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9383	Endangered
Western Regal Fritillary *Argynnis idalia occidentalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/12017	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

BALD & GOLDEN EAGLES INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

MIGRATORY BIRD INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Edmond Fitzgerald
Address: [redacted]
Address Line 2:
City:
State:
Zip:
Email
Phone:

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

Main (952) 937-5150
Fax (952) 937-5822

westwoodps.com
(888) 937-5150

January 23, 2026

Illinois Department of Natural Resources
State Historic Preservation Office
One Natural Resources Way
Springfield, IL 62702

Re: USS Cloverland Solar LLC Project, Kendall County, IL
File: R0051464.00

To Whom It May Concern:

On behalf of USS Cloverland Solar LLC (Applicant), Westwood Professional Services is writing to request comments regarding the proposed USS Cloverland Solar LLC Project located in Kendall County, Illinois (**Exhibit 1**). This Project is a proposed 5 MWac solar facility located within an approximate 33-acre Solar Area consisting of undeveloped agricultural land in Section 33 of Township 37N, Range 6E (Little Rock Township). The Project is located approximately 0.15-mile south of Griswold Springs Rd. and approximately 0.50-mile west of Fox River Dr., Plano, IL (41.6414, -88.5491).

As part of the preparation of a SWPPP in accordance with the General NPDES Permit No. ILR10, the Applicant is required to consult with the Historic Preservation Agency. This consultation is to ensure compliance with Illinois State law regarding historic preservation. This Project has no known federal nexus as this time. Only minor surface grading is planned for the Project which will comply with state required stormwater management controls. Please refer to the appended Exhibits for additional information regarding site location and layout. A photo log and preliminary information on standing structures within ¼-mile is attached.

We would appreciate hearing any comments you may have regarding the solar project. If you have questions, I can be reached at (612) 209-3352 or via email at ryan.grohnke@westwoodps.com.

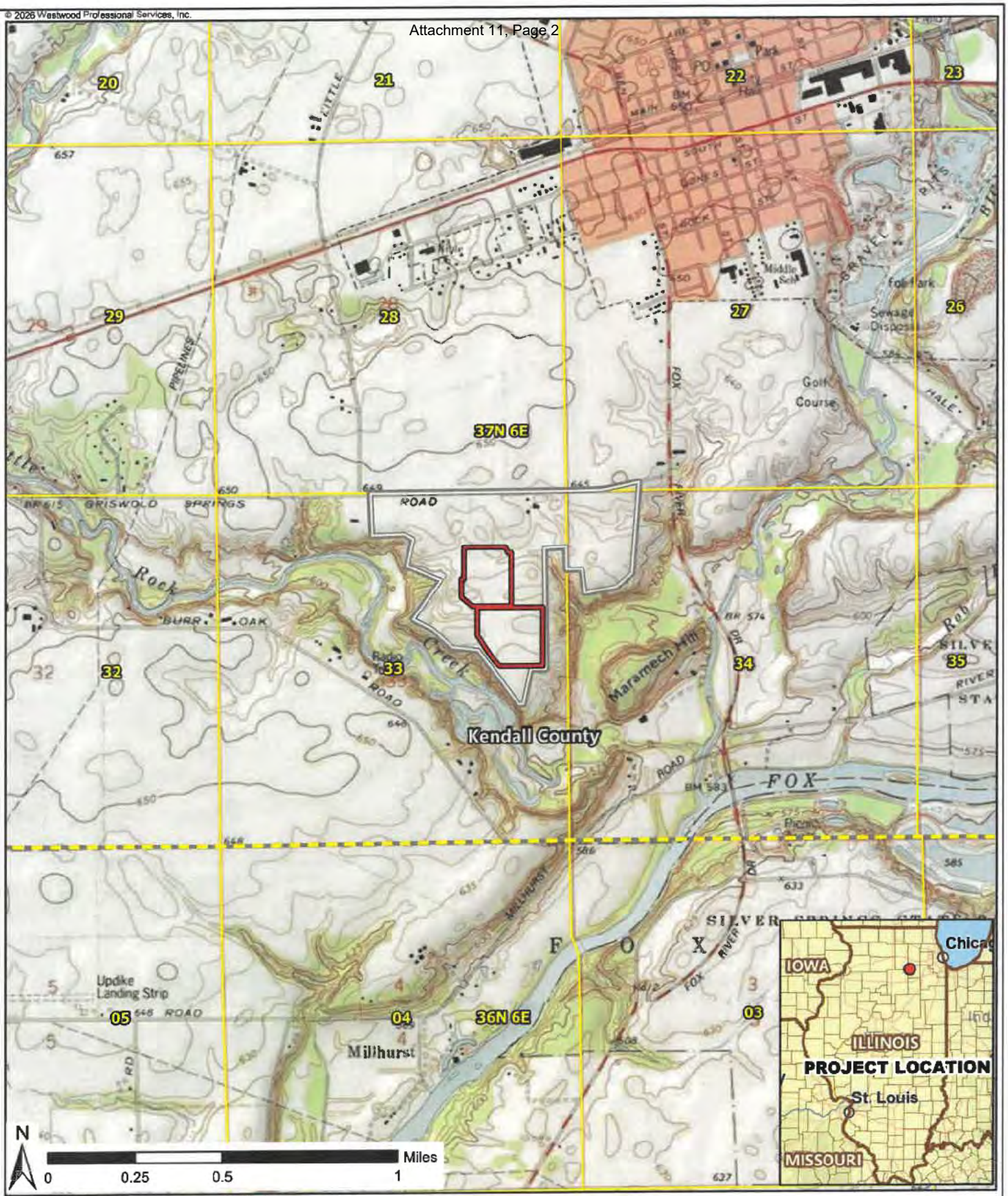
Sincerely,

WESTWOOD PROFESSIONAL SERVICES

[redacted]

Ryan P. Grohnke
Cultural Resources Manager

© 2026 Westwood Professional Services, Inc.



Scale: 1:24,000

Service Layer Credits: Westwood (2026); Hybrid Reference Layer: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
PLSS Township: BLM Admin State
World Street Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Cloverland Project Premises
Subject Parcel
PLSS Township
PLSS Section

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Topographic Basemap

EXHIBIT 1

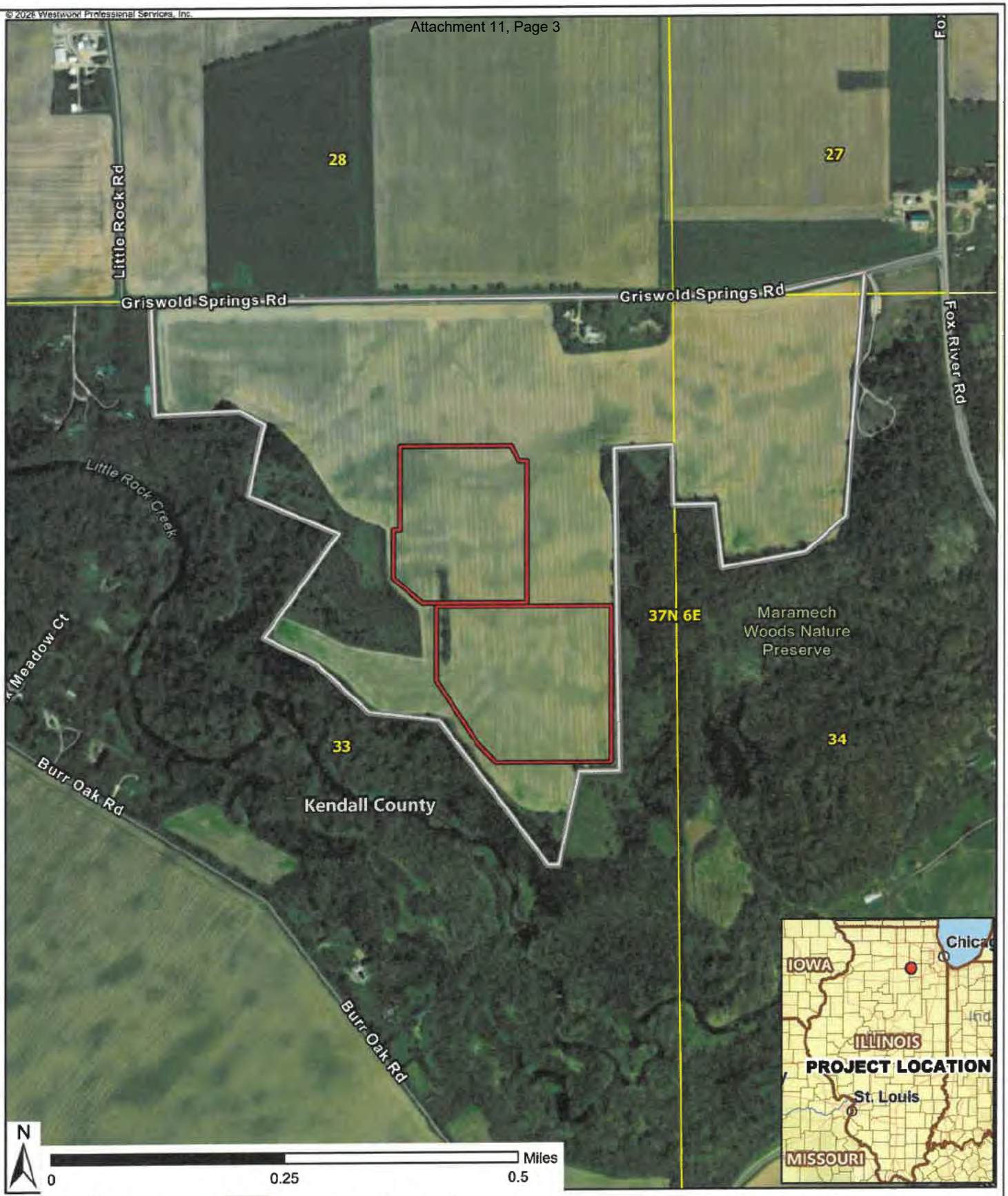
Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

N:\0071833.001_GIS_Working\20260119_SJN_CRMR0071833_Cloverland_Riverbend_AH_PhotoLogs_20260119.aprx| Ex1_Cloverland - CLOVERLAND RIVERBEND | 1/19/2026 7:42 PM | SJNelson

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Scale: 1:9,000

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PLSS_Township: BLM Admin State
World Street Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Cloverland Project Premises
Subject Parcel
PLSS Section

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

EXHIBIT 2

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

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Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

Main (952) 937-5150
Fax (952) 937-5822

westwoodps.com
(888) 937-5150

January 20, 2026

Illinois Department of Natural Resources
Illinois State Historic Preservation Office
Attn: Review and Compliance/Old State Capitol
1 Natural Resources Way
Springfield, IL 62702

Re: Photo Log of Historic and Architectural Resources within ¼-Mile of USS Cloverland Solar LLC Project, Kendall County, IL

The Westwood Professional Services (Westwood) cultural resources team has conducted a site visit and review of properties/structures located within ¼-mile of the proposed USS Cloverland Solar LLC Project (Project) in Kendall County, Illinois (**Exhibit 1**).

Summary of Properties in the ¼-Mile Buffer

Westwood architectural historian Sara J. Nelson conducted a search of publicly available HARGIS and National Register of Historic Places (NRHP) data online on December 3, 2025. Research suggests that there are no previously inventoried or NRHP-listed properties located within ¼-mile of the Project (Buffer). County GIS parcel data provided addresses but not dates of construction. The approximate dates provided in the Photo Log were ascertained from historical aerial photographs (1952-2021 IL Geospatial Data Clearinghouse and HistoricAerials.net; 1995-2024 Google Earth).

The site visit was conducted on January 12, 2025, during which buildings at one property in the Buffer was photographed and reviewed from the public right of way (**Exhibit 2, Appendix A**). Ms. Nelson viewed the property to ascertain the presence of historic-age resources, integrity, and architectural significance. The population in the Buffer consists of one historic farmstead. The farmstead, located at 15110 Griswold Springs Road is recommended Not Eligible for the NRHP due to its lack of architectural significance and/or loss of integrity.

Please refer to the appended materials for additional information regarding Project location and locations of nearby properties' structures. Please let us know if you have questions, concerns, or if you need more information from us in order to fulfill the required cultural resources work for this Project.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

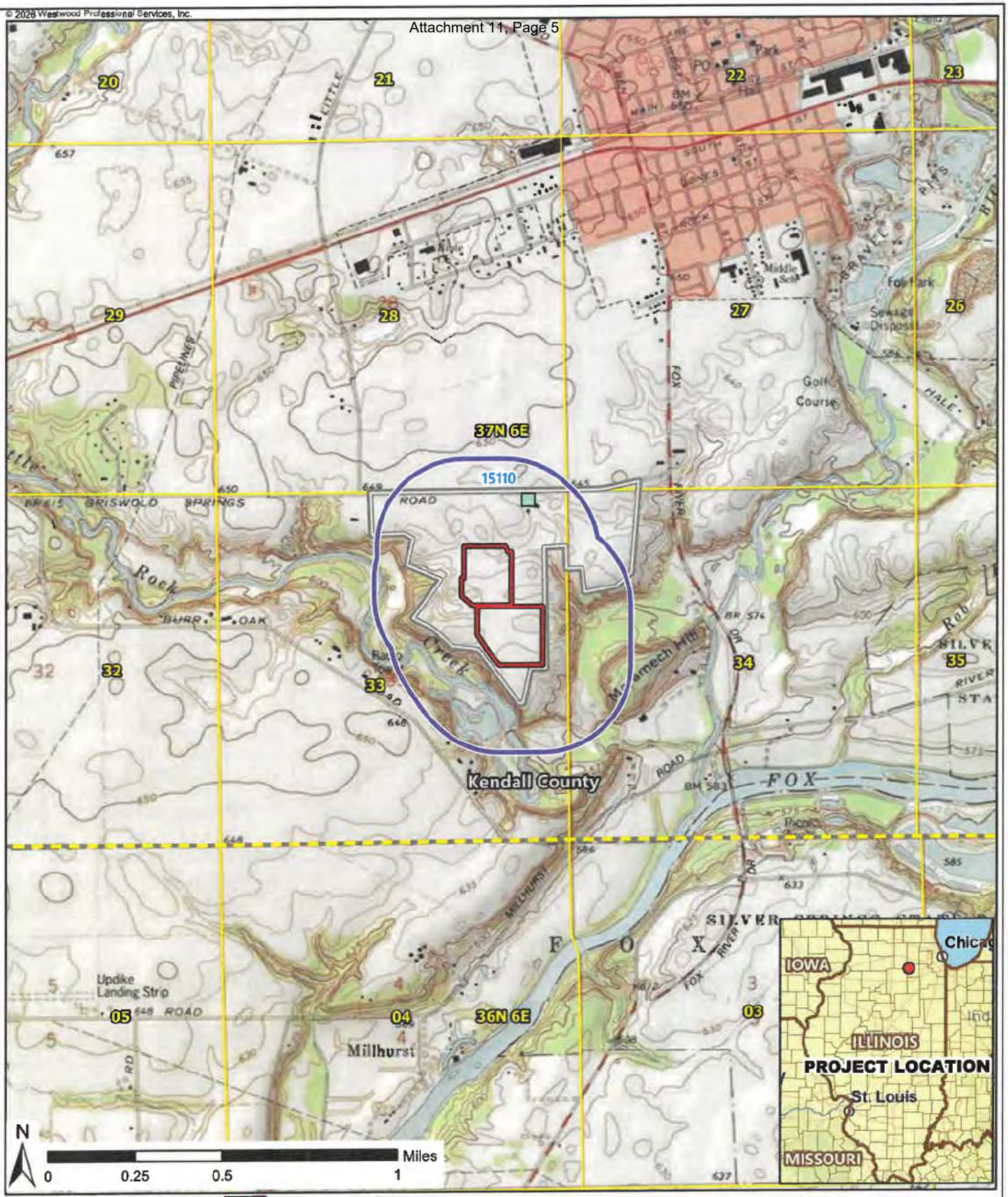
[redacted]

Sara Nelson
Architectural Historian
(952) 201-4404

[redacted]

Ryan Grohnke
Cultural Resources Manager
(952) 906-7403

© 2026 Westwood Professional Services, Inc.



Scale: 1:24,000

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PLSS Township: BLM Admin State
World Street Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

- Cloverland Project Premises
- 1/4-Mile Buffer
- Subject Parcel
- Addressed Property in Buffer
- PLSS Township
- PLSS Section

USS Cloverland Solar Project

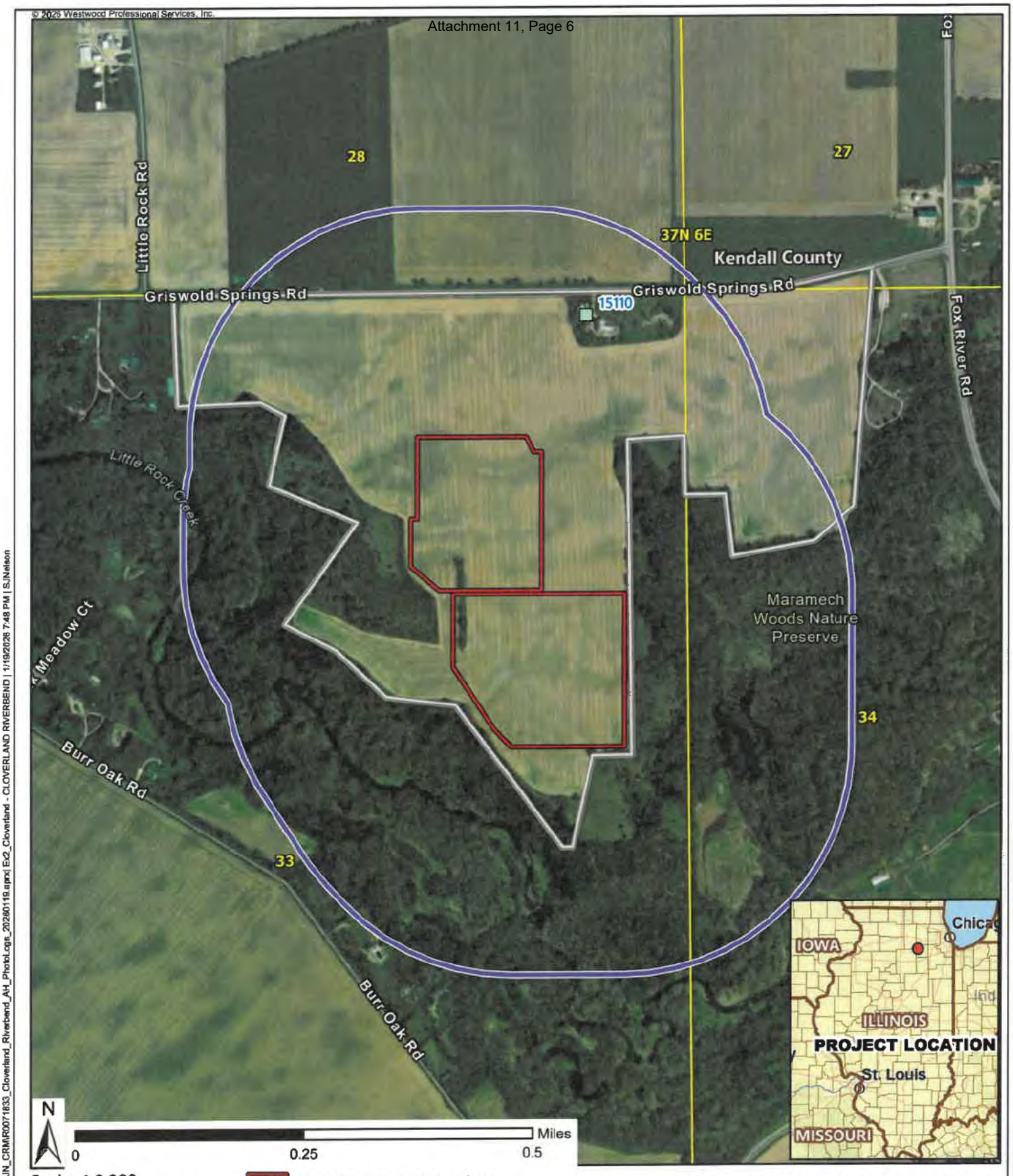
Kendall County, Illinois

Project Area over Topographic Basemap

EXHIBIT 1

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

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Scale: 1:9,000

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PLSS Township: BLM Admin State
World Street Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

- Cloverland Project Premises
- Subject Parcel
- PLSS Section
- 1/4-Mile Buffer
- Addressed Property in Buffer

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

EXHIBIT 2

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

N:\00071833.00_GIS_Working\20260119_SJN_CRMR00071833_Cloverland_Riverbend_AH_PhotoLogs_20260119.aprx| Ex2_Cloverland - CLOVERLAND RIVERBEND | 1/19/2026 7:48 PM | SJNelson

House on farmstead at 15110 Griswold Springs Road



Barn and silo on farmstead at 15110 Griswold Springs Road



Outbuildings on farmstead at 15110 Griswold Springs Road



Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Kendall County
Plano
SW of Griswold Springs Rd. & Fox River Dr.
Section:33-Township:37N-Range:6E
NPDES, Westwood-R0051464.00
New Construction, USS Cloverland Solar LLC

PLEASE REFER TO: SHPO LOG #007020426

SURVEY REQUEST

February 25, 2026

Ryan P. Grohnke
Westwood Professional Services
[redacted]

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) (Act) to review all state funded, permitted, or licensed undertakings for their effect on cultural resources. We have received information indicating that the referenced project will, pursuant to that law, require comments from our office and our comments follow. Should you have any contrary information, please contact our office at the number below.

According to the information provided there is no federal involvement in your project. Be aware that the state law is less restrictive than the federal cultural resource laws concerning archaeology. Therefore, if your project will use federal loans or grants, need federal agency permits (including non-reporting), or is on federal property then your project must be reviewed by us pursuant to the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case, as additional archaeological survey coverage beyond what is described below may be necessary.

A portion of the project area (and laydown yard) is within a zone adjacent to Little Rock Creek with a high probability of containing significant archaeological resources. Accordingly, a Phase I archaeological **survey** to identify and evaluate all archaeological resources within this zone, at a legal minimum pursuant to Section 6 of the Act, will be **required**. Survey beyond this zone is not required, but we are always open to reviewing the results of any additional due diligence survey coverage that may help prevent unanticipated discoveries during construction and potential construction delays. This decision is based upon our understanding that there has not been any large-scale disturbance of the ground surface (excluding agricultural activities) or major construction activity within the project area which would have destroyed existing cultural resources prior to your project. If the area has been disturbed, please contact our office with the appropriate written and/or photographic evidence. Our most recently updated list of archaeological consultants, maintained as a courtesy, is available on our website. A copy of our letter with the SHPO Log Number should be provided to the selected professional archaeological contractor to ensure that the survey results are connected to your project. If you have questions, please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov.

We have found that no historic architectural properties will be affected within the area of potential visual effects. If you have questions about this, please contact Steve Dasovich, Cultural Resources Manager, at 217/782-7441 or steve.dasovich@illinois.gov.

Sincerely,

[redacted]
Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

STORMWATER MANAGEMENT PERMIT

PERMIT APPLICATION #_____

Conformance with all Federal, State, and County Regulations is required. Applicants are encouraged to read the Stormwater Management Division of the Kendall County Code and consider a pre-application meeting with Department staff prior to submittal. See attached highlights of regulations.

Property: Name Tim A. Tremain

Owner Address [redacted]

Phone_____

Agent: Name David Watts

Address [redacted]

Phone [redacted]

Site: Address or Location 15110 Griswold Springs Rd, Plano, IL 60545

Tax Parcel # 01-33-200-006

Zoning/Land Use/Acres Agricultural zoning, Agricultural land use, 45 acres

Proposed Development:
We are proposing a 5MWac/ 7MWdc solar project on this agricultural land in Kendall County along Griswold Springs Rd.

Attachments: Plat_____ Construction Plans_____

Soils_____ Landscaping_____

Grading_____ Phasing_____

Other_____

Fees

$ 50 Processing Fee ($50.00)

$ 2500 Engineering Review Deposit ($2,500.00 *or* 2% of estimated cost of the proposed improvements, whichever is greater. A $3,500.00 Construction Inspection Services Fee and General Consultation Fee Might Be Required as the Project Progresses)

TOTAL $ 2550 One check is acceptable made out to the Kendall County Treasurer

Staff will contact Applicant regarding schedule and reviews.

I hereby certify that the information on this application, on the documents attached, and on other submittals made during the review process is true and correct; that I am authorized to file this application; and that I agree to conform to all requirements set forth by the County and all conditions of the Kendall County Code related to stormwater management. I understand that by signing this form, that the property in question may be visited by County Staff and County Engineers throughout the permit and construction process. I also understand that I am responsible for all costs associated with this application. The applicant attests that they are free of debt or current on all debts owed to Kendall County as of the application date.

Owner's Signature (Including Middle Initial) [redacted] Date 1/27/2026

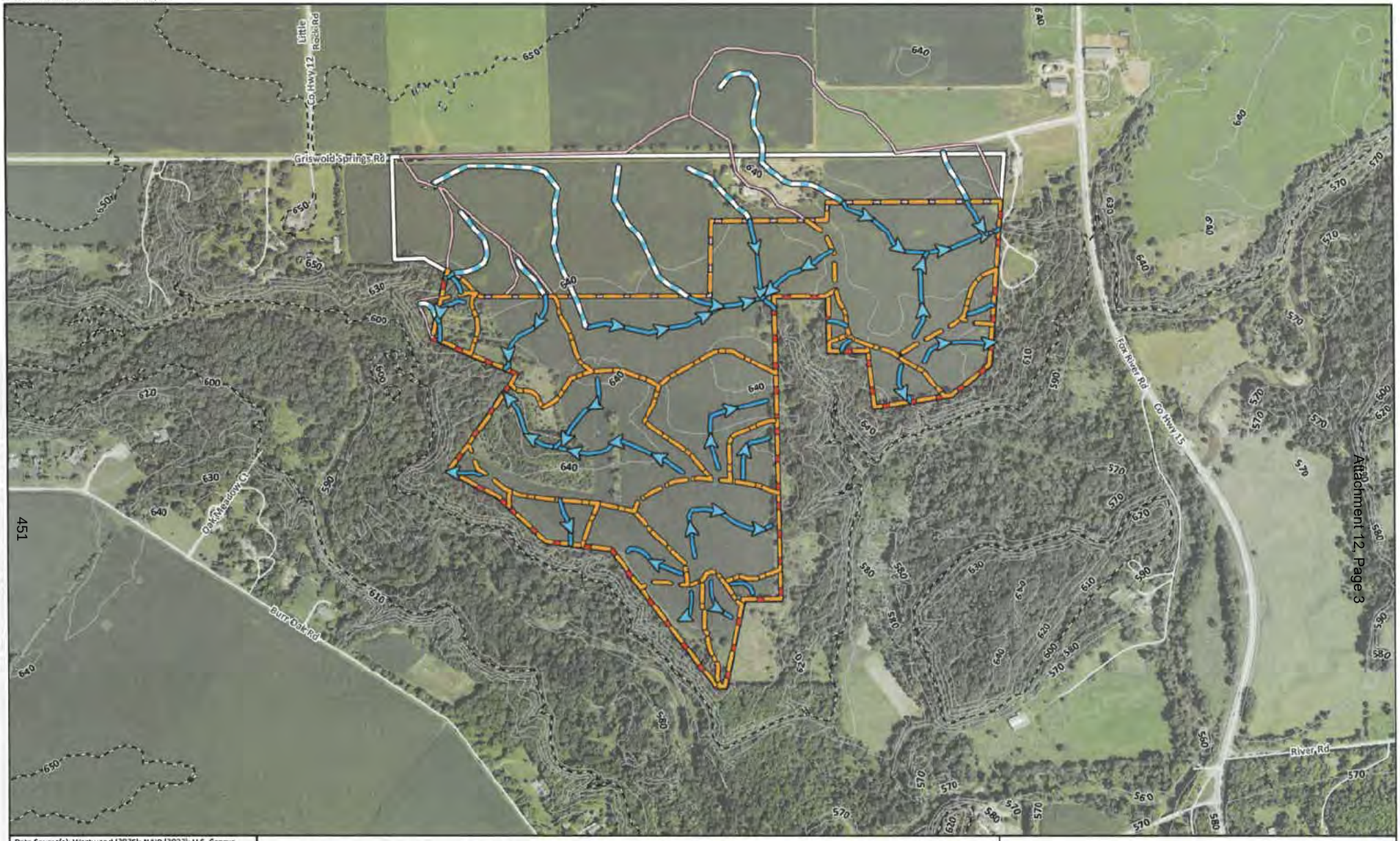
Agent's Signature (Including Middle Initial) [redacted] Date 1/27/2026

Kendall County Planning, Building, & Zoning Department
807 West John Street
Yorkville, Illinois 60560
Phone: (630) 553-4139, Fax (630) 553-4179
www.kendallcountyil.gov

Stormwater Basin Estimated Dimensions

Required Live Storage (ac-ft)	Require Dead Storage (ac-ft)	Estimated Length (ft)	Estimated Width (ft)	Estimated Depth (ft)	
Cloverland West Basin	0.64	0.32	160	75	2.5
Cloverland East Basin	0.35	0.17	220	60	1.5
Griswold West Basin	1.39	0.69	385	60	3
Griswold East Basin	1.17	0.59	270	70	3

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Data Source(s): Westwood (2025); NAIP (2023); U.S. Census Bureau (2024); USGS 3DEP (Accessed 2025).

N

0 800 Feet

USS Cloverland Solar LLC Project | Kendall County, Illinois

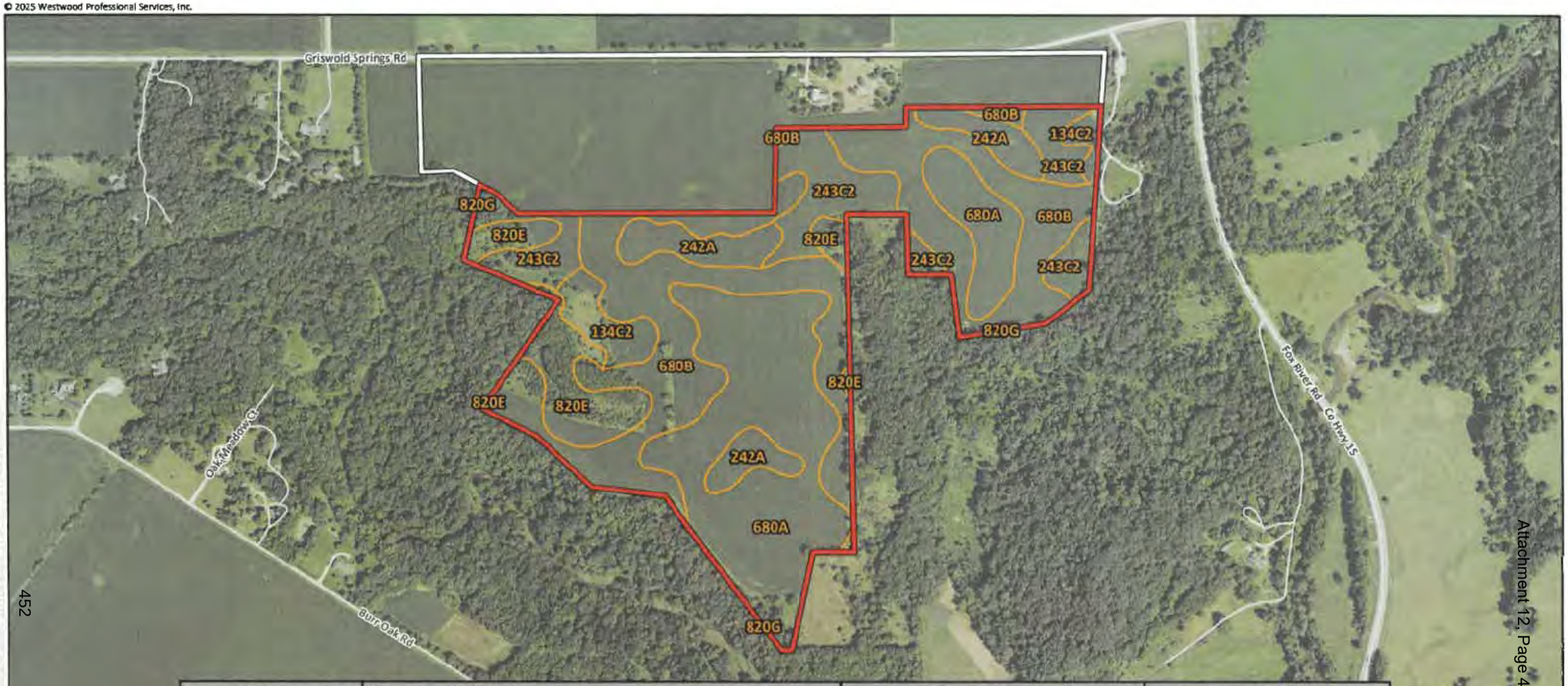
Desktop Hydrology | Exhibit 3

Legend

- Project Premises
- Subject Parcel
- Onsite Drainage Area
- Offsite Drainage Area
- Onsite Flowpath
- Offsite Flowpath
- 50ft Contour
- 10ft Contour
- Road

Westwood
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Map Unit Symbol	Map Unit Name	Percent Hydric Classification	Hydric Classification
820E	Hennepin-Casco complex, 12 to 30 percent slopes	0	Non-Hydric
820G	Hennepin-Casco complex, 30 to 60 percent slopes	0	Non-Hydric
243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	1	Predominantly Non-Hydric
134C2	Camden silt loam, 5 to 10 percent slopes, eroded	2	Predominantly Non-Hydric
680A	Campton silt loam, 0 to 2 percent slopes	3	Predominantly Non-Hydric
680B	Campton silt loam, 2 to 5 percent slopes	3	Predominantly Non-Hydric
242A	Kendall silt loam, 0 to 2 percent slopes	8	Predominantly Non-Hydric

Data Source(s): Westwood (2025); NAIP (2023); U.S. Census Bureau (2024); NRCS (Accessed 2025).

N

0 800 Feet

USS Cloverland Solar LLC Project | Kendall County, Illinois

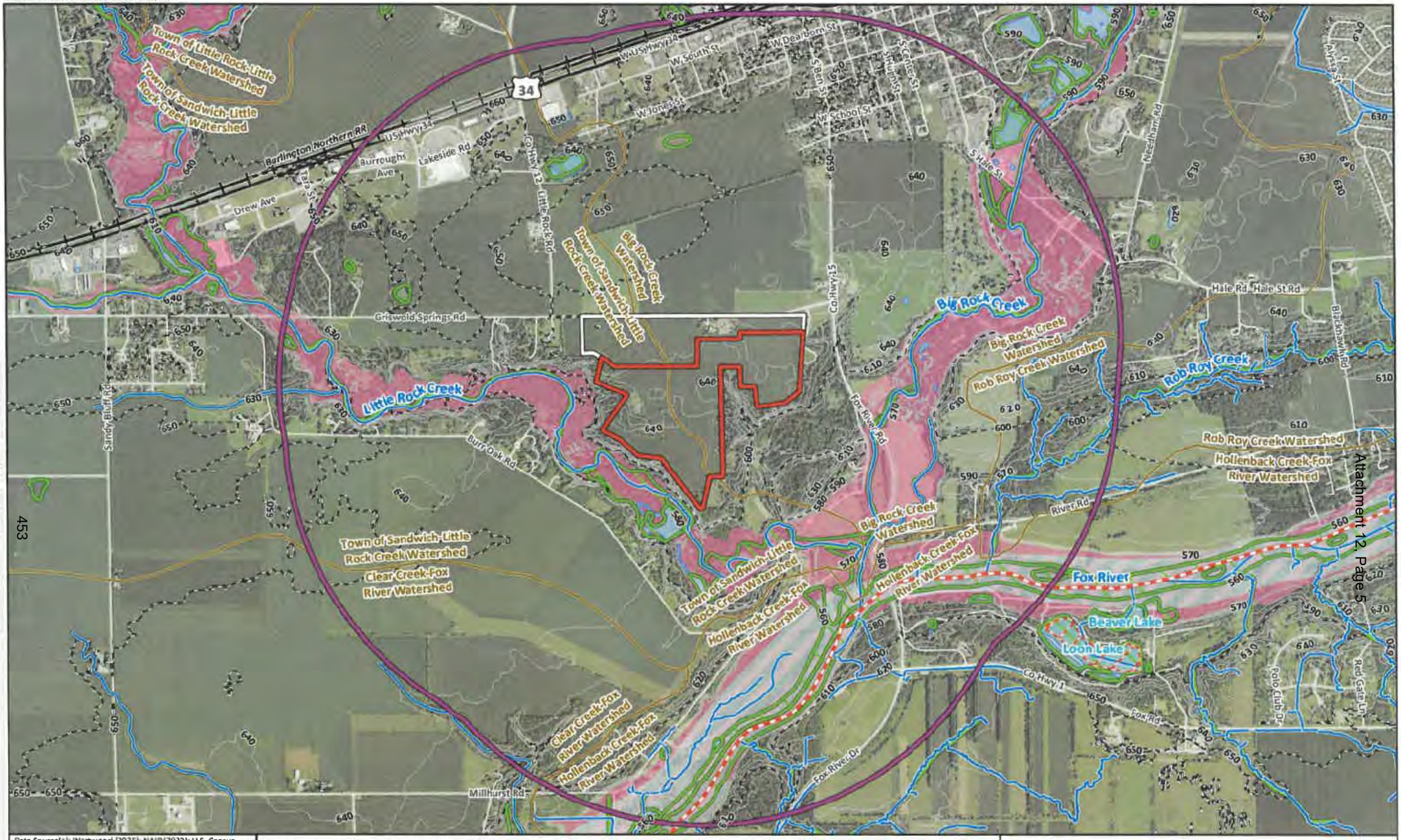
Soils | Exhibit 6

Legend

- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Soil Unit Boundary
- Road

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Data Source(s): Westwood (2025); NAIP (2023); U.S. Census Bureau (2024); EPA (2024); NHD (2024); NWI (2024); FEMA (2025); USGS 3DEP (Accessed 2025).

N

0 2,200 Feet

USS Cloverland Solar LLC Project

Kendall County, Illinois

Water Resources

Exhibit 2

Legend

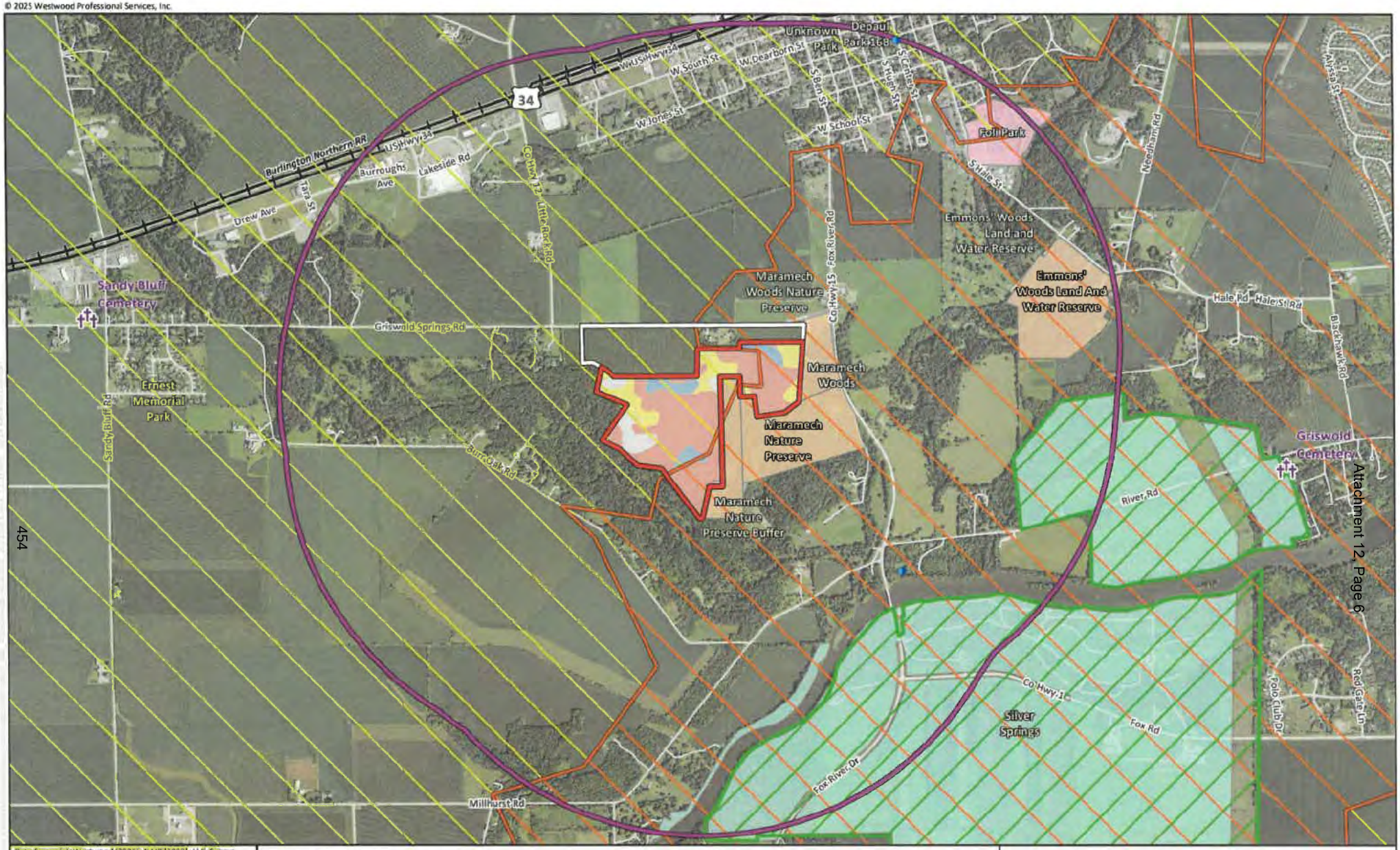
- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Watershed Boundary
- Impaired Waterbody
- NWI Wetland
- NHD Waterbody
- NHD Flowline
- Impaired Waterway
- 50ft Contour
- 10ft Contour
- Major Road
- Railroad
- Road

FEMA Flood Zone

- 100-Year Floodplain
- Regulatory Floodway
- 500-Year Floodplain

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Data Source(s): Westwood (2025); NAIP (2023); U.S. Census Bureau (2024); GNIS (2024); NRCS (Accessed 2025); PADUS (2024); NPS (2024); ILDNR (2024)

N

0 2,200 Feet

USS Cloverland Solar LLC Project | Kendall County, Illinois

Biological Resources & Public Lands | Exhibit 4

Legend

- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Illinois State Park
- Major Road
- Railroad
- Road
- Cemetery
- Cultural Resource Building

Designation Type

- Conservation Easement
- Local Conservation Area
- Local Park
- Private Conservation
- State Conservation Area
- State Park

Farmland Classification

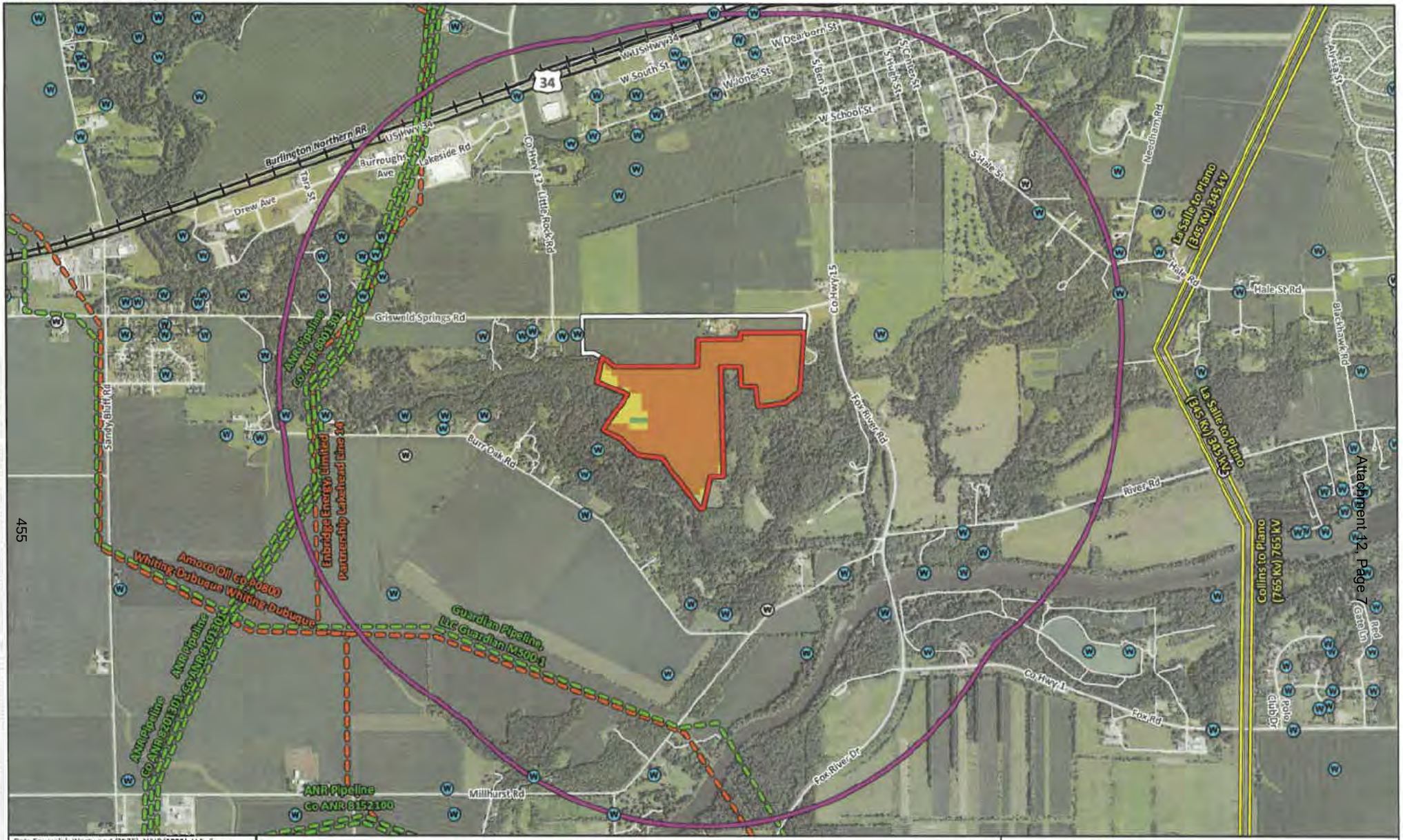
- All areas are prime farmland
- Prime farmland if drained
- Farmland of statewide importance
- Not prime farmland

RPBB Zone

- Low Potential Zone
- High Potential Zone

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Data Source(s): Westwood (2025); NAIP (2023); U.S. Census Bureau (2024); NLCD (2024); NPMS (Accessed 2025); HIFLD (2024); IIWATER (Accessed 2025); ILOIL (Accessed 2025).

N

0 2,200 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com

USS Cloverland Solar LLC Project

Kendall County, Illinois

Infrastructure & Land Cover

Exhibit 5

Legend

- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Transmission Line
- Hazardous Liquid Pipeline
- Natural Gas Pipeline
- Major Road
- Railroad
- Road
- Water Well
- Oil & Gas Well

NLCD Classification

- Cultivated Crops
- Deciduous Forest
- Hay/Pasture
- Mixed Forest

OE/AAA Pre-screening Results

Mon Nov 03 2025 12:53:23 GMT-0600 (Central Standard Time)

Structure: Solar Panel

Latitude	Longitude	Height	Site Elevation	AMSL
41 38 40.76 N	88 33 16.00 W	15	646	661
41 38 40.11 N	88 32 31.55 W	15	635	650
41 38 33.89 N	88 32 31.99 W	15	637	652
41 38 19.00 N	88 32 54.11 W	15	646	661

Based on the information you provided, you are not required to file notice with the FAA.



OE/AAA Pre-screening Results

Mon Nov 03 2025 12:55:53 GMT-0600 (Central Standard Time)

Structure: Utility Pole

Latitude	Longitude	Height	Site Elevation	AMSL
41 38 36.02 N	88 32 53.67 W	15	634	649

Based on the information you provided, you are not required to file notice with the FAA.



Re: Notification Reaffirming Resolution 2025-06-26 Prohibiting Commercial Solar Development in Little Rock Township

To Whom It May Concern:

This letter serves as formal notification from Little Rock Township reaffirming the resolution adopted by The People of Little Rock Township prohibiting commercial solar development within our jurisdiction.

We, as the servants of The People and duly elected representatives of Little Rock Township, reaffirm and stand firmly behind Resolution 2025-06-26.

Little Rock Township stands firm in its commitment to uphold Resolution 2025-06-26, which prohibits commercial solar development. A copy of the resolution is attached for your reference and records.

Should you have any questions or require further information, please contact our office at your earliest convenience.

Respectfully,
The Little Rock Township Board of Trustees

Supervisor George J. Goehst
Signature: [redacted]

Trustee Dan Miller
Signature: [redacted]

Trustee E[redacted]
Signature: [redacted]

Trustee Jonathan Henderson
Signature: [redacted]

Trustee Joshua McElroy
Signature: [redacted]

Enclosure: Resolution 2025-06-26

Little Rock Township Meeting June 26, 2025

RESOLUTION NO. 2025-06-26 LITTLE ROCK TOWNSHIP MEETING A RESOLUTION ASSERTING THE SOVEREIGNTY OF THE PEOPLE, TOWNSHIP AUTONOMY, AND ENACTING AN ORDINANCE TO PROHIBIT COMMERCIAL WIND AND SOLAR ENERGY FACILITIES ON PUBLIC AND COMMERCIAL PROPERTY WITHIN LITTLE ROCK TOWNSHIP

The good People of Little Rock Township, Illinois, in exercise of their sovereign powers, which rights do pertain to them and their posterity, as the basis and foundation of government, exercising all political power, not limited to their corporate powers, by necessity, in their collective capacity, as guaranteed by Article I, Section 1 of the Illinois Constitution of 1970, a republican form of government under Article IV, Section 4 of the United States Constitution, and powers reserved in the Nineth and Tenth Amendments of the United States Constitution, hereby resolve to protect their community's healthful environment, private property rights and value, and rural character by enacting an ordinance to regulate public property and prohibit commercial wind and solar energy facilities on public and commercial property within the township, while reserving the right to grant exemptions for the common good and safeguarding against unlawful governmental overreach, in affirmation of their self-governance, except where expressly granting power to the State, established by vote in 1849 and preserved through constitutional mandates, reflecting a fundamental principle "Political power, then, I take to be a right of making laws, with penalties of death, and consequently all less penalties for the regulating and preserving of property, and of employing the force of the commonwealth from foreign injury, and all this only for the public good" *Locke, Treat. 2 1, 3, 106* .

The Origins of Our Township

WHEREAS, all political power is vested in and derived from the People; that all government of right originates from the People; and Little Rock Township, Illinois, was formed by the direct vote of the People in 1849 pursuant to the Illinois Constitution of 1848, is founded upon their will only, and instituted solely for the good of the whole, establishing Kendall County as a county under township form of government, reflecting the maxim of law, the law of the place where the act is done, whereby the People's act of formation is the supreme expression of their will; and

WHEREAS, all men are by nature free and independent and have certain inherent and inalienable rights among which are life, liberty and the pursuit of happiness. When they enter into a state of society, they cannot by any compact, deprive or divest their posterity; namely, the enjoyment of life and liberty, with the means of acquiring and possessing property, and pursuing and obtaining happiness and safety. To secure these rights and the protection of property, governments are instituted among men. Government servants derive their just powers from consenting to be governed by the constitutions; and

WHEREAS, the People of this township have the inherent, sole and exclusive right to regulate the internal government and policy thereof, whenever they deem it necessary to their safety, life, liberty and happiness, provided such change be not repugnant to the Constitution for the United States, or the Constitutions for the State of Illinois; and

WHEREAS, the People of Little Rock Township and Kendall County, in 1849, chose a county under township form of government, and this enactment, being the last expression of the People's will, constitutes established law. What the People have last enacted, is the established law, and remains binding absent a subsequent referendum, pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Illinois Constitution of 1970, Transition Schedule, Preamble, Section 5, and Section 9, ensures the continuity of township organization and county under township form, stating: "The rights and duties of all public bodies shall remain as if this Constitution has not been adopted with the exception of such changes as are contained in this Constitution. All laws, ordinances, regulations and rules of court not contrary to, or inconsistent with, the provisions of this Constitution shall remain in force, until they shall expire by their own limitation or shall be altered or repealed pursuant to this Constitution"; thereby preserving Little Rock Township and Kendall County's, county under township form of government as established in 1849; and

WHEREAS, the Illinois Constitution of 1870, Article IV, Section 22, prohibited the General Assembly from interfering in township affairs, stating: "The General Assembly shall not pass local or special laws in any of the following enumerated cases, that is to say: ... For regulating county and township affairs;...Providing for the election of members of the board of supervisors in townships;... Granting to any corporation, association or individual any special or exclusive privilege, immunity, or franchise whatever."; and these prohibitions continue

unless expressly abolished by the Illinois Constitution of 1970, as no such abolition appears in the 1970 Constitution, per the maxim "later laws abrogate prior contrary laws only if explicit"; and

WHEREAS, the People of Little Rock Township are independent from the General Assembly and self-governing. The Township, as a collection of People, is self-governing as a political subdivision of the state, except where specific constitutional power is granted to the General Assembly, as established by the People's act of formation in 1849 and protected by Article IV, Section 22 of the 1870 Constitution and Article VII, Section 5 of the 1970 Constitution, which states: "The General Assembly shall provide by law for the formation of townships in any county when approved by county-wide referendum. Townships may be consolidated or merged, and one or more townships may be dissolved or divided, when approved by referendum in each township affected. All townships in a county may be dissolved when approved by a referendum in the total area in which township officers are elected"; and this independence is affirmed by the maxim "Power can never be delegated which the authority to delegate never possessed itself," *N.J. Steam Co. v. Merch Man, 6 How. (47 U.S.) 344, 407*, preventing the General Assembly from usurping the people's authority by changing the form of local government without affirmation of the People, by referendum; and

WHEREAS, the General Assembly is prohibited from regulating township affairs, as reaffirmed by Article IV, Section 22 of the 1870 Constitution and the absence of any constitutional grant in the 1970 Constitution authorizing such regulation, consistent with the maxim "Where there is no authority to establish, there is no necessity to obey," *Dav. 69; Bouv. 160*, rendering statutes related to prohibited things void as applied to Little Rock Township; and

WHEREAS, the People of Little Rock Township have a right to a healthful environment under Article XI, Section 1 of the Illinois Constitution of 1970, which declares: "The public policy of the State and the duty of each person is to provide and maintain a healthful environment for the benefit of this and future generations. The General Assembly shall provide by law for the implementation and enforcement of this public policy"; and the People may enforce this right against any party, governmental or private, through appropriate legal proceedings, by necessity, not limited to this resolution, to protect their rights, liberty, and happiness, as well as the aesthetic, economic, ecological integrity of the township and posterity, as supported by the maxim "The welfare of the people is the supreme law"; and

WHEREAS, the People of Little Rock Township, reserving the right to assemble (Article I, Section 5 of the Illinois Constitution), as the collective sovereign authority under Article I, Section 1 of the Illinois Constitution of 1970, which states: "All men are by nature free and independent and have certain inherent and inalienable rights among which are life, liberty and the pursuit of happiness. To secure these rights and the protection of property, governments are instituted among men, deriving their just powers from the consent of the governed"; have the inherent right to regulate or prohibit commerce within the boundaries of Little Rock Township to protect their community and property, per the maxim's "individual liberties are antecedent to all government. *C.L.M.*", "The law of God and the law of the land are all one; and both preserve and favor the private rights to the land. *Kielw. 191*" and "Commerce ought to be common, and not be converted into a monopoly and the private gain of a few. *3 Inst. 181*", ensuring their control over local public and commercial land use to prevent the danger of irreparable harm and adverse effects to their private property; and

WHEREAS, the Kendall County Board of Supervisors, established under the township form of government chosen by the People in 1849, dissolved themselves on July 1, 1971, by altering their structure to a board of "county board members" chosen from "districts", by legislative statutes expressly prohibited in the 1870 Illinois Constitution and without a referendum by the People, as required by Article VII, Section 3(b) and Article VII, Section 5 of the Illinois Constitution of 1970, thereby acting contrary to the trust delegated by the People and dissolving their authority, a principle articulated by John Locke in his Second Treatise of Government (Sect 149), wherein he states that when a government "act contrary to the trust reposed in them. For all power given with trust for the attaining an end being limited by that end, whenever that end is manifestly neglected or opposed, the trust must necessarily be forfeited, and the power devolve into the hands of those that gave it, who may place it anew where they shall think best for their safety and security. And thus the community perpetually retains a supreme power of saving themselves from the attempts and designs of anybody, even of their legislators, whenever they shall be so foolish or so wicked as to lay and carry on designs against the liberties and properties of the subject. For no man or society of men having a power to deliver up their preservation, or consequently the means of it, to the absolute will and arbitrary dominion of another, whenever any one shall go about to bring them into such a slavish condition, they will always have a right to preserve what they have not a power to part with, and to rid themselves of those who invade this fundamental, sacred, and unalterable law of self-preservation for which they entered into society. And thus the

Article VII, Section 3(b) and Article VII, Section 5 of the 1970 Constitution, pursuing the fundamental principles of law.

Continuity Under 1970 Constitution: The county under township form of government for Little Rock Township and Kendall County is preserved by the 1970 Constitution's Transition Schedule, Section's 5 and 9, and Article II, Section 2, ensuring the township's rights and duties, except where expressed power is granted to the State.

Continuation of 1870 Prohibitions: The General Assembly's prohibitions under Article IV, Section 22 of the 1870 Constitution remain in force, protecting Little Rock Township, from legislative interference absent express constitutional abolition.

Township Independence: Little Rock Township, as a political subdivision of the state, is independent from the General Assembly and self-governing, except where specific constitutional power is granted to the General Assembly, as rooted in the People's 1849 formation and protected by both the 1870 and 1970 Constitutions.

Prohibition on General Assembly Regulation: The General Assembly is barred from regulating township affairs, rendering any such laws, void as applied to Little Rock Township.

Right to a Healthful Environment and Protection of Property: The People of Little Rock Township assert their right to have their right's and property protected, which is the main purpose of government, under Article I, Section 1, and to a healthful environment under Article XI, Section 1, enforceable through this resolution to prohibit commercial wind and solar facilities that threaten the township's aesthetic, economic integrity, environment, and liberty.

Right to Regulate Commerce: The People of Little Rock Township, have the right to regulate or prohibit their government and commerce within their boundaries, including the prohibition of commercial wind and solar facilities on public and commercial property, to protect their community and property rights.

Dissolution of Kendall County Board and General Assembly Authority: The Kendall County Board of Supervisors dissolved themselves, on July 1, 1971, by altering and abandoning their structure without referendum, subjecting the People of Little Rock Township to the danger of foreign injury, and the Illinois General Assembly dissolved its authority by enacting unconstitutional statutes expressly prohibited by the 1870 Illinois Constitution, rendering all subsequent related actions, including but not limited to, prior statutes, zoning, or approvals for commercial wind and solar facilities, void ab initio.

Guarantee of Republican Form of Government: The People of Little Rock Township are guaranteed a republican form of government under Article IV, Section 4 of the U.S. Constitution, and in such a form, the government cannot alter or reform itself except with power granted by the People, expressed in constitutions, ensuring the invalidity of unauthorized changes by the Kendall County Board and General Assembly.

Authority to Exempt Commercial Facilities: The People of Little Rock Township reserve the right to exempt public and commercial property from this prohibition of this ordinance, granting the privilege to install wind and/or solar energy equipment permitted on a case-by-case basis, provided such exemptions are for their internal energy production or supplementation and not for commercial energy production purposes. The People of Little Rock Township authorize and empower the Little Rock Board of Trustees to approve such exemption upon request by public or commercial entities.

Eminent Domain: The State of Illinois and United States Government shall only exercise eminent domain using constitutional grants of power, while respecting the reservations of power and government prohibitions relating to private rights and property expressed in the Illinois Constitution's Bills of Rights and pursuant to the fundamental principles of law within Little Rock Township. Constructive force or taking is prohibited.

Enactment of Local Ordinance: The following ordinance is hereby enacted:

LITTLE ROCK TOWNSHIP ORDINANCE NO. 2025-06-26 AN ORDINANCE REGULATING PUBLIC PROPERTY AND PROHIBITING COMMERCIAL WIND AND SOLAR ENERGY FACILITIES ON PUBLIC AND COMMERCIAL PROPERTY WITHIN LITTLE ROCK TOWNSHIP TO PROTECT THE PRIVATE PROPERTY AND RIGHTS OF THE PEOPLE.

Section 1. Regulation of Public Property: Public property within Little Rock Township may be regulated by the People, or through their elected township officials, pursuant to the free and independent authority expressed in Article I, Section 1 of the Illinois Constitution of 1970 and the township's formation in 1849. The People of the township acknowledge the limitations of power are the boundaries of the township, as a political subdivision of the state, and power is limited to the governmental subjects of public property and statutory creations (Illinois 1970 Constitution Art. II Sect 2 and Art. VII Sect 1). This power does not extend to private property or rights, which are excepted out of the general powers of government, expressed in the "Bill of

community may be said in this respect to be always the supreme power, but not as considered under any form of government, because this power of the people can never take place till the government be dissolved."; and

WHEREAS, the Illinois General Assembly dissolved itself by enacting a statute expressly prohibited in the 1870 Illinois Constitution and that bypassed the referendum requirement of Article VII, Section 3(b) and Article VII, Section 5 of the 1970 Illinois Constitution, which mandates the People's approval for changes to township organization or county governance, rendering such legislative acts void ab initio, as they violated the People's will expressed in the Constitutions, and align with Locke's principle that a legislature dissolves when it "invades the fundamental law" of the society power devolves to the people, who have the right to resume their original liberty", supported by the maxim "An unconstitutional Act is not a law; it confers no rights; it imposes no duties; it affords no protection; it creates no office; it is, in legal contemplation, as inoperative as though it had never been passed. *Norton v. Shelby County, 118 U.S. 425, 442*" and "The government is to be subject to the law, for the law makes the government," *C.L.M.,*; and

WHEREAS, the People of Little Rock Township are guaranteed a republican form of government under Article IV, Section 4 of the United States Constitution, which states: "The United States shall guarantee to every State in this Union a Republican Form of Government, and shall protect each of them against Invasion"; and in a republican form of government, the government cannot alter or reform itself without the consent of the People, by right, as such actions violate the fundamental principles of law and the foundations of a republican government, rendering the Kendall County Board's and Illinois General Assembly's unauthorized alterations void, consistent with the maxim "As usurpation is the exercise of power, which another has a right to; so tyranny is the exercise of power beyond right, which no body can have a right to," *Locke, Treat. 2, 18, 199*; and

WHEREAS, the People of Little Rock Township, reserve the right to exempt public and commercial property from this prohibition of this ordinance, granting the privilege to install wind and/or solar energy equipment permitted on a case-by-case basis, provided such exemptions are for internal energy production or supplementation and not for commercial energy production purposes. The People of Little Rock Township authorize and empower the Little Rock Board of Trustees to approve such exemption upon request by public or commercial entities; and

WHEREAS, the State of Illinois and/or the Federal Government are limited by Article I, Section 15 of the 1970 Illinois Constitution and the Fifth Amendment to the U.S. Constitution, from exercising eminent domain within Little Rock Township for commercial wind and/or solar energy facilities, or any other purpose, without demonstrating that such action is conducive to the public weal and providing just compensation determined by a jury, pursuant to the laws of the land, ensuring that eminent domain serves the common good and respects private property rights; and

WHEREAS, any zoning or approval by Kendall County for commercial wind and/or solar energy facilities granted prior to the enactment of this township ordinance is void ab initio, having no legal effect from its origin, as the Kendall County Board lacks lawful existence, and such actions infringe upon the authority of Little Rock Township to regulate land use, consistent with the maxim "that which is void from the beginning does not become valid by lapse of time", "Things bad [or corrupted] in principle at the commencement improves not by lapse of time [does not achieve a good end.]" *Broom, Mx. 178; 4 Coke 2* and "When the form is not observed, it is inferred that the act is annulled," *12 Coke, 7*; and

WHEREAS, the People of Little Rock Township, at a lawful meeting duly called and held on June 26, 2025, have determined; that no one should be enriched through the detriment and injury at another's expense; that commercial wind and solar energy facilities on public property or property used for commercial purposes threaten the township's rural character, property values, environmental quality, and the People's life, liberty, and property, while private wind and solar installations for private use on private property align with individual rights reserved from government regulation, and do not infringe on the community's welfare; and

Our Resolution

NOW, THEREFORE, BE IT RESOLVED by the People of Little Rock Township, Kendall County, Illinois, at a lawful meeting held on June 26, 2025, as follows:

Affirmation of Township Formation: Little Rock Township, formed by the People in 1849, placed Kendall County under township authority, establishing a county under township form of government, which remains the law of the township and county, as enacted by the people's will.

Established Law of 1849: The 1849 choice of a township form of government for Kendall County is the last enactment of the People and constitutes established law, binding unless altered by referendum, as required by

Rights" (Illinois Constitution Art I), and shall forever remain inviolate, and all laws contrary thereto, or to the following provisions, shall be void.

Section 2. Prohibition: No commercial wind energy facilities or commercial solar energy facilities shall be permitted, constructed, or operated on public property or on property used for commercial purposes within the boundaries of Little Rock Township.

Section 3. Exclusion for Private Property: Government has been granted no power to regulate private property. Therefore, this prohibition shall not apply to wind or solar energy installations intended solely for private, non-commercial use on private property, provided such installations do not infringe on the rights of their neighbors in Little Rock Township. This ordinance shall not be used by any government entity as a basis for asserting constructive jurisdiction over the private property of the People, equity follows the law.

Section 4. Case-by-Case Exemptions for Commercial Facilities: The People of Little Rock Township authorize that their Trustees may exempt public and commercial property, granting the privilege to install wind and/or solar energy equipment, provided such exemptions are for their internal energy production or supplementation and not for commercial energy production purposes; and public notice is given to the community with special notice is given to each neighbor whose private property may be affected, offering 30 days to apply for redress of grievance to the Township Board of Trustees, by affidavit, presenting the danger of harm or injury to their private rights and/or property. If no timely grievances, by affidavit, are applied to the Township Board of Trustees, the Trustees may approve, by a majority vote, such exemption.

Section 5. Eminent Domain: The State of Illinois and United States Government is bound by the terms and conditions expressed in the constitutions from exercising eminent domain within Little Rock Township for commercial wind and/or solar energy facilities or any other purpose unless strictly adhering to due process of law, which are the laws of the land, as mandated by Article I, Section 15 of the 1970 Illinois Constitution, the Fifth Amendment to the U.S. Constitution, and in pursuance to the fundamental principles of law. Government must demonstrate that such action is conducive to the public good of the state, and just compensation is determined by a jury following the due course of law. Constructive force or taking is prohibited.

Section 6. Purpose: This ordinance is enacted to protect the healthful environment of Little Rock Township, as mandated by Article XI, Section 1 of the 1970 Illinois Constitution, and to safeguard the township's rural character, aesthetic beauty, and property values, while preserving the private property rights of the People under Article I, Sections 1, 2, 15, and 24 of the 1970 Constitution.

Section 7. Enforcement: The Little Rock Township Board is directed to enforce this ordinance through all available lawful and legal means.

Section 8. Severability: If any provision of this ordinance is found invalid, pursuant to the fundamental principles of law and the constitutions, the remaining provisions shall remain in full force and effect.

Section 9. Effective Date: This ordinance shall take effect immediately, by necessity, upon its adoption.

BE IT FURTHER RESOLVED that the Little Rock Township Board shall publish this Resolution and Ordinance on the township website (when available) and immediately provide copies to; the Illinois General Assembly, Illinois State Governor, the Kendall County Board, the City of Plano; all township residents upon request. BE IT FURTHER RESOLVED that any attempt by the Illinois State Government or it's Agencies, Kendall County, or any other entity, to enforce statutes within Little Rock Township without showing clear constitutional grants of power shall be met with the due process of law to defend the Township's constitutional autonomy and the protection of its people's rights, property and posterity, as supported by the maxim, "where there is a right, there is a remedy". If any legal action arises, all government persons and agents shall take notice they are servants and trustees, with trust reposed in them by the people, for the people as beneficiaries. Judges, both state and federal, shall take notice, they are servants and trustees for the people and must be an independent magistrate having clean hands. A court can only declare what the law is, and whether consistent with the Law of God, and the fundamental or constitutional law of society. The people are aware that judges, as trustees, are tasked with looking for stealthy encroachments against the people's rights rather than allowing adversarial parties to have aid and comfort in a coordinated attack against the people's rights and property.

Resolution passed/denied (circle one), by the People, duly assembled at the Little Rock Township Meeting, Kendall County, Illinois, with a vote of Yay 45 and Nay 0.

Printed Name of Moderator: Michael W. Bowers Sr. Signature of Moderator: [redacted]

Printed Name of Meeting Clerk: Annie McElroy Signature of Meeting Clerk:

City of
SANDWICH, ILLINOIS
144 E. Railroad Street, Sandwich, IL 60548
Phone: (815) 786-9321 X100 Fax: (815) 786-7012
mayor@sandwich.il.us

March 6, 2026

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, Illinois 60560

Re: Petitions 26-06 and 26-07 – Commercial Solar Energy Facilities at 15110 Griswold Springs Road

Dear Mr. Asselmeier:

The City od Sandwich has reviewed Kendall County Zoning Petitions 26-06 and 26-07 concerning proposed Commercial Solar Energy Facilities located at 15110 Griswold Springs Road in Little Rock Township. The subject property lies within 1.5 miles of the City's corporate limits and therefore within the City's statutory planning jurisdiction.

The City recognizes the evolving statutory framework governing commercial solar development in Illinois. At the same time, the City has a legitimate interest in protecting orderly growth, future annexation opportunities, infrastructure planning, and land use compatibility within its 1.5-mile planning area.

The City offers the following comments:

1. Annexation / Pre-Annexation Agreement
   The petitioner seeks a variance from Section 36-282(a) requiring projects within 1.5 miles of a municipality to enter into an annexation or pre-annexation agreement. The City opposes granting this variance. A long-term commercial solar installation may significantly affect future annexation and planned growth patterns. The City respectfully requests that any approval be conditioned upon the execution of an annexation or pre-annexation agreement with the City.

2. Screening
   The petitioner seeks a variance from Section 36-282(h) regarding screening. Given the limited regulatory tools available under current state law, screening and buffering remain important mechanisms to mitigate visual and compatibility impacts. The City requests that no reduction in screening standards be granted absent a clear showing of hardship and that full compliance be required where feasible.

3. Infrastructure and Public Safety
   The City requests that any approval require:

- Adequate road use and restoration agreements;
- Demonstration of no adverse drainage impacts.
- Coordination with the applicable fire protection district regarding access and emergency response; and
- A binding decommissioning plan supported by adequate financial security to ensure full site restoration at the end of the project's useful life.

The City of Sandwich appreciates the opportunity to comment and requests that these concerns be made part of the record before the Kendall County Regional Planning Commission and County Board.

[redacted]

Todd K. Latham
Mayor

Matt Asselmeier

From: Fran Klaas
Sent: Wednesday, February 25, 2026 2:27 PM
To: Matt Asselmeier; Aaron Rybski; Alyse Olson; Antoinette White; Brian Holdiman; Christina Burns; Greg Chismark; Jason Langston; Meagan Briganti; Seth Wormley
Cc: 'Michael Hoffman'
Subject: RE: Kendall County Zoning Petitions 26-06 and 26-07

I'm okay with the 90 days. We just need to make sure that there is follow through on the dedication. As you know, these things sometimes slip through the cracks.

Francis C. Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@kendallcountyil.gov

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, February 25, 2026 2:08 PM
To: Fran Klaas <FKlaas@kendallcountyil.gov>; Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Cc: 'Michael Hoffman' <MHoffman@TeskaAssociates.Com>
Subject: RE: Kendall County Zoning Petitions 26-06 and 26-07

Fran:

Condition 4 of both special use permits, as currently written, requires the ROW dedication within 90 days of approval of the special use permit.

Assuming that everything went as quickly as it legally could, the County Board would approve the special use permit on April 21st, which would set the deadline for the ROW dedication at July 20th.

Do you believe that we should allow greater time to obtain the ROW dedication? I have no idea when they would apply for building permits. Also, as currently proposed, if these projects never come to fruition, Little Rock Township would still get the ROW dedication.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179

From: Fran Klaas <FKlaas@kendallcountyil.gov>
Sent: Wednesday, February 25, 2026 2:01 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>; Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Cc: 'Michael Hoffman' <MHoffman@TeskaAssociates.Com>
Subject: RE: Kendall County Zoning Petitions 26-06 and 26-07

My only comment is that we have had some trouble in the recent past getting the owner of solar farm land to dedicate the additional r.o.w. in a timely fashion. My recommendation is that a condition of the special use would be to have the r.o.w. dedicated prior to issuance of a building permit to install any solar panels.

Francis C. Klaas, P.E. Kendall County Engineer **6780 Route 47, Yorkville, IL 60560 (630) 553-7616** fklaas@kendallcountyil.gov

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, February 25, 2026 9:38 AM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Cc: 'Michael Hoffman' <MHoffman@TeskaAssociates.Com>
Subject: Kendall County Zoning Petitions 26-06 and 26-07

ZPAC Members:

Here is information for Kendall County Zoning Petitions 26-06 and 26-07:

Petition 26-06, a Request from Elijah J. Mitchell on Behalf of USS Cloverland Solar, LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH, LLC (Owner) for a Special Use Permit for a Commercial Solar Energy Facility, a Variance to Section 36-282 (a) of the Kendall County Code Requiring Commercial Solar Energy Facilities Within 1.5 Miles of a Municipality to Either Enter Into an Annexation or Pre-Annexation Agreement with a Municipality, and a Variance to Section 36-282 (h) of the Kendall County Code Requiring Commercial Solar Energy Projects to Be Screened at 15110 Griswold Springs Road, Plano (PIN: 01-33-200-006) in Little Rock Township; Property is Zoned A-1. The Staff Report for this Petition can be found here, https://www.kendallcountyil.gov/home/showpublisheddocument/34897/639076078361853853.

Petition 26-07, a Request from Elijah J. Mitchell on Behalf of USS Griswold Solar, LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH, LLC (Owner) for a Special Use Permit for a Commercial Solar Energy Facility, a Variance to Section 36-282 (a) of the Kendall County Code Requiring Commercial Solar Energy Facilities Within 1.5 Miles of a Municipality to Either Enter Into an Annexation or Pre-Annexation Agreement with a Municipality, and a Variance to Section 36-282 (h) of the Kendall County Code Requiring Commercial Solar Energy Projects to Be Screened at 15110 Griswold Springs Road, Plano (PINs: 01-33-200-006 and 01-34-100-001) in Little Rock Township; Property is Zoned A-1. The Staff Report for this Petition can be found here, https://www.kendallcountyil.gov/home/showpublisheddocument/34899/639076078738552339.

Matt Asselmeier

From: Jason Langston
Sent: Thursday, February 26, 2026 9:30 AM
To: Matt Asselmeier
Subject: RE: Kendall County Zoning Petitions 26-06 and 26-07

No additional comments from KCSO.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, February 25, 2026 4:33 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Cc: 'Michael Hoffman' <MHoffman@TeskaAssociates.Com>
Subject: RE: Kendall County Zoning Petitions 26-06 and 26-07

ZPAC Members:

The site plans (Attachment 3 for both projects) and a portion of the Executive Summaries (Page 18 of Attachment 1 of both projects) have been updated to delete the reference to additional commercial/industrial investment at the property.

If you have any questions, please let me know.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179

WBK ENGINEERING

March 9, 2026

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
504 South Main Street
Yorkville, IL 60560-1498

Subject: Cloverfield 26-07 WBK Project 19-102.DA)

Dear Mr. Asselmeier:
We have received and reviewed the following information for the subject project:

- Stormwater Management Permit Application prepared by USS Cloverland Solar LLC dated January 27, 2026 and received February 25, 2026.

The following comments require resolution prior to our recommendation for approval of plans and stormwater permit.

1. Please submit a full stormwater management report in accordance with the Kendall County Stormwater Management Ordinance.
2. Please submit a full signed and sealed civil site improvement plan.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

[redacted]

Greg Chismark PE
WBK Engineering, LLC

Docusign Envelope ID: 2AF52DB1-F1E8-46D3-9CB7-CF1C8B30E41C

COMMUNITY BENEFITS AGREEMENT

THIS COMMUNITY BENEFITS AGREEMENT ("**Agreement**") is made this __ day of _____, 2026, between USS Cloverland Solar LLC, a Delaware limited liability company (the "**Developer**") and the County of Kendall, Illinois, an Illinois body politic (the "**County**") (individually Developer and the County are each a "**Party**" and collectively are the "**Parties**").

WHEREAS, Developer proposes to construct, own and operate a solar farm at parcels 01-33-200-006 and known as the USS Cloverland Solar LLC commercial solar energy project (the "**Project**") in the County of Kendall, Illinois and Developer has applied to the County for a special use permit for the Project;

WHEREAS, the Project will include a solar photovoltaic system and other ancillary Project improvements to be installed in the County;

WHEREAS, Developer desires to participate in and contribute to the well-being of the community;

WHEREAS, by this Agreement, Developer shall provide certain economic benefits to the County in addition to those substantial economic benefits the Project will already provide to the County and its citizens;

WHEREAS, Developer and County agree that this Agreement will provide substantial benefits to the County and its citizens, and will serve to offset any possible increased demand upon County services resulting from the operation of the Project; and

NOW THEREFORE, in consideration of the promises made herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. The recitals are adopted and incorporated as material terms of this Agreement.

2. On an annual basis during the commercial operation of the Project, Developer shall provide an unrestricted Civic Grant in the amount of Fifteen Thousand Dollars ($15,000) to the County (the "County"), which is approximately $3,000 per megawatt of the Project. "Commercial Operation" shall mean the selling of electricity to a third-party purchaser on a commercial basis (excluding the sale of test energy). The first Civic Grant shall be made within thirty (30) days after the Project achieves Commercial Operation. Subsequent Civic Grants shall be made on the yearly anniversary of the first annual payment, or on such other calendar date as the Parties may agree. The Civic Grant shall increase by 5% every five (5) years.

3. If the County does not approve the special use permit application for the Project, and/or if Developer elects not to build the Project, then this Agreement shall become null and void, and neither Party shall have any obligations hereunder. This

Docusign Envelope ID: 2AF52DB1-F1E8-46D3-9CB7-CF1C8B30E41C

Agreement does not constitute any promise or representation on behalf of the County that the County will approve the special use permit application for the Project.

4. Upon termination of the Commercial Operation of the Project, the Civic Grant shall cease and this Agreement shall terminate. Developer shall pay the full annual Civic Grant for any calendar year during which the Project conducts Commercial Operations.

5. This Agreement shall inure to the benefit of and be binding upon the respective heirs, executors, administrators, assigns and successors of each Party. At the time of any assignment by Developer, Developer shall provide written notice to the County of the name, address, entity type and state of incorporation of the assignee, and the name and address of the assignee's registered agent in the State of Illinois. In the event Developer assigns this Agreement, Developer shall remain obligated, as a principal and not a guarantor, to the County with respect to all of Developer's obligations, duties, liabilities, and commitments under this Agreement, including the obligation to make annual Civic Grant payments, unless and until the assignee agrees to assume all of the Developer's obligations, duties, liabilities, and commitments under this Agreement and the County consents to that assumption by the assignee.

6. This Agreement may be executed in one or more counterparts, each of which so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument.

7. Any written communication will be deemed to have been given or made on the day on which it was delivered if it is received before 5:00 p.m. on the day in question or, if such day is not a business day or if such written communication is received after 5:00 p.m., then delivery will be deemed to have occurred on the next following business day. Either Party may from time to time change its address for service hereunder by notice to the other Party. Any notice, request, demand or other instrument which may be required or permitted to be delivered, given or served upon either Party will be sufficiently delivered, given or served upon the Party in question, if in writing, and if either delivered by hand or if sent by certified mail (return receipt requested), courier or nationally recognized overnight delivery service mailed, in each case addressed as referenced below:

(A) In the case of County to:

County of Kendall
502 S Main Street
Yorkville IL 60560
Attn: County Clerk

(B) In the case of Developer to:

United States Solar Corporation
323 N. Washington Ave., Suite 350
Minneapolis, MN 55401

Docusign Envelope ID: 2AF52DB1-F1E8-46D3-9CB7-CF1C8B30E41C

Attn: Ryan Magnoni

8. The County shall provide written notice to Developer of any alleged default under this Agreement, and Developer shall have thirty (30) days after receipt of such notice to cure such default; provided that if such default cannot reasonably be cured within such thirty (30) day period, Developer shall not be in default so long as it commences cure within such period and diligently pursues completion thereof.

9. Each Party acknowledges having obtained its own independent legal advice with respect to this Agreement and the transactions contemplated hereby to the fullest extent deemed necessary by each Party prior to its execution and delivery. There will be no presumption that any ambiguity in this Agreement and any documents contemplated hereby be resolved in favor of either of the Parties. The execution, delivery and performance by the Parties of this Agreement has been duly authorized by all necessary action and there are no approvals, authorizations, consents, or other action necessary to authorize either Party's execution and delivery of this Agreement.

10. This Agreement shall be governed by and be construed in accordance with the laws of the State of Illinois. Any dispute arising from this Agreement shall be adjudicated by the Circuit Court of Kendall County, Illinois.

IN WITNESS WHEREOF, this Agreement is executed effective as of the day and year first above written.

USS CLOVERLAND SOLAR LLC a Delaware limited liability company	**COUNTY OF KENDALL, ILLINOIS,** an Illinois body politic
By [redacted]	By: _____
Name: Reed Richerson	Name: _____
Title: Vice President	Title: _____

WBK ENGINEERING

March 20, 2026

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
504 South Main Street
Yorkville, IL 60560-1498

Subject: Cloverland 26-06 (WBK Project 19-102.DA)

Dear Mr. Asselmeier:
We have reviewed the Decommissioning Cost Estimate provided with the cost estimate and offer the following comments.

1. The disposal of gravel at no cost is not acceptable. Disposal of the fabric should have the same unit price as disposal of the fabric.

2. The minimum cost for regrading the stormwater basins for which no design has been submitted or approved shall be $10,000 minimum.

3. Permanent seeding shall be applied over all till areas – 33 Acres.

4. The salvage values are extremely speculative and change in regulation, market demand for used component, product degradation could render these as a liability with an additional cost to dispose. As a compromise removing salvage items from the cost estimate is acceptable.

See the attached exhibit calling out items noted and resulting in a total value of $330,399.54.

If you have any questions or comments, please contact us at (630) 443-7755.
Sincerely,

[redacted]

Greg Chismark PE
WBK Engineering, LLC

WBK Engineering, LLC
Part of Bodwé Professional Services

St. Charles Office
116 W. Main Street, Suite 201
St. Charles, IL 60174

Battle Creek Office
68 E. Michigan Avenue
Battle Creek, MI 49017

USS Cloverland Solar LLC

	Quantity	Unit	Unit Cost	Original Total Cost	New Total Cost
Mobilization/Demobilization	1	Lump Sum	$33,800.00	$33,800	$33,800.00
Mobilization was estimated to be approximately 7% of total cost of other items.					
Permitting					
County Permits	1	Lump Sum	$10,000.00	$10,000	$10,000.00
State Permits	1	Lump Sum	$20,000.00	$20,000	$20,000.00
Subtotal Permitting				**$30,000**	**$30,000.00**
Decommissioning will require SWPPP and SPCC Plans. Cost is an estimate of the permit preparation cost					
Civil Infrastructure					
Remove Gravel Surfacing from Road	1233	Cubic Yards (BV)	$3.23	$3,950	$3,982.59
Haul Gravel Removed from Road to Landfill (DeKalb, IL)	1529	Cubic Yards (LV)	$22.03	$33,684	$33,683.87
Dispose of Gravel Removed from Road (Landfill uses as Daily Cover)	1982	Tons	$81.00	$0	$160,542.00
Remove Geotextile Fabric from Beneath Access Roads	7338	Square Yards	$1.40	$10,273	$10,273.20
Haul Geotech Fabric to Landfill (DeKalb, IL)	2	Tons	$16.15	$32	$32.30
Dispose of Geotech Fabric	2	Tons	$81.00	$162	$162.00
Grade Road Corridor (Re-spread Topsoil)	4127	Linear Feet	$1.83	$7,552	$7,552.41
Decompact Road Area	1.5	Acres	$249.40	$374	$374.10
Remove Chainlink Fence	6720	Linear Feet	$8.36	$56,179	$56,179.20
Haul Chainlink Fence to Metal Recycling (Aurora, IL)	36	Tons	$15.24	$549	$548.64
Remove/Haul/Dispose Structures from Stormwater Basins	2	Each	$5,000.00	$10,000	$10,000.00
Grade Basin Areas	2	LS	$10,000.00	$1,939	$20,000.00
Subtotal Civil Infrastructure				**$124,695**	**$303,330.31**
Civil removal costs are a combination of MNDOT unit costs where applicable. RSMeans cost for Chicago, IL, and industry standards provided to Westwood.					
Structural Infrastructure					
Remove Steel Foundation Posts (Arrays)	2,102	Each	$16.90	$35,524	$35,523.80
Haul Steel Post to Metal Recycling (Aurora, IL)	189	Tons	$15.24	$2,880	$2,880.36
Remove Tracker Racking per String	465	Each	$202.45	$94,139	$94,139.25
Haul Tracker Racking to Metal Recycling (Aurora, IL)	342	Tons	$15.24	$5,212	$5,212.08
Subtotal Structural Infrastructure				**$137,755**	**$137,755.49**
$137,755					
Steel removal costs were calculated by using RSMeans information for demolition of steel members. Hauling calculations are based on the locations of metals recyclers.					
Electrical Collection System					
Remove PV Panels	12,090	Each	$13.74	$166,117	$166,116.60
Haul PV 95% of Panels to Reseller (Morris, IL)	405	Tons	$13.46	$5,451	$5,451.30
Haul 5% of PV Panels to Landfill (DeKalb, IL)	21	Tons	$13.46	$283	$282.66
Dispose of PV Panels	21	Tons	$81.00	$1,701	$1,701.00
Remove Equipment Skids	2	Each	$1,210.20	$2,420	$2,420.40
Remove Steel Foundation Posts (Equipment Skids)	16	Each	$16.90	$270	$270.40
Haul Steel Post to Metal Recycling (Aurora, IL)	1	Tons	$15.24	$15	$15.24
Haul Equipment to Transformer Disposal (New Lenox, IL)	2	Each	$245.24	$490	$490.48
Remove SCADA Equipment	1	Each	$2,000.00	$2,000	$2,000.00
Remove DC Collector System Cables (copper)	7.01	Per MW	$2,000.00	$14,020	$14,020.00
Remove Underground (AC) Collector System Cables & Fiber Optic	2	Locations	$400.00	$800	$800.00
Load and Haul Cables for Recycling	3.0	Tons	$17.53	$53	$52.59

Dispose of Fiber Optic Cables	0.1	Tons	$81.00	$11	$8.10
Subtotal Electrical Collection				**$193,631**	**$193,628.77**

Electrical removal costs of PV Panels and Combiner Boxes were based industry standard installation rates. Equipment pads, MV Equipment, and SCADA Equipment removal cost are based on removal of equipment, concrete pads, and conduits using a truck mounted crane and RSMeans information on crew production rates.

Site Restoration					
Stabilized Construction Entrance	1	Each	$2,000.00	$2,000	$2,000.00
Perimeter Controls (Erosion and Sediment Control)	3,360	Linear Feet	$4.67	$15,691	$15,691.20
Permanent Seeding on Roadway Areas	33.0	Acres	$1,532.67	$2,299	$50,578.11
Till Array Areas to Agricultural Condition	33	Acres	$216.22	$7,200	$7,135.26
Subtotal Site Restoration				**$27,190**	**$75,404.57**
Project Management					
Project Manager	12	Weeks	$3,749.00	$44,988	$44,988.00
Superintendent (half-time)	12	Weeks	$1,762.50	$21,150	$21,150.00
Field Engineer (half-time)	12	Weeks	$1,634.50	$19,614	$19,614.00
Clerk (half-time)	12	Weeks	$375.00	$4,500	$4,500.00
Subtotal Project Management				**$90,252**	**$90,252.00**

Standard industry weekly rates from RSMeans.

Subtotal Demolition/Removals				**$637,324**	**$864,171.14**
Salvage					
Fencing (Chain Link)	36	Tons	$214.32	$7,716	$7,715.52
Steel Posts	151	Tons	$214.32	$32,362	$32,362.32
Module Racking	342	Tons	$214.32	$73,297	$73,297.44
PV Modules	11,486	Each	$35.78	$410,937	$410,969.08
Transformers and Inverters	1,457	Pounds	$0.40	$583	$582.80
Transformers (Oil)	1,520	Gallons	$0.70	$1,064	$1,064.00
DC Collection Lines (Copper)	2,000	Pounds	$1.74	$3,480	$3,480.00
AC Collection Lines (Aluminum)	3,750	Pounds	$0.97	$3,638	$3,637.50
Ground Conductor Lines (Copper)	381	Pounds	$1.74	$663	$662.94
Subtotal Salvage				**$533,739**	**$533,771.60**

Salvage values are a combination of the following factors; current market metal salvage prices, current secondary market for solar panel module recycling, discussions with national companies that specialize in recycling and reselling electrical transformers and inverters, and the assumption that care is taken to prevent any damage or breakage of equipment.

Total w/salvage	**$103,585**	**$330,399.54**

DEPARTMENT OF PLANNING, BUILDING & ZONING
504 South Main Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 26-07
Elijah J. Mitchell on Behalf of USS Griswold Solar LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH LLC (Current Owner) A-1 Special Use Permit for Commercial Solar Energy Facility and Variance to Allow the Facility on Land Within 1.5 Miles of a Municipality Without an Annexation Agreement and Variance to the Screening Requirements

INTRODUCTION

The Petitioner is seeking a special use permit for a commercial solar energy facility, a variance to Section 36-282(17)a of the Kendall County Code to allow a commercial solar energy facility on land within one point five (1.5) miles of municipality without an annexation agreement and a variance to Section 36-282(17)h of the Kendall County code requiring screening around a commercial solar energy facility.

The application materials are included as Attachment 1. The property survey is included as Attachment 2. The site plan is included as Attachment 3. The vegetative management plan is included as Attachment 4. Decommissioning information is included as Attachment 5. The Agricultural Impact Mitigation Agreement is included as Attachment 6.

The Petitioners are also seeking a second special use permit for another commercial solar project on the subject property (Petition 26-06).

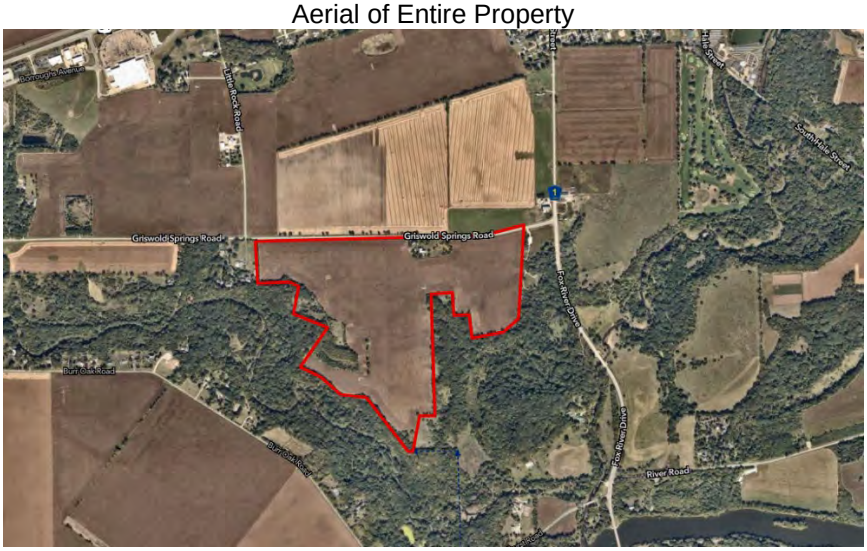
SITE INFORMATION

PETITIONER: Elijah J. Mitchell on Behalf of USS Griswold LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH LLC (Current Owner)

ADDRESS: 15110 Griswold Springs Road, Plano

LOCATION: Approximately 0.1 Miles West of Fox River Drive on the South Side of Griswold Springs Road

Aerial of Entire Property



TOWNSHIP: Little Rock

PARCEL #: 01-33-200-006 and 01-34-100-001

LOT SIZE: Parcel 122.3 +/- Acres (Total Parcel) 45 +/- (Project) 32.5 +/- (Fenced Area)

EXISTING LAND USE: Agricultural/Farmstead

ZONING: A-1

LRMP:

Future Land Use	Rural Estate Residential (Max 0.45 DU/Acre) (County) Estate Residential (Plano) Low Density Residential (Millbrook)
Roads	Griswold Springs Road is a Local Road maintained by Little Rock Township.
Trails	There are no trails planned along Griswold Springs Road.
Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTIONS: Special Use Permit for a Commercial Solar Energy System

Variance to Allow a Commercial Solar Energy System on Land with One Point Five (1.5) Miles of a Municipality without an Annexation Agreement

Variance to Allow a Commercial Solar Energy System Not to Have a Vegetative Screening

APPLICABLE REGULATIONS: §36-282(17) – A-1 Special Uses

§36-39 – Variance Procedures

Chapter 36, Article II, Division 3, Subdivision I – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Suburban Residential (Max 1.0 DU/Acre) (County) Low Density Residential (Plano)	A-1 (County) Unknown (Plano)
South	Forest Preserve/ Open Space	A-1	Countryside Residential (Max 0.33 DU/Acre) Rural Estate Residential and Open Space (County) Open Space (Plano and Millbrook)	A-1

East	Agricultural and Forest Preserve/Open Space	A-1	Open Space and Rural Estate Residential (County) Forest Preserve and Estate Residential (Plano) Forest Preserve (Millbrook)	A-1
West	Agricultural, Single-Family Residential, and Forest Preserve Open Space	RPD-2	Rural Estate Residential (County) Open Space (Plano) Low Density Residential and Open Space (Millbrook)	A-1, R-2 SU PUD, and R-3

The special use permits to the west are for The Bluffs Subdivision and Deer Ridge Subdivision.

Approximately twenty-four (24) homes are located within half (1/2) of a mile of the subject property.

The Kendall County Forest Preserve owns land to east, south, and southwest of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT response was submitted on February 17, 2026. The Report listed the following protected resources in the vicinity:

Emmons Woods Land and Water Reserve INAI Site
Emmons Woods Land and Water Reserve
Fox River INAI Site
Maramech Woods INAI Site
Maramech Woods Nature Preserve
Bulrush
Mottled Sculpin
River Redhorse
Sedge

Adverse impacts against Emmons Woods Land and Water Reserve INAI Site, Emmons Woods Land and Water Reserve, Fox River INAI Site, Bulrush, Sedge, Mottled Sculpin and River Redhorse were considered unlikely.

Regarding the Maramech Woods INAI Site and Maramech Woods Nature Preserve, IDNR recommended the following:

1. No equipment should be stored within the right-of-way.
2. Parking and staging in areas adjacent to the Nature Preserve should be avoided.
3. Facility fencing should have a six-inch (6") gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat friendly fence should be used. Barbed wire fence should be avoided.
4. Areas of exposed soil should be reseeded with a local genotype seed, approved local seed mix, or non-invasive cover crop and this should be coordinated with the Illinois Nature

Preserve Commission.

5. Strict adherence to soil erosion and sediment control BMPs to prevent impacts to the Nature Preserve.
6. Implementation of good housekeeping practices during and after construction to prevent trash or other debris from inadvertently blowing or washing into nearby natural areas.
7. Lighting shall follow the International Dark Sky Associations' Five Principles for Responsible Outdoor Lighting
8. All equipment shall be power washed off-site to remove exotic/invasive seed or propagules.
9. All equipment, including but not limited to boots, tools, equipment, tires, and treads should be cleaned of all debris prior to entry of the project area in order to avoid spreading of exotic or invasive plants seeds into the Nature Preserve.
10. A long-term invasive species management program shall be implemented to minimize the spread of invasive species into the Nature Preserve. The proposed vegetative management plan meets IDNR's requirements for a long-term invasive species management program.
11. All herbicide use should be done according labeled instructions to avoid herbicide drift into the Nature Preserve.
12. A pollinator-friendly ground cover should be established if feasible.
13. The site should be de-compacted before planting.
14. If tree clearing is necessary, trees should be removed between November 1st and March 31st to avoid impacts to the State-listed bats and birds.
15. Long term management of the site should be planned for prior to development to ensure successful native pollinator habitat establishment and prevent and prevent the spread of invasive species throughout the lifetime of the project. An experienced ecological management consultant should be hired to assist with long-term management.
16. All boundaries adjacent to conservation land should include a minimum ten foot (10') buffer firebreak between the conservation land boundary and solar panels and/ or equipment.
17. The Petitioner shall grant a legal right of access/ingress/egress from their property to IDNR.

The letter from IDNR and correspondence are included as Attachment 1, Pages 42- 47.

The Petitioner does not plan to contest the recommendations of IDNR.

NATURAL RESOURCES INVENTORY

The LESA Score was 189 indicating a low level of protection. The NRI Report is included as Attachment 7.

ACTION SUMMARY

LITTLE ROCK TOWNSHIP

Petition information was sent to Little Rock Township on February 25, 2026.

Prior to submittal to Kendall County, on January 2, 2026, the Little Rock Township Highway Commissioner submitted an email stating that road use agreement negotiations would occur after the project is approved. This email and the proposed route to access the site are included as Attachment 8. Little Rock Township also requested a right-of-way dedication at a depth of fifty feet (50') as measured from the centerline of Griswold Spring Road for the entire frontage of the property. The Petitioner has agreed to this dedication and the new right-of-way line is shown on the site plan, see Attachment 3.

After application submittal, the Little Rock Township Board submitted a letter stating their opposition to the proposal and Little Rock Township 2025-06-26 which prohibits commercial solar development in Little Rock Township. This letter and Resolution are included as Attachment 14.

CITY OF PLANO

Petition information was sent to the City of Plano on February 25, 2026.

Prior to submittal to Kendall County, City of Plano submitted a letter stating they did not wish to annex the property. This letter is included as Attachment 9.

CITY OF SANDWICH
Petition information was sent to the City of Sandwich on February 25, 2026.

On March 6, 2026, the City of Sandwich submitted a letter asking the County to deny the two (2) variance requests because the proposal could negatively impact planned growth patterns and screening mitigates visual and compatibility impacts. The City further requested adequate road use and restoration agreements, demonstration of no adverse drainage impacts, coordination with the local fire protection district regarding access and emergency response, and a binding decommissioning plan with adequate financial security to ensure full site restoration. This letter is included as Attachment 15.

VILLAGE OF MILLBROOK
Petition information was sent to the Village of Millbrook on February 25, 2026.

LITTLE ROCK-FOX FIRE PROTECTION DISTRICT
Petition information was sent to the Little Rock-Fox Fire Protection District on February 25, 2026.

ZPAC
Petition information was sent to ZPAC members on February 25, 2026.

On February 25, 2026, the Highway Department submitted emails stressing the importance of obtaining rights-of-way dedications in a timely manner. They were agreeable to the ninety (90) day requirement in the special use permit. These emails are included as Attachment 16.

On February 26, 2026, the Kendall County Sheriff's Department submitted an email stating they had no comments. This email is included as Attachment 17.

GENERAL INFORMATION
Per § 36-282(17) of the Kendall County Code, commercial solar energy facilities businesses can be special uses on A-1 zoned property subject to the following conditions (Staff Comments in Bold):

a. All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property. **Petitioner is requesting a variance.**

b. The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:

   Occupied Community Buildings or Dwellings on Nonparticipating Properties-One hundred fifty feet (150') from the nearest point on the outside wall of the structure

   Boundary Lines of Participating Properties-None

   Boundary Lines of Nonparticipating Properties- Fifty feet (50') to the nearest point on the property line of the nonparticipating property

   Public Road Rights-Of-Way-Fifty feet (50') from the nearest edge

   The above setbacks do not exempt or excuse compliance with electric facility clearances approved or required by the National Electrical Code, the National Electrical Safety Code, Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors. **Per the application material, see Attachment 1, Page 9, the closet non-participating dwelling is located over one thousand five hundred feet (1,500') from the commercial solar energy facility. The fence is over two fifty feet (250') from Griswold Springs Road. Per the site plan, see Attachment 3, Page 2, at their closest point, the solar panels are eighty-four (84') from the nearest property line.**

c. A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least

six feet (6') and no more than twenty-five feet (25'). **This is true. Per the application materials, see Attachment 1, Page 7, the fence is proposed to be eight feet (8') in height. As noted in the vegetative management plan, see Attachment 4, Page 3, the fence will be six inches (6") above the ground. The fence will be a farm style fence.**

d. No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays are at full tilt. **This is true. Per the application materials, see Attachment 1, Page 7, the maximum height will be eight feet, (8').**

e. The above setback, fencing, and component height requirements may be waived subject to written consent of the owner of each affected nonparticipating property. This written consent shall be submitted at the time of application submittal. **No such consent requested or needed.**

f. Sound limitations for components in commercial solar energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board. **Petitioner plans to follow State noise regulations; see Attachment 1, Page 10.**
The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials. **The decommissioning plan is included as Attachment 5 and is outlined in the Agricultural Impact Mitigation Agreement, which is included as Attachment 6. As noted on Pages 9 and 10 of Attachment 5, the Petitioner is offering a bond of One Hundred Fifteen Thousand, Five Hundred Dollars ($115,500). The County asked WBK Engineering to review these calculations. On March 20, 2026, WBK Engineering submitted a letter disputing the Zero Dollar ($0) cost to remove the gravel, setting the minimum dollar amount for removing the two (2) stormwater basins at Ten Thousand Dollars ($10,000) apiece, and having the seeding apply over all thirty-two (32) acres of till area. Based on the above changes, and assuming the Petitioner's salvage values are accurate, WBK estimates the decommissioning amount should be Three Hundred Thirty-Eight Thousand, Seven Hundred Eighty Dollars and Seventy-Seven Cents ($338,780.77). WBK's letter is included as Attachment 20.**

For reference, the decommissioning estimates for the Ament Road solar project, Route 71 solar project, the solar project east of 3485 Route 126 were Four Hundred Twenty-Five Thousand, Eight Hundred Ninety-Seven Dollars ($425,897), Three Hundred Sixty-Four Thousand, Thirty Dollars ($364,030), and Three Hundred Sixteen Thousand, Nine Hundred Sixty-One Dollars ($316,961) respectively.

g. A vegetative screening shall be placed around the commercial solar energy facility. **Petitioner is requesting a variance.**

h. Commercial solar energy facility applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (EcoCat) or a comparable successor tool. The commercial solar energy facility applicant shall adhere to the recommendations provided through this consultation. **The EcoCat was submitted and contained seventeen (17) recommendations. The Petitioner is not contesting the findings of the EcoCat.**

i. Commercial solar energy facility applicants shall provide the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review. **This was provided as Attachment 10. Six (6) threatened or endangered species were in the area.**

j. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission. **The Petitioner has stated they will not contest the findings of the EcoCat.**

k. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law. **The Petitioner sent a letter to the State Historic Preservation Office; this was provided as Attachment 11. The State Historic Preservation Office provided a response requesting a Phase I archeological survey and note that adverse impacts to the block silo at 4901 Fox River Drive were unlikely. This response is included as Attachment 11, Pages 11 and 12.**

l. A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal. **The vegetation management plan, including timelines for planting and maintenance of the vegetation, was provided, see Attachment 4. Per IDNR's request, the vegetative management plan was prepared in consultation with a ecological management consultant and met IDNR's requirements for invasive species management.**

m. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement. **As noted on Page 1 of Attachment 8, Little Rock Township will evaluate a road use agreement after the project is approved.**

n. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy system within a reasonable time after construction of the commercial solar energy facility is complete. The specific time shall be set in the special use permit. **No drain tile information was provided. The Petitioner is working to research drain tile locations, if they exist on the property.**

BUILDINGS AND BUILDING CODES
No buildings are planned for the site. Any structures proposed for the site, including the solar arrays, shall obtain applicable permits.

ENVIRONMENTAL HEALTH
The property is presently farmland. No wells, septic systems, or refuse collection points were identified.

STORMWATER
The Petitioner has a applied for a stormwater management permit, see Attachment 12.

The site plan, Attachment 3, shows four (4) temporary basins, two (2) basins per project.

On March 9, 2026, WBK Engineering submitted a letter requesting a full stormwater management report and full signed and sealed improvement plans. This letter is included as Attachment 18.

ACCESS
The application materials (Attachment 1, Page 11) and the site plan (Attachment 3) show a twelve foot (12') wide gravel road coming into the property from Griswold Springs Road.

PARKING AND INTERNAL TRAFFIC CIRCULATION
No permanent parking was proposed. There will be a temporary laydown west of the solar panels during construction as shown on the site plan (Attachment 3).

LIGHTING
No lighting was proposed, but the Petitioner agreed to follow the lighting requirements in the EcoCat recommendations.

SIGNAGE
Though not shown on the site plan, the Petitioner agreed to install signage at the entrance from Griswold Spring Road and as required by the EcoCat recommendation.

GLARE
A document regarding glare and FAA regulations was provided, see Attachment 13.

IMPACT ON PROPERTY VALUES
No information was provided regarding impacts on property values.

ODORS
No odors were foreseen.

NOISE
In the application materials, Page 10 of Attachment 1, the Petitioner agreed to follow the State's noise regulations.

RELATION TO OTHER SPECIAL USES
If approved, this would be the sixth (6th) special use permit for a commercial solar energy facility in unincorporated Kendall County.

The Petitioners have agreed to sign a Community Benefit Agreement. The signed Community Benefit Agreement is included as Attachment 19. The Agreement is similar to the other Community Benefit Agreements for the solar projects on Route 71, Ament Road, Route 126, and Corneils Road including the requirement of a Fifteen Thousand Dollar ($15,000) payment annually and five percent (5%) increases to the payment every five (5) years.

FINDINGS OF FACT-SPECIAL USE PERMIT
§ 36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics.* Staff has provided findings in **bold** below based on the recommendation:

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 Project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The front portion of the parcel closest to Griswold Springs Road will be retained for agricultural use and/or future development. The Petitioner submitted a vegetative management plan outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation.**

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are zoned A-1 and used for agricultural and forest preserve uses. The EcoCat includes provisions to protect the natural areas to the west, south and east of the proposed use. The proposal's operations would be quiet and minimal traffic will occur after installation is completed.**

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposal will have adequate utility interconnections designed in**

collaboration with ComEd. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build all roads and entrances at the facility. After initial construction traffic, landscape maintenance and maintenance to the project components are anticipated to occur on an as-needed basis, consistent with the vegetative management plan. Existing traffic patterns will not be impacted in the post-construction operations phase. While no drain tile is believed to be on the subject property, damaged drain tile will be repaired as outlined in the Agricultural Impact Mitigation Agreement and a condition attached to this special use permit.

The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **If the requested variances are granted, the proposal meets all applicable regulations.**

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The proposal is also consistent with a goal and objective found on page 3-4 of the Land Resource Management Plan**, **"Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)."**

FINDINGS OF FACT-VARIANCE FOR ANNEXATION REQUIREMENT
§36-39 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics.* Staff has provided findings in **bold** below based on the recommendation:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject property is located within one point five (1.5) miles of the City of Plano, City of Sandwich, and Village of Millbrook. The City of Plano is the closest municipality to the subject property. Information was provided stating that the City of Plano did not wish to annex the property or enter into a pre-annexation agreement.**

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **Other A-1 zoned properties within one point five (1.5) miles of a municipality could request a similar variance, if the municipality refuses to annex or enter into a pre-annexation agreement.**

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The difficulty was created because the City of Plano did not wish to enter into a pre-annexation agreement or annex the property.**

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **Granting the variance would not be detrimental to the public or substantially injurious to other properties.**

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **The proposed variance would not impair light or air on adjacent property, cause congestion, increase the danger of fire, or negatively impact property values.**

FINDINGS OF FACT-VARIANCE FOR VEGETATIVE BUFFER
§36-39 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics.* Staff has provided findings in **bold** below based on the recommendation:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject property is bounded by forest preserve lands to the west, east, and south. The proposed use is setback almost two hundred fifty feet (250') from Griswold Springs Road. Planting**

additional vegetation to the west, south, and east will not screen the development from any uses and planting vegetation to the north with create an obstacle to farming the property outside the footprint of the solar farm.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **Few other properties have forest preserve lands on three (3) sides. Other A-1 zoned properties could ask for a variance to screening requirements as they relate to the northern portion of the site.**

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The difficulty was created because there are natural areas along three (3) sides of the subject property and because of the location of the proposed solar panels in relation to Griswold Springs Road.**

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **Granting the variance would not be detrimental to the public or substantially injurious to other properties.**

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **The proposed variance would not impair light or air on adjacent property, cause congestion, increase the danger of fire, or negatively impact property values.**

RECOMMENDATION
Because of lack of clarity in State law regarding using the LaSalle and Sinclar Factors in evaluating applications of special use permits for commercial solar facilities, Staff's recommendation is neutral. Assuming that conditions can be imposed on the special use permit, the proposed conditions and restrictions are as follows:

1. The site shall be developed substantially in accordance with the submitted site plan (Attachment 3), vegetative management plan (Attachment 4), decommissioning plan (Attachment 5), Agricultural Impact Mitigation Agreement (Attachment 6), and EcoCat Recommendations (Attachment 1, Pages 42-45).
2. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.
3. A variance to section 36-282(17)(h) of the Kendall County Code is hereby granted allowing a commercial solar energy facility to be installed without a vegetative screening.
4. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land fifty feet (50') in depth along the northern property line to Little Rock Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
5. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
6. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
7. Any structures, including solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
8. One (1) warning sign shall be placed near the driveway entrance off of Griswold Springs Road. This sign shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.
9. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.

10. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

11. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

12. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.

13. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

14. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

15. This special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

ATTACHMENTS

1. Application Materials
2. Plat of Survey
3. Site Plan
4. Vegetative Management Plan
5. Decommissioning Information
6. Agricultural Impact Mitigation Agreement
7. NRI Information
8. Little Rock Township Email and Access Routte
9. February 10, 2025, Plano Letter
10. U.S. Fish and Wildlife Consultation
11. State Historic Preservation Office Correspondence
12. Stormwater Permit Application
13. Glare Study
14. Little Rock Township Letter and Resolution 2025-06-26
15. March 6, 2026, Letter from the City of Sandwich
16. February 25, 2026, Emails from the Kendall County Highway Department
17. February 26, 2026, Email from the Kendall County Sheriff's Department
18. March 9, 2026, Letter from WBK Engineering
19. Community Benefit Agreement
20. March 20, 2026, WBK Decommissioning Information

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME USS Griswold Solar LLC **FILE #:**_____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)
Elijah J. Mitchell

CURRENT LANDOWNER/NAME(s)
Tim A. Tremain

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
45	15110 Griswold Springs Rd., Plano, IL 60545	01-33-200-006, 01-34-100-001

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Agriculture	A-1	Rural Estate Residential & Countryside Residential

REQUESTED ACTION (Check All That Apply):

- X SPECIAL USE
- ___ MAP AMENDMENT (Rezone to ____)
- ___ VARIANCE
- ____ ADMINISTRATIVE VARIANCE
- ___ A-1 CONDITIONAL USE for:_____
- ___ SITE PLAN REVIEW
- ___ TEXT AMENDMENT
- ___ PRELIMINARY PLAT
- ___ RPD (___Concept; ___ Preliminary; ___ Final)
- ___ FINAL PLAT
- ___ ADMINISTRATIVE APPEAL
- ___ OTHER PLAT (Vacation, Dedication, etc.)
- ___ AMENDMENT TO A SPECIAL USE (____Major; _____ Minor)

[1]**PRIMARY CONTACT**
Elijah J. Mitchell

PRIMARY CONTACT MAILING ADDRESS [redacted]

PRIMARY CONTACT EMAIL [redacted]

PRIMARY CONTACT PHONE # [redacted]

PRIMARY CONTACT FAX #

[2]**ENGINEER CONTACT**
Erik Elliott

ENGINEER MAILING ADDRESS

ENGINEER EMAIL [redacted]

ENGINEER PHONE # [redacted]

ENGINEER FAX #

ENGINEER OTHER # (Cell, etc.)

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. **THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.**

SIGNATURE OF APPLICANT [redacted] **DATE** 1/27/2026

FEE PAID:$_____
CHECK #:_____

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Date Stamp Here If Checklist Is Complete

DEPARTMENT OF PLANNING, BUILDING & ZONING
807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

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REQUESTED ACTION (Check All That Apply):

_____SPECIAL USE	___ MAP AMENDMENT (Rezone to ____)	X VARIANCE
_____ADMINISTRATIVE VARIANCE	___ A-1 CONDITIONAL USE for:_____	___ SITE PLAN REVIEW
___ TEXT AMENDMENT ___ PRELIMINARY PLAT	___ RPD (___Concept; ___ Preliminary; ___ Final) ___ FINAL PLAT	___ ADMINISTRATIVE APPEAL ___ OTHER PLAT (Vacation, Dedication, etc.)

___ AMENDMENT TO A SPECIAL USE (_____Major; _____ Minor)

[1]**PRIMARY CONTACT**	**PRIMARY CONTACT MAILING ADDRESS**	**PRIMARY CONTACT EMAIL**
Elijah J. Mitchell	[redacted]	[redacted]
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #**(Cell, etc.)
[redacted]		
[2]**ENGINEER CONTACT**	**ENGINEER MAILING ADDRESS**	**ENGINEER EMAIL**
Erik Elliott		[redacted]
ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER #** (Cell, etc.)
[redacted]		

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FEE PAID:$_____
CHECK #:_____

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Last Revised:
02.04.25

Date Stamp Here If Checklist Is Complete

COVER LETTER

January 30th, 2026
Kendall Planning, Building & Zoning Department
807 W John Street
Yorkville, IL 60560

RE: Application by USS Griswold Solar LLC for a Special Use Permit to Operate a Community Solar Garden

Dear Zoning Board of Appeals,

Attached, please find an application for a Special Use Permit ("SUP") to construct and operate a community solar garden within Kendall County. Pursuant to Kendall County Ordinance, the request is being made by USS Griswold Solar LLC, a subsidiary of United States Solar Corporation ("US Solar"). US Solar, a developer/owner/operator based in the Midwest, seeks to make the benefits of solar more accessible. We coordinate all Project details — site acquisition, development, interconnection, permitting, finance, construction, operations, and maintenance.

USS Griswold Solar LLC plans to develop and construct a 5-megawatt (MWac) community solar garden (the "Solar Garden") on parcel 01-33-200-006 and 01-34-100-001, at approximately 15110 Griswold Springs Rd, Plano IL 60545 (the "Property"), through Kendall County's SUP process. Our application includes information about the site and provides detailed analysis of the applicable land use permitting considerations.

The US Solar team appreciates the coordination and insights already provided by residents, local community members, Kendall County staff, the landowner and ComEd. Together, we will ensure that this Solar Garden will operate safely and efficiently over its lifespan, while providing environmental, financial, and social benefits to the surrounding area.

Please contact us with any questions, comments, or points for clarification. We look forward to working with the Zoning Board of Appeals on this Solar Garden.

Kindly,

[redacted]

Elijah Mitchell– Project Developer

USS Griswold Solar LLC
323 N Washington Ave., Suite 350
Minneapolis, MN 55403
W: (312) 623-4310
E: elijah.mitchell@us-solar.com

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APPENDIX XII – CORRESPONDENCE LETTER FROM THE CITY OF PLANO
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SOLAR GARDEN SUMMARY

USS Griswold Solar LLC respectfully submits this SUP application to construct, own, and operate a community solar garden (the "Solar Garden").

Parcel Identification Number	01-33-200-006 & 01-34-100-001
Site Address	15110 Griswold Springs Rd, Plano IL 60545
Project Capacity	5 MWac
Project Acreage	45 Acres
Site Control Status	Memorandum recorded, see Appendix II
Landowner	Tim Tremain
County	Kendall

SELECTING THIS PROPERTY

The Property was selected because of its solar resources, physical characteristics, proximity to sufficient distribution facilities, ability to meet all local permitting requirements, and of course, landowner support.

- Solar Resource
  - Relatively large, flat, and open to provide unobstructed access to natural sunlight
- Physical Characteristics
  - Limited grading, if any, maintaining natural topsoil and existing drainage patterns
  - Not in Agricultural Preserve
  - No impact to wetlands or neighboring properties
  - Adequate space for setbacks
  - Soils capable of supporting facility and equipment
  - No water improvements needed
  - Runoff reduction
  - Hidden Access Road
  - Limited infrastructure improvements needed
- Proximity to Sufficient Distribution Facilities
  - Existing distribution lines directly adjacent to the Project
  - Adequate capacity for the Solar Garden on existing distribution line and other infrastructure
  - Supplies electricity throughout the local community
  - Existing substation in relatively close proximity with adequate available capacity for the Solar Garden, according to Capacity Screens provided by ComEd
- Ability to meet all local permitting requirements
- Landowner support

LOCAL IMPACT

ENVIRONMENTAL

The area underneath the modules and between rows will be transformed into a diverse mix of pollinator-friendly, low-lying, deep-rooted plants. This enhances soil, water, and air quality. A study done by the United States Department of Agriculture has shown that these native and prairie seed mixes reduce

stormwater runoff on the same locations being planted with row crops. These native plantings also expand habitat for pollinators and other species that increase crop yields and improve the local environment.

Beyond the local environment, there is also a measurable impact on the global environment by producing clean energy. The Solar Garden would provide decades of pollution-free and greenhouse-gas-free electrical generation.

ECONOMIC

US Solar is a leading provider of community solar solutions to residents, businesses, and public entities across the nation, in states such as Illinois, Minnesota, Colorado, Connecticut, Delaware, Maine, New Mexico, New York, etc. We are proud to work with over 100 commercial customers and ~3,000 residential customers across the United States. Our subscribers get the opportunity to save money on their monthly electric bill through ComEd's community solar program. ComEd customers may subscribe to a portion of the electricity generated and receive bill credits on their ComEd bills. US Solar operates all the subscriptions in-house. When it is time to subscribe to a project, a few months before construction, US Solar's Origination/Subscription Team will offer local, government offices, businesses, and residents a priority position. This way, the people closest to the project will have the first opportunity to receive a direct economic benefit from the Solar Garden.

US Solar is always looking to maximize the positive impact that we have within the communities in which our projects are located. We are exploring opportunities to donate to local nonprofits, provide apprenticeship and workforce development opportunities and create good paying jobs.

In addition to the subscriptions, some of the other potential local economic benefits can be found in the Community Benefits scorecard included in this application.

Already Spent

- ~$500 on travel, meals, legal fees, and county recordings
- ~$30,000 on engineering, legal, and environmental consulting services

During Construction

- ~$20,000,000 on capital infrastructure investment
- ~$5,000 on local spending
- 15+ temporary construction and related service jobs, equivalent to ~4 full-time job years

During Operation

- ~$28,000 - $35,000 on increased property tax payments during operation

ELECTRICAL

The Solar Garden will generate enough clean electricity to power approximately 1,400 homes annually. Because the Solar Garden will interconnect to the existing distribution system of ComEd, the clean energy will be used by nearby electric customers. This Solar Garden will also contribute to energy independence,

decreasing our reliance on importing energy. USS Griswold Solar LLC is contracted to deliver electricity for a minimum period of 20 years, commencing on the date of commercial operation, which is expected to occur by Q4 2027.

VISUAL IMPACT

OVERVIEW

The project is surrounded primarily by Kendall County Forest Preserve District land. The only adjacent parcel zoned for agriculture is directly to the north of the proposed project premises. Currently, the relevant area of the parcel is 100% row crop agriculture. The Solar Garden is composed of single-axis trackers, which means the panels rotate from east to west as the sun rises and sets. The panels are about 6'-8' tall, depending on the tilt angle which varies throughout the day. Each row of solar panels is approximately 20' apart, and the entire Solar Garden area is planted in a mix of native grasses and pollinator-friendly habitat. There are no permanent structures or buildings.

PHOTOS OF THE SITE



Street view of the Solar Garden site, looking South from Griswold Springs Rd.

FENCE

Our Solar Garden will include a security fence around the entire perimeter, as required by the National Electric Code. The security fencing will be located entirely on the Property. The fence will be 8 feet in height, and it will be a farm-field style fence. See the image below for a representative photo taken of a Solar Garden under construction.

LANDSCAPE SCREENING

We understand and appreciate that many communities would like to see landscape screening that provides an effective visual buffer from neighboring residences.

The proposed project site is surrounded on three sides by forest preserve land. This creates a unique situation for the project because the forest preserve land is heavily wooded with existing mature trees. In most areas the forest preserve stretches uninterrupted over 1000 feet. At the narrowest point, the existing trees form at least a single row of vegetation. This will ensure any residence to the east, west, and south a full visual screen of the project from their homes. USS Griswold Solar LLC is not proposing landscape screening on the north side of the project because there are no residential structures for roughly a half mile. Additionally, the project will be setback approximately 250' from the Griswold Springs Road frontage, 5-times the required setback. The northern section of the proposed project site was intentionally set back this far to allow for the future development of the Griswold Springs Road frontage which, when completed, will provide further screening of the solar project from the north.

Because of the rural nature of proposed USS Griswold Solar LLC site, distances and lack of visibility to residential structures, and the surrounding forest preserve, we will not be proposing landscape screening and have included a variance as part of this application, please see Appendix I for more details. Further, installing landscape screening will remove more productive cropland. USS Griswold Solar LLC would require a larger setback for shading and additional acres to install the landscaping. Installing landscape screening could put a financial burden on the developer to pay for landscaping, installation, and maintenance, when the benefits of the screening are already being fulfilled by the existing vegetation.



VEGETATIVE SEEDING PLAN

As mentioned in the LOCAL IMPACT section, the area underneath the modules and between rows will be transformed into a diverse mix of pollinator-friendly, low-lying, deep-rooted plants. USS Griswold Solar

LLC will control for noxious weeds throughout the life of the Solar Garden. All proposed vegetive seeding will be designed by a certified landscape contractor, more details can be found in the Vegetation Management Plan (Appendix VIII).

SITE PLAN

Enclosed in Appendix I you will find our proposed site plan. USS Griswold Solar LLC has reached out to surrounding residents to ensure we are taking into consideration any concerns and provide additional information of the project; we have not had any concerns brought to our attention to date. Located below and in more detail in Appendix I, you can see that we have not only met but exceeded the Kendall County Ordinance. The solar garden is located over 1,500 feet from the nearest dwelling on the adjacent parcel to the west. This is significantly more than the 150-foot residential setback requirement as outlined in the Kendall County Ordinance. The fence is set back over 250' feet from the street with a farm-style fence, well over the 50-foot setback required, this allows people driving by to not even notice this solar garden. Additionally, this allows for the existing road frontage to still be used for future development, the remainder of the project is entirely screened by existing wooded Forest Preserve land, meaning the project will barely be visible to neighbors. We will continue to encourage local residents to reach out if there are and questions or concerns to ensure we present the least impactful project possible while trying to deliver a renewable source of energy, a native habitat, and increase the tax base to the community.

SOLAR ON AGRICULTURAL LAND

Harvesting solar to generate energy is widely viewed as an agricultural business opportunity for farmers across the United States, including those in Illinois. This is evidenced by many agricultural groups that have gone on record to support the expansion of community solar.

There are three primary reasons why community solar gardens contribute to the preservation and improvement of agricultural land:

1. The Solar Garden area is converted to native grasses and pollinator-friendly habitat. As mentioned in the *LOCAL IMPACT* section, this makes a tremendous impact on the local environment, including but not limited to soil quality, water quality, and crop yields.

2. Decommissioning of community solar gardens is simple and does not disrupt the land. We remove the solar panels, racking, concrete inverter pads, and any other equipment and restore the land. Because we use piles as foundation, system removal involves almost no disruption to the land. After the Solar Garden's life, what is left is an undisturbed field of native grasses atop immaculate soils. This is one of the only ways for a landowner to increase and diversify income while preserving and protecting farmland for future generations, when crop prices and agricultural practices may be more viable than they are today.

3. Landowners can convert a small portion of farmland to a community solar garden, which provides them with guaranteed, increased, and diversified income. This financial stability allows landowners to keep their remaining land for farming and in the family. This sort of financial stability is traditionally only offered by residential, commercial, or industrial development. Of these options, the community solar garden will be the best steward of the soil and natural resources of the agricultural land.

CONSTRUCTION

OVERVIEW

The construction of a Solar Garden is simpler than many people realize. Galvanized steel I-beams are driven into the ground to the appropriate depth to ensure long-term stability, according to detailed structural and geotechnical analysis. Racking sits on top of the steel I-beams. Solar panels clip into the racks. Inverters are set up in between sections of solar panels. Electrical line is buried to meet the requirements of the AIMA in an electrical conduit. There are no concrete footings and no permanent structures or buildings, which makes the eventual decommissioning process easy at the end of the Solar Garden life. We use Tier 1 solar panels to achieve high efficiency and conform to high quality control and safety standards.

The bulk of the construction will occur in approximately 8-12 weeks, followed by testing, inspections, and commissioning work. The most noticeable phase of the construction is the pile driving, which is often completed in 5 days or less. In total, the construction period is expected to last about 4 months. The construction will be during Kendall County's required hours. No work will be done on Sundays and nationally observed holidays.

NOISE

The noise levels of all equipment to be installed for USS Griswold Solar LLC will comply with all state and local sound limitations set by the Illinois Pollution Control Board under 35 Ill. Adm. Code Parts 900, 901, and 910.

PARKING

During our construction phase, a temporary parking area, adjacent to the Project but within our fence, will be used for installation crews, delivery trucks (as needed), and construction and supervision personnel.

VEHICLES/CONSTRUCTION TRIPS

Trucks for maintenance activities will be standard, with minimal tooling and parts for activities as described above.

- Most deliveries will be in the first month and most electrical testing will be in the later stages of construction.
- Modules will come on 40-foot flatbed trucks or in 40-foot containers.
- We expect no more than 30 deliveries for all solar modules.
- We expect no more than 20 container trucks to deliver racking material
- We expect no more than 5 deliveries for inverters, switchgears, transformers, and battery storage components.
- We expect 4 trips for Balance of Plant equipment in containers that are 40 feet or smaller.
- Note: We expect no more than 4 deliveries per day.

STRUCTURES

All monitoring is done remotely. No permanent structures will be built onsite.

STORAGE DURING OPERATION

As referenced above, there will be no equipment or materials storage onsite.

SIGNAGE

All signs will conform to the specifications of the County. To provide safety and support good practices, labeling of electrical equipment requires internal signage. All signage will be in compliance with the local and state regulations.

WATER, SEWAGE, AND WASTE

No water, sewage, or waste management services are required onsite. Portable waste facilities will be provided during the construction period. Delivery routes will be designed to pose the smallest traffic impact in the local community. We will coordinate with local authorities as to preferred times and routes prior to construction mobilization. Construction employees will park within the Project premises. There will be no permanent storage on-site. Employees will be provided with mobile waste management options sourced from the local area. USS Griswold Solar LLC takes responsibility for maintenance or replacement or new installation of any drain tile servicing this site, if USS Griswold Solar LLC and landowner determine it necessary.

SITE ACCESS

An unpaved access road will be built from the public road to the Project. This provides necessary access for construction, regular mowing and maintenance activities, and decommissioning of the Project, while minimizing impact to adjacent land uses. The road also provides access in the unlikely event that emergency crews are needed onsite. We utilize the following simple process for construction of the access road:

(1) Remove topsoil from a 12-foot-wide area and spread it thinly in adjacent areas,
(2) Lay down geotextile fabric over compacted subgrades, if necessary, to prevent vegetative growth, and
(3) Install and compact approximately 8-10" of aggregate material/gravel to level with surrounding grade.

This Project will be accessed from a 12-foot-wide access road directly off Griswold Springs Road. USS Griswold Solar LLC has already been in communication with the Kendall County Road Commissioner for access approval. See the Site Plan in Appendix I for a depiction of the access road.

OPERATIONS AND MAINTENANCE

As a long-term owner and operator, US Solar's operations team analyzes Solar Garden performance remotely 24/7 through our data acquisition system. This real-time monitoring aids in detecting and diagnosing any production anomalies, identifying, and addressing underperformance issues, managing service teams and technicians, and contacting landowners and the utility if necessary.



Figure: Snapshot of instantaneous generation for an operating portfolio

Approximately 4 times per year, authorized and insured technicians will be sent out to perform routine maintenance on the site, in addition to any unplanned maintenance. During the first few years, maintenance personnel will visit the site a few extra times per year to ensure the health of vegetation and landscaping.

Maintenance and Operations questions can be directed to the USS Griswold Solar LLC Operations Team at 612-260-2230. The Operations Team will be able to address any issues related to drainage, weed control, screening, general maintenance, and operation. Emergency contact details to be provided prior to construction.

In addition, ComEd personnel will have an easement and will perform any maintenance activities of their interconnection facilities, if needed.

PARKING

After construction is completed, there will be approximately two parking spots within the boundaries of the perimeter fence. Our vehicles will park there to avoid disrupting traffic or adjacent land use.

OTHER

There will be:

- No daily traffic
- No equipment or materials storage onsite
- No marketing/advertising signage
- No water/sewer/trash utilities required onsite

GRADING AND STORMWATER POLLUTION PREVENTION

GRADING

Grading and filling will be limited to the extent practical. Our solar racking can accommodate the current terrain, a primary reason we selected this location. This will maintain the original grading on the site and sustain the existing drainage and runoff patterns, minimizing impact to surrounding lands.

STORMWATER AND POLLUTION PREVENTION PLAN (SWPPP)

The SWPPP will include the following:

- Storm water mitigation and management resources
- Wetland impacts (if any)
- Temporary erosion prevention measures
- Temporary sediment control measures
- Permanent erosion and sediment control measures, if needed
- Best management practices (BMPs) regarding erosion control
- Inspection and maintenance
- Pollution prevention measures
- Final stabilization plan for long-term soil stability

EROSION AND SEDIMENT CONTROL PLAN

USS Griswold Solar LLC will comply with the requirements outlined above, including obtaining a stormwater permit prior to construction. Our racking equipment is very accommodating of various terrain types and topography.

NO HAZARDOUS MATERIALS INVOLVED

We exclusively use Tier 1 solar panels. The materials that comprise Tier 1 solar panels are the same materials that comprise a cell phone: glass, silicon, silver, aluminum. All the materials used in the Solar Garden are stable and fully contained. There is no pollution of the air, groundwater, or surface area of the site on which they sit.

FEDERAL AVIATION ADMINISTRATION (FAA)

As part of our due diligence, we have sought approval from The Federal Aviation Administration, to ensure that this proposed project will not interfere with air traffic or other operations. The FAA Notice Criteria screening tool uses the project specific elevation and height of 646feet above sea level. An overestimated maximum height of 15ft above 646 feet above sea level shows that the project does not exceed Notice Criteria, further details can be found in Appendix VI. If the Notice Criteria stated otherwise, we would be required to file 7460-1 form to the FAA. As stated previously in the VISUAL IMPACT section, our fence height will be 8ft and our panels height will be 6-8ft, well under the 15ft maximum height requirement. It is also important to note that this proposed project is not a concentrated solar energy system, meaning there will not be a heliostat tower used to concentrate solar energy and focus it on the solar panels. This proposed community solar project will generate less glare than the average public parking lot.

DECOMMISSIONING

The Solar Garden consists of many recyclable materials, including glass, semiconductor material, steel, aluminum, copper, and plastics. A decommissioning plan will be included with our final engineering plan and will be submitted when USS Griswold Solar LLC submits for building permits. When the Solar Garden reaches the end of its operational life, the component parts will be dismantled and recycled as described below. We have a lease contract with the property owner, which requires us to decommission and restore the site at our expense. The decommissioning plan would commence at the end of the lease term or in the event of twelve (12) months of non-operation. At the time of decommissioning, the Solar Garden

components will be dismantled and removed using minimal impact construction equipment, and materials will be safely recycled or disposed. USS Griswold Solar LLC will be responsible for all the decommissioning costs. Furthermore, the Agricultural Impact Mitigation Agreement ("AIMA"), has already been entered into between USS Griswold Solar LLC and the Illinois Department of Agriculture pursuant to Illinois law prior to the commencement of construction of the facility. The AIMA addresses standards for decommissioning of solar facilities that all commercial solar energy systems in the State of Illinois must abide by.

The decommissioning of the Solar Garden proceeds in the following sequence:

1. The solar system will be disconnected from the utility power grid
2. PV modules will be disconnected and removed
3. Electrical cables will be removed and recycled off-site
4. PV module racking will be removed and recycled off-site
5. PV module support posts will be removed and recycled off-site
6. Electrical devices, including transformers and inverters, will be removed and recycled off-site
7. Concrete pads will be removed and recycled off-site
8. Fencing will be removed and recycled off-site
9. Reclaim soils in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations; replace with soils as needed

The Solar Garden site may be converted to other uses in accordance with applicable land use regulations at the time of decommissioning. There are no permanent changes to the site, and it will be returned in terrific condition. This is one of the many great things about community solar gardens. If desired, the site can return to productive farmland after the system is removed.

DECOMMISSIONING CONSIDERATIONS

We ask that Kendall County take note of 2 important considerations: 1) a community solar garden is not a public nuisance and 2) the resale and recycle value are expected to exceed the cost of decommissioning.

1) Our modules do not contain hazardous materials, and the Solar Garden is not connected to government utilities (water, sewer, etc.). The Solar Garden is required to be fence. Additionally, almost all the land is permanent vegetation which improves erosion control, soil quality, and water quality. For these reasons, the Solar Garden, whether operational or non-operational, is not a public nuisance threat that would require government involvement in decommissioning or removal of the Solar Garden. Compare this to an abandoned home, barn, etc. that may regularly include hazardous materials and/or become a public nuisance.

2) Upon the end of the Solar Garden's life, the component parts may be resold and recycled. The aggregate value of the equipment is expected to exceed the cost of decommissioning and removal. Solar modules, for example, have power output warranties guaranteeing a minimum power output in Year 20 of at least 80% of Year 1. Since the value of solar panels is measured by their production of watts and the value of electricity, it is easy to calculate expected resale value. Even using extremely conservative assumptions, the value of the solar modules alone greatly exceeds the cost of decommissioning. This does not factor in the recycling value of other raw materials like steel, copper, etc. So, decommissioning is seen as a process that results in a net profit, incentivizing the Solar Garden owner to do it.

DECOMMISSIONING FINANCIAL SURETIES

Despite the considerations of 1) the Solar Garden is not a public nuisance, 2) the resale and recycle value is expected to exceed the cost of decommissioning, and 3) Kendall County and taxpayers are not at risk; we propose posting with Kendall County a decommissioning financial surety that will be phased in over the first 11 years of the project's life pursuant to terms in the completed Agricultural Impact Mitigation Agreement (AIMA). A final decommissioning cost estimate will be submitted with our final engineering plan to Kendall County when USS Griswold Solar LLC submits for building permits. The surety would be in the form of a cash deposit, a letter of credit, or some other form approved by Kendall County. This financial surety provides an extra layer of security that the Solar Garden site will be returned to the appropriate condition at the end of the Solar Garden's useful life or earlier, should the Solar Garden cease operations for a twelve-month period. Kendall County will be the designated beneficiary of the fund, and the landowner will be provided with a copy of the document, thereby establishing the obligation before construction commences.

INSURANCE INFORMATION

USS Griswold Solar LLC will be required to meet insurance requirements under long-term contracts with several parties, including the site landowner, ComEd and its Solar Garden lenders and investors. USS Griswold Solar LLC will be listed on a policy that includes:

- Liability coverage that will include $1,000,000 per occurrence and $1,000,000 in the aggregate per annum
- Commercial auto liability coverage of an additional $1,000,000
- Property coverage in an amount necessary to cover the value of the Solar Garden and up to one year of lost revenue in the event the project is destroyed and needs to be rebuilt

PROJECT OWNERSHIP

The applicant of the SUP, USS Griswold Solar LLC, is a subsidiary of US Solar. USS Griswold Solar is the owner of the Project. Please find more information about US Solar at www.us-solar.com.

INTERCONNECTION WITH COMED

This Solar Garden has already submitted an interconnection application to ComEd. USS Griswold Solar LLC has also received pre-application data on substation and feeders existing/pending/available capacity. US Solar wouldn't be submitting this project for Kendall County's review if we didn't fully think this project was constructable.

MANUFACTURER'S SPECIFICATIONS

USS Griswold Solar LLC uses only Tier 1 solar modules. Tier 1 solar modules are manufactured to the highest quality, performance, and lifespan, produced by companies that have at least a five-year history in manufacturing them. Countless banks and financiers have vetted these modules. They are designed to absorb light and reflect less than 2% of the incoming sunlight, which is less than many natural features, including water, snow, crops, and grass. There will be no material impact from glare.

We are using Tier 1 string inverters for this Solar Garden installed throughout the site. The inverters and electrical cabinets are enclosed and will meet all applicable codes and requirements.

CONCLUSION

USS Griswold Solar LLC has complied with all criteria and requirements of Kendall County. We are excited to bring additional tax revenue, clean energy and savings, and other benefits to this community. We strive to be responsible owners and operators of our solar energy systems and work with the surrounding community, we are always available to discuss this project. We respectfully request that the Kendall County Board approve this Special Use Permit.

Executive Benefits Summary – Kendall County Community Benefits

1. **Electricity Retail Rate Savings**
   - The project will deliver retail electricity rate savings of **~10-15%** for participating entities in Kendall County.
   - Over just the initial 20 years of the project, these savings are projected to amount to:
     - Over **~$85,000/year** for Kendall County = **~$1,700,000**
     - Over **~$30,850/year** for the Village of Plano = **~$617,000**
   - These savings reduce operating costs for public entities, freeing up budget for other priorities.

---

2. **Increased Property Tax from Solar Facilities**
   - The 2 solar facilities will yield new property tax revenue of **$954,676** for the initial 20 years, allocated across local taxing bodies:
     - School district: **~74.2% = ~$708,370**
     - County: **~7.2% = ~$68,737**
     - Junior College: **~5.7% = $54,417**
     - Sandwich Fire Department: **4.7% = $44,870**
     - Plano Community Library District: **~2.9% = ~$27,686**
     - Little Rock Road District: **~2.5% = ~$23,867**
     - Forest Preserve: **~1.8% = ~$17,184**
     - Little Rock Township: **~1.1% = ~$10,501**
   - This diversified tax base strengthens funding stability for schools, public safety, libraries, infrastructure and other local services.

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3. **Temporary Construction Jobs & Local Spending**
   - During the construction phase of the solar facility:
     - Creation of an average of **12-18 jobs** (temporary) during the 6-8 month construction period.
   - Construction activity will also stimulate local spending (materials, lodging, food, services) further enhancing local economic impact.

---

4. **Rehabilitation of Local Agricultural Land with Native Planting & Pollinators**
    - The project will convert land to a low-impact native planting use:
        - Only ~1% of the land is used for access road; the remainder is planted with native species and pollinators.
        - Because the land is adjacent to the Forest Preserve and Little Rock Creek, the design will reduce water-runoff compared to what a residential subdivision or the existing farmland would create.
        - This supports environmental stewardship, enhances biodiversity, and may reduce downstream infrastructure / stormwater burden.

---

5. **Media Visibility on a Groundbreaking Project**
    - The project is positioned to be one of the first in Illinois where solar projects directly enable further community investment.

    - Branded as a collaborative success between the Village of Plano, Kendall County, and US Solar — producing strong media and public relations value for the region.
    - Visibility enhances the region's profile for future investment and development.

---

6. **Electrical Infrastructure Upgrades**
    - The project includes over **$11 million** in upgrades to the electrical infrastructure (grid, substations, etc) which:
        - Provide capacity and reliability improvements for other homes, businesses, schools and future manufacturing facilities.
        - Strengthen long-term infrastructure resilience and attractiveness of the region for growth.
        - Enable **future development** in Kendall County.

---

7. **Financial Support of Local Organizations**
    - US Solar is a long-term owner-operator and is willing to invest further into the community with allocated funds based on Kendall County's direction. Through the years, US Solar will commit financial investment in local donations, including a Community Benefits Agreement.

Summary of Value to Kendall County

- The combined value of benefits to Kendall County for the initial 20 years is estimated at **~$14.5 million**
- This includes **~$2.3 million** in electricity savings, **over ~$11 million** in infrastructure investment, **~$950 thousand** in property tax revenue, community spending and environmental benefits create a compound benefit well beyond that.
- These project positions Kendall County as a leader in integrating renewable energy, industry growth, and community investment.

202100031713
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 12/2/2021 1:27 PM
REC FEE: 57.00
PAGES: 8

Debbie Gillette

Kendall County Recorder
111 W Fox St.
Yorkville IL 60560

Recording Cover Page

This page added for the purposes of affixing Recording Information

- **Deed** 202100028035
- **Lien** _____
- **Other** _____
- **UCC**
- **Plat**

Remarks: RE RECORDING TO SHOW CORRECT LEGAL DESCRIPTION

This transaction is exempt under provisions of Paragraph e Section 4 of the Real Estate Transfer Act.
Dated this 23rd day of November 2021
Signature [redacted]

202100028035
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 10/28/2021 8:24 AM
REC FEE: 57.00 RHSPS: 10.00
STATE TAX: 1,530.00
COUNTY TAX: 765.00
PAGES: 5

TRUSTEE'S DEED

Return To:
William R. Thomas
[redacted]

Grantee / Mail Tax Bill To:
Tim Tremain
FRWH, LLC
[redacted]

THIS INDENTURE, made this 14th day of October, 2021, between David Vogel, not individually, but as Trustee of the Tallwoods-Stevenson Trust u/a/e December 30, 2020, Grantor, and **FRWH, LLC, an Illinois Limited Liability Company,** of [redacted] Grantee.

WITNESSETH, that the Grantor, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, receipt of which is acknowledged, and in pursuance of the power and authority vested in the grantor as said Trustee, CONVEYS and QUIT CLAIMS unto Grantee the real estate situated in County of Kendall, State of Illinois, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Parcel Number: 001-34-100-001, 01-27-300-003, 01-33-200-006 & 01-33-100-044
Commonly known as: approximately 160 Acres of Farmland, Little Rock, Illinois.

Subject to general real estate taxes for the year 2021 and subsequent years; easements, restrictions, conditions and covenants of record and building lines.

The Grantor, as Trustee, has executed this Trustee's Deed on the day and year first above written.

21NW714572 GV
Y1 Co

CHICAGO TITLE INSURANCE CO.
Aurora/Yorkville Office

Tallwoods-Stevenson Trust
u/a/e December 30, 2020

By: [redacted]
David Vogel, as Trustee

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I, the undersigned, a Notary Public in and for and residing in Broward County, in the State of Florida, DO HEREBY CERTIFY that DAVID VOGEL, as Trustee of the Tallwoods-Stevenson Trust u/a/e December 30, 2020, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me by physical presence this day and acknowledged that he signed, sealed and delivered the above instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of October 2021.

[redacted]
Notary Public

PATRICIA CAVANAUGH
MY COMMISSION # GG 128272
EXPIRES: November 26, 2021
Bonded Thru Notary Public Underwriters

Prepared by:
William R. Thomas
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
[redacted]

LEGAL DESCRIPTION

THAT PART OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2100.0 FEET TO A LINE DRAWN PARALLEL WITH AND 2100 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG SAID PARALLEL LINE, DISTANCE OF 684.03 FEET FOR THE POINT OF BEGINNING: THENCE NORTH 12 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 540.26 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 42 SECONDS EAST, A DISTANCE OF 227.89 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 01 SECONDS WEST, A DISTANCE OF 1825.91 FEET; THENCE NORTH 86 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF 333.35 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 43 SECONDS EAST 343.03 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 232.00 FEET; THENCE SOUTH 06 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 359.43 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 481.40 FEET; THENCE NORTH 48 DEGREES 35 MINUTES 37 SECONDS EAST, A DISTANCE OF 302.55 FEET; THENCE NORTH 04 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 80.80 FEET; THENCE NORTH 04 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 1322.76 FEET TO A POINT IN THE CENTER LINE OF GRISWOLD SPRINGS ROAD; THENCE SOUTH 76 DEGREES 47 MINUTES 59 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 635.83 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 03 MINUTES 05 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 482.54 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 30 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2627.65 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 53 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 318.91 FEET TO THE NORTHEAST CORNER OF "THE BLUFFS P.U.D." ACCORDING TO DOC.# 2000-00949 IN SLOT 677 AND 678; THENCE SOUTH 02 DEGREES 12 MINUTES 49 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 636.47 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID "THE BLUFFS P.U.D.", THENCE NORTH 87 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 415.70 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 557.13 FEET; THENCE SOUTH 35 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 722.50 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 333.25 FEET; THENCE SOUTH 47 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 400.05 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 400.01 FEET; THENCE SOUTH 36 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 1029.22 FEET TO SAID PARALLEL DRAWN 2100 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST

ALONG SAID PARALLEL LINE, A DISTANCE OF 57.97 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

Parcel Number: 01-34-100-001, 01-27-300-003, 01-33-200-006 & 01-33-100-044.
Commonly known as: approximately 160 Acres of Farmland, Little Rock, Illinois.

SEE CORRECTED LEGAL DESCRIPTION

Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

Christian A Colnocchio [redacted] duly sworn on oath, states that affiant resides at [redacted] And further states that:
(please check the appropriate box)

A. [X] That the attached deed is not in violation of 765 ILS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or
B. [ ] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:
(please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that ___ he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

LISA A. HERMER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Jun 26, 2024

SUBSCRIBED AND SWORN BEFORE ME

This 20th day of October, 20 21.

[redacted]
Signature of Notary Public

[redacted]
Signature of Affiant

111 West Fox Street, Yorkville IL 60560-1498
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

LEGAL DESCRIPTION:

THAT PART OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2100.0 FEET TO A LINE DRAWN PARALLEL WITH AND 2100.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 684.03 FEET TO A FOUND CONCRETE MARKER FOR THE POINT OF BEGINNING: THENCE NORTH 12 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 540.26 FEET TO A CONCRETE MARKER; THENCE NORTH 89 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 228.99 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 01 SECONDS WEST, A DISTANCE OF 1825.91 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 86 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 331.16 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 01 DEGREES 12 MINUTES 43 SECONDS EAST, A DISTANCE OF 343.03 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 233.00 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 06 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 359.43 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 481.40 FEET; THENCE NORTH 48 DEGREES 35 MINUTES 37 SECONDS EAST, A DISTANCE OF 302.55 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 04 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 1403.88 FEET TO A POINT IN THE CENTER LINE OF GRISWOLD SPRINGS ROAD; THENCE SOUTH 76 DEGREES 30 MINUTES 57 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 632.72 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 486.59 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 30 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2627.58 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 318.97 FEET TO THE NORTHEAST CORNER "THE BLUFFS P.U.D." ACCORDING TO DOC.# 2000-00949 IN SLOT 677 AND 678; THENCE SOUTH 02 DEGREES 14 MINUTES 09 SECONDS EAST ALONG

THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 636.98 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID OF "THE BLUFFS P.U.D."; THENCE NORTH 87 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 481.25 FEET; THENCE SOUTH 61 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 415.70 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 557.13 FEET; THENCE SOUTH 35 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 722.50 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 333.25 FEET; THENCE SOUTH 47 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 400.05 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 400.01 FEET; THENCE SOUTH 36 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 1029.22 FEET TO SAID PARALLEL LINE DRAWN 2100.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 57.97 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

_____(Top 3 inches Reserved for Recording Data)_____

MEMORANDUM OF LEASE AND SOLAR EASEMENT

THIS MEMORANDUM OF OPTION TO LEASE, LEASE AND SOLAR EASEMENT (this "**Memorandum**"), dated as of June 13, 2023 (the "**Effective Date**"), is made by and between, FRWH, LLC, an Illinois Limited Liability Company, whose address is [redacted] ("**Lessor**") and **US SOLAR DEVELOPMENT LLC**, a Delaware limited liability company, whose address is [redacted] **Lessee**").

A. Lessor is the owner of real property located in Kendall County, Illinois, that is legally described in Exhibit A (the "**Lessor Property**").

B. Lessor and Lessee have entered into that certain Option to Lease, Lease and Solar Easement (the "**Lease**"), having an effective date of June 13, 2023, whereby Lessor leases to Lessee and Lessee leases from Lessor a portion of the Lessor Property (the "**Premises**") described in Exhibit A and whereby Lessor grants to Lessee certain easements described in Exhibit A and Exhibit B, in each case for the purposes of the Facility (as defined below).

C. Lessor and Lessee wish to give record notice of the existence of the Lease.

D. The Lease is exempt from Illinois realty transfer tax under 35 ILCS 200/31-45.

NOW THEREFORE, in consideration sum of One Dollar ($1.00), the parties agree as follows:

1

1. PURPOSE OF LEASE. THE LEASE IS SOLELY FOR SOLAR PHOTOVOLTAIC ENERGY GENERATION AND RELATED PURPOSES, AND THROUGHOUT THE TERM OF THE LEASE, LESSEE SHALL HAVE THE SOLE AND EXCLUSIVE RIGHT TO USE THE LESSOR PROPERTY FOR SUCH PURPOSES. FOR PURPOSES OF THE LEASE, PHOTOVOLTAIC ENERGY GENERATION PURPOSES MEANS: (I) MONITORING, TESTING AND ASSESSING THE LESSOR PROPERTY FOR SOLAR PHOTOVOLTAIC ENERGY GENERATION, AND (II) DEVELOPING, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING PHOTOVOLTAIC ELECTRIC ENERGY GENERATING EQUIPMENT, SUPPORTING STRUCTURES AND BALLASTS, INVERTERS, ELECTRICAL STORAGE AND TRANSFORMERS, FIXTURES, ELECTRIC DISTRIBUTION LINES, COMMUNICATION LINES, METERING EQUIPMENT, PERIMETER FENCING, INTERCONNECTION FACILITIES AND RELATED FACILITIES AND EQUIPMENT (COLLECTIVELY, THE "FACILITY") ON THE LESSOR PROPERTY. ANY IMPROVEMENTS, FIXTURES OR STRUCTURES THAT ARE NOT A PART OF THE FACILITY SHALL NOT BE INSTALLED ON THE LESSOR PROPERTY WITHOUT THE EXPRESS WRITTEN CONSENT OF LESSOR.

2. COMMERCIAL OPERATION DATE; TERM; RENEWAL TERMS. THE TERM OF THE LEASE ("TERM") SHALL COMMENCE UPON THE EFFECTIVE DATE AND CONTINUE UNTIL 11:59 PM ON THE TWENTIETH (20TH) ANNIVERSARY OF THE COMMERCIAL OPERATION DATE. THE "COMMERCIAL OPERATION DATE" SHALL BE THE FIRST DAY OF THE FIRST FULL MONTH AFTER THE FACILITY COMMENCES COMMERCIAL PRODUCTION AND SALE OF ELECTRICITY UNDER ANY CONTRACT OR AGREEMENT OR OTHER ARRANGEMENT PURSUANT TO WHICH LESSEE SELLS THE ELECTRICITY AND RELATED ENVIRONMENTAL ATTRIBUTES (AS DEFINED IN THE LEASE) TO ANY PURCHASER THEREOF. LESSEE HAS OPTIONS TO EXTEND THE INITIAL TERM OF THE LEASE FOR FOUR (4) ADDITIONAL FIVE (5) YEAR TERMS COMMENCING IMMEDIATELY ON THE DAY THAT THE TERM WOULD OTHERWISE EXPIRE.

3. SOLAR EASEMENT. THE LEASE GRANTS TO LESSEE, FOR THE TERM OF THE LEASE, AN EXCLUSIVE SOLAR EASEMENT TO USE ALL SUNLIGHT WHICH NATURALLY ARRIVES AT THE PREMISES, INCLUDING AN EXCLUSIVE EASEMENT PROHIBITING ANY OBSTRUCTION TO THE FREE FLOW OF SUNLIGHT TO THE PREMISES THROUGHOUT THE ENTIRE AREA OF THE LESSOR PROPERTY DESCRIBED IN EXHIBIT B OF THE LEASE (THE "SOLAR PREMISES"), WHICH SHALL CONSIST HORIZONTALLY THREE HUNDRED AND SIXTY DEGREES (360°) FROM ANY POINT WHERE ANY PHOTOVOLTAIC GENERATING FACILITY IS OR MAY BE LOCATED AT ANY TIME FROM TIME TO TIME (EACH SUCH LOCATION REFERRED TO AS A "SOLAR SITE") AND FOR A DISTANCE FROM EACH SOLAR SITE TO THE BOUNDARIES OF THE SOLAR PREMISES, TOGETHER VERTICALLY THROUGH ALL SPACE LOCATED ABOVE THE SURFACE OF THE SOLAR PREMISES, THAT IS, ONE HUNDRED EIGHTY DEGREES (180°) OR SUCH GREATER NUMBER OR NUMBERS OF DEGREES AS MAY BE NECESSARY TO EXTEND FROM EACH POINT ON AND ALONG A LINE DRAWN ALONG THE PLANE FROM EACH POINT ALONG THE EXTERIOR BOUNDARY OF THE SOLAR PREMISES THROUGH EACH SOLAR SITE

TO EACH POINT AND ON AND ALONG SUCH LINE TO THE OPPOSITE EXTERIOR BOUNDARY OF THE SOLAR PREMISES.

4. OTHER EASEMENTS. THE LEASE GRANTS TO LESSEE, FOR THE TERM OF THE LEASE, THE FOLLOWING EASEMENTS OVER, ACROSS AND ON THE LESSOR PROPERTY (A) A NON-EXCLUSIVE EASEMENT ("ACCESS EASEMENT") ON AND THROUGH THE LESSOR PROPERTY FOR PURPOSES OF LESSEE'S ACCESS TO THE FACILITY ON THE PREMISES, WITHIN WHICH LESSEE MAY CONSTRUCT, USE AND/OR MAINTAIN A ROAD AT LESSEE'S EXPENSE; (B) A NON-EXCLUSIVE EASEMENT ON AND THROUGH THAT PORTION OF THE LESSOR PROPERTY CONSISTING OF THE DISTRIBUTION EASEMENT (AS DEFINED IN THE LEASE) FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING AN ELECTRIC DISTRIBUTION LINE AND RELATED COMMUNICATION LINES BETWEEN THE FACILITY AND ELECTRICAL FACILITIES OWNED BY CERTAIN PURCHASERS OF ELECTRICITY AND RELATED ENVIRONMENTAL ATTRIBUTES; AND (C) AN EASEMENT AND LICENSE FOR THE FACILITY TO CREATE, CAUSE, INCREASE, ACCENTUATE, OR OTHERWISE CONTRIBUTE TO THE OCCURRENCE OF LIGHT, SHADOWS, SHADOW AND LIGHT FLICKERING, GLARE AND REFLECTION, ON AND ACROSS THE LESSOR PROPERTY. UNDER THE TERMS OF THE LEASE, LESSEE SHALL ALSO BE ENTITLED TO INGRESS AND EGRESS TO AND FROM ITS FACILITY AND APPURTENANT EQUIPMENT AND ELECTRICAL POWER LINES OVER THE PREMISES AND SUCH ADDITIONAL AREAS OF THE LESSOR PROPERTY AS SHALL BE REASONABLY NECESSARY TO ACCESS A PUBLIC ROADWAY OR ALLEY.

5. OWNERSHIP OF LESSEE'S IMPROVEMENTS; DISCLAIMER OF TITLE TO ENVIRONMENTAL ATTRIBUTES. THE FACILITY AND RELATED EQUIPMENT CONSTRUCTED, INSTALLED OR PLACED ON THE PREMISES AND WITHIN THE ACCESS EASEMENT, DISTRIBUTION EASEMENT AND UTILITY EASEMENT BY LESSEE PURSUANT TO THE LEASE SHALL BE THE SOLE PROPERTY OF LESSEE, AND LESSOR AGREES THAT IT SHALL HAVE NO OWNERSHIP OR OTHER INTEREST IN THE FACILITY AND RELATED EQUIPMENT OWNED BY LESSEE ON THE PREMISES OR WITHIN THE ACCESS EASEMENT, DISTRIBUTION EASEMENT AND UTILITY EASEMENT. THE FACILITY IS AND SHALL REMAIN PERSONAL PROPERTY OF THE LESSEE, NOTWITHSTANDING ANY PRESENT OR FUTURE COMMON OWNERSHIP OF THE FACILITY AND THE PREMISES, AND IRRESPECTIVE OF WHETHER ANY OF THE FACILITY IS DEEMED TO BE A FIXTURE OR OTHERWISE PART OF THE LESSOR PROPERTY OR ANY IMPROVEMENTS ON THE LESSOR PROPERTY, AND LESSOR ACKNOWLEDGES THAT THE FACILITY IS AND SHALL REMAIN PERSONAL PROPERTY OF LESSEE IRRESPECTIVE OF THE MANNER OF ITS ATTACHMENT OR CONNECTION TO THE LESSOR PROPERTY. LESSOR ACKNOWLEDGES THAT LESSEE'S LENDERS MAY REQUEST A FIRST PRIORITY SECURITY INTEREST IN THE FACILITY AS COLLATERAL FOR FINANCING OF THE FACILITY, AND LESSOR CONSENTS TO THE GRANT BY LESSEE OF SUCH A SECURITY INTEREST, AND THE FILING OF INSTRUMENTS NECESSARY TO PERFECT SUCH A SECURITY INTEREST UNDER THE UNIFORM COMMERCIAL CODE IN THE FACILITY AS PERSONAL PROPERTY OF THE LESSEE. LESSOR AGREES THAT ALL ENVIRONMENTAL ATTRIBUTES REMAIN THE PROPERTY OF LESSEE IRRESPECTIVE OF WHETHER LESSOR CONSUMES OR USES ANY OF THE ELECTRICITY

GENERATED BY THE FACILITY, AND LESSOR HAS NO TITLE OR RIGHT TO ANY SUCH ENVIRONMENTAL ATTRIBUTES RELATED TO, ARISING FROM OR ASSOCIATED WITH THE FACILITY OR ANY ELECTRICAL CAPACITY OR ENERGY CREATED BY THE FACILITY. ANY GRANT, REBATE, INCENTIVE PAYMENT, TAX CREDIT OR ANY OTHER CREDIT, VALUE, TAX OR OTHER BENEFIT ARISING FROM OR ASSOCIATED WITH THE INSTALLATION OR OWNERSHIP OF THE FACILITY OR THE PRODUCTION OF ENERGY AND CAPACITY BY THE FACILITY SHALL INURE TO THE EXCLUSIVE BENEFIT OF LESSEE.

6. RIGHT TO ENCUMBER; ASSIGNMENT. LESSEE MAY AT ANY TIME MORTGAGE, PLEDGE OR ENCUMBER ALL OR ANY PART OF ITS INTEREST IN THE LEASE AND RIGHTS UNDER THE LEASE AND/OR ENTER INTO A COLLATERAL ASSIGNMENT OF ALL OR ANY PART OF ITS INTEREST IN THE LEASE OR RIGHTS UNDER THE LEASE TO ANY ENTITY WITHOUT THE CONSENT OF LESSOR. LESSEE MAY ASSIGN, SUBLEASE, TRANSFER OR CONVEY ITS INTERESTS IN THE LEASE TO AN AFFILIATE OR SUBSIDIARY OF LESSEE WHICH WILL OWN, LEASE OR OTHERWISE CONTROL THE FACILITY, OR AN ENTITY THROUGH WHICH SUCCEEDS TO ALL OR SUBSTANTIALLY ALL LESSEE'S ASSETS, WITHOUT LESSOR'S CONSENT. LESSEE MAY ALSO ASSIGN, SUBLEASE, TRANSFER OR CONVEY ITS INTERESTS IN THE LEASE TO A THIRD PARTY WITHOUT LESSOR'S CONSENT, SUBJECT TO THE CONDITIONS SET FORTH IN THE LEASE. LESSOR ACKNOWLEDGES THAT IT MAY NOT SELL, TRANSFER, LEASE, ASSIGN, MORTGAGE, OR OTHERWISE ENCUMBER THE FACILITY OR LESSEE'S INTEREST IN THE LEASE AND RELATED EASEMENTS, AND ANY SALE OR CONVEYANCE OF THE LESSOR PROPERTY OR LESSOR IMPROVEMENTS SHALL BE SUBJECT TO THE LEASEHOLD AND EASEMENT INTERESTS OF LESSEE IN THE LEASE.

7. CONTINUING NATURE OF OBLIGATIONS. THE BURDENS OF THE EASEMENTS AND ALL OTHER RIGHTS GRANTED TO LESSEE IN THE LEASE RUN WITH AND AGAINST THE LEASE PREMISES AND THE LESSOR PROPERTY AND ARE A CHARGE AND BURDEN ON THE LEASE PREMISES AND THE LESSOR PROPERTY AND ARE BINDING UPON AND AGAINST LESSOR AND ITS SUCCESSORS, ASSIGNS, PERMITTEES, LICENSEES, LESSEES, EMPLOYEES AND AGENTS. THE LEASE PREMISES, INCLUDING THE EASEMENTS AND ALL OTHER RIGHTS GRANTED TO LESSEE IN THE LEASE, INURE TO THE BENEFIT OF LESSEE AND ITS SUCCESSORS, ASSIGNS, PERMITTEES, LICENSEES AND LESSEES. ANY SALE OR CONVEYANCE OF THE LESSOR PROPERTY OR LESSOR IMPROVEMENTS IS SUBJECT TO THE LEASEHOLD AND EASEMENT INTERESTS OF LESSEE IN THE LEASE.

8. LANDOWNER ACTIVITIES. LESSOR USES THE LESSOR PROPERTY FOR AGRICULTURAL PURPOSES. LESSEE RESERVES THE RIGHT TO RELOCATE OR RECONFIGURE THE FACILITY UPON THE PREMISES DURING THE TERM OF THIS LEASE. LESSEE AGREES TO COOPERATE WITH LESSOR TO LOCATE THE FACILITY ON THE PREMISES IN A MANNER THAT MINIMIZES INTERFERENCE WITH AGRICULTURAL OR BUSINESS OPERATIONS OF LESSOR OR LESSOR'S TENANTS, TO THE EXTENT CONSISTENT WITH LESSEE'S PLANNED USE OF THE PREMISES.

9. PURPOSE OF THIS MEMORANDUM. THIS MEMORANDUM HAS BEEN EXECUTED, DELIVERED AND RECORDED FOR THE PURPOSE OF GIVING NOTICE OF THE LEASE, EASEMENTS, AND OTHER RIGHTS IN ACCORDANCE WITH THE TERMS, COVENANTS AND CONDITIONS OF THE LEASE. THE TERMS AND CONDITIONS OF THE LEASE ARE INCORPORATED BY REFERENCE INTO THIS MEMORANDUM AS IF SET FORTH FULLY HEREIN AT LENGTH. IN THE EVENT OF ANY CONFLICT BETWEEN THE TERMS AND PROVISIONS OF THE LEASE AND THIS MEMORANDUM, THE LEASE SHALL CONTROL.

[Signature pages follow]

IN WITNESS WHEREOF, each of the parties hereto has executed and delivered this Memorandum as of the day and year first above written.

LESSEE: **US SOLAR DEVELOPMENT LLC,**
a Delaware limited liability company

By: [redacted]
Name: Reed Richerson
Title: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF Hennepin)

This instrument was acknowledged before me on June 13, 2023 by Reed Richerson, the Vice President of US Solar Development LLC, a Delaware limited liability company, on behalf of the company

[redacted]
Name Printed:
Hadley Braaten

Hadley Braaten
Notary Public
Minnesota
My Commission Expires Jan. 1, 2028

(SEAL)

LESSOR: FRWH, LLC an Illinois Limited Liability Company

By: [redacted]

Name: Timothy Tremain

Title: President & Sole Member

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

The foregoing instrument was acknowledged before me on May 31st, 2023 by Timothy Tremain as Sole Member of FRWH, LLC, an Illinois Limited Liability Company.

[redacted]

Name Printed: Teresa Childress

OFFICIAL SEAL
TERESA J CHILDRESS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/02/2026

SEAL

THIS INSTRUMENT DRAFTED BY AND
WHEN RECORDED, RETURN TO:

Bruce A. Bedwell. Esq.
United States Solar Corporation
[redacted]

EXHIBIT A TO
MEMORANDUM OF LEASE AND SOLAR EASEMENT

Lessor Property, Lease Premises, Access Easement, Distribution Easement and Utility Easement

1. Lessor Property: One tract in Kendall County, Illinois described as follows:

Property ID: 01-33-200-006

Legal Description:

BEING A PART OF:

THAT PART OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2100.0 FEET TO A LINE DRAWN PARALLEL WITH AND 2100.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 684.03 FEET TO A FOUND CONCRETE MARKER FOR THE POINT OF BEGINNING: THENCE NORTH 12 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 540.26 FEET TO A CONCRETE MARKER; THENCE NORTH 89 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 228.99 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 01 SECONDS WEST, A DISTANCE OF 1825.91 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 86 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 331.16 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 01 DEGREES 12 MINUTES 43 SECONDS EAST, A DISTANCE OF 343.03 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 233.00 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 06 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 359.43 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 481.40 FEET; THENCE NORTH 48 DEGREES 35 MINUTES 37 SECONDS EAST, A DISTANCE OF 302.55 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 04 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 1403.88 FEET TO A POINT IN THE CENTER LINE OF GRISWOLD SPRINGS ROAD; THENCE SOUTH 76 DEGREES 30 MINUTES 57 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 632.72 FEET

TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 486.59 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 30 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2627.58 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 318.97 FEET TO THE NORTHEAST CORNER "THE BLUFFS P.U.D." ACCORDING TO DOC.#2000-00949 IN SLOT 677 AND 678; THENCE SOUTH 02 DEGREES 14 MINUTES 09 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 636.98 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID OF "THE BLUFFS P.U.D."; THENCE NORTH 87 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 481.25 FEET; THENCE SOUTH 61 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 415.70 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 557.13 FEET; THENCE SOUTH 35 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 722.50 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 333.25 FEET; THENCE SOUTH 47 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 400.05 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 400.01 FEET; THENCE SOUTH 36 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 1029.22 FEET TO SAID PARALLEL LINE DRAWN 2100.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 57.97 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

Lessor gives Lessee permission to input the full legal description for the Lessor Property after the Effective Date.

2. Lease Premises: Up to 40 acres of the one tract comprising the Lessor Property as described above. The Lessee will use commercially reasonable efforts to work with the Lessor on the final placement of the Lease Premises and easements. The Lease Premises shall be no less than six hundred (600) feet from the centerline of Griswold Springs Road. The Lessee shall work within its ability to locate the Lease Premises as far south within the parcel as possible, considering easements and setbacks. The Lessee will use commercially reasonable efforts to provide adequate separation between the Lease Premises and the Lessors walnut trees, west of the Lease Premises, so that the walnut trees would not require any tree

trimming for the lengths of the agreement. Approximate depiction of the Lease Premises (orange) is shown below. Precise legal description of the Lease Premises to be added following Effective Date pursuant to Section 2.4 of the Agreement.

3. Access Easement: Approximate depiction of the Access Easement (green) is shown below. Precise legal description of the Access Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

4. Distribution Easement: Approximate depiction of the Distribution Easement (red) is shown below. Precise legal description of the Distribution Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

5. Utility Easement: Approximate depiction of the Utility Easement (blue) is shown below. Precise legal description of the Utility Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

6. Lease Premises Fence: Approximate depiction of a farm-style fence with no barbwire.

EXHIBIT A CONT.

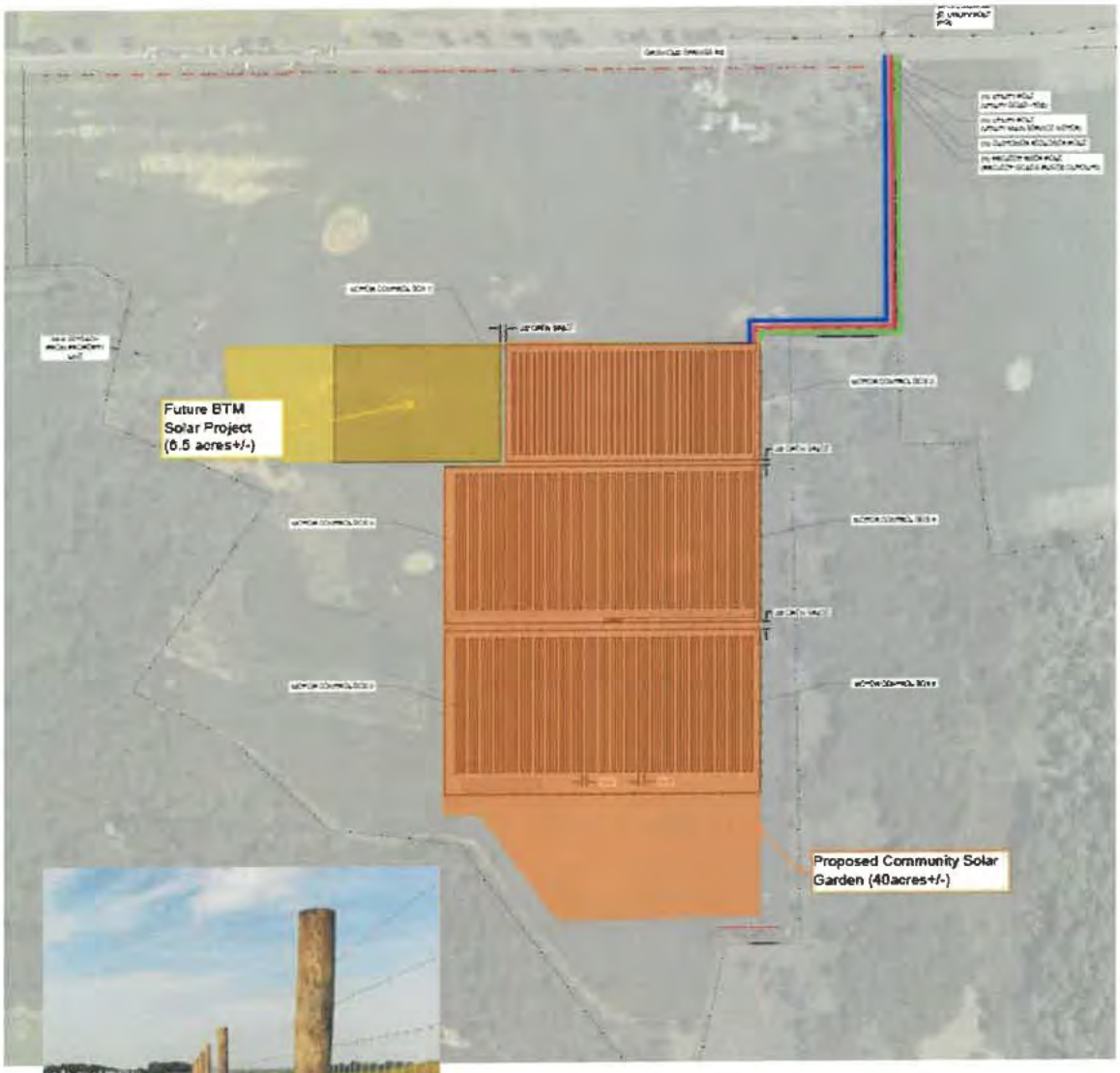




EXHIBIT B TO
MEMORANDUM OF LEASE AND SOLAR EASEMENT

Description of Solar Premises

1. Solar Premises.

Same as Lease Premises as described above in Exhibit A.

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant FRWH, LLC

   Address [redacted]

   City Plano State IL Zip 60545

2. Nature of Benefit Sought Special Use Permit

3. Nature of Applicant: (Please check one)
   - ___ Natural Person (a)
   - ___ Corporation (b)
   - ___ Land Trust/Trustee (c)
   - ___ Trust/Trustee (d)
   - ___ Partnership (e)
   - ___ Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

   FRWH LLC, an Illinois limited liability company.

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

   Tim A. Tremain, President, [redacted]

VERIFICATION

I, Ryan Magnoni, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 30 day of January, A.D. 2026

(seal)

OFFICIAL SEAL
RYAN W MAGNONI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/26/2026

[redacted]

Notary Public

Exp 5/26/2026

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant USS Griswold Solar LLC

   Address [redacted]

   City [redacted] State [redacted] Zip [redacted]

2. Nature of Benefit Sought Special Use Permit

3. Nature of Applicant: (Please check one)
   - ___ Natural Person (a)
   - ___ Corporation (b)
   - ___ Land Trust/Trustee (c)
   - ___ Trust/Trustee (d)
   - ___ Partnership (e)
   - ___ Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

   Applicant is USS Griswold Solar LLC, a Delaware limited liability company. ESI IA Financing LLC, which has an address located at 2150 Post Road, Suite 505, Fairfield, CT, is the sole member of USS Griswold Solar LLC, and owns 100% of the membership interests of such entity.

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

   Martin Mobley, President, [redacted]

VERIFICATION

I, Ryan Magnoni, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 30 day of January, A.D. 2026

(seal)

OFFICIAL SEAL
RYAN W MAGNONI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/26/2026

[redacted]
Notary Public
Exp. 5/26/2026

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

February 17, 2026

Mike Greisiger
[redacted]

RE: USS Cloverland Solar LLC, USS Griswold Solar LLC, and USS Riverbend Solar LLC
Consultation Program
EcoCAT Review #2606249
Kendall County

Dear Applicant:

The Department has received your submission for this project for the purposes of consultation pursuant to the *Illinois Endangered Species Protection Act* [520 ILCS 10/11], the *Illinois Natural Areas Preservation Act* [525 ILCS 30/17], and Title 17 *Illinois Administrative Code* Part 1075.

The proposed action consists of a solar development in Kendall County.

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Illinois Natural Areas Inventory (INAI)
Emmons' Woods Land and Water Reserve INAI
Fox River INAI
Maramech Woods INAI

Illinois Nature Preserves Commission Lands
Emmons' Woods Land and Water Reserve
Maramech Woods Nature Preserve

State Threatened or Endangered Species
Bulrush (*Scirpus hattorianus*)
Mottled Sculpin (*Cottus bairdii*)
River Redhorse (*Moxostoma carinatum*)
Sedge (*Carex bromoides*)

Due to the project scope and proximity to protected resources the Department recommends the following actions be taken to avoid adversely impacting listed species and or protected natural areas in the vicinity of the project:

Emmons' Woods Land and Water Reserve INAI, Fox River INAI, and Emmons' Woods Land and Water Reserve

The Department has determined adverse impacts to these sites are unlikely.

Maramech Woods INAI and Maramech Woods Nature Preserve

EcoCAT indicates this project is adjacent to Maramech Woods Nature Preserve & INAI Site. The Department has the following recommendations to avoid impacts to these sites:

- No equipment should be stored within right-of-way.
- Parking and staging in areas adjacent to the Nature Preserve should also be avoided.
- Facility fencing should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used. Barbed wire should be avoided.
- Areas of exposed soil should be re-seeded with a local genotype seed, approved local seed mix, or non-invasive cover crop.
    - The Department requests coordination with the Illinois Nature Preserve Commission
- Strict adherence to soil erosion and sediment control BMPs to prevent impacts to the Nature Preserve.
- Good housekeeping practices should be implemented and maintained during and after construction to prevent trash and other debris from inadvertently blowing or washing into nearby natural areas.
- Any required night lighting should follow International Dark-Sky Association's (IDA) Five Principles for Responsible Outdoor Lighting to minimize the effect of light pollution on wildlife: Five Principles for Responsible Outdoor Lighting | DarkSky International
- All equipment should be power washed off-site to remove exotic/invasive seed or propagules.
- All equipment, including but not limited to boots, tools, equipment, tires, and treads, should be cleaned of all debris prior to entry of the project area in order to avoid spreading of exotic or invasive plant seeds into the Nature Preserve.
- A long-term invasive species management program should be implemented to minimize the spread of invasive species into the Nature Preserve.
    - The vegetation management plan for the Cloverland and Griswold projects have been reviewed and are appropriate for a long-term invasive species management program.
- All herbicide use should be done according to labeled instructions, to avoid herbicide drift into the Nature Preserve.
- The Department strongly recommends that the project proponent establish pollinator-friendly habitat as groundcover wherever feasible. Solar Site Pollinator Establishment Guidelines can be found here:
- https://dnr.illinois.gov/conservation/pollinatorscorecard.html

- The site should be de-compacted before planting.
- If tree clearing is necessary, the Department recommends removing trees between November 1st and March 31st to avoid impacts to the state-listed bats and birds.
- Long term management of the site should be planned prior to development to ensure successful native pollinator habitat establishment and prevent the spread of invasive species throughout the lifetime of this project. An experienced ecological management consultant should be hired to assist with long-term management.
- The applicant should be aware that any IDNR or INPC conservation land is likely to be managed with prescribed burns to the site boundary. The applicant should consider these potential management activities when siting this facility near conservation lands.
    - All boundaries adjacent to conservation land should include 10-foot minimum buffer/firebreak between the conservation land boundary and solar panels and/or equipment to prevent interference with any land management activities conducted on conservation land.
    - The applicant should grant a legal right of access/ingress/egress from their property to the IDNR.

The applicant should be aware that they may be liable for any adverse impact to an Illinois Nature Preserve or Illinois Land and Water Reserve pursuant to the *Illinois Natural Areas Preservation Act [525 ILCS 30/21-23]*. Violations under this Act can carry significant penalties.

Bulrush, Sedge, Mottled Sculpin and River Redhorse
The Department has determined adverse impacts to these species are unlikely.

Given the above recommendations are adopted the Department has determined that impacts to these protected resources are unlikely. The Department has determined impacts to other protected resources in the vicinity of the project location are also unlikely.

In accordance with 17 Ill. Adm. Code 1075.40(h), please notify the Department of your decision regarding these recommendations.

Consultation on the part of the Department is closed, unless the applicant desires additional information or advice related to this proposal. Consultation for Part 1075 is valid for two years unless new information becomes available which was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the action 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.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal and should not be regarded as a final statement on the project being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are unexpectedly encountered during the project's implementation, the applicant must comply with the applicable statutes and regulations.

This letter does not serve as permission to take any listed or endangered species. As a reminder, no take of an endangered species is permitted without an Incidental Take Authorization or the required permits. Anyone who takes a listed or endangered species without an Incidental Take Authorization or required permit may be subject to criminal and/or civil penalties pursuant to the *Illinois Endangered Species Act*, the *Fish and Aquatic Life Act*, the *Wildlife Code* and other applicable authority.

Please contact me with any questions about this review.

Sincerely,

[redacted]

Isabella Allyn
Division of Real Estate Services and Consultation
Office of Realty & Capital Planning
Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
Isabella.Allyn@illinois.gov

Outlook

Fw: Consultation #2606249

From Tim Tremain <[redacted]
Date Wed 2/18/2026 10:19 AM
To Elijah Mitchell <[redacted]>; Ryan Magnoni <[redacted]>; Edmond Fitzgerald <[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Elijah,
I have permission from Kim Roman of the INPC to provide the below email to Matt as our proof of consultation on the seed mixtures. He can contact her to confirm authenticity....Tim

From: Roman, Kim <Kim.Roman@Illinois.gov>
Sent: Thursday, February 12, 2026 5:02 PM
To: Tim Tremain <[redacted]>; Allyn, Isabella K. <[redacted]>
Cc: Hayes, Bradley <Bradley.Hayes@illinois.gov>
Subject: Re: Consultation #2606249

I will be in the field all day tomorrow burning in Rockford. But I can offer the following for you and/or Isabella.

> I have not taken a close look at the seeding list, but it appears to be comprised of suitable native species from a close enough source. I would look to your contractor to know which species are best suited for your site and management considerations. (We don't really go into this level of detail in our reviews, but I didn't see anything that stuck out as incompatible with the nature preserve).

Kim Roman
Illinois Nature Preserves Commission
PO Box 265
Western Springs, IL 60558
708-315-8250

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all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

Please fill out the following findings of fact to the best of your capabilities. §36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. This project will adhere to standards set aside in the Illinois Agricultural Impact Mitigation Agreement (AIMA), and will not be a detriment to the surrounding people or area.

That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.

This project adheres to all of these requirements in its submission of an application for a Special Use Permit. This project will be setback over 250 feet from the road and is screened on three sides by forest preserve land. Additionally, the plans allow for future development of the Griswold Springs Road frontage and for farming to occur during construction and operation of the solar energy system.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

This project will have all necessary facilities provided.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals This project's application for a Special Use Permit will conform to all regulations.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

This special use is consistent with these purposes, more details about land resource management can be found in the Agricultural Impact Mitigation Agreement (AIMA) and the vegetation management plan included in this application.

Please fill out the following findings of fact to the best of your capabilities. § 36-39 of the Kendall County Code outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.

The physical surroundings, shape, and topographical condition of the proposed project premises are conducive to solar development, that is why this particular location was selected. The hardship faced by the developer is that the proposed project premises are within the 1.5 mile municipal planning boundary of the City of Plano. After corresponding with the City of Plano, the city has taken the stance that they do not want to annex the proposed project premises and has waived its rights of jurisdictional control over the zoning of the parcels proposed for this community solar project.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

According to the letter from William R. Thomas included with this special use application, Mayor Mike Rennels of the City of Plano has agreed that in this sole and limited matter the position of Plano is that the City has agreed to waive its rights of jurisdictional control over the zoning of all three parcels intended for this proposed community solar project.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

We believe that the difficulty described here in this variance application was not caused by any person having an interest in the project, instead we believe that it is simply a result of the location of the project in relation to the City of Plano. As stated above, the distance of the project to Plano is within the 1.5 mile municipal planning boundary but the City of Plano has generously taken the position to waive their rights of jurisdictional control over zoning for these three parcels included in the project.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

This purpose of this variance is solely to alleviate the hardship that would be faced by the developer by the annexation of the proposed project premises. Granting this variance would not cause any detriment to the public welfare of any neighbors, nor would it be in any way injurious to the other property or improvements in the neighborhood. It has always been and continues to be, the intention of the developer to be in reasonable compliance with all applicable county and state regulations.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

The approval of this variation would allow the developer to pursue a Special Use Permit under Kendall County. The proposed community solar project will be in reasonable compliance with all county and state regulations. As part of those regulations, the proposed project will not impair the supply of light and air to adjacent properties, increase the danger of fire, endanger public safety in any way, nor will it impair the property values of the neighborhood.

Please fill out the following findings of fact to the best of your capabilities. § 36-39 of the Kendall County Code outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.

The proposed project site is located on two parcels that are surrounded on all sides except for the north by forest preserve land. The forest preserve land consists of heavily wooded land that continues uninterrupted for almost 500' at the narrowest point. To add vegetative screening to the project would require that more agricultural land be taken out of production for a purpose that is already being fulfilled by the neighboring forest preserve.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

In addition to the unique location of the proposed project premises, that we believe will effectively screen the project, the design of the project intentionally calls for components of the proposed community solar energy system to be set back from Griswold Springs Road approximately 250', 5 times the required distance. This design decision was made to allow for future development of the Griswold Springs Road frontage. Once completed, the development will provide an additional layer of screening that blocks any view of the solar panels.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

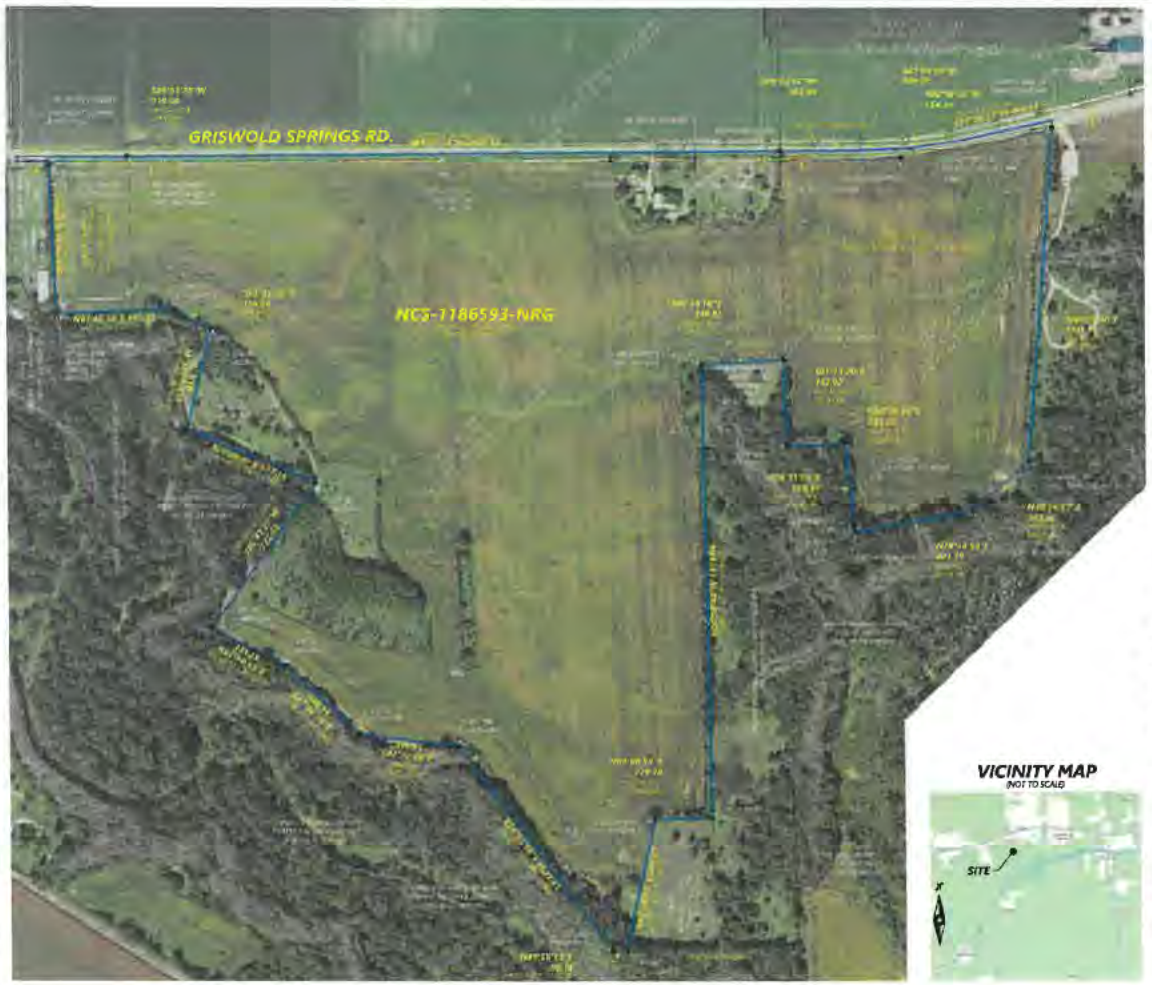
The difficulty described previously in this variance is due to the unique shape of the parcels on the proposed project site. Large trees, especially those located to the south of the proposed project premises, will inherently shade the solar panels if they are too close. Because of this, the panels must be placed at a significant distance from the trees. Planting additional vegetative screening will take up more land without adding a benefit that isn't already gained from the existing forested area.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

We believe that the approval of this variance would result in an overall benefit to the surrounding community because it would allow for less land to be taken out of agricultural production, while also allowing for the future development of the Griswold Springs Road frontage. It is our belief that the local community would gain more from a design that encourages multiple benefits rather than just solar.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

We believe that the proposed variation will have no impact on the supply of light and air to adjacent parcels. The proposed community solar energy system will be entirely open except for a fence encompassing the premises and will not have any components that will increase the risk to the general public safety of the neighborhood. There are no homes within a half mile of the project site that are not already screened from the site by existing neighboring forested areas.



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. THIS SURVEY WAS PREPARED USING TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY WITH A FILE NO. OF NCS-1186593-NRG , HAVING A COMMITMENT DATE OF JULY 26TH, 2023.
2. THE HORIZONTAL DATUM IS NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (US SURVEY FEET). ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM.
3. THE AERIAL IMAGE IS PUBLICLY SOURCED AND IS FOR REFERENCE PURPOSES ONLY.
4. THE RIGHT OF WAY IS SHOWN PER EXISTING SURVEYS AND RECORDED DOCUMENTS. A WIDTH OF 66 FEET IS SHOWN FOR GRISWOLD SPRINGS ROAD PER THE KENDALL COUNTY GIS WEBSITE.
5. THE PROPERTY HAS DIRECT ACCESS TO GRISWOLD SPRINGS ROAD, PLANO, IL 60545 (A PUBLIC RIGHT OF WAY).
6. PROPOSED INFRASTRUCTURE ARE SHOWN IN TAN HEREON PER USS CLOVERLAND AND GRISWOLD OVERALL SITE PLAN PROVIDED BY WESTWOOD ON 11/25/2025.
7. VERTICAL RELIEF WAS SOURCED FROM USGS ON JANUARY 12, 2024, AND VERIFIED BY GROUND SURVEY METHODS COMPLETED 01/08/2026 UTILIZING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ELEVATIONS DETERMINED FROM GNSS SOLUTION OBSERVED ON CONTROL POINT 2 AND CHECKED AGAINST GNSS SOLUTION OBSERVED ON CONTROL POINT 1 AND CONTROL POINT 3. CONTOURS ARE SHOWN AT 1 FOOT AND 5 FOOT INTERVALS.

   WESTWOOD PROFESSIONAL SERVICES ESTABLISHED THE FOLLOWING SITE CONTROL:

   CP # 1 1618953.2220' (NORTHING) 1881101.246' (EASTING) 639.75' (ELEVATION)
   CP # 2 1618108.4499' (NORTHING) 1880479.629' (EASTING) 646.98' (ELEVATION)
   CP # 3 1618813.5090' (NORTHING) 1880448.665' (EASTING) 647.76' (ELEVATION)

8. TABLE A NOTES

ITEM 1 — THIS ALTA / NSPS SURVEY WAS PREPARED TO DEPICT THE SOLAR LEASE BOUNDARY AND RELATED ENCUMBRANCES FOR THE PURPOSE OF ERECTING A SOLAR PROJECT. THE SURVEYOR WAS DIRECTED THE LEASE BOUNDARIES BASED UPON FINDING CONTROLLING EXTERIOR BOUNDARY AND SECTION CORNER MONUMENTATION. ALL CONTROLLING EXTERIOR SECTION CORNERS NEEDED FOR THE ESTABLISHMENT OF THE LEASE BOUNDARIES HAVE BEEN, OR WILL BE PROPERLY RECORDED, ACCORDING TO LOCAL AND STATE STATUTES.

ITEM 2 — THE PROPERTY IS LOCATED AT APN: 01-33-200-006, IL

ITEM 3 — SUBJECT PROPERTY IS CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBERS 17093C0020G, DATED FEBRUARY 04, 2009.

ITEM 4 — SUBJECT PROPERTY CONTAINS 6,886,847 SQ. FT. (158.078 ACRES), MORE OR LESS.

ITEM 6(A)(B) — THE ZONING CLASSIFICATION OF THE SUBJECT PROPERTY IS UNCONFIRMED. SETBACKS ARE UNKNOWN FOR ZONING ORDINANCE OF THE CITY OF PLANO

ITEM 7(A)(C) — AT THE TIME OF FIELDWORK THERE WERE 4 BUILDINGS OBSERVED IN THE PROPOSED SOLAR AREA

ITEM 8 — SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN ON THE SURVEY.

ITEM 9 — AS OF THE DATE OF SURVEY FIELD WORK, THERE ARE NO CLEARLY MARKED PARKING AREAS WITHIN THE PROJECT BOUNDARY.

ITEM 11(A) — THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (DIGGER ONE CALL TICKET NUMBER: A253940605, A253940607 AND A253080107)

ITEM 12 — ADJACENT OWNER NAMES ARE SHOWN PER KENDALL COUNTY GIS ACCESSED 12/12/2025

ITEM 14 — THE SUBJECT PROPERTY LIES EAST 1.21 FEET FROM THE INTERSECTION OF GRISWOLD SPRINGS ROAD AND LITTLE ROCK ROAD.

ITEM 16 — THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION AT THE TIME OF SURVEY.

ITEM 17 — NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 18 — BASED ON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT LISTED ABOVE AND A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY, THE SURVEYOR IS NOT AWARE OF ANY OFF SITE EASEMENTS OR SERVITUDES OTHER THAN SHOWN HEREON.

ITEM 19 — WESTWOOD PROFESSIONAL SERVICES, INC. HAS OBTAINED A PROFESSIONAL LIABILITY INSURANCE POLICY TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM A CERTIFICATE OF INSURANCE CAN BE FURNISHED UPON REQUEST.

TITLE DESCRIPTION

OWNER: FRWH, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THE FOLLOWING DESCRIPTION IS SHOWN PER SCHEDULE A, AS DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, TITLE COMMITMENT NO. NCS-1186593-NRG PREPARED BY STEWART TITLE GUARANTY COMPANY HAVING A COMMITMENT DATE OF JULY 26, 2023.

THAT PART OF THE FOLLOWING DESCRIBED PARCEL FALLING WITHIN TAX PARCEL ID NO. 01-33-200-006

THAT PART OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2109.0 FEET TO A LINE DRAWN PARALLEL WITH AND 2109.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 584.03 FEET TO A FOUND CONCRETE MARKER FOR THE POINT OF BEGINNING; THENCE NORTH 12 DEGREES 18 MINUTES 36 SECONDS EAST, A DISTANCE OF 540.26 FEET TO A CONCRETE MARKER; THENCE NORTH 49 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE OF 238.95 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 1823.91 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 88 DEGREES 37 MINUTES 19 SECONDS EAST, A DISTANCE OF 331.16 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 01 DEGREES 11 MINUTES 43 SECONDS EAST, A DISTANCE OF 2638.0 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 1338.49 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 08 DEGREES 50 MINUTES 19 SECONDS EAST, A DISTANCE OF 359.43 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 07 SECONDS EAST A DISTANCE OF 681.40 FEET; THENCE NORTH 48 DEGREES 35 MINUTES 37 SECONDS EAST A DISTANCE OF 362.55 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 04 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 1401.88 FEET TO A POINT IN THE CENTER LINE OF GRISWOLD SPRINGS ROAD; THENCE SOUTH 76 DEGREES 50 MINUTES 57 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 632.21 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 51 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 486.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 30 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2623.58 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 2180.7 FEET TO THE NORTHEAST CORNER "THE BLUFFS, P.U.D." ACCORDING TO DOC# 2005-02999 IN SLOT 6 ET AND 6.16; THENCE SOUTH 61 DEGREES 11 MINUTES 09 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 626.98 FEET TO THE NORTHWEST CORNER OF LOT 6 IN SAID "THE BLUFFS P.U.D."; THENCE NORTH 87 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 481.25 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 03 SECONDS EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 19 DEGREES 49 MINUTES 32 SECONDS WEST, A DISTANCE OF 413.79 FEET; THENCE SOUTH 61 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 557.13 FEET; THENCE SOUTH 25 DEGREES 48 MINUTES 57 SECONDS WEST, A DISTANCE OF 723.50 FEET; THENCE SOUTH 61 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 313.21 FEET; THENCE SOUTH 47 DEGREES 39 MINUTES 03 SECONDS EAST, A DISTANCE OF 488.55 FEET; THENCE SOUTH 03 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 400.01 FEET; THENCE SOUTH 34 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF 1078.22 FEET TO SAID PARALLEL LINE DRAWN 2109.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 57.39 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

NOTE: THIS LEGAL DESCRIPTION IS FOR INFORMATIONAL PURPOSES ONLY. THIS LEGAL DESCRIPTION SHOULD NOT BE USED TO PREPARE LEGAL DOCUMENTS.
SURVEY NOTE: TITLE TO CONFIRM IF THIS LEGAL DESCRIPTION SHOULD BE USED.

TITLE EXCEPTION

THE FOLLOWING NOTES CORRESPOND TO THE NUMBERING SYSTEM OF SCHEDULE B, SECTION II PER STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. NCS-1186593-NRG HAVING A COMMITMENT DATE OF JULY 26, 2023.

SCHEDULE B-II ITEMS NOT INCLUDED BELOW ARE NOT SURVEY RELATED ITEMS

7. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (SHOWN HEREON, IF ANY, AS SHOWN)
8. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT ALTA/NSPS LAND TITLE SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (SHOWN HEREON, IF ANY, AS SHOWN)
9. ANY CLAIM TO (I) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO OILS, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (II) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (I) OR (II) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B. (NOT SHOWN, NO DOCUMENT PROVIDED)
10. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY. (NOT SHOWN, NO DOCUMENT PROVIDED)
12. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN LEASE BY AND BETWEEN FRWH, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, LESSOR, AND US SOLAR DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, DATED JUNE 13, 2023 AS DISCLOSED BY A MEMORANDUM OF LEASE AND SOLAR EASEMENT RECORDED JULY 13, 2023 AS DOCUMENT NO. 2023000007105, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE AND SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE. (BLANKET IN NATURE)
13. COMMONWEALTH EDISON POWER LINES AND NICOR GAS LINE ALONG THE NORTH LINE OF GRISWOLD SPRINGS ROAD AS DISCLOSED BY PRIOR TITLE EVIDENCE. (AS SHOWN)
14. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. (ROAD RIGHT OF WAY IS AS SHOWN)



ONECALL INFORMATION

COMPANY	CONTACT	PHONE #	EMAIL	STATUS
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PLANO, CITY OF	Josh Beyer	630-650-4323	JBeyer@cityofplano.org	ALL CLEAR

CERTIFICATION

UNITED STATES SOLAR CORPORATION, USS GRISWOLD SOLAR LLC, A DELAWARE LIMITED LIABILITY COMPANY; US SOLAR DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY; TITLEVEST AGENCY, LLC, A FIRST AMERICAN COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THROUGH CONTROLLING SECTION CORNERS ONLY), 2, 3, 4, 6(A)(B), 7(A)(C), 8, 9, 11(A), 12, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE INITIAL FIELD WORK FOR THIS ALTA WAS COMPLETED ON 11/25/2025. CONFLICTING MONUMENTATION AS NOTED IS REFLECTIVE OF THE INITIAL ALTA WORK ONLY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR AN ALTA AND TOPOGRAPHIC SURVEY.

BENJAMIN T. H. LAWRENCE
PROFESSIONAL LAND SURVEYOR
HOPKINS, MN
STATE OF ILLINOIS

[redacted]
BENJAMIN T.H. LAWRENCE
PROFESSIONAL LAND SURVEYOR NO. [redacted] DATE 01/12/2026
BEN.LAWRENCE@WESTWOOD.COM EXPIRATION 11/30/2026

DATE OF PLAT OR MAP: 01/12/2026

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PREPARED FOR:

US SOLAR
323 N Washington Ave Suite 350,
Minneapolis, MN 55401

REVISIONS:

#	DATE	COMMENT

LEGEND:

- FOUND MONUMENT (SEE LABEL)
- CONTROL POINT
- BIOSWALE CATCH BASIN
- CATCH BASIN
- CULVERT
- GUY WIRE
- POWER POLE
- TELEPHONE BOX
- HAND HOLE/JUNCTION BOX
- CABLE TV BOX
- FIBER OPTIC PEDESTAL
- MISCELLANEOUS PEDESTAL
- SIGN
- STEEL/WOOD POST
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ADJOINER LINE
- SECTION LINE
- GAS LINE
- POWER OVERHEAD
- FIBER OPTIC
- TREE LINE
- ASPHALT LINE
- ASPHALT CENTERLINE
- GRAVEL LINE
- CROP LINE
- FENCE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- RECORDED
- POINT OF COMMENCEMENT
- POINT OF BEGINNING

USS Griswold Solar LLC

Kendall County, Illinois

ALTA/NSPS
Land Title and
Topographic Survey

PROJECT NUMBER: 0071834.00
DATE: 01/12/2026
SHEET: 01 of 01



LEGEND:

- PROJECT BOUNDARY
- NONPARTICIPATING PROPERTY
- SECTION LINES
- RIGHT-OF-WAY LINES
- PARCEL LINES
- EX. 5' INDEX CONTOUR
- EX. 1' INTERVAL CONTOUR
- EX. TREELINE
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. CULVERT
- EX. OVERHEAD POWER
- EX. GAS PIPELINE
- EX. NHD FLOWLINE
- EX. NWI WETLAND
- FEMA FLOODPLAIN
- PROPOSED FENCE SETBACK
- PROPOSED SOUTHERN ROW DEDICATION LINE
- PROPOSED SOLAR ARRAY
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED INVERTER
- PROPOSED UNDERGROUND COLLECTION
- PROPOSED OVERHEAD COLLECTION
- PROPOSED ACCESS ROAD
- PROPOSED LAYDOWN YARD
- PROPOSED SECURITY FENCE
- PROPOSED BASIN

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC (kW)	7,012.2
SYSTEM SIZE AC (kW)	5,000.0
DC/AC RATIO	1.402
INVERTER MANUFACTURER	CHINT CPS SCH275KTL-DO-US-800-24
INVERTER RATING (kW / kVA)	275 / 250
INVERTER QUANTITY	20
MODULE MANUFACTURER	JINKO JKM580N-72HL4-BDV
MODULE RATING (W)	580
TOTAL MODULE QTY	12,090
104-MODULE TRACKER QTY	90
78-MODULE TRACKER QTY	35
INTER-ROW SPACING (FT)	15.5
PITCH (FT)	23.0
GCR (%)	32.5
FENCED AREA (AC)	32.3

STRUCTURAL SETBACKS

YARD	COUNTY ORDINANCE SETBACK (FT)	PROVIDED (FT)
NORTH	50	312
SOUTH	50	84
EAST	50	129
WEST	50	1,100

NOTES:

1. INSTALLATION TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES OF REGULATIONS.
2. EQUIPMENT SHALL BE LABELED PER NEC 690 AND COMED ENERGY REGULATIONS.
3. 12' ACCESS ROADS SHALL BE DESIGNED TO ACCOMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
4. THE ENTIRETY OF THE SITE REQUIRES VEGETATION ESTABLISHMENT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES TO REDUCE DISTURBANCE. VEGETATION MUST BE ESTABLISHED WITH A DENSITY OF 70% COVERAGE. ANNUAL VEGETATION COULD BE USED FOR PROJECT DURATION LESS THAN ONE GROWING SEASON. PERENNIAL VEGETATION ESTABLISHMENT IS NEEDED FOR PROJECT DURATIONS GREATER THAN ONE GROWING SEASON.

Westwood

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westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

US SOLAR

323 Washington Ave. N., Suite 350
Minneapolis, MN 55401

REVISIONS:

#	DATE	COMMENT
A	11/21/25	Conditional Use Permit
B	12/29/25	Conditional Use Permit
C	12/30/25	Conditional Use Permit
D	01/30/26	Conditional Use Permit
E	02/13/26	Conditional Use Permit

0' 200' 400' 600'

USS Griswold Solar LLC

Kendall County, IL

PV Site Plan

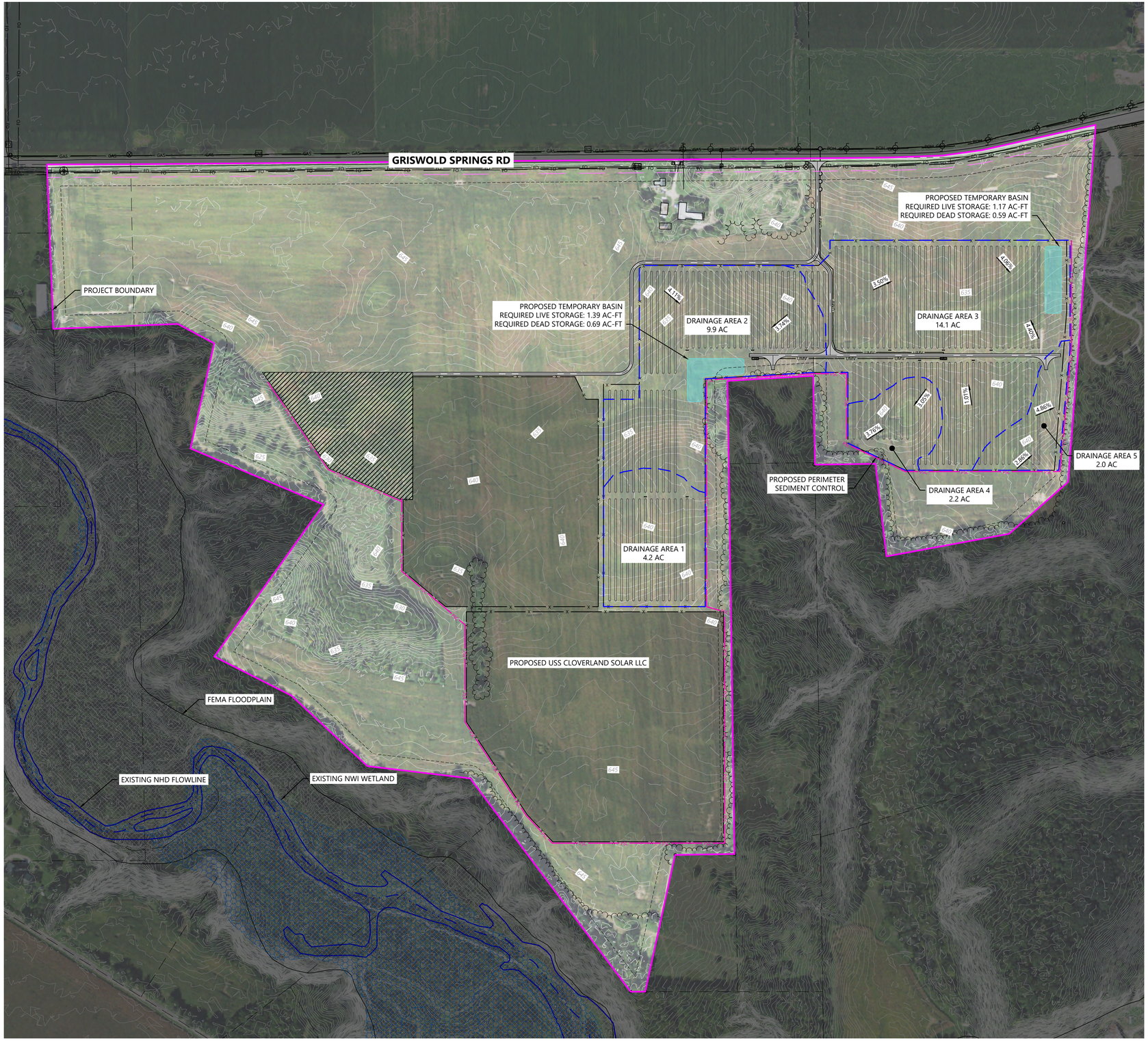
NOT FOR CONSTRUCTION

DATE: 02/13/2026

SHEET: C200

REV: E

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LEGEND:

- PROJECT BOUNDARY
- NONPARTICIPATING PROPERTY
- SECTION LINES
- RIGHT-OF-WAY LINES
- PARCEL LINES
- EX. 5' INDEX CONTOUR
- EX. 1' INTERVAL CONTOUR
- EX. TREELINE
- EX. PAVED ROAD
- EX. GRAVEL ROAD
- EX. CULVERT
- EX. OVERHEAD POWER
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- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED INVERTER
- PROPOSED UNDERGROUND COLLECTION
- PROPOSED OVERHEAD COLLECTION
- PROPOSED ACCESS ROAD
- PROPOSED LAYDOWN YARD
- PROPOSED SECURITY FENCE
- PROPOSED PERIMETER SEDIMENT CONTROL
- DRAINAGE AREA

SYSTEM SPECIFICATIONS	
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SYSTEM SIZE AC (kW)	5,000.0
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E	02/13/26	Conditional Use Permit

0' 200' 400' 600'

USS Griswold Solar LLC

Kendall County, IL

Site Hydrology

NOT FOR CONSTRUCTION

DATE: 02/13/2026

SHEET: C201

REV: E

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Vegetation Management Plan for

USS Griswold Solar LLC

Prepared December 23, 2025
Revised February 20, 2026 by:

Natural Resource Services

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1. USS Griswold Solar LLC Vegetation Management Plan (VMP) Overview

1.1. Site Developer

US Solar Corporation
323 Washington Ave. N Suite 350
Minneapolis, MN 55401
612.260.2230

1.2. Ecological Management Consultant

Natural Resource Services, Inc
2885 Quail Road NE
Sauk Rapids, MN 56379
320.290.5363

and

16425 W. State Route 90
Princeville, IL 61559

Natural Resource Services (NRS), Inc is an ecological restoration firm providing sound ecological restoration and land management services. NRS provides services on many plant community types including prairies, wetlands, woodlands and shorelines across the Midwest.

https://www.naturalresourceservice.com/

1.3. Project Description

The proposed USS Griswold Solar project is a 5 MW AC project planned for approximately 32.3 acres of land in Plano, Kendall County, Illinois. Tracker-style panels with approximately 36" ground clearance at max tilt and above-ground drivelines are planned. The site will be planted with a native pollinator mix in the fenced array and buffer areas. Stormwater basins are proposed along the western-central and upper-eastern borders of the site and will also be planted with a native pollinator mix. No vegetative screening is planned at this time.

A second proposed solar project, USS Cloverland Solar LLC, will be located to the southwest of the site. Both sites border the Maramech Forest Preserve, which hosts a number of wildlife in the area. A wildlife corridor will be installed between the two fenced projects to allow safe passage for the fauna in the area. Fencing around the solar arrays will contain a 6' gap along the bottom to prevent the restriction of wildlife movement. A buffer of at least 10' between the Maramech Forest Preserve and solar equipment will be maintained to prevent interference with land management activities in the preserve.

1.4. VMP Use and Objectives

The VMP was written to provide a brief overview and description of the project and to act as a guide for vegetation installation and management. It has been custom-written based on information known at the time of writing. The VMP should be treated as a living document and adjusted as additional information about the site is gathered both pre and post construction. A qualified native vegetation contractor with a history of success working on native vegetation restorations should be contracted to implement the procedures outlined in this document and to provide feedback and suggestions for the VMP during the lifespan of the project.

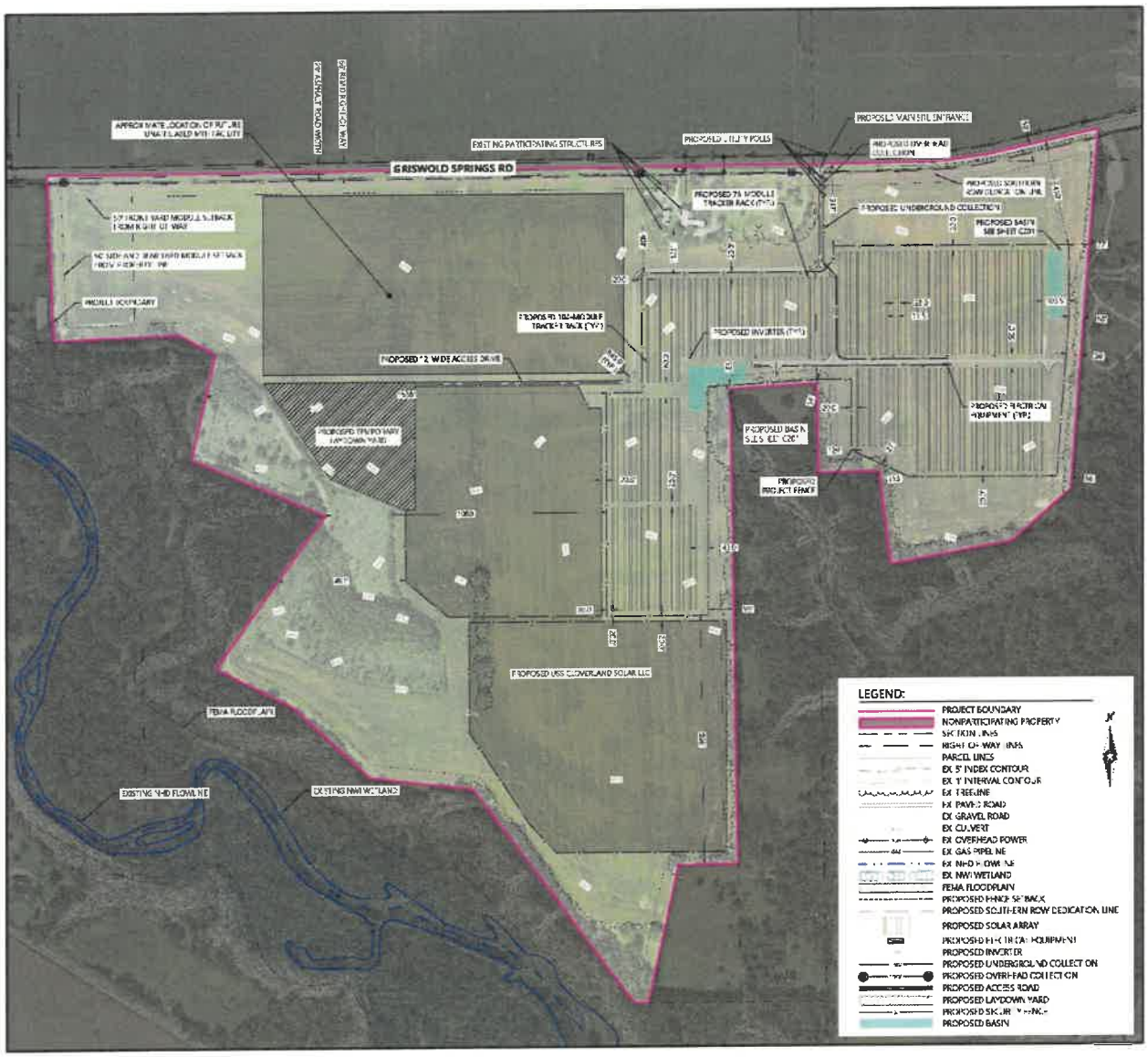
2. Site Information

2.1. Site Location

The proposed USS Griswold site is located on the south side of Griswold Springs Road, approximately ½ of a mile to the southeast of the intersection between Griswold Springs Road and Little Rock Road. The site is bordered by forests, with residential properties located nearby. The Maramech Forest Preserve is to the southeast of the project area. The GPS coordinates for the site are 41.644476, -88.544573.



2.2. Map of Array Layout



2.3. Site Conditions

A review of historical aerial photos shows that the entire site has been in traditional agricultural row crops for the last 30 years. Little to no ponding can be seen in the aerial photos. A review of the soils on the USDA/NRCS Web Soil Survey shows somewhat poorly and mostly well drained silt loam soils. A majority of the site is composed of Campton silt loam and St. Charles silt loam.

3. Overview of Vegetation Establishment and Management

3.1. Vegetative Goals

The primary vegetative goal is to establish permanent vegetation that does not interfere with solar production. This solar site is being planted with 100% native species. The species chosen produce an emphasis on native pollinator habitat to achieve and maintain Pollinator Friendly status as defined in the Illinois Pollinator Friendly Solar Site Act (525 ILCS 55/) [1] and adhere to the IDNR Native Pollinator Habitat Planning guidelines.

3.2. Contribution of Native Habitat on Solar Sites

Economical production of power is the foremost goal of solar sites. There is a parallel opportunity to provide critically important native pollinator-friendly habitat throughout the array while capitalizing on the long-term low maintenance needs of native vegetation.

Establishing prairies and other native plant communities within the confines of solar sites provides a tremendous opportunity to restore ecosystems that have been severely degraded or eliminated across all areas of the country.

Native plants have profound root systems, many reaching 12 or more feet deep into the soil. Rainwater follows those roots into the ground, helping to reduce water runoff and promote the drainage of standing water into an aquifer. Those deep roots also stabilize the soil, preventing erosion from rain and wind. The plants provide seeds for songbirds, cover for game birds and, of course, provide blossoms and host plants for our beloved butterflies and other nectar-loving insects.

Native grasses and forbs will be selected based on their ecological appropriateness to the specific conditions of this site, with consideration to their mature height to not interfere with panel productivity. These species will not require irrigation, fertilizer, or other soil amendments.

The contribution to habitat restoration cannot be overstated given the acreage impacted and lifespan of the project.



[1] https://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=3900&ChapterID=44

3.3. Vegetation Installation Overview

The native mixes planned for this array are selected for ecological appropriateness to the soil moisture, types and site conditions as well as the mature plant height of 24" to 36" so as to not interfere with panel productivity. The habitat provides low-maintenance vegetation that won't require fertilizer, amended soils or irrigation on this site.

It is important to note that the species selected for this site are based on their ability to successfully establish from seed and thrive within the unique conditions found on solar sites. From a practical standpoint, the species contained in these mixes are generally available in the marketplace and, as a whole, have reasonable price points. Ultimately, the list consists of well-performing, workhorse species coupled with smaller amounts of more unique species for a robust mixture.

3.4. Vegetation Management Overview

Maintenance plays a vital role in the eventual success of any native landscape installation, especially during the establishment period of years one through three. Active management is similar in all areas of the project site. All areas of the site are inspected annually followed by maintenance necessary to encourage healthy native species while discouraging non-native/invasive species. During the growing season of the first year of establishment, the site shall be inspected a minimum of three times.



4. Vegetation Installation Procedures

4.1. Site Inspections and Monitoring

Site inspections and monitoring throughout the installation process are vital to continually assess site conditions and determine what procedures are needed and the timing of those procedures. The pre-construction site inspection is particularly important to determine the need for any herbicide application or mowing prior to soil preparation and seeding. As noted on the USS Griswold Solar LLC EcoCAT assessment dated 2.17.2026, potential protected species may be on site. Adverse impacts on specimens were determined as unlikely. If present on site, specimens will be identified and avoided including Mosquito bulrush (*Scirpus hattorianus*) and Brome-like sedge (*Carex bromoides*.). A professional with experience in ecological restoration and native plant identification working with the native vegetation contractor shall identify these protected species, if established in the project area.

4.2. Site Preparation Herbicide Application

A site preparation herbicide application, if deemed necessary, should be performed by a licensed, qualified contractor following label instructions and using appropriate herbicides to kill all actively growing weeds on the project site. For each herbicide treatment, during both the site preparation and maintenance phases, logs will be maintained including, but not limited to, information on weather conditions, temperature, wind speed, herbicide types and amounts applied, applicator name(s) and dates. Typically, only glyphosate herbicide is necessary, but if certain perennial weed species are present such as Canada thistle, a broadleaf additive may be necessary. The contractor should carefully select an herbicide with a short soil residual, such as Garlon 3A, to minimize the impact on germination of the permanent seeding. The vegetation should not be disturbed for a minimum of 14 days after an herbicide application to allow time for effective weed elimination.

4.3. Site Preparation Mowing

Site preparation mowing may be required to reset vegetative growth to prepare for an herbicide application. Additionally, site preparation mowing may be needed to cut and mulch vegetation to simplify the soil preparation and seeding process.

4.4. Soil and Seedbed Preparation

Soil and seedbed preparation is vital to the success of any planting. Disking and harrowing (or raking) the site is common and extremely effective. If extreme compaction is present on site, a ripper may be needed to mitigate the compaction. The seedbed should be relatively smooth and firm prior to seeding. Soil that is too clumpy or too fluffy may result in seeds being planted too deep in the soil to germinate and survive.

4.5. Seed and Seeding

Custom native pollinator seed mixes have been designed for use on this project and are found in Section 8. Both native pollinator seed mixes include members of the sedge (Cyperaceae) family, with a total of 4 species in the array and buffer mix and 5 in the basin mix. Seeding will be completed through broadcasting by using a mechanical spreader appropriate for the specified seed mixes. Large and fluffy seeds (such as most grasses and cover crop) should be broadcast first and then lightly harrowed/raked into the soil. Following the harrowing, small seeds (such as most forbs, sedges, and rushes) should be broadcast on top of the soil.

4.6. Erosion control

Erosion control measures should be implemented as required after permanent seeding is completed.

5. Vegetation Management Procedures

5.1. Adaptive Management

An adaptive management strategy is vital to the success of any project, but especially so for native pollinator restorations. Adaptive management consists of continual monitoring and adjusting maintenance strategies based on the site conditions in order to achieve the best outcomes. No two sites are exactly the same and responding to changing site conditions, weed pressures, weather, and a multitude of other variables is essential to the success of the planting.

5.2. Complete Site Maintenance Mowing

Complete site maintenance mowing consists of mowing the entire project area during the growing season, including trimming as appropriate around equipment or in inaccessible areas. Complete site maintenance mowing is implemented primarily during the establishment phase of the restoration (years 1-3) for several reasons. First, if a closed canopy of vegetation develops, mowing is implemented to knock back the taller vegetation and allow sunlight to reach the native seedlings below. Second, if weed species are present and actively nearing their seed set, mowing is implemented to prevent those weeds from producing viable seed. Third, vegetation has become tall enough to shade the panels or impact other solar equipment on site and must be cut down.

5.3. Integrated Vegetation Maintenance

Integrated vegetation maintenance or IVM is a method using a combination of targeted mowing/trimming and herbicide application aimed at reducing or eliminating weed species and promoting the desired vegetation. IVM visits focus on targeting weeds and invasive species that will negatively affect the overall health of the native restoration project. Special attention will be paid to invasive species, focusing on eliminating their presence

and diminishing seed banks existing on site. Invasive populations will be evaluated yearly and analyzed for best methods of management (targeted herbicide application versus targeted mowing) and timing of these methods. IVM can also include grazing, haying, and other maintenance options as appropriate. IVM is implemented starting towards the end of the 2nd full growing season typically and is used throughout the life of the project. 3 IVM visits are typical on most sites until year 5 when a reduction to 1-2 visits per year can be made if site conditions allow.

5.4. Dormant Mowing

Dormant mowing is a type of complete site mow implemented when vegetation is not actively growing on site. This method is typically performed in early spring or fall. Oftentimes, dormant mows are completed in the fall to mulch up dead vegetation and encourage decomposition. This practice also has a dual purpose of cleaning up the site to make electrical maintenance easier and to reduce the chance of accidental fire.

6. Vegetation Installation and Management Timeline

6.1. Site Prep and Installation Phase

Site Preparation:

1. Prior to the start of construction, a cover crop may be seeded to aid in erosion control, soil moisture management, and weed suppression.
2. Inspection of the project area to assess site conditions and determine the need for any site prep mowing or spraying activities.
3. If necessary, an herbicide application will be completed using glyphosate (Round-up® or equivalent) as per manufacturer's directions in areas with actively growing vegetation. Allow a minimum of 14 days before disturbing the soil or completing seeding activities.
4. When perennial broadleaf vegetation is present a triclopyr herbicide will be added (Garlon 3A® or equivalent) as per manufacturer's directions. When a broadleaf herbicide is used allow a minimum of 30 days before disturbing the site or completing seeding.
5. Depending on the density and type of undesirable vegetation present (i.e., annual vs perennial) a complete site mowing might be advisable in lieu of an herbicide application. For instance, if the site is dominated by Foxtail (an annual), mowing would be preferrable to an herbicide application.

Soil Prep and Seeding:

1. Construction debris, garbage, and building materials will be removed and/or staged outside the intended seeding areas.
2. Disk soil within the project area in preparation for seeding. Harrow or rake the soil to achieve the proper seedbed.

3. Broadcast the large and fluffy seed (mostly grasses) along with a cover crop of winter wheat or oats.
4. Harrow or rake the soil to work the seed to a proper depth.
5. Broadcast the small seeds (forbs, sedges, rushes, small grass seeds) on top of the soil.

Installation Phase Maintenance

If the site is seeded in the summer or early fall, 1-2 complete site mowings may be needed during this first partial growing season.

6.2. Establishment Phase

Year 1 is defined as the 1st full growing season for the vegetation. A recommendation of 3 complete site mowings is most common for this phase. Depending on site conditions and vegetation growth, more or less may be needed. Any invasive species on site will be observed and will be included in the complete site mowings.

Year 2 is the second full growing season. 3 total visits are typical with 2 complete site mowings and 1 Integrated Vegetation Maintenance visit the most likely combination. Weeds and invasive species will be targeted as appropriate in the IVM visit.

Year 3 typically requires 3 IVM site visits depending on the vegetation status. Weeds and invasive species will be targeted as appropriate in the IVM visits.

6.3. Maintenance Phase

Year 4 – 34. During the maintenance phase, 2 IVM visits are typical. Weeds and invasive species will be targeted, especially noting invasive populations over time. IVM methods will be developed depending on weed and invasive presence.

7. Monitoring

Consistent project monitoring is essential to evaluate vegetative establishment, weed presence, and possible erosion concerns. This information helps determine which management procedures to utilize, the proper timing for those procedures, and whether any other remedial action is required such as reseeding or replanting. As the site's vegetation matures, adaptive management should be utilized as previously described.

8. Seed Mixes

Natural Resource Services

USS Griswold Solar Native Pollinator Mix

Seeding Rate - 12.5 lb/acre - 75 seed/ft²

Common Name	Scientific Name	Bloom Month	% of Mix by Weight	Lbs/Acre	Seeds per ft²	% of Mix by Seeds/ft²
Sideoats Grama	Bouteloua curtipendula		34.25%	4.28	9.43	12.58%
Prairie Brome	Bromus kalmii		0.80%	0.10	0.29	0.39%
Plains Oval Sedge	Carex brevior		2.80%	0.35	3.72	4.97%
Bicknell's Sedge	Carex bicknellii		0.96%	0.12	0.75	1.00%
Troublesome Sedge	Carex molesta		1.84%	0.23	2.11	2.82%
Brown Fox Sedge	Carex vulpinoidea		2.00%	0.25	9.18	12.24%
Silky Wild Rye	Elymus villosus		6.00%	0.75	1.52	2.02%
Little Bluestem	Schizachyrium scoparium		26.96%	3.37	18.57	24.75%
Prairie Dropseed	Sporobolus heterolepis		0.40%	0.05	0.29	0.39%
Graminoid Total			**76.00%**	**9.50**	**45.87**	**61.15%**
Common Yarrow	Achillea millefolium	Jun-Aug	0.44%	0.06	3.63	4.84%
Nodding Onion	Allium cernuum	Jul-Aug	0.24%	0.03	0.08	0.11%
Lead Plant	Amorpha canescens	Jun-Aug	1.33%	0.17	0.98	1.30%
Canada Anemone	Anemone canadensis	May-Jun	0.04%	0.01	0.02	0.02%
Wild Columbine	Aquilegia canadensis	Apr-Jun	0.04%	0.01	0.07	0.10%
Common Milkweed	Asclepias syriaca	Jun-Aug	0.34%	0.04	0.06	0.08%
Butterfly Milkweed	Asclepias tuberosa	Jun-Aug	0.32%	0.04	0.06	0.08%
Canada Milkvetch	Astragalus canadensis	Jun-Aug	1.08%	0.14	0.84	1.13%
Partridge Pea	Chamaecrista fasciculata	Jul-Sep	3.11%	0.39	0.39	0.51%
White Prairie Clover	Dalea candida	Jun-Sep	4.08%	0.51	3.56	4.74%
Purple Prairie Clover	Dalea purpurea	Jul-Sep	6.02%	0.75	4.98	6.63%
Cream Gentian	Gentiana flavida	Aug-Sep	0.04%	0.01	0.27	0.36%
Prairie Blazing Star	Liatris pycnostachya	Jul-Sep	0.24%	0.03	0.12	0.16%
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	0.09%	0.01	0.95	1.26%
Prairie Wild Rose	Rosa arkansana	Jun-Aug	0.29%	0.04	0.03	0.04%
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	1.92%	0.24	8.13	10.83%
Gray Goldenrod	Solidago nemoralis	Aug-Oct	0.04%	0.01	0.57	0.76%
Ohio Goldenrod	Solidago ohioensis	Aug-Sep	0.04%	0.01	0.21	0.28%
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.04%	0.01	0.48	0.64%
Sky Blue Aster	Symphyotrichum oolentangiense	Aug-Oct	0.16%	0.02	0.57	0.76%
Ohio Spiderwort	Tradescantia ohiensis	May-Jul	0.24%	0.03	0.09	0.12%
Hoary Vervain	Verbena stricta	Jun-Sep	1.44%	0.18	1.85	2.46%
Golden Alexanders	Zizia aurea	Apr-Jun	2.40%	0.30	1.21	1.62%
Forb Total			**24.00%**	**3.00**	**29.14**	**38.85%**
Mix Total			**100.00%**	**12.50**	**75.01**	**100.00%**

December 2025

Northern IL, somewhat poorly drained to well drained loam soils mix

Natural Resource Services

USS Griswold Native Basin Mix

Seeding Rate - 6 lb/acre - 138.3 seeds/ft^2

Common Name	Scientific Name	Bloom Month	% of Mix by Weight	Lbs/Acre	Seeds/ft^2	% of Mix by Seeds/ft^2
Bottlebrush Sedge	Carex comosa		6.00%	0.36	3.97	2.87%
Fringed Sedge	Carex crinita		6.00%	0.36	3.04	2.20%
Pointed-broom Sedge	Carex scoparia		3.00%	0.18	5.55	4.02%
Common Fox Sedge	Carex stipata		3.00%	0.18	2.25	1.63%
Brown Fox Sedge	Carex vulpinoidea		3.00%	0.18	6.61	4.78%
Fowl Manna Grass	Glyceria striata		0.30%	0.02	1.06	0.77%
Fowl Bluegrass	Poa palustris		11.70%	0.70	33.52	24.25%
Little Bluestem	Schizachyrium scoparium		36.00%	2.16	11.90	8.61%
Prairie Dropseed	Sporobolus heterolepis		6.00%	0.36	2.12	1.53%
Graminoid Total			**75.00%**	**4.50**	**70.02**	**50.64%**
Canada Anemone	Anemone canadensis	May-Jun	1.51%	0.09	0.27	0.19%
Canada Milkvetch	Astragalus canadensis	Jun-Aug	3.09%	0.19	1.16	0.84%
Nodding Bur Marigold	Bidens cernua	Jun-Sep	0.75%	0.05	0.35	0.25%
Southern Blue Flag Iris	Iris virginica shrevei	May-Jul	1.51%	0.09	0.03	0.02%
Great Blue Lobelia	Lobelia siphilitica	Jul-Oct	1.20%	0.07	13.22	9.56%
Monkey Flower	Mimulus ringens	Jun-Sep	0.60%	0.04	30.41	22.00%
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	1.51%	0.09	7.32	5.30%
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	4.14%	0.25	8.39	6.07%
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.90%	0.05	4.96	3.59%
Ohio Spiderwort	Tradescantia ohiensis	May-Jul	3.77%	0.23	0.66	0.48%
Golden Alexanders	Zizia aurea	Apr-Jun	6.02%	0.36	1.46	1.06%
Forb Total			**25.00%**	**1.50**	**68.24**	**49.36%**
Mix Total			**100.00%**	**6.00**	**138.26**	**100.00%**

December 2025

Native mix for infiltration basins

9. Pollinator Scorecard

Illinois Solar Site Pollinator Habitat Planning Form

Use this form as a draft before completing the *Illinois Planned Pollinator Habitat on Solar Sites Scorecard* online

In Between and Under Solar Panels

1. PLANNED PLANT DIVERSITY IN ROWS & UNDER SOLAR ARRAY (choose up to 2)
   - ☐ 4-6 species +5 pts
   - ☒ 7 or More species +8 pts
   - ☒ All Native Species (minimum 4 species) +10 pts

Perimeter and Buffer Area

2. VEGETATIVE BUFFER PLANNED ADJACENT TO THE SOLAR SITE (choose all that apply)
   - ☒ Buffer planned outside of array fencing +5 pts
   - ☐ Buffer is 30-49ft wide measured from array fencing +5 pts
   - ☒ Buffer is at least 50ft wide measured from array fencing +10 pts
   - ☐ Buffer has Native shrubs/trees that provide food for wildlife +5 pts

3. SEEDS USED FOR NATIVE PERIMETER & BUFFER AREAS (choose all that apply)
   - ☒ Mixes are seeded using at least 20 seeds per square foot of Pure Live Seed or 40 Seeds per square foot on slopes > 5% +10 pts
   - ☐ All seeds are from a source within 150 miles of site +5 pts
   - ☐ At least 2% milkweed cover is planned to be established from seeds/plants +5 pts

4. PLANNED # OF NATIVE SPECIES IN SITE PERIMETER & BUFFER AREA (species with more than 1% cover)(choose 1)
   - ☐ 5-10 species +2 pts
   - ☐ 10-15 species +5 pts
   - ☐ 16-20 species +10 pts
   - ☒ >20 species +15 pts

Exclude invasive and non-native plant species from total

5. PLANNED PERCENT OF PERIMETER & BUFFER AREA DOMINATED BY NATIVE PLANT SPECIES (choose 1)
   - ☒ 26- 50 % +2 pts
   - ☐ 51-75 % +10 pts
   - ☐ More than 75% +15 pts

Whole Site

6. PLANNED PERCENT OF SITE VEGETATION COVER TO BE DOMINATED BY DESIRABLE WILDFLOWERS (choose 1)
   - ☒ 26- 50 % +2 pts
   - ☐ 51-75 % +10 pts
   - ☐ More than 75% +15 pts

7. PLANNED SEASONS WITH AT LEAST THREE BLOOMING NATIVE SPECIES PRESENT (choose all that apply)
   - ☒ Spring (April-May) +5 pts
   - ☒ Summer (June-August) +5 pts
   - ☒ Fall (September-October) +5 pts

8. HABITAT SITE PREPARATION PRIOR TO IMPLEMENTATION (choose all that apply)
   - ☒ Soil preparation done to promote germination and reduce erosion as appropriate for the site. +10 pts
   - ☒ Measures taken to control weeds prior to seeding +10 pts
   - ☐ None -10 pts

9. AVAILABLE HABITAT COMPONENTS WITHIN 0.25 MILES (choose all that apply)
   - ☐ Native bunch grass for bee nesting +2 pts
   - ☒ Native trees/shrubs for bee nesting +2 pts
   - ☐ Clean, perennial water sources +2 pts
   - ☐ Created habitat nesting features +2 pts

10. SITE PLANNING AND MANAGEMENT(choose all that apply)
    - ☒ Detailed establishment and management plan developed +10 pts
    - ☐ Signage legible at forty or more feet stating "pollinator friendly solar habitat" +3 pts

11. INSECTICIDE RISK (choose all that apply)
    - ☐ Planned on-site use of insecticide or pre-planting seed/plant treatment (excluding buildings/electrical boxes, etc.) -40 pts
    - ☐ Communication/registration with local chemical applicators or on www.fieldwatch.com to prevent drift +5 pts

Total Points: 109

Meets Preliminary Pollinator Standards - 85
Provides Exceptional Habitat - 110 and higher

Owner: USS Griswold Solar LLC
Vegetation Consultant: Natural Resource Services, Inc
Project Location: Plano, Kendall County, Illinois
Project Size: ~32.3 acres
Final Seeding Date: 2027/2028

This form is designed (with the help of the Solar Site Pollinator Guidelines found on IDNR's website) to guide owners or managers of solar sites to meet the requirements to be able to claim a site is pollinator friendly according to the "Pollinator Friendly Solar Site Act (525 ILCS 55)". This form is for company records only and does not grant the title of a Pollinator Friendly Solar Site until the "Illinois Planned Pollinator Habitat on Solar Sites Scorecard" is completed with a score of 85 or higher on IDNR's website. This preliminary recognition is good for 3yrs, after which the "Established Pollinator Habitat on Solar Sites Scorecard" will need to be completed every 5 years to maintain recognition as a Pollinator Friendly Solar Site.

12/3/2019

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Natural Resource Services

10. Noxious Weed Assessment and Management

Annual inspections on solar sites are an important part of overall best practices in site management. The identification and control of weeds, particularly noxious weeds and invasive tree seedlings is critical. These plants can create shading problems to an array as well as being detrimental to the site plant community and to any neighboring farm fields and gardens.

The IL Dept of Agriculture has a noxious weed list requiring control of the nine weeds found on any site. The IL Dept of Natural Resources oversees the IL Exotic Weed Act IL Noxious Weed List. While each of the weeds presents problems in agricultural and solar production, of special note are Palmer Amaranth (*Amaranthus palmeri*) and Water Hemp (*Amaranthus tuberculatus*). Both of these non-native species occur across most of Illinois. Annual vigilance in the identification and removal is necessary to present site invasion.

NRCS Recommended Steps for Control of Palmer amaranth and Water Hemp

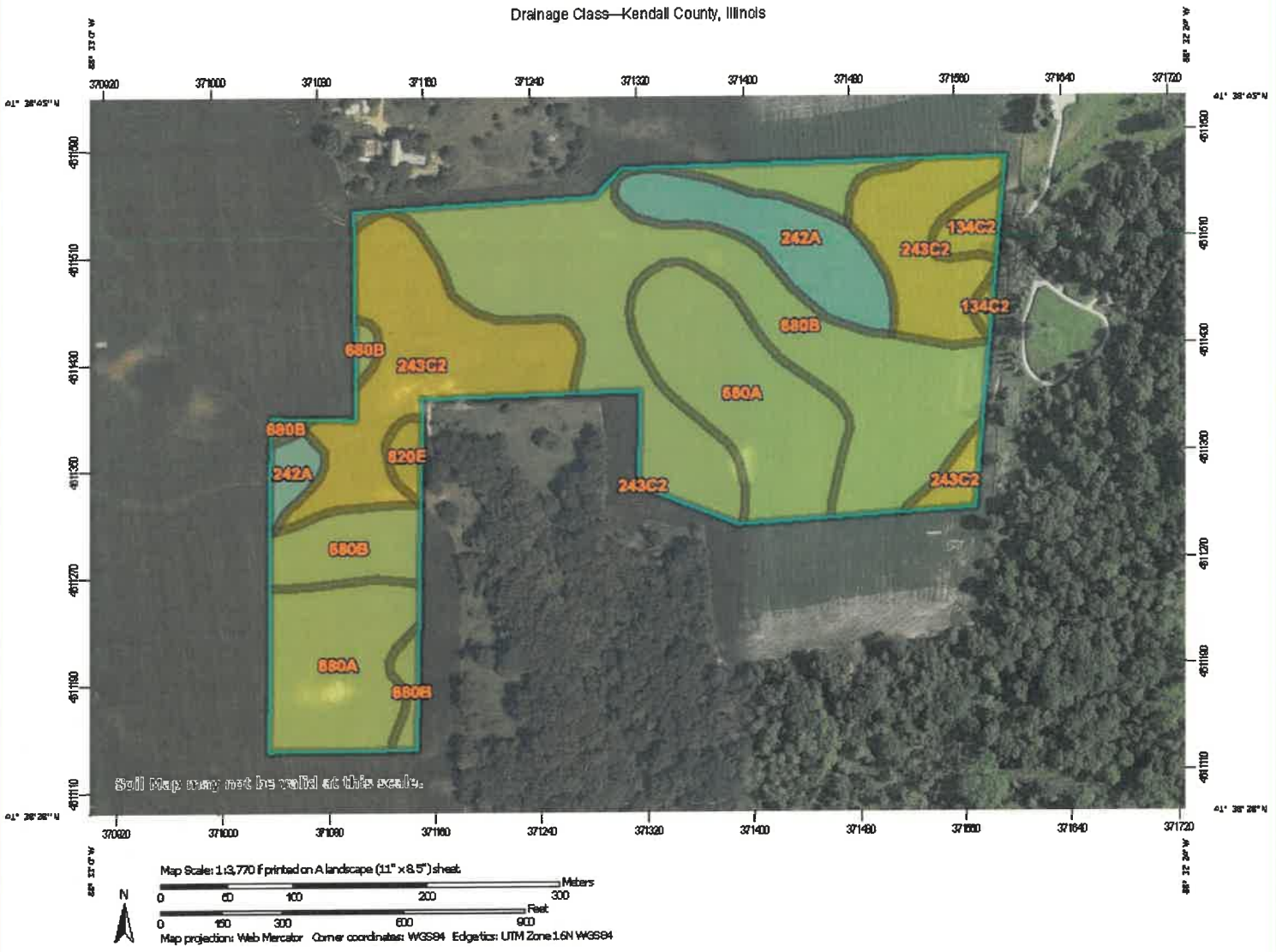
- Both species are annuals.
- These two species are resistant to many common herbicides.
- Mow/string trim and/or hand pull plants prior to them setting seed. Remove and dispose plants.
- Regularly reinspect the locations and surrounding areas where these species were found, within the same growing period and throughout the summer and fall, as their annual seed production is prolific. Remove and dispose plants.
- Annual assessment and eradication is critical. Presence of these two aggressive species can be anticipated for the following 1-5 years.

NRCS Herbaceous Weed Treatment

- Complete annual inspections of solar sites for identification of weeds
- Use non-chemical control methods such as mowing and hand pulling wherever possible to control annual weeds before they set seed.
- Where necessary, chemical (herbicidal) treatments can be used to control perennial and biennial weed species.

  All chemical use in Illinois must be completed by an applicator licensed in the State of Illinois.

11. Soils Maps



USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/16/2025
Page 1 of 3

Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
134C2	Camden silt loam, 5 to 10 percent slopes, eroded	Well drained	0.6	1.9%
242A	Kendall silt loam, 0 to 2 percent slopes	Somewhat poorly drained	3.1	9.5%
243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	Well drained	7.8	24.1%
680A	Campton silt loam, 0 to 2 percent slopes	Moderately well drained	7.3	22.8%
680B	Campton silt loam, 2 to 5 percent slopes	Moderately well drained	13.1	40.8%
820E	Hennepin-Casco complex, 12 to 30 percent slopes	Well drained	0.3	1.0%
Totals for Area of Interest			32.2	100.0%

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

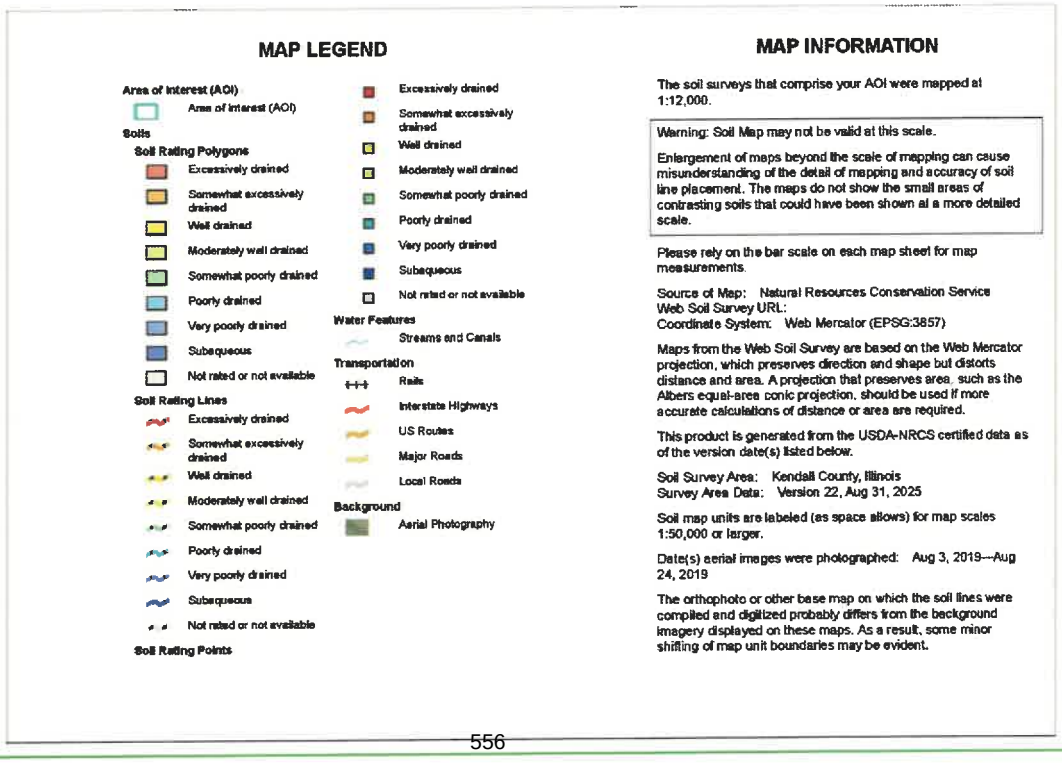
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Drainage Class—Kendall County, Illinois



Natural Resource Services

A DECOMMISSIONING PLAN FOR

USS Griswold Solar LLC

Kendall County, Illinois

JANUARY 30, 2026

PREPARED FOR:

USS Griswold Solar LLC

PREPARED BY:

Westwood

Westwood

Decommissioning Plan

USS Griswold Solar LLC

Kendall County, Illinois

Prepared for:

USS Griswold Solar LLC

[redacted]

Prepared by:

Westwood Professional Services

[redacted]



[redacted]

1/30/2026

Project Number: 0071834.00

Date: January 30, 2026

Multi-Disciplined Surveying & Engineering
westwoodps.com

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Attachments

Attachment A: Decommissioning Cost Estimate

1.0 Introduction / Project Description

This Decommissioning Plan ("Plan") has been prepared for the USS Griswold Solar LLC Project in accordance with the Illinois Department of Agriculture's (IDOA) Standard Solar Agriculture Impact Mitigation Agreement (AIMA) as well as the Kendall County Code of Ordinances Chapter 36 Article IV. The purpose of the Plan is to describe the means and methods that can be used to remove all structures, foundations, underground cables, and equipment and to reclaim and restore the land altered during the construction and operation of the solar project to its predevelopment condition to the extent feasible.

The USS Griswold Solar LLC Project ("Project") is a solar power generation project proposed by USS Griswold Solar LLC ("Applicant") in Kendall County, Illinois. The Project will have an aggregate nameplate capacity of up to 7.0122-megawatt (MW) alternating current (AC), 5.0-MW direct current (DC). Upon completion, the Project will comprise a solar array consisting of solar modules, tracking systems, inverters, transformers, underground and overhead collection lines, access roads, and fencing. The Project will be built within a general Project Area of approximately thirty-two (32) acres.

The useful life of solar panels is generally considered to be thirty-five (35) years. At that time, the Project will either be decommissioned or repowered with newer technology. The Plan identifies components which may be removed and areas that may be restored once the Project Applicant has not paid the Landowner amounts owed for six (6) consecutive months in accordance with the AIMA, or when the Project has surpassed the useful lifespan of the modules and facilities.

2.0 Proposed Future Land Use

Prior to the development of the Project, the land use of the Project Area was primarily agricultural production. After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions to the extent practicable. Access roads and other areas compacted by equipment may be decompacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and tilling to a farmable condition to match preconstruction conditions. Please refer to Section 3.4 for a detailed description of reclamation activities.

3.0 Decommissioning Activities

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

During decommissioning, the landowners will be consulted to identify the extent and type of work to be completed. Some Project infrastructure, such as the access roads, and fencing, may be removed at the discretion of the landowner(s). Underground collection lines, if deeper than five (5) feet below ground

surface elevation, may be left in place to minimize land disturbance and associated impacts to future land use.

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

3.1 Decommissioning of Project Components

3.1.1 Solar Panels

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

3.1.2 Panel Racking System

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

3.1.3 Steel Foundation Posts

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

3.1.4 Collection Cables and Lines

All underground cables and conduits will be removed to a depth of five (5) feet. For the purposes of this decommissioning cost estimate, it has been assumed that all cables will be installed deeper than five (5) feet below ground and may therefore be abandoned in place, with the exception of those cables running to surface equipment. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area.

3.1.5 Inverters, Transformers, and Ancillary Equipment

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

3.1.6 Equipment Foundations and Ancillary Foundations

The ancillary foundations are pile foundations for the equipment pads. As with the solar array steel

foundation posts, the foundation piles will be pulled out completely. Duct banks will be excavated to full depth. All unexcavated areas compacted by equipment used in decommissioning will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density similar to the surrounding soils. All materials will be removed from the site and reconditioned and reused, sold as scrap, recycled, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards.

3.1.7 Fence

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

3.1.8 Access Roads

Project access roads will be used for decommissioning purposes, after which removal of roads will be discussed with the landowner(s) and one of the following options will be pursued:

1. After final clean-up, roads may be left intact through mutual agreement of the landowner and the Applicant unless otherwise restricted by federal, state, or local regulations.
2. If a road is to be removed, aggregate will be removed and shipped from the site to be reused, sold, or disposed of appropriately, at the Applicant's sole discretion, consistent with applicable regulations and industry standards. Clean aggregate can often be used as "daily cover" at landfills for no disposal cost. Internal service roads are constructed with geotextile fabric and eight (8) inches of aggregate over compacted subgrade. Any ditch crossing connecting access roads to public roads will be removed unless the landowner requests it remains. The subgrade will be decompacted in a manner to adequately restore the topsoil and sub-grade material to a density consistent for reintroduction of farming. Topsoil that was stockpiled during the original construction will be distributed across the open area. Finally, the access road corridors will be tilled to an agricultural condition.

3.2 Component Disposal

Project components removed from the Project site will be resold, reused, recycled, or scrapped to the greatest extent possible.

- Metal components will be processed to size, sorted, and hauled to a recycling facility (S&S Metal Recyclers II in Aurora, Illinois, approximately twenty-three (23) miles from the Project site) to be processed as scrap. This includes:
    - Steel components, including steel piles and trackers, chain-link fencing, and smaller components from recycled equipment.
    - Underground collection and grounding cables, typically composed of aluminum and copper.
    - Copper windings from transformers and inverters.
- Other electrical equipment may be assessed for its condition and either sold for reuse or scrapped from its components.

- Fluids, such as transformer oils, will be drained and shipped off-site to an approved recycling facility.
- Solar panels will be resold or recycled to the greatest extent possible, based on their age and condition, as well as market conditions around resale of solar panels and advancements in recycling technologies. For the purposes of this cost estimate, it is assumed that 95% of panels will be resold to another party for reuse or recycling. The estimate further assumes that 5% will be damaged beyond repair and will be hauled to a landfill that accepts solar module components as approved wastes.
- If possible, clean gravel removed from the site may be re-used to improve public roads or used by local landowners to improve driveways or be used as clean fill. For the purposes of this cost estimate, it's assumed that the gravel will be hauled to a landfill, where it may be accepted as "daily cover" at no charge.

Project components that are not recyclable may include items composed of mixed materials, certain plastic components, materials that have been contaminated, and certain general municipal wastes. It may not be feasible for concrete to be recycled due to the distance between the Project site and a sufficient recycling facility. For the purposes of this Plan, it is assumed that these materials will be hauled to WM-DeKalb County Security Landfill located in DeKalb, Illinois, approximately twenty-five (25) miles from the site.

3.3 Re-Establishing Subsurface Drainage

In accordance with the AIMA Section 6.D, if underground drainage tile lines present within the footprint of the Project are severed or damaged during construction, operation, or decommissioning activities, the Applicant will repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original within twelve (12) months of the end of Project life, as part of the decommissioning efforts. Any permanent drainage tile line repairs beyond those described above (that is, that are discovered after the fact) will be made within thirty (30) days of identification or notification of the damage, weather and soil conditions permitting.

Following completion of the repair work, the Applicant will be responsible for correcting any drainage tile line repairs that fail for one (1) year following the completion of decommissioning, provided those repairs were made by the Applicant. The Applicant will not be responsible for drainage tile repairs that they paid the Landowner to perform.

3.4 Reclamation

The Applicant will restore and reclaim the site to the pre-solar farm condition consistent with the site lease agreement. The Applicant assumes that most of the site will be returned to farmland and/or pasture after decommissioning through implementation of appropriate measures to facilitate such uses. If no specific use is identified, the Applicant will vegetate the site with a seed mix approved by the local soil and water conservation district or similar agency. The goal of restoration will be to restore natural hydrology and plant communities to the greatest extent practicable while minimizing new disturbance and removal of native vegetation. In addition to the reclamation activities described above for each decommissioning activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be decompacted as required in Section 8 of the AIMA. Cropland shall be ripped at

least eighteen (18) inches or to the extent practicable. The existence of underground utilities may necessitate less ripping depth. Following ripping, the disturbed area shall then be disced. Additionally, ruts caused by operation of the facility or decommissioning activities will be corrected. All materials and debris associated with Project decommissioning will be removed and properly recycled or disposed of at off-site facilities.

4.0 Best Management Practices (BMPs)

4.1 Construction Stormwater Practices

During decommissioning, erosion and sediment control BMPs will be implemented to minimize potential for erosion of site soils and sedimentation of surface waters and waters of the state. Because decommissioning will entail disturbance of more than one (1) acre of soil, the Applicant will prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain coverage with the Illinois Environmental Protection Agency (EPA) under the Illinois General National Pollutant Discharge Elimination System (NPDES) permit No. ILR10 prior to initiating soil disturbing activities. Potential BMPs to be implemented during decommissioning activities are described below and will be subject to refinement in the SWPPP. The decommissioning team will review the permitting requirements at the time of decommissioning and obtain any other necessary permits, which may include a US Army Corps of Engineers (USACE) Section 404 Permit to Discharge Dredged or Fill Material.

4.1.1 Erosion Control

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

4.1.2 Sediment Control

Sediment controls, such as silt fences, fiber logs, dewatering practices, construction entrances, and sedimentation traps and/or basins will be implemented during construction to prevent the transport of sediment off-site during decommissioning activities. Street sweeping/scraping will also be implemented to mitigate potential tracking of sediment onto public roadways.

4.1.3 Controlling Stormwater Flowing onto and Through the Project

Given the low gradient of the slopes in the Project Area, controlling stormwater flow that enters the Project Area will likely require minimal effort during decommissioning activities. Only newly disturbed areas may require new, temporary stormwater control. If necessary, water may be diverted around the Project site using diversion berms.

4.2 Permitting

All decommissioning and reclamation activities will comply with Federal and State permit requirements. Decommissioning activities that will disturb more than one (1) acre of soil will require coverage under

the Illinois General NPDES permit No. ILR10 for construction stormwater. The permits will be applied for and received prior to decommissioning construction activities commencing. A SWPPP will be developed prior to filing for construction stormwater permit coverage.

If necessary for decommissioning activities, wetlands and waters permits will be obtained from the USACE or Illinois EPA. A Spill Prevention, Control, and Countermeasure (SPCC) Plan for decommissioning will likely also be required for decommissioning work.

4.3 Health and Safety Standards

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

5.0 Timeline

Decommissioning of the Project will be initiated if the Project Applicant has not paid the Landowner amounts owed for six (6) consecutive months in accordance with the AIMA, or when the Project has surpassed the useful lifespan of the modules and facilities. It is anticipated that the decommissioning activities for the Project can be completed in a twelve (12) week period. The estimated costs for decommissioning are tied to assumptions about the amount of equipment mobilized, the crew sizes, weather and climate conditions, and the productivity of the equipment and crews.

6.0 Decommissioning Costs

The decommissioning costs are calculated using current pricing. In keeping with the Requirements of the IDOA's AIMA, the estimate of net costs should be reevaluated after the tenth (10^{th}) anniversary and every five (5) years thereafter the Commercial Operation Date (COD) to recognize price trends for both decommissioning costs and the salvage and resale values of the components.

There are currently active markets for scrap steel, aluminum, and copper, used transformers and electrical equipment, and used solar panels. Scrap metal prices have been discounted from posted spot prices found on www.scrapmonster.com. Pricing for used panels has been discounted from the average price of used panels, as published in EnergyBin's 2024 "Module Price Index."

The total estimated cost of decommissioning the USS Griswold Solar LLC is approximately $653,651 ($93,216 per MW). Estimated salvage/scrap value of the modules, racking, transformers, and other materials is approximately $538,169. The net decommissioning costs after accounting for resale and salvage values is approximately $115,500, or $16,471 per MW.

7.0 Financial Assurance

The Applicant shall be responsible for submittal of a financial assurance to cover the cost of

decommissioning the Facility. The financial assurance is defined as “a reclamation of surety bond or other commercially available assurance that is acceptable to the County, with the County as beneficiary. The financial assurance shall be implemented as follows:

1. On or before the first (1st) anniversary of the COD, the Applicant shall provide the County with Financial Security to cover ten percent (10%) of the estimate decommissioning costs, as presented in this Plan;
2. On or before the sixth (6th) anniversary of the COD, the Applicant shall provide fifty percent (50%) of the estimate decommissioning costs to the County; and
3. On or before the eleventh (11th) anniversary of the COD, the Applicant shall provide one hundred percent (100%) of the estimated decommissioning costs to the County, as determined by the Decommissioning Plan provided in the tenth year after the COD.

Attachment A

Decommissioning Cost Estimate

USS Griswold Solar LLC

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	$34,900.00	$34,900
Mobilization was estimated to be approximately 7% of total cost of other items.				
Permitting				
County Permits	1	Lump Sum	$10,000.00	$10,000
State Permits	1	Lump Sum	$20,000.00	$20,000
Subtotal Permitting				**$30,000**
Decommissioning will require SWPPP and SPCC Plans. Cost is an estimate of the permit preparation cost.				
Civil Infrastructure				
Remove Gravel Surfacing from Road	1,186	Cubic Yards (BV)	$3.23	$3,831
Haul Gravel Removed from Road to Landfill (DeKalb, IL)	1,483	Cubic Yards (LV)	$22.03	$32,670
Dispose of Gravel Removed from Road (Landfill uses as Daily Cover)	1,922	Tons	$0.00	$0
Remove Geotextile Fabric from Beneath Access Roads	7,116	Square Yards	$1.40	$9,962
Haul Geotech Fabric to Landfill (DeKalb, IL)	2	Tons	$16.15	$32
Dispose of Geotech Fabric	2	Tons	$81.00	$162
Grade Road Corridor (Re-spread Topsoil)	4,003	Linear Feet	$1.88	$7,526
Decompact Road Area	1.5	Acres	$249.40	$374
Remove Chainlink Fence	6,971	Linear Feet	$8.36	$58,278
Haul Chainlink Fence to Metal Recycling (Aurora, IL)	37	Tons	$15.24	$564
Remove/Haul/Dispose Structures from Stormwater Basins	2	Each	$5,000.00	$10,000
Grade Basin Areas	1	LS	$3,033.05	$3,033
Subtotal Civil Infrastructure				**$126,432**
Civil removal costs are a combination of MNDOT unit costs where applicable, RSMeans cost for Chicago, IL, and industry standards provided to Westwood.				
Structural Infrastructure				
Remove Steel Foundation Posts (Arrays)	2,110	Each	$16.90	$35,659
Haul Steel Post to Metal Recycling (Aurora, IL)	190	Tons	$15.24	$2,896
Remove Tracker Racking per String	465	Each	$202.45	$94,139
Haul Tracker Racking to Metal Recycling (Aurora, IL)	342	Tons	$15.24	$5,212
Subtotal Structural Infrastructure				**$137,906**
Steel removal costs were calculated by using RSMeans information for demolition of steel members.				
Hauling calculations are based on the locations of metals recyclers.				
Electrical Collection System				
Remove PV Panels	12,090	Each	$13.74	$166,117
Haul PV 95% of Panels to Reseller (Morris, IL)	405	Tons	$13.46	$5,451
Haul 5% of PV Panels to Landfill (DeKalb, IL)	21	Tons	$13.46	$283
Dispose of PV Panels	21	Tons	$81.00	$1,701
Remove Equipment Skids	2	Each	$1,210.20	$2,420
Remove Steel Foundation Posts (Equipment Skids)	16	Each	$16.90	$270
Haul Steel Post to Metal Recycling (Aurora, IL)	1	Tons	$15.24	$15
Haul Equipment to Transformer Disposal (New Lenox, IL)	2	Each	$245.24	$490
Remove SCADA Equipment	1	Each	$2,000.00	$2,000
Remove DC Collector System Cables (copper)	7.01	Per MW	$2,000.00	$14,020
Remove Underground (AC) Collector System Cables & Fiber Optic	2	Locations	$400.00	$800
Load and Haul Cables for Recycling	3.0	Tons	$17.53	$53
Dispose of Fiber Optic Cables	0.1	Tons	$81.00	$11
Remove Overhead Collection Cables	155.0	Feet	$4.23	$656
Loadout Overhead Cables	3.1	Tons	$6.27	$19
Haul Overhead Cables to Metals Recycling (Aurora, IL)	3.1	Tons	$15.24	$47
Remove Insulators and Gangs	12	Each	$577.48	$6,930
Remove and Load Transmission Poles	4	Each	$946.11	$3,784
Haul Timber Poles to Landfill (DeKalb, IL)	4	Each	$337.60	$1,350
Erosion and Sediment Controls	39	LF	$4.67	$181
Subtotal Electrical Collection System				**$206,598**
Equipment removal cost are based on removal of equipment, concrete pads, and conduits using a truck mounted crane and RSMeans information on crew production rates.				

Site Restoration				
Stabilized Construction Entrance	1	Each	$2,000.00	$2,000
Perimeter Controls (Erosion and Sediment Control)	3,486	Linear Feet	$4.67	$16,280
Permanent Seeding on Roadway Areas	1.5	Acres	$1,532.67	$2,299
Till Array Areas to Agricultural Condition	32	Acres	$216.22	$6,984
Subtotal Site Restoration				**$27,563**
Project Management				
Project Manager	12	Weeks	$3,749.00	$44,988
Superintendent (half-time)	12	Weeks	$1,762.50	$21,150
Field Engineer (half-time)	12	Weeks	$1,634.50	$19,614
Clerk (half-time)	12	Weeks	$375.00	$4,500
Subtotal Project Management				**$90,252**
Standard industry weekly rates from RSMeans.				
Subtotal Demolition/Removals				**$653,651**
Salvage				
Fencing (Chain Link)	37	Tons	$214.32	$7,930
Steel Posts	152	Tons	$214.32	$32,577
Module Racking	342	Tons	$214.32	$73,297
PV Modules	11,486	Each	$35.78	$410,937
Transformers and Inverters	1,457	Pounds	$0.40	$583
Transformers (Oil)	1,520	Gallons	$0.70	$1,064
DC Collection Lines (Copper)	2,000	Pounds	$1.74	$3,480
AC Collection Lines (Aluminum)	3,750	Pounds	$0.97	$3,638
Ground Conductor Lines (Copper)	381	Pounds	$1.74	$663
Subtotal Salvage				**$538,169**
Salvage values are a combination of the following factors; current market metal salvage prices, current secondary market for solar panel module recycling, discussions with national companies that specialize in recycling and reselling electrical transformers and inverters, and the assumption that care is taken to prevent any damage or breakage of equipment.				
Total Demolition Minus Salvage				**$115,500**

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

Cost Estimate Assumptions

To develop a cost estimate for the decommissioning of the USS Griswold Solar LLC Project, Westwood engineers made the following assumptions and used the following pricing references. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. When publicly available bid prices or State Department of Transportation bid summaries were not available for particular work items, we developed time- and material-based estimates considering composition of work crews and equipment and material required. While materials may have a salvage value at the end of the Project life, the construction activity costs and the hauling/freight costs are separated from the disposal costs or salvage value to make revisions to salvage values more transparent.

1. Project quantities are based on USS Griswold Solar LLC PV Site Plan CUP Rev. C, dated 12/30/2025.
2. A project of this size and complexity requires a full-time project manager with half-time support staff.
3. RS Means pricing was used for the Chicago, Illinois region for the 4th quarter of 2025.
4. Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require. The labor rates reflect union labor rates.

5. Mobilization was estimated at approximately seven percent (7%) of total cost of other items.
6. Permit applications will require the preparation of a SWPPP and an SPCC Plan.
7. Road gravel removal was estimated on a time and material basis. Since the material will not remain on-site, a hauling cost is added to the removal cost. Clean aggregate can typically be used as "daily cover" at landfills without incurring a disposal cost. The road gravel may also be used to fortify local driveways and roads, lowering hauling costs but incurring placing and compaction costs. The hauling costs to a landfill represents an upper limit to costs for disposal of the road gravel.
8. The selected disposal facility (WM-DeKalb County Security Landfill) is located in DeKalb, Illinois, approximately twenty-five (25) miles from the Project site. Hauling costs to the landfill are estimated to be $16.15 per ton.
9. Erosion and sediment control along road reflects the cost of silt fence on the downgradient side of the proposed roads. As such, the length of controls has been estimated to be approximately fifty percent (50%) of the road length.
10. Topsoil is required to be stockpiled on-site during construction, so no topsoil replacement is expected to replace the road aggregate. Subsoiling cost to decompact roadway areas is estimated as $249.40 per acre and tilling to an agriculture-ready condition is estimated as $216.22 per acre.
11. The selected metal recycling facility (S&S Metal Recyclers II) is located in Aurora, Illinois, approximately twenty-three (23) miles from the Project site. Hauling costs to the recycling facility are approximately $0.66 per ton mile, or $15.24 per ton.
12. Tracker foundation posts are lightweight "I" beam sections installed with a specialized piece of equipment and can be removed with a standard backhoe with an attachment for gripping the piles. We estimate crew productivity at two hundred forty (240) posts per day, resulting in a per post cost of approximately $16.90. The posts weigh approximately one hundred fifty (150) pounds each.
13. It is assumed that the racking structures weigh approximately fifteen (15) pounds per linear foot of array. Each solar panel has a width of 44.65 inches. The Project will have approximately 12,090 modules and 45,645 feet of array. The arrays are made of steel pipes; a crew with hand tools can disassemble and cut the pieces to sizes for recycling at a rate of about 1,800 pounds per person per hour, or about $275.26 per ton.
14. The solar panels for the Project measure approximately 3.72 feet by 7.47 feet and weigh 70.55 pounds. They can easily be disconnected, removed, and packed by a three- (3-) person crew at a rate we estimate at eighteen (18) panels per hour.
15. String inverters will be installed on racking with pile foundations.
16. The equipment skids will consist of a transformer and a panel on a metal frame approximately nineteen (19) feet long by eight (8) feet wide by eight (8) feet six (6) inches tall. The skids weigh approximately 10,800 pounds and can be disconnected by a crew of electricians. They must be lifted by a mobile crane for transport to the recycler. They contain copper or aluminum windings.
17. The transformers contain copper windings that have significant salvage value. They are typically oil filled, but most transformer recyclers will accept the transformers with oil. The estimated costs include removal of metal frame and conduits feeding the equipment.
18. Medium voltage (MV) equipment and SCADA equipment are mounted on the same equipment skids as the inverters and transformers, and they are enclosed in weatherproof cabinets. Their size requires light equipment to remove them. The costs for the removal of the pile foundations are included in the "Remove Steel Foundation Posts" estimate.

19. The underground collector system cables are placed in trenches with a minimum of eighteen (18) inches of cover. Several cables/circuits are placed side by side in each trench. The conduits and cables can be removed by trenching.
20. Perimeter control pricing is based on silt fence installation around downgradient sides of the project perimeter.
21. Metal salvage prices (steel, aluminum, copper) are based on January 2026 quotes from www.scrapmonster.com for the Midwest. Posted prices are three (3) months old. These prices are based on delivery to the recycling facility with the material prepared to meet size, thickness, cleanliness, and other specifications.
22. A reduction of twenty-five percent (25%) has been taken from all pricing obtained from www.scrapmonster.com to reflect the processing by the contractor to meet the specifications.
23. The salvage value for steel uses pricing from the Midwest United States at $315 per metric ton, or $285.76 for U.S. ton.
24. Solar module salvage values are shown in current values, assuming near-new conditions for the first few years of operations. Pricing for used panels has been discounted from the average resale price of used panels, as published in EnergyBin's 2024 "Module Price Index." Module values will decline over time as a function of loss of output and age.
25. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. However, we have assumed that the electrical equipment will be obsolete at the time of decommissioning, so we have based the pricing on a percentage of the weight that reflects the copper windings that can be salvaged. Pricing was used for Copper Transformer Scrap for the Midwest United States, at $0.53 per pound.
26. The collection lines are priced assuming copper conductor wire for the direct current circuits and aluminum wire for the alternating current circuits. The prices reflect a reduced yield of copper or aluminum resulting from the stripping of insulation and other materials from the wire prior to recycling. The estimate uses the Midwest prices of #2 insulated copper wire with a fifty percent (50%) recovery rate ($2.32 /pound) and E.C. Aluminum Wire ($1.29 /pound).
27. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised, but removal assumes unskilled common labor under supervision.

STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT
between
USS Griswold Solar LLC

and the
ILLINOIS DEPARTMENT OF AGRICULTURE
Pertaining to the Construction of a Commercial Solar Energy Facility
in
Kendall County, Illinois

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

USS Griswold Solar LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 5 MW Commercial Solar Energy Facility in Kendall County [GPS Coordinates: (41.644327°,-88.543898°)], which will consist of up to 40 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

Conditions of the AIMA

The mitigative actions specified in this AIMA shall be subject to the following conditions:

A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.

B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.

C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.

E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.

F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.

G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.

H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.

I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.

J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.

K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.

L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.

M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

Definitions

Abandonment	When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.

Aboveground Cable	Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter.
Agricultural Impact Mitigation Agreement (AIMA)	The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein.
Agricultural Land	Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above.
Best Efforts	Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation.
Commercial Operation Date	The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months.
Commercial Solar Energy Facility (Facility)	A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts.
Commercial Solar Energy Facility Owner deemed (Facility Owner)	A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act.
County	The County or Counties where the Commercial Solar Energy Facility is located.
Construction	The installation, preparation for installation and/or repair of a Facility.
Cropland	Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland.

Deconstruction	The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA.
Deconstruction Plan	A plan prepared by a Professional Engineer, at the Facility's expense, that includes: (1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things: i. the number of solar panels, racking, and related facilities involved; ii. the original Construction costs of the Facility; iii. the size and capacity, in megawatts of the Facility; iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs); v. the Construction method and techniques for the Facility and for other similar facilities; and (2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility.
Department	The Illinois Department of Agriculture (IDOA).
Financial Assurance	A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary.
Landowner	Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement.
Prime Farmland	Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management).
Professional Engineer	An engineer licensed to practice engineering in the State of Illinois.
Soil and Water Conservation District (SWCD)	A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources.
Tenant	Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement.
Topsoil	The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon.
Underlying Agreement	The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner.

Underground Cable	Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid.
USDA Natural Resources Conservation Service (NRCS)	An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation.

Construction and Deconstruction Standards and Policies

1. Support Structures

A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.

B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.

C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

2. Aboveground Facilities

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

3. Guy Wires and Anchors

Best Efforts shall be made to place guy wires and their anchors, if used, out of Cropland, pastureland and hayland, placing them instead along existing utilization lines and on land other than Cropland. Where this is not feasible, Best Efforts shall be made to minimize guy wire impact on Cropland. All guy wires shall be shielded with highly visible guards.

4. Underground Cabling Depth

A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:

1. a minimum of 5 feet of top cover where they cross Cropland.
2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.

4. a minimum of 3 feet of top cover where they cross wooded/brushy land.

B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:

1. Within the fenced perimeter of the Facility; or

2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.

C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.

5. Topsoil Removal and Replacement

A. Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such a manner that it will not become intermixed with subsoil materials.

B. Best Efforts shall be made to store all disturbed subsoil material near the excavation site and separate from the topsoil.

C. When backfilling an excavation site, Best Efforts shall be used to ensure the stockpiled subsoil material will be placed back into the excavation site before replacing the topsoil.

D. Refer to Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.

E. Refer to Section 8 for procedures pertaining to the repair of compaction and rutting of the topsoil.

F. Best Efforts shall be performed to place the topsoil in a manner so that after settling occurs, the topsoil's original depth and contour will be restored as close as reasonably practicable. The same shall apply where excavations are made for road, stream, drainage ditch, or other crossings. In no instance shall the topsoil materials be used for any other purpose unless agreed to explicitly and in writing by the Landowner.

G. Based on the mutual agreement of the landowner and Facility Owner, excess soil material resulting from solar facility excavation shall either be removed or stored on the Landowner's property and reseeded per the applicable National Pollution Discharge Elimination System (NPDES) permit/Stormwater Pollution Prevention Plan (SWPPP). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.

6. Rerouting and Permanent Repair of Agricultural Drainage Tiles

The following standards and policies shall apply to underground drainage tile line(s) directly or indirectly affected by Construction and/or Deconstruction:

A. Prior to Construction, the Facility Owner shall work with the Landowner to identify drainage tile lines traversing the property subject to the Underlying Agreement to the extent reasonably practicable. All drainage tile lines identified in this manner shall be shown on the Construction and Deconstruction Plans.

B. The location of all drainage tile lines located adjacent to or within the footprint of the Facility shall be recorded using Global Positioning Systems (GPS) technology. Within 60 days after Construction is complete, the Facility Owner shall provide the Landowner, the IDOA, and the respective County Soil and Water Conservation District (SWCD) with "as built" drawings (strip maps) showing the location of all drainage tile lines by survey station encountered in the Construction of the Facility, including any tile line repair location(s), and any underground cable installed as part of the Facility.

C. **Maintaining Surrounding Area Subsurface Drainage**

If drainage tile lines are damaged by the Facility, the Facility Owner shall repair the lines or install new drainage tile line(s) of comparable quality and cost to the original(s), and of sufficient size and appropriate slope in locations that limit direct impact from the Facility. If the damaged tile lines cause an unreasonable disruption to the drainage system, as determined by the Landowner, then such repairs shall be made promptly to ensure appropriate drainage. Any new line(s) may be located outside of, but adjacent to the perimeter of the Facility. Disrupted adjacent drainage tile lines shall be attached thereto to provide an adequate outlet for the disrupted adjacent tile lines.

D. **Re-establishing Subsurface Drainage Within Facility Footprint**

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.

G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.

7. Rock Removal

With any excavations, the following rock removal procedures pertain only to rocks found in the uppermost 42 inches of soil, the common freeze zone in Illinois, which emerged or were brought to the site as a result of Construction and/or Deconstruction.

A. Before replacing any topsoil, Best Efforts shall be taken to remove all rocks greater than 3 inches in any dimension from the surface of exposed subsoil which emerged or were brought to the site as a result of Construction and/or Deconstruction.

B. If trenching, blasting, or boring operations are required through rocky terrain, precautions shall be taken to minimize the potential for oversized rocks to become interspersed in adjacent soil material.

C. Rocks and soil containing rocks removed from the subsoil areas, topsoil, or from any excavations, shall be removed from the Landowner's premises or disposed of on the Landowner's premises at a location that is mutually acceptable to the Landowner and the Facility Owner.

8. Repair of Compaction and Rutting

A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping depth. The disturbed area shall then be disked.

B. All ripping and disking shall be done at a time when the soil is dry enough for normal tillage operations to occur on Cropland adjacent to the Facility.

C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.

D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

9. Construction During Wet Weather

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

A. Construction activities on prepared surfaces, surfaces where topsoil and subsoil have been removed, heavily compacted in preparation, or otherwise stabilized (e.g. through cement mixing) may occur at the discretion of the Facility Owner in wet weather conditions.

B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

10. Prevention of Soil Erosion

A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.

B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.

C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

11. Repair of Damaged Soil Conservation Practices

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

12. Compensation for Damages to Private Property

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

13. Clearing of Trees and Brush

A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.

B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

14. Access Roads

A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.

B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.

C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

15. Weed/Vegetation Control

A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.

B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.

C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.

D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

16. Indemnification of Landowners

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities

A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:

1. Solar panels, cells and modules;
2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
3. Solar panel foundations, if used (to depth of 5 feet);

4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
5. Overhead collection system components;
6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
9. Debris and litter generated by Deconstruction and Deconstruction crews.

B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.

C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.

D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.

E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.

F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

Concurrence of the Parties to this AIMA

The Illinois Department of Agriculture and USS Griswold Solar LLC concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in Kendall County within the State of Illinois.

The effective date of this AIMA commences on the date of execution.

STATE OF ILLINOIS
DEPARTMENT OF AGRICULTURE

[redacted]

By: Jerry Costello II, Director

[redacted]

By Clay Nordsiek, Deputy General Counsel

801 E. Sangamon Avenue,
State Fairgrounds, POB 19281
Springfield, IL 62794-9281

11/19, 2025

USS Griswold Solar LLC

[redacted]

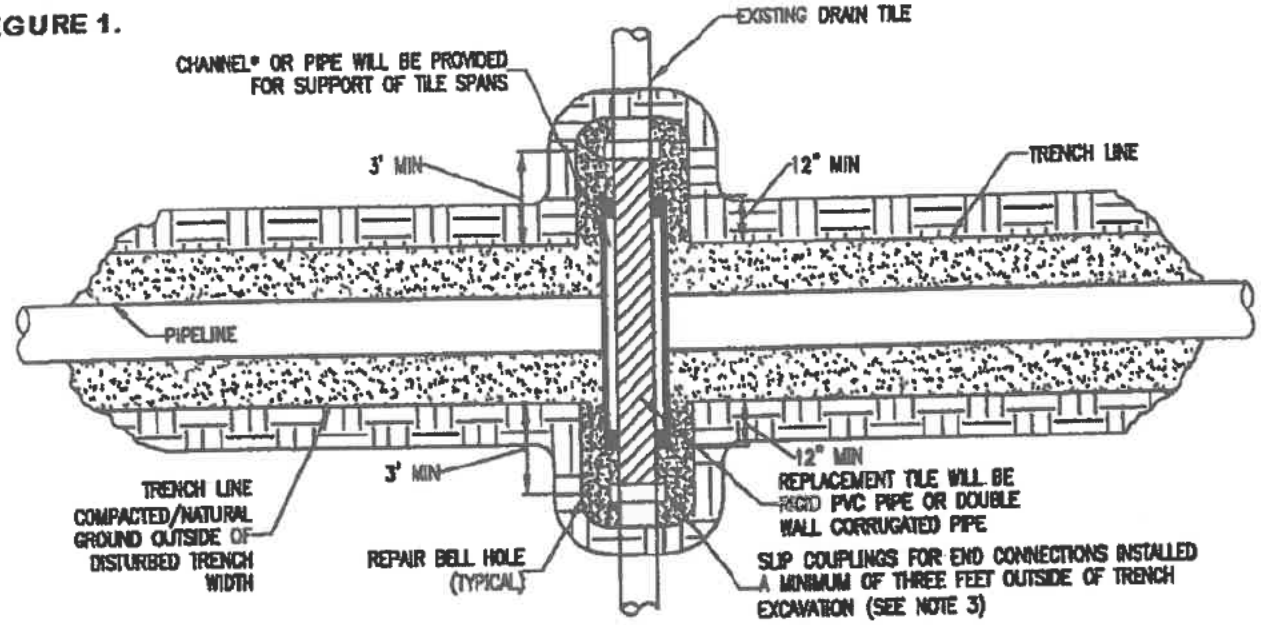
By David Watts, Authorized Signer

[redacted]

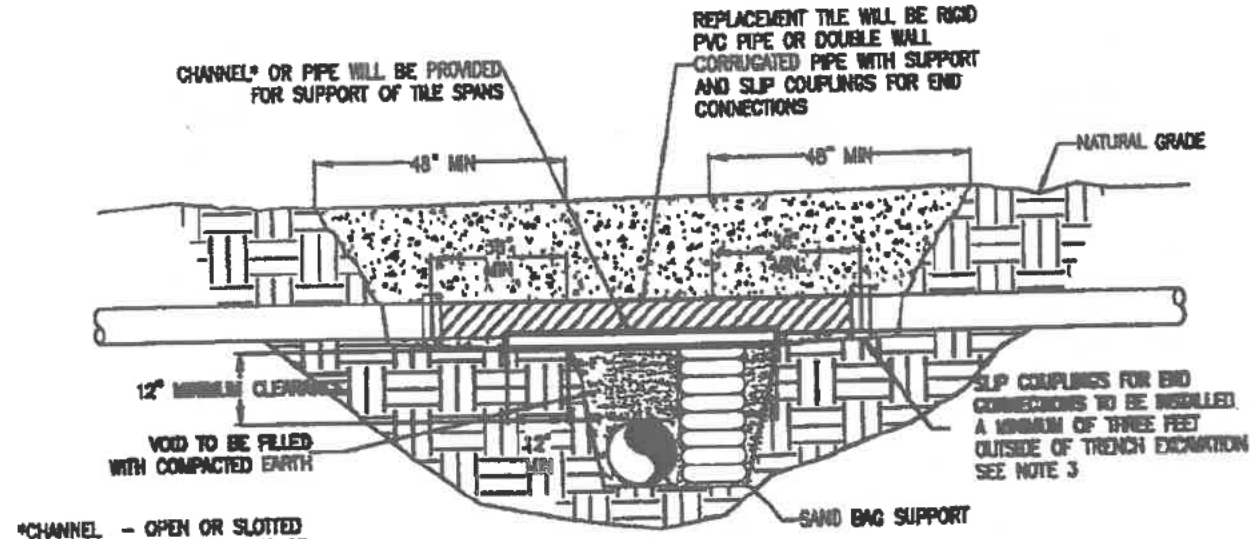
Address

10/31/2025, 20____

FIGURE 1.



PLAN
N.T.S.



*CHANNEL - OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE TO SUPPORT DRAIN TILE.

CROSS SECTION
N.T.S.

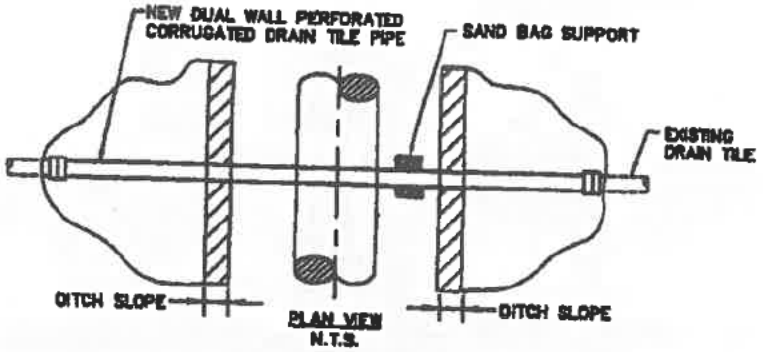
NOTE:

1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

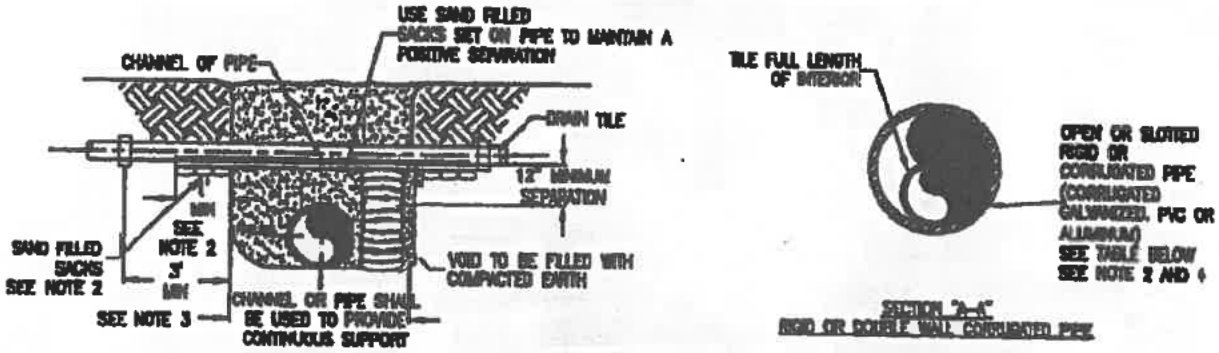
TEMPORARY DRAIN TILE REPAIR

PAGE 1 of 2

FIGURE 2.



PLAN VIEW



END VIEWS

MINIMUM SUPPORT TABLE			
TILE SIZE	CHANNEL SIZE	PIPE SIZE	
3"	4" @ 5.4 #/ft	4"	STD. WT.
4"-6"	5" @ 6.7 #/ft	6"	STD. WT.
8"-9"	7" @ 9.8 #/ft	8"-10"	STD. WT.
10"	10" @ 15.3 #/ft	12"	STD. WT.

NOTES:

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.
2. 1'-0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).
3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.
4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.
5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20', TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.
6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.
7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE LATERALLY INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

PERMANENT DRAIN TILE REPAIR

PAGE 2 of 2

US SOLAR
233 S Wacker Street, Fl. 44
Chicago, IL 60606
312-623-3410
www.us-solar.com

Dear reviewer,

USS Griswold LLC is submitting the attached materials and associated fee to have an NRI Report and LESA score evaluation completed on parcel 01-33-200-006, located in sections 27, 33, and 34 of Plano Township in Kendall County, IL. The applicant has a Lease agreement with the Landowner and wishes to use the findings of this report as part of its Special Use Permit application, to be submitted later this calendar year.

The full parcel acreage is 122.3 acres, with the proposed solar development comprising 40 acres of the parcel. The land is unincorporated and currently zoned Agricultural, neither of which will be changed by applicant's Special Use Permit application. The full legal description of the parcel is:

THAT PART OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2100.0 FEET TO A LINE DRAWN PARALLEL WITH AND 2100.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 684.03 FEET TO A FOUND CONCRETE MARKER FOR THE POINT OF BEGINNING: THENCE NORTH 12 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 540.26 FEET TO A CONCRETE MARKER; THENCE NORTH 89 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 228.99 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 01 SECONDS WEST, A DISTANCE OF 1825.91 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 86 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 331.16 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 01 DEGREES 12 MINUTES 43 SECONDS EAST, A DISTANCE OF 343.03 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 233.00 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 06 DEGREES 50 MINUTES 29 SECONDS EAST, A DISTANCE OF 359.43 FEET; THENCE NORTH 79 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 481.40 FEET; THENCE NORTH 48 DEGREES 35 MINUTES 37 SECONDS EAST, A DISTANCE OF 302.55 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 04 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 1403.88 FEET TO A POINT IN THE CENTER LINE OF GRISWOLD SPRINGS ROAD; THENCE SOUTH 76 DEGREES 30 MINUTES 57 SECONDS WEST ALONG SAID CENTER LINE, A DISTANCE OF 632.72 FEET 9 TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 486.59 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 30 MINUTES 13 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2627.58 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 318.97 FEET TO THE NORTHEAST CORNER "THE BLUFFS P.U.D." ACCORDING TO DOC.#2000-00949 IN SLOT 677 AND 678; THENCE SOUTH 02 DEGREES 14 MINUTES 09 SECONDS EAST ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 636.98 FEET TO THE NORTHEAST CORNER OF LOT 6 IN SAID OF "THE BLUFFS P.U.D."; THENCE NORTH 87 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 481.25

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233 S Wacker Street, Fl. 44
Chicago, IL 60606
312-623-3410
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FEET; THENCE SOUTH 61 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 02 SECONDS WEST, A DISTANCE OF 415.70 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 27 SECONDS EAST, A DISTANCE OF 557.13 FEET; THENCE SOUTH 35 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 722.50 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 333.25 FEET; THENCE SOUTH 47 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 400.05 FEET; THENCE SOUTH 83 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 400.01 FEET; THENCE SOUTH 36 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 1029.22 FEET TO SAID PARALLEL LINE DRAWN 2100.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 57.97 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

Thank you for reviewing our application and please let us know if we may assist further.

Sincerely,

Elijah Mitchell
Project Developer
[redacted]

Kendall County Soil & Water Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

Website: www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: USS Griswold Solar LLC
Address: [redacted]
City, State, Zip: [redacted]
Phone Number: [redacted]
Email: [redacted]

Contact Person: Elijah Mitchell
[redacted]

Please select: How would you like to receive a copy of the NRI Report? ☑ Email ☑ Mail

Site Location & Proposed Use

Township Name Plano Township 37 N, Range 6 E, Section(s) 33-34 & 27
Parcel Index Number(s) 01-33-200-006 & 01-34-100-001
Project or Subdivision Name USS Griswold Solar Number of Acres ~40
Current Use of Site Agriculture Proposed Use Solar Energy
Proposed Number of Lots N/A Proposed Number of Structures 126
Proposed Water Supply N/A Proposed type of Wastewater Treatment N/A
Proposed type of Storm Water Management Basin

Type of Request

☐ Change in Zoning from _____ to _____
☐ Variance (Please describe fully on separate page)
☑ Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall County, Plano

In addition to this completed application form, please including the following to ensure proper processing:

☑ **Plat of Survey/Site Plan –** showing location, legal description and property measurements
☑ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☑ If available: topography map, field tile map, copy of soil boring and/or wetland studies
☑ **NRI fee** (Please make checks payable to Kendall County SWCD)
The NRI fees, as of July 1, 2025, are as follows:
Full Report: $450.00 for five acres and under, plus $25.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $375.00 (KCSWCD staff will determine when a summary report will be necessary)
Review Letter: $75.00 (KCSWCD staff will determine when a review letter will be necessary)

Fee for first five acres and under	$ 450.00
35 Additional Acres at $25.00 each	$ 875.00
Total NRI Fee	$ 1325.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Applications can be emailed to alyse@kendallswcd.org and checks mailed separately. Once a completed application is submitted, please allow 30 days for inspection, evaluation, and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

Edmond Fitzgerald — **Petitioner or Authorized Agent**
12/23/2025 — **Date**

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI#_____ Date initially rec'd _____ Date all rec'd _____ Board Meeting _____
Fee Due $_____ Fee Paid $ _____ Check #_____ Over/Under Payment _____ Refund Due_____

Outlook

Re: NRI Submission - USS Cloverland & USS Griswold

From Edmond Fitzgerald [redacted]
Date Tue 12/9/2025 1:06 PM
To Alyse Olson <alyse@kendallswcd.org>
Cc Elijah Mitchell <[redacted]

Hi Alyse,

Thank you very much for confirming receipt of the checks and applications. Yes, if you could please provide reports to both the County, as well as the City of Plano and Little Rock Township that would be much appreciated.

Let me know if there's anything else we can provide to help facilitate the review of these applications.

Thank you,
Edmond

US SOLAR **Edmond Fitzgerald | Permitting Specialist**
[redacted] | www.us-solar.com

From: Alyse Olson <alyse@kendallswcd.org>
Sent: Tuesday, December 9, 2025 1:01 PM
To: Edmond Fitzgerald <[redacted]
Cc: Elijah Mitchell <[redacted]
Subject: RE: NRI Submission - USS Cloverland & USS Griswold

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Edmond,

Thank you for the applications. I was able to access the documents and received the checks.

I will review these applications in more detail this week and reach out with any questions.

You can expect to receive a copy of the completed reports the week of January 12th.

You listed both Kendall County and the City of Plano as the entities that the request is being filed with. Would you like a copy of the reports to be provided to both the County and the City of Plano? I will also provide a copy to Little Rock Township.

Thanks,
Alyse

Alyse Olson
Resource Conservationist

Kendall County Soil & Water Conservation District
7775A Route 47
Yorkville, IL 60560
Office: (630) 553-5821 x3
Direct: (630) 708-4009
www.kendallswcd.org

From: Edmond Fitzgerald <[redacted]
Sent: Monday, December 1, 2025 4:34 PM
To: Alyse Olson <alyse@kendallswcd.org>
Cc: Elijah Mitchell <[redacted]
Subject: NRI Submission - USS Cloverland & USS Griswold

Hello Alyse,

Hope you had a wonderful Thanksgiving! My name is Edmond Fitzgerald and I am a permitting specialist with US Solar and I would like to submit the NRI Applications for two proposed solar projects, USS Cloverland and USS Griswold, near Plano, IL. Please note that these both of these projects are located on the same parcels, so there may be a little bit of overlap. Let me know if there's anything else I can provide you with, I arranged for our finance team to send checks to pay for the reports so let me know if there's any trouble with that.

Thanks,
Edmond Fitzgerald

US SOLAR **Edmond Fitzgerald | Permitting Specialist**
[redacted] www.us-solar.com

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Kendall County Soil & Water Conservation District

January 13, 2026

USS Griswold Solar, LLC
[redacted]

Dear Petitioner,

The Kendall County Soil & Water Conservation District completed a Natural Resources Information (NRI) Report (2521) for a Special Use Permit request for the proposed development of the USS Griswold Solar Project on two parcels (Parcel Index Numbers 01-33-200-006 & 01-34-100-001), totaling approximately 35 acres. This site is in Sections 33 & 34 of Little Rock Township (T.37N – R.6E) in Kendall County, IL.

Copies of the report have been provided to Kendall County, the City of Plano and Little Rock Township.

Included please find NRI Report #2521. A payment receipt for the NRI report fee will be emailed this week.

If you have any questions, please contact our office at (630) 553-5821 extension 3 or email alyse@kendallswcd.org.

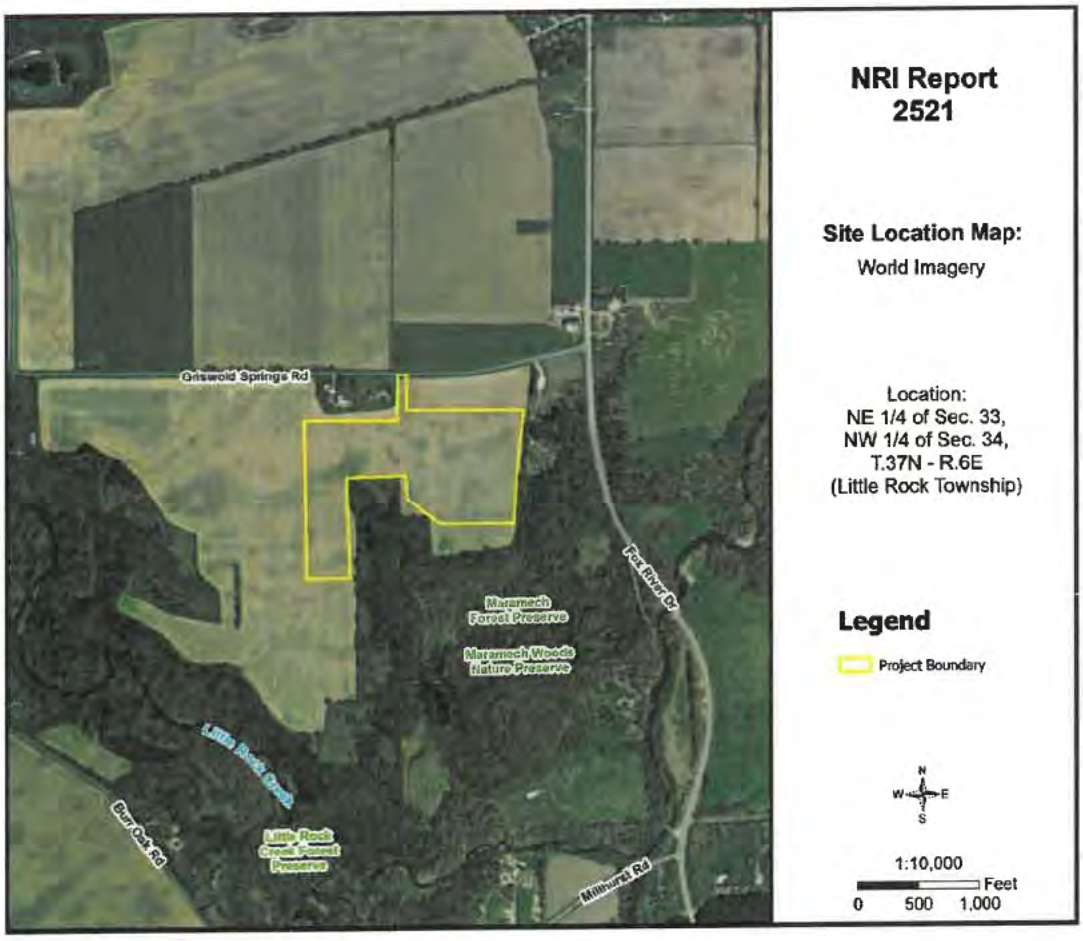
Sincerely,

[redacted]

Alyse Olson
Resource Conservationist

Enclosures

NATURAL RESOURCES INFORMATION (NRI) REPORT: #2521



Jan. 2026

Petitioner: USS Griswold Solar, LLC
Contact: Elijah Mitchell (US Solar)

Prepared By:

Kendall County Soil & Water Conservation District
7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
www.kendallswcd.org

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INFORMATION (NRI) REPORT

Natural Resources Information Report Number	2521
Date District Board Reviews Application	January 2026
Applicant's Name	USS Griswold Solar, LLC
Size of Parcel	(+/-) 35 acres
Current Zoning & Use	A-1 Agricultural District; Agriculture
Proposed Zoning & Use	A-1 Agricultural District Special Use Permit; Solar Energy Facility
Parcel Index Number(s)	01-33-200-006 & 01-34-100-001
Contact Person	Elijah Mitchell (US Solar)

Copies of this report or notification of the proposed land-use change was provided to:	**Yes**	**No**
The Applicant	X	
The Applicant's Legal Representation		X
The Local/Township Planning Commission	X	
The Village/**City/County** Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

Report Prepared By: *Alyse Olson* Position: *Resource Conservationist*

PURPOSE AND INTENT

The purpose of this report is to provide officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

Kendall County Soil and Water Conservation District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
E-mail: Alyse.Olson@il.nacdnet.net

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EXECUTIVE SUMMARY

Natural Resources Information Report Number	2521
Petitioner	USS Griswold Solar, LLC
Contact Person	Elijah Mitchell (US Solar)
County or Municipality the Petition is Filed With	Kendall County & City of Plano
Location of Parcel	Northeast ¼ of Section 33, northwest ¼ of Section 34, Township 37 North, Range 6 East (Little Rock Township) of the 3rd Principal Meridian
Project or Subdivision Name	USS Griswold Solar
Existing Zoning & Land Use	A-1 Agricultural District; Agriculture
Proposed Zoning & Land Use	A-1 Agricultural District Special Use Permit; Solar Energy Facility
Proposed Water Source	Not applicable
Proposed Type of Sewage Disposal System	Not applicable
Proposed Type of Storm Water Management	Detention Basin
Size of Site	(+/-) 35 acres
Land Evaluation Site Assessment (LESA) Score	189 (Land Evaluation: 80; Site Assessment: 109)

NATURAL RESOURCE CONSIDERATIONS

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this project area contains the soil types shown in Figure 1 and Table 1. Please note this does not replace the need for or results of onsite soil testing. If completed, please refer to onsite soil test results for planning/engineering purposes.

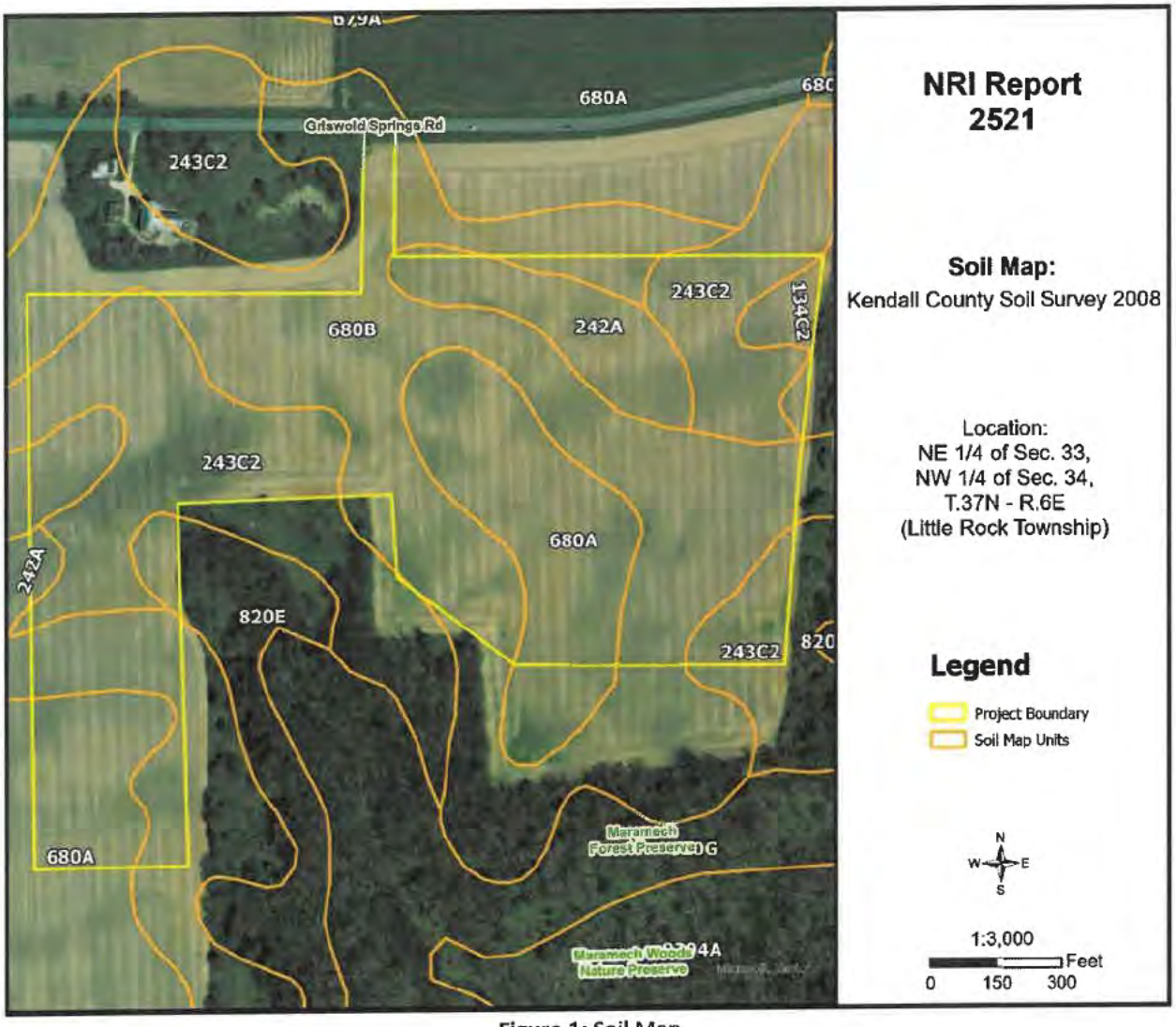


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	% Area
134C2	Camden silt loam, 5-10% slopes, eroded	Well Drained	B	Non-Hydric w/ Hydric Inclusions	Farmland of Statewide Importance	0.7	1.9%
242A	Kendall silt loam, 0-2% slopes	Somewhat Poorly Drained	B/D	Non-Hydric w/ Hydric Inclusions	Prime Farmland if Drained	2.7	7.6%
243C2	St. Charles silt loam, 5-10% slopes, eroded	Well Drained	B	Non-Hydric w/ Hydric Inclusions	Farmland of Statewide Importance	8.7	24.4%
680A	Campton silt loam, 0-2% slopes	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Prime Farmland	7.7	21.6%
680B	Campton silt loam, 2-5% slopes	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Prime Farmland	15.4	43.1%
820E	Hennepin-Casco complex, 12-30% slopes	Well Drained	C	Non-Hydric	Not Prime Farmland	0.5	1.4%

Hydrologic Soil Groups – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, one is classified as non-hydric soil (820E Hennepin-Casco complex) and five are classified as non-hydric soil with hydric inclusions likely (134C2 Camden silt loam, 242A Kendall silt loam, 243C2 St. Charles silt loam, 680A Campton silt loam, 680B Campton silt loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, two are designated as prime farmland (680A Campton silt loam and 680B Campton silt loam), one is designated at prime farmland if drained (242A Kendall silt loam), two are designated as farmland of statewide importance (134C2 Camden silt loam and 243C2 St. Charles silt loam), and one is designated as not prime farmland (820E Hennepin-Casco complex).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings, small commercial buildings, solar arrays, shallow excavations, lawns/landscaping, local roads and streets, etc. Soils have different properties which influence the development of building sites. The USDA-NRCS classifies soils as Not Limited, Somewhat Limited, and Very Limited. Soils that are Not Limited indicates that the soil has properties that are favorable for the specified use. They will perform well and will have low maintenance. Soils that are Somewhat Limited are moderately favorable, and their limitations can be overcome through special planning, design, or installation. Soils that are Very Limited have features that are unfavorable for the specified use, and their limitations cannot easily be overcome.

Table 2: Soil Limitations

Soil Type	Solar Arrays	Shallow Excavations	Lawns/ Landscaping	Unpaved Roads / Streets
134C2	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
242A	Very Limited	Very Limited	Somewhat Limited	Very Limited
243C2	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
680A	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
680B	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
820E	Very Limited	Very Limited	Very Limited	Very Limited



Figure 2: Soil Limitations Chart

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE)**: The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
    - The Land Evaluation score for this site is **80 out of 100**, indicating that the soils are **well suited** for agricultural uses.
- **Site Assessment (SA)**: The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
    - The Site Assessment score for this site is **109 out of 200**.

The **LESA Score for this site is 189 out of a possible 300, which indicates a low level of protection** for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetlands Inventory map does not indicate the presence of wetland(s)/waters on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0020G (effective date February 4, 2009) was reviewed to determine the presence of floodplain and floodway areas within the project site. The map does not indicate the presence of regulated floodplain or floodway on the proposed project site.

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern as suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (https://illinoisurbanmanual.org/) for appropriate best management practices.

STORMWATER POLLUTION

A National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

ECOLOGICAL CONSIDERATIONS

Developers of solar project sites are encouraged to plant native groundcover. Native shrubs, grasses, and wildflowers offer benefits such as improved erosion control, pesticide avoidance, stormwater infiltration, wildlife habitat, and reduced overall maintenance. Naturalized areas, once established, are more drought tolerant, require little to no fertilization, and only need to be mowed once or twice a year. Native fruiting and flowering plants also provide a food source and habitat for native pollinators which offer the ecological service of pollinating our agricultural crops.

The district recognizes two potential sources of water pollution from solar farms including cracked panels and oil leaks or spills from transformers. Cracked panels can leach toxic materials if many broken panels are exposed to precipitation over a long period of time. To prevent this issue, solar farm operators should regularly inspect cracked panels. Cracked or broken panels must be immediately stored under protective cover and should be periodically transported offsite for recycling or proper offsite storage.

Electrical transformers are used to increase output voltage from solar farms to the electrical grid. These transformers contain oil, which can leak or spill resulting in environmental damage. To reduce environmental damage, biodegradable oil can be used in the transformers. Larger transformers typically use mineral-based oil unless biodegradable oil is specifically requested. Leaks and spills of biodegradable oil must still be prevented, but the risk for groundwater contamination would be reduced and clean-up efforts simplified in the event of a release. Secondary containment systems such as trays, membranes, or vaults can also be used in the event of a leak or spill. Containment systems must be designed to manage stormwater so adequate containment volume is maintained. This would be the responsibility of the solar developer.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for petitioner USS Griswold Solar, LLC. The petitioner is requesting an A-1 Agricultural District Special Use Permit on two parcels (Parcel Index Numbers 01-33-200-006 & 01-34-100-001), totaling approximately 35 acres. The petitioner plans to construct a Solar Energy Facility within Sections 33 & 34 of Little Rock Township (T.37N – R.6E) in Kendall County, IL. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that prime farmland soil should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 72% are designated as prime farmland or prime farmland if drained.

A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soil on this parcel scored 80 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 189 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are considered very limited for supporting solar arrays and unpaved roads/streets, 9% are considered very limited for supporting shallow excavations, and 1% are considered very limited for supporting lawns/landscaping. The remaining soils are considered somewhat limited for these types of developments/uses. This information is based on the soil in an undisturbed state.

This site is located within the Lower Fox River watershed. It falls within the Big Rock Creek sub watershed (HUC 12 – 071200070307), which comprises approximately 18,977 acres covering parts of Kaneville, Big Rock, Sugar Grove, and Plano.

This development should include a soil erosion and sediment control plan to be implemented during construction. It is critical to have vegetative cover during and after construction to protect the soil from erosion. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

The Kendall County SWCD strongly recommends the use of native ground cover, specifically plant varieties beneficial to pollinator species, be used to vegetate the site. Native vegetation benefits soil health, creates habitat, provides resilience to drought and prolonged wet conditions, and reduces maintenance needs after successful establishment.

For intense use, it is recommended that a drainage tile survey be completed on the parcel to locate the subsurface drainage tile and should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Complied Statues, Ch. 70, Par 405/22.02a).

[redacted]

SWCD Board Representative

JAN 12, 2026

Date

PARCEL LOCATION

Northeast quarter of Section 33 and northwest quarter of Section 34, Township 37 North, Range 6 East (Little Rock Township). This site is approximately 35 acres and is located south of Griswold Springs Road, north and east of Burr Oak Road, north of Millhurst Road, and west of Fox River Drive near Plano, IL.

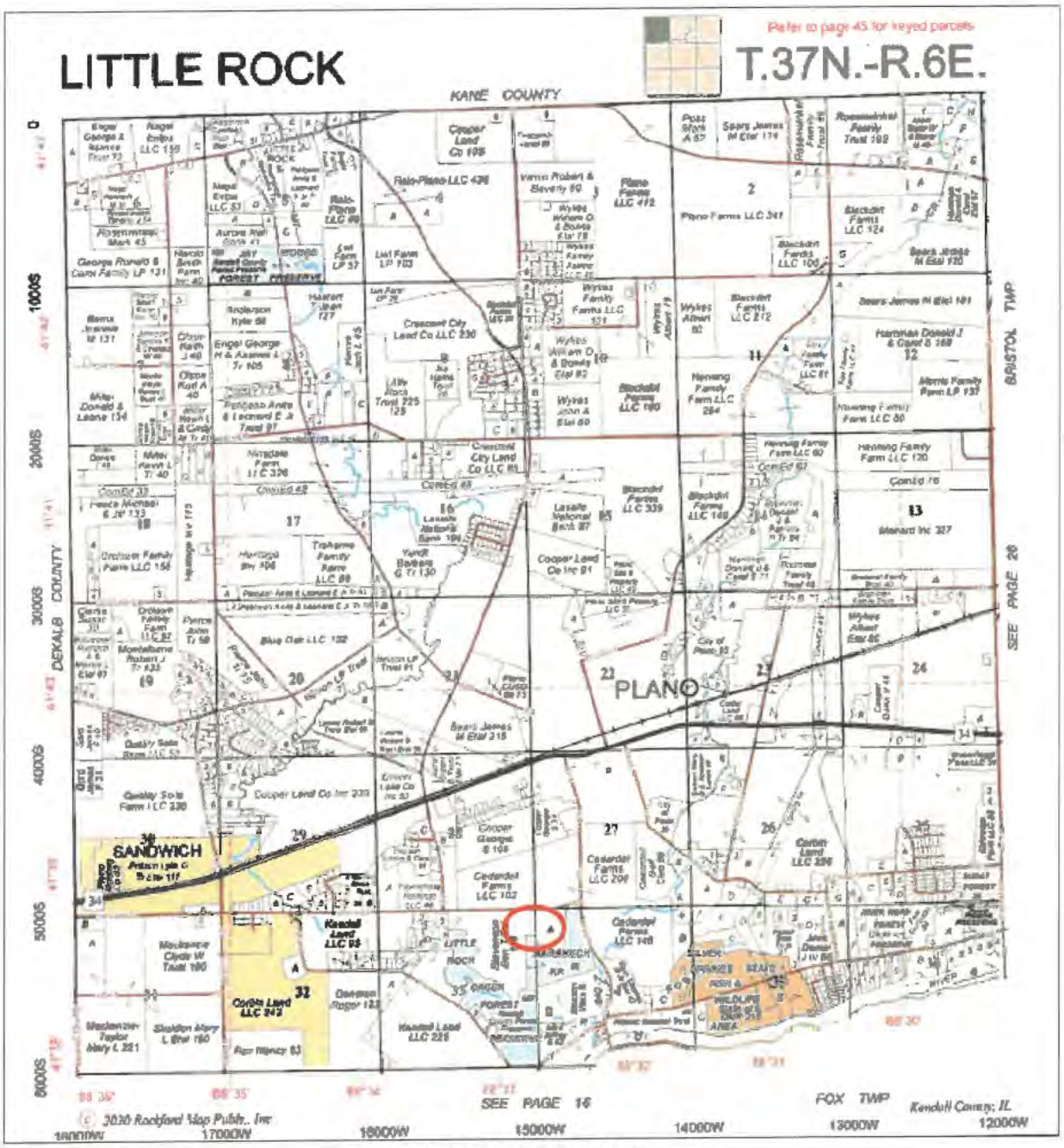


Figure 3: 2021 Plat Map

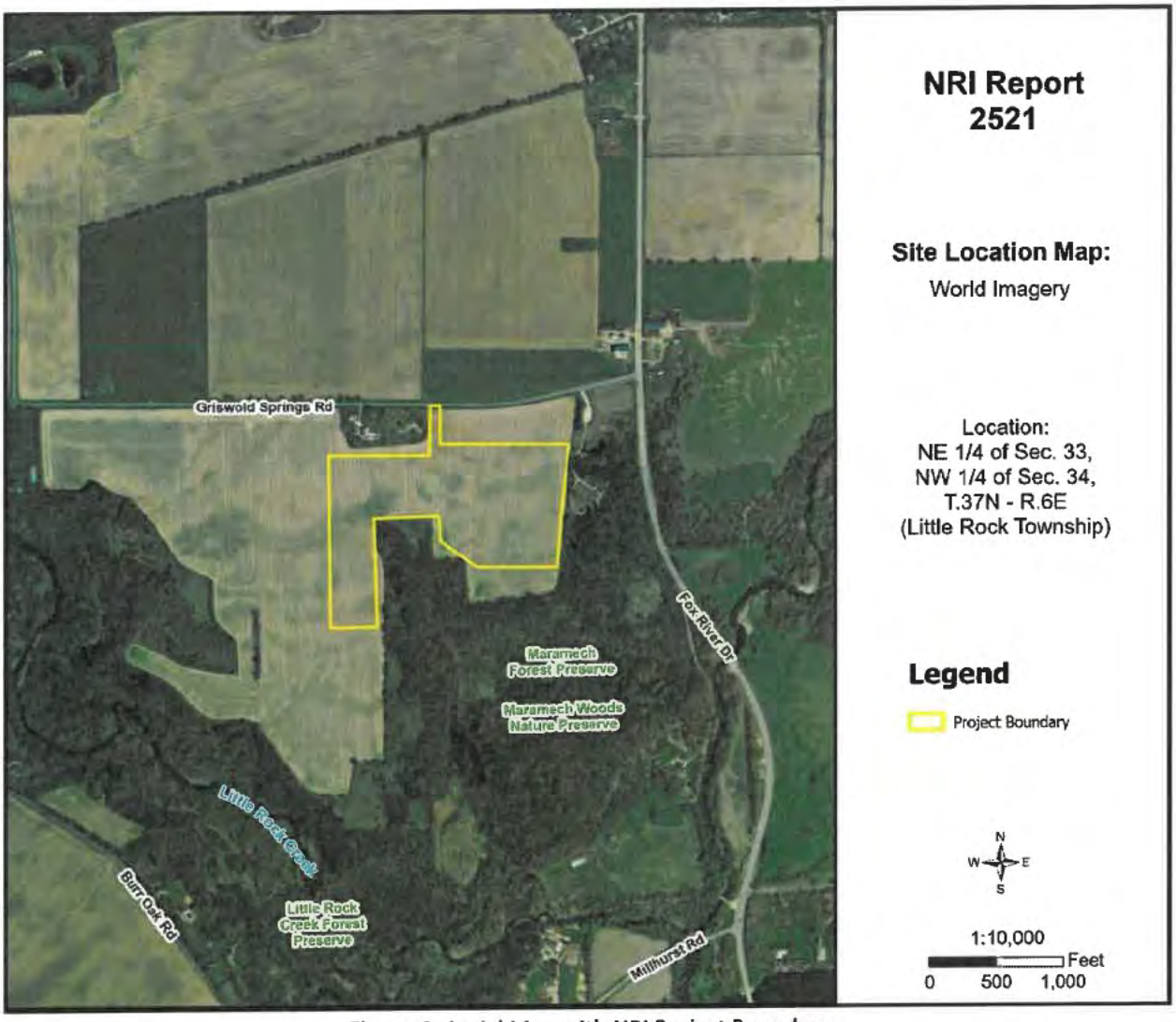


Figure 4: Aerial Map with NRI Project Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois State Historic Preservation Office has not been notified of the proposed land use change by the Kendall County SWCD. There may be historic features in the area. The applicant may need to contact them according to current Illinois law.

ECOLOGICALLY SENSITIVE AREAS

WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?[1]

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now" (Raven 1994).

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems (Wilson 1992, Hoose 1981).

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize, and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over $3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of their own sanity and wellbeing, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin's human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL

As part of the Natural Resources Information Report, staff reviews office maps to determine if any nature preserves or ecologically sensitive areas are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that there is an Illinois Nature Preserve (Maramech Woods Nature Preserve) in the vicinity of the parcel in question (PIQ). Additionally, there is a Kendall County Forest Preserve (Maramech Forest Preserve) located adjacent to the PIQ. These are ecologically sensitive areas, and efforts should be made to protect them during construction activities.

[1]Taken from *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (not limited, somewhat limited, or very limited) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with to complete the proposed activity successfully. Very limited indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a somewhat limited or not limited rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineation.

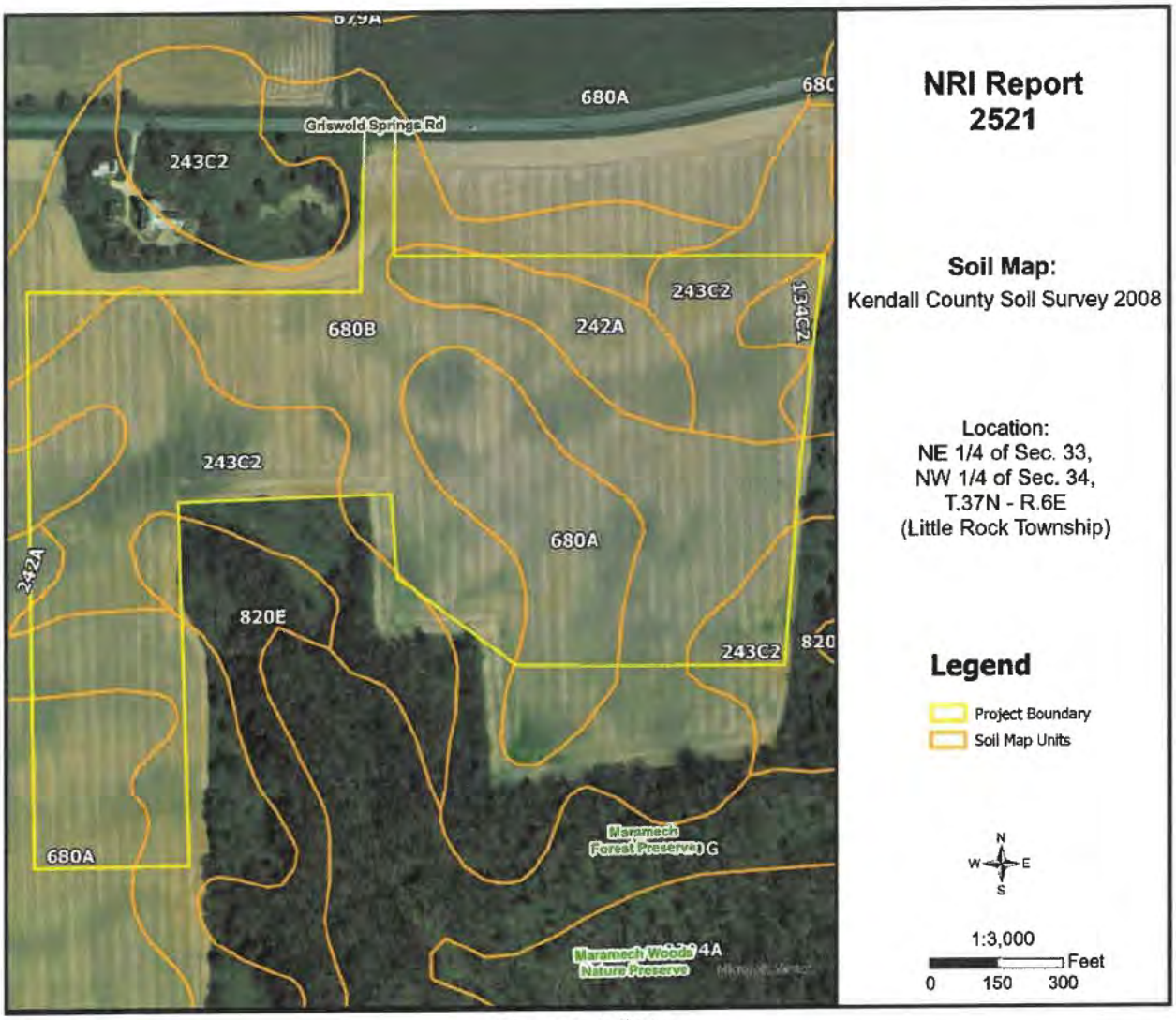


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Soil Type	Soil Name	Acres	Percent
134C2	Camden silt loam, 5-10% slopes, eroded	0.7	1.9%
242A	Kendall silt loam, 0-2% slopes	2.7	7.6%
243C2	St. Charles silt loam, 5-10% slopes, eroded	8.7	24.4%
680A	Campton silt loam, 0-2% slopes	7.7	21.6%
680B	Campton silt loam, 2-5% slopes	15.4	43.1%
820E	Hennepin-Casco complex, 12-30% slopes	0.5	1.4%

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

GENERAL – NONAGRICULTURAL

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of not limited, somewhat limited, and very limited are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered unsuitable for all types of construction.

LIMIATIONS RATINGS

- **Not Limited:** This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- **Somewhat Limited:** This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- **Very Limited**: This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

Building on poorly suited or unsuitable soils can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

Solar Arrays, Soil-Penetrating Anchor Systems – Ground-based solar arrays are sets of photovoltaic panels that are not situated on a building or pole. These installations consist of a racking system that holds the panel in the desired orientation and the foundation structures that hold the racking system to the ground. Two basic methods are used to hold the systems to the ground, based on site conditions and cost. One method employs driven piles, screw augers, or concrete piers that penetrate the soil to provide a stable foundation.

Shallow Excavations – Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches, or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

Lawns and Landscaping – Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

Roads and Streets – They have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material, a base of gravel, crushed rock or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete) or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity.

Table 4: Building Limitations

Soil Type	Solar Arrays	Shallow Excavations	Lawns & Landscaping	Unpaved Roads & Streets	Acres	%
134C2	**Very Limited:** Frost action, Steel corrosion, Low strength, Shrink-swell, Hillslope position	**Somewhat Limited:** Dusty Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action Low strength Shrink-swell Dusty	0.7	1.9%
242A	**Very Limited:** Frost action, Depth to saturated zone, Steel corrosion, Low strength, Shrink-swell	**Very Limited:** Depth to saturated zone Dusty Unstable excavation walls	**Somewhat Limited:** Depth to saturated zone Dusty	**Very Limited:** Frost action, Low strength, Depth to saturated zone, Shrink-swell, Dusty	2.7	7.6%
243C2	**Very Limited**: Frost action, Low strength, Shrink-swell, Hillslope position, Slope direction & gradient	**Somewhat Limited**: Dusty Unstable excavation walls	**Somewhat Limited**: Dusty	**Very Limited:** Frost action Low strength Shrink-swell Dusty	8.7	24.4%
680A	**Very Limited:** Frost action, Steel corrosion, Shrink-swell, Low strength, Hillslope position	**Somewhat Limited:** Depth to saturated zone Dusty Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action Low strength Shrink-swell Dusty	7.7	21.6%
680B	**Very Limited**: Frost action, Steel corrosion, Shrink-swell, Low strength, Hillslope position	**Somewhat Limited**: Depth to saturated zone Dusty Unstable excavation walls	**Somewhat Limited**: Dusty	**Very Limited:** Frost action Low strength Shrink-swell Dusty	15.4	43.1%
820E	**Very Limited:** Slope, Frost action, Hillslope position, Slope direction & gradient, Low strength, Steel corrosion	**Very Limited:** Slope Dusty Unstable excavation walls	**Very Limited:** Slope Low exchange capacity Dusty Droughty	**Very Limited:** Slope Frost action Dusty Low strength	0.5	1.4%
% Very Limited	**100%**	**9%**	**1.4%**	**100%**		

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Attachment 7, Page 27

Figure 6A: Map of Building Limitations - Solar Arrays & Unpaved Roads

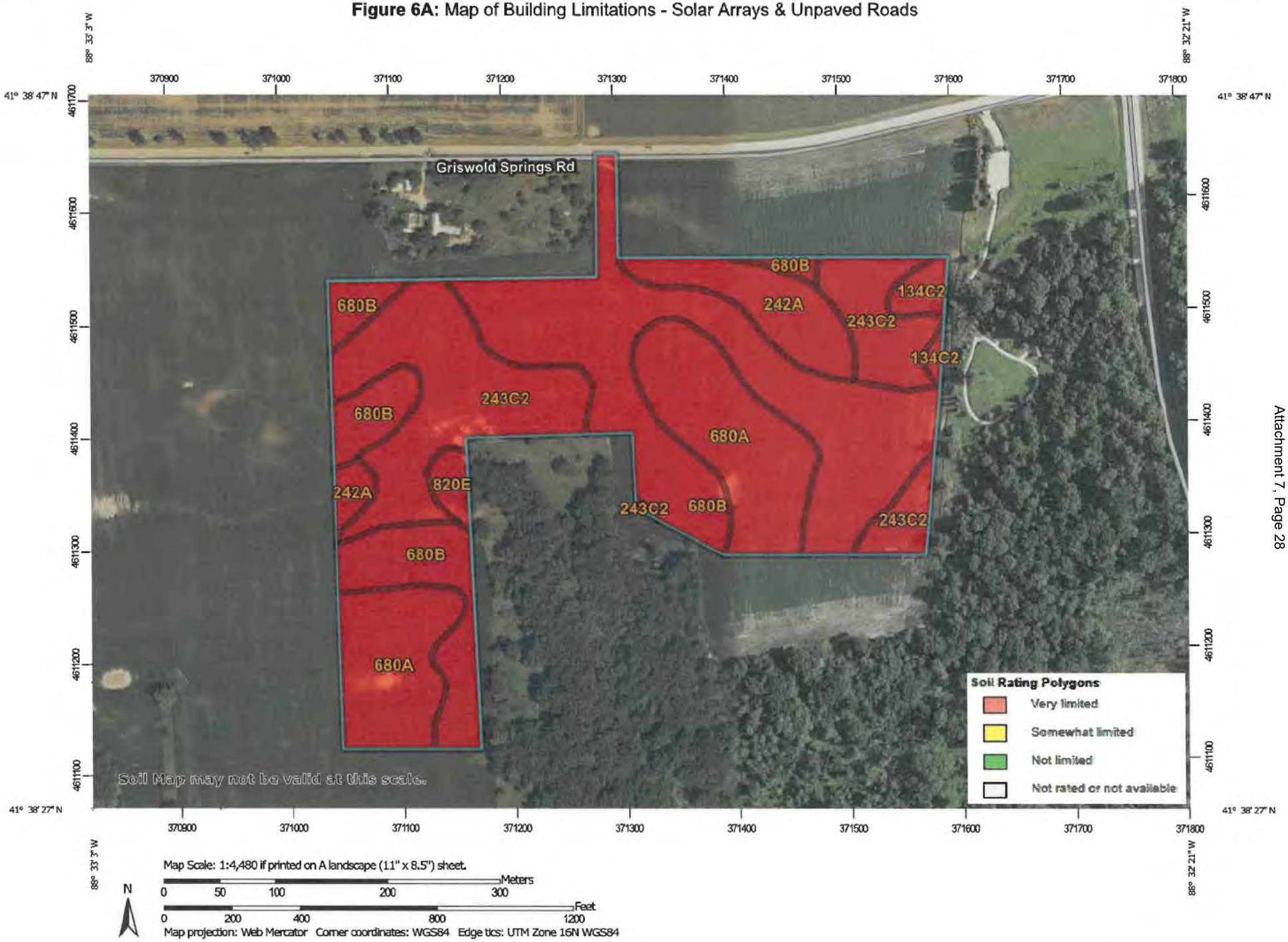


Figure 6B: Map of Building Limitations - Shallow Excavations

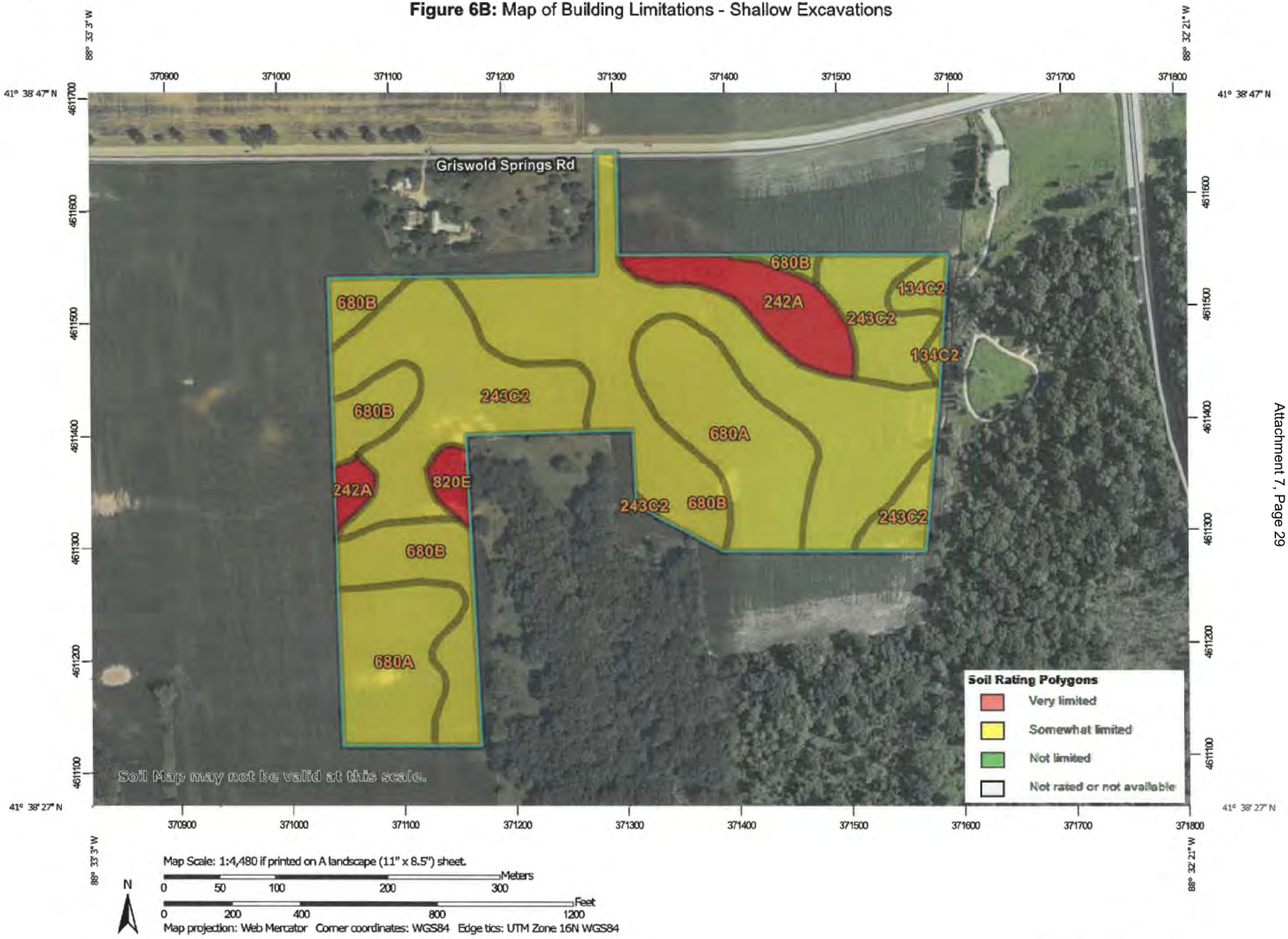
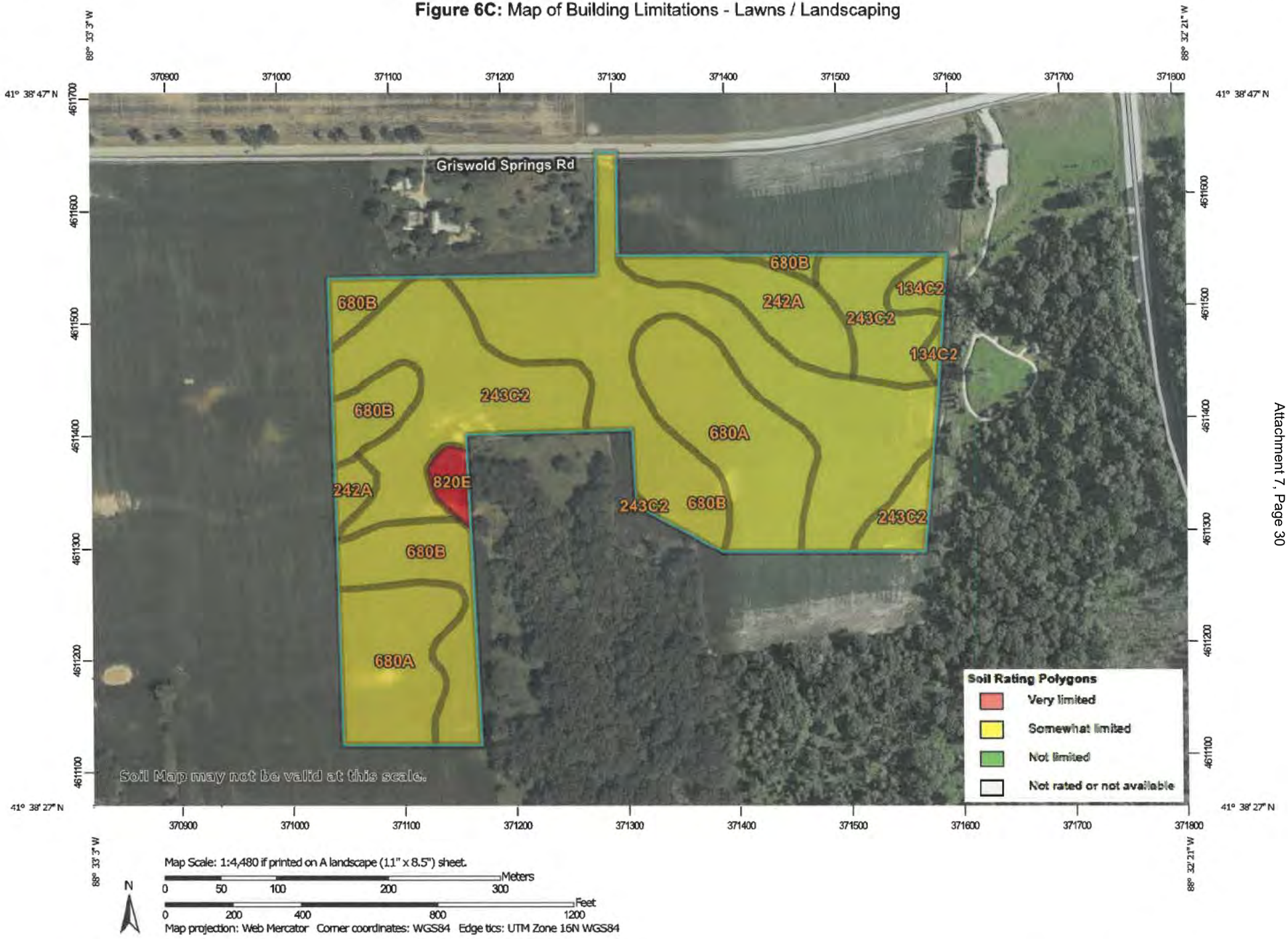


Figure 6C: Map of Building Limitations - Lawns / Landscaping



USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

SOIL WATER FEATURES

Table 5, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

HYDROLOGIC SOIL GROUPS (HSGs) – The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- **Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Group B:** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

SURFACE RUNOFF – Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are negligible, very low, low, medium, high, and very high.

MONTHS – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

WATER TABLE – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

PONDING – Ponding refers to standing water in a closed depression, and the data indicates surface water depth, duration, and frequency of ponding.

- **Duration:** Expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and *frequent* means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

FLOODING – The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- **Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); *occasional* means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 5: Water Features

Soil Type	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
134C2	B	Medium	January – December **Upper Limit:** -- **Lower Limit:** --	January – December **Frequency:** None	January – December **Frequency:** None
242A	B/D	Low	January – May **Upper Limit:** 0.5'-2.0' **Lower Limit:** 6.0'	January – December **Frequency:** None	January – December **Frequency:** None
243C2	B	Medium	January – December **Upper Limit:** -- **Lower Limit:** --	January – December **Frequency:** None	January – December **Frequency:** None
680A	C	Low	February – April **Upper Limit:** 2.0'-3.5' **Lower Limit:** 6.0'	January – December **Frequency:** None	January – December **Frequency:** None
680B	C	Low	February – April **Upper Limit:** 2.0'-3.5' **Lower Limit:** 6.0'	January – December **Frequency:** None	January – December **Frequency:** None
820E	C	Very High	January – December **Upper Limit:** -- **Lower Limit:** --	January – December **Frequency:** None	January – December **Frequency:** None

SOIL EROSION AND SEDIMENT CONTROL

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: texture, slope, structure, and organic matter content.

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches, and storm sewers and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- Reducing/diverting flow from exposed areas, storing flows, or limiting runoff from exposed areas
- Staging construction to keep disturbed areas to a minimum
- Establishing or maintaining temporary or permanent groundcover
- Retaining sediment on site
- Properly installing, inspecting, and maintaining control measures

Erosion control practices are useful controls only if they are properly located, installed, inspected, and maintained. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby. Additionally, a National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Project Area
134C2	5-10%	Moderate	0.7	1.9%
242A	0-2%	Slight	2.7	7.6%
243C2	5-10%	Moderate	8.7	24.4%
680A	0-2%	Slight	7.7	21.6%
680B	2-5%	Slight	15.4	43.1%
820E	12-30%	Slight	0.5	1.4%

PRIME FARMLAND SOILS

Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is not prime farmland. The percentages of soil map units on the parcel reflect the determination that urban or built-up land on prime farmland soils is not prime farmland.

Table 7: Prime Farmland Soils

Soil Type	Prime Designation	Acreage	Percent
134C2	Farmland of Statewide Importance	0.7	1.9%
242A	Prime Farmland if Drained	2.7	7.6%
243C2	Farmland of Statewide Importance	8.7	24.4%
680A	Prime Farmland	7.7	21.6%
680B	Prime Farmland	15.4	43.1%
820E	Not Prime Farmland	0.5	1.4%
% Prime Farmland	**72.3%**		

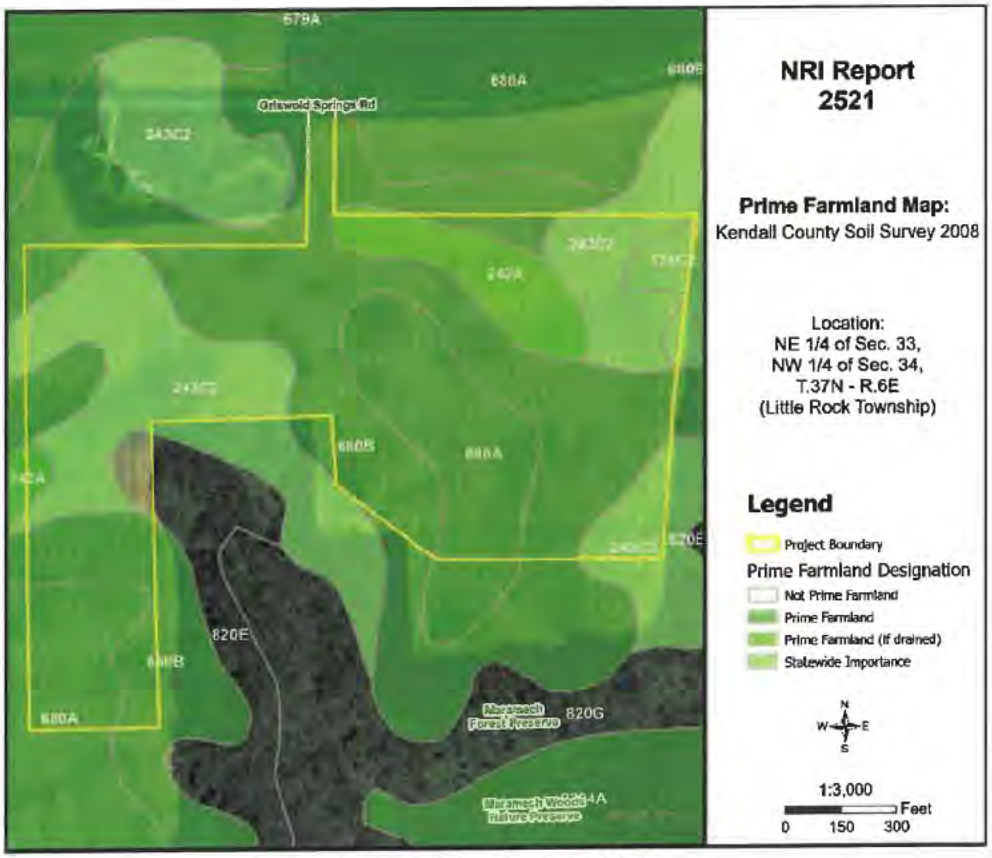


Figure 7: Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE)
The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA)
The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres*	Product (Relative Value x Acres)
134C2	5	82	0.7	57.4
242A	3	87	2.7	234.9
243C2	5	82	8.7	713.4
680A	4	79	7.7	608.3
680B	4	79	15.4	1,216.6
820E	7	47	0.5	23.5
			35.7	**2,854.1**
LE Calculation			(Product of relative value / Total Acres) 2,854.1 / 35.7 = 79.9	
LE Score			**LE = 80**	

The Land Evaluation score for this site is 80, indicating that the soils on this site are designated as land that is well suited for agricultural uses considering the Land Evaluation score is at or above 80.

Table 8B: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	10
	2. Current land use adjacent to site. (30-20-15-10-0)	0
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	30
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	**109**

Land Evaluation Value: 80 + **Site Assessment Value:** 109 = **LESA Score:** **189**

Table 9: LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The LESA Score for this site is 189 which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

LAND USE PLANS

Many counties, municipalities, villages, and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact Kendall County and the City of Plano for information regarding their comprehensive land use plan and map.

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

WHAT IS A WATERSHED?
Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimeter.

Using regional storm event information, and site-specific soils and land use information, the peak stormwater flow through the point marked "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event) and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses, such as a subdivision, calculate the preconstruction Q value for the exit point(s). A stormwater management system

should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

IMPORTANCE OF FLOOD INFORMATION

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to "sidestep" potential flooding or ponding problems.

Flood Insurance Rate Maps (FIRMs), produced by the Federal Emergency Management Agency (FEMA), define flood elevation adjacent to tributaries and major bodies of water and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. This is to correctly determine the parcel location and floodplain location. The FIRM map has three (3) zones. Zone A includes the 100-year flood (1% annual chance flood), Zone B or Zone X (shaded) is the 100 to 500-year flood (between limits of the 1% and the 0.2% annual chance flood), and Zone C or Zone X (unshaded) is outside the floodplain (outside the 0.2% annual chance flood).

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps show the areas of flood for various years. Both maps stress that the recurrence of flooding is merely statistical. A 100-year flood may occur twice in one year, or twice in one week, for that matter.

It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner, and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDNR-OWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county, and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainage ways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. Development on hydric soils can contribute to the loss of water storage within the soil and the potential for increased flooding in the area.

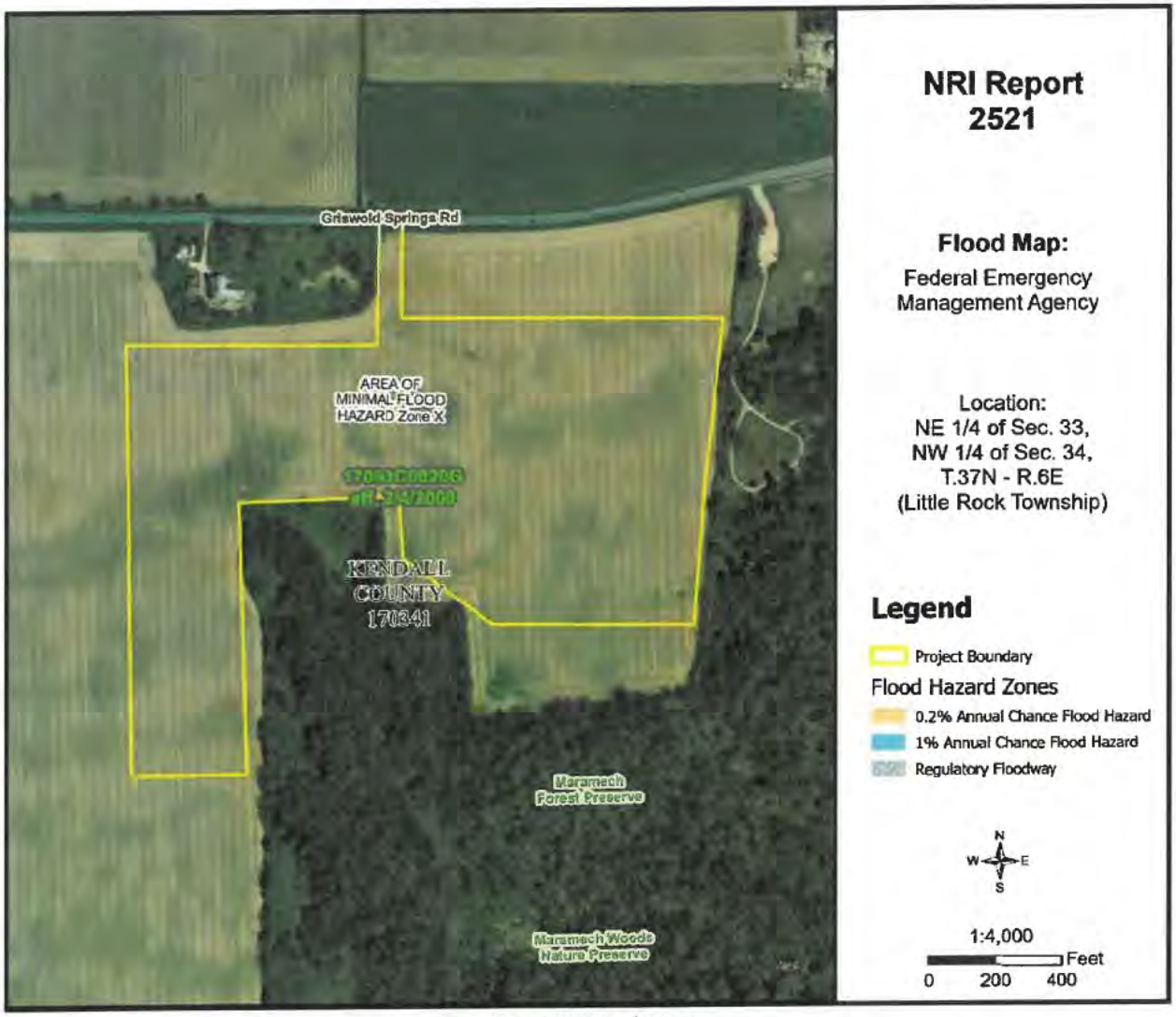


Figure 8: Flood Map

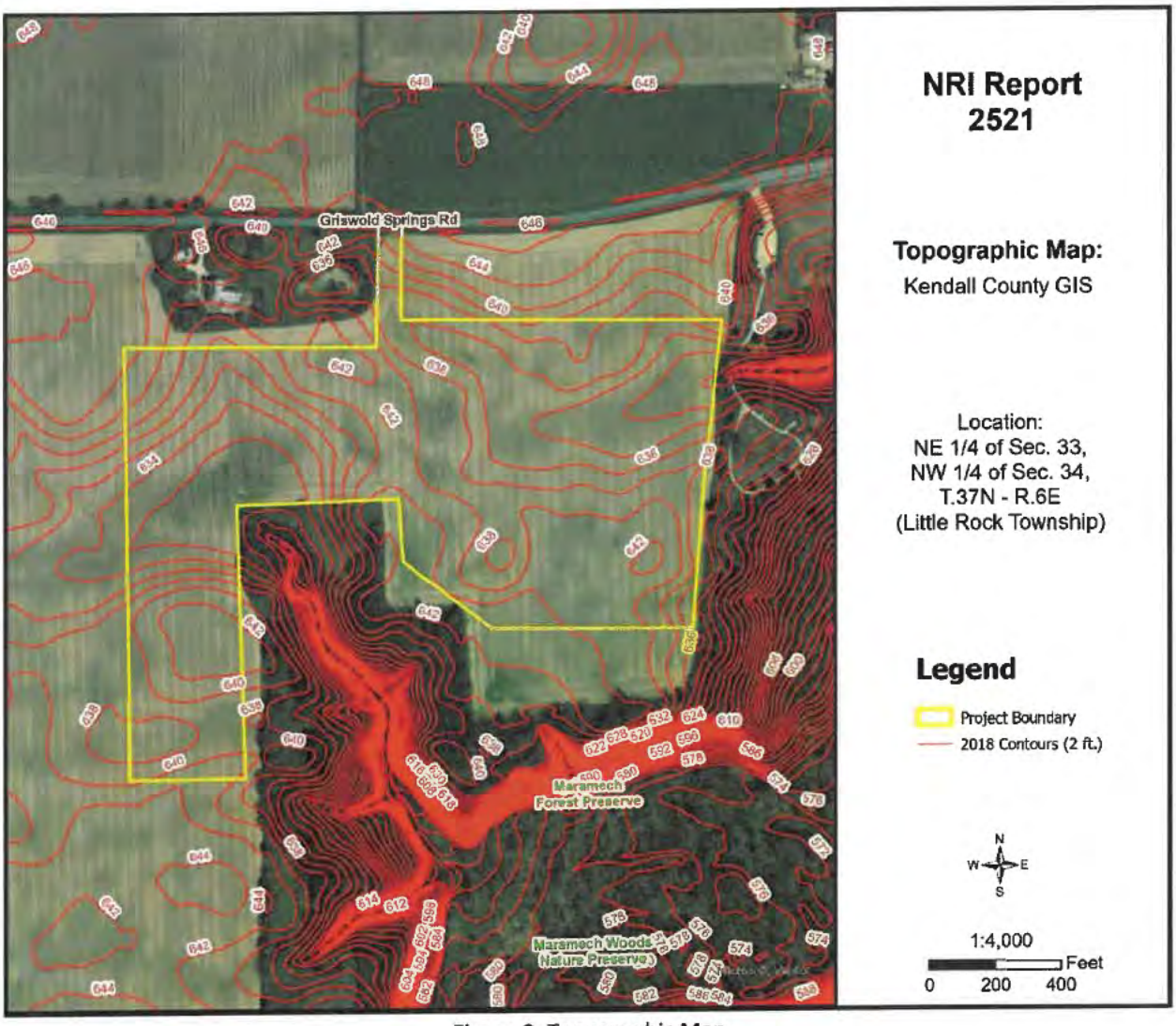


Figure 9: Topographic Map

This parcel contains slopes of 0% to 30% with an elevation range of approximately 632'-642' above sea level. According to the FEMA Flood Map (Figure 8), the parcel appears to be mapped as Zone X (unshaded), an area of minimal flood hazard determined to be outside of the 0.2% annual chance floodplain.

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed: Preserve open space; maintain wetlands as part of development; use natural water management; prevent soil from leaving a construction site; protect subsurface drainage; use native vegetation; retain natural features; mix housing styles and types; decrease impervious surfaces; reduce area disturbed by mass grading; shrink lot size and create more open space; maintain historical and cultural resources; treat water where it falls; preserve views; and establish and link trails.

This parcel is located within the Lower Fox River watershed. It falls within the Big Rock Creek sub watershed (HUC 12 – 071200070307), which comprises approximately 18,977 acres covering parts of Kaneville, Big Rock, Sugar Grove, and



Figure 10: Sub watershed Map

WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the National Wetlands Inventory, which is the most comprehensive inventory to date. The National Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The National Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland ***delineation*** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. *See the glossary section for the definitions of "delineation" and "determination."*

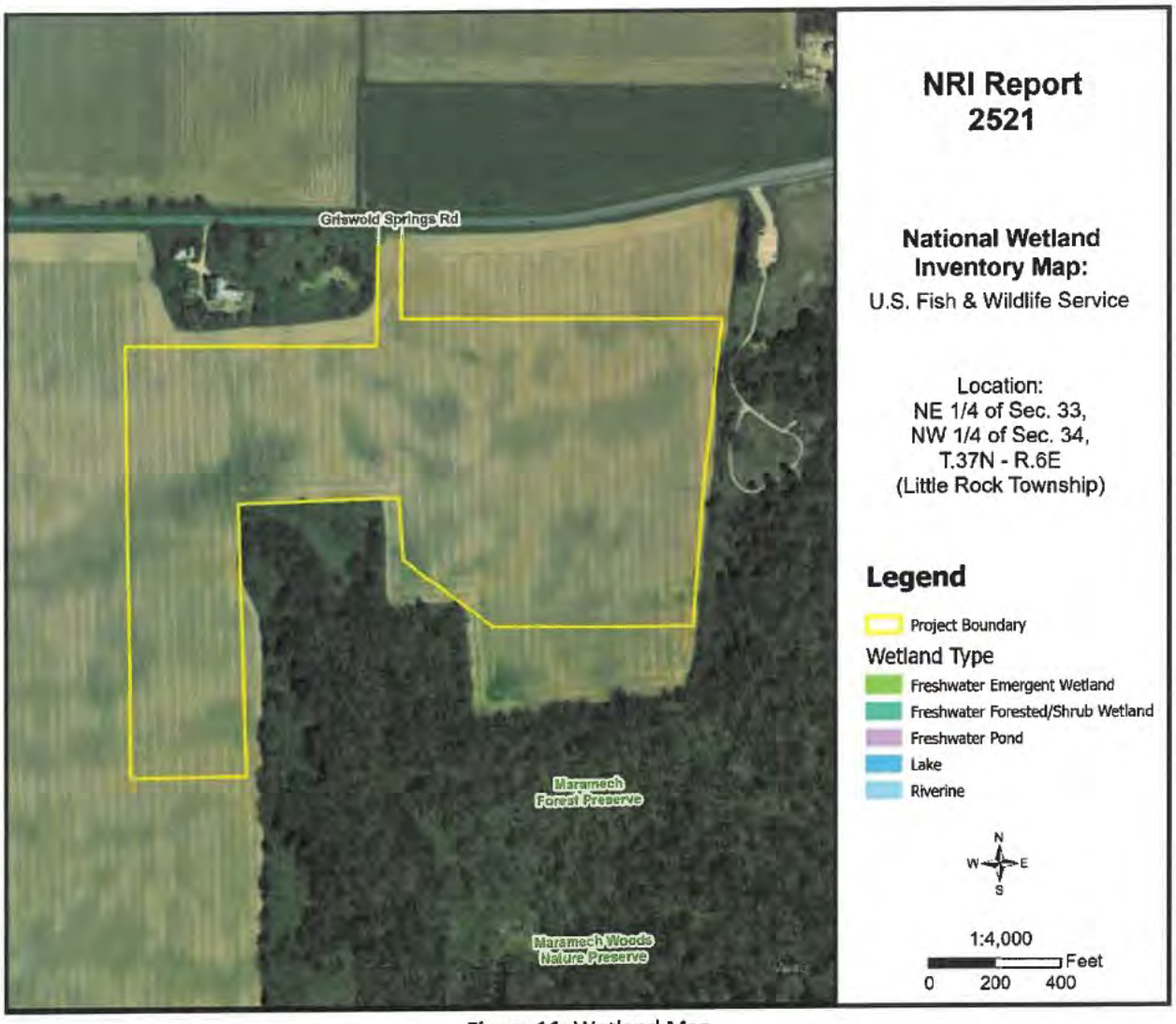


Figure 11: Wetland Map

Office maps indicate that mapped wetlands/waters are not present on the parcel in question (PIQ). To determine the presence of wetlands, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

HYDRIC SOILS

Soils information gives another indication of flooding potential. The soils map on the following page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils, by definition, have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table but also their subsidence problems.

It is important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions, and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage.

Table 10: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Hydric Rating %	Acreage	Percent
134C2	Well Drained	Non-Hydric	Yes	2%	0.7	1.9%
242A	Somewhat Poorly Drained	Non-Hydric	Yes	8%	2.7	7.6%
243C2	Well Drained	Non- Hydric	Yes	1%	8.7	24.4%
680A	Moderately Well Drained	Non-Hydric	Yes	3%	7.7	21.6%
680B	Moderately Well Drained	Non-Hydric	Yes	3%	15.4	43.1%
820E	Well Drained	Non-Hydric	No	0%	0.5	1.4%

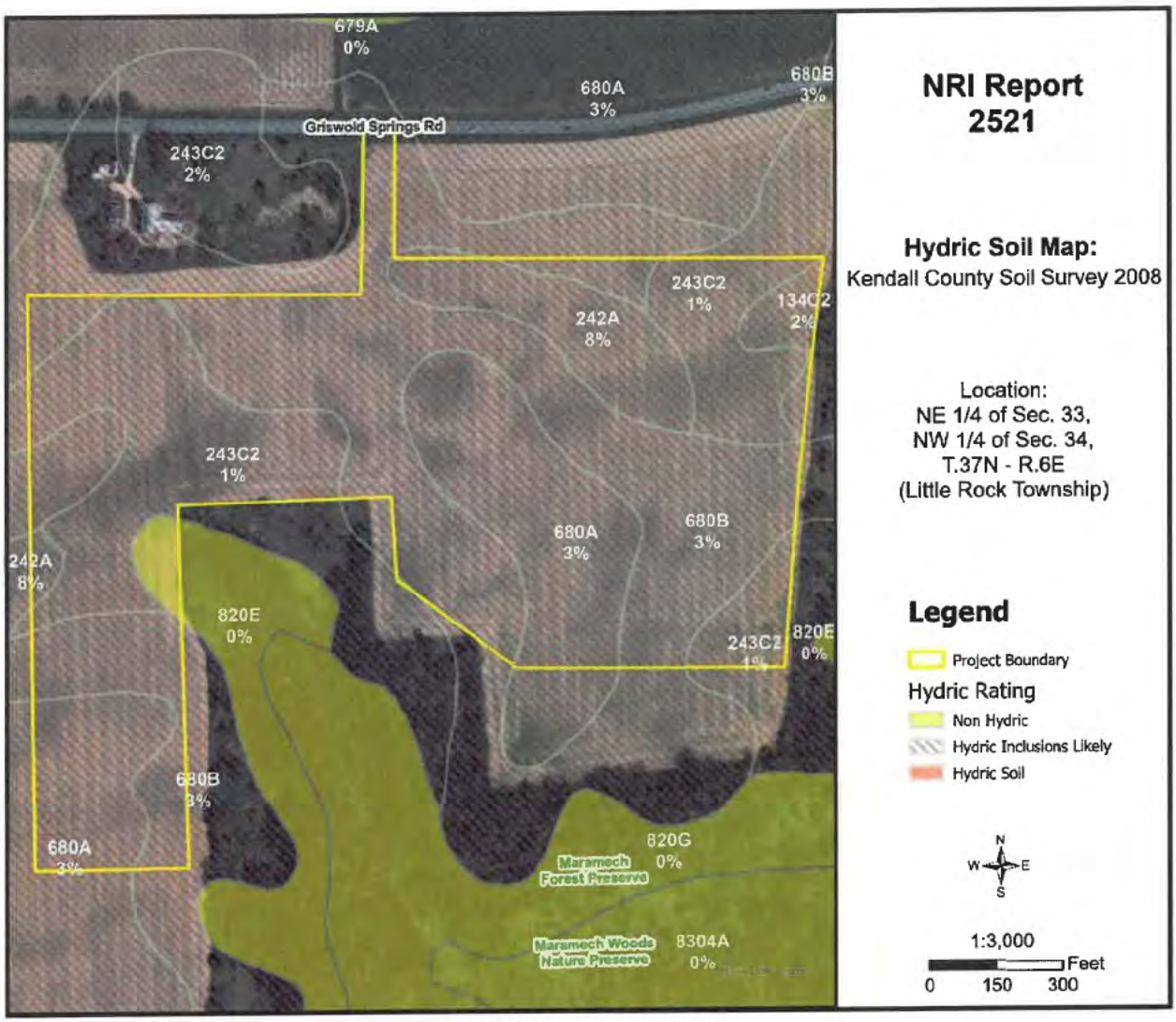


Figure 12: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

WHO MUST APPLY?

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES

- **Wetland or U.S. Waters:** U.S. Army Corps of Engineers, Chicago District, 231 South LaSalle Street, Suite 1500, Chicago, IL 60604. Phone: (312) 846-5530
- **Floodplains:** Illinois Department of Natural Resources - Office of Water Resources, One Natural Resources Way, Springfield, IL 62702-1270. Phone: (217) 782-6302
- **Water Quality/Erosion Control:** Illinois Environmental Protection Agency, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, IL 62794-9276. Phone: (217) 782-3397

COORDINATION

We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a Waters of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River and Harbors Appropriation Act of 1899 or Section 404 of the Clean Water Act are subject to fines ranging up to $16,000 per day of violation, with a maximum cap of $187,500 in any single enforcement action, as well as criminal enforcement.

GLOSSARY

AGRICULTURAL PROTECTION AREAS (AG AREAS) - Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land cannot receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH WATER TABLE - A seasonal high water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

- **Water table, Apparent:** A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.
- **Water table, Artesian**: A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.
- **Water table, Perched**: A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of pink or orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987).

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources and farming the land results in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent (USDA Natural Resources Conservation Service).

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient enough to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

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Outlook

Re: US Solar Projects - Kendall County Pursuing Road Use Agreement with Little Rock Township

From Richard Wade <littlerockhwy@aol.com>
Date Fri 1/2/2026 12:03 PM
To Elijah Mitchell <[redacted]>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

When the county and the City of Plano approve this development we can work on a permit for road use and entryway.

Thank you

Richard Wade
Highway Commissioner
Little Rock Township Road District
611 W. Main St. Plano, IL 60545
Office: 630-552-3304
Fax: 630-552-1316

On Wednesday, December 31, 2025 at 10:51:07 AM CST, Elijah Mitchell <elijah.mitchell@us-solar.com> wrote:

Hi Dick,

I'm following up on our call regarding our projects that we are submitting Special Use Permit applications for this week, most likely today, and want to abide by Kendall County's requirement of entering into a Road Use Agreement as part of the process of applying for a SUP. Attached you can find our site plans for the collocated projects USS Cloverland and USS Griswold, located on parcels 01-34-100-001 and 01-33-200-006. Attached are the individual project site plans, as well as the combined overview site plan of both projects. Please let me know if you need anything else to assess these projects and if we can move forward with getting approval along this township road and ultimately a road use agreement.

Regards,

US SOLAR

Elijah Mitchell | **Project Development Associate**
elijah.mitchell@us-solar.com | www.us-solar.com
233 S Wacker Drive, Suite 4400, Chicago, IL, 60606

The information contained in this message is privileged and confidential, and is intended only for the use of the individual named above and others who have been specifically authorized to receive it. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly



USS Cloverland Solar LLC

Kendall County, IL

US SOLAR
100 N 6th St, Suite 410B
Minneapolis, MN 55403

- Construction Access Route
- Project Parcels
- Project Premises

Preliminary Construction Traffic Routing Map

Map Data Sources: ESRI, US Solar, USGS, Census.gov

Attachment 9

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.

1804 North Naper Boulevard, Suite 350, Naperville, IL 60563
Phone 630.682.0085 • Fax 630.682.0788 • www.ottosenlaw.com

February 10, 2025

Matthew H. Asselmeier
Director, Kendall County Planning, Building and Zoning
111 W. Fox Street
Yorkville, IL 60560

Subject: Tim Tremain – Garden Solar Farm

Dear Mr. Asselmeier,

Please be advised that I represent the City of Plano who has brought to my attention the intention of Mr. Tim Tremain to build a garden solar farm outside of the Plano city limits, but within their planning jurisdiction and his anticipated application to the County for the necessary approvals. It is my understanding that Kendall County's Ordinances require this type of solar facility located in unincorporated Kendall County to either annex to the municipality that falls within the 1.5-mile its planning jurisdiction or obtain an annexation agreement with that municipality requiring that municipality's regulations to flow through the property. I've also been provided with some email communication between yourself and Mr. Tremain in which a third option was discussed as a possibility, namely a waiver from the City of Plano.

After discussing the same with Mayor Mike Rennels, the City of Plano would take the following position on an application by Mr. Tremain on the property contemplated above for the appropriate County approvals and zoning for a solar array and based upon the current circumstances that have been provided to the City of Plano, in this sole and limited matter and under its unique circumstances, would agree to waive its rights of jurisdictional control over the zoning of the property located within 1.5 miles of Plano's municipal boundary solely as to the property with PIN numbers 01-33-200-006, 01-34-100-001 and 01-33-100-044.

If anything further is needed from the City associated with this subject matter, feel free to contact me.

Sincerely,

[redacted]

William R. Thomas
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.

WRT/mw
CC: Tim Tremain and Mayor Rennels

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800 Fax: (309) 757-5807

In Reply Refer To:
Project Code: 2026-0038731
Project Name: USS Griswold Solar LLC

01/20/2026 21:13:40 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The attached species list identifies federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat, if present, within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) **the accuracy of this species list should be verified after 90 days**. This verification can be completed formally or informally. You may verify the list by visiting the ECOSPHERE Information for Planning and Consultation (IPaC) website https://ipac.ecosphere.fws.gov at regular intervals during project planning and implementation and completing the same process you used to receive the attached list.

Section 7 Consultation

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the U.S. Fish and Wildlife Service (Service) if they determine their project "may affect" listed species or designated critical habitat. Under the ESA, it is the responsibility of the Federal action agency or its designated representative to determine if a proposed action may affect endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service to make "no effect" determinations. If you determine that your proposed action will have no effect on threatened or endangered species or their respective designated critical habitat, you do not need to seek concurrence with the Service.

Note: For some species or projects, IPaC will present you with *Determination Keys*. You may be able to use one or

more Determination Keys to conclude consultation on your action.

Technical Assistance for Listed Species

1. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain information on the species life history, species status, current range, and other documents by selecting the species from the thumbnails or list view and visiting the species profile page.

No Effect Determinations for Listed Species

1. If there are *no* species or designated critical habitats on the Endangered Species portion of the species list: conclude "no species and no critical habitat present" and document your finding in your project records. No consultation under ESA section 7(a)(2) is required if the action would result in no effects to listed species or critical habitat. Maintain a copy of this letter and IPaC official species list for your records.
2. If any species or designated critical habitat are listed as potentially present in the **action area** of the proposed project the project proponents are responsible for determining if the proposed action will have "no effect" on any federally listed species or critical habitat. No effect, with respect to species, means that no individuals of a species will be exposed to any consequence of a federal action or that they will not respond to such exposure.
3. If the species habitat is not present within the action area or current data (surveys) for the species in the action area are negative: conclude "no species habitat or species present" and document your finding in your project records. For example, if the project area is located entirely within a "developed area" (an area that is already graveled/paved or supports structures and the only vegetation is limited to frequently mowed grass or conventional landscaping, is located within an existing maintained facility yard, or is in cultivated cropland conclude no species habitat present. Be careful when assessing actions that affect: 1) rights-of-ways that contains natural or semi-natural vegetation despite periodic mowing or other management; structures that have been known to support listed species (example: bridges), and 2) surface water or groundwater. Several species inhabit rights-of-ways, and you should carefully consider effects to surface water or groundwater, which often extend outside of a project's immediate footprint.
4. Adequacy of Information & Surveys - Agencies may base their determinations on the best evidence that is available or can be developed during consultation. Agencies must give the benefit of any doubt to the species when there are any inadequacies in the information. Inadequacies may include uncertainty in any step of the analysis. To provide adequate information on which to base a determination, it may be appropriate to conduct surveys to determine whether listed species or their habitats are present in the action area. Please contact our office for more information or see the survey guidelines that the Service has made available in IPaC.

May Effect Determinations for Listed Species

1. If the species habitat is present within the action area and survey data is unavailable or inconclusive: assume the species is present or plan and implement surveys and interpret results in coordination with our office. If assuming species present or surveys for the species are positive continue with the may affect determination process. May affect, with respect to a species, is the appropriate conclusion when a species might be exposed to a consequence of a federal action and could respond to that exposure. For critical habitat, 'may affect' is the appropriate conclusion if the action area overlaps with mapped areas of critical habitat and an essential physical or biological feature may be exposed to a consequence of a federal action and could change in response to that exposure.
2. Identify stressors or effects to the species and to the essential physical and biological features of critical habitat that overlaps with the action area. Consider all consequences of the action and assess the potential for each life stage of the species that occurs in the action area to be exposed to the stressors. Deconstruct the action into its component parts to be sure that you do not miss any part of the action that could cause effects to the species or physical and biological features of critical habitat. Stressors that affect species' resources may have consequences even if the species is not present when the project is implemented.
3. If no listed or proposed species will be exposed to stressors caused by the action, a 'no effect' determination may be appropriate – be sure to separately assess effects to critical habitat, if any overlaps with the action

area. If you determined that the proposed action or other activities that are caused by the proposed action may affect a species or critical habitat, the next step is to describe the manner in which they will respond or be altered. Specifically, to assess whether the species/critical habitat is "not likely to be adversely affected" or "likely to be adversely affected."

4. Determine how the habitat or the resource will respond to the proposed action (for example, changes in habitat quality, quantity, availability, or distribution), and assess how the species is expected to respond to the effects to its habitat or other resources. Critical habitat analyses focus on how the proposed action will affect the physical and biological features of the critical habitat in the action area. If there will be only beneficial effects or the effects of the action are expected to be insignificant or discountable, conclude "may affect, not likely to adversely affect" and submit your finding and supporting rationale to our office and request concurrence.
5. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, check IPaC for species-specific Section 7 guidance and conservation measures to determine whether there are any measures that may be implemented to avoid or minimize the negative effects. If you modify your proposed action to include conservation measures, assess how inclusion of those measures will likely change the effects of the action. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, contact our office for assistance.
6. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

For additional information on completing Section 7 Consultation including a Glossary of Terms used in the Section 7 Process, information requirements for completing Section 7, and example letters visit the Midwest Region Section 7 Consultations website at: https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance.

You may find more specific information on completing Section 7 on communication towers and transmission lines on the following websites:

- Incidental Take Beneficial Practices: Power Lines - https://www.fws.gov/story/incidental-take-beneficial-practices-power-lines
- Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning. - https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation

Tricolored Bat Update

On September 14, 2022, the Service published a proposal in the Federal Register to list the tricolored bat (Perimyotis subflavus) as endangered under the Endangered Species Act (ESA). The Service has up to 12-months from the date the proposal published to make a final determination, either to list the tricolored bat under the Act or to withdraw the proposal. The Service determined the bat faces extinction primarily due to the rangewide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across North America. Because tricolored bat populations have been greatly reduced due to WNS, surviving bat populations are now more vulnerable to other stressors such as human disturbance and habitat loss. Species proposed for listing are not afforded protection under the ESA; however, as soon as a listing becomes effective (typically 30 days after publication of the final rule in the Federal Register), the prohibitions against jeopardizing its continued existence and "take" will apply. Therefore, if your future or existing project has the potential to adversely affect tricolored bats after the potential new listing goes into effect, we recommend that the effects of the project on tricolored bat and their habitat be analyzed to determine whether authorization under ESA section 7 or 10 is necessary. Projects with an existing section 7 biological opinion may require

reinitiation of consultation, and projects with an existing section 10 incidental take permit may require an amendment to provide uninterrupted authorization for covered activities. Contact our office for assistance.

Other Trust Resources and Activities

Bald and Golden Eagles

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act, as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, please contact our office for further coordination. For more information on permits and other eagle information visit our website https://www.fws.gov/library/collections/bald-and-golden-eagle-management.

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
(309) 757-5800

PROJECT SUMMARY

Project Code: 2026-0038731
Project Name: USS Griswold Solar LLC
Project Type: Power Gen - Solar
Project Description: 5MWac proposed Community Solar Project in Kendall County.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.64500125,-88.54478082843337,14z



Counties: Kendall County, Illinois

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Rusty Patched Bumble Bee *Bombus affinis* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9383	Endangered
Western Regal Fritillary *Argynnis idalia occidentalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/12017	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

BALD & GOLDEN EAGLES INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

MIGRATORY BIRD INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: [redacted]
Address:
Address Line 2:
City:
State:
Zip:
Email
Phone:

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

Main (952) 937-5150
Fax (952) 937-5822

westwoodps.com
(888) 937-5150

January 23, 2026

Illinois Department of Natural Resources
State Historic Preservation Office
One Natural Resources Way
Springfield, IL 62702

Re: USS Griswold Solar LLC Project, Kendall County, IL
File: R0071834.00

To Whom It May Concern:

On behalf of USS Griswold Solar LLC (Applicant), Westwood Professional Services is writing to request comments regarding the proposed USS Griswold Solar LLC Project located in Kendall County, Illinois (**Exhibit 1**). This Project is a proposed 5 MWac solar facility located within an approximate 32.5-acre Solar Area consisting of undeveloped agricultural land in Sections 33 and 34 of Township 37N, Range 6E (Little Rock Township). The Project is located approximately 0.05-mile south of Griswold Springs Rd. and approximately 0.10-mile west of Fox River Dr., Plano, IL (41.6433, -88.5454).

As part of the preparation of a SWPPP in accordance with the General NPDES Permit No. ILR10, the Applicant is required to consult with the Historic Preservation Agency. This consultation is to ensure compliance with Illinois State law regarding historic preservation. This Project has no known federal nexus as this time. Only minor surface grading is planned for the Project which will comply with state required stormwater management controls. Please refer to the appended Exhibits for additional information regarding site location and layout. A photo log and preliminary information on standing structures within ¼-mile is attached.

We would appreciate hearing any comments you may have regarding the solar project. If you have questions, I can be reached at (612) 209-3352 or via email at ryan.grohnke@westwoodps.com.

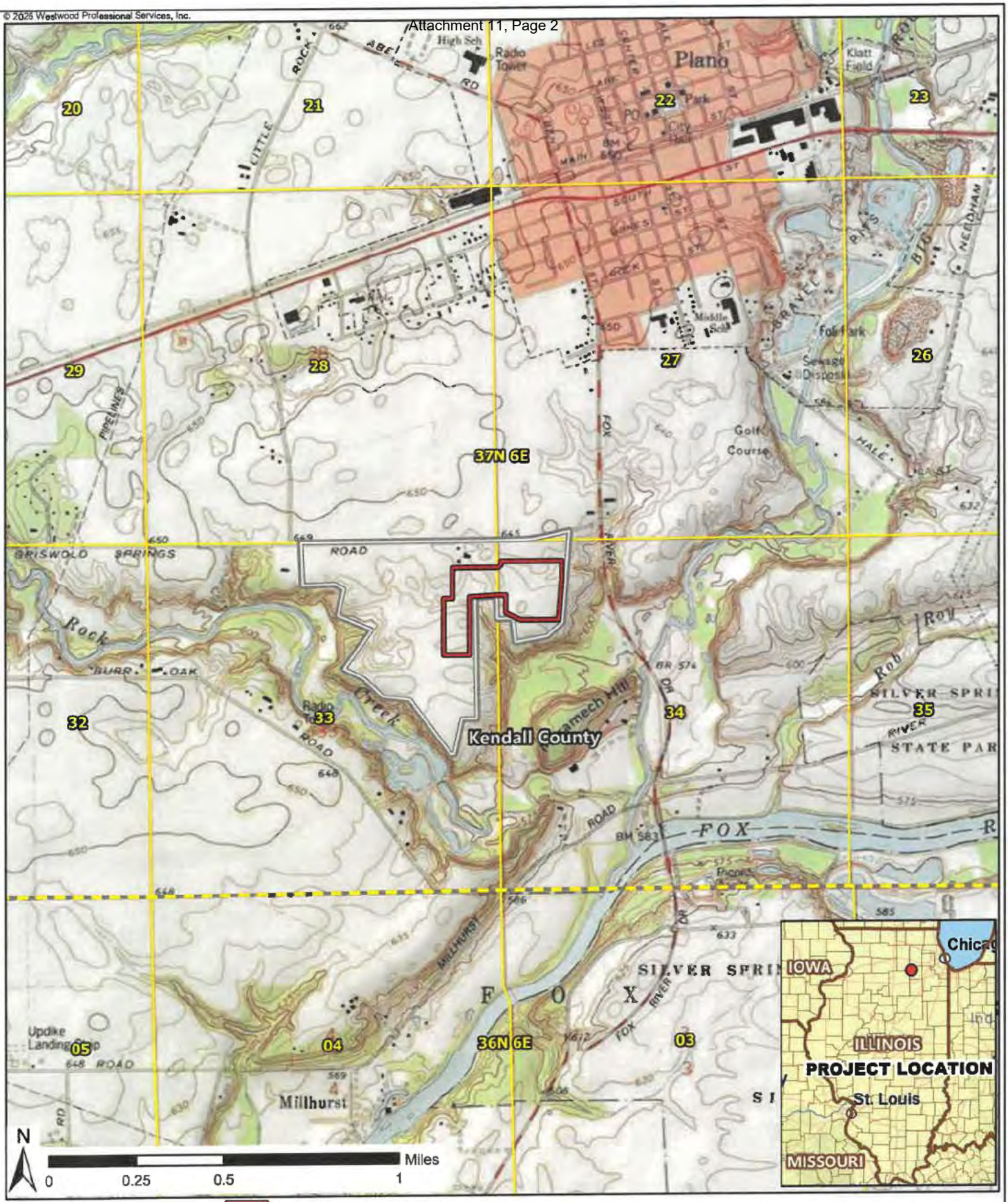
Sincerely,

WESTWOOD PROFESSIONAL SERVICES

[redacted]

Ryan P. Grohnke
Cultural Resources Manager

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Scale: 1:24,000

Service Layer Credits: Westwood (2026); Hybrid Reference Layer: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
PLSS Township: BLM Admin State
World Street Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Griswold Project Premises
Subject Parcel
PLSS Township
PLSS Section

USS Griswold Solar Project

Kendall County, Illinois

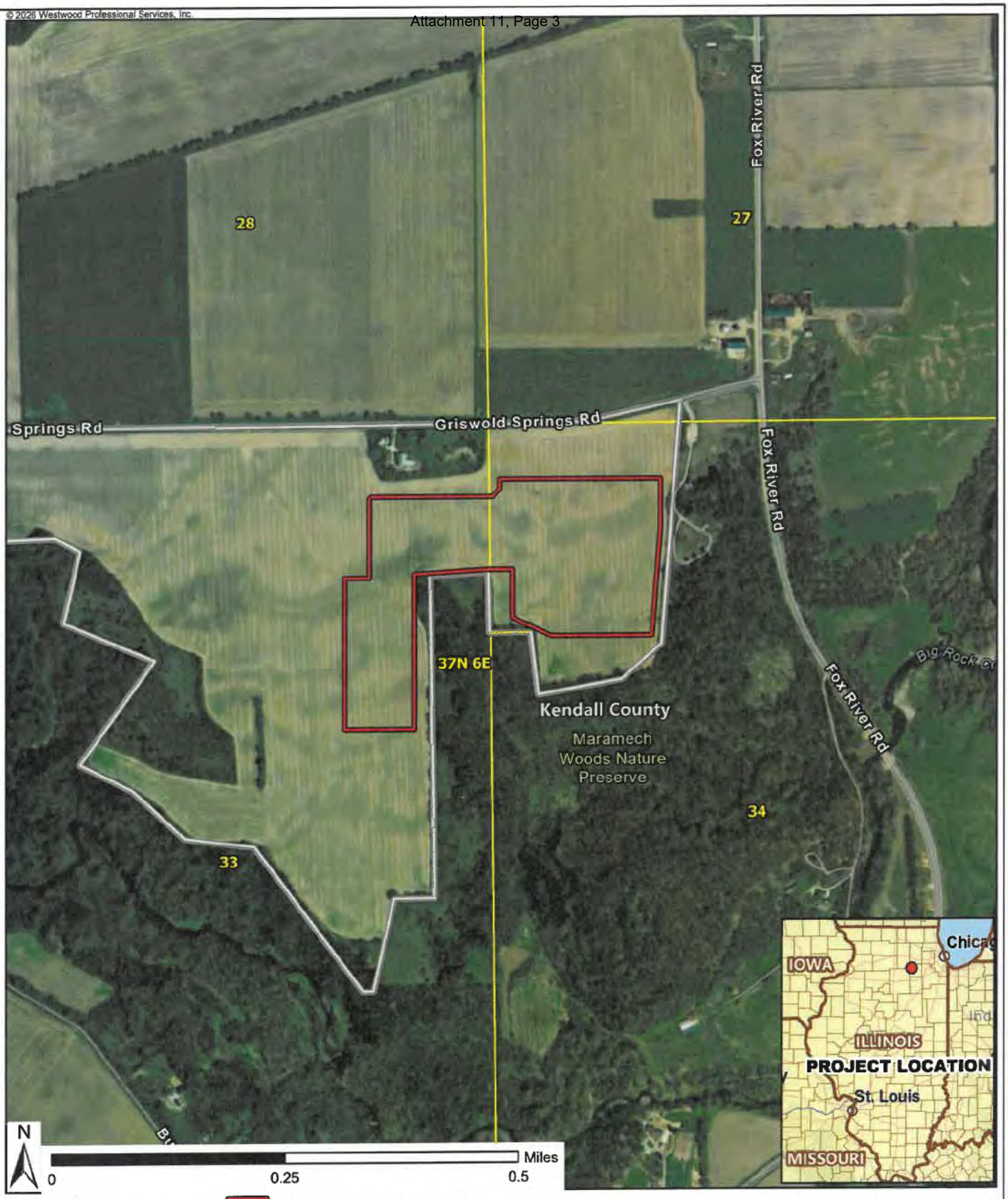
Project Area over Topographic Basemap

EXHIBIT 1

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

N:\00718333.00_GIS_Working\20260119_SJN_CRMR00718333_Cloverland_Riverbend_AH_PhotoLogs_20260118.aprx| Ex1_Griswold - CLOVERLAND RIVERBEND | 1/19/2026 8:01 PM | SJNelson

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Scale: 1:9,000

Service Layer Credits: Westwood (2026); Hybrid Reference Layer: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community PLSS Township: BLM Admin State World Street Map: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Griswold Project Premises

Subject Parcel

PLSS Section

USS Griswold Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

EXHIBIT 2

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

N:\00071833.00_GIS_Working\20260110_SJN_CRMR00071833_Cloverland_Riverbend_AH_PhotoLogs_20260110.aprx| Ex2_Griswold - CLOVERLAND RIVERBEND | 1/19/2026 8:03 PM | SJNelson

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

Main (952) 937-5150
Fax (952) 937-5822

westwoodps.com
(888) 937-5150

January 20, 2026

Steve Dasovich
Historian, Cultural Resources Manager
Illinois Department of Natural Resources
Illinois State Historic Preservation Office
Attn: Review and Compliance/Old State Capitol
1 Natural Resources Way
Springfield, IL 62702

Re: Photo Log of Historic and Architectural Resources within ¼-Mile of USS Griswold Solar LLC Project, Kendall County, IL

The Westwood Professional Services (Westwood) cultural resources team has conducted a site visit and review of properties/structures located within ¼-mile of the proposed USS Griswold Solar LLC Project (Project) in Kendall County, Illinois (**Exhibit 1**).

Summary of Properties in the ¼-Mile Buffer

Westwood architectural historian Sara J. Nelson conducted a search of publicly available HARGIS and National Register of Historic Places (NRHP) data online on October 3, 2025. Research suggests that there are no previously inventoried or NRHP-listed properties located within ¼-mile of the Project (Buffer). County GIS parcel data provided addresses but not dates of construction. The approximate dates provided in the Photo Log were ascertained from historical aerial photographs (1952-2021 IL Geospatial Data Clearinghouse and HistoricAerials.net; 1995-2024 Google Earth).

The site visit was conducted on October 10, 2025, during which buildings at four parcels in the Buffer were photographed and reviewed from the public right of way (**Exhibit 2, Appendix A**). Ms. Nelson viewed the properties to ascertain the presence of historic-age resources, integrity, and architectural significance. The population in the Buffer consists of two historic farmsteads (one historic farmstead is presently split on two parcels) that were established before 1952 and one park pavilion at a forest preserve that was established between 1999 and 2005. The properties in the Buffer are each recommended Not Eligible for the NRHP due to its lack of architectural significance and/or loss of integrity.

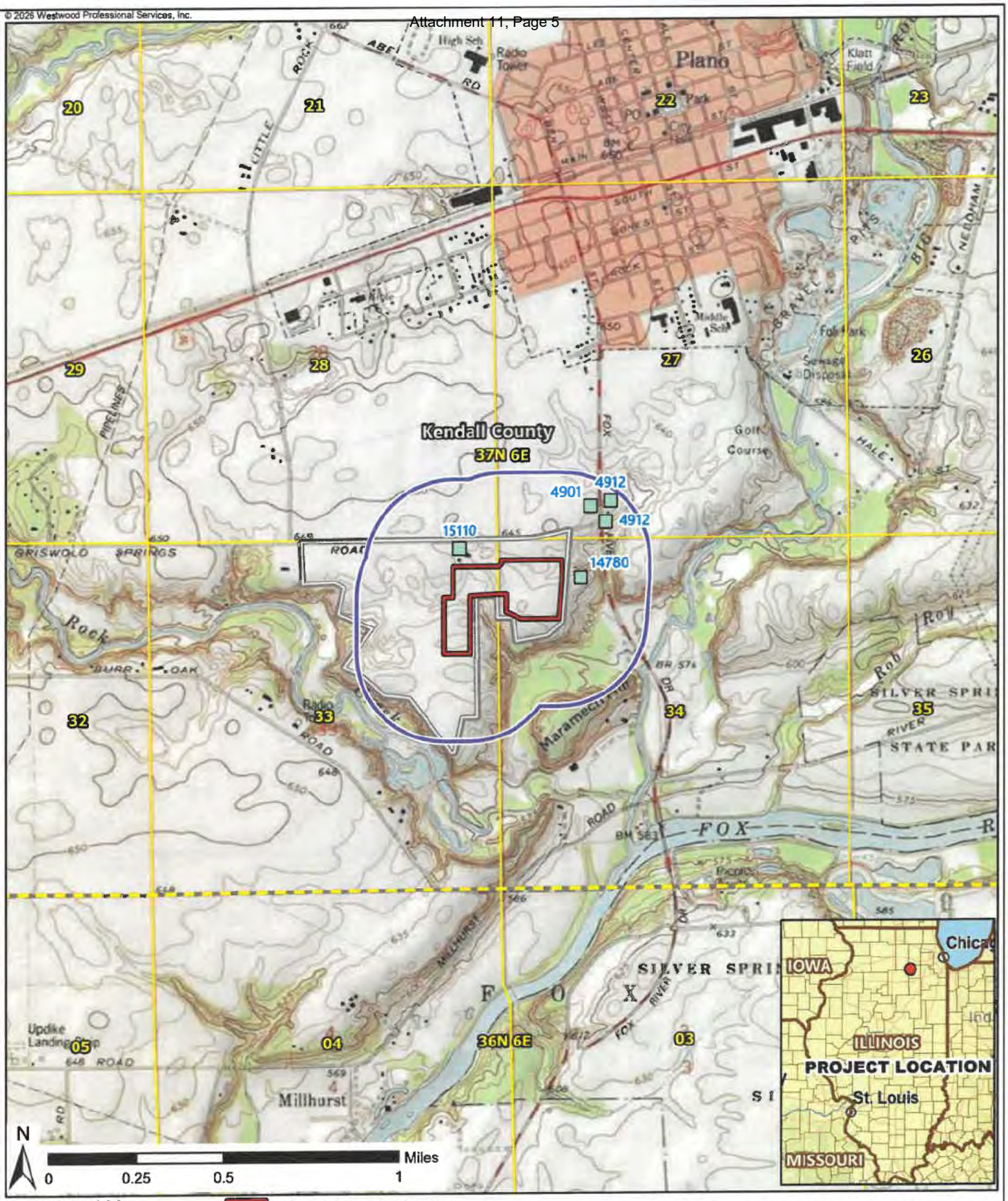
Please refer to the appended materials for additional information regarding Project location and locations of nearby properties' structures. Please let us know if you have questions, concerns, or if you need more information from us in order to fulfill the required cultural resources work for this Project.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

[redacted]
Sara Nelson
Architectural Historian
(952) 201-4404

[redacted]
Ryan Grohnke
Cultural Resources Manager
(952) 906-7403

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Scale: 1:24,000

Service Layer Credits: Westwood (2026); Hybrid Reference Layer: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
PLSS Township: BLM Admin State
R00050955 R0071833 USS Solar Batch AH Photos 20251010 - IL AH PhotoPoint selection 1:
World Street Map: Sources: Esri, TomTom,

- Griswold Project Premises
- 1/4-Mile Buffer
- Subject Parcel
- Addressed Property in Buffer
- PLSS Township
- PLSS Section

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

USS Griswold Solar Project

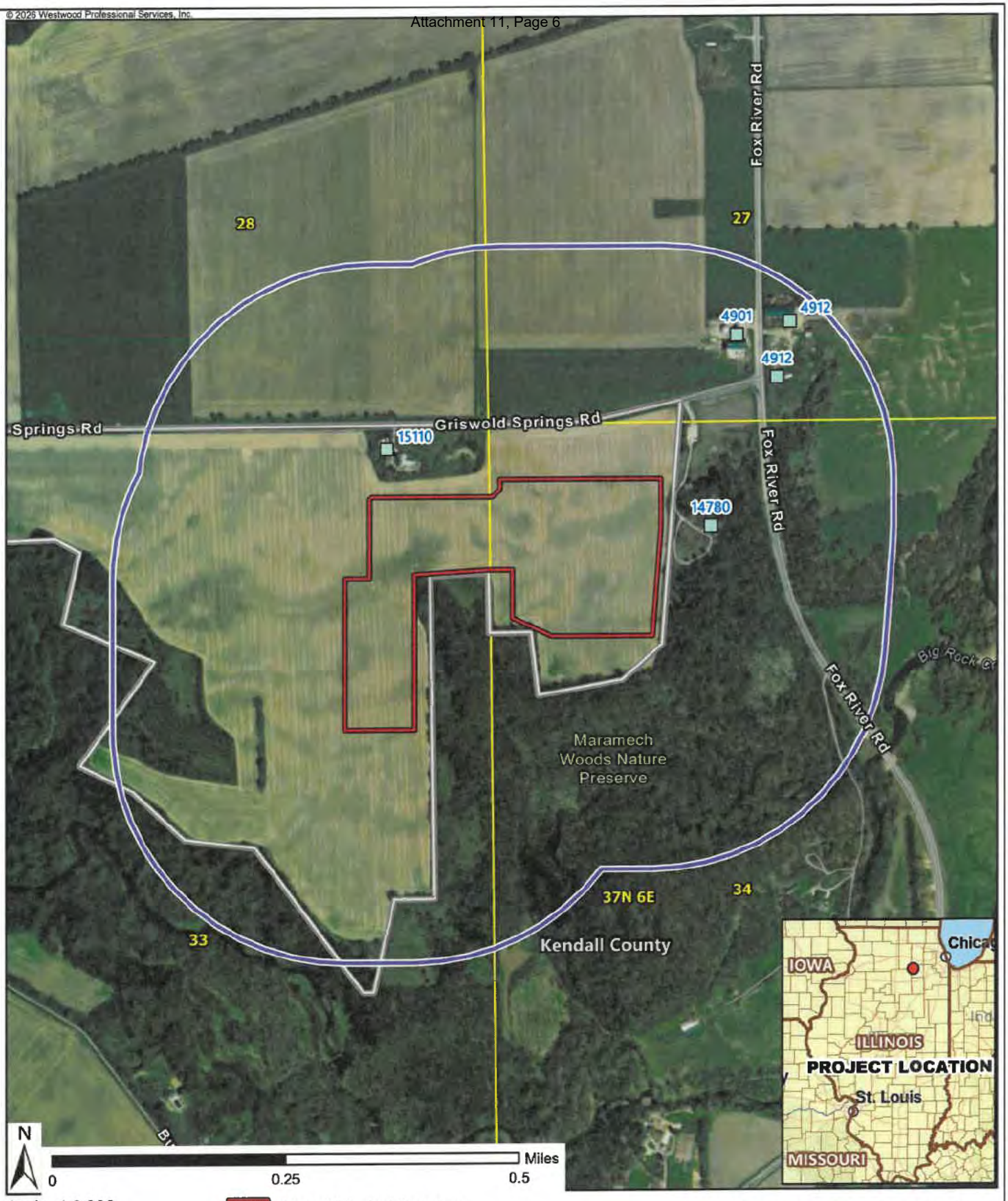
Kendall County, Illinois

Project Area over Topographic Basemap

EXHIBIT 1

N:\0071833.00_GIS_Working\20260119_SJN_CRMR0071833_Cloverland_Riverbend_AH_PhotoLoga_20260119.aprx| Ex1_Griswold - CLOVERLAND RIVERBEND | 1/19/2026 8:00 PM | S.Nelson

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Scale: 1:9,000

Service Layer Credits: Westwood (2026); Hybrid Reference Layer: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community PLSS Township: BLM Admin State R0050955 R0071833 USS Solar Batch AH Photos 20251010 - IL AH PhotoPoint selection 1: World Street Map: Sources: Esri, TomTom,

- Griswold Project Premises
- 1/4-Mile Buffer
- Subject Parcel
- Addressed Property in Buffer
- PLSS Section

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

USS Griswold Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

EXHIBIT 2

N:\00071833.001_GIS_Working\20260119_SJN_CRMR00071833_Cloverland_Riverbend_AH_PhotoLoge_20260119.aprx\ E:\2_Griswold - CLOVERLAND RIVERBEND | 1/19/2026 7:58 PM | SJNelson

Barn, grain bins, silos, and outbuildings on farmstead at 4901 Fox River Road (historically associated with the buildings at 4912 Fox River Road). Established before 1952. Farmhouse is nonextant. Recommended Not Eligible for Listing in the NRHP.



Barn and outbuildings on farmstead at 4912 Fox River Road (historically associated with the buildings at 4901 Fox River Road). Established before 1952. Farmhouse is nonextant. Recommended Not Eligible for Listing in the NRHP.



Outbuilding on farmstead at 4912 Fox River Road (historically associated with the buildings at 4901 Fox River Road). Established before 1952. Farmhouse is nonextant. Recommended Not Eligible for Listing in the NRHP.



Pavillion at Maramech Forest Preserve at 14780 Griswold Springs Road. Established between 1999 and 2005. Recommended Not Eligible for Listing in the NRHP.



House on farmstead at 15110 Griswold Springs Road. Established before 1952. Recommended Not Eligible for Listing in the NRHP.



Barn and silo on farmstead at 15110 Griswold Springs Road. Established before 1952. Recommended Not Eligible for Listing in the NRHP.



Outbuildings on farmstead at 15110 Griswold Springs Road. Established before 1952. Recommended Not Eligible for Listing in the NRHP.



Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Kendall County
Plano
New Construction, USS Griswold Solar LLC
SW of Griswold Springs Rd. & Fox River Dr.: Section-Township-Range: 33 - 37N - 6E & 34 - 37N - 6E

NPDES, Westwood-R0071834.00, SHPO Log #006020426 **SURVEY REQUEST**

February 13, 2026

Ryan P. Grohnke
Westwood Professional Services
[redacted]

Thank you for your submission proposing a 5MW (ac) solar facility to be located on 32.5 acres approximately 0.05-mile south of Griswold Springs Rd. and approximately 0.10-mile west of Fox River Dr. in Plano, which we received on 02/04/26 (SHPO Log# 006020426). Because this project requires a permit from the Illinois Environmental Protection Agency (IEPA), our comments are required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act).

According to the information provided there is no federal involvement in your project. Be aware that the state law is less restrictive than the federal cultural resource laws concerning archaeology. Therefore, if your project will use federal loans or grants, need federal agency permits, or is on federal property then your project must be reviewed by us pursuant to the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

A portion of the project area is within a zone adjacent to Little Rock Creek with a high probability of containing significant archaeological resources. In addition, a structure is annotated within the project area on a plat map published in 1859. Accordingly, a **Phase I archaeological survey to identify and evaluate all archaeological resources within the high probability and known site areas, at a legal minimum pursuant to Section 6 of the Act, will be required.** Survey beyond the high probability and known site areas is not required, but we are always open to reviewing the results of any additional due diligence survey coverage that may help prevent unanticipated discoveries during construction and potential construction delays.

This decision is based upon our understanding that there has not been any large-scale disturbance of the ground surface (excluding agricultural activities) or major construction activity within the project area which would have destroyed existing cultural resources prior to your project. If the area has been disturbed, please contact our office with the appropriate written and/or photographic evidence. Our most recently updated list of archaeological contractors is available on our website. A copy of our letter with the **SHPO Log # 006020426** should be provided to the selected professional archaeological contractor to ensure that the survey results are connected to your project.

Additionally, our staff have determined that the ventilated concrete block silo with cupola, located at 4901 Fox River Dr. is eligible for listing on the National Register of Historic Places (NRHP) under Criterion C, architecture, at the local level of significance. Due to the location of the NRHP eligible silo in relation to the proposed solar project, the project as proposed will not adversely affect this NRHP eligible structure.

If you have further questions, please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or Jeff.Kruchten@Illinois.gov.

Sincerely,



Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

STORMWATER MANAGEMENT PERMIT

PERMIT APPLICATION #_____

Conformance with all Federal, State, and County Regulations is required. Applicants are encouraged to read the Stormwater Management Division of the Kendall County Code and consider a pre-application meeting with Department staff prior to submittal. See attached highlights of regulations.

Property: Name Tim A. Tremain

Owner Address [redacted]

Phone_____

Agent: Name David Watts

Address [redacted]

Phone [redacted]

Site: Address or Location 15110 Griswold Springs Rd, Plano, IL 60545

Tax Parcel # 01-33-200-006, 01-34-100-001

Zoning/Land Use/Acres Agricultural zoning, Agricultural land use, 45 acres

Proposed Development:
We are proposing a 5MWac/ 7MWdc solar project on this agricultural land in Kendall County along Griswold Springs Rd.

Attachments: Plat_____ Construction Plans_____

Soils_____ Landscaping_____

Grading_____ Phasing_____

Other_____

Fees

$ 50 Processing Fee ($50.00)

$ 2500 Engineering Review Deposit ($2,500.00 *or* 2% of estimated cost of the proposed improvements, whichever is greater. A $3,500.00 Construction Inspection Services Fee and General Consultation Fee Might Be Required as the Project Progresses)

TOTAL $ 2550 One check is acceptable made out to the Kendall County Treasurer

Staff will contact Applicant regarding schedule and reviews.

I hereby certify that the information on this application, on the documents attached, and on other submittals made during the review process is true and correct; that I am authorized to file this application; and that I agree to conform to all requirements set forth by the County and all conditions of the Kendall County Code related to stormwater management. I understand that by signing this form, that the property in question may be visited by County Staff and County Engineers throughout the permit and construction process. I also understand that I am responsible for all costs associated with this application. The applicant attests that they are free of debt or current on all debts owed to Kendall County as of the application date.

Owner's Signature (Including Middle Initial) [redacted] Date 1/27/2026

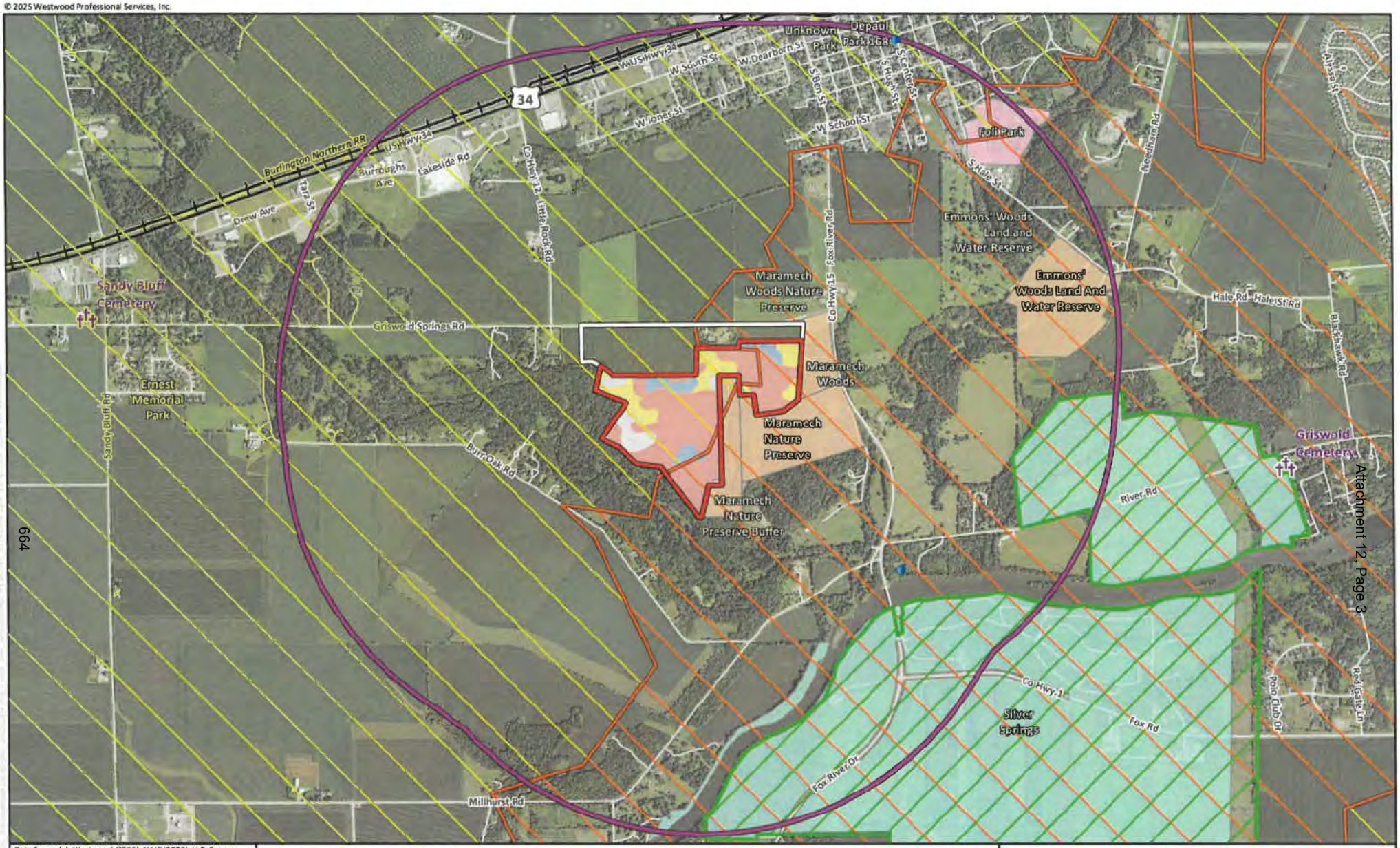
Agent's Signature (Including Middle Initial) [redacted] Date 1/27/2026

Kendall County Planning, Building, & Zoning Department
807 West John Street
Yorkville, Illinois 60560
Phone: (630) 553-4139, Fax (630) 553-4179
www.kendallcountyil.gov

Stormwater Basin Estimated Dimensions

Required Live Storage (ac-ft)	Require Dead Storage (ac-ft)	Estimated Length (ft)	Estimated Width (ft)	Estimated Depth (ft)	
Cloverland West Basin	0.64	0.32	160	75	2.5
Cloverland East Basin	0.35	0.17	220	60	1.5
Griswold West Basin	1.39	0.69	385	60	3
Griswold East Basin	1.17	0.59	270	70	3

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Data Source(s): Westwood (2025); NAIP (2023); U.S. Census Bureau (2024); GNIS (2024); NRCS (Accessed 2025); PADUS (2024); NPS (2024); ILDNR (2024).

N

0 2,200 Feet

USS Griswold Solar LLC Project

Kendall County, Illinois

Biological Resources & Public Lands

Exhibit 4

Legend

- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Illinois State Park
- Major Road
- Railroad
- Road
- Cemetery
- Cultural Resource Building

Designation Type

- Conservation Easement
- Local Conservation Area
- Local Park
- Private Conservation
- State Conservation Area
- State Park

Farmland Classification

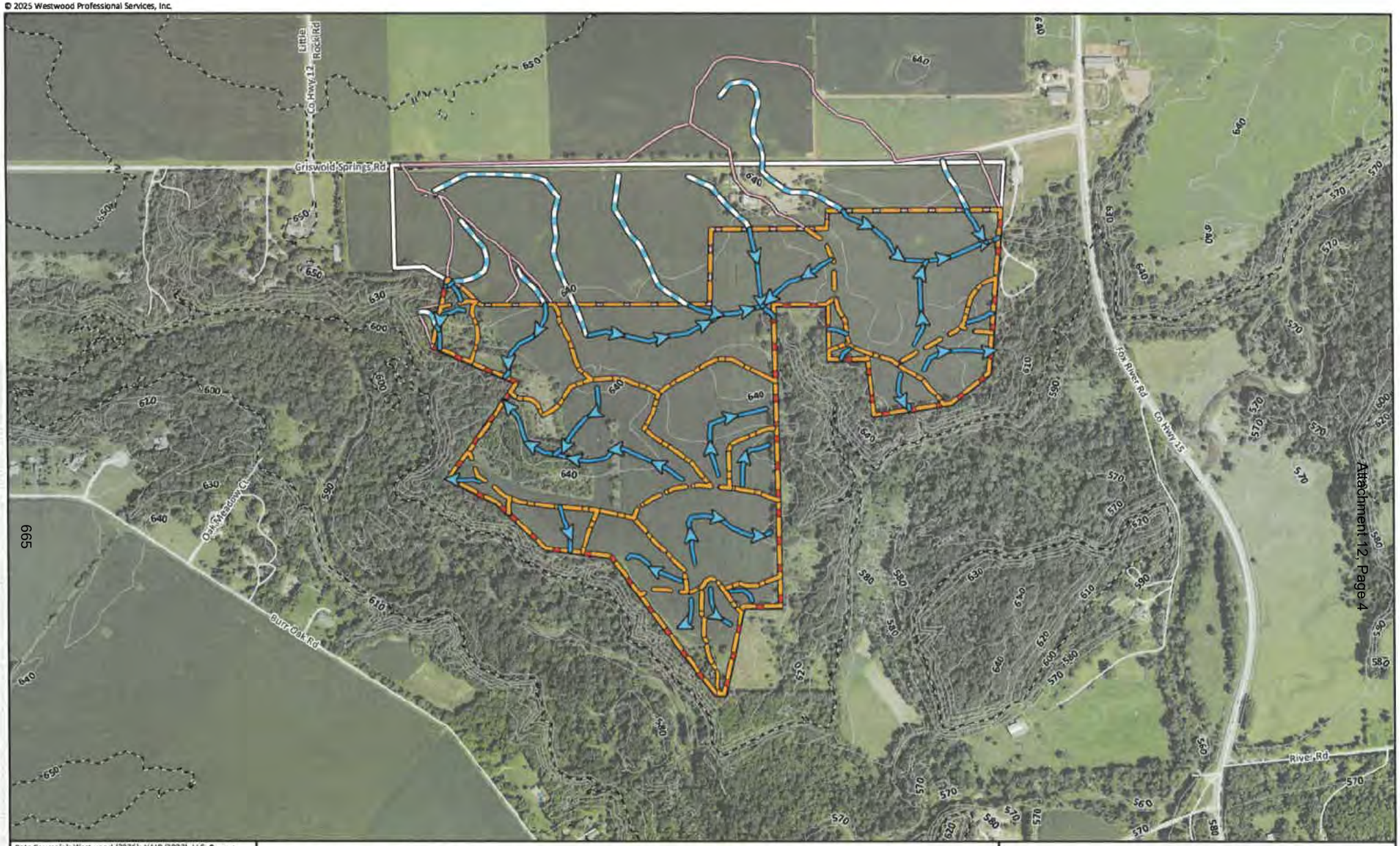
- All areas are prime farmland
- Prime farmland if drained
- Farmland of statewide importance
- Not prime farmland

RPBB Zone

- Low Potential Zone
- High Potential Zone

Westwood
Toll Free (888) 937-5150 westwoodps.com

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Data Source(s): Westwood (2025); NAIP (2023); U.S. Census Bureau (2024); USGS 3DEP (Accessed 2025).

N

0 800 Feet

USS Griswold Solar LLC Project | Kendall County, Illinois

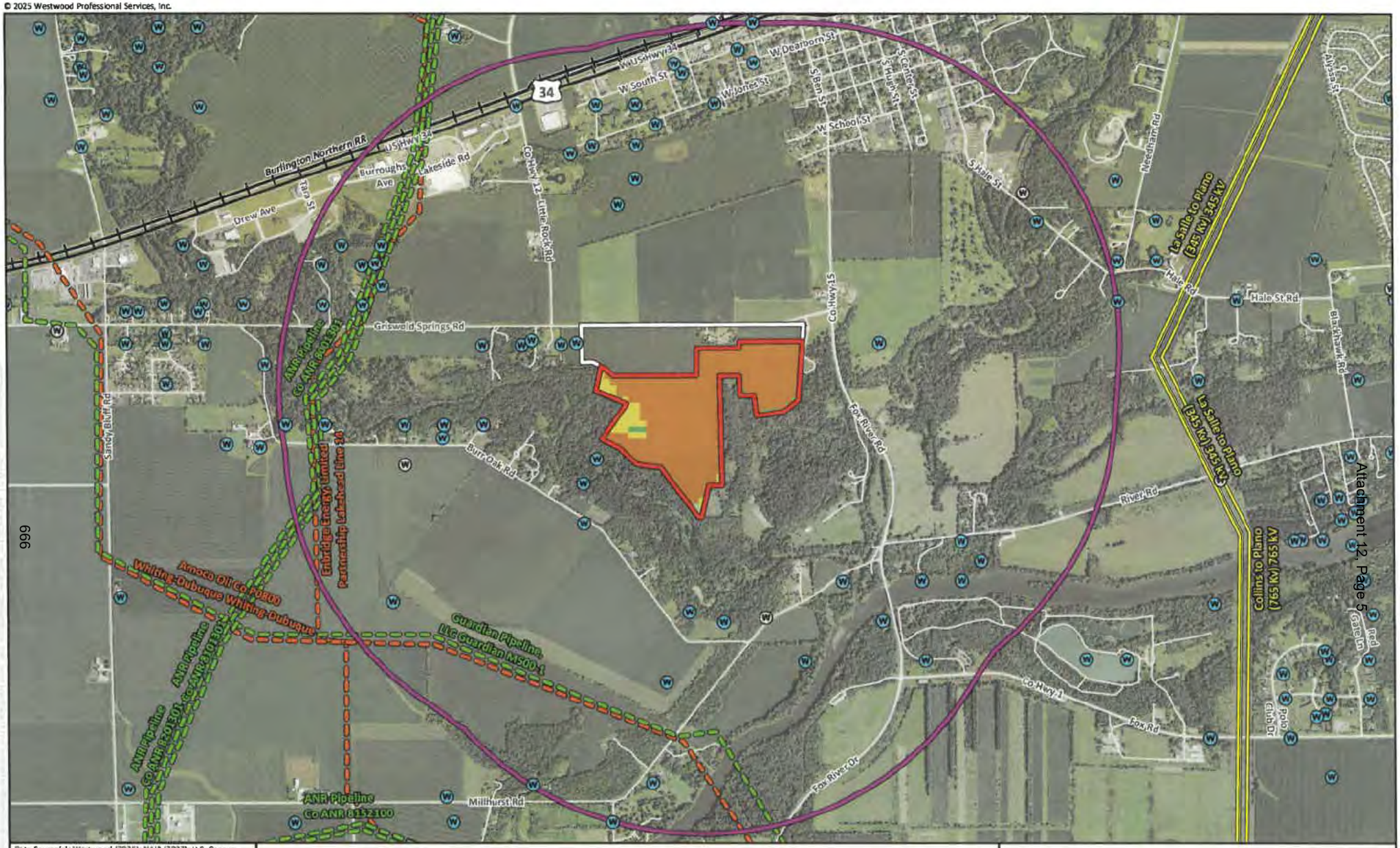
Desktop Hydrology | Exhibit 3

Legend

- Project Premises
- Subject Parcel
- Onsite Drainage Area
- Offsite Drainage Area
- Onsite Flowpath
- Offsite Flowpath
- 50ft Contour
- 10ft Contour
- Road

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Data Source(s): Westwood (2025); NAIP (2023); U.S. Census Bureau (2024); NLCD (2024); NPMS (Accessed 2025); HIFLD (2024); ILWATER (Accessed 2025); ILOIL (Accessed 2025).

N

0 2,200 Feet

USS Griswold Solar LLC Project | Kendall County, Illinois

Infrastructure & Land Cover | Exhibit 5

Legend

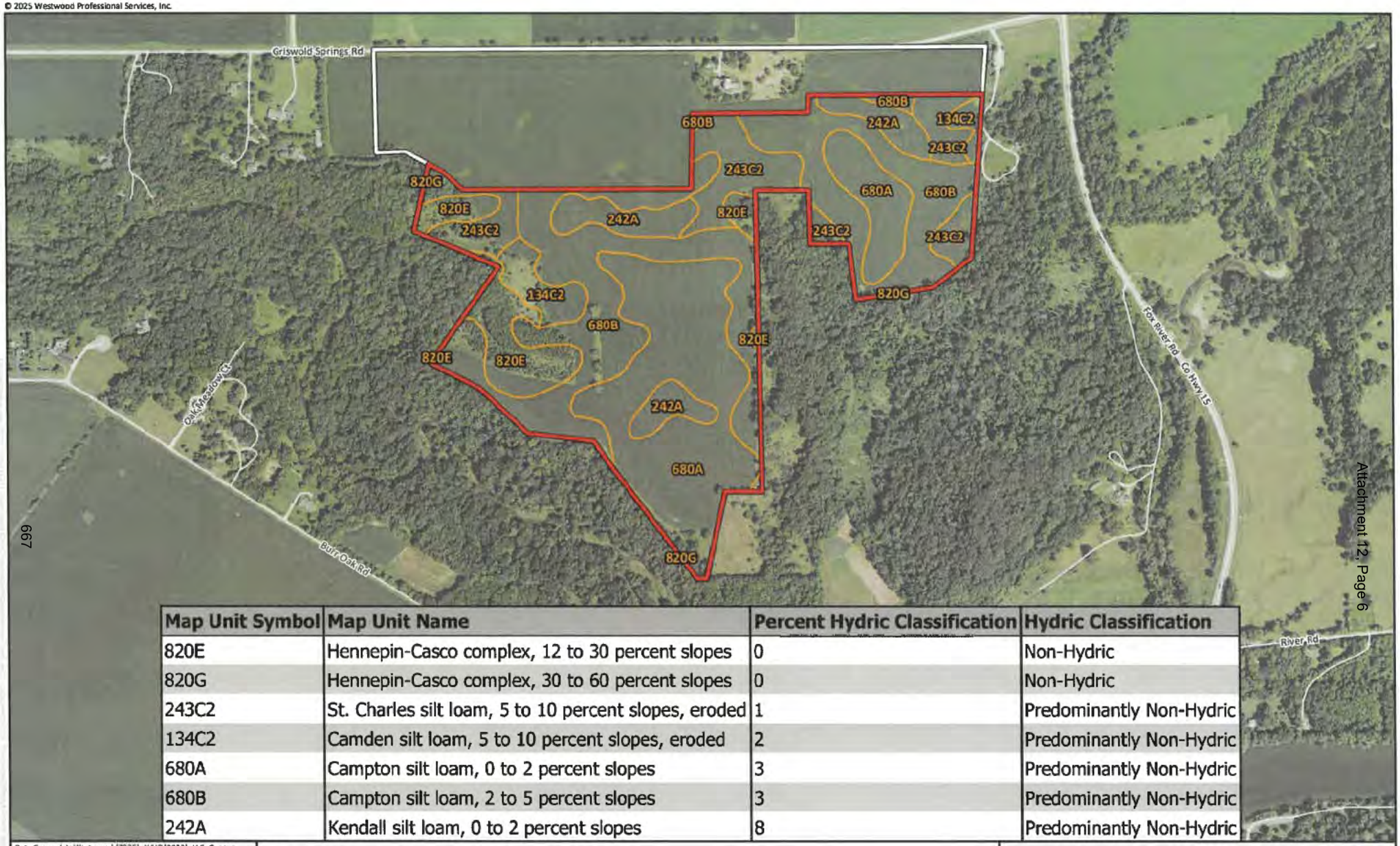
- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Transmission Line
- Hazardous Liquid Pipeline
- Natural Gas Pipeline
- Major Road
- Railroad
- Road
- Water Well
- Oil & Gas Well

NLCD Classification

- Cultivated Crops
- Deciduous Forest
- Hay/Pasture
- Mixed Forest

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Toll Free (888) 937-5150 westwoodps.com

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Map Unit Symbol	Map Unit Name	Percent Hydric Classification	Hydric Classification
820E	Hennepin-Casco complex, 12 to 30 percent slopes	0	Non-Hydric
820G	Hennepin-Casco complex, 30 to 60 percent slopes	0	Non-Hydric
243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	1	Predominantly Non-Hydric
134C2	Camden silt loam, 5 to 10 percent slopes, eroded	2	Predominantly Non-Hydric
680A	Campton silt loam, 0 to 2 percent slopes	3	Predominantly Non-Hydric
680B	Campton silt loam, 2 to 5 percent slopes	3	Predominantly Non-Hydric
242A	Kendall silt loam, 0 to 2 percent slopes	8	Predominantly Non-Hydric

Data Source(s): Westwood (2025); NAIP (2023); U.S. Census Bureau (2024); NRCS (Accessed 2025).

N

0 800 Feet

Westwood

Toll Free (888) 937-5150 westwoodps.com

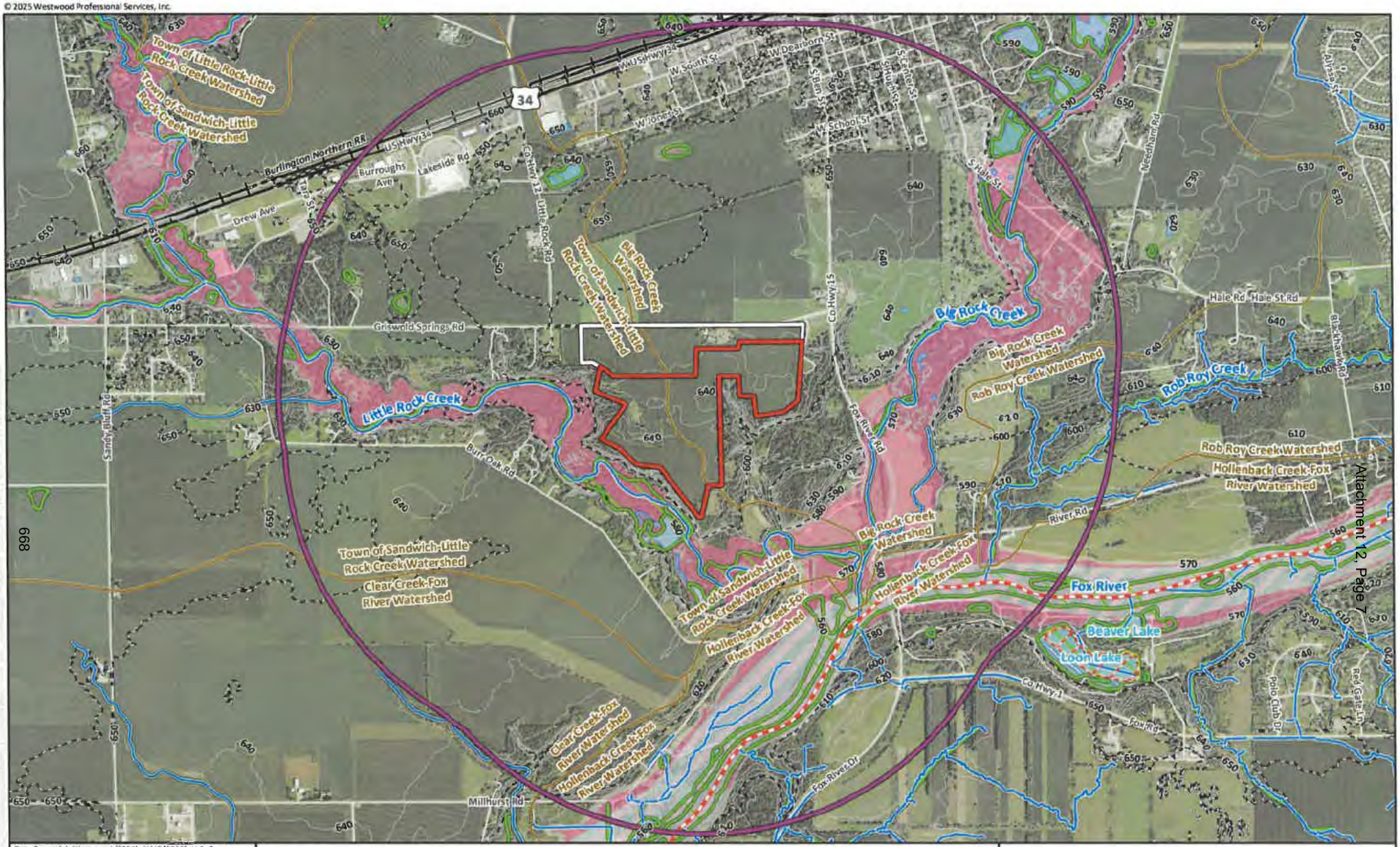
USS Griswold Solar LLC Project | Kendall County, Illinois

Soils | Exhibit 6

Legend

- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Soil Unit Boundary
- Road

© 2025 Westwood Professional Services, Inc.



Data Source(s): Westwood (2025); NAIP (2023); U.S. Census Bureau (2024); EPA (2024); NHD (2024); NWI (2024); FEMA (2025); USGS 3DEP (Accessed 2025).

N

0 2,200 Feet

USS Griswold Solar LLC Project

Kendall County, Illinois

Water Resources

Exhibit 2

Legend

- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Watershed Boundary
- Impaired Waterbody
- NWI Wetland
- NHD Waterbody
- NHD Flowline
- Impaired Waterway
- 50ft Contour
- 10ft Contour
- Major Road
- Railroad
- Road

FEMA Flood Zone

- 100-Year Floodplain
- Regulatory Floodway
- 500-Year Floodplain

Westwood
Toll Free (888) 937-5150 westwoodps.com

OE/AAA Pre-screening Results

Mon Nov 03 2025 12:53:23 GMT-0600 (Central Standard Time)

Structure: Solar Panel

Latitude	Longitude	Height	Site Elevation	AMSL
41 38 40.76 N	88 33 16.00 W	15	646	661
41 38 40.11 N	88 32 31.55 W	15	635	650
41 38 33.89 N	88 32 31.99 W	15	637	652
41 38 19.00 N	88 32 54.11 W	15	646	661

Based on the information you provided, you are not required to file notice with the FAA.



OE/AAA Pre-screening Results

Mon Nov 03 2025 12:55:53 GMT-0600 (Central Standard Time)

Structure: Utility Pole

Latitude	Longitude	Height	Site Elevation	AMSL
41 38 36.02 N	88 32 53.67 W	15	634	649

Based on the information you provided, you are not required to file notice with the FAA.



Re: Notification Reaffirming Resolution 2025-06-26 Prohibiting Commercial Solar Development in Little Rock Township

To Whom It May Concern:

This letter serves as formal notification from Little Rock Township reaffirming the resolution adopted by The People of Little Rock Township prohibiting commercial solar development within our jurisdiction.

We, as the servants of The People and duly elected representatives of Little Rock Township, reaffirm and stand firmly behind Resolution 2025-06-26.

Little Rock Township stands firm in its commitment to uphold Resolution 2025-06-26, which prohibits commercial solar development. A copy of the resolution is attached for your reference and records.

Should you have any questions or require further information, please contact our office at your earliest convenience.

Respectfully,
The Little Rock Township Board of Trustees

Supervisor George J. Goehst
Signature: [redacted]

Trustee Dan Miller
Signature: [redacted]

Trustee E[redacted]
Signature: [redacted]

Trustee Jonathan Henderson
Signature: [redacted]

Trustee Joshua McElroy
Signature: [redacted]

Enclosure: Resolution 2025-06-26

Little Rock Township Meeting June 26, 2025

RESOLUTION NO. 2025-06-26 LITTLE ROCK TOWNSHIP MEETING A RESOLUTION ASSERTING THE SOVEREIGNTY OF THE PEOPLE, TOWNSHIP AUTONOMY, AND ENACTING AN ORDINANCE TO PROHIBIT COMMERCIAL WIND AND SOLAR ENERGY FACILITIES ON PUBLIC AND COMMERCIAL PROPERTY WITHIN LITTLE ROCK TOWNSHIP

The good People of Little Rock Township, Illinois, in exercise of their sovereign powers, which rights do pertain to them and their posterity, as the basis and foundation of government, exercising all political power, not limited to their corporate powers, by necessity, in their collective capacity, as guaranteed by Article I, Section 1 of the Illinois Constitution of 1970, a republican form of government under Article IV, Section 4 of the United States Constitution, and powers reserved in the Nineth and Tenth Amendments of the United States Constitution, hereby resolve to protect their community's healthful environment, private property rights and value, and rural character by enacting an ordinance to regulate public property and prohibit commercial wind and solar energy facilities on public and commercial property within the township, while reserving the right to grant exemptions for the common good and safeguarding against unlawful governmental overreach, in affirmation of their self-governance, except where expressly granting power to the State, established by vote in 1849 and preserved through constitutional mandates, reflecting a fundamental principle "Political power, then, I take to be a right of making laws, with penalties of death, and consequently all less penalties for the regulating and preserving of property, and of employing the force of the commonwealth from foreign injury, and all this only for the public good" *Locke, Treat. 2 1, 3, 106* .

The Origins of Our Township

WHEREAS, all political power is vested in and derived from the People; that all government of right originates from the People; and Little Rock Township, Illinois, was formed by the direct vote of the People in 1849 pursuant to the Illinois Constitution of 1848, is founded upon their will only, and instituted solely for the good of the whole, establishing Kendall County as a county under township form of government, reflecting the maxim of law, the law of the place where the act is done, whereby the People's act of formation is the supreme expression of their will; and

WHEREAS, all men are by nature free and independent and have certain inherent and inalienable rights among which are life, liberty and the pursuit of happiness. When they enter into a state of society, they cannot by any compact, deprive or divest their posterity; namely, the enjoyment of life and liberty, with the means of acquiring and possessing property, and pursuing and obtaining happiness and safety. To secure these rights and the protection of property, governments are instituted among men. Government servants derive their just powers from consenting to be governed by the constitutions; and

WHEREAS, the People of this township have the inherent, sole and exclusive right to regulate the internal government and policy thereof, whenever they deem it necessary to their safety, life, liberty and happiness, provided such change be not repugnant to the Constitution for the United States, or the Constitutions for the State of Illinois; and

WHEREAS, the People of Little Rock Township and Kendall County, in 1849, chose a county under township form of government, and this enactment, being the last expression of the People's will, constitutes established law. What the People have last enacted, is the established law, and remains binding absent a subsequent referendum, pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Illinois Constitution of 1970, Transition Schedule, Preamble, Section 5, and Section 9, ensures the continuity of township organization and county under township form, stating: "The rights and duties of all public bodies shall remain as if this Constitution has not been adopted with the exception of such changes as are contained in this Constitution. All laws, ordinances, regulations and rules of court not contrary to, or inconsistent with, the provisions of this Constitution shall remain in force, until they shall expire by their own limitation or shall be altered or repealed pursuant to this Constitution"; thereby preserving Little Rock Township and Kendall County's, county under township form of government as established in 1849; and

WHEREAS, the Illinois Constitution of 1870, Article IV, Section 22, prohibited the General Assembly from interfering in township affairs, stating: "The General Assembly shall not pass local or special laws in any of the following enumerated cases, that is to say: ... For regulating county and township affairs;...Providing for the election of members of the board of supervisors in townships;... Granting to any corporation, association or individual any special or exclusive privilege, immunity, or franchise whatever."; and these prohibitions continue

unless expressly abolished by the Illinois Constitution of 1970, as no such abolition appears in the 1970 Constitution, per the maxim "later laws abrogate prior contrary laws only if explicit"; and

WHEREAS, the People of Little Rock Township are independent from the General Assembly and self-governing. The Township, as a collection of People, is self-governing as a political subdivision of the state, except where specific constitutional power is granted to the General Assembly, as established by the People's act of formation in 1849 and protected by Article IV, Section 22 of the 1870 Constitution and Article VII, Section 5 of the 1970 Constitution, which states: "The General Assembly shall provide by law for the formation of townships in any county when approved by county-wide referendum. Townships may be consolidated or merged, and one or more townships may be dissolved or divided, when approved by referendum in each township affected. All townships in a county may be dissolved when approved by a referendum in the total area in which township officers are elected"; and this independence is affirmed by the maxim "Power can never be delegated which the authority to delegate never possessed itself," *N.J. Steam Co. v. Merch Man, 6 How. (47 U.S.) 344, 407*, preventing the General Assembly from usurping the people's authority by changing the form of local government without affirmation of the People, by referendum; and

WHEREAS, the General Assembly is prohibited from regulating township affairs, as reaffirmed by Article IV, Section 22 of the 1870 Constitution and the absence of any constitutional grant in the 1970 Constitution authorizing such regulation, consistent with the maxim "Where there is no authority to establish, there is no necessity to obey," *Dav. 69; Bouv. 160*, rendering statutes related to prohibited things void as applied to Little Rock Township; and

WHEREAS, the People of Little Rock Township have a right to a healthful environment under Article XI, Section 1 of the Illinois Constitution of 1970, which declares: "The public policy of the State and the duty of each person is to provide and maintain a healthful environment for the benefit of this and future generations. The General Assembly shall provide by law for the implementation and enforcement of this public policy"; and the People may enforce this right against any party, governmental or private, through appropriate legal proceedings, by necessity, not limited to this resolution, to protect their rights, liberty, and happiness, as well as the aesthetic, economic, ecological integrity of the township and posterity, as supported by the maxim "The welfare of the people is the supreme law"; and

WHEREAS, the People of Little Rock Township, reserving the right to assemble (Article I, Section 5 of the Illinois Constitution), as the collective sovereign authority under Article I, Section 1 of the Illinois Constitution of 1970, which states: "All men are by nature free and independent and have certain inherent and inalienable rights among which are life, liberty and the pursuit of happiness. To secure these rights and the protection of property, governments are instituted among men, deriving their just powers from the consent of the governed"; have the inherent right to regulate or prohibit commerce within the boundaries of Little Rock Township to protect their community and property, per the maxim's "individual liberties are antecedent to all government. *C.L.M.*", "The law of God and the law of the land are all one; and both preserve and favor the private rights to the land. *Kielw. 191*" and "Commerce ought to be common, and not be converted into a monopoly and the private gain of a few. *3 Inst. 181*", ensuring their control over local public and commercial land use to prevent the danger of irreparable harm and adverse effects to their private property; and

WHEREAS, the Kendall County Board of Supervisors, established under the township form of government chosen by the People in 1849, dissolved themselves on July 1, 1971, by altering their structure to a board of "county board members" chosen from "districts", by legislative statutes expressly prohibited in the 1870 Illinois Constitution and without a referendum by the People, as required by Article VII, Section 3(b) and Article VII, Section 5 of the Illinois Constitution of 1970, thereby acting contrary to the trust delegated by the People and dissolving their authority, a principle articulated by John Locke in his Second Treatise of Government (Sect 149), wherein he states that when a government "act contrary to the trust reposed in them. For all power given with trust for the attaining an end being limited by that end, whenever that end is manifestly neglected or opposed, the trust must necessarily be forfeited, and the power devolve into the hands of those that gave it, who may place it anew where they shall think best for their safety and security. And thus the community perpetually retains a supreme power of saving themselves from the attempts and designs of anybody, even of their legislators, whenever they shall be so foolish or so wicked as to lay and carry on designs against the liberties and properties of the subject. For no man or society of men having a power to deliver up their preservation, or consequently the means of it, to the absolute will and arbitrary dominion of another, whenever any one shall go about to bring them into such a slavish condition, they will always have a right to preserve what they have not a power to part with, and to rid themselves of those who invade this fundamental, sacred, and unalterable law of self-preservation for which they entered into society. And thus the

Article VII, Section 3(b) and Article VII, Section 5 of the 1970 Constitution, pursuing the fundamental principles of law.

Continuity Under 1970 Constitution: The county under township form of government for Little Rock Township and Kendall County is preserved by the 1970 Constitution's Transition Schedule, Section's 5 and 9, and Article II, Section 2, ensuring the township's rights and duties, except where expressed power is granted to the State.

Continuation of 1870 Prohibitions: The General Assembly's prohibitions under Article IV, Section 22 of the 1870 Constitution remain in force, protecting Little Rock Township, from legislative interference absent express constitutional abolition.

Township Independence: Little Rock Township, as a political subdivision of the state, is independent from the General Assembly and self-governing, except where specific constitutional power is granted to the General Assembly, as rooted in the People's 1849 formation and protected by both the 1870 and 1970 Constitutions.

Prohibition on General Assembly Regulation: The General Assembly is barred from regulating township affairs, rendering any such laws, void as applied to Little Rock Township.

Right to a Healthful Environment and Protection of Property: The People of Little Rock Township assert their right to have their right's and property protected, which is the main purpose of government, under Article I, Section 1, and to a healthful environment under Article XI, Section 1, enforceable through this resolution to prohibit commercial wind and solar facilities that threaten the township's aesthetic, economic integrity, environment, and liberty.

Right to Regulate Commerce: The People of Little Rock Township, have the right to regulate or prohibit their government and commerce within their boundaries, including the prohibition of commercial wind and solar facilities on public and commercial property, to protect their community and property rights.

Dissolution of Kendall County Board and General Assembly Authority: The Kendall County Board of Supervisors dissolved themselves, on July 1, 1971, by altering and abandoning their structure without referendum, subjecting the People of Little Rock Township to the danger of foreign injury, and the Illinois General Assembly dissolved its authority by enacting unconstitutional statutes expressly prohibited by the 1870 Illinois Constitution, rendering all subsequent related actions, including but not limited to, prior statutes, zoning, or approvals for commercial wind and solar facilities, void ab initio.

Guarantee of Republican Form of Government: The People of Little Rock Township are guaranteed a republican form of government under Article IV, Section 4 of the U.S. Constitution, and in such a form, the government cannot alter or reform itself except with power granted by the People, expressed in constitutions, ensuring the invalidity of unauthorized changes by the Kendall County Board and General Assembly.

Authority to Exempt Commercial Facilities: The People of Little Rock Township reserve the right to exempt public and commercial property from this prohibition of this ordinance, granting the privilege to install wind and/or solar energy equipment permitted on a case-by-case basis, provided such exemptions are for their internal energy production or supplementation and not for commercial energy production purposes. The People of Little Rock Township authorize and empower the Little Rock Board of Trustees to approve such exemption upon request by public or commercial entities.

Eminent Domain: The State of Illinois and United States Government shall only exercise eminent domain using constitutional grants of power, while respecting the reservations of power and government prohibitions relating to private rights and property expressed in the Illinois Constitution's Bills of Rights and pursuant to the fundamental principles of law within Little Rock Township. Constructive force or taking is prohibited.

Enactment of Local Ordinance: The following ordinance is hereby enacted:

LITTLE ROCK TOWNSHIP ORDINANCE NO. 2025-06-26 AN ORDINANCE REGULATING PUBLIC PROPERTY AND PROHIBITING COMMERCIAL WIND AND SOLAR ENERGY FACILITIES ON PUBLIC AND COMMERCIAL PROPERTY WITHIN LITTLE ROCK TOWNSHIP TO PROTECT THE PRIVATE PROPERTY AND RIGHTS OF THE PEOPLE.

Section 1. Regulation of Public Property: Public property within Little Rock Township may be regulated by the People, or through their elected township officials, pursuant to the free and independent authority expressed in Article I, Section 1 of the Illinois Constitution of 1970 and the township's formation in 1849. The People of the township acknowledge the limitations of power are the boundaries of the township, as a political subdivision of the state, and power is limited to the governmental subjects of public property and statutory creations (Illinois 1970 Constitution Art. II Sect 2 and Art. VII Sect 1). This power does not extend to private property or rights, which are excepted out of the general powers of government, expressed in the "Bill of

community may be said in this respect to be always the supreme power, but not as considered under any form of government, because this power of the people can never take place till the government be dissolved."; and

WHEREAS, the Illinois General Assembly dissolved itself by enacting a statute expressly prohibited in the 1870 Illinois Constitution and that bypassed the referendum requirement of Article VII, Section 3(b) and Article VII, Section 5 of the 1970 Illinois Constitution, which mandates the People's approval for changes to township organization or county governance, rendering such legislative acts void ab initio, as they violated the People's will expressed in the Constitutions, and align with Locke's principle that a legislature dissolves when it "invades the fundamental law" of the society power devolves to the people, who have the right to resume their original liberty", supported by the maxim "An unconstitutional Act is not a law; it confers no rights; it imposes no duties; it affords no protection; it creates no office; it is, in legal contemplation, as inoperative as though it had never been passed. *Norton v. Shelby County, 118 U.S. 425, 442*" and "The government is to be subject to the law, for the law makes the government," *C.L.M.,*; and

WHEREAS, the People of Little Rock Township are guaranteed a republican form of government under Article IV, Section 4 of the United States Constitution, which states: "The United States shall guarantee to every State in this Union a Republican Form of Government, and shall protect each of them against Invasion"; and in a republican form of government, the government cannot alter or reform itself without the consent of the People, by right, as such actions violate the fundamental principles of law and the foundations of a republican government, rendering the Kendall County Board's and Illinois General Assembly's unauthorized alterations void, consistent with the maxim "As usurpation is the exercise of power, which another has a right to; so tyranny is the exercise of power beyond right, which no body can have a right to," *Locke, Treat. 2, 18, 199*; and

WHEREAS, the People of Little Rock Township, reserve the right to exempt public and commercial property from this prohibition of this ordinance, granting the privilege to install wind and/or solar energy equipment permitted on a case-by-case basis, provided such exemptions are for internal energy production or supplementation and not for commercial energy production purposes. The People of Little Rock Township authorize and empower the Little Rock Board of Trustees to approve such exemption upon request by public or commercial entities; and

WHEREAS, the State of Illinois and/or the Federal Government are limited by Article I, Section 15 of the 1970 Illinois Constitution and the Fifth Amendment to the U.S. Constitution, from exercising eminent domain within Little Rock Township for commercial wind and/or solar energy facilities, or any other purpose, without demonstrating that such action is conducive to the public weal and providing just compensation determined by a jury, pursuant to the laws of the land, ensuring that eminent domain serves the common good and respects private property rights; and

WHEREAS, any zoning or approval by Kendall County for commercial wind and/or solar energy facilities granted prior to the enactment of this township ordinance is void ab initio, having no legal effect from its origin, as the Kendall County Board lacks lawful existence, and such actions infringe upon the authority of Little Rock Township to regulate land use, consistent with the maxim "that which is void from the beginning does not become valid by lapse of time", "Things bad [or corrupted] in principle at the commencement improves not by lapse of time [does not achieve a good end.]" *Broom, Mx. 178; 4 Coke 2* and "When the form is not observed, it is inferred that the act is annulled," *12 Coke, 7*; and

WHEREAS, the People of Little Rock Township, at a lawful meeting duly called and held on June 26, 2025, have determined; that no one should be enriched through the detriment and injury at another's expense; that commercial wind and solar energy facilities on public property or property used for commercial purposes threaten the township's rural character, property values, environmental quality, and the People's life, liberty, and property, while private wind and solar installations for private use on private property align with individual rights reserved from government regulation, and do not infringe on the community's welfare; and

Our Resolution

NOW, THEREFORE, BE IT RESOLVED by the People of Little Rock Township, Kendall County, Illinois, at a lawful meeting held on June 26, 2025, as follows:

Affirmation of Township Formation: Little Rock Township, formed by the People in 1849, placed Kendall County under township authority, establishing a county under township form of government, which remains the law of the township and county, as enacted by the people's will.

Established Law of 1849: The 1849 choice of a township form of government for Kendall County is the last enactment of the People and constitutes established law, binding unless altered by referendum, as required by

Rights" (Illinois Constitution Art I), and shall forever remain inviolate, and all laws contrary thereto, or to the following provisions, shall be void.

Section 2. Prohibition: No commercial wind energy facilities or commercial solar energy facilities shall be permitted, constructed, or operated on public property or on property used for commercial purposes within the boundaries of Little Rock Township.

Section 3. Exclusion for Private Property: Government has been granted no power to regulate private property. Therefore, this prohibition shall not apply to wind or solar energy installations intended solely for private, non-commercial use on private property, provided such installations do not infringe on the rights of their neighbors in Little Rock Township. This ordinance shall not be used by any government entity as a basis for asserting constructive jurisdiction over the private property of the People, equity follows the law.

Section 4. Case-by-Case Exemptions for Commercial Facilities: The People of Little Rock Township authorize that their Trustees may exempt public and commercial property, granting the privilege to install wind and/or solar energy equipment, provided such exemptions are for their internal energy production or supplementation and not for commercial energy production purposes; and public notice is given to the community with special notice is given to each neighbor whose private property may be affected, offering 30 days to apply for redress of grievance to the Township Board of Trustees, by affidavit, presenting the danger of harm or injury to their private rights and/or property. If no timely grievances, by affidavit, are applied to the Township Board of Trustees, the Trustees may approve, by a majority vote, such exemption.

Section 5. Eminent Domain: The State of Illinois and United States Government is bound by the terms and conditions expressed in the constitutions from exercising eminent domain within Little Rock Township for commercial wind and/or solar energy facilities or any other purpose unless strictly adhering to due process of law, which are the laws of the land, as mandated by Article I, Section 15 of the 1970 Illinois Constitution, the Fifth Amendment to the U.S. Constitution, and in pursuance to the fundamental principles of law. Government must demonstrate that such action is conducive to the public good of the state, and just compensation is determined by a jury following the due course of law. Constructive force or taking is prohibited.

Section 6. Purpose: This ordinance is enacted to protect the healthful environment of Little Rock Township, as mandated by Article XI, Section 1 of the 1970 Illinois Constitution, and to safeguard the township's rural character, aesthetic beauty, and property values, while preserving the private property rights of the People under Article I, Sections 1, 2, 15, and 24 of the 1970 Constitution.

Section 7. Enforcement: The Little Rock Township Board is directed to enforce this ordinance through all available lawful and legal means.

Section 8. Severability: If any provision of this ordinance is found invalid, pursuant to the fundamental principles of law and the constitutions, the remaining provisions shall remain in full force and effect.

Section 9. Effective Date: This ordinance shall take effect immediately, by necessity, upon its adoption.

BE IT FURTHER RESOLVED that the Little Rock Township Board shall publish this Resolution and Ordinance on the township website (when available) and immediately provide copies to; the Illinois General Assembly, Illinois State Governor, the Kendall County Board, the City of Plano; all township residents upon request. BE IT FURTHER RESOLVED that any attempt by the Illinois State Government or it's Agencies, Kendall County, or any other entity, to enforce statutes within Little Rock Township without showing clear constitutional grants of power shall be met with the due process of law to defend the Township's constitutional autonomy and the protection of its people's rights, property and posterity, as supported by the maxim, "where there is a right, there is a remedy". If any legal action arises, all government persons and agents shall take notice they are servants and trustees, with trust reposed in them by the people, for the people as beneficiaries. Judges, both state and federal, shall take notice, they are servants and trustees for the people and must be an independent magistrate having clean hands. A court can only declare what the law is, and whether consistent with the Law of God, and the fundamental or constitutional law of society. The people are aware that judges, as trustees, are tasked with looking for stealthy encroachments against the people's rights rather than allowing adversarial parties to have aid and comfort in a coordinated attack against the people's rights and property.

Resolution passed/denied (circle one), by the People, duly assembled at the Little Rock Township Meeting, Kendall County, Illinois, with a vote of Yay 45 and Nay 0.

Printed Name of Moderator: Michael W. Bowers Sr. Signature of Moderator: [redacted]

Printed Name of Meeting Clerk: Annie McElroy Signature of Meeting Clerk:

City of
SANDWICH, ILLINOIS
144 E. Railroad Street, Sandwich, IL 60548
Phone: (815) 786-9321 X100 Fax: (815) 786-7012
mayor@sandwich.il.us

March 6, 2026

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, Illinois 60560

Re: Petitions 26-06 and 26-07 – Commercial Solar Energy Facilities at 15110 Griswold Springs Road

Dear Mr. Asselmeier:

The City od Sandwich has reviewed Kendall County Zoning Petitions 26-06 and 26-07 concerning proposed Commercial Solar Energy Facilities located at 15110 Griswold Springs Road in Little Rock Township. The subject property lies within 1.5 miles of the City's corporate limits and therefore within the City's statutory planning jurisdiction.

The City recognizes the evolving statutory framework governing commercial solar development in Illinois. At the same time, the City has a legitimate interest in protecting orderly growth, future annexation opportunities, infrastructure planning, and land use compatibility within its 1.5-mile planning area.

The City offers the following comments:

1. Annexation / Pre-Annexation Agreement
   The petitioner seeks a variance from Section 36-282(a) requiring projects within 1.5 miles of a municipality to enter into an annexation or pre-annexation agreement. The City opposes granting this variance. A long-term commercial solar installation may significantly affect future annexation and planned growth patterns. The City respectfully requests that any approval be conditioned upon the execution of an annexation or pre-annexation agreement with the City.

2. Screening
   The petitioner seeks a variance from Section 36-282(h) regarding screening. Given the limited regulatory tools available under current state law, screening and buffering remain important mechanisms to mitigate visual and compatibility impacts. The City requests that no reduction in screening standards be granted absent a clear showing of hardship and that full compliance be required where feasible.

3. Infrastructure and Public Safety
   The City requests that any approval require:

- Adequate road use and restoration agreements;
- Demonstration of no adverse drainage impacts.
- Coordination with the applicable fire protection district regarding access and emergency response; and
- A binding decommissioning plan supported by adequate financial security to ensure full site restoration at the end of the project's useful life.

The City of Sandwich appreciates the opportunity to comment and requests that these concerns be made part of the record before the Kendall County Regional Planning Commission and County Board.



Todd K. Latham
Mayor

Matt Asselmeier

From: Fran Klaas
Sent: Wednesday, February 25, 2026 2:27 PM
To: Matt Asselmeier; Aaron Rybski; Alyse Olson; Antoinette White; Brian Holdiman; Christina Burns; Greg Chismark; Jason Langston; Meagan Briganti; Seth Wormley
Cc: 'Michael Hoffman'
Subject: RE: Kendall County Zoning Petitions 26-06 and 26-07

I'm okay with the 90 days. We just need to make sure that there is follow through on the dedication. As you know, these things sometimes slip through the cracks.

Francis C. Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@kendallcountyil.gov

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, February 25, 2026 2:08 PM
To: Fran Klaas <FKlaas@kendallcountyil.gov>; Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Cc: 'Michael Hoffman' <MHoffman@TeskaAssociates.Com>
Subject: RE: Kendall County Zoning Petitions 26-06 and 26-07

Fran:

Condition 4 of both special use permits, as currently written, requires the ROW dedication within 90 days of approval of the special use permit.

Assuming that everything went as quickly as it legally could, the County Board would approve the special use permit on April 21st, which would set the deadline for the ROW dedication at July 20th.

Do you believe that we should allow greater time to obtain the ROW dedication? I have no idea when they would apply for building permits. Also, as currently proposed, if these projects never come to fruition, Little Rock Township would still get the ROW dedication.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179

From: Fran Klaas <FKlaas@kendallcountyil.gov>
Sent: Wednesday, February 25, 2026 2:01 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>; Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Cc: 'Michael Hoffman' <MHoffman@TeskaAssociates.Com>
Subject: RE: Kendall County Zoning Petitions 26-06 and 26-07

My only comment is that we have had some trouble in the recent past getting the owner of solar farm land to dedicate the additional r.o.w. in a timely fashion. My recommendation is that a condition of the special use would be to have the r.o.w. dedicated prior to issuance of a building permit to install any solar panels.

Francis C. Klaas, P.E. Kendall County Engineer **6780 Route 47, Yorkville, IL 60560 (630) 553-7616** fklaas@kendallcountyil.gov

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, February 25, 2026 9:38 AM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Cc: 'Michael Hoffman' <MHoffman@TeskaAssociates.Com>
Subject: Kendall County Zoning Petitions 26-06 and 26-07

ZPAC Members:

Here is information for Kendall County Zoning Petitions 26-06 and 26-07:

Petition 26-06, a Request from Elijah J. Mitchell on Behalf of USS Cloverland Solar, LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH, LLC (Owner) for a Special Use Permit for a Commercial Solar Energy Facility, a Variance to Section 36-282 (a) of the Kendall County Code Requiring Commercial Solar Energy Facilities Within 1.5 Miles of a Municipality to Either Enter Into an Annexation or Pre-Annexation Agreement with a Municipality, and a Variance to Section 36-282 (h) of the Kendall County Code Requiring Commercial Solar Energy Projects to Be Screened at 15110 Griswold Springs Road, Plano (PIN: 01-33-200-006) in Little Rock Township; Property is Zoned A-1. The Staff Report for this Petition can be found here, https://www.kendallcountyil.gov/home/showpublisheddocument/34897/639076078361853853.

Petition 26-07, a Request from Elijah J. Mitchell on Behalf of USS Griswold Solar, LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH, LLC (Owner) for a Special Use Permit for a Commercial Solar Energy Facility, a Variance to Section 36-282 (a) of the Kendall County Code Requiring Commercial Solar Energy Facilities Within 1.5 Miles of a Municipality to Either Enter Into an Annexation or Pre-Annexation Agreement with a Municipality, and a Variance to Section 36-282 (h) of the Kendall County Code Requiring Commercial Solar Energy Projects to Be Screened at 15110 Griswold Springs Road, Plano (PINs: 01-33-200-006 and 01-34-100-001) in Little Rock Township; Property is Zoned A-1. The Staff Report for this Petition can be found here, https://www.kendallcountyil.gov/home/showpublisheddocument/34899/639076078738552339.

Matt Asselmeier

From: Jason Langston
Sent: Thursday, February 26, 2026 9:30 AM
To: Matt Asselmeier
Subject: RE: Kendall County Zoning Petitions 26-06 and 26-07

No additional comments from KCSO.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, February 25, 2026 4:33 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Cc: 'Michael Hoffman' <MHoffman@TeskaAssociates.Com>
Subject: RE: Kendall County Zoning Petitions 26-06 and 26-07

ZPAC Members:

The site plans (Attachment 3 for both projects) and a portion of the Executive Summaries (Page 18 of Attachment 1 of both projects) have been updated to delete the reference to additional commercial/industrial investment at the property.

If you have any questions, please let me know.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179

WBK ENGINEERING

March 9, 2026

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
504 South Main Street
Yorkville, IL 60560-1498

Subject: Griswold Springs 26-07 WBK Project 19-102.DA)

Dear Mr. Asselmeier:
We have received and reviewed the following information for the subject project:

- Stormwater Management Permit Application prepared by USS Cloverland Solar LLC dated January 27, 2026 and received February 25, 2026.

The following comments require resolution prior to our recommendation for approval of plans and stormwater permit.

1. Please submit a full stormwater management report in accordance with the Kendall County Stormwater Management Ordinance.
2. Please submit a full signed and sealed civil site improvement plan.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

[redacted]

Greg Chismark PE
WBK Engineering, LLC

COMMUNITY BENEFITS AGREEMENT

THIS COMMUNITY BENEFITS AGREEMENT ("**Agreement**") is made this __ day of_____, 2026, between USS Griswold Solar LLC, a Delaware limited liability company (the "**Developer**") and the County of Kendall, Illinois, an Illinois body politic (the "**County**") (individually Developer and the County are each a "**Party**" and collectively are the "**Parties**").

WHEREAS, Developer proposes to construct, own and operate a solar farm at parcels 01-34-100-001 and 01-33-200-006 and known as the USS Griswold Solar LLC commercial solar energy project (the "**Project**") in the County of Kendall, Illinois and Developer has applied to the County for a special use permit for the Project;

WHEREAS, the Project will include a solar photovoltaic system and other ancillary Project improvements to be installed in the County;

WHEREAS, Developer desires to participate in and contribute to the well-being of the community;

WHEREAS, by this Agreement, Developer shall provide certain economic benefits to the County in addition to those substantial economic benefits the Project will already provide to the County and its citizens;

WHEREAS, Developer and County agree that this Agreement will provide substantial benefits to the County and its citizens, and will serve to offset any possible increased demand upon County services resulting from the operation of the Project; and

NOW THEREFORE, in consideration of the promises made herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. The recitals are adopted and incorporated as material terms of this Agreement.

2. On an annual basis during the commercial operation of the Project, Developer shall provide an unrestricted Civic Grant in the amount of Fifteen Thousand Dollars ($15,000) to the County (the "County"), which is approximately $3,000 per megawatt of the Project. "Commercial Operation" shall mean the selling of electricity to a third-party purchaser on a commercial basis (excluding the sale of test energy). The first Civic Grant shall be made within thirty (30) days after the Project achieves Commercial Operation. Subsequent Civic Grants shall be made on the yearly anniversary of the first annual payment, or on such other calendar date as the Parties may agree. The Civic Grant shall increase by 5% every five (5) years.

3. If the County does not approve the special use permit application for the Project, and/or if Developer elects not to build the Project, then this Agreement shall become null and void, and neither Party shall have any obligations hereunder. This

Agreement does not constitute any promise or representation on behalf of the County that the County will approve the special use permit application for the Project.

4. Upon termination of the Commercial Operation of the Project, the Civic Grant shall cease and this Agreement shall terminate. Developer shall pay the full annual Civic Grant for any calendar year during which the Project conducts Commercial Operations.

5. This Agreement shall inure to the benefit of and be binding upon the respective heirs, executors, administrators, assigns and successors of each Party. At the time of any assignment by Developer, Developer shall provide written notice to the County of the name, address, entity type and state of incorporation of the assignee, and the name and address of the assignee's registered agent in the State of Illinois. In the event Developer assigns this Agreement, Developer shall remain obligated, as a principal and not a guarantor, to the County with respect to all of Developer's obligations, duties, liabilities, and commitments under this Agreement, including the obligation to make annual Civic Grant payments, unless and until the assignee agrees to assume all of the Developer's obligations, duties, liabilities, and commitments under this Agreement and the County consents to that assumption by the assignee.

6. This Agreement may be executed in one or more counterparts, each of which so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument.

7. Any written communication will be deemed to have been given or made on the day on which it was delivered if it is received before 5:00 p.m. on the day in question or, if such day is not a business day or if such written communication is received after 5:00 p.m., then delivery will be deemed to have occurred on the next following business day. Either Party may from time to time change its address for service hereunder by notice to the other Party. Any notice, request, demand or other instrument which may be required or permitted to be delivered, given or served upon either Party will be sufficiently delivered, given or served upon the Party in question, if in writing, and if either delivered by hand or if sent by certified mail (return receipt requested), courier or nationally recognized overnight delivery service mailed, in each case addressed as referenced below:

(A) In the case of County to:

County of Kendall
502 S Main Street
Yorkville IL 60560
Attn: County Clerk

(B) In the case of Developer to:

United States Solar Corporation
323 N. Washington Ave., Suite 350
Minneapolis, MN 55401

Attn: Ryan Magnoni

8. The County shall provide written notice to Developer of any alleged default under this Agreement, and Developer shall have thirty (30) days after receipt of such notice to cure such default; provided that if such default cannot reasonably be cured within such thirty (30) day period, Developer shall not be in default so long as it commences cure within such period and diligently pursues completion thereof.

9. Each Party acknowledges having obtained its own independent legal advice with respect to this Agreement and the transactions contemplated hereby to the fullest extent deemed necessary by each Party prior to its execution and delivery. There will be no presumption that any ambiguity in this Agreement and any documents contemplated hereby be resolved in favor of either of the Parties. The execution, delivery and performance by the Parties of this Agreement has been duly authorized by all necessary action and there are no approvals, authorizations, consents, or other action necessary to authorize either Party's execution and delivery of this Agreement.

10. This Agreement shall be governed by and be construed in accordance with the laws of the State of Illinois. Any dispute arising from this Agreement shall be adjudicated by the Circuit Court of Kendall County, Illinois.

IN WITNESS WHEREOF, this Agreement is executed effective as of the day and year first above written.

USS GRISWOLD SOLAR LLC a Delaware limited liability company	**COUNTY OF KENDALL, ILLINOIS,** an Illinois body politic
By: [redacted]	By: _____
Name: Reed Richerson	Name: _____
Title: Vice President	Title: _____

WBK ENGINEERING

March 20, 2026

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
504 South Main Street
Yorkville, IL 60560-1498

Subject: Griswold Solar26-07 (WBK Project 19-102.DA)

Dear Mr. Asselmeier:
We have reviewed the Decommissioning Cost Estimate provided with the cost estimate and offer the following comments.

1. The disposal of gravel at no cost is not acceptable. Disposal of the fabric should have the same unit price as disposal of the fabric.

2. The minimum cost for regrading the stormwater basins for which no design has been submitted or approved shall be $10,000 minimum.

3. Permanent seeding shall be applied over all till areas – 32 Acres.

1. The salvage values are extremely speculative and change in regulation, market demand for used component, product degradation could render these as a liability with an additional cost to dispose. As a compromise removing salvage items from the cost estimate is acceptable.

See the attached exhibit calling out items noted and resulting in a total value of $338,780.77.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

[redacted]

Greg Chismark PE
WBK Engineering, LLC

WBK Engineering, LLC
Part of Bodwé Professional Services

St. Charles Office
116 W. Main Street, Suite 201
St. Charles, IL 60174

Battle Creek Office
68 E. Michigan Avenue
Battle Creek, MI 49017

USS Griswold Solar LLC

	Quantity	Unit	Unit Cost	Original Total Cost	New Total Cost
Mobilization/Demobilization	1	Lump Sum	$34,900.00	$34,900	$34,900.00
Mobilization was estimated to be approximately 7% of total cost of other items.					
Permitting					
County Permits	1	Lump Sum	$10,000.00	$10,000	$10,000.00
State Permits	1	Lump Sum	$20,000.00	$20,000	$20,000.00
Subtotal Permitting				**$30,000**	**$30,000.00**
Decommissioning will require SWPPP and SPCC Plans. Cost is an estimate of the permit preparation cost.					
Civil Infrastructure					
Remove Gravel Surfacing from Road	1,186	Cubic Yards (BV)	$3.23	$3,831	$3,831
Haul Gravel Removed from Road to Landfill (DeKalb, IL)	1,483	Cubic Yards (LV)	$22.03	$32,670	$32,670
Dispose of Gravel Removed from Road (Landfill uses as Daily Cover)	1,922	Tons	$81.00	$0	$155682
Remove Geotextile Fabric from Beneath Access Roads	7,116	Square Yards	$1.40	$9,962	$9,962
Haul Geotech Fabric to Landfill (DeKalb, IL)	2	Tons	$16.15	$32	$32
Dispose of Geotech Fabric	2	Tons	$81.00	$162	$162
Grade Road Corridor (Re-spread Topsoil)	4,003	Linear Feet	$1.88	$7,526	$7,526
Decompact Road Area	1.5	Acres	$249.40	$374	$374
Remove Chainlink Fence	6,971	Linear Feet	$8.36	$58,278	$58,278
Haul Chainlink Fence to Metal Recycling (Aurora, IL)	37	Tons	$15.24	$564	$564
Remove/Haul/Dispose Structures from Stormwater Basins	2	Each	$5,000.00	$10,000	$10,000
Grade Basin Areas	2	LS	$10,000.00	$3,033	$20,000
Subtotal Civil Infrastructure				**$126,432**	**$299,081.15**
Civil removal costs are a combination of MNDOT unit costs where applicable, RSMeans cost for Chicago, IL. and industry standards provided to Westwood.					
Structural Infrastructure					
Remove Steel Foundation Posts (Arrays)	2,110	Each	$16.90	$35,659	$35,659.00
Haul Steel Post to Metal Recycling (Aurora, IL)	190	Tons	$15.24	$2,896	$2,895.60
Remove Tracker Racking per String	465	Each	$202.45	$94,139	$94,139.25
Haul Tracker Racking to Metal Recycling (Aurora, IL)	342	Tons	$15.24	$5,212	$5,212.08
Subtotal Structural Infrastructure				**$137,906**	**$137,905.93**
$137,906					
Steel removal costs were calculated by using RSMeans information for demolition of steel members.					
Hauling calculations are based on the locations of metals recyclers.					
Electrical Collection System					
Remove PV Panels	12,090	Each	$13.74	$166,117	$166,117
Haul PV 95% of Panels to Reseller (Morris, IL)	405	Tons	$13.46	$5,451	$5,451
Haul 5% of PV Panels to Landfill (DeKalb, IL)	21	Tons	$13.46	$283	$283
Dispose of PV Panels	21	Tons	$81.00	$1,701	$1,701
Remove Equipment Skids	2	Each	$1,210.20	$2,420	$2,420
Remove Steel Foundation Posts (Equipment Skids)	16	Each	$16.90	$270	$270
Haul Steel Post to Metal Recycling (Aurora, IL)	1	Tons	$15.24	$15	$15
Haul Equipment to Transformer Disposal (New Lenox, IL)	2	Each	$245.24	$490	$490
Remove SCADA Equipment	1	Each	$2,000.00	$2,000	$2,000
Remove DC Collector System Cables (copper)	7.01	Per MW	$2,000.00	$14,020	$14,020

Remove Underground (AC) Collector System Cables & Fiber Optic	2	Locations	$400.00	$800	$800
Load and Haul Cables for Recycling	3.0	Tons	$17.53	$53	$53
Dispose of Fiber Optic Cables	0.1	Tons	$81.00	$11	$8
Remove Overhead Collection Cables	155.0	Feet	$4.23	$656	$656
Loadout Overhead Cables	3.1	Tons	$6.27	$19	$19
Haul Overhead Cables to Metals Recycling (Aurora, IL)	3.1	Tons	$15.24	$47	$47
Remove Insulators and Gangs	12	Each	$577.48	$6,930	$6,930
Remove and Load Transmission Poles	4	Each	$946.11	$3,784	$3,784
Haul Timber Poles to Landfill (DeKalb, IL)	4	Each	$337.60	$1,350	$1,350
Erosion and Sediment Controls	39	LF	$4.67	$181	$182
Subtotal Electrical Collection System				**$206,598**	**$206,597.83**

Equipment removal cost are based on removal of equipment, concrete pads, and conduits using a truck mounted crane and RSMeans information on crew production rates.

Site Restoration					
Stabilized Construction Entrance	1	Each	$2,000.00	$2,000	$2,000
Perimeter Controls (Erosion and Sediment Control)	3,486	Linear Feet	$4.67	$16,280	$16,280
Permanent Seeding on Roadway Areas	32.0	Acres	$1,532.67	$2,299	$49,045
Till Array Areas to Agricultural Condition	32	Acres	$216.22	$6,984	$6,919
Subtotal Site Restoration				**$27,563**	**$74,244.10**
Project Management					
Project Manager	12	Weeks	$3,749.00	$44,988	$44,988
Superintendent (half-time)	12	Weeks	$1,762.50	$21,150	$21,150
Field Engineer (half-time)	12	Weeks	$1,634.50	$19,614	$19,614
Clerk (half-time)	12	Weeks	$375.00	$4,500	$4,500
Subtotal Project Management				**$90,252**	**$90,252.00**
Standard industry weekly rates from RSMeans.					
Subtotal Demolition/Removals				**$653,651**	**$872,981**
Salvage					
Fencing (Chain Link)	37	Tons	$214.32	$7,930	$7,930
Steel Posts	152	Tons	$214.32	$32,577	$32,577
Module Racking	342	Tons	$214.32	$73,297	$73,297
PV Modules	11,486	Each	$35.78	$410,937	$410,969
Transformers and Inverters	1,457	Pounds	$0.40	$583	$583
Transformers (Oil)	1,520	Gallons	$0.70	$1,064	$1,064
DC Collection Lines (Copper)	2,000	Pounds	$1.74	$3,480	$3,480
AC Collection Lines (Aluminum)	3,750	Pounds	$0.97	$3,638	$3,638
Ground Conductor Lines (Copper)	381	Pounds	$1.74	$663	$663
Subtotal Salvage				**$538,169**	**$534,200.24**

Salvage values are a combination of the following factors: current market metal salvage prices, current secondary market for solar panel module recycling, discussions with national companies that specialize in

Total w/salvage	**$115,482**	**$338,780.77**

CONSTITUTION & BY-LAWS
FOR THE
KENDALL COUNTY REGIONAL PLAN COMMISSION

ARTICLE I. AUTHORITY

Illinois Revised Statutes. Regional Planning, An Act to provide for regional planning and for the creation, organization and powers of regional planning commissions. Laws 1929, p. 308, approved June 25, 1929, eff. July 1, 1929.

3001. Commission to prepare plan...commission shall be a fact finding body and shall make such investigations and gather such statistics as it shall deem necessary for the planning and development of said region and shall make a plan of said region to include all matter which it may deem necessary for the development of the region as provided above.

ARTICLE II. ROBERTS RULES OF ORDER, as applicable to informal meetings, shall prevail at all meetings of the Kendall County Regional Plan Commission.

ARTICLE III. COMMISSION MEETINGS

THE REGULAR MEETING of the Commission shall be held on the 4th Wednesday of each month at 7:00 p.m., at the Kendall County Office Building, unless otherwise specified by presiding officer, herein referred to as "Chairman", "Chairwoman" or "Chairperson".

ADJOURNED MEETINGS of the Commission may be held at such time and place as may be fixed in the resolution of adjournment or Notice of Special Meeting. If no other place is fixed in the resolution, the meeting shall be held at the Kendall County Office Building.

SPECIAL MEETINGS of the Commission may be called by the Chairman and held at any time or place fixed in the call.

SPECIAL MEETINGS of the Commission may also be called by the Chairman at the written request of any five or more members of the Commission. If the Chairman shall fail to comply with such a request, the members requesting the meeting have authority to call the meeting by drawing up and signing a notice calling the meeting.

ADJOURNED SPECIAL MEETINGS of the Commission may be held at such time and place as may be fixed in the resolution of adjournment. If no other place is fixed in the resolution, the meeting shall be held at the Kendall County Office Building.

ARTICLE IV. QUORUM

Fifty percent of the appointed and serving members of this Commission shall be necessary to constitute a quorum for the transaction of any business. Each member of the Commission is entitled to one vote, only Commission members may vote.

The affirmative vote of a majority of the members present constituting the quorum shall be required for the exercise of powers or functions conferred or imposed upon the Commission, but less than a quorum of members may meet and adjourn from time to time until a quorum is present.

Failure of a quorum of the Commission. In the event the Plan Commission fails to have a quorum for any reason, resulting in the rescheduling of the petition, any expenses regarding public notices (in the paper and neighbors) will be at the expense of the County.

ARTICLE V. NOTICE OF MEETINGS

NOTICE OF MEETINGS shall name the time and place and business to be transacted and shall be emailed to each member of the Commission at his appropriate address unless otherwise specified to mail the packet to the appropriate address. Notice shall be sent at least five days in advance, allowing sufficient time to enable him to attend such meetings.

ARTICLE VI. NOTICE FOR MEETINGS

Section 1. In instances which Kendall County Board is the petitioner, the Planning, Building and Zoning Department shall provide for a notice to surrounding property owners not less than ten (10) days before the regularly scheduled Regional Planning Commission meeting. Said notice shall provide the location of the petition, a brief statement of the nature of the petition, and any other relevant information.

Section 2. In instances in which the property petitioned is located in an Agricultural District, the petitioner shall notify all property owners, as determined by County tax records, within five hundred (500) feet of the parcel being zoned. Said notice shall be completed not less than ten (10) days before the regularly scheduled Regional Planning Commission meeting. Said notice shall provide the location of the petition, a brief statement of the nature of the petition, and any other relevant information. The petitioner shall provide proof of notification to the Secretary.

Section 3. In all other instances, the petitioner shall provide proof of notification to all adjacent property owners, as determined by County tax records. Said notice shall be completed not less than ten (10) days before the regularly scheduled Regional Planning Commission meeting. Said notice shall provide the location of the petition, a brief statement of the nature of the petition, and any other relevant information. The petitioner shall provide proof of notification to the Secretary.

ARTICLE VII. TERM OF OFFICE

Plan Commission members are advisory to the County Board and appointed by the Board. Terms of Plan Commission Members shall be staggered, and for three year periods, beginning with the first month of the year in which the appointment is made. Members shall serve past their term, until a replacement or reappointment is made by the County Board.

When a vacancy occurs in the last quarter of a year, the Board may choose to make a temporary appointment to be confirmed by a full three year appointment for the candidate, beginning in the first month of the upcoming year.

ARTICLE VIII. COMMISSION OFFICERS AND DUTIES

The following officers shall be members of the Commission: a Chairman, Vice Chairman and Secretary. The following two officers may or may not be members of the Commission but may consist of staff: Recording Secretary and Treasurer.

CHAIRMAN (CHAIRPERSON, CHAIRWOMAN, PRESIDING OFFICER)

* The Chairman shall preside at all meetings of the Commission.
* The Chairman shall have general charge of the business of the Commission.
* The Chairman shall, when authorized by the Commission, execute in its name all contracts and other obligations, with the exception of those dealing with expenditures, which lie within the authority of the Kendall County Board.
* The Chairman shall appoint all committees.
* The Chairman shall have general supervision of the conduct of affairs of the Commission.
* The Chairman shall perform such other duties as are usually exercised by the Chairman of a Commission.

VICE CHAIRMAN

* The responsibility of the Vice Chairman shall be to perform the duties of the Chairman during the absence or disability of the same.

SECRETARY

* The Secretary shall attend all regular and special meetings and be responsible for the Minute book of the Commission.

TREASURER

* The Treasurer shall monitor all fiscal activities of the Commission as allocated by the County Board.
* The Treasurer, with the approval of the Commission, shall authorize payment of expenses for the Commission business to the County Board.
* The Treasurer shall keep a running record of all payments made from the budget allocated by the Board to the Commission, and shall keep the Chairman of the Commission informed as to the current status of budget funds.

~~**The Treasurer may be a staff member of the Planning, Building and Zoning Department by majority vote of the Commission for a 1 year term.**~~ **By simple majority vote, at any time, members of the Commission may vacate the office of Treasurer and assign its duties to the Director of the Kendall County Planning, Building and Zoning Department. Such assignment shall remain in effect until any time when, by simple majority vote, members of the Commission may revoke it, at which time members of the Commission shall elect a Treasurer, with a term expiring at the same time as the terms of the Commission's other elected officers.**

RECORDING SECRETARY

* The Recording Secretary shall attend all regular and special meetings and be responsible for taking the meeting minutes of the Commission.
* The Recording Secretary shall direct the mailing of all notices of regular and special Meetings as required under these by-laws or as directed by the Chairman.
* The Recording Secretary shall have charge of the office of the Commission and all books, papers and records thereof and shall attend to all correspondence of the Commission.
* The Recording Secretary shall be responsible for keeping track of the terms of office of the various Commission members.

~~**The Recording Secretary should be a staff member of the Planning, Building and Zoning Department or employed by the Planning, Building and Zoning Office.**~~ **By simple majority vote, at any time, members of the Commission may vacate the office of Recording Secretary and assign its duties to a staff member of the Kendall County Planning, Building and Zoning Department. Such assignment shall remain in effect until any time when, by simple majority vote, members of the Commission may revoke it, at which time members of the Commission shall elect a Recording Secretary, with a term expiring at the same time as the terms of the Commission's other elected officers.**

ARTICLE IX. ELECTION OF OFFICERS

ANNUAL MEETING for the election of officers of the Commission shall be held at 7:00 p.m., on the 4th Wednesday in the month of January or the next scheduled meeting.

Any Vacancy in the office of Vice-Chairman, Secretary**,** ~~**or**~~ Treasurer**, or Recording Secretary** of the commission may be filled at any regular or Special Meeting after such vacancy occurs. The vacancy will be filled until the end of the vacated term by election from among the members. The office will come up for the regular election process the following January.

If the office of Chairman is vacated during a term, the position will be filled by the Vice-Chairman until the end of that Commission year and the office will come up for the regular January election schedule,

* The Chairman of the Commission shall be elected by the Commission. The term of service of the Chairman shall be one year and the Chairman may be re-elected.
* The Vice Chairman shall be elected by the Commission and the term of service shall be one year.
* The Secretary shall be elected by the Commission and the term of service shall be one year.
* ~~**The Treasurer shall be elected by the Commission and the term of service shall be one year.**~~ **Members will be elected to the offices of Treasurer and Recording Secretary only when the duties of those offices have not been assigned.**

ARTICLE X. APPOINTMENTS

The Chairman of the Commission shall appoint Committees and Committee Chairman when

necessary. In the event that the Chairman, Vice Chairman and Secretary and Treasurer of the Commission should all be absent or unable for any reason to attend to the duties of their office, the remaining members of the Commission may at any Regular Meeting or at any Special Meeting, appoint a Chairman pro-tem, who shall attend to all the duties of such officers until such officers shall return or be able to attend to their duties.

ARTICLE XI. COMMITTEES

Whenever necessary, the Chairman of the Commission shall appoint special committees as necessary or as may be authorized by the Commission.

All reports of committees upon which action of the Commission is contemplated shall be submitted in writing to the Commission and signed by the Chairman of the Committee.

ARTICLE XII. QUALIFICATIONS AND CONDUCT OF MEMBERS

All voting members and ex-officio members shall be legal residents of the County of Kendall.

All members of the Kendall County Regional Plan Commission shall be residents of different townships with one member at large so as to reasonably represent the urban and rural areas of the County.

Members who have any personal interest and/or are actively involved with, and have taken a position on the request; or who have ownership, or share of, or financial interest, or equity obligations in connection with the matter presented to the Commission shall disqualify themselves from any discussion, consideration or voting on such matters.

Each Commission member is allowed three (3) unexcused absences during each calendar year. Unexcused absences exceeding three (3) could result in a drop of the member from the Commission.

ARTICLE XIII. ORDER OF BUSINESS

* Roll Call of Members present
* Approval of Agenda
* Approval of Bills
* Approval of Minutes
* Petitions
* Citizens to be Heard/Public Comment
* New business.
* Old Business
* Adjournment

ARTICLE XIV. PETITIONS

All petitions and other matters brought before the Kendall County Regional Plan Commission shall be reviewed and in cases dealing with the Land Resource Management Plan a public hearing shall be

conducted. Advisory recommendations of the Commission shall be transmitted to the Zoning Board of Appeals and the Planning, Building and Zoning Committee for consideration.

ARTICLE XV. ADDRESSING THE PLAN COMMISSION

The public is invited by the Planning Commission to speak on items before the Commission. **Each speaker shall be limited to five (5) minutes per agenda item per meeting and shall have only one (1) opportunity to address the Commission per agenda item. At the discretion of the Chairman, the person providing public comment may be allowed to speak longer than five (5) minutes. The time limit shall not apply to Petitioners or Petitioners' designated representatives. Time limits shall also not apply to persons responding to questions posed by members of the Commission.** ~~**Reasonable time limitations may be imposed by the Chairman.**~~

ARTICLE XVI. AMENDMENT OF BY-LAWS AND RULES OR PROCEDURE

The By-Laws and rules of procedure herein may be amended whenever it is necessary to do so for the best interests of the Commission, providing such amendment is proposed in writing and signed by at least three members. The motion for such amendment shall be made at one meeting and voted upon at the meeting next following; the notice for such meeting shall contain a copy of the proposed amendment.

APPROVED & ADOPTED BY THE KENDALL COUNTY REGIONAL PLAN COMMISSION

Keith Landovitz, Planning Commission Chairman	Date
Eric Bernacki, Planning Commission Vice-Chairman	Date
Karin McCarthy-Lange, Planning Commission Secretary	Date
Cathy Anzlec, Planning Commission Member	Date
Tom Casey, Planning Commission Member	Date
Dave Hamman, Planning Commission Member	Date
Philip Resendiz, Planning Commission Member	Date

Ruben Rodriguez, Planning Commission Member	Date
Bob Stewart, Planning Commission Member	Date
Seth Wormley, Planning Commission Member	Date