KENDALL COUNTY
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING

504 South Main Street • County Boardroom • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

April 27, 2026 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Cliff Fox, Tom LeCuyer, Jillian Prodehl, Dick Thompson, and Dick Whitfield

MINUTES: Approval of Minutes from the March 2, 2026, Zoning Board of Appeals Hearing/Meeting (Pages 2-14)

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 15-297)**

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 298-585)**

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

3. **Petition 26 – 12 – Request from Keith Landovitz on Behalf of the Kendall County Comprehensive Land Plan and Ordinance Committee (Pages 586-826)**

Request: Adopting a New Kendall County Comprehensive Plan, Including Text and Associated Maps

NEW BUSINESS/ OLD BUSINESS

1. None

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

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on June 1, 2026

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.

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
504 SOUTH MAIN STREET, COUNTY BOARDROOM
YORKVILLE, IL 60560
MARCH 2, 2026 – 7:00 p.m.

CALL TO ORDER
Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:02 p.m.

ROLL CALL:
Members Present: Scott Cherry, Tom LeCuyer, Cliff Fox, Randy Mohr, Jillian Prodehl, Dick Thompson, and Dick Whitfield
Members Absent: None
Staff Present: Matthew Asselmeier, AICP, CFM
Others Present: Emily Hoffman and Deb Chow

MINUTES:
Member Whitfield made a motion, seconded by Member Prodehl, to approve the minutes of the February 2, 2026, hearing/meeting.

With a voice vote of seven (7) ayes, the motion carried.

PETITIONS:
The Zoning Board of Appeals started their review of Petitions 26-02 and 26-03 at 7:03 p.m.

Petition 26 – 02 – Debrae L. Chow on Behalf of Jade Restorations, Inc.
Request: Special Use Permit for a Dwelling Unit for a Watchman and Family
PIN: 09-24-100-012
Location: 949 Bell Road, Minooka, in Seward Township
Purpose: Petitioner Wants To Construct an Building with Automobile Repair on the Ground Floor and a Watchman's Quarters on the Second Floor; Property is Zoned B-3

Petition 26 – 03 – Debrae L. Chow on Behalf of Jade Restorations, Inc.
Request: Major Amendment to a Special Use Permit for a Kennel and Veterinary Granted by Ordinance 2020-01 and amended by Ordinances 2023-05 and 2024-08 by Amending the Site Plan
PIN: 09-24-100-012
Location: 949 Bell Road, Minooka, in Seward Township
Purpose: Petitioner Wants To Reduce the Number of Parking Spaces and Change the Location of a Sign Property is Zoned A-1 with a Special Use Permit

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.

Following the recommendation of the Kendall County Regional Planning Commission, the Petitioner submitted an amended site plan, amended landscaping plan, and an amended photometric plan, which were provided.

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.

The application materials, plat of survey, site plan, landscaping plan, photometric plan, and renderings of the building were provided.

The application materials, site plan, plat of survey, Ordinance 2020-01, Ordinance 2023-05, and Ordinance 2024-08 were provided.

No changes are proposed to any of the kennel or veterinary 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 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 original special use area for the kennel and veterinary was approximately eight point five (8.5) acres and the new proposed area is approximately six point four (6.4) acres.

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 proposals. 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. These reviews would be conducted by a third party and paid for by the Petitioner. The Fire District also requested a vehicle turn analysis and Knox box at the front of the building. This letter was provided. On February 24, 2026, the Petitioner's Engineer submitted a letter agreeing to the three (3) requested inspections. They also submitted an auto-turn analysis plan and agreed to provide the Fire District with the Knox box information. This letter was provided.

Regarding the kennel and veterinary, the Minooka Fire Protection District was emailed information on January 30, 2026. On February 17, 2026, the Minooka Fire Protection District submitted a letter stating a Knox pad lock was needed for both entrance points into the parking lot. This letter was provided. On February 24, 2026, the Petitioner's Engineer submitted a letter stating that the gates will remain open. This letter was 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 these proposals. This email was provided.

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.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 25, 2026. Discussion occurred regarding why watchman's quarters were special uses in the B-3 Zoning District; this was because of the separation of the commercial and residential uses in the Zoning Ordinance. Patrons of the car repair business would likely be onsite for forty (40) minutes. Discussion occurred regarding inoperable vehicle regulations. Discussion occurred about placing the refuse enclosure on the concrete pad for the kennel and veterinary. Discussion occurred regarding squaring the northeast and southeast corners of the driving aisles east of the car repair building to allow a possible extension of the southern aisle to the eastern property line and for providing locations to drop plowed snow. Discussion also occurred regarding relocating the refuse enclosure at the car repair

business to the northeast corner of the property to allow for easier pickup by trash truckers. The Petitioner was agreement to making these changes. Discussion occurred regarding the pipeline easements on the property. Discussion occurred regarding lights and the property and shielding the lights from adjoining properties. The Kendall County Regional Planning Commission recommended approval of the Petitions with the conditions proposed by Staff and the amendment 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 by a vote of eight (8) in favor and zero (0) in opposition; one (1) Member was absent. Member Hamman felt the operators were good. Member Bernacki felt the proposal was smart planning and great addition. Chairman Landovitz felt the proposal was thorough, that intergovernmental cooperation occurring in reviewing the application, and the proposal was compatible with existing and future land uses. The minutes of the meeting were 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.

On February 4, 2026, the Health Department submitted an email stating they had no comments regarding the proposed amendments to the special use permit for the kennel and veterinary. This email was provided.

The amended 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 amended 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.

Due to squaring the corners of the parking lot, the total impervious area was increased to one hundred twenty-one thousand, three hundred ten (121,310) square feet from one hundred seventeen thousand, three hundred fifty-four (117,354) square feet between the amended and original site plans.

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 amended 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 amended landscaping plan, seventy-five (75) evergreens of various types, seven (7) trees of various types, one hundred three shrubs (103) shrubs of various types, eight (8) ornamental grasses, and 19 perennials of various types will be installed on the property. The number of evergreens was reduced by four (4) and the number of shrubs was increased by four (4) between the amended and original landscaping plans. 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 original site plan and the original landscaping plan showed one (1) twelve foot by twelve foot (12' X 12') dumpster enclosure area on the northwest side of the building. The amended site plan and the amended landscaping plan show the dumpster near the northeast corner of the site. The dumpster enclosure will be enclosed by a six foot (6') high board-on-board and vegetation on two (2) 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 special use permit for 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 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 Mohr asked if there would be any additional road cuts. Mr. Asselmeier responded there would no additional road cuts from Bell Road or Ridge Road.

Chairman Mohr asked if another business could be placed on the property. Mr. Asselmeier responded that another business could not be placed between the existing and proposed buildings and Bell Road. Another business could be placed north the existing and proposed buildings. The portion of the property to the north is zoned B-3.

Chairman Mohr opened the public hearing at 7:20 p.m.

Chairman Mohr swore in Emily Hoffman and Deb Chow.

Emily Hoffman, Engineer for the Petitioner, stated that the mechanic's use is a permitted use in the B-3 District. The special use permit request is for a watchman's quarters. The major amendment is due to the reduction of parking spaces and relocation of the sign for the kennel and veterinary.

Chairman Mohr asked if Jade Restorations was the name of the mechanic shop. Deb Chow, Petitioner, responded that Jade Restorations was the name of the property owner.

Chairman Mohr asked where work on the cars would occur. He was concerned about the property looking junkie. The response was the cars would be repaired inside the building. Ms. Chow did not want the property to look junkie because that type of appearance would negatively impact the kennel and veterinary business.

Chairman Mohr asked about the relocation of the sign. Ms. Hoffman said the sign was going to be moved because it was in the right-of-way. Ms. Chow said the sign would include information for the kennel and veterinary and the repair shop.

Member Cherry asked about the type of work that would occur in the repair shop. The response was the repair shop would be a diesel mechanic. The maximum weight of the vehicles allowed to be repaired was set by the definition of motor vehicle contained in the Zoning Ordinance. If the user went above that weight restriction, they would no longer be a motor vehicle repair and would be in violation of the Zoning Ordinance. The repair shop could also be a mobile repair service. The maximum weight of the vehicles is sixteen thousand pounds (16,000 lbs).

Member Prodehl asked about the photometric plan for the veterinary. Mr. Asselmeier responded the veterinary had an existing photometric plan on file.

Discussion occurred regarding the landscaping plan for the repair business. It was noted that between the plantings and the location of the existing veterinary and kennel, the new vehicle repair building would be screened from Bell and Ridge Road.

Chairman Mohr asked about the number of parking spaces. Ms. Hoffman noted that additional parking spaces were added in the event that the Petitioner decided to convert the watchman's quarters to offices. The Petitioner would not need to come back before the Zoning Board of Appeals if they rented the second floor to other permitted uses.

Discussion occurred regarding the paperwork that would be submitted to the County to verify the tenant was a watchman. The watchman will not have any responsibilities for the veterinary and kennel.

Chairman Mohr closed the public hearing at 7:31 p.m.

Member Whitfield made a motion, seconded by Member LeCuyer, to approve the findings of fact for the special use permit for the watchman's quarters.

The votes were as follows:
Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

Member LeCuyer made a motion, seconded by Member Whitfield, to recommend approval of the proposed special use permit for a watchman's quarters with the conditions proposed by Staff.

The votes were as follows:
Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

Member LeCuyer made a motion, seconded by Member Fox, to approve the findings of fact for the major amendment to the special use permit for the kennel and veterinary.

The votes were as follows:
Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None

Abstain (0): None
Absent (0): None

The motion carried.

Member Fox made a motion, seconded by Member Whitfield, to recommend approval of the proposed major amendment to the special use permit for a kennel and veterinary with the conditions proposed by Staff.

The votes were as follows:
Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

The proposal will go to the Kendall County Planning Building and Zoning Committee on March 9, 2026, and the County Board on March 18, 2026.

The Zoning Board of Appeals completed their reviews of Petition 26-02 and 26-03 at 7:35 p.m.

NEW BUSINESS/OLD BUSINESS

Update on Comprehensive Plan Project

The Board reviewed updated slides on the project. Mr. Asselmeier reported that open houses for the plan will occur on March 5, 2026, at Kendall Township Building, March 11, 2026, at Charles B. Phillips Library in Newark, March 12, 2026, at Oswego Township Building, and March 18, 2026, at Plano Library. All of the open houses, except the one (1) at the Plano Library start at 6:30 p.m.; the one (1) at the Plano Library starts at 6:00 p.m. The anticipated public hearing for the proposal would occur at the April 22, 2026, Kendall County Regional Planning Commission meeting, with approval by the County Board in May.

Follow-Up from Kendall County Regional Planning Commission Meeting

Attendees reviewed Mr. Asselmeier's report from the meeting. Discussion occurred regarding increased code enforcement and increased fines levied by the court. The money from fines goes to the General Fund. Discussion occurred regarding the Property Maintenance Code, which will likely be adopted in April. Agricultural properties are exempt from building codes. Discussion occurred regarding 1539 Collins Road; the Department was evaluating its options with the property.

Discussion occurred regarding the short-term rental in the 9000 block of Corneils Road. They were in court for Health Department violations.

Approval of By-Laws Amendment-Amendment to Article II, Section 5 by Amending the Address of the Office of the Board
Member Whitfield made a motion, seconded by Member Cherry, to approve the following amendment:

The Office of the Board shall be located at Kendall County Planning, Building and Zoning Office, **504 South Main Street, ~~807 W. John Street,~~** Yorkville, Illinois, 60560.

The votes were as follows:
Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
Mr. Asselmeier reported that Petition 25-15 and 25-22 were approved by the County Board. Members were given copies of the new short-term rental regulations. The short-term rental regulations were adopted under the authority given to the County to license businesses housing transients and not zoning regulations.

PUBLIC COMMENTS
Mr. Asselmeier reported that review of Plattville's Comprehensive Plan and two (2) proposed commercial solar farms at 15110 Griswold Springs Road will be on the agenda for the March 30, 2026, Zoning Board meeting. Discussion occurred regarding the location of Plano's municipal boundary and municipal annexations of solar projects. Discussion also occurred regarding municipalities negotiating with solar developers.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS
Member Prodehl made a motion, seconded by Member LeCuyer, to adjourn. With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:13 p.m.

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

1. Memo on Petition 26-02 Dated February 27, 2026
2. Certificate of Publication and Certificate of Mailings for Petition 26-02 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Memo on Petition 26-03 Dated February 27, 2026
4. Certificate of Publication and Certificate of Mailings for Petition 26-03 (Not Included with Report but on file in Planning, Building and Zoning Office)

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 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.

RPC
The Kendall County Regional Planning Commission reviewed this proposal at their meeting on April 22, 2026. Discussion occurred regarding buffering; it was noted that the Forest Preserve District owns property on several sides and the solar panels were setback three hundred feet (300') from the right-of-way. The setback allows for continued farming of a portion of the property. It was also noted that, if vegetation was required along the northern perimeter of the property, that vegetation would have to be removed when the solar panels are decommissioned and that removal could negatively impact the soil. It was noted that the cost to connect to the substation and related line upgrades will cost Twelve Million Dollars ($12 Million), which is paid by the Petitioners. The lines outside of Plano would be upgrade to three-phase power and utility poles will be evaluated and upgraded, as necessary. Discussion occurred regarding Sandwich entering into a pre-annexation agreement with the property owner; the Petitioners will reach out to Sandwich regarding pre-annexation. The distance and cost to extend infrastructure to the property from Sandwich was discussed. The Petitioners were agreeable to the conditions proposed by Staff and agreed to the decommissioning bond amount outline in WBK's estimate (Attachment 20). The Kendal County Regional Planning Commission recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members. Member Bernacki was in favor of the proposal and felt Sandwich had taken any action to pursue annexation. Chairman Landovitz was in favor of the proposal because the Petitioners agreed to WBK's estimate, he felt annexation by Sandwich was a stretch, and the Forest Preserve District properties provided adequate screening around most of the property. The minutes of the meeting are included as Attachment 21.

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. The Petitioners submitted an archaeological survey/testing short report which recommended that the project proceed as planned. This report is included as Attachment 22.**

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 an 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). The original decommissioning bond amount shall be the figure included in WBK's letter dated

March 20, 2026 (Attachment 20). **(Amended at RPC)**

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
21. April 22, 2026, Kendall County Regional Planning Commission Minutes (This Petition Only)
22. Archeological Survey/Testing Short Report

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**
Elijah J. Mitchell

PRIMARY CONTACT MAILING ADDRESS [redacted]

PRIMARY CONTACT EMAIL [redacted]

PRIMARY CONTACT PHONE # [redacted]

PRIMARY CONTACT FAX #

PRIMARY CONTACT OTHER #(Cell, etc.)

[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

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):

_____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]		

[2]**ENGINEER CONTACT**	**ENGINEER MAILING ADDRESS**	**ENGINEER EMAIL**
Erik Elliott		[redacted]

ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER #** (Cell, etc.)
[redacted]		

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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,



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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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.

---

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.

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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.

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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.

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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 Co

CHICAGO TITLE INSURANCE CO.
Automatic Issuing 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

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

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.

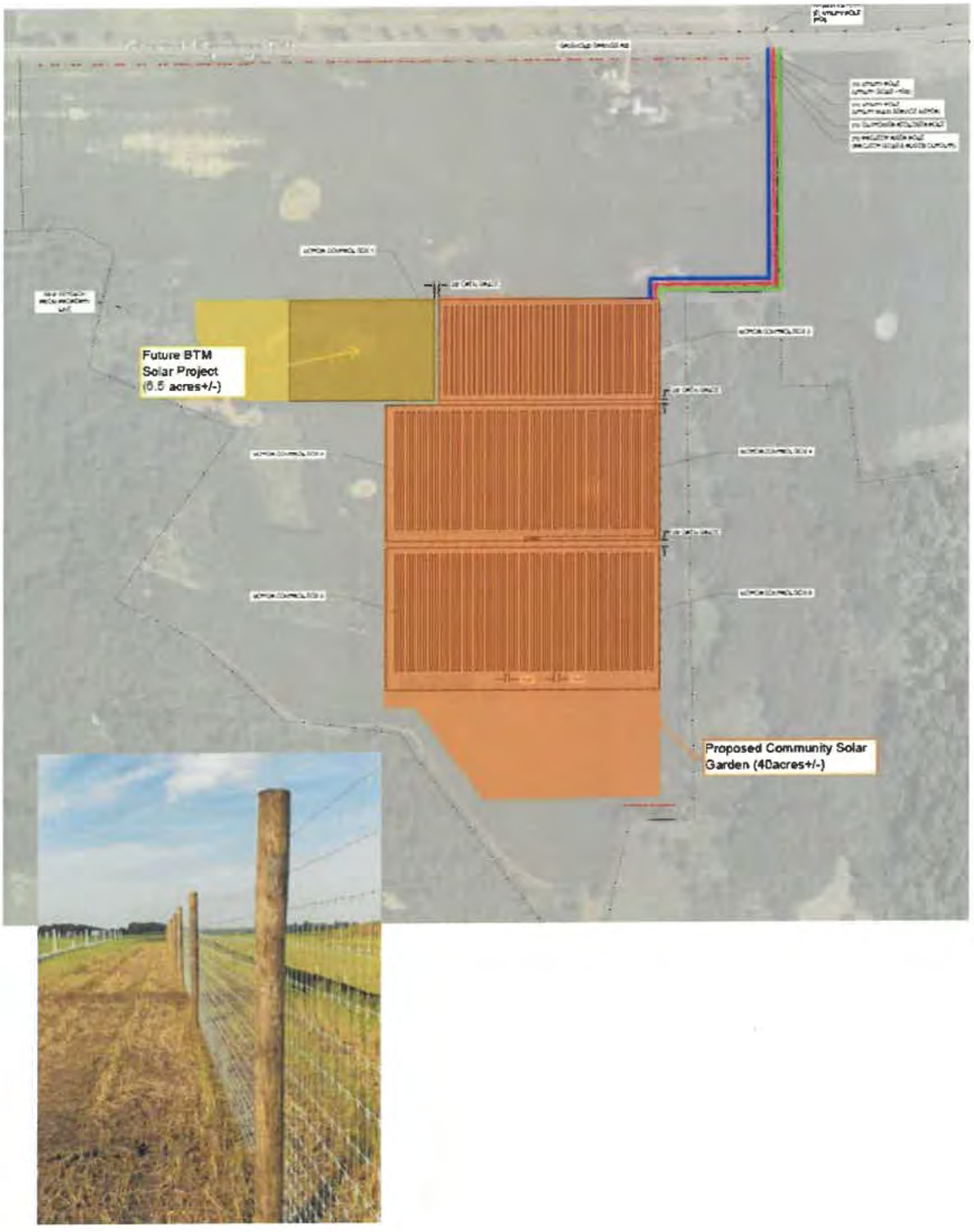


EXHIBIT B TO
MEMORANDUM OF LEASE AND SOLAR EASEMENT

Description of Solar Premises

1. Solar Premises.

Same as Lease Premises as described above in Exhibit A.

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.

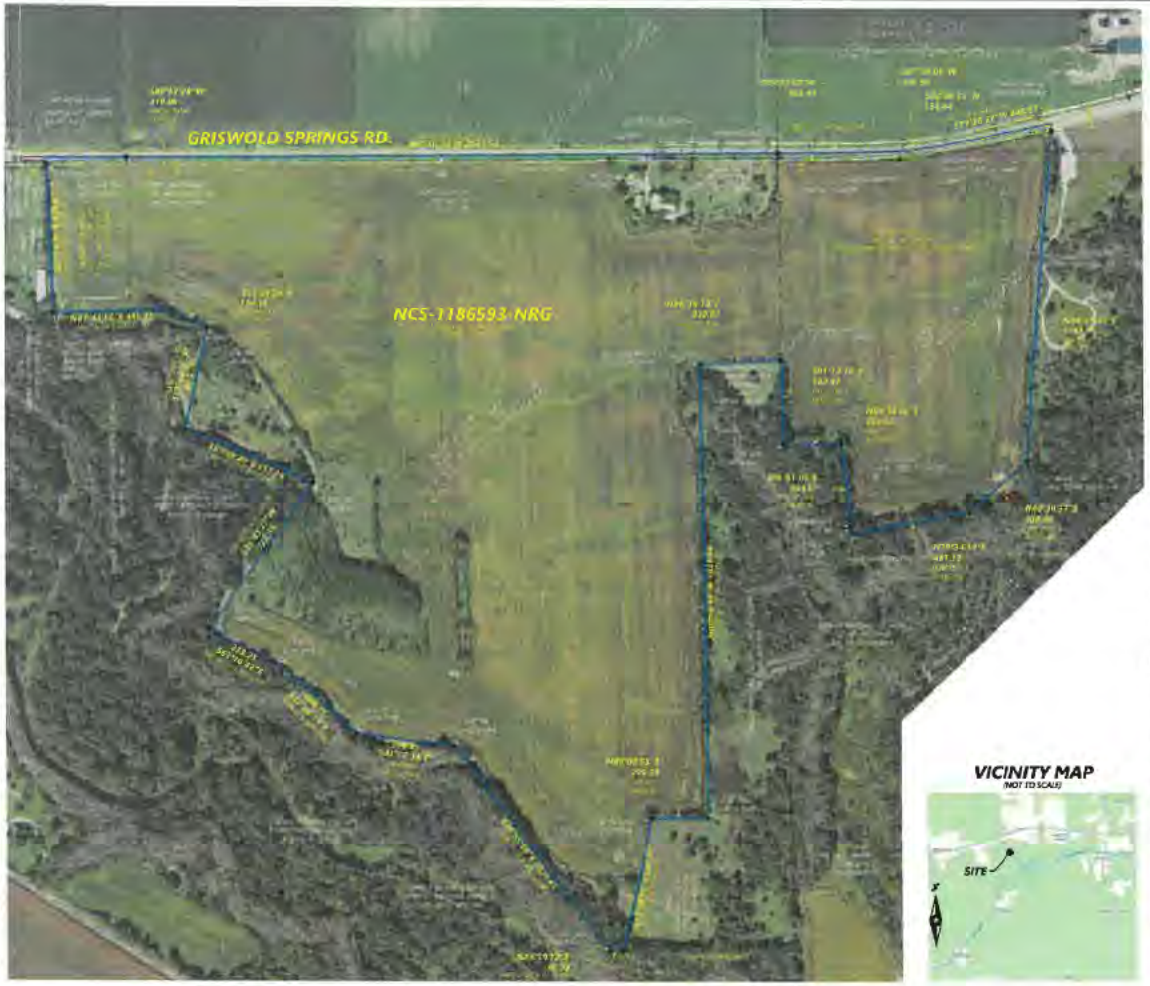
We believe that the difficulty described here in this variance application was not caused by any person having an interest in the project, instead we believe that it is simply a result of the location of the project in relation to the City of Plano. As stated above, the distance of the project to Plano 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, 2026, 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 EXTERIOR BOUNDARY AND SECTION CORNER MONUMENTATION. ALL CONTROLLING EXTERIOR 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. (VALE ONE CALL TICKET NUMBER: A252940055, A252940145 AND A252980610)

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 42 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 208.99 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 05 SECONDS WEST, A DISTANCE OF 1049.91 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 15 SECONDS EAST, A DISTANCE OF 913.00 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 09 DEGREES 50 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 35 MINUTES 37 SECONDS EAST, A DISTANCE OF 393.55 FEET TO A FOUND CONCRETE MARKER; THENCE NORTH 04 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 51 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 696.98 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 67 DEGREES 13 MINUTES 27 SECONDS EAST, A DISTANCE OF 337.12 FEET; THENCE SOUTH 35 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 722.50 FEET; THENCE SOUTH 61 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 332.25 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 58 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.

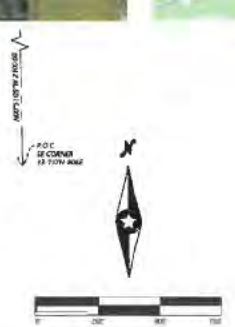
NOTE: THIS LEGAL DESCRIPTION IS FOR INFORMATIONAL PURPOSES ONLY. THE LEGAL DESCRIPTION SHOULD NOT BE USED TO PREPARE LEGAL DOCUMENTS.
SURVEY NOTE: TITLE TO CONFIRM IF THIS LEGAL DESCRIPTION SHOULD BE USED.

TITLE EXCEPTION

THE FOLLOWING NOTES COMMENSURATE 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.
   (NOTE HEREIN: 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. (AFFECTS AS PLOTTED)
13. COMMONWEALTH EDISON POWER LINES AND NICOR GAS LINE ALONG THE NORTH LINE OF GRISWOLD SPRINGS ROAD AS DISCLOSED BY PRIOR TITLE EXHIBITS. (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	km2518@att.com	PLANS PLOTTED
COMED	Virginia V. Rodriguez	630-386-8228	zvt1@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; USS 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 [redacted] 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 westwoodps.com
Westwood Professional Services, Inc.
Minnesota Professional Firm Registration No. MN 005853
Expires: 04/06/2027

PREPARED FOR:

USSOLAR
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
- TIES/LAGGED 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

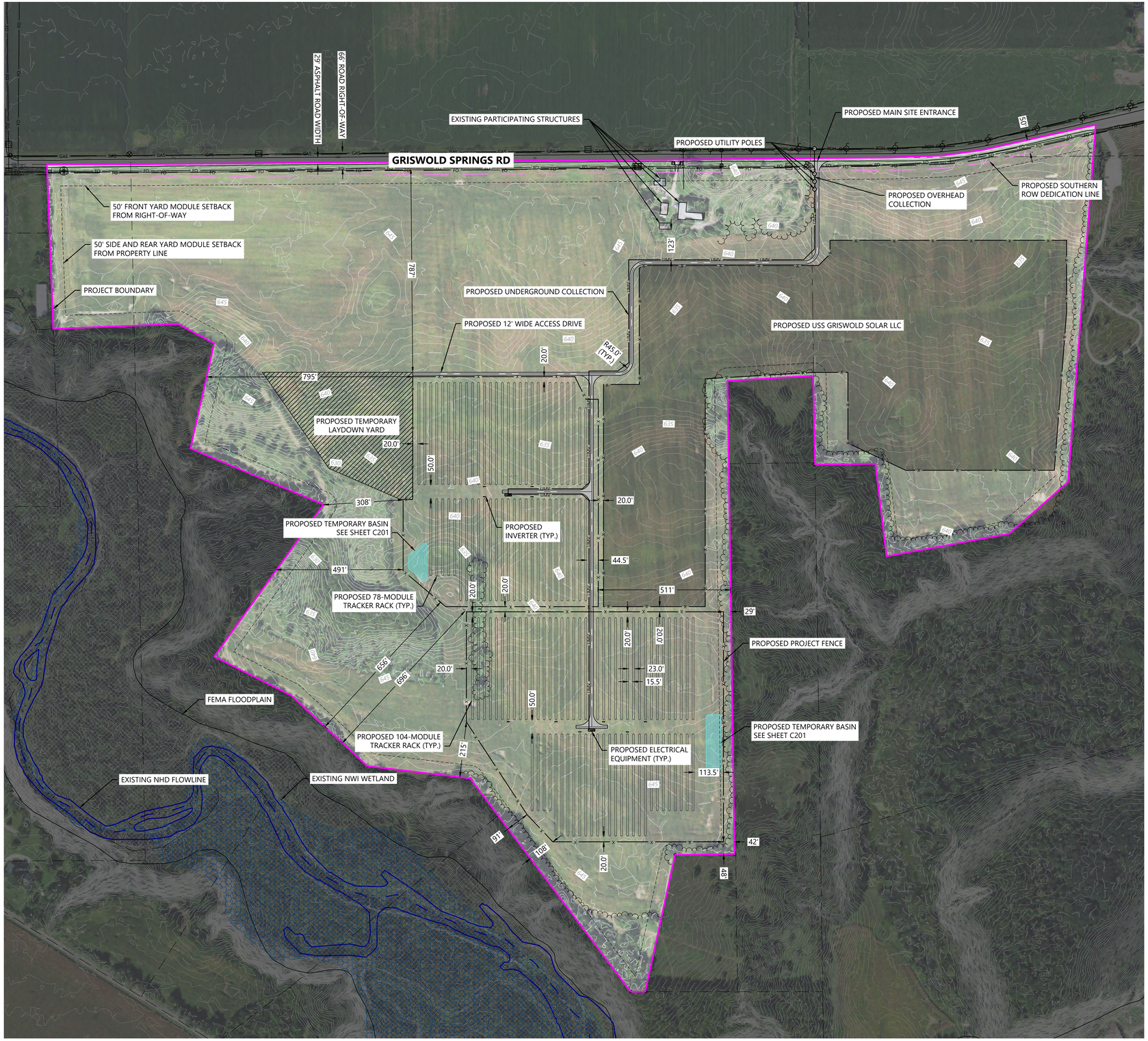
Kendall County, Illinois

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

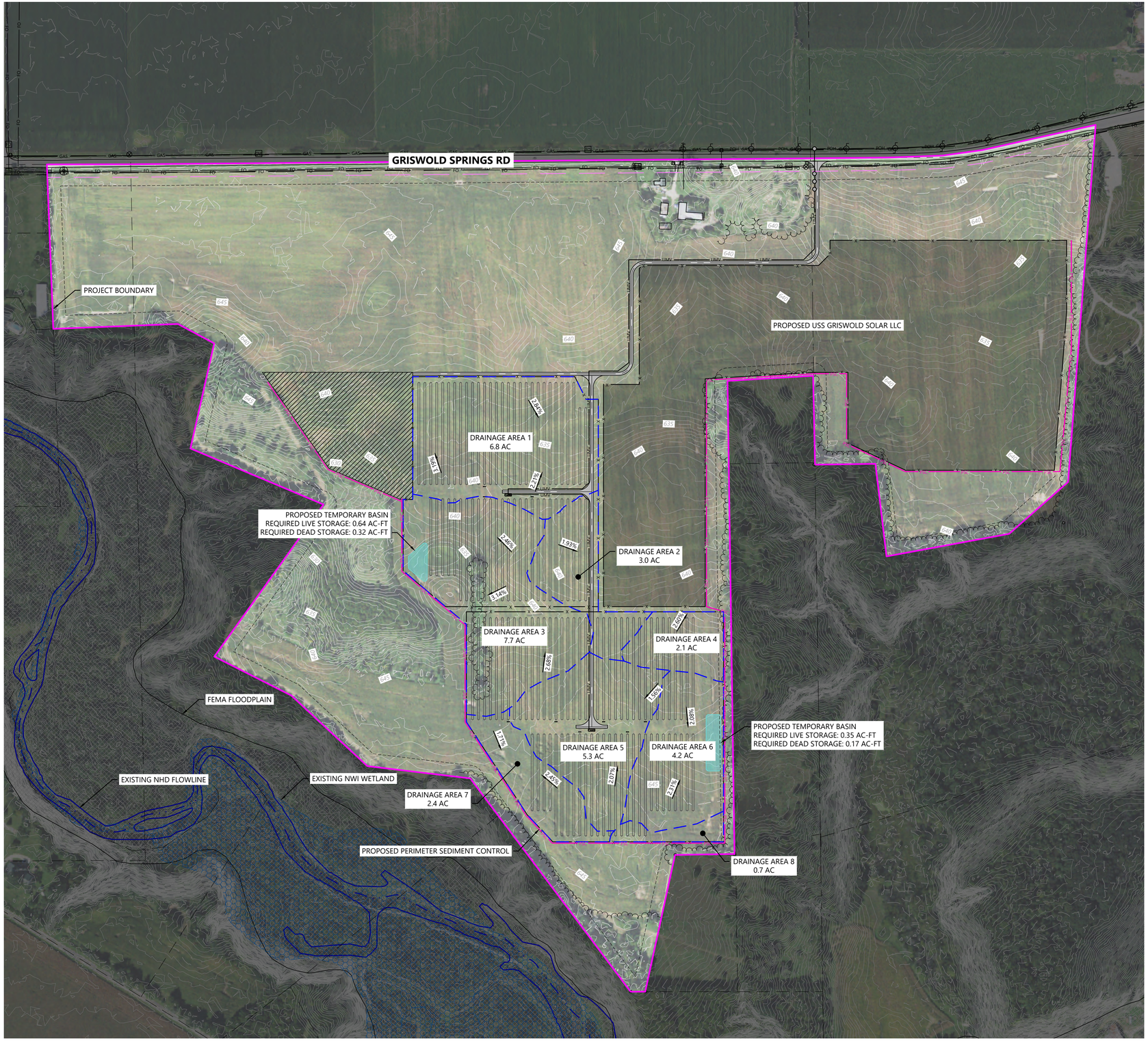
NOT FOR CONSTRUCTION

DATE: 02/13/2026

SHEET: C200

REV: E

N:\2051\6454.01_CAD_Permit\20516454.SP.01.dwg, 2/13/2026 9:04 AM Carolina Staniecek



LEGEND:

- PROJECT BOUNDARY
- NONPARTICIPATING PROPERTY
- SECTION LINES
- RIGHT-OF-WAY LINES
- PARCEL LINES
- EX. 5' INDEX CONTOUR
- EX. 1' INTERVAL CONTOUR
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- 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
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INVERTER QUANTITY	20
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Westwood

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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

REV: E

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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.

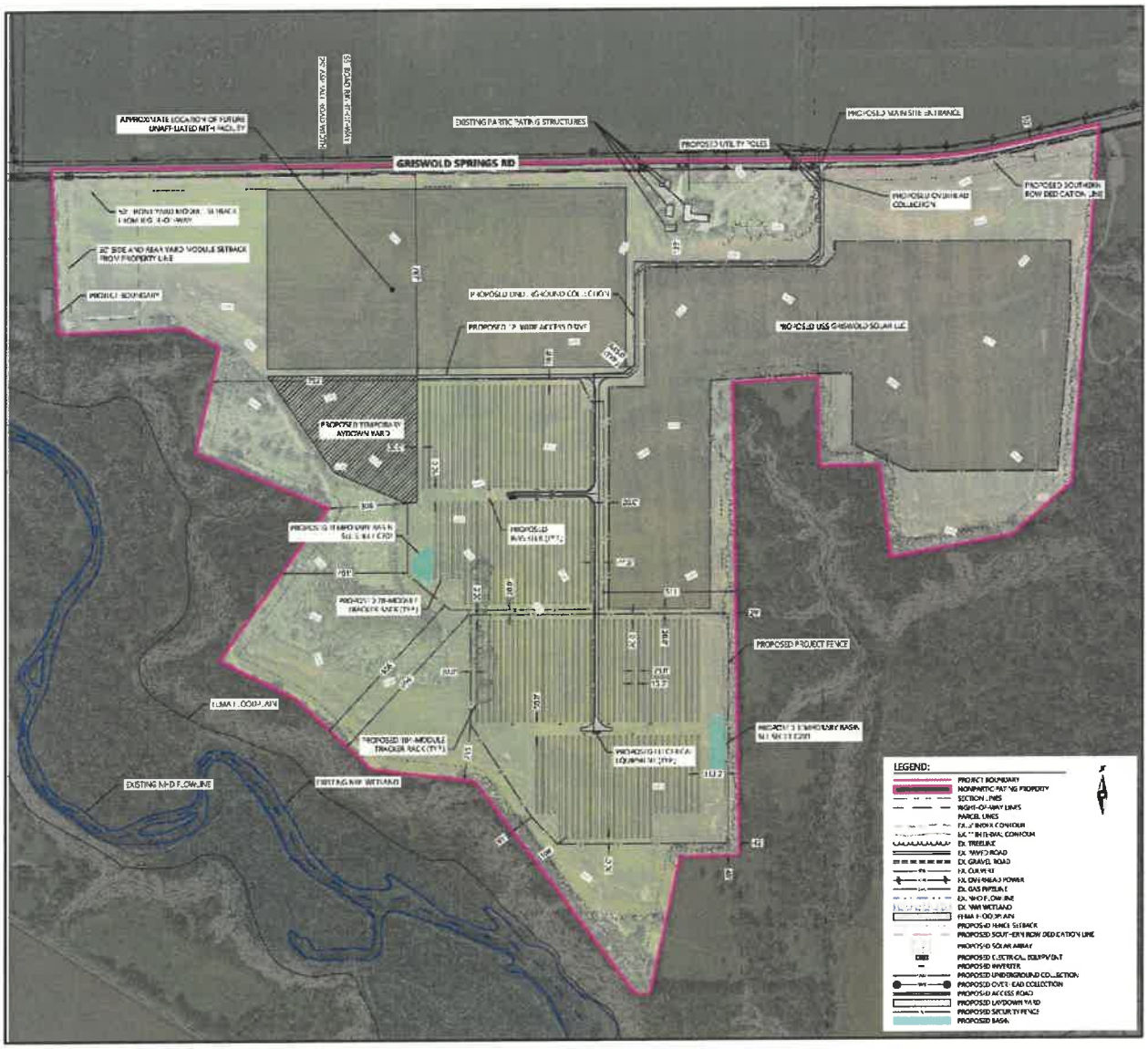
2. Site Information

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

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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."

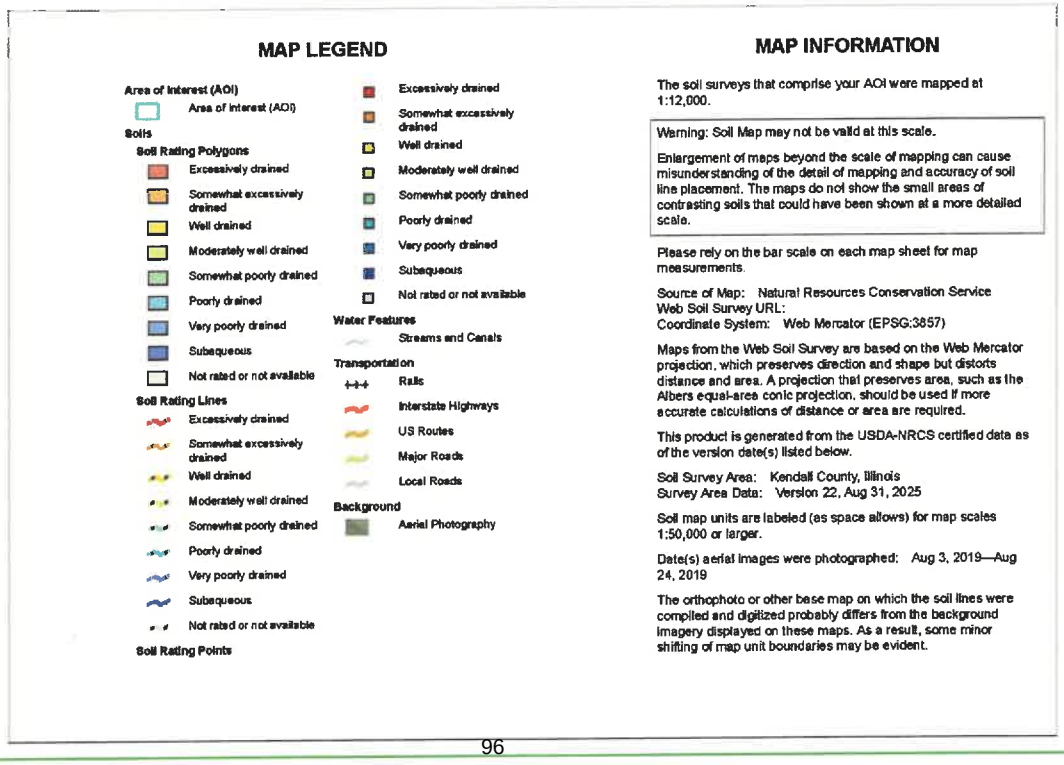
Rating Options

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

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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 (10th) 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]

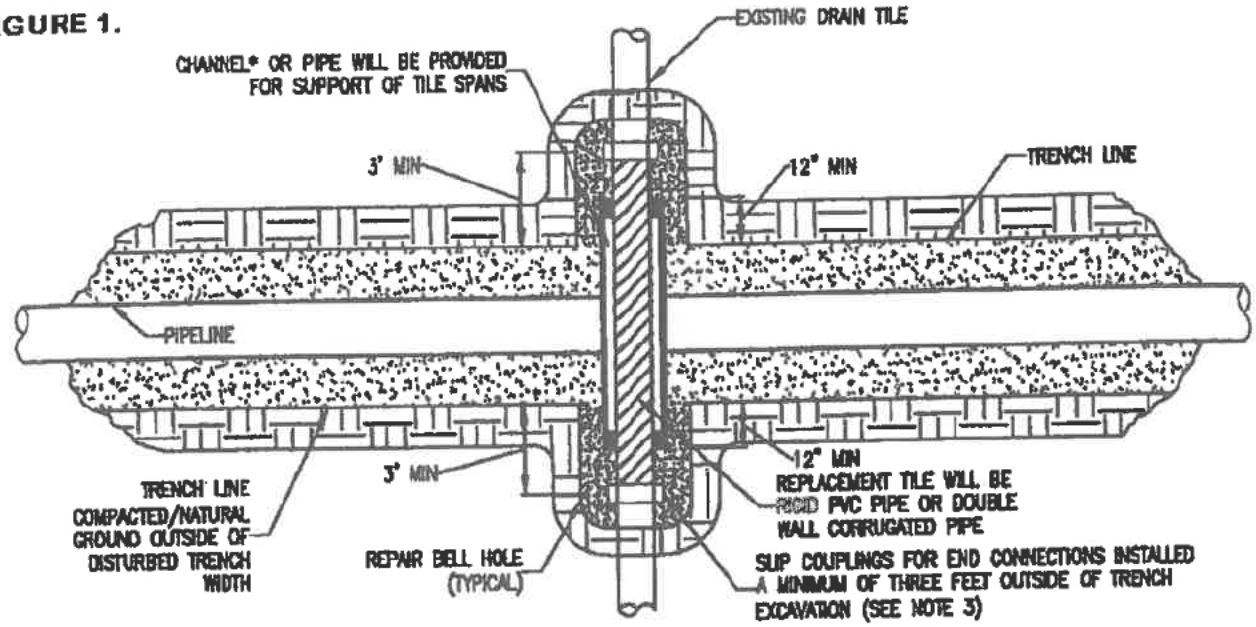
By David Watts, Authorized Signer

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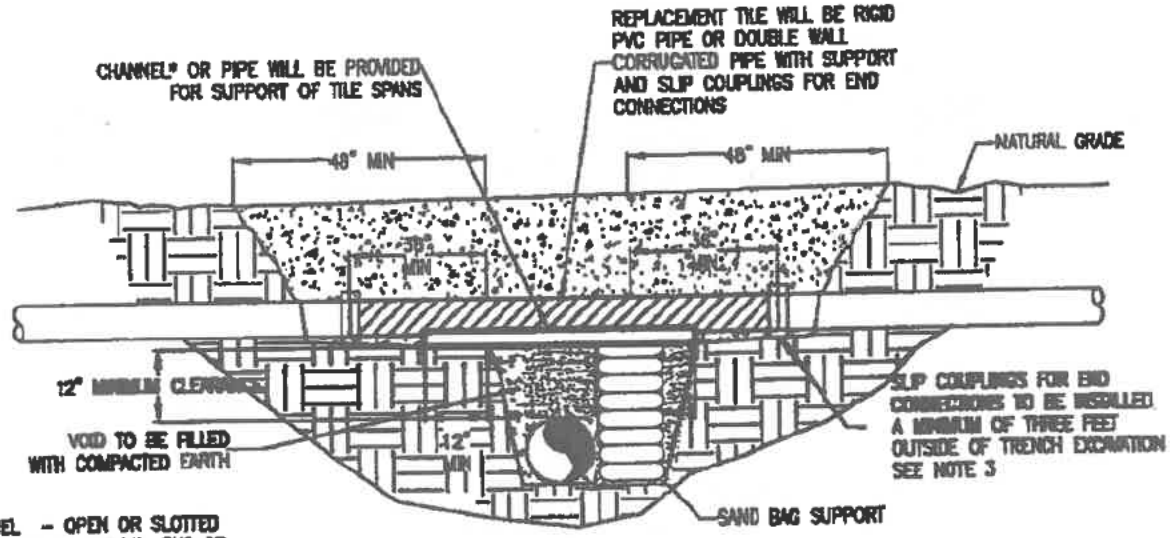
Address

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.

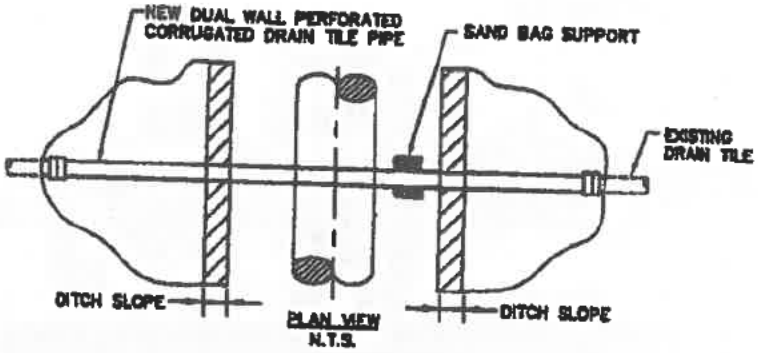
NOTE:

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.

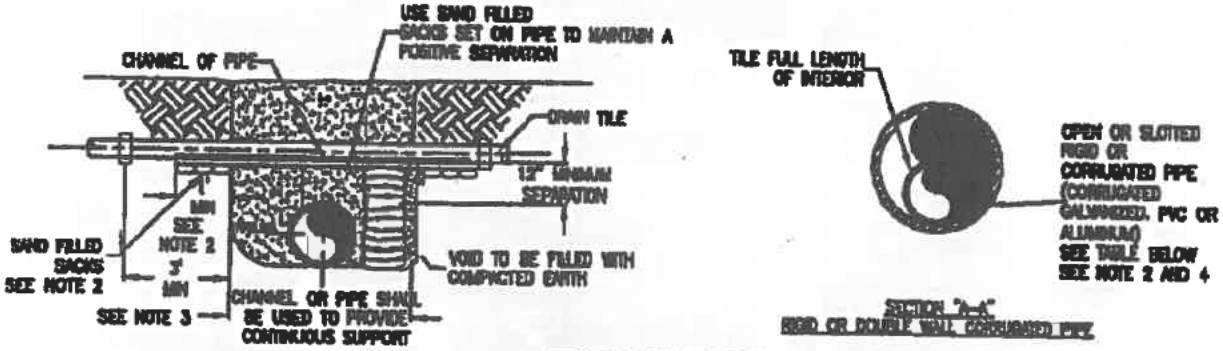
TEMPORARY DRAIN TILE REPAIR

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

US SOLAR
233 S Wacker Street, Fl. 44
Chicago, IL 60606
312-623-3410
www.us-solar.com

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]
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
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.

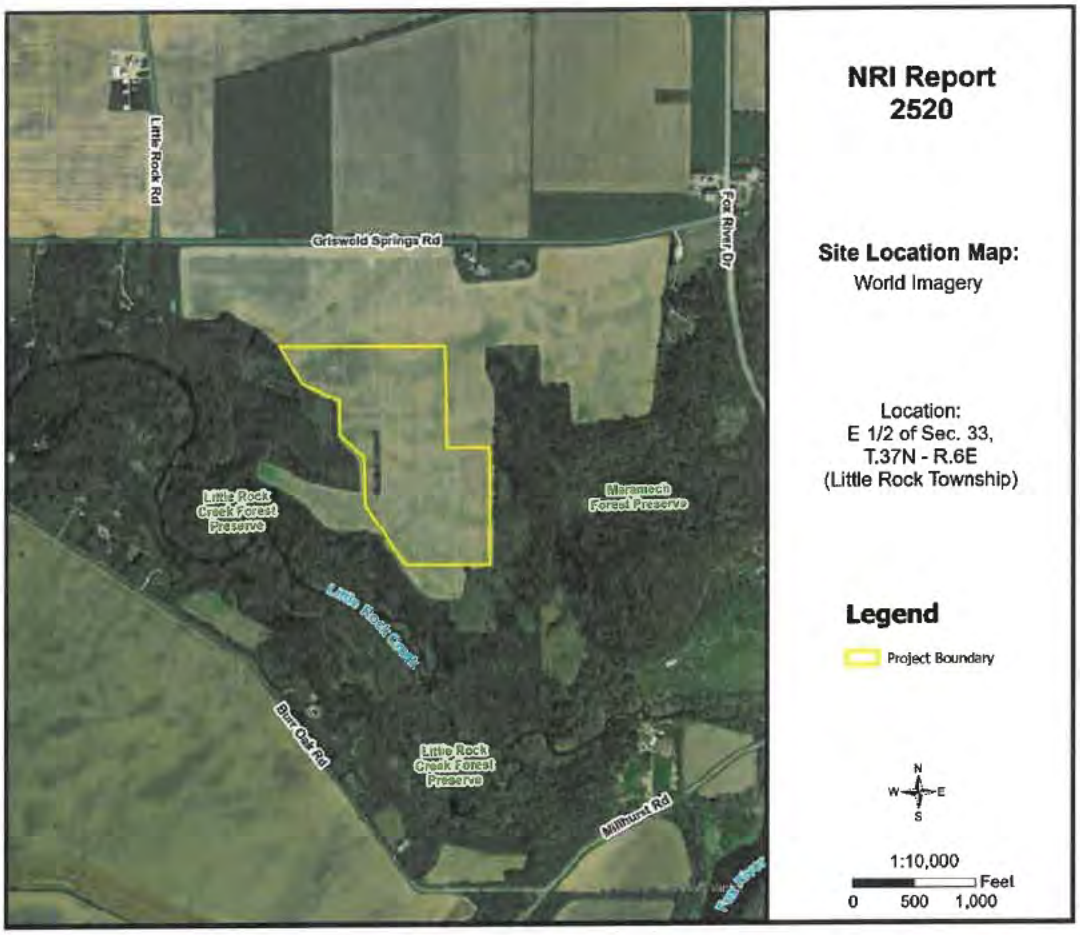
Sincerely,

[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.

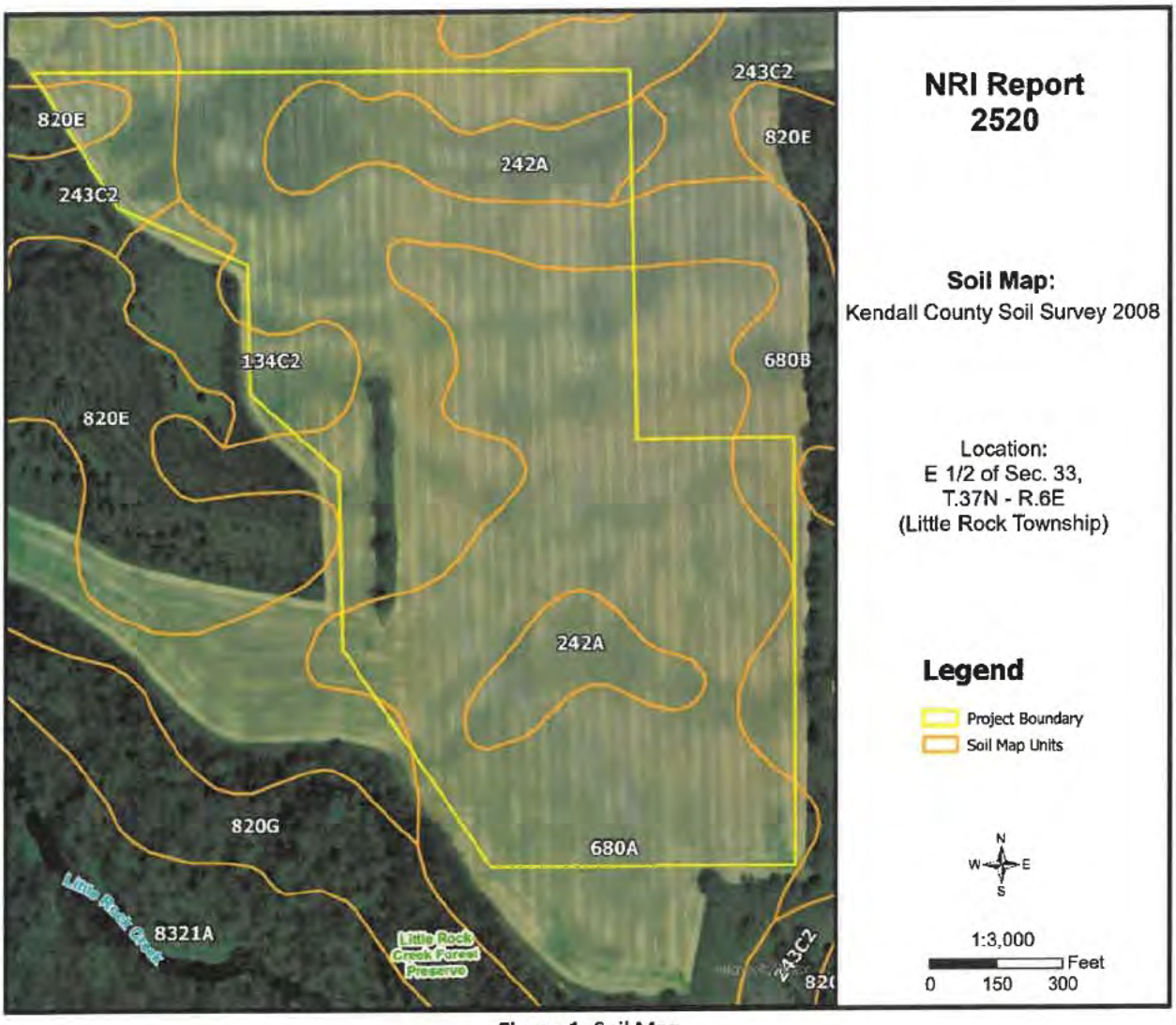


Figure 1: Soil Map

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

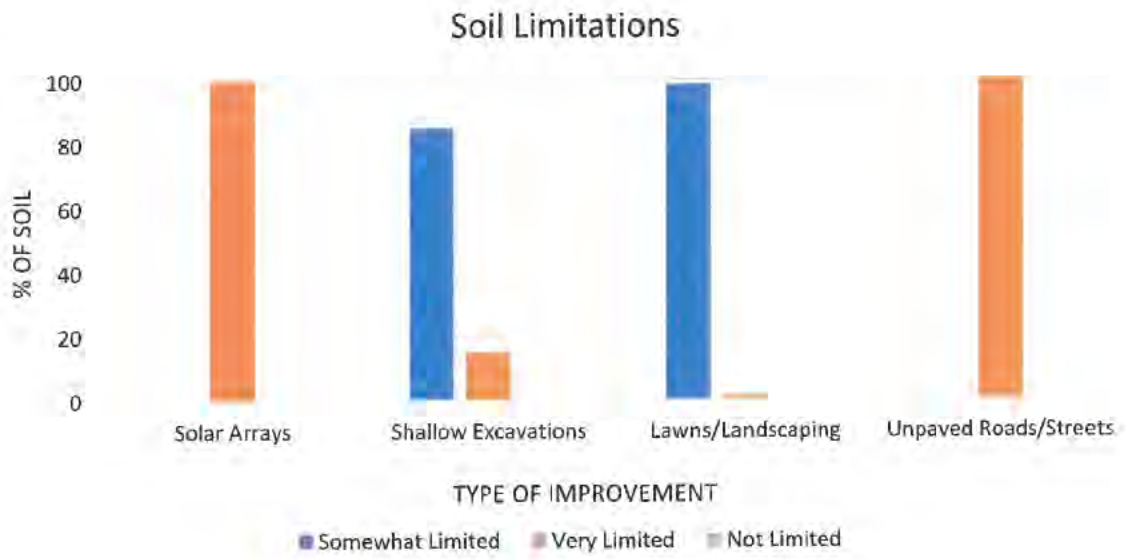


Figure 2: Soil Limitations Chart

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.

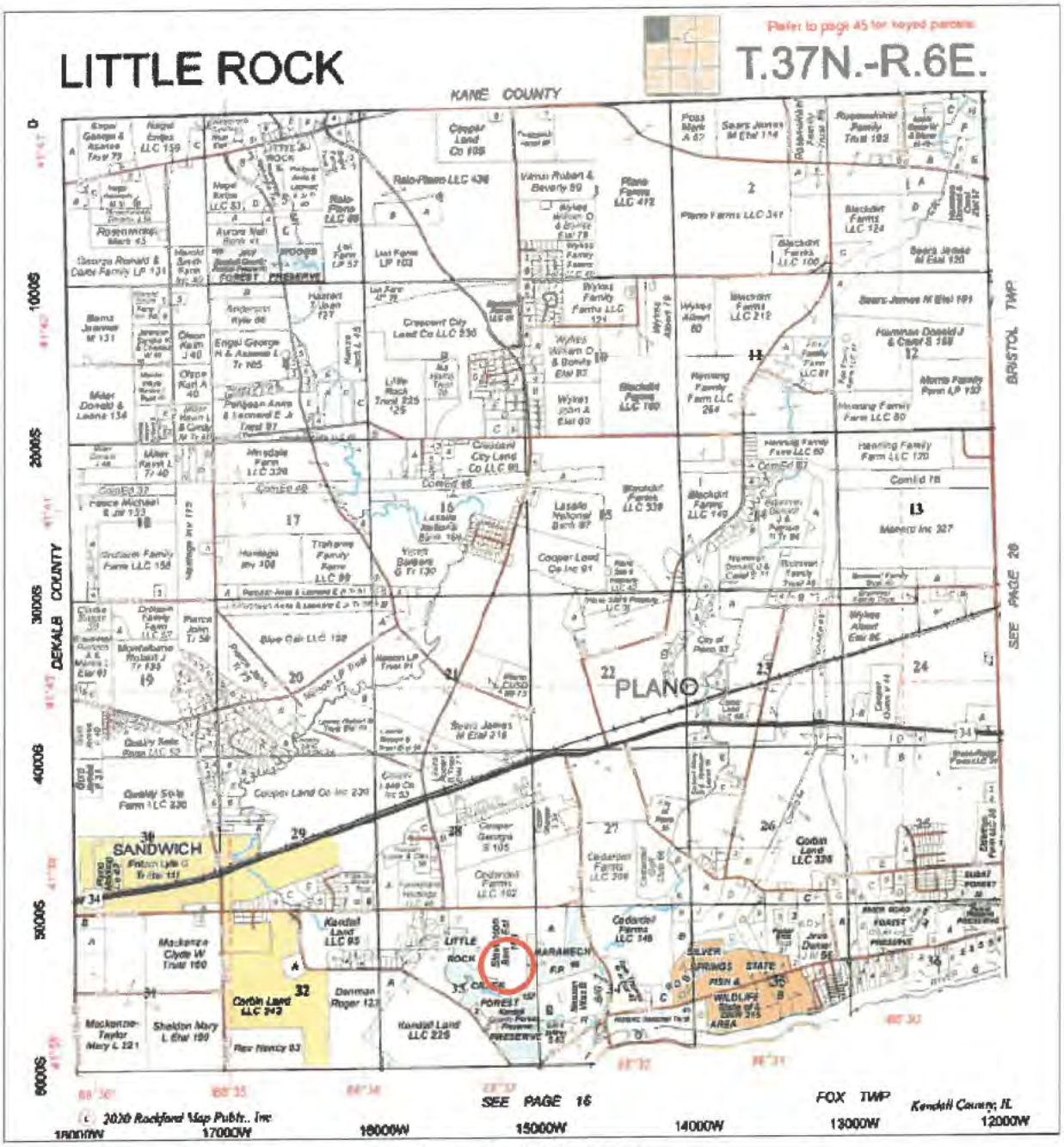


Figure 3: 2021 Plat Map

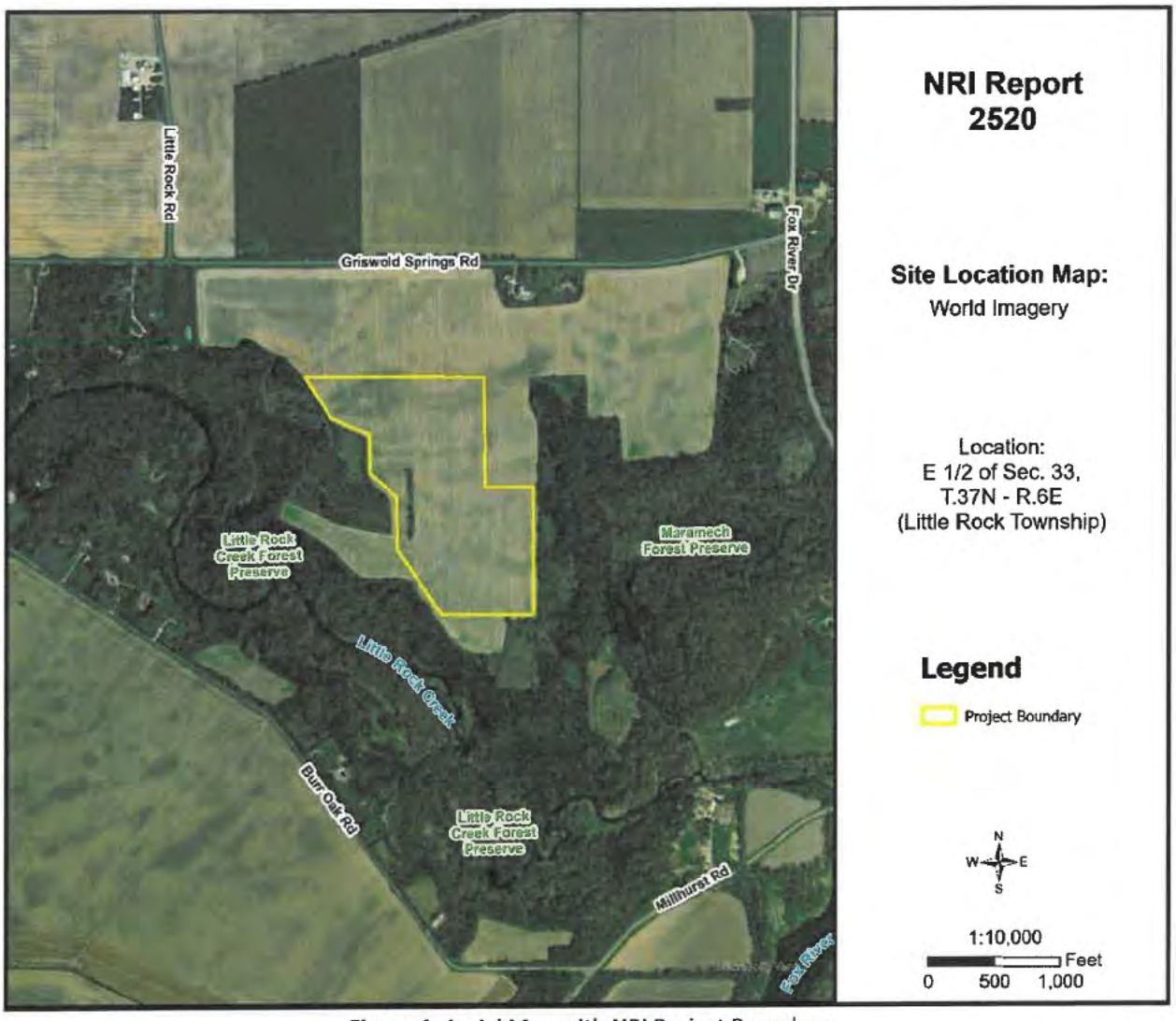


Figure 4: Aerial Map with NRI Project Boundary

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.

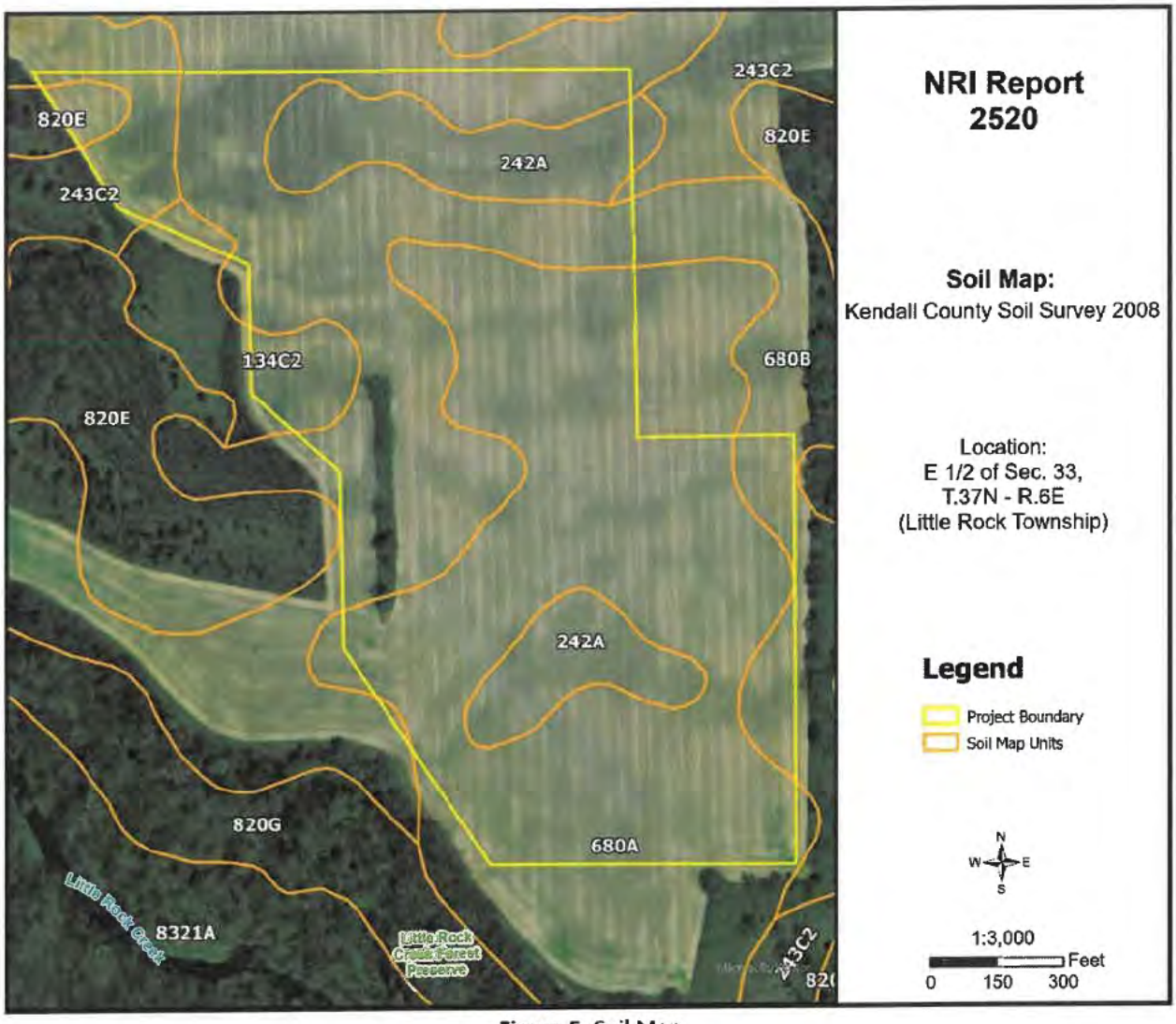


Figure 5: Soil Map

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%**		

Figure 6A: Map of Building Limitations - Solar Arrays & Unpaved Road / Streets

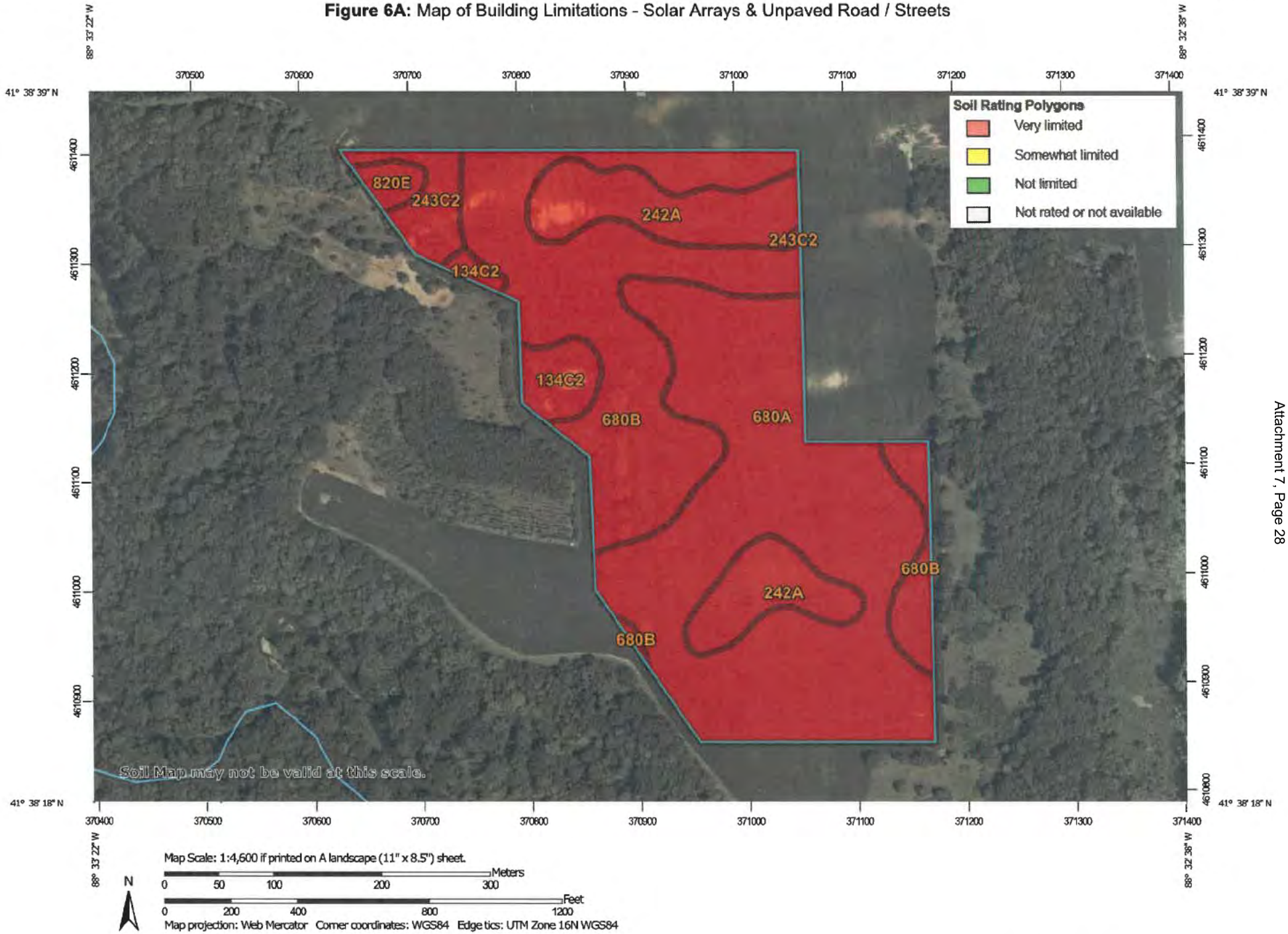


Figure 6B: Map of Building Limitations - Shallow Excavations

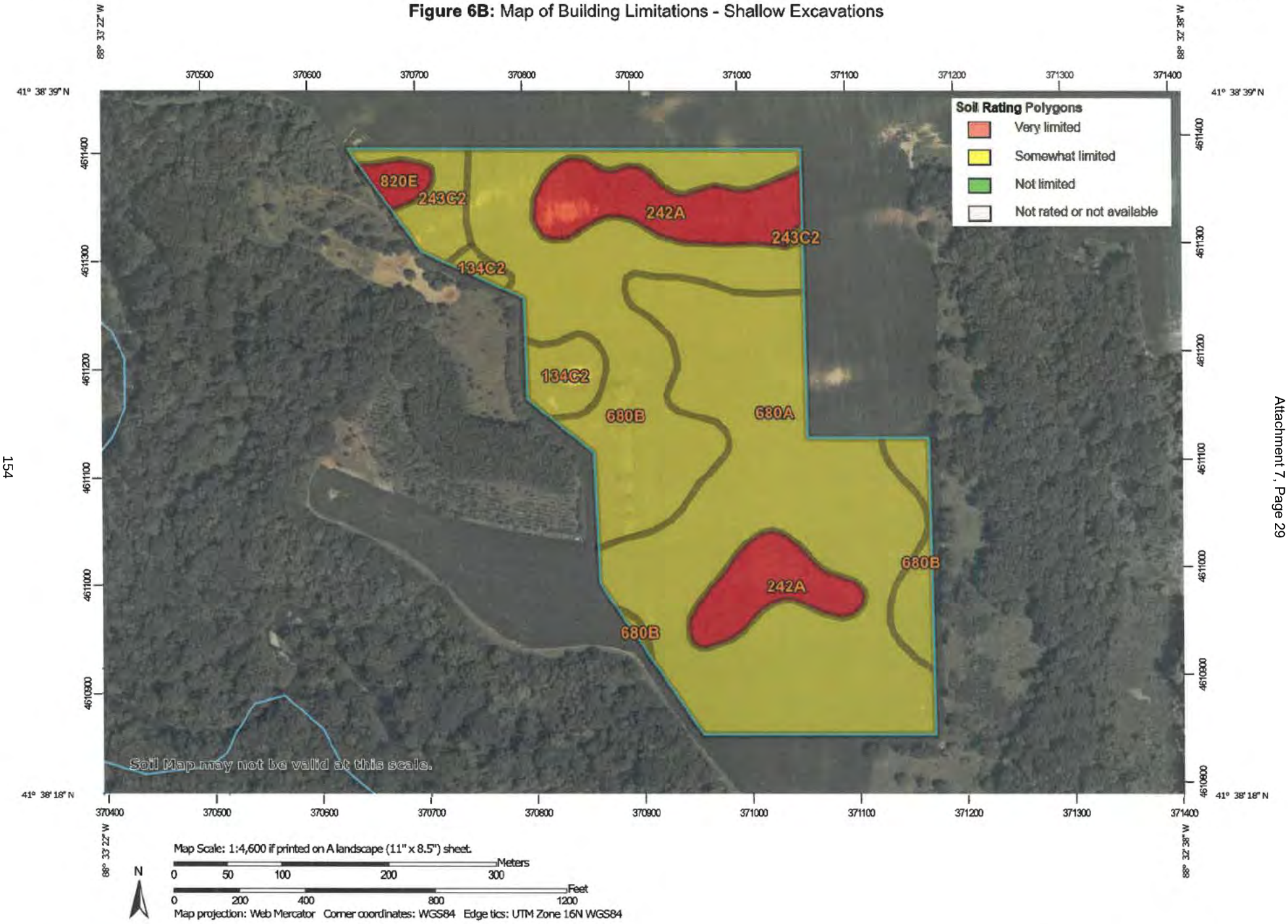
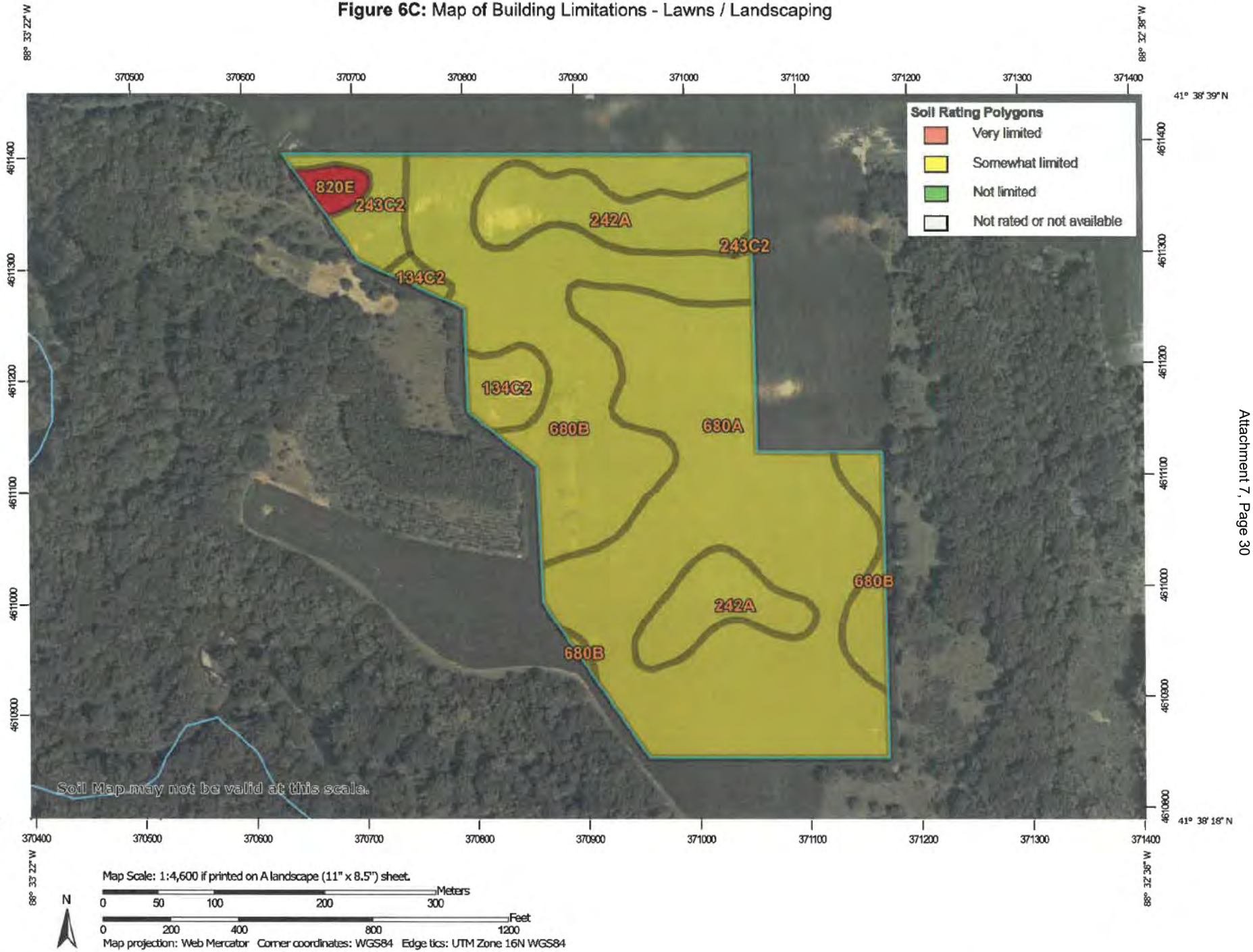


Figure 6C: Map of Building Limitations - Lawns / Landscaping



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%**		

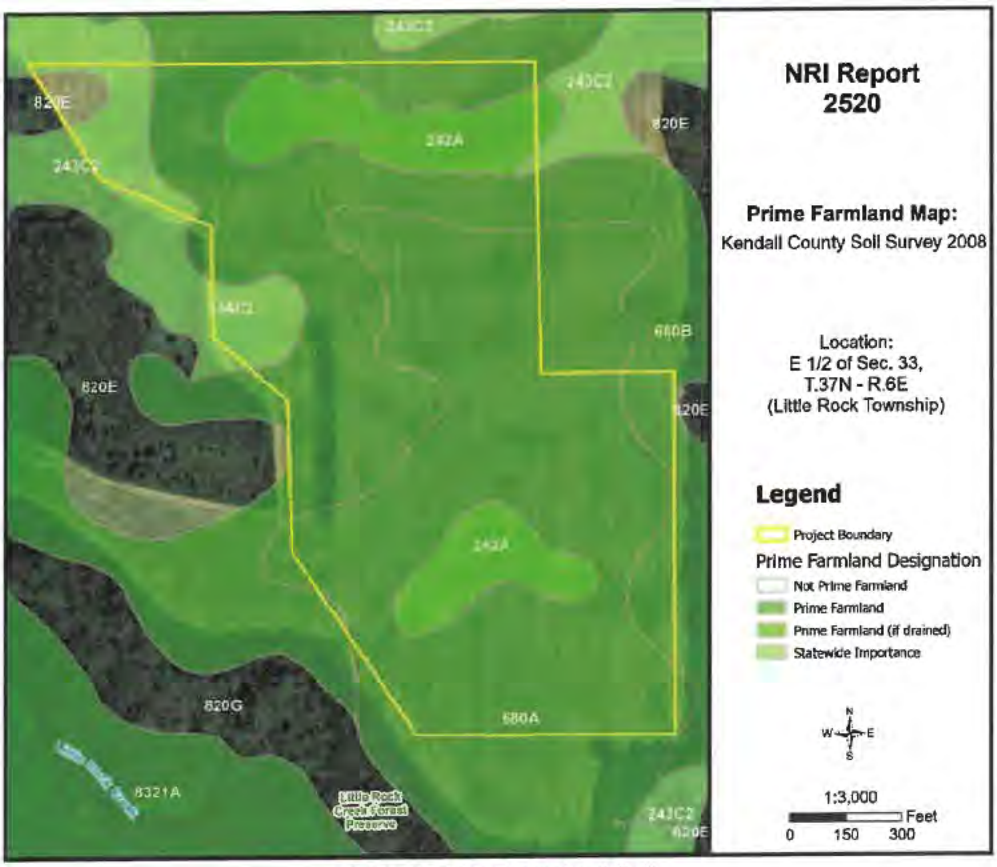


Figure 7: Prime Farmland Soils

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.

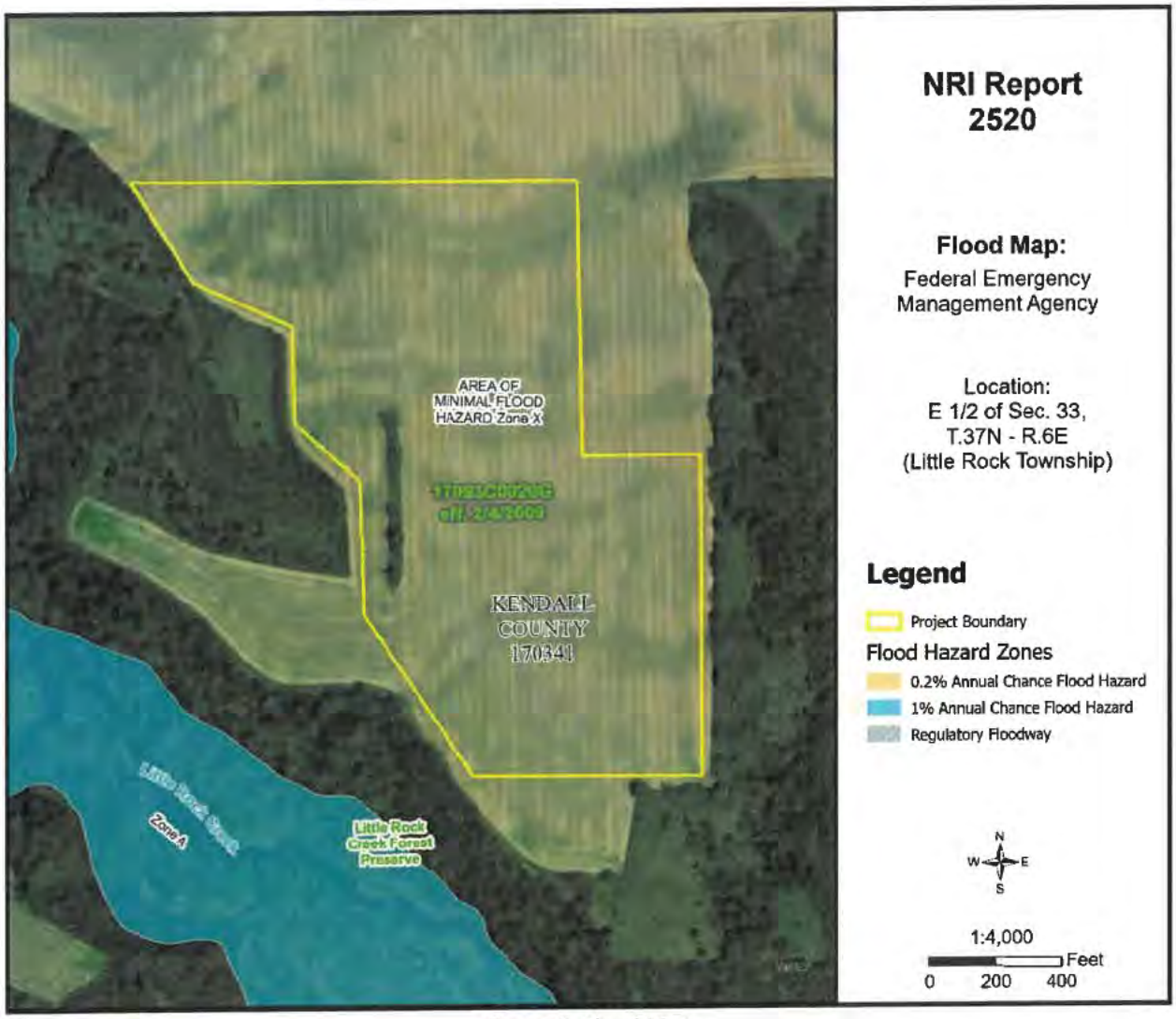


Figure 8: Flood Map

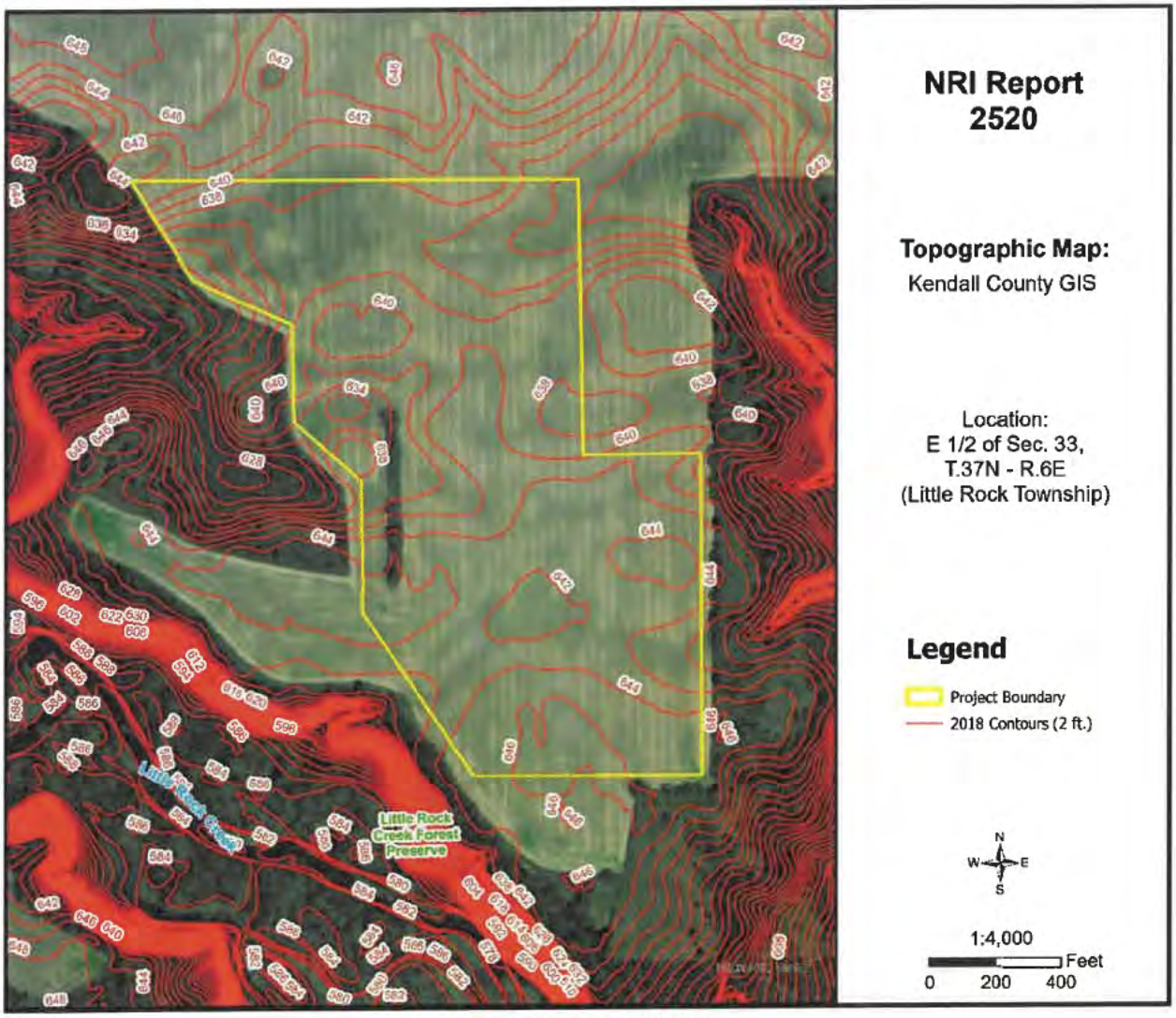


Figure 9: Topographic Map

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.

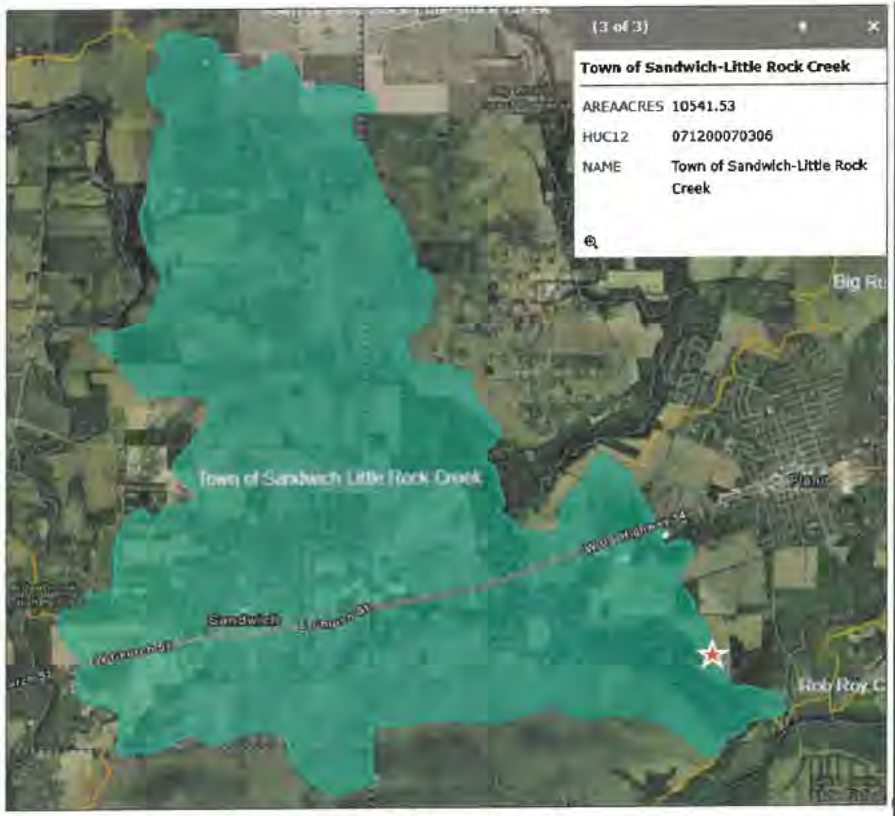


Figure 10A: Sub Watershed Map

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."*

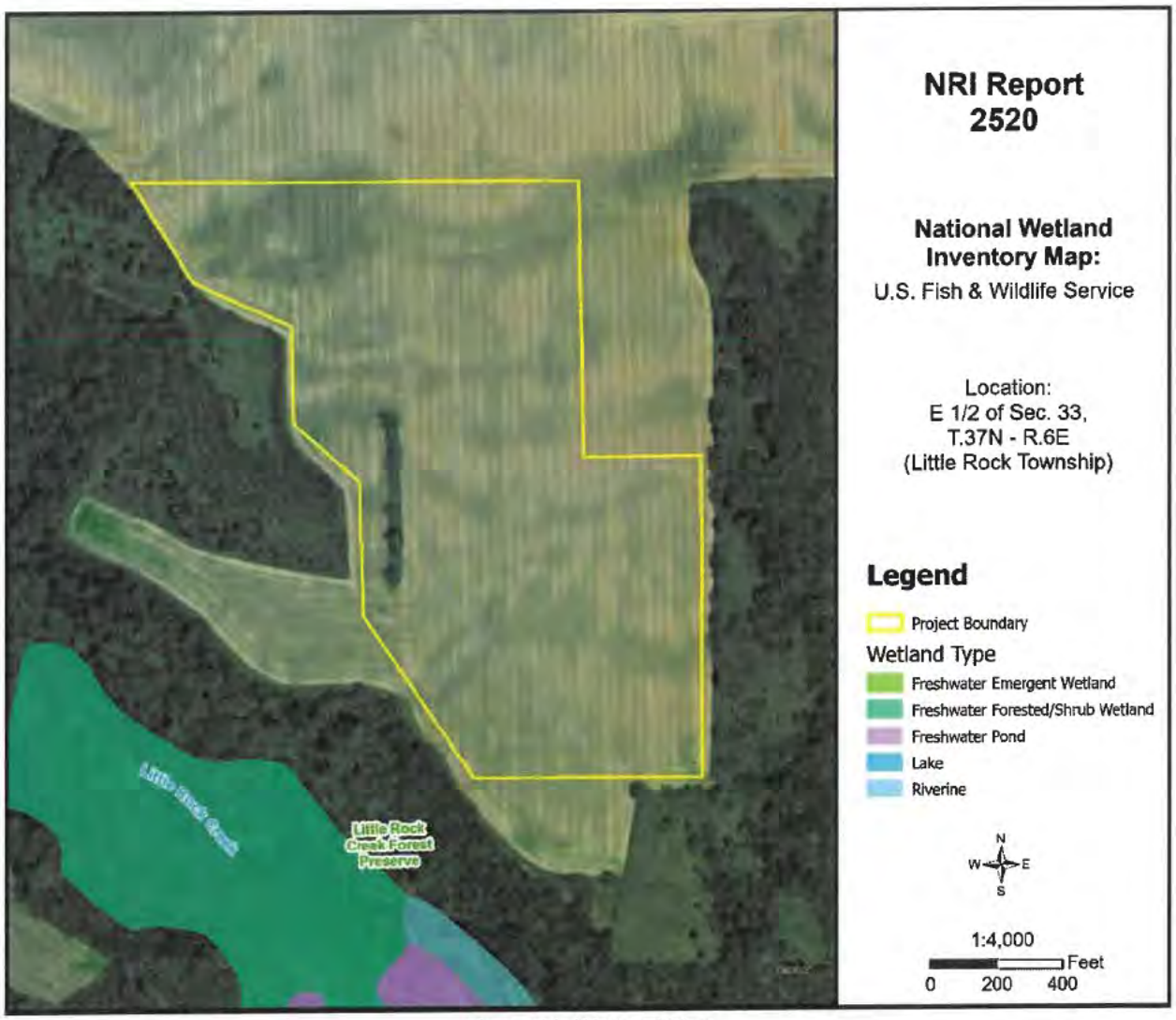


Figure 11: Wetland Map

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%

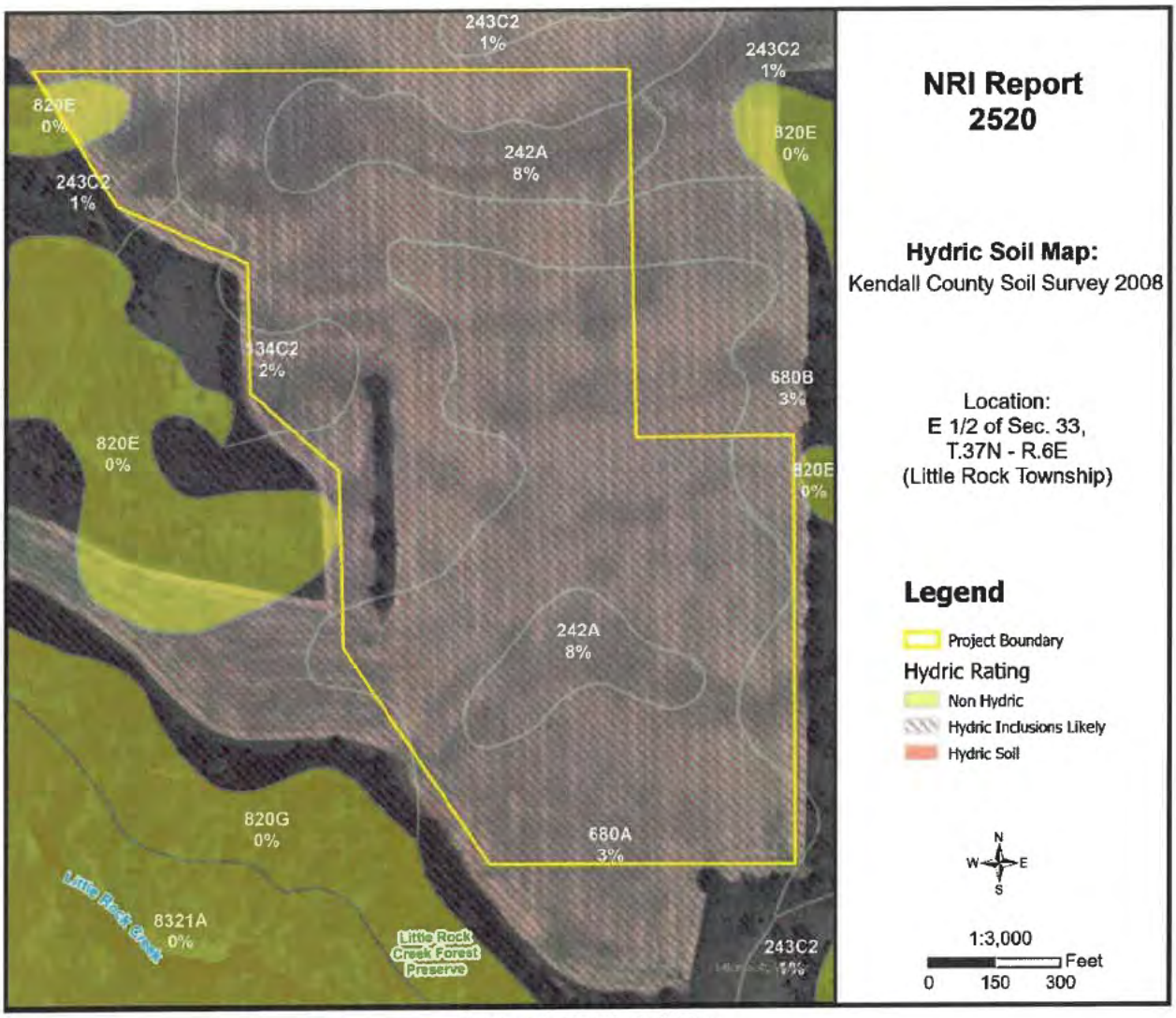


Figure 12: Hydric Soil Map

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.

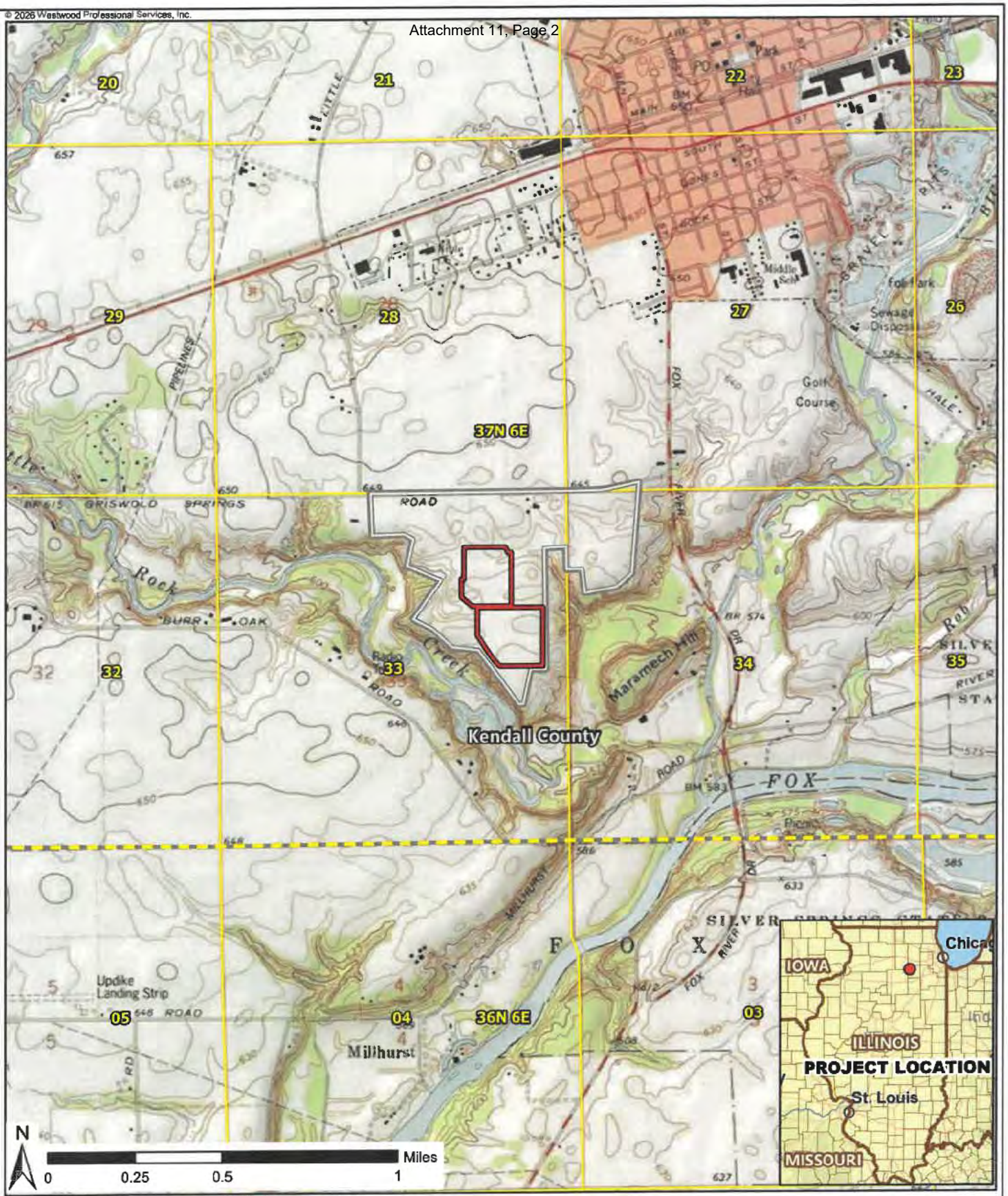
Sincerely,

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

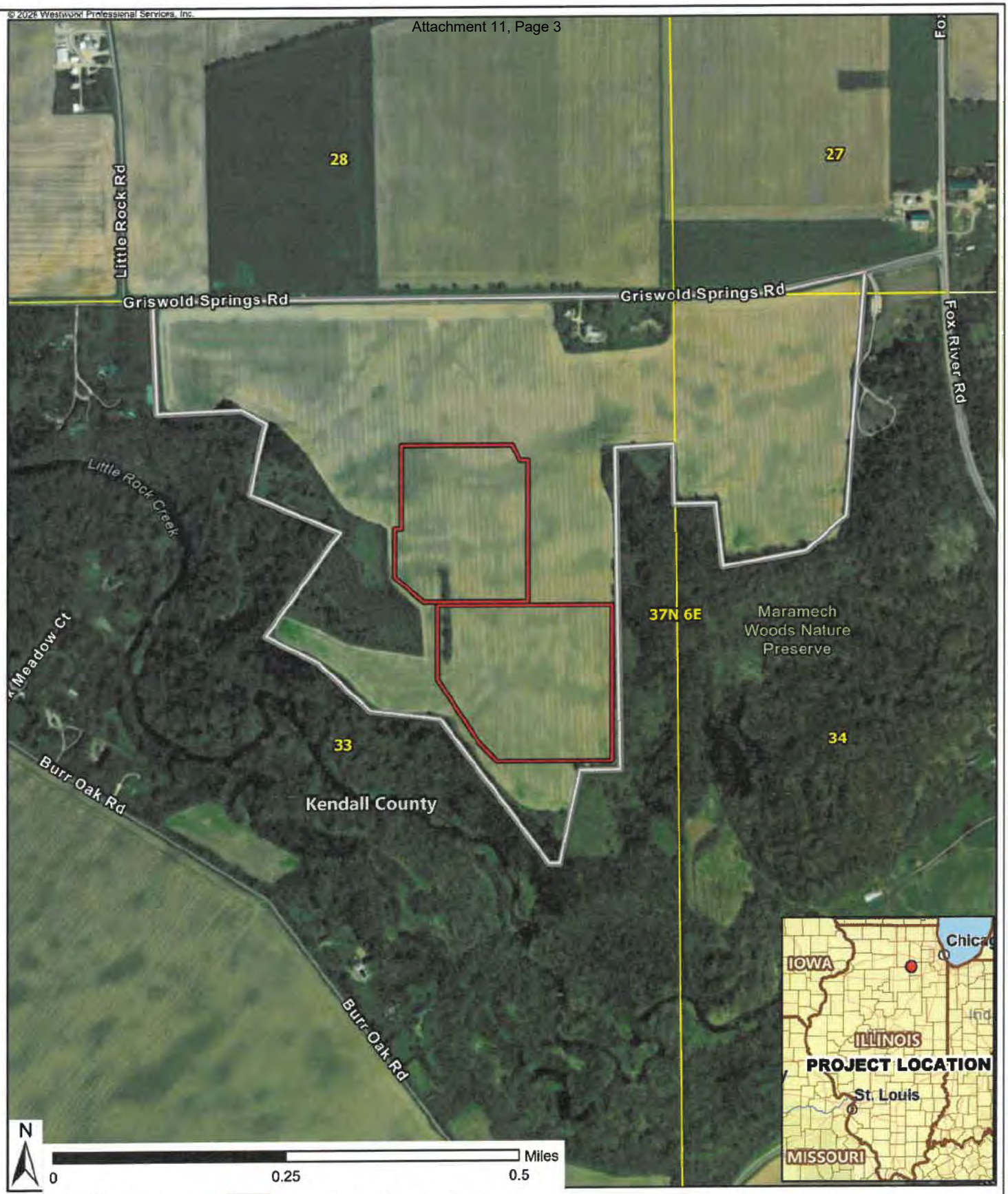
Westwood

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_CR4R\0071833_Cloverland_Riverbend_AH_PhotoLogs_20260119.aprx| Ex1_Cloverland - CLOVERLAND RIVERBEND | 1/19/2026 7:42 PM | SJNelson

© 2026 Westwood Professional Services, Inc.



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

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

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 7:46 PM | SJNelson

Westwood

12701 Whitewater Drive, Suite 300
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Main (952) 937-5150
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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

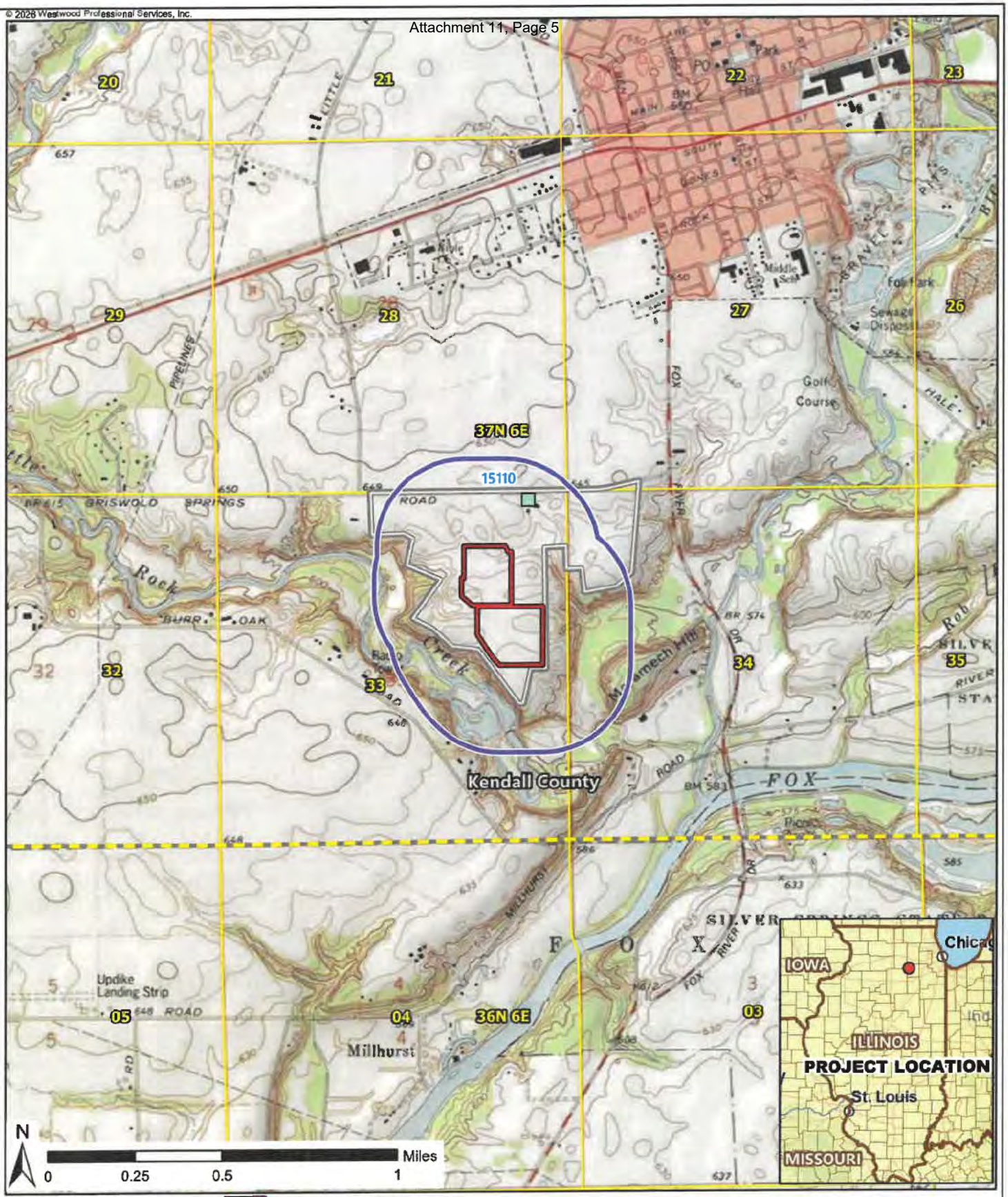
[redacted]

Sara Nelson
Architectural Historian
(952) 201-4404

[redacted]

Ryan Grohnke
Cultural Resources Manager
(952) 906-7403

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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

- Cloverland Project Premises
- 1/4-Mile Buffer
- Subject Parcel
- Addressed Property in Buffer
- PLSS Township
- PLSS Section

USS Cloverland Solar Project

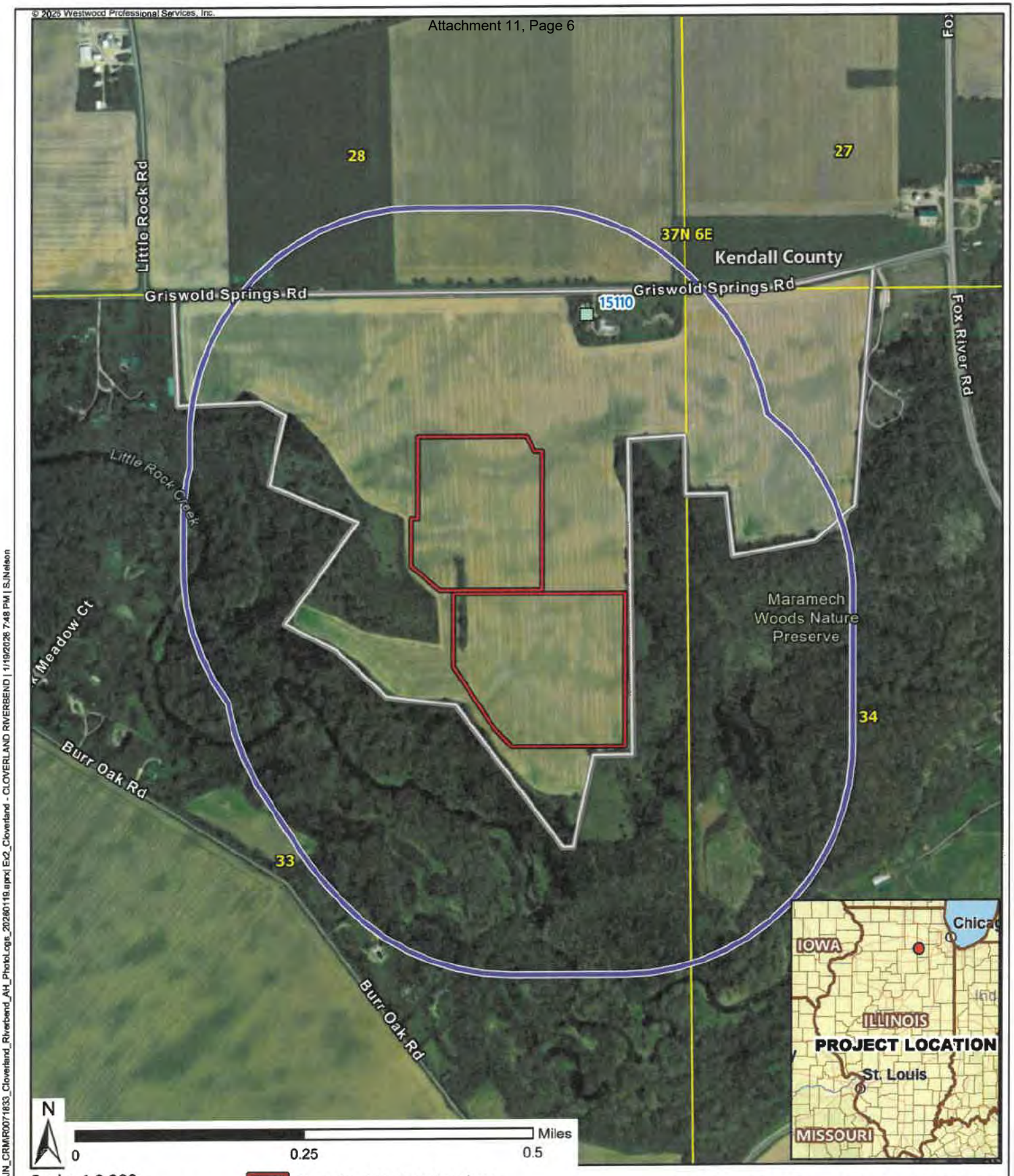
Kendall County, Illinois

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.

N:\0071833.00_GIS_Working\20260119_SJN_CRMR0071833_Cloverland_Riverbend_AH_PhotoLogs_20260119.aprx| Ex1_Cloverland - CLOVERLAND RIVERBEND | 1/19/2026 7:36 PM | SJNelson



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

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

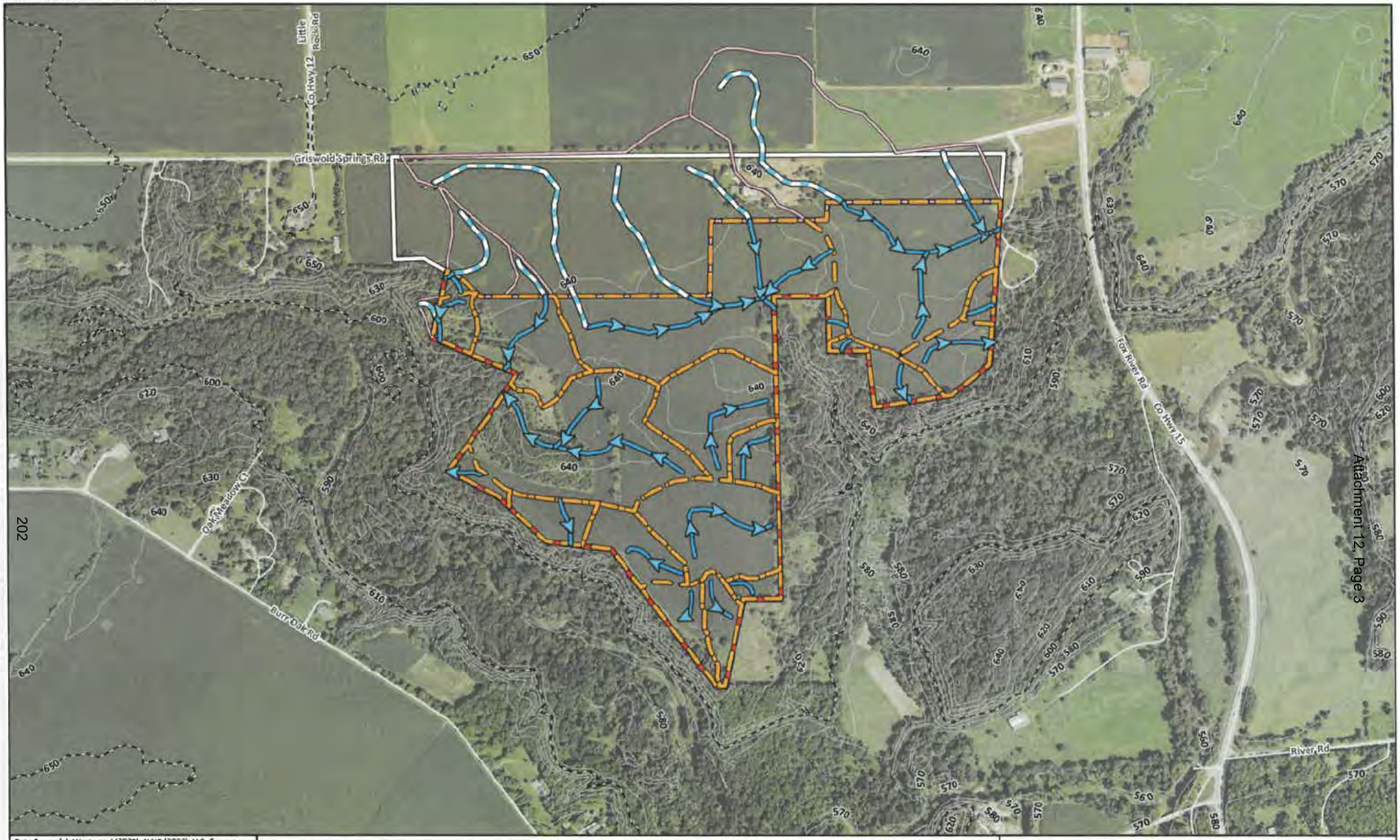
Agent's Signature (Including Middle Initial) [redacted] Date 1/27/2026

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

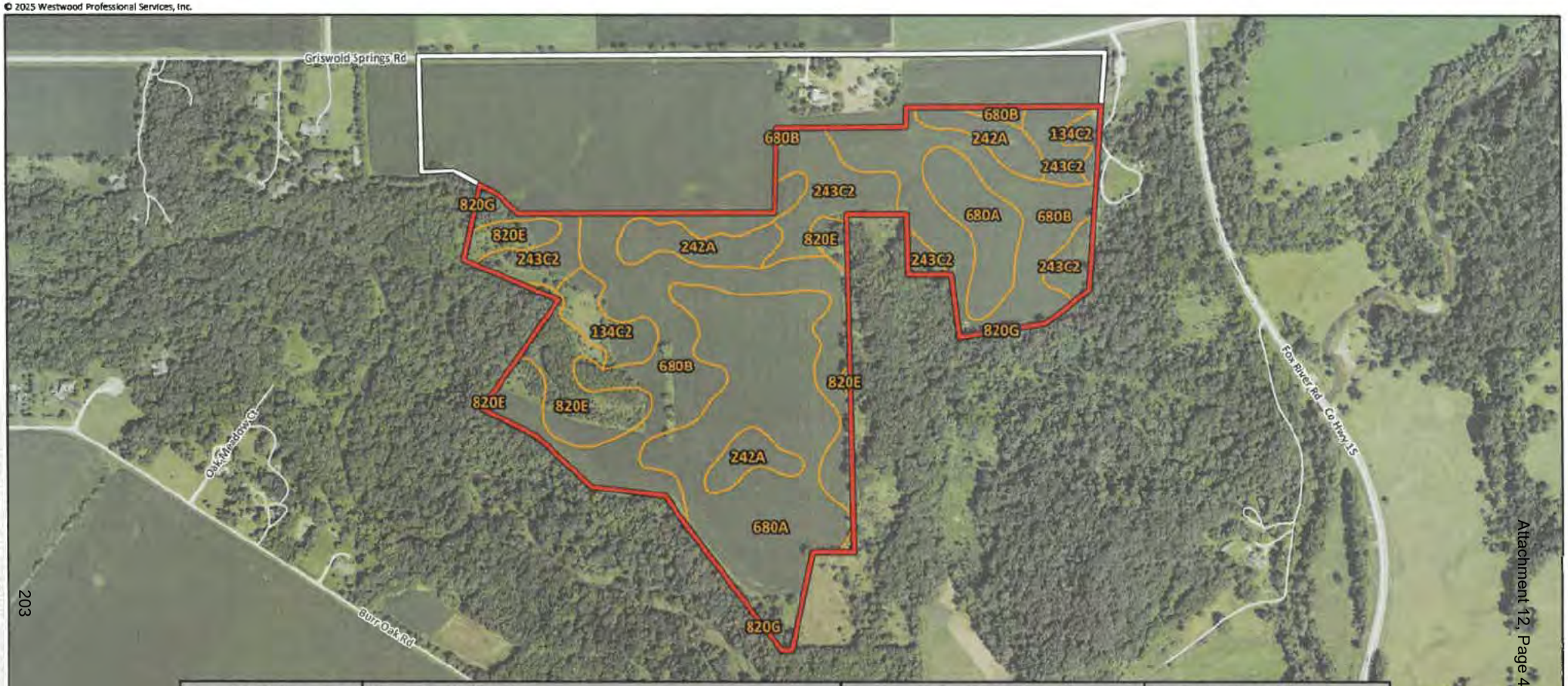
Desktop Hydrology | Exhibit 3

Legend

- Project Premises
- Subject Parcel
- Onsite Drainage Area
- Offsite Drainage Area
- Onsite Flowpath
- Offsite Flowpath
- 50ft Contour
- 10ft Contour
- Road

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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

USS Cloverland Solar LLC Project | Kendall County, Illinois

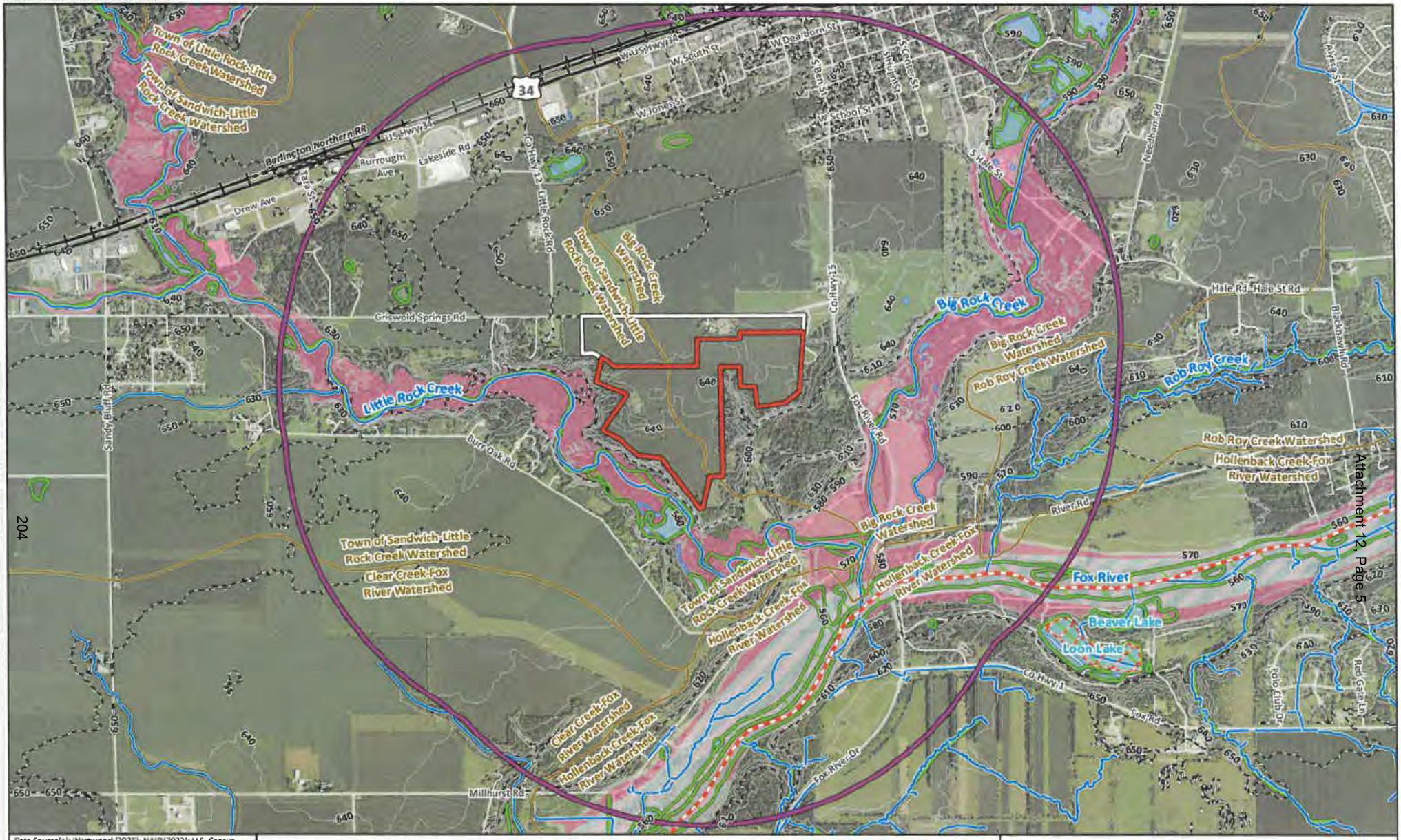
Soils | Exhibit 6

Legend

- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Soil Unit Boundary
- Road

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Attachment 12, Page 5

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

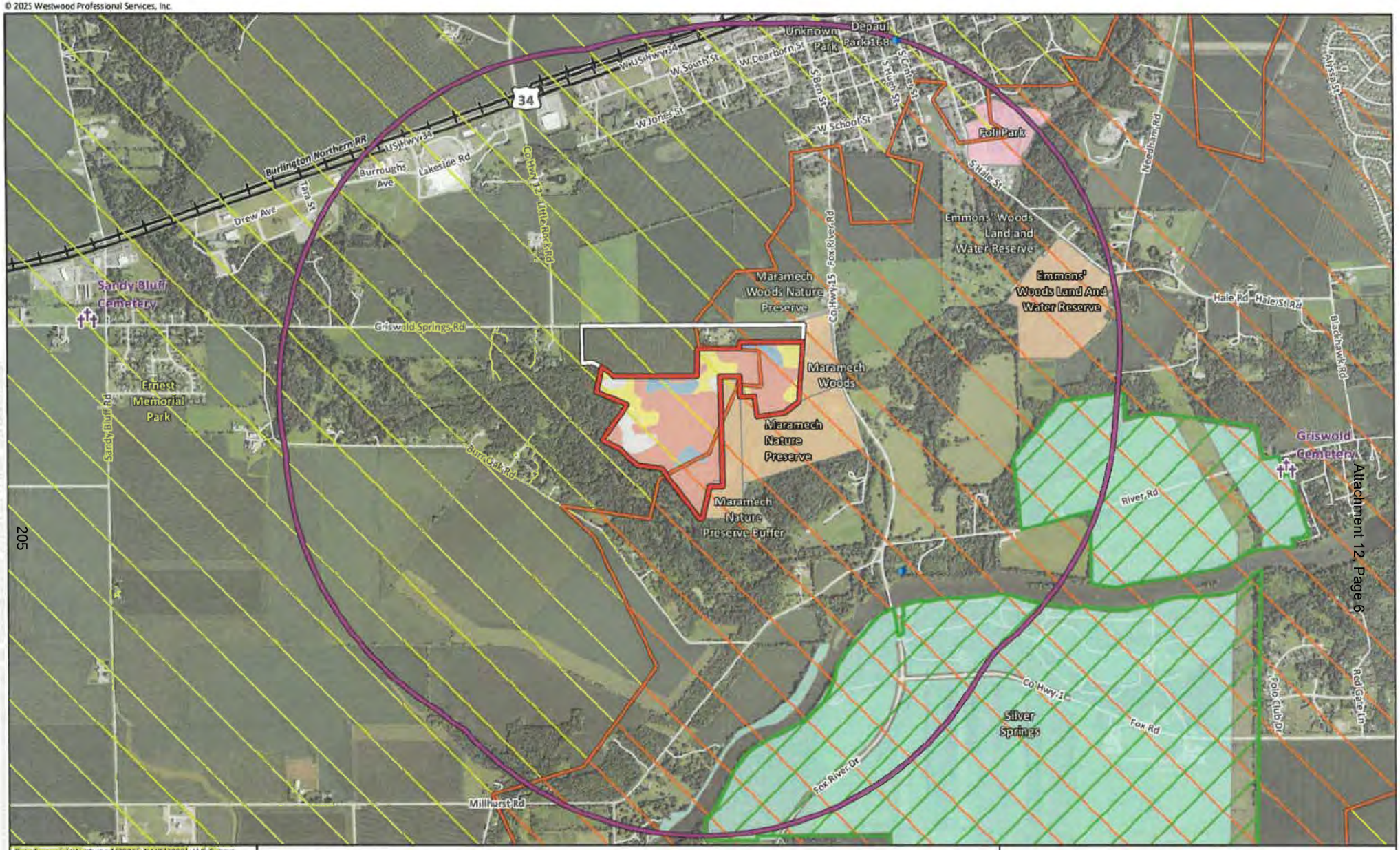
- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Watershed Boundary
- Impaired Waterbody
- NWI Wetland
- NHD Waterbody
- NHD Flowline
- Impaired Waterway
- 50ft Contour
- 10ft Contour
- Major Road
- Railroad
- Road

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

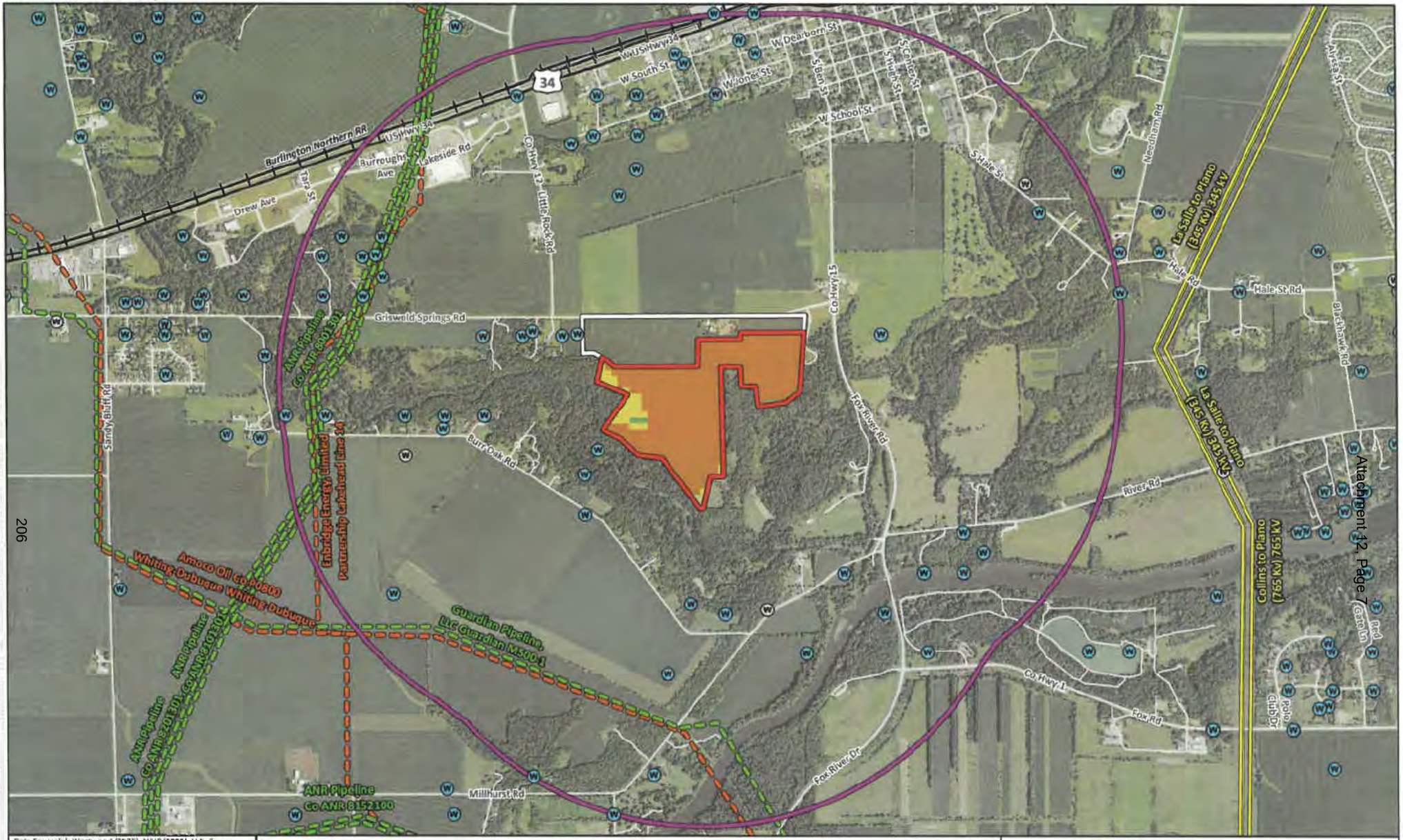
- All areas are prime farmland
- Prime farmland if drained
- Farmland of statewide importance
- Not prime farmland

RPBB Zone

- High Potential Zone
- Low 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); IIOIL (Accessed 2025).

N

0 2,200 Feet

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

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.

[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

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**

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of April 22, 2026 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:00 p.m.

ROLL CALL
Members Present: Cathy Anzelc, Eric Bernacki, Dave Hamman, Keith Landovitz, Philip Resendiz, Ruben Rodriguez, and Seth Wormley
Members Absent: Tom Casey, Karin McCarthy-Lange, and Bob Stewart
Staff Present: Matthew H. Asselmeier, Director, and Wanda Rolf, Part-Time Office Assistant
Others Present: Mike Hoffman, Joan Soltwisch, Elijah Mitchell, Ryan Magoni, Tim Tremain, Buck Nelson, Tom Anzelc, and Chris Childress

PETITIONS
Petition 26-06 and 26-07 Request from Elijah J. Mitchell on Behalf of USS Cloverland Solar, LLC (Tenant) and USS Griswold Solar, LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH, LLC (Owner)
Without objection, the reviews of Petitions 26-06 and 26-07 were combined.

Mr. Asselmeier summarized the requests.

The Petitioner is seeking special use permits for a commercial solar energy facilities, 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, property survey, site plan, vegetative management plan, decommissioning information, and Agricultural Impact Mitigation Agreement were provided.

The address of the property is 15110 Griswold Springs Road, Plano, in Little Rock Township.

The property is located approximately three tenths (0.3) of a mile west of Fox River Drive on the south side of Griswold Springs Road.

The property is approximately one hundred twenty-two (122) acres in size. The project area is approximately forty-five (45) acres. The fenced area for USS Cloverland is approximately thirty-three (33) acres and the fenced area for USS Griswold is approximately thirty-two point five (32.5) acres.

The property is zoned A-1 and used for agricultural purposes.

The County's Future Land Use Map calls for the property to be Rural Estate Residential. Plano's Plan calls for the property to be Estate Residential and Millbrook's Plan calls for the property to be Low Density Residential.

Griswold Springs Road is a Local Road maintained by Little Rock Township.

There are no trails planned along Griswold Springs Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural, Open Space, Forest Preserve, and Single-Family Residential.

The adjacent properties are zoned A-1 and RPD-2.

The Kendall County Land Resource Management Plan calls for the area to be Suburban Residential, Countryside Residential, Rural Estate Residential, and Open Space. Plano's Plan calls for this area to be Low Density Residential, Estate Residential, and Open Space. Millbrook's plan calls for the area to be Low Density Residential, Open Space, and Forest Preserve.

Properties within one half (1/2) of a mile are zoned A-1, R-2 SU PUD, and R-3. The zoning of the property inside the City of Plano within one half (1/2) of a mile is unknown.

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.

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 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 was provided.

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

The LESA Score was 189 indicating a low level of protection. The NRI Report was provided.

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 was provided. 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.

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 were provided.

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 was provided.

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 was provided.

Petition information was sent to the Village of Millbrook on February 25, 2026. No comments were received.

Petition information was sent to the Little Rock-Fox Fire Protection District on February 25, 2026. No comments were received.

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 were provided.

On February 26, 2026, the Kendall County Sheriff's Department submitted an email stating they had no comments. This email was provided.

The Kendall County Code requires the following requirements for commercial solar energy facilities:

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, 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, at their closest point, the solar panels for USS Cloverland are one hundred six feet (106') from the nearest property line and for USS Griswold are eighty-four feet (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, the fence is proposed to be eight feet (8') in height. As noted in the vegetative management plan, 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, 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, per the application materials.

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 was provided and is outlined in the Agricultural Impact Mitigation Agreement, which was provided. As noted on Pages 9 and 10 of the decommissioning plan, the Petitioner is offering a bond of One Hundred Three Thousand, Six Hundred Dollars ($103,600) for USS Cloverland and One Hundred Fifteen Thousand, Five Hundred Dollars ($115,500) for USS Griswold. 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) for USS Cloverland and Three Hundred Thirty-Three Thousand, Seven Hundred Eighty Dollars and Seventy-Seven Cents ($338,780,77) for USS Griswold. WBK's letter was provided.

   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. 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. 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 was provided. The State Historic completed their research and recommended that the project be allowed to proceed as plan.

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. Per IDNR's request, the vegetative management plan was prepared in consultation with an 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 in the letter from the Little Rock Township Highway Commissioner, 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.

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

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

The Petitioner has applied for a stormwater management permit.

The site plan 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 was provided.

The application materials and the site plan show a twelve foot (12') wide gravel road coming into the property from Griswold Springs Road.

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

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

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.

A document regarding glare and FAA regulations was provided.

No information was provided regarding impacts on property values.

No odors were foreseen.

In the application materials, the Petitioner agreed to follow the State's noise regulations.

If approved, these would be the sixth (6th) and seventh (7th) special use permits for commercial solar energy facilities in unincorporated Kendall County.

The Petitioners have agreed to sign a Community Benefit Agreement for each project. The signed Community Benefit Agreements was provided. The Agreement was 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 for each project and five percent (5%) increases to the payment every five (5) years.

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

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).”

The proposed Findings of Fact for the variance for the annexation requirements were as follows:

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.

The proposed Findings of Fact for the variance for the vegetative buffer requirements were as follows:

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.

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 was 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, vegetative management plan, decommissioning plan, Agricultural Impact Mitigation Agreement, and EcoCat Recommendations.
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.

Member Bernacki asked about the location of the fence. Mr. Asselmeier said the fence height is set by State law. The location of the fence on the site plan was clarified.

Chairman Landovitz asked if Millbrook provided comments. Mr. Asselmeier said no.

Chairman Landovitz asked if the Fire District provided comments. Mr. Asselmeier said no.

Chairman Landovitz asked if any dialogue occurred regarding the WBK decommission amount. Mr. Asselmeier said that no dialogue has occurred. The outstanding information related to stormwater would be submitted as part of the stormwater management permit application.

Chairman Landovitz declared that he and Tim Tremain share a managerial interest in a shared endeavor which is unrelated to the proposal before the Commission and, in the other endeavor, both parties act independently.

Elijah Mitchell, US Solar, gave a presentation on the proposals. He discussed the mission of US Solar. He provided a map showing the states where the company operates. He discussed land stewardship and using native pollinators. He discussed the location of the proposals and the benefits of the proposals to Kendall County, Plano, and the other taxing bodies. He discussed investments in the grid. He discussed community engagement efforts. He discussed the site layouts and connectivity for both projects. He noted the distance between the arrays and Griswold Springs Road.

Member Rodriguez asked about cost to connect to the substation. Mr. Mitchell said the cost was Twelve Million Dollars ($12M) which is higher than typical costs. The reason is because of distance and having two (2) projects. One (1) connection will handle both sites.

Member Hamman asked about the number of panels. Mr. Mitchell responded over twelve thousand (12,000) modules for each project.

Member Bernacki asked about additional buffering. Mr. Mitchell discussed the screening variance. The projects are over three hundred feet (300') from the right-of-way, which allows for other uses including growing crops.

Member Bernacki asked if the Petitioners were agreeable to the conditions proposed by Staff. Mr. Mitchell responded they were agreeable to the proposed conditions.

Member Resendiz asked about grid upgrades in terms of a more reliable grid. Ryan Magoni, US Solar, responded that the proposal are two (2) projects merged. He discussed the routes of the line upgrades. As a result of these proposals, the lines will be upgraded before anything breaks. The poles will either be upgraded or inspected.

Chairman Landovitz asked for a response related to WBK's comments regarding decommissioning. Mr. Magoni wanted to analyze the response. Chairman Landovitz asked how the negotiations would occur. Mr. Asselmeier said the special use permit could have a condition stating a bond number. Discussion occurred regarding funding and updating the decommission cost estimate. Mr. Magoni discussed the decommissioning of the site and the use of the bond.

Chairman Landovitz asked about the vegetative screening. He noted that the vegetation proposed for screening are on neighboring properties. Mr. Mitchell noted the location of the existing forest

preserves. He noted that crops would still be planted on the property. He provided a picture showing the crops screening the property as taken from the closest neighbor.

Chairman Landovitz asked about Sandwich's request to negotiate a pre-annexation agreement. He asked if the Petitioner has had any communication with Sandwich on pre-annexation. Mr. Magoni responded that no negotiations occurred with Sandwich. He discussed negotiations with Plano and Plano's desire not to annex the property. Mr. Asselmeier noted the subject property is not included in Sandwich's plans. Mr. Asselmeier noted that a boundary agreement between Plano and Sandwich does not exist. Mr. Asselmeier also noted that, if Sandwich annexed the property, Sandwich would assume maintenance responsibilities for Griswold Springs Road. Chairman Landovitz felt that it was not the Commission's position to take sides on a municipality's decisions on annexations. Chairman Landovitz questioned the existence of a hardship, if no correspondence with Sandwich occurred. The Petitioner will reach out to Sandwich to see if the City has a response.

Member Wormley had doubts about Sandwich creating a proposal. Sandwich reviewed the proposal, but does not have a right to file a formal objection.

Member Wormley favored a clearing decommissioning plan; he favored the Petitioner agreeing to WBK's calculations. Mr. Magoni was agreeable to taking the WBK's bond figures for both sites.

Tim Tremain, property owner, discussed the history of his business in Plano. He explained the reason why he purchased the property. He noted the social responsibility of his business. He noted the financial benefit of the solar projects to his company. He explained that US Solar was the solar company that was most in alignment with his vision of social responsibility. He discussed protecting wildlife. He felt the proposal benefited the entire County. He mentioned his conversations with the Kendall County Forest Preserve District; he noted that the plantings will address erosion issues in the forest preserve. He noted that prairie plantings will not cause herbicides and pesticides go onto neighboring properties. He discussed the benefits to the rate payers if the solar panels go online. He discussed the costs to Plano to provide water and sewer at the property and maintain Griswold Springs Road. Sandwich's costs would be greater than Plano's costs. He discussed the decommissioning estimate; he disagreed with WBK's findings regarding the value of metal and the free amount of disposal of the gravel. He said that timing of the essence for these projects.

Member Wormley did not favor a delay to address any conflicts between Sandwich and Plano.

Member Rodriguez said that the County has advanced similar Petitions in the past.

Mr. Tremain noted the solar panels would be offset a football field from the roadway. He noted the planting of trees and bushes would be an impediment to farming. He also questioned what would happen if the trees and bushes need to be removed in twenty-five (25) and that removal's impact on the soil.

Buck Nelson asked how the power from these facilities would connect to existing lines. Mr. Magoni responded that most of the route from the substation is three-phase power. The lines outside of Plano would be upgraded to three-phase. US Solar pays one hundred percent (100%) of the costs associated with the upgrades. The lines will remain in the same location; the poles will be larger.

Member Bernacki made a motion, seconded by Member Hamman, to recommend approval of the requested special use permits with the conditions proposed by Staff and including WBK's decommission costs as the bond amount.

Member Bernacki stated that he supported the proposal. He noted that the property will be annexed at some point. He understood the issues with Sandwich, but Sandwich has not taken any action towards obtaining an annexation agreement.

Chairman Landovitz said that he was in favor of the proposals. He thanked the Petitioners for agreeing with WBK's recommendation. He noted the Forest Preserve District land provides screening around most of the property. He noted that the Zoning Board of Appeals will make the formal findings of fact and the Planning Commission focuses on the Comprehensive Plan. He considered annexation by Sandwich to be a stretch. He advised the Petitioners to contact Sandwich regarding annexation.

The votes were as follows:
Ayes (7): Anzelc, Bernacki, Hamman, Landovitz, Resendiz, Rodriguez, and Wormley
Nays (0): None
Absent (3): Casey, McCarthy-Lange, and Stewart
Abstain (0): None

The motion passed.

The proposals go to the Kendall County Zoning Board of Appeals on April 27, 2026.

CITIZENS TO BE HEARD/PUBLIC COMMENT
None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier said the next application deadline is May 1, 2026.

The Village of Millbrook is close to having a complete proposal.

Chairman Landovitz asked about the Statement of Economic Interest and who was the County's Ethics Officer. Mr. Asselmeier said the County's Ethics Officer is Jeff Wehrli. Mr. Asselmeier said that Planning Commissioner are required to complete a Statement of Economic Interest.

ADJOURNMENT

Member Wormley made a motion, seconded by Member Rodriguez, to adjourn. With a voice vote of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:11 p.m.

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

Encs.

1. Petition 26-06 and 26-07 Presentation Dated April 22, 2026
2. Archaeological Survey/Testing Short Report
3. Photo from Road

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
APRIL 22, 2026

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Jason Schumacher		
Elijah Mitchell		
Ryan Magnani		
Tim Tvrdik		
Buck Nassar		

[redacted]


US SOLAR
US Solar Petitions
26-06, 26-07
Regional Planning
Commission Meeting
4/22/2026

2+ GW

IN DEVELOPMENT& OPERATION

800+ B kWh

CLEAN ENERGY PRODUCED

5000+

SUBSCRIBER MEMBERS

$10 M+

SUBSCRIBER SAVING TO DATE

1000+ ACRES

NATIVE POLLINATOR HABITAT CREATED

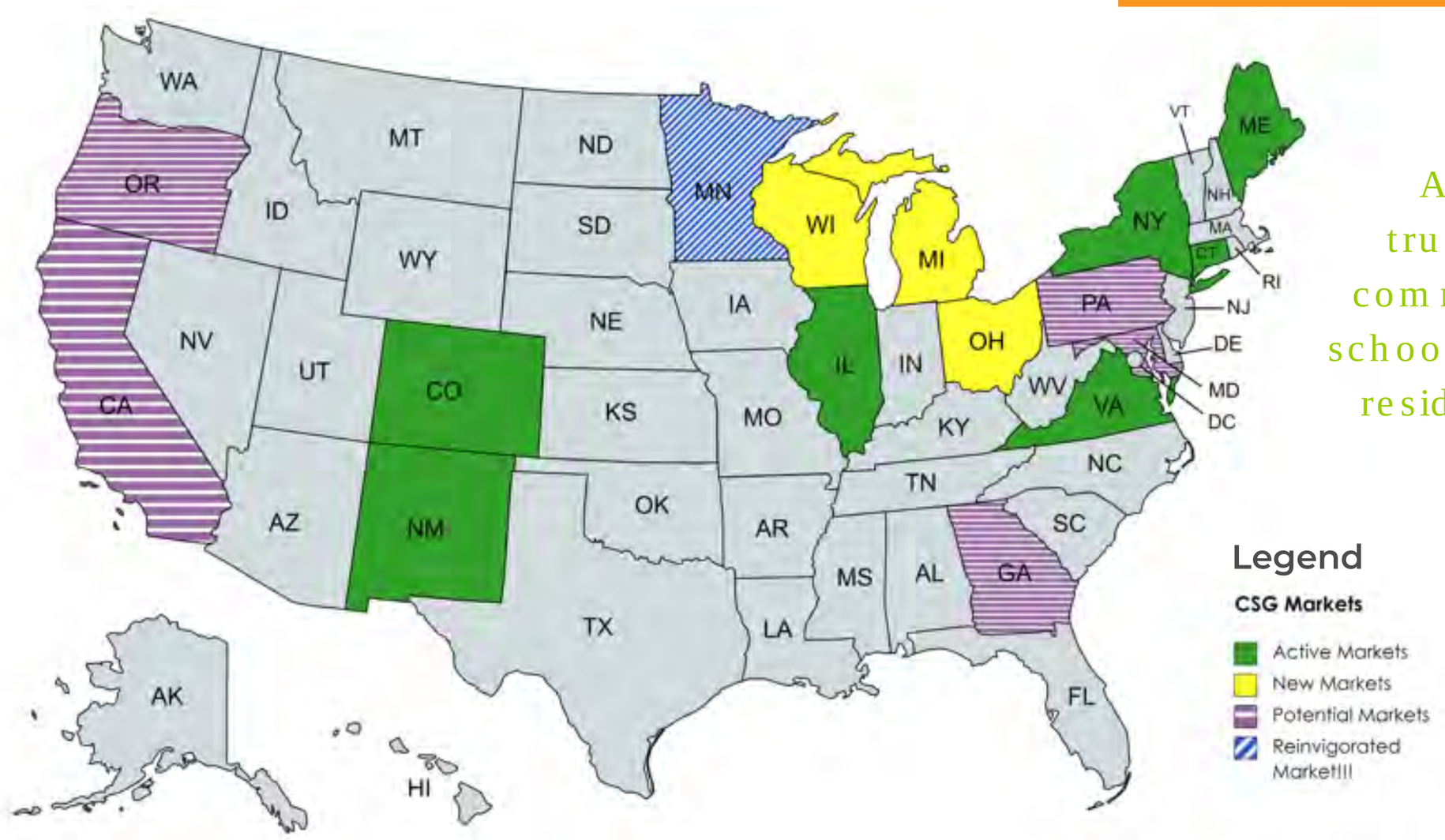
MISSION

US Solar is a developer, owner, operator, and financier of solar generation and storage projects with a focus on emerging markets and community solar programs. Our mission is to reduce electrical costs while minimizing environmental impact by expanding renewable energy across every segment of our business.

We make communities brighter, one solar project at a time.

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WHERE IS US SOLAR?



As a locally and nationally trusted partner, we provide community solar solutions to schools, cities, businesses, and residents across the country.

© Copyright 2024 United States Solar Corporation



Land Stewardship

Intentional land practices on our sites, such as the native vegetation planted, improve local soil, water, and air quality.



Silphium

US Solar is exploring ways to regenerate the soil under our solar gardens. Together with **The Land Institute** we've piloted the restoration of a native, perennial dwarf sunflower (Silphium), with deeper roots and better water retention.



Water

We take great care in siting our projects to avoid negative impacts to land and water near our sites. By planting cover crops or pre-seeding pollinator habitat ahead of construction, we are minimizing bare soil and erosion during construction.

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PURPOSEFUL LAND USE

US Solar works with local land conservation groups to minimize and offset any impacts through the project's life cycle.



Pollinators

Nearly all sites have native and pollinator-friendly habitat. We have partnered with **Bare Honey** to produce Solar Grown Honey at several of our sites.



Sheep

US Solar has developed a template for a **MN State Scorecard for Solar, Pollinators and Grazing**. USS Hancock is one example of a US Solar site actively grazing sheep.

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Project Location Overview



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Investing in Kendall County

Community Benefits Agreement

US Solar has entered into a typical agreement with Kendall County to invest in and support local organizations for the long term, paying over **$300,000** over the initial **20-year** term of the projects

Taxes

These two solar projects will provide increased support to local schools, providing nearly **$1,000,000** in tax revenue to Kendall County over the initial 20-year term of the projects

Subscriptions

Kendall County residents have the opportunity to subscribe to these projects, enabling savings on electrical bills over the initial 20-year term of the projects of between **10-15%**, equaling

- Approx. **$1.7 million** for Kendall County
- Approx. **$617,000** for the City of Plano

Infrastructure Upgrades

US Solar is investing over **$12 million** in electrical grid upgrades

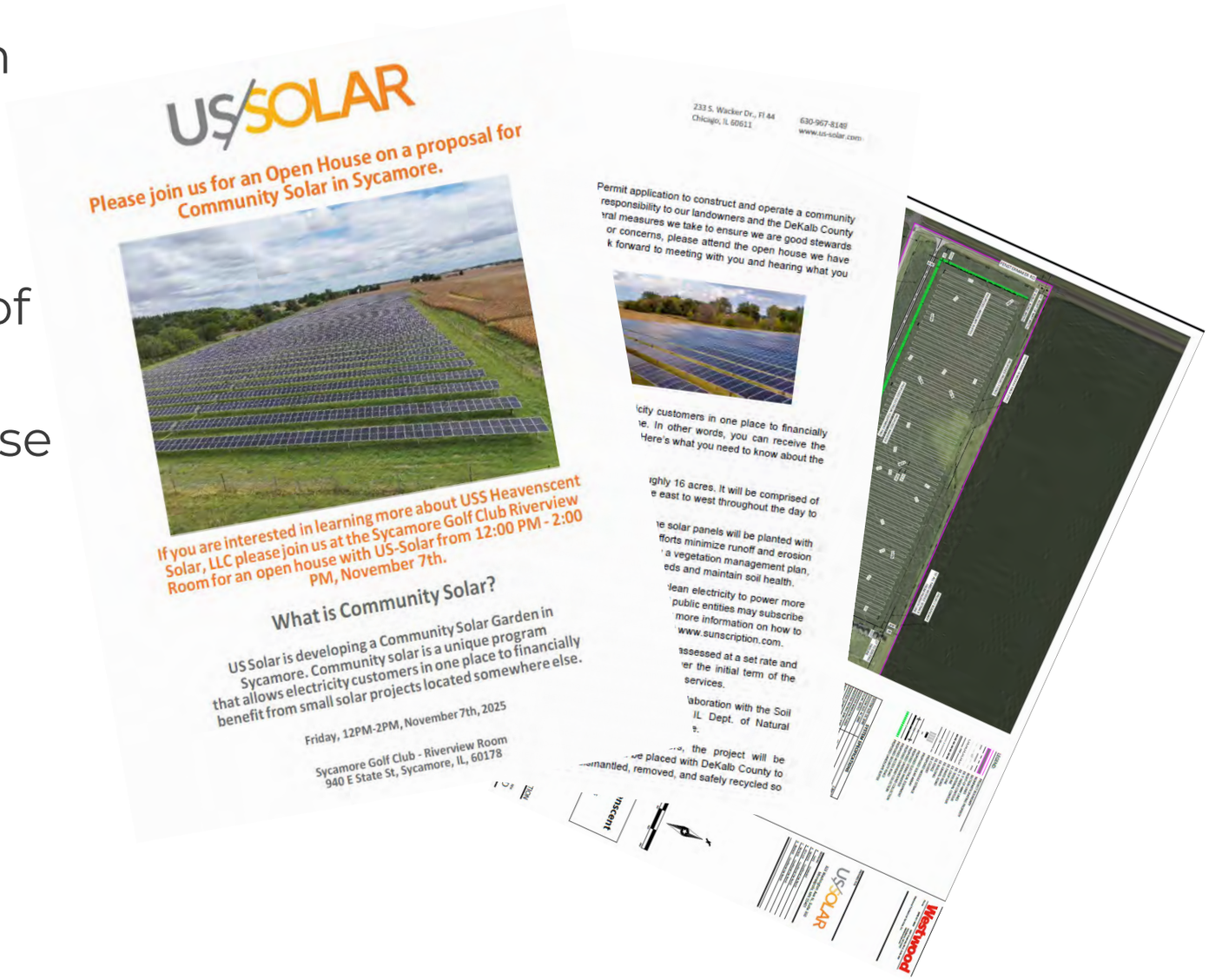


These benefits are aligned with values important to ESI, US Solar, and the communities we serve. Our largest contributions align with our focus on education, workforce development and access to affordable, reliable energy.

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COMMUNITY ENGAGEMENT

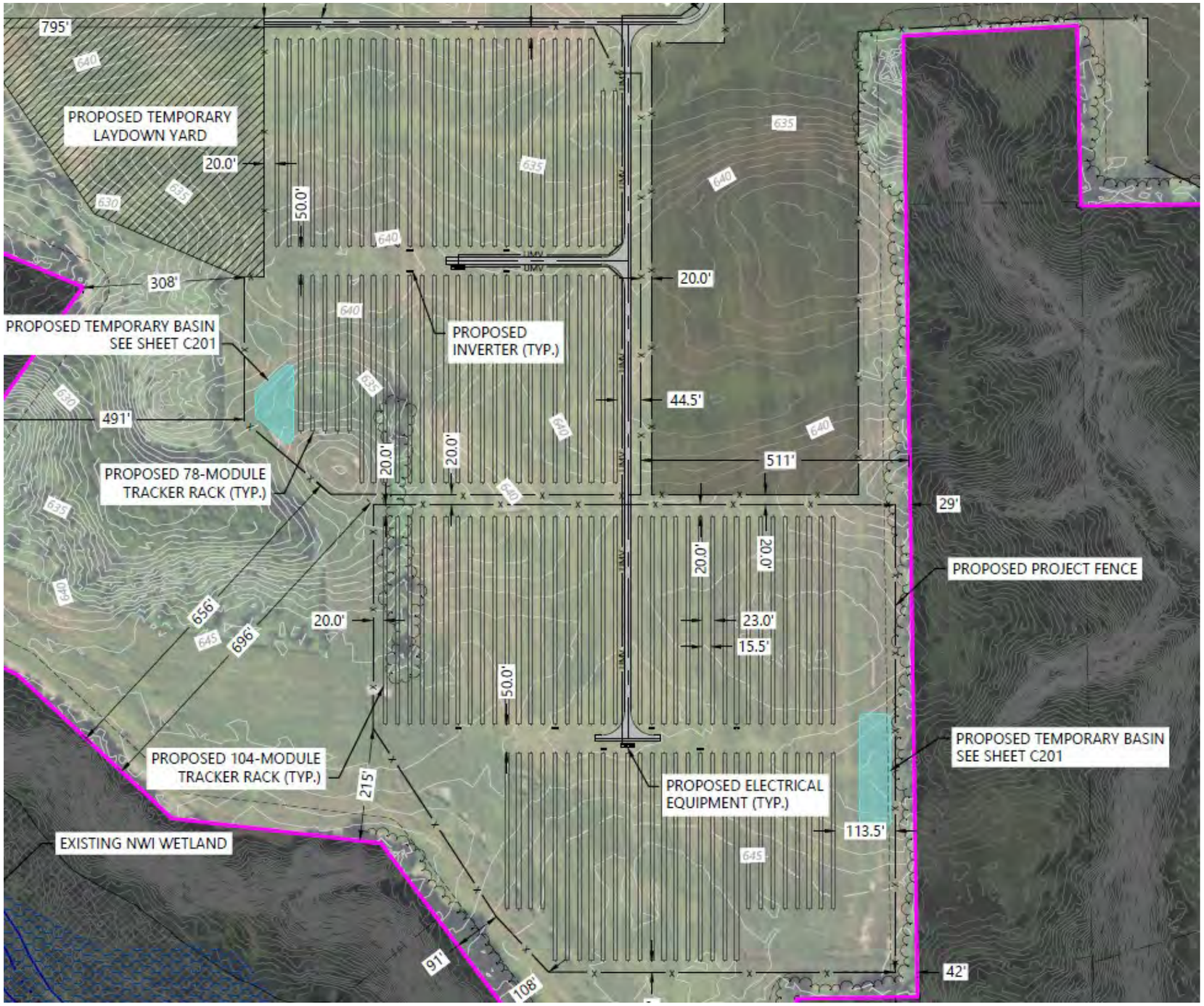
- **[02/10/2025]** Received letter from Plano to permit through Kendall County
- **[12/09/2025]** – Mailed to notify neighbors of preliminary details of the projects
- **[12/17/2025]** – Held an open house to foster dialog with the community
- **[04/02/2026]** Sent out mail to notify neighbors of the KCRPC





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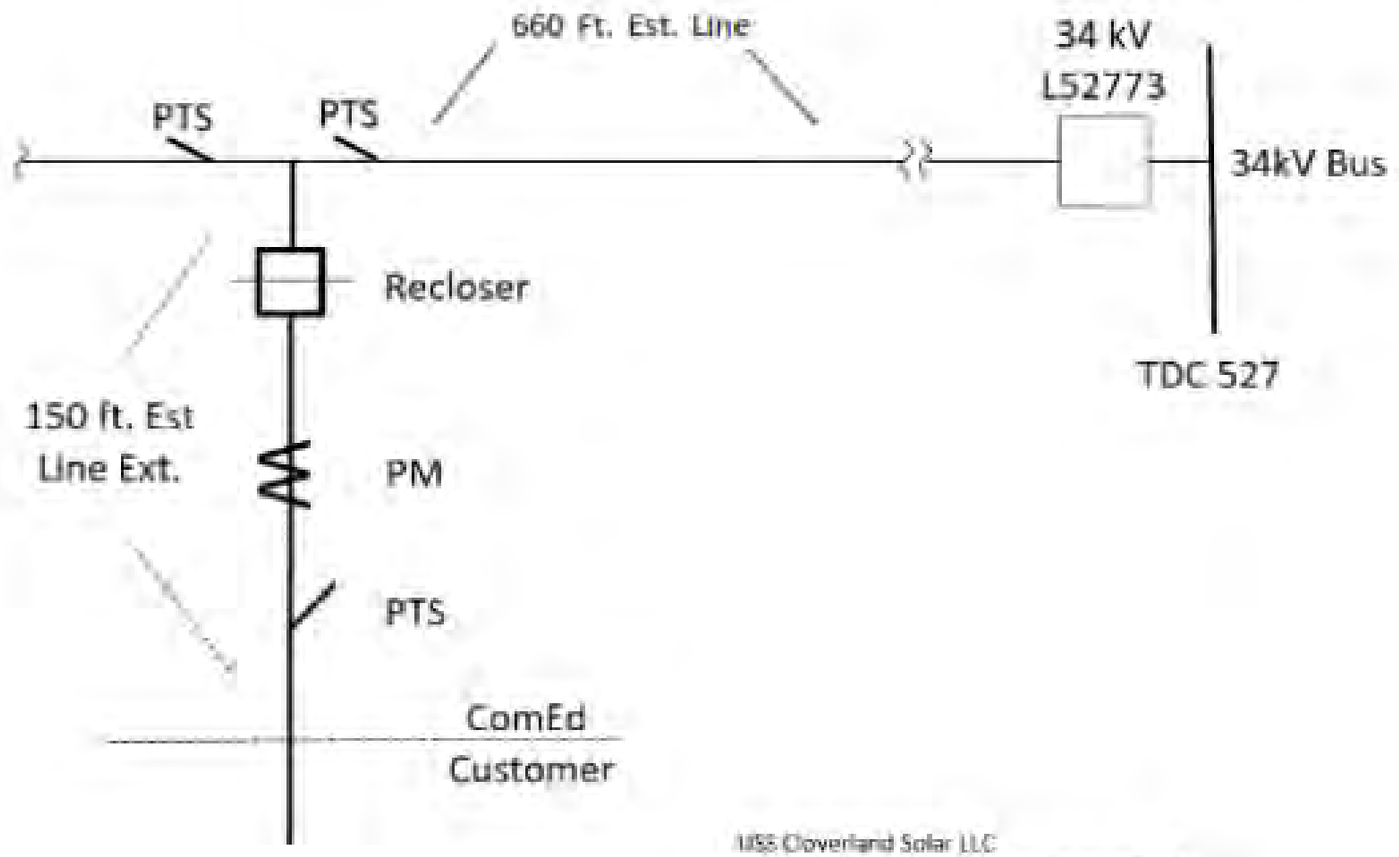
USS Cloverland Solar Site Layout



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

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USS Cloverland Solar Interconnection Scope Overview

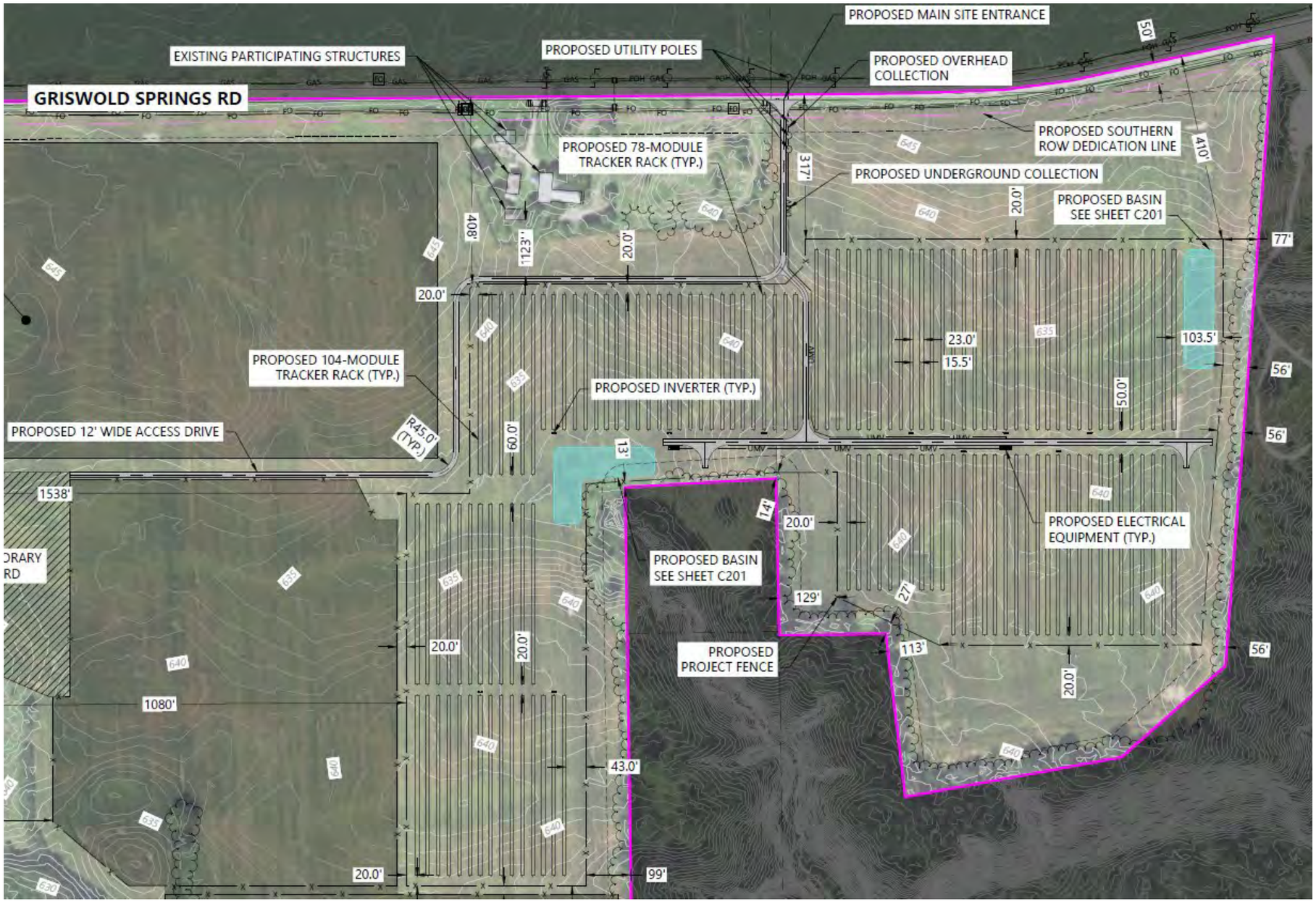


USS Cloverland Solar LLC
Agricultural land along Griswold Springs Rd.
Plano, Illinois 60545
25-08343
Normal Feed Line #L52773

Rev 1, 09192025

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USS Griswold Solar Site Layout

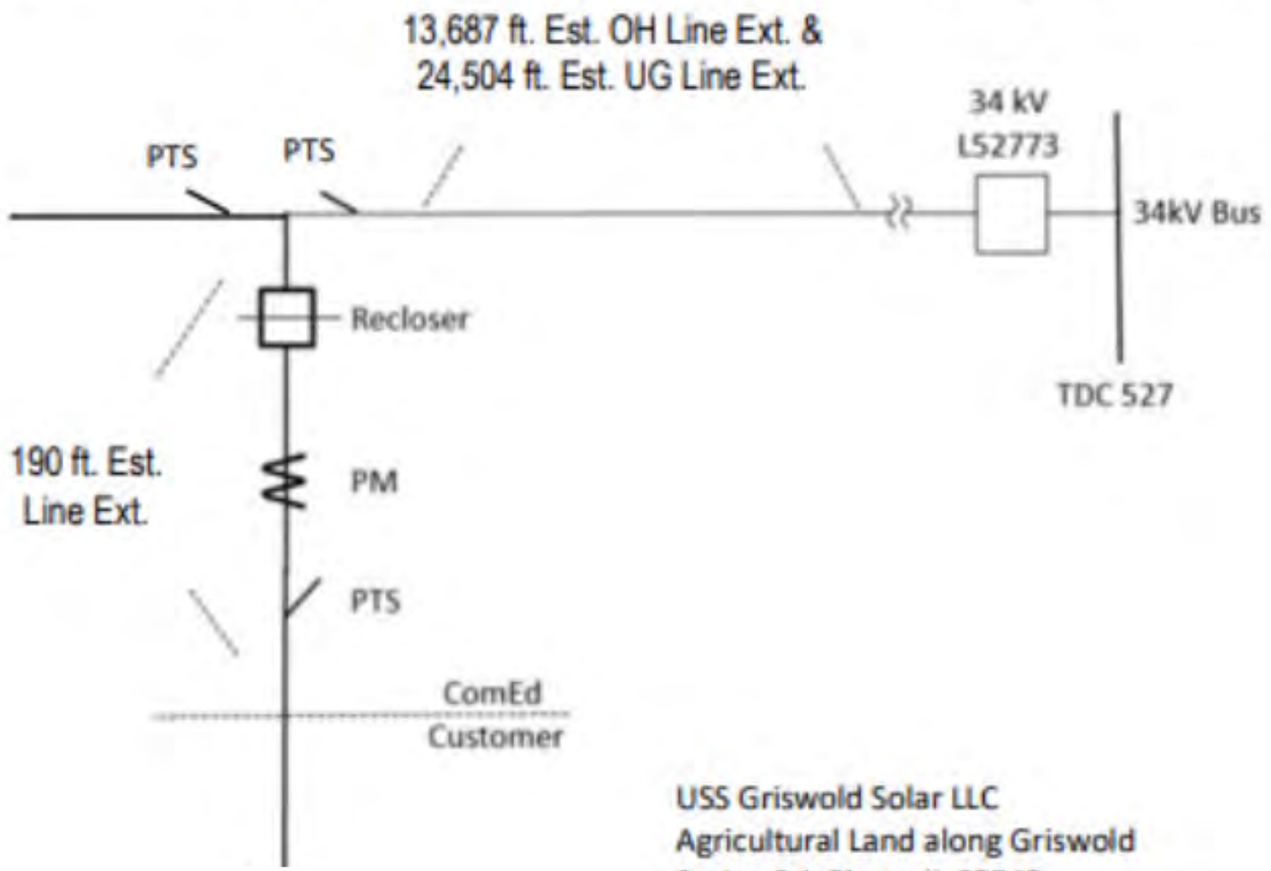


SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC (kW)	7,012.2
SYSTEM SIZE AC (kW)	5,000.0
DC/AC RATIO	1.402
INVERTER MANUFACTURER	CHINT CPS SCH275KTL-DO-US-800-24
INVERTER RATING (kW / kVA)	275 / 250
INVERTER QUANTITY	20
MODULE MANUFACTURER	JINKO JKM580N-72HL4-BDV
MODULE RATING (W)	580
TOTAL MODULE QTY	12,090
104-MODULE 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

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USS Griswold Solar Interconnection Scope Overview

The proposed address is: Agricultural land along Griswold Springs Rd, Plano, Illinois 60545



USS Griswold Solar LLC
Agricultural Land along Griswold
Spring Rd, Plano, IL 60545
25-03842
Normal Feed Line L52773

Rev 1, 09192025

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Thank You

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ARCHAEOLOGICAL SURVEY/TESTING SHORT REPORT
Illinois State Historic Preservation Office
One Natural Resources Way, Springfield, IL 62702
(217) 785-4997

SHPO Log #007020426

LOCATIONAL INFORMATION AND SURVEY CONDITIONS

County: Kendall **Quadrangle:** Plano

Project type/title: Phase I Archaeological Reconnaissance Survey for USS Cloverland Solar LLC Project

Funding and/or permitting Federal/State agencies: In Preparation of a SWPPP in accordance with the General NPDES Permit No. ILR10

Legal location: **Township:** 37N **Range:** 6E **Section(s).:** NE ¼ of 33

Natural Division: Illinois/Indiana Prairies (54a) Level IV ecoregion of the Central Corn Belt Plains of the Central USA Plains Level III ecoregion (EPA 2026).

U.T.M. 370988 E, 4611122 N 16T **Centerpoint**: 41.6414 N, -88.5491 W

Project description: Westwood Professional Services, Inc. (Westwood) was retained by USS Cloverland Solar LLC (USS) to conduct a cultural resources literature review and archaeological survey for the proposed USS Cloverland Solar LLC Project (Project) in Kendall County, Illinois. USS is proposing to construct a utility-scale solar energy facility on the project premises. The facility will consist of a 4.98 MWac installation. As the Project is under state level review, archaeological survey was required by the Illinois State Historic Preservation Office (SHPO) per the Illinois State Agency Historic Resources Preservation Act. The project premises consist of approximately 33.2 acres of currently undeveloped land, of which 30.17 acres are considered to be of high potential for archaeological resources according to the Archaeological Resource Potential layer in the Illinois Inventory of Archaeological Sites (IIAS) viewer (IDNR 2026a). Based on the areas of high potential, SHPO requested survey in compliance with the Illinois State Agency Historic Resources Preservation Act (**Appendix A**).

Topography: The Project is at an elevation of 196–197 meters (m)/645–647 feet above sea level (ft asl) and lies 200 m north of Little Rock Creek on a generally flat agricultural landscape and adjacent to rural/suburban development. The Project is 1,300 m northwest of the confluence of Little Rock Creek, Big Rock Creek, and Fox River.

Soils: According to the U.S. Department of Agriculture (USDA 2026), the Project soils are predominantly characterized by Campton Series silt loams (Map Unit 680A and 680B). These

soils comprise approximately 80 percent of the Project Area. The Campton Series consists of deep and moderately well drained soils that are located on outwash plains, stream terraces, and till plains. A typical soil pedon consists of a dark grayish brown (Munsell 10YR 4/2) silt loam Ap horizon up to 20 centimeters below ground surface (cmbg), and a silty clay loam Bt horizon that is dark yellowish brown (10YR 4/4) that extends to 114 cmbg. Campton series soils are the product of loess overlying stratified loamy glacial outwash.

Drainage: The Project is 200 m north of Little Rock Creek, and 1,300 m northwest of the confluence of Little Rock Creek, Big Rock Creek, and the Fox River.

Land use/ground cover (include % visibility): A tilled agricultural field with 50 to 70% visibility.

Survey limitations: The southern portion of the Project consisted of high-probability landscape, which was surveyed with pedestrian survey at 5-meter intervals. The northern portion of the Project was not within high-probability area and not subject to formal survey (**Exhibits 1 and 2**). There were no limitations to survey in the high-probability area, as visibility was generally good (**Appendix B**).

ARCHAEOLOGICAL AND HISTORICAL INFORMATION

Historic plats/atlases/sources: Various sources in the IIAS were reviewed (IDNR 2026b). Plat maps for Kendall County from 1859, 1903, 1922, 1932, 1941, 1951, 1955, and 1959 were examined. No potential historic features were indicated on the maps as being potentially within the Project Area. The Illinois Archaeological Predictive Model indicates the Project Area as being a mix of Low and Medium-High probability. The Archaeological Resource Potential layer in the IIAS shows approximately 30.17 acres of the Project Area as having high potential (**Exhibits 1 and 2**). This high potential area prompted the SHPO's request for archaeological survey (dated February 25, 2026) under the Illinois State Agency Historic Resources Preservation Act.

Previously reported sites: No previously recorded archaeological sites in Project Area according to review of IIAS.

Previous surveys: There were no previous surveys in Project Area according to review of IIAS.

Regional archaeologist contacted: N/A

Investigation techniques: Pedestrian survey at intervals of 5 m in the area of high probability. Ground surface visibility was between 50–90% throughout the entirety of the Project Area.

Time expended: April 9–10, 2026 (Two days)

Sites located: 0

Cultural material: No cultural materials are present.

Curated at: N/A

Collection techniques: N/A (non-collection survey)

Area surveyed (acres/m^2): 30.17-acres (122093.66 m^2)

RESULTS OF INVESTIGATION AND RECOMMENDATIONS

X Phase I archaeological reconnaissance has located no archaeological material.

___ Phase I archaeological reconnaissance has located archaeological materials; site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.

___ Phase I archaeological reconnaissance has located archaeological materials; site(s) may meet requirements for National Register eligibility; Phase II testing is recommended.

___ Phase II archaeological investigation has indicated that site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.

___ Phase II archaeological investigation has indicated that site(s) meet requirements for National Register eligibility; Determination of eligibility is recommended.

COMMENTS The archaeological survey of the USS Cloverland Solar Project identified no new archaeological resources within the Area of Potential Effects (APE). It is recommended that no additional cultural resources investigations are warranted in the current APE, and it is recommended that the Project be allowed to proceed as planned.

CONTRACTOR INFORMATION

Archaeological Contractor: Westwood Professional Services, Inc.

Address/phone: 12701 Whitewater Dr. #300 Minnetonka, MN 55343/ 952-937-5150

Surveyor(s): Rigden A. Glaab, M.A., RPA **Date:** April 9–10, 2026

Report completed by: Rigden A. Glaab, M.A., RPA **Date:** April 21, 2026

Submitted by (signature and title):

[redacted]

Rigden A. Glaab, M.A., RPA - Principal Investigator

ATTACHMENT CHECK LIST (#1 through #4 are MANDATORY)

X 1) Relevant portion of USGS 7.5' topographic quadrangle map(s) showing project location and any recorded sites;

X 2) project map(s) depicting survey limits and, when applicable, approximate site limits and concentrations of cultural materials;

N/A 3) site form(s);

X 4) all relevant project correspondence;

N/A 5) additional information sheets as necessary.

Address of contracting agency to whom SHPO comment should be mailed:

Westwood
[redacted]

Contact Person: Ryan Grohnke **Phone Number:** [redacted]

REFERENCES CITED

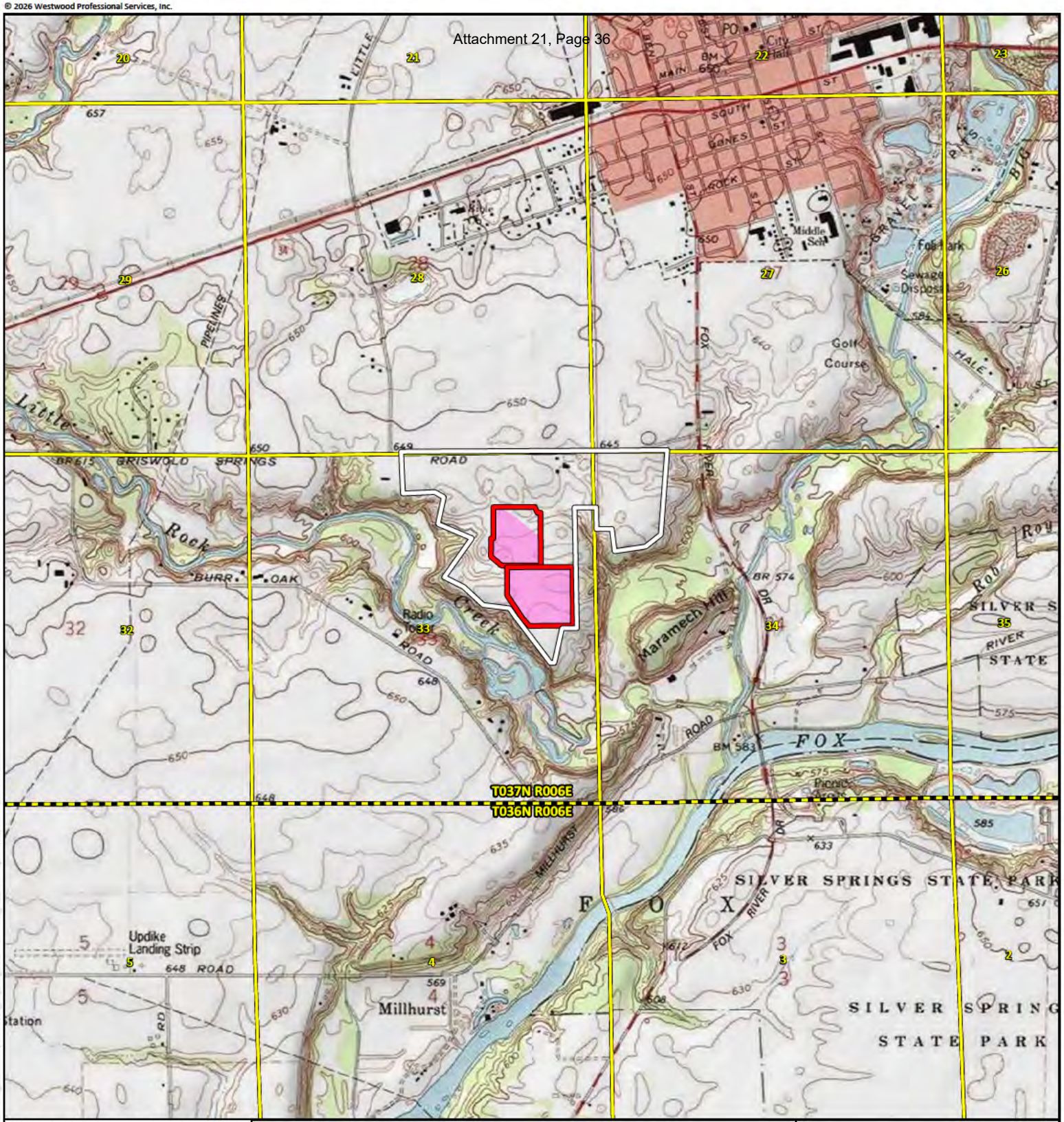
Environmental Protection Agency (EPA)
2026 Ecosystem Research: Ecoregions. Electronic document, https://www.epa.gov/eco-research/ecoregions, accessed April 2026.

Illinois Department of Natural Resources (IDNR)
2026a Illinois Archaeological Predictive Model (IAPM). Map of Probability for Precontact Archaeological Sites in Illinois. Accessed online, https://www.arcgis.com/home/item.html?id=6c2778138a014cc0b2e5ec3f9e65c52a, April 2026.

2026b Illinois Inventory of Archaeological Sites (IIAS). Illinois Archaeological Database. Accessed online, https://maps.dnr.illinois.gov/portal/apps/webappviewer/index.html?id=91ce4b91ea9c4c2687fa37098b0c26d9, April 2026.

United States Department of Agriculture (USDA)
2026 Natural Resources Conservation Service, Web Soil Survey – Ogle County, Illinois. Electronic document, https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx, accessed April 2026.

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Data Source(s): Westwood (2026); Esri WGS USA Topo & World Streets Basemaps (Accessed 2026); PLSS (Accessed 2026) .

N

0 2,000 Feet

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Topographic Basemap

Exhibit 1

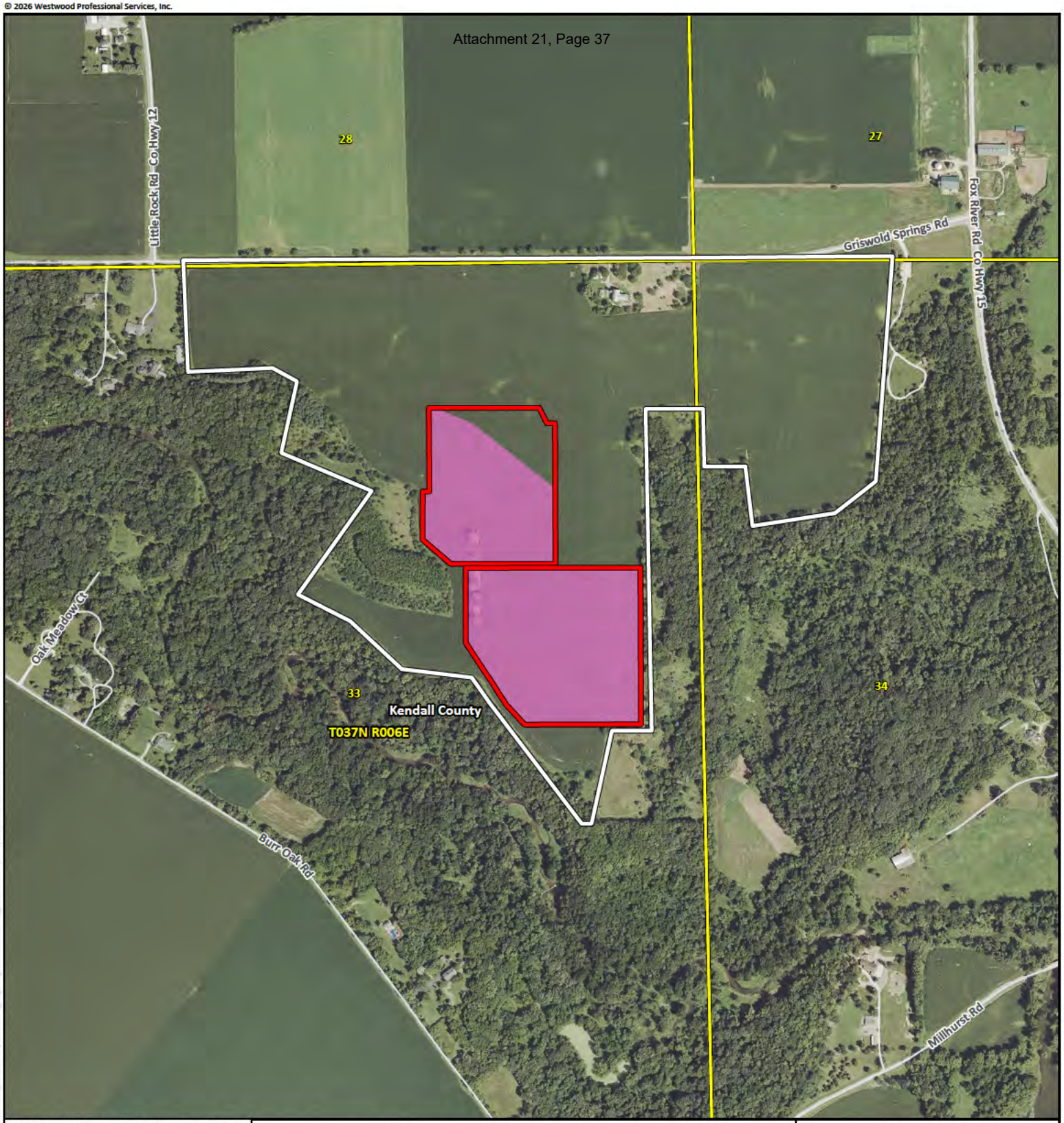
Legend

- Cloverland Project Premises
- Subject Parcel
- PLSS Township Boundary
- PLSS Section Boundary
- Area of Potential Effect



Westwood
Toll Free (888) 937-5150 westwoodps.com

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Data Source(s): Westwood (2026); U.S. Census Bureau (2025); NAIP (2025); PLSS (Accessed 2026).

N

0 750 Feet

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

Exhibit 2

Legend

- Cloverland Project Premises
- Subject Parcel
- PLSS Section Boundary
- Area of Potential Effect
- Road



Westwood
Toll Free (888) 937-5150 westwoodps.com

APPENDIX A:

SHPO Correspondence

USS Cloverland Solar LLC Project

Kendall County, Illinois

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

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.

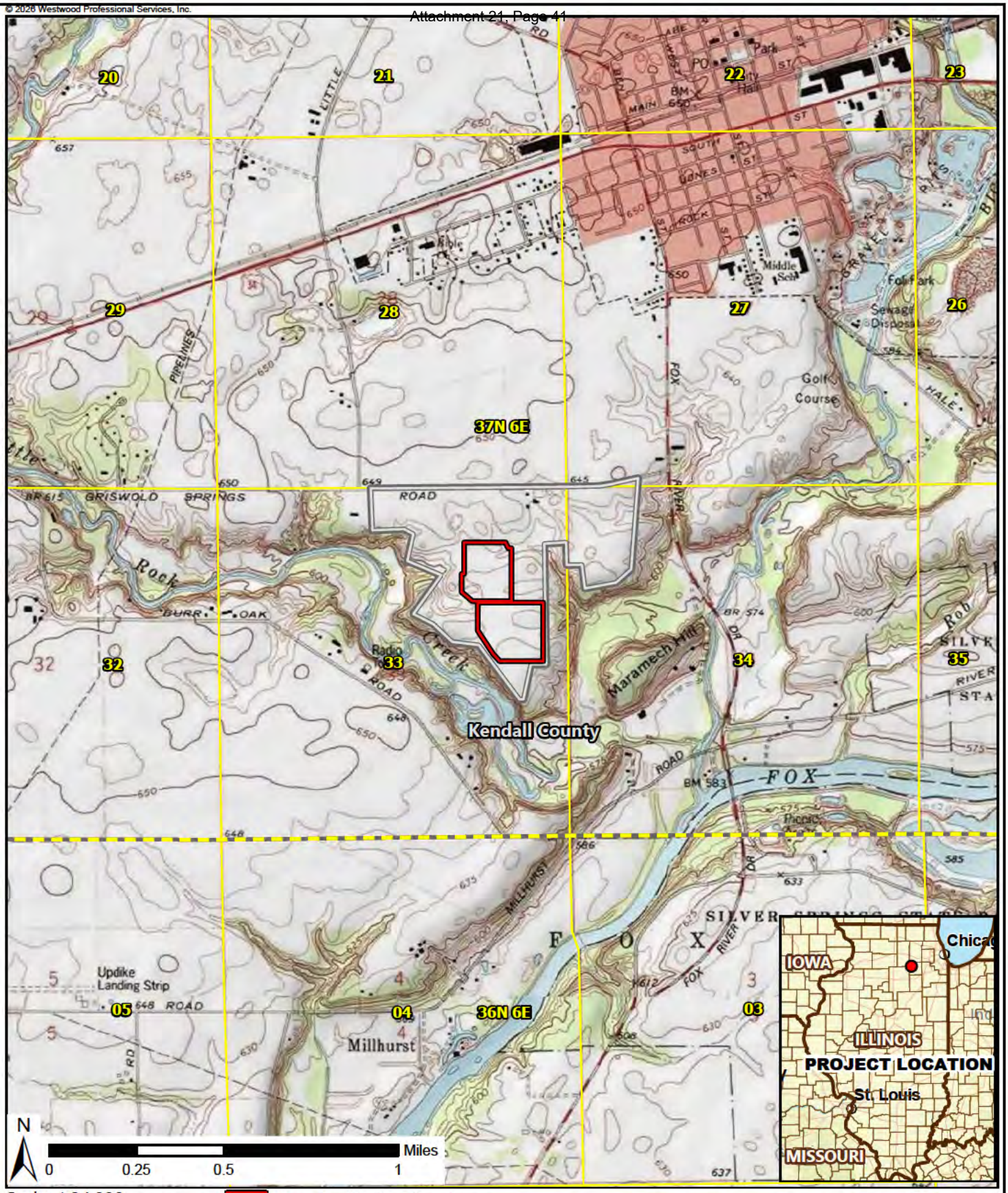
Sincerely,

WESTWOOD PROFESSIONAL SERVICES

[redacted]

Ryan P. Grohnke
Cultural Resources Manager

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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

Cloverland Project Premises
Subject Parcel
PLSS Township
PLSS Section

USS Cloverland Solar Project

Kendall County, Illinois

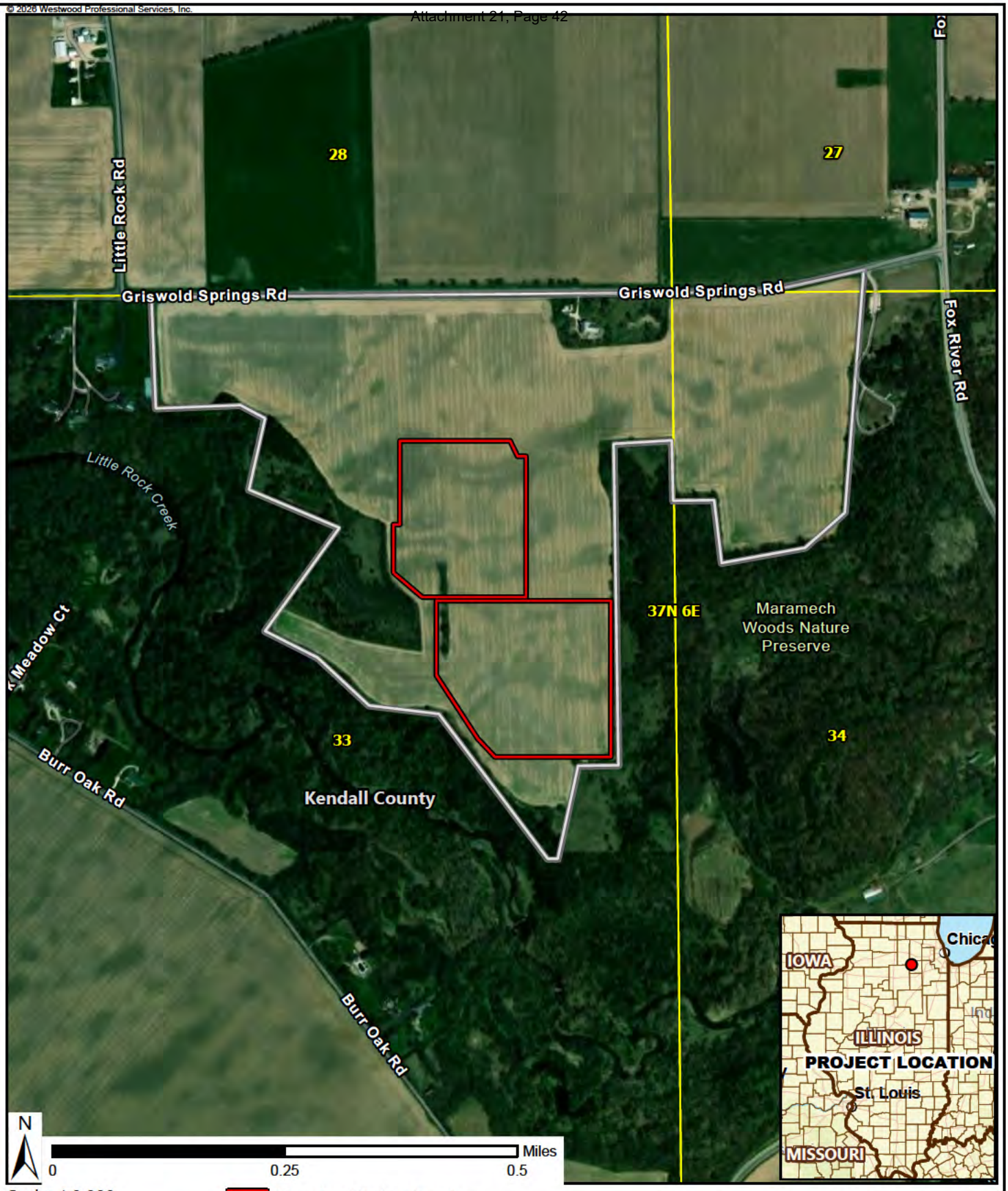
Project Area over Topographic Basemap

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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Cloverland Project Premises
Subject Parcel
PLSS Section

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

EXHIBIT 2

Westwood
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12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
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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.

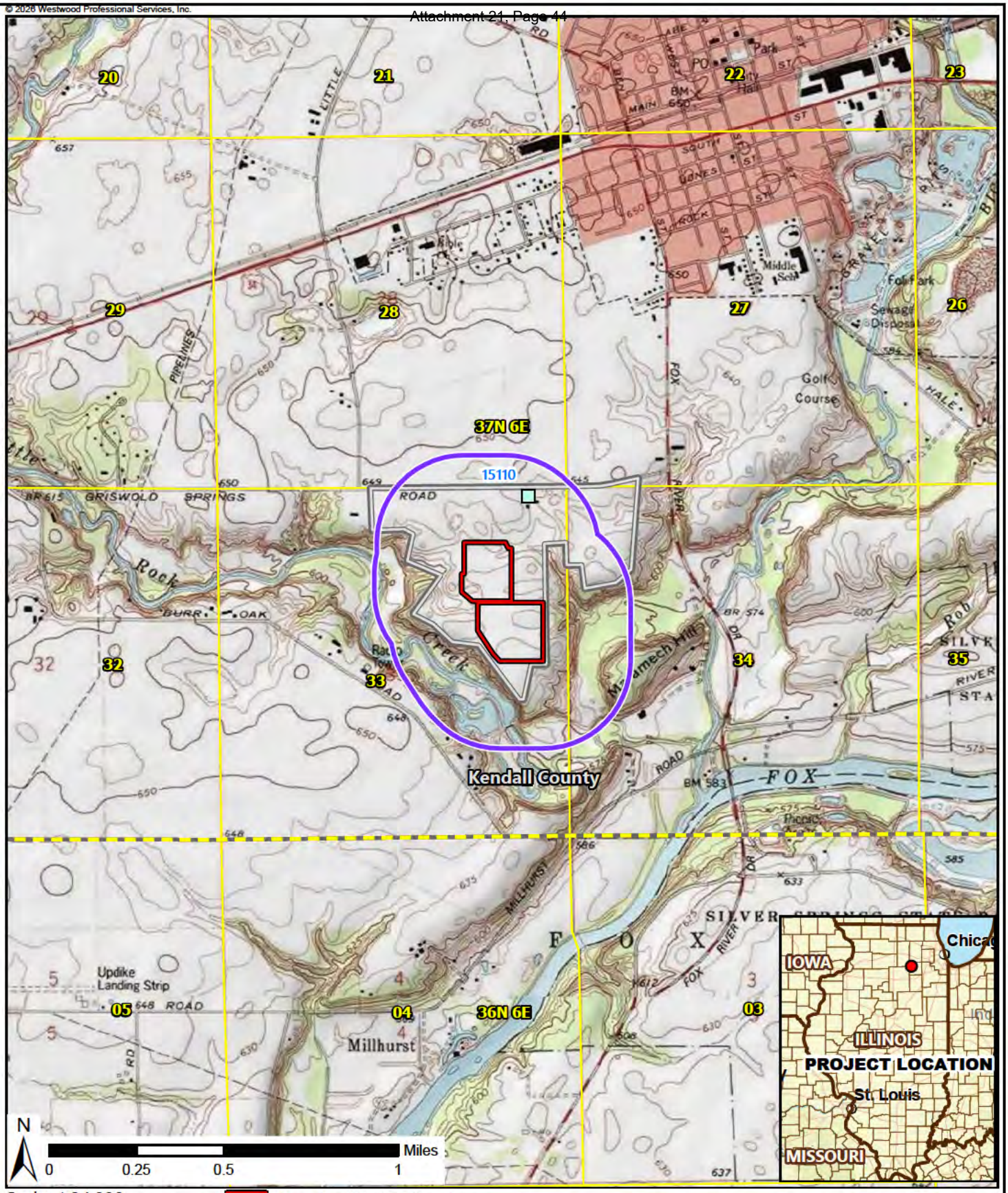
Please refer to the appended materials for additional information regarding Project location and locations of nearby properties' structures. Please let us know if you have questions, concerns, or if you need more information from us in order to fulfill the required cultural resources work for this Project.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

[redacted]
Sara Nelson
Architectural Historian
(952) 201-4404

[redacted]
Ryan Grohnke
Cultural Resources Manager
(952) 906-7403

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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

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USS Cloverland Solar Project

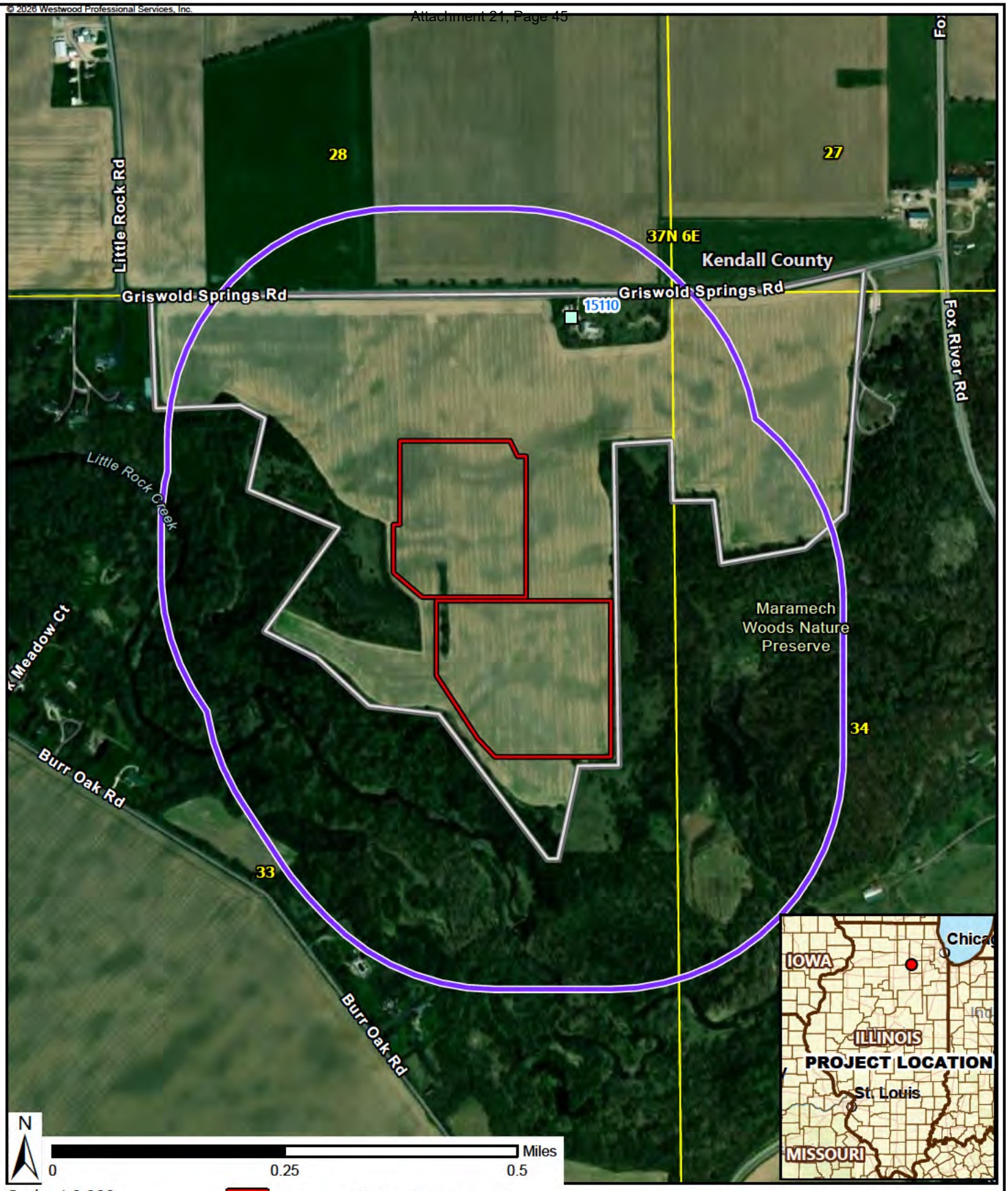
Kendall County, Illinois

Project Area over Topographic Basemap

EXHIBIT 1

N:\0071833.001_GIS_Working\20260119_SJN_CRMR0071833_Cloverland_Riverbend_AH_PhotoLogs_20260119.aprx|Ex1_Cloverland - CLOVERLAND RIVERBEND | 1/19/2026 7:36 PM | SJNelson

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- Cloverland Project Premises
- Subject Parcel
- PLSS Section
- 1/4-Mile Buffer
- Addressed Property in Buffer

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USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

EXHIBIT 2

N:\0071833.001_GIS_Working\20260119_SJN_CRMR0071833_Cloverland_Riverbend_AH_PhotoLogs_20260119.aprx\Ex2_Cloverland - CLOVERLAND RIVERBEND | 1/19/2026 7:48 PM | S.JNelson

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



APPENDIX B:

Representative Photographs

USS Cloverland Solar LLC Project

Kendall County, Illinois

Photo 1. Average ground surface visibility (GSV 50–70%) in high probability portion of the Project.



Photo 2. Overview of high probability area, facing south from the northern Project boundary.

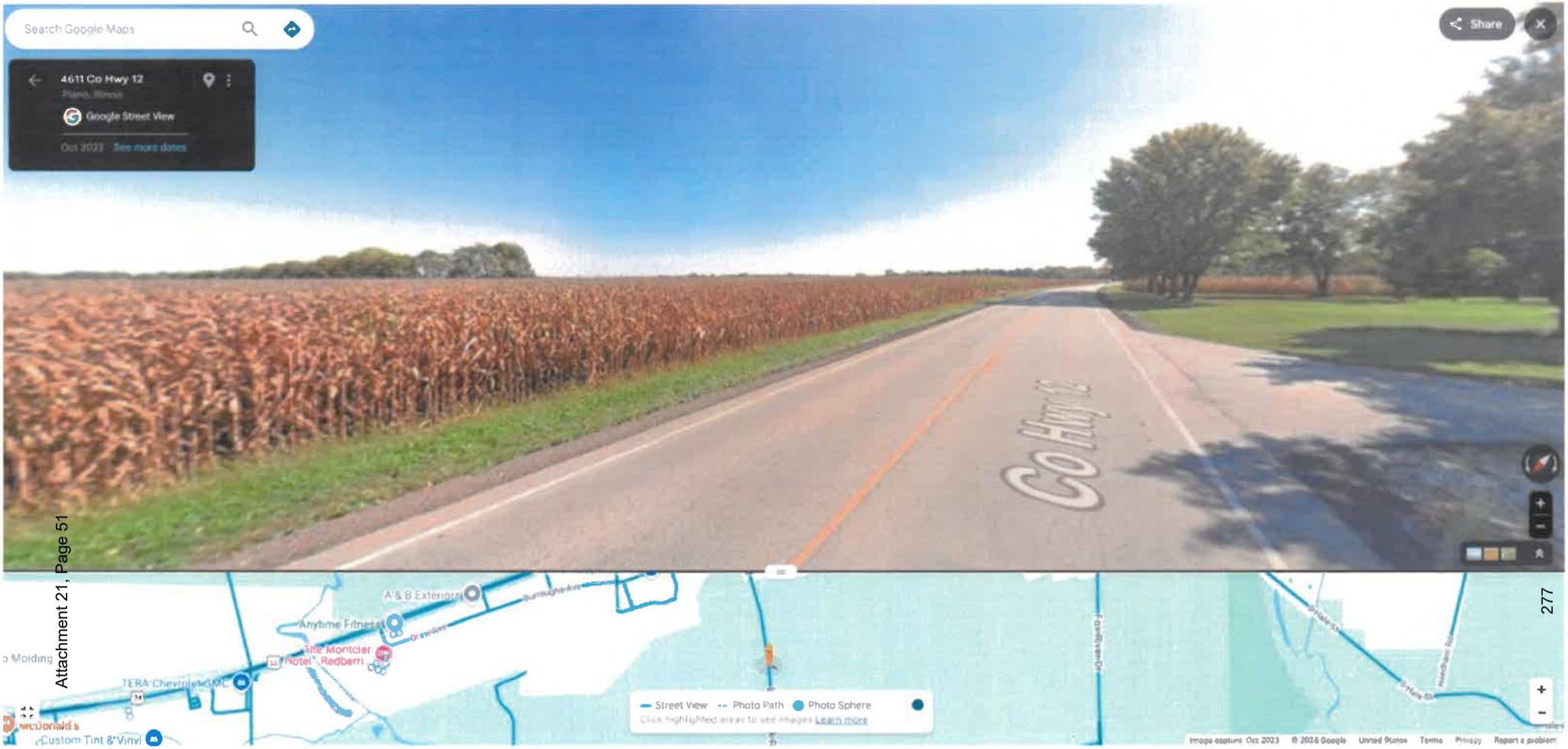


Photo 3. Overview of high probability area, facing northwest from the southern Project boundary.



Photo 4. Overview of high probability area, facing north from the central Project.




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ARCHAEOLOGICAL SURVEY/TESTING SHORT REPORT
Illinois State Historic Preservation Office
One Natural Resources Way, Springfield, IL 62702
(217) 785-4997

SHPO Log #007020426

LOCATIONAL INFORMATION AND SURVEY CONDITIONS

County: Kendall **Quadrangle:** Plano

Project type/title: Phase I Archaeological Reconnaissance Survey for USS Cloverland Solar LLC Project

Funding and/or permitting Federal/State agencies: In Preparation of a SWPPP in accordance with the General NPDES Permit No. ILR10

Legal location: **Township:** 37N **Range:** 6E **Section(s).:** NE ¼ of 33

Natural Division: Illinois/Indiana Prairies (54a) Level IV ecoregion of the Central Corn Belt Plains of the Central USA Plains Level III ecoregion (EPA 2026).

U.T.M. 370988 E, 4611122 N 16T **Centerpoint**: 41.6414 N, -88.5491 W

Project description: Westwood Professional Services, Inc. (Westwood) was retained by USS Cloverland Solar LLC (USS) to conduct a cultural resources literature review and archaeological survey for the proposed USS Cloverland Solar LLC Project (Project) in Kendall County, Illinois. USS is proposing to construct a utility-scale solar energy facility on the project premises. The facility will consist of a 4.98 MWac installation. As the Project is under state level review, archaeological survey was required by the Illinois State Historic Preservation Office (SHPO) per the Illinois State Agency Historic Resources Preservation Act. The project premises consist of approximately 33.2 acres of currently undeveloped land, of which 30.17 acres are considered to be of high potential for archaeological resources according to the Archaeological Resource Potential layer in the Illinois Inventory of Archaeological Sites (IIAS) viewer (IDNR 2026a). Based on the areas of high potential, SHPO requested survey in compliance with the Illinois State Agency Historic Resources Preservation Act (**Appendix A**).

Topography: The Project is at an elevation of 196–197 meters (m)/645–647 feet above sea level (ft asl) and lies 200 m north of Little Rock Creek on a generally flat agricultural landscape and adjacent to rural/suburban development. The Project is 1,300 m northwest of the confluence of Little Rock Creek, Big Rock Creek, and Fox River.

Soils: According to the U.S. Department of Agriculture (USDA 2026), the Project soils are predominantly characterized by Campton Series silt loams (Map Unit 680A and 680B). These

soils comprise approximately 80 percent of the Project Area. The Campton Series consists of deep and moderately well drained soils that are located on outwash plains, stream terraces, and till plains. A typical soil pedon consists of a dark grayish brown (Munsell 10YR 4/2) silt loam Ap horizon up to 20 centimeters below ground surface (cmbg), and a silty clay loam Bt horizon that is dark yellowish brown (10YR 4/4) that extends to 114 cmbg. Campton series soils are the product of loess overlying stratified loamy glacial outwash.

Drainage: The Project is 200 m north of Little Rock Creek, and 1,300 m northwest of the confluence of Little Rock Creek, Big Rock Creek, and the Fox River.

Land use/ground cover (include % visibility): A tilled agricultural field with 50 to 70% visibility.

Survey limitations: The southern portion of the Project consisted of high-probability landscape, which was surveyed with pedestrian survey at 5-meter intervals. The northern portion of the Project was not within high-probability area and not subject to formal survey (**Exhibits 1 and 2**). There were no limitations to survey in the high-probability area, as visibility was generally good (**Appendix B**).

ARCHAEOLOGICAL AND HISTORICAL INFORMATION

Historic plats/atlases/sources: Various sources in the IIAS were reviewed (IDNR 2026b). Plat maps for Kendall County from 1859, 1903, 1922, 1932, 1941, 1951, 1955, and 1959 were examined. No potential historic features were indicated on the maps as being potentially within the Project Area. The Illinois Archaeological Predictive Model indicates the Project Area as being a mix of Low and Medium-High probability. The Archaeological Resource Potential layer in the IIAS shows approximately 30.17 acres of the Project Area as having high potential (**Exhibits 1 and 2**). This high potential area prompted the SHPO's request for archaeological survey (dated February 25, 2026) under the Illinois State Agency Historic Resources Preservation Act.

Previously reported sites: No previously recorded archaeological sites in Project Area according to review of IIAS.

Previous surveys: There were no previous surveys in Project Area according to review of IIAS.

Regional archaeologist contacted: N/A

Investigation techniques: Pedestrian survey at intervals of 5 m in the area of high probability. Ground surface visibility was between 50–90% throughout the entirety of the Project Area.

Time expended: April 9–10, 2026 (Two days)

Sites located: 0

Cultural material: No cultural materials are present.

Curated at: N/A

Collection techniques: N/A (non-collection survey)

Area surveyed (acres/m^2): 30.17-acres (122093.66 m^2)

RESULTS OF INVESTIGATION AND RECOMMENDATIONS

X Phase I archaeological reconnaissance has located no archaeological material.

___ Phase I archaeological reconnaissance has located archaeological materials; site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.

___ Phase I archaeological reconnaissance has located archaeological materials; site(s) may meet requirements for National Register eligibility; Phase II testing is recommended.

___ Phase II archaeological investigation has indicated that site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.

___ Phase II archaeological investigation has indicated that site(s) meet requirements for National Register eligibility; Determination of eligibility is recommended.

COMMENTS The archaeological survey of the USS Cloverland Solar Project identified no new archaeological resources within the Area of Potential Effects (APE). It is recommended that no additional cultural resources investigations are warranted in the current APE, and it is recommended that the Project be allowed to proceed as planned.

CONTRACTOR INFORMATION

Archaeological Contractor: Westwood Professional Services, Inc.

Address/phone: 12701 Whitewater Dr. #300 Minnetonka, MN 55343/ 952-937-5150

Surveyor(s): Rigden A. Glaab, M.A., RPA **Date:** April 9–10, 2026

Report completed by: Rigden A. Glaab, M.A., RPA **Date:** April 21, 2026

Submitted by (signature and title):

[redacted]

Rigden A. Glaab, M.A., RPA - Principal Investigator

ATTACHMENT CHECK LIST (#1 through #4 are MANDATORY)

X 1) Relevant portion of USGS 7.5' topographic quadrangle map(s) showing project location and any recorded sites;

X 2) project map(s) depicting survey limits and, when applicable, approximate site limits and concentrations of cultural materials;

N/A 3) site form(s);

X 4) all relevant project correspondence;

N/A 5) additional information sheets as necessary.

Address of contracting agency to whom SHPO comment should be mailed:

Westwood
[redacted]

Contact Person: Ryan Grohnke **Phone Number:** [redacted]

REFERENCES CITED

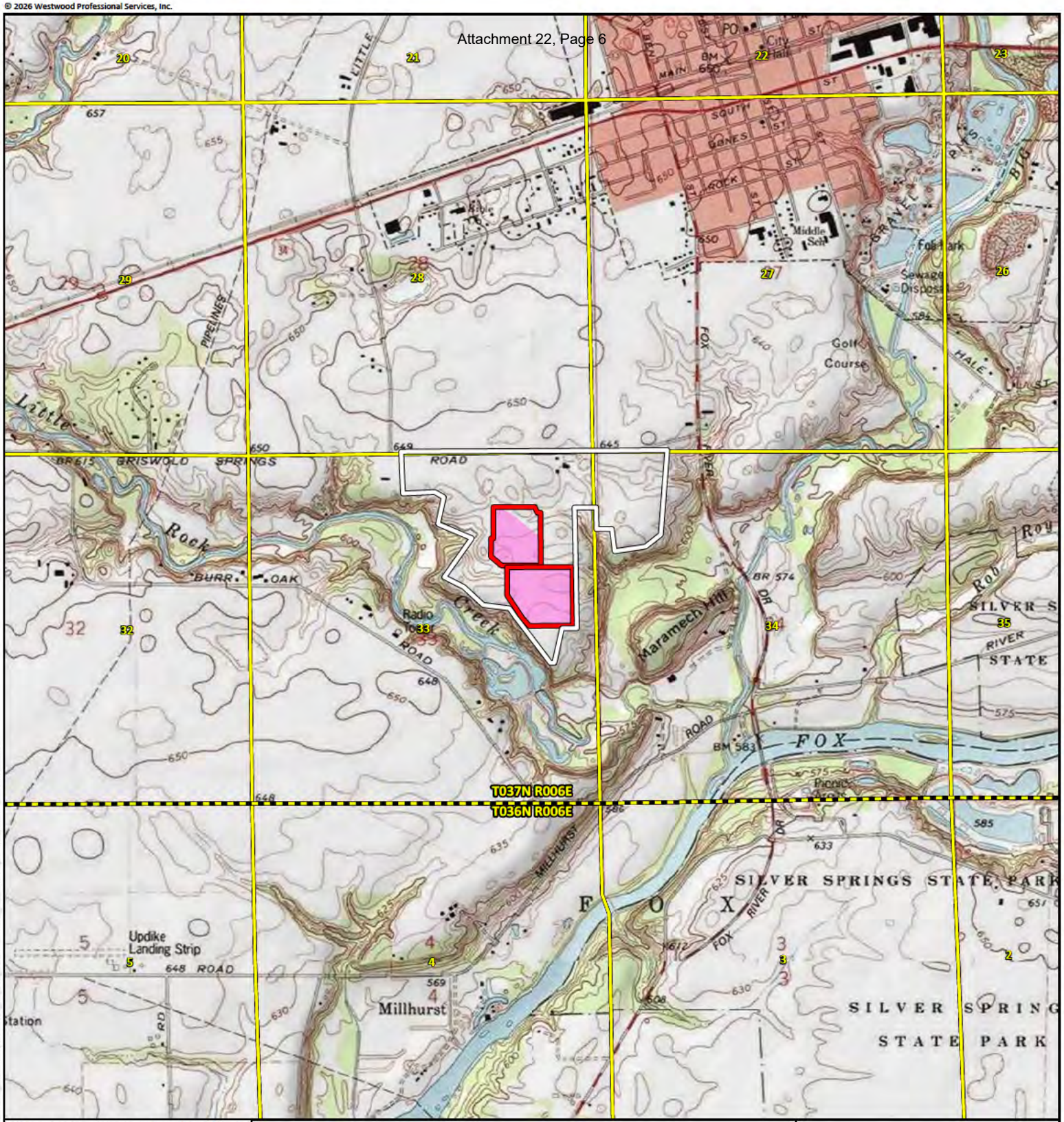
Environmental Protection Agency (EPA)
2026 Ecosystem Research: Ecoregions. Electronic document, https://www.epa.gov/eco-research/ecoregions, accessed April 2026.

Illinois Department of Natural Resources (IDNR)
2026a Illinois Archaeological Predictive Model (IAPM). Map of Probability for Precontact Archaeological Sites in Illinois. Accessed online, https://www.arcgis.com/home/item.html?id=6c2778138a014cc0b2e5ec3f9e65c52a, April 2026.

2026b Illinois Inventory of Archaeological Sites (IIAS). Illinois Archaeological Database. Accessed online, https://maps.dnr.illinois.gov/portal/apps/webappviewer/index.html?id=91ce4b91ea9c4c2687fa37098b0c26d9, April 2026.

United States Department of Agriculture (USDA)
2026 Natural Resources Conservation Service, Web Soil Survey – Ogle County, Illinois. Electronic document, https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx, accessed April 2026.

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Data Source(s): Westwood (2026); Esri WGS USA Topo & World Streets Basemaps (Accessed 2026); PLSS (Accessed 2026) .

N

0 2,000 Feet

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Topographic Basemap

Exhibit 1

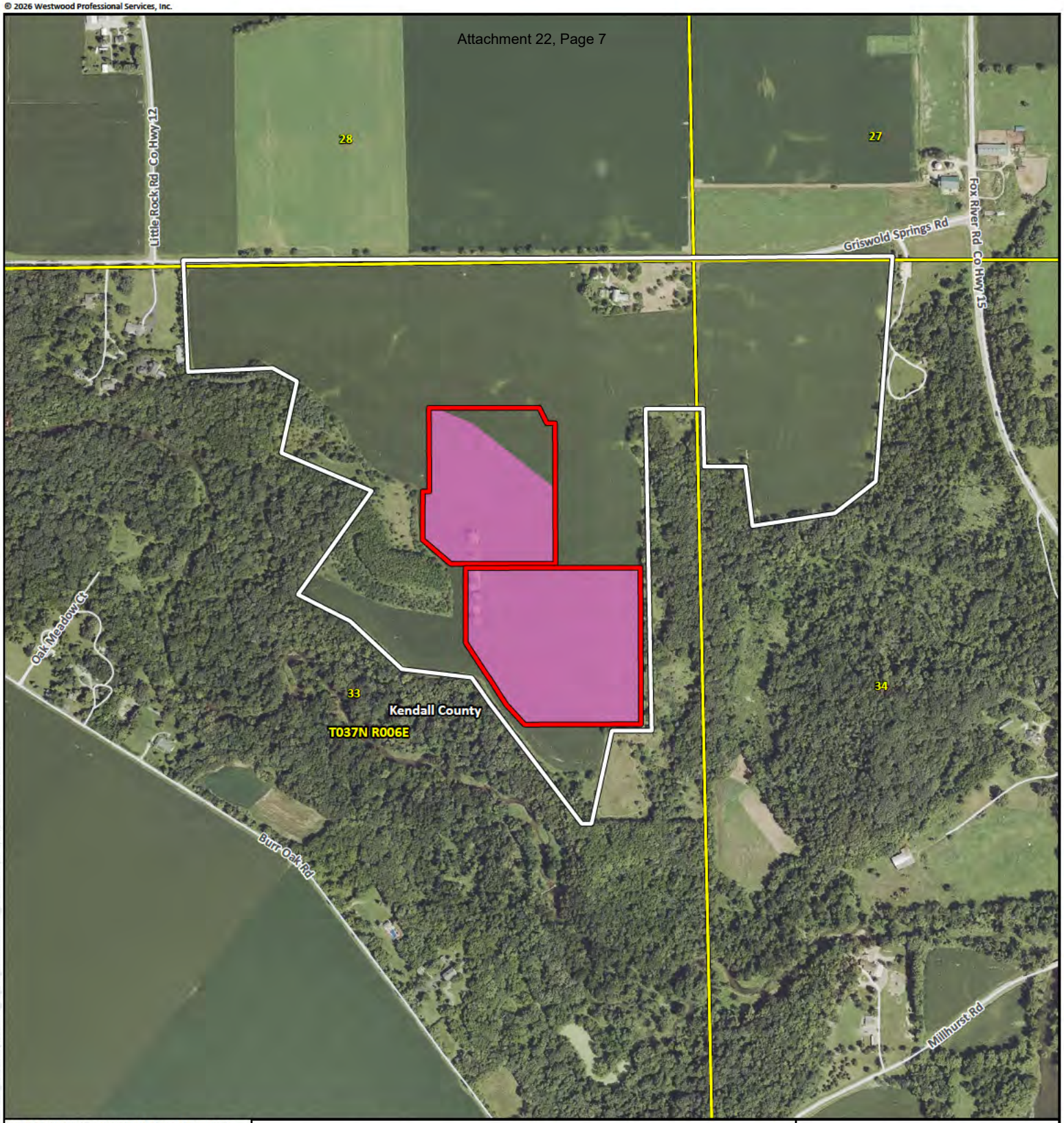
Legend

- Cloverland Project Premises
- Subject Parcel
- PLSS Township Boundary
- PLSS Section Boundary
- Area of Potential Effect



Westwood
Toll Free (888) 937-5150 westwoodps.com

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Data Source(s): Westwood (2026); U.S. Census Bureau (2025); NAIP (2025); PLSS (Accessed 2026).

N

0 750 Feet

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

Exhibit 2

Legend

- Cloverland Project Premises
- Subject Parcel
- PLSS Section Boundary
- Area of Potential Effect
- Road



Westwood
Toll Free (888) 937-5150 westwoodps.com

APPENDIX A:

SHPO Correspondence

USS Cloverland Solar LLC Project

Kendall County, Illinois

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

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.

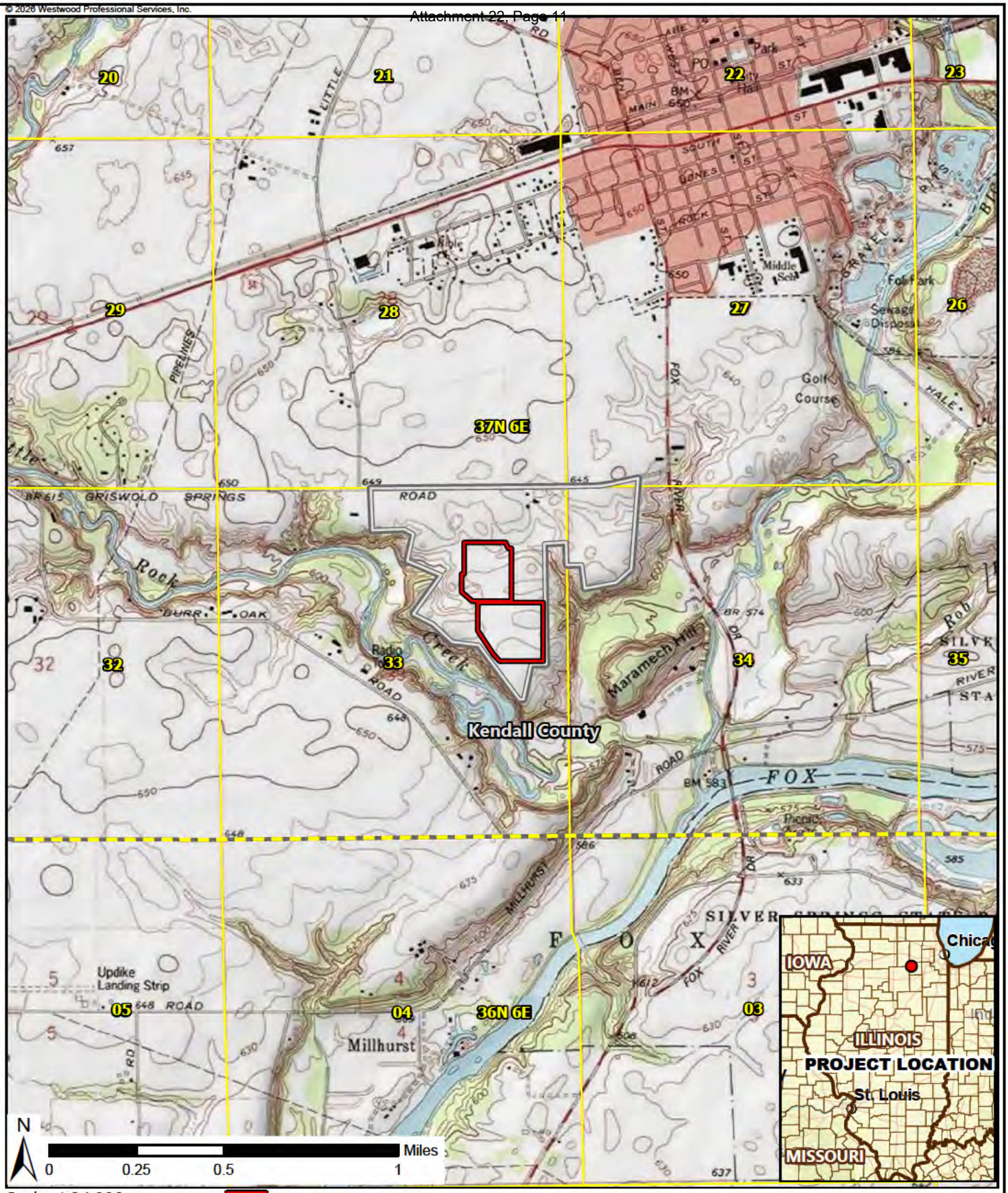
Sincerely,

WESTWOOD PROFESSIONAL SERVICES

[redacted]

Ryan P. Grohnke
Cultural Resources Manager

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PLSS_Township: BLM Admin State
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Cloverland Project Premises
Subject Parcel
PLSS Township
PLSS Section

USS Cloverland Solar Project

Kendall County, Illinois

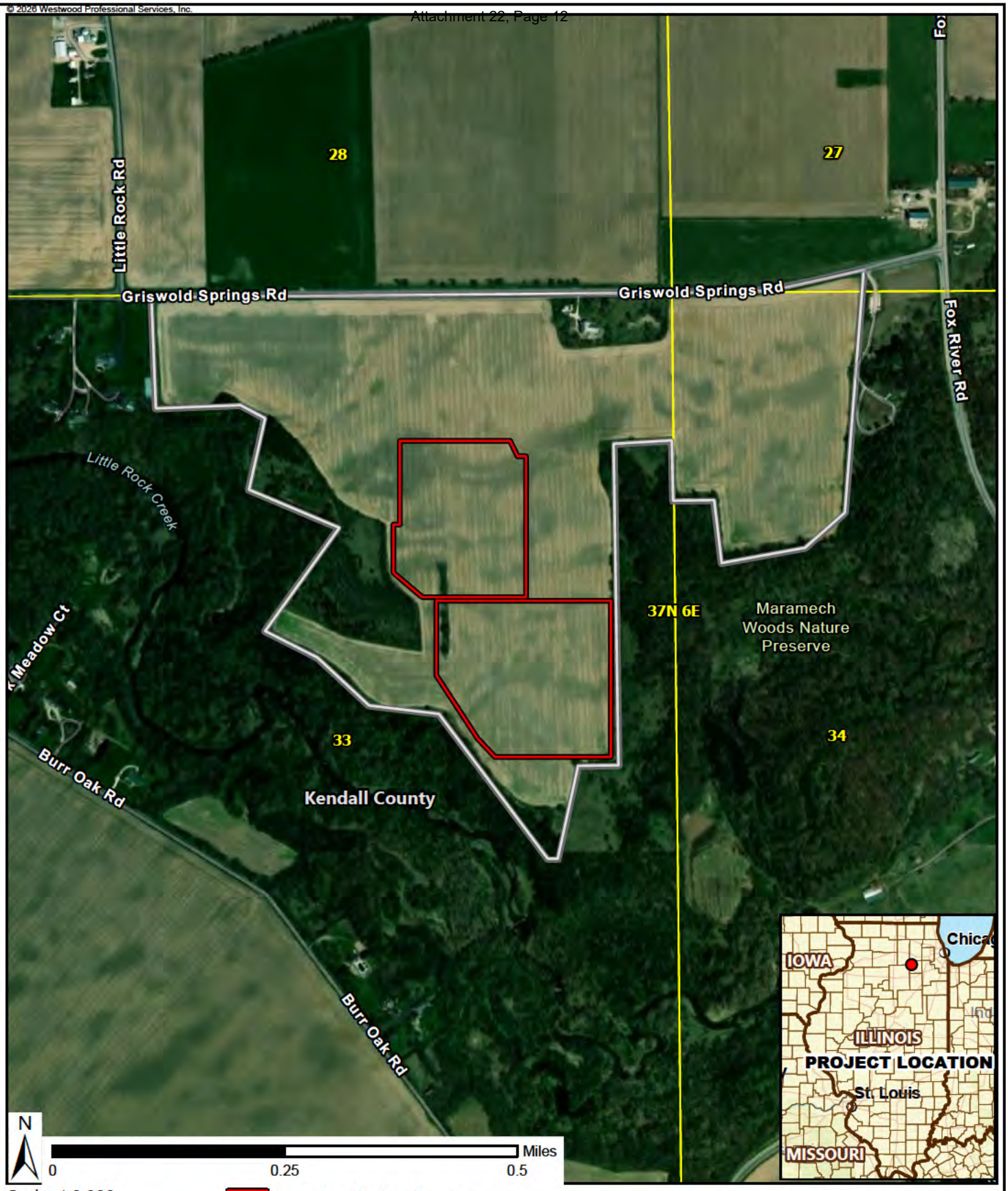
Project Area over Topographic Basemap

EXHIBIT 1

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Minnetonka, MN 55343
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Cloverland Project Premises
Subject Parcel
PLSS Section

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

EXHIBIT 2

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Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

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Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

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(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

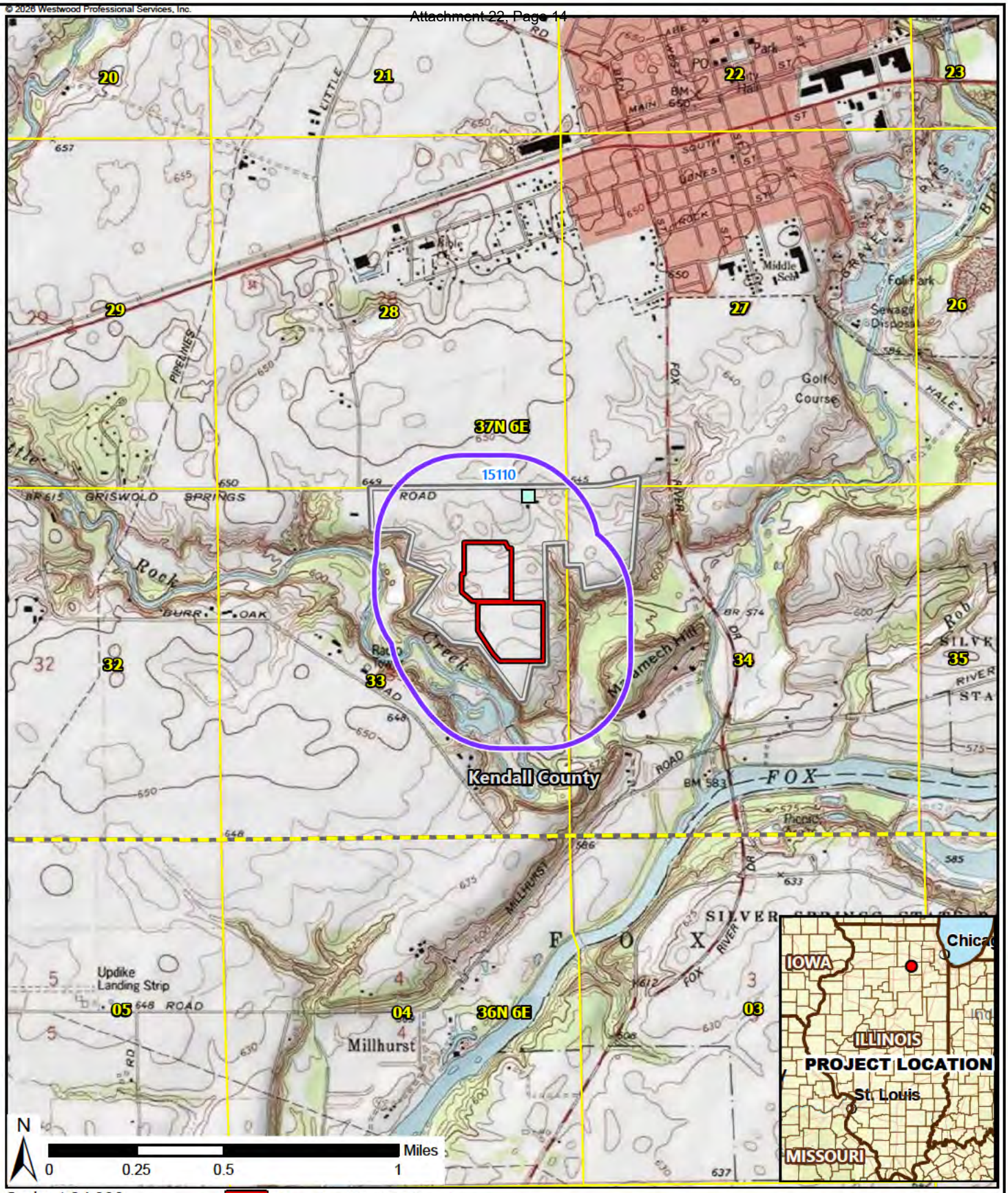
[redacted]

Sara Nelson
Architectural Historian
(952) 201-4404

[redacted]

Ryan Grohnke
Cultural Resources Manager
(952) 906-7403

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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

- Cloverland Project Premises
- 1/4-Mile Buffer
- Subject Parcel
- Addressed Property in Buffer
- PLSS Township
- PLSS Section

USS Cloverland Solar Project

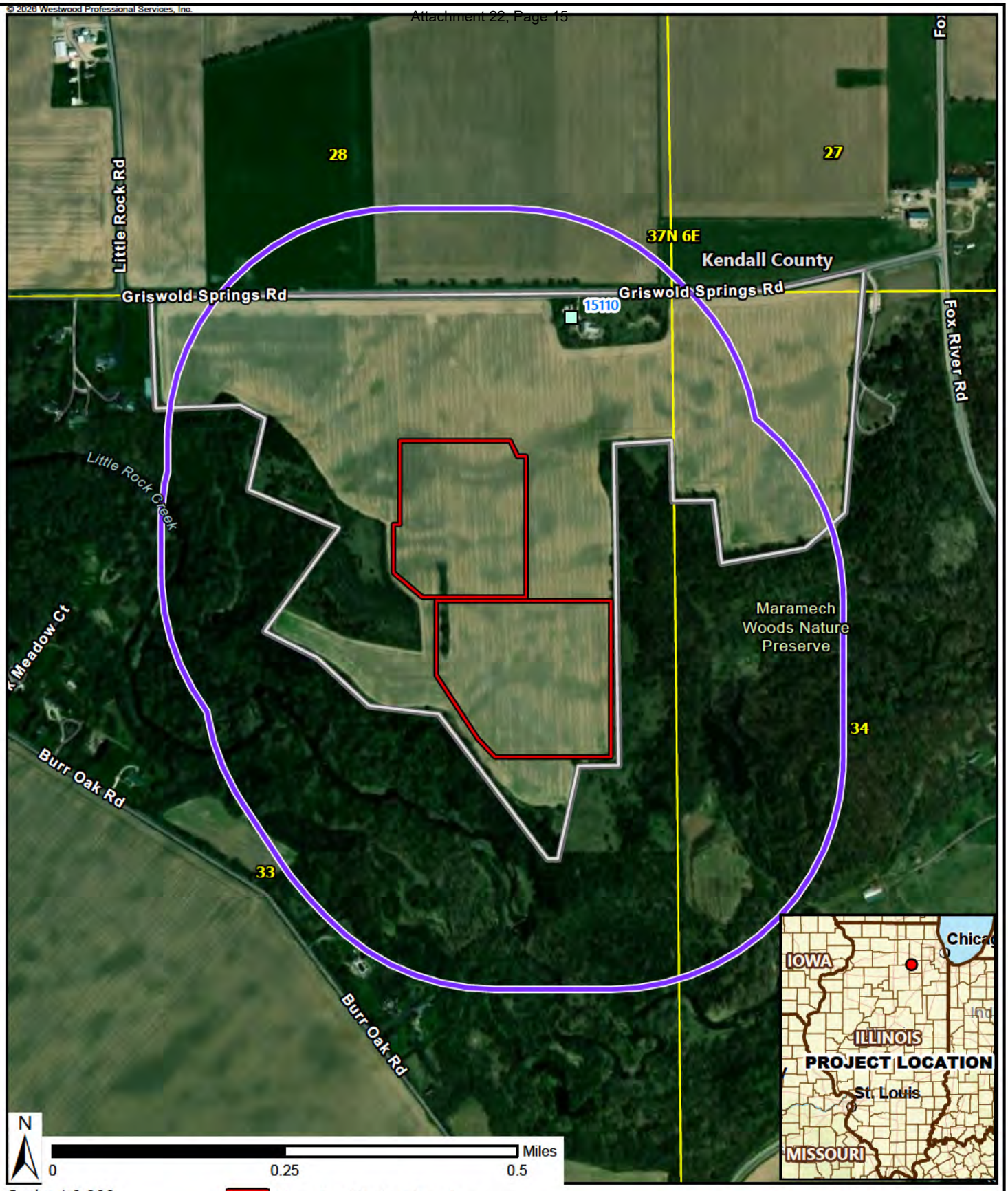
Kendall County, Illinois

Project Area over Topographic Basemap

EXHIBIT 1

Westwood
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USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

EXHIBIT 2

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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



APPENDIX B:

Representative Photographs

USS Cloverland Solar LLC Project

Kendall County, Illinois

Photo 1. Average ground surface visibility (GSV 50–70%) in high probability portion of the Project.



Photo 2. Overview of high probability area, facing south from the northern Project boundary.



Photo 3. Overview of high probability area, facing northwest from the southern Project boundary.



Photo 4. Overview of high probability area, facing north from the central Project.



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).

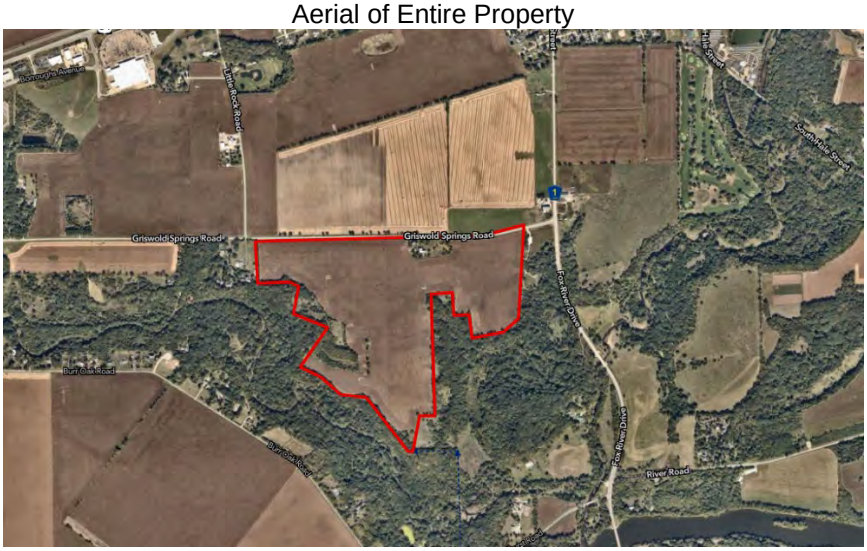
SITE INFORMATION

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 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.

RPC
The Kendall County Regional Planning Commission reviewed this proposal at their meeting on April 22, 2026. Discussion occurred regarding buffering; it was noted that the Forest Preserve District owns property on several sides and the solar panels were setback three hundred feet (300') from the right-of-way. The setback allows for continued farming of a portion of the property. It was also noted that, if vegetation was required along the northern perimeter of the property, that vegetation would have to be removed when the solar panels are decommissioned and that removal could negatively impact the soil. It was noted that the cost to connect to the substation and related line upgrades will cost Twelve Million Dollars ($12 Million), which is paid by the Petitioners. The lines outside of Plano would be upgrade to three-phase power and utility poles will be evaluated and upgraded, as necessary. Discussion occurred regarding Sandwich entering into a pre-annexation agreement with the property owner; the Petitioners will reach out to Sandwich regarding pre-annexation. The distance and cost to extend infrastructure to the property from Sandwich was discussed. The Petitioners were agreeable to the conditions proposed by Staff and agreed to the decommissioning bond amount outline in WBK's estimate (Attachment 20). The Kendal County Regional Planning Commission recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members. Member Bernacki was in favor of the proposal and felt Sandwich had taken any action to pursue annexation. Chairman Landovitz was in favor of the proposal because the Petitioners agreed to WBK's estimate, he felt annexation by Sandwich was a stretch, and the Forest Preserve District properties provided adequate screening around most of the property. The minutes of the meeting are included as Attachment 21.

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 an ecological management consultant and met IDNR's requirements for invasive species management. The Petitioners submitted an archaeological survey/testing short report which recommended that the project proceed as planned. This report is included as Attachment 22.**

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). The original decommissioning bond amount shall be the figure included in WBK's letter dated March 20, 2026 (Attachment 20). **(Amended at RPC)**
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
21. April 22, 2026, Kendall County Regional Planning Commission Minutes (This Petition Only)
22. Archeological Survey/Testing Short Report

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	___ 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 # [redacted]	**PRIMARY CONTACT FAX #**	

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Erik Elliott		[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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_____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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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 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.

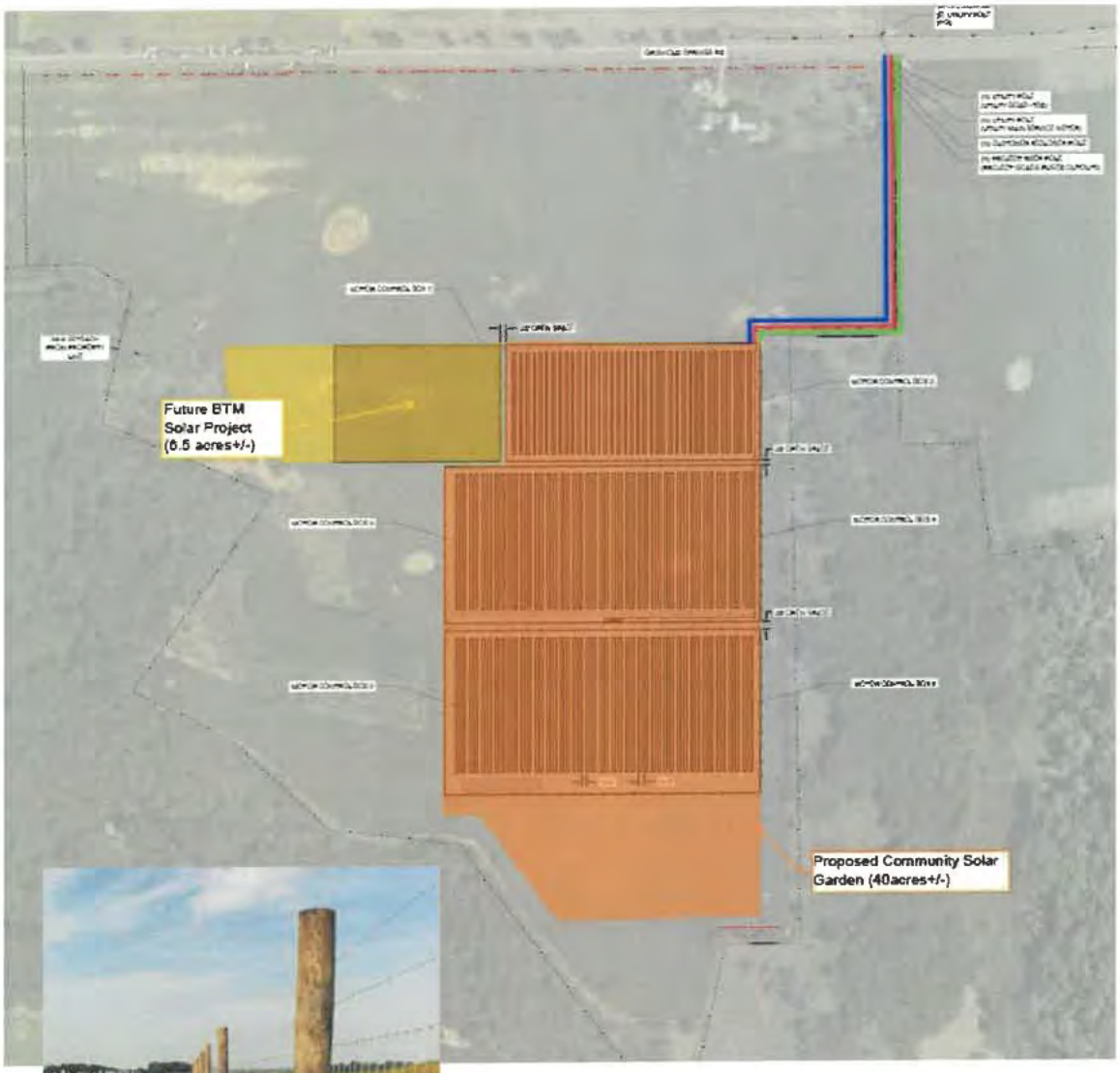




EXHIBIT B TO
MEMORANDUM OF LEASE AND SOLAR EASEMENT

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.

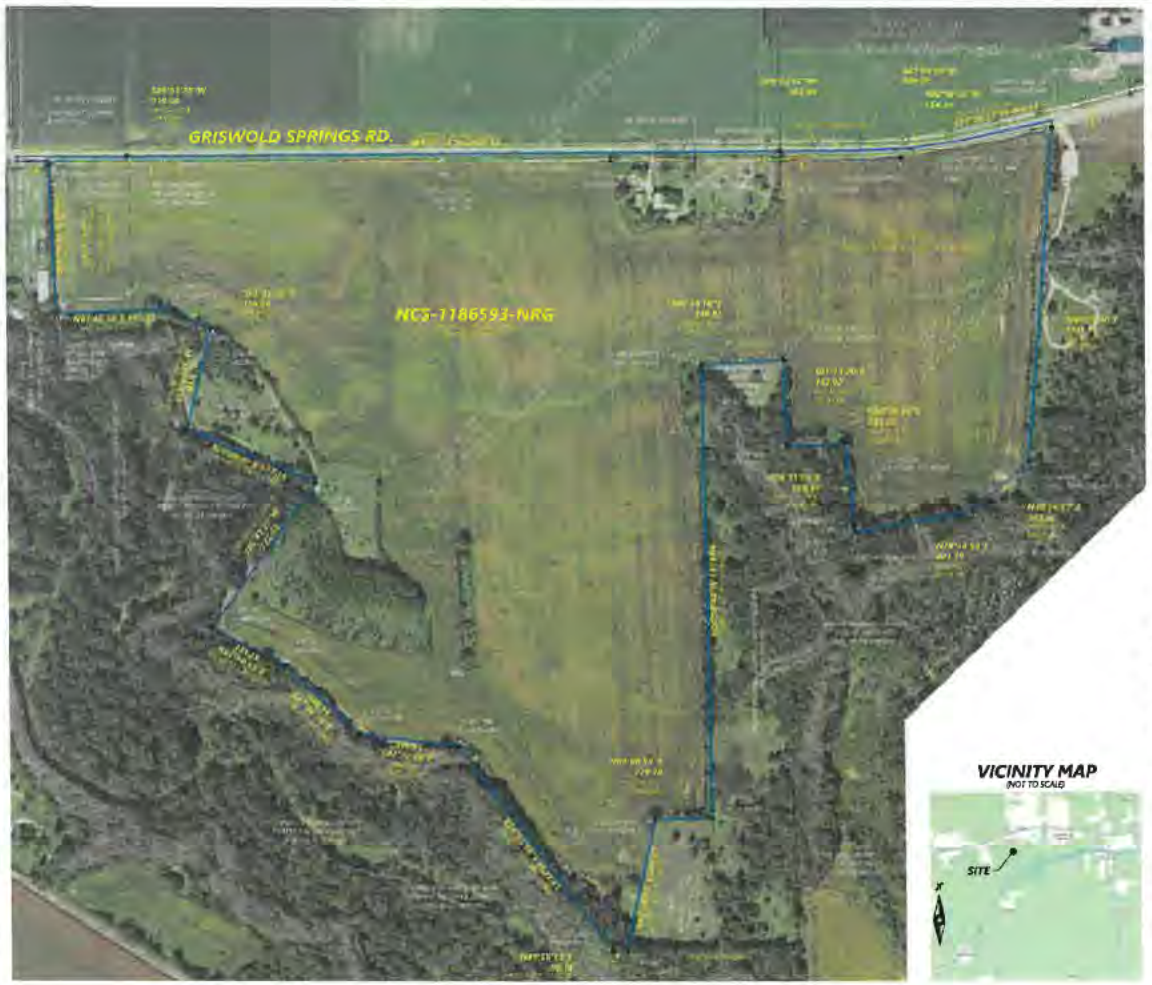
That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

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.

Attachment 2



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 USGA 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 1610853.2220' (NORTHING) 1881101.246' (EASTING) 639.75' (ELEVATION)
   CP # 2 1610108.4499' (NORTHING) 1880479.629' (EASTING) 646.98' (ELEVATION)
   CP # 3 1608113.5090' (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: 05-33-200-006, 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 06, 2009.

ITEM 4 — SUBJECT PROPERTY CONTAINS 6,886,697 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 13 — 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 00 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2109.0 FEET TO A LINE 50 FEET SOUTH OF AND 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 51 MINUTES 01 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 33 MINUTES 43 SECONDS EAST, A DISTANCE OF 2638.0 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 1,538.49 FEET TO A FOUND CONCRETE MARKER; THENCE SOUTH 00 DEGREES 59 MINUTES 29 SECONDS EAST, A DISTANCE OF 358.43 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 361.55 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 2138.17 FEET TO THE NORTHEAST CORNER "THE BLUFFS, P-UD," ACCORDING TO DOC# 2005-02888 IN SLOT 617 AND 618; THENCE SOUTH 01 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-UD"; THENCE NORTH 87 DEGREES 48 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 19 MINUTES 27 SECONDS EAST, A DISTANCE OF 557.13 FEET; THENCE SOUTH 25 DEGREES 40 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; THENCE 2,166.81 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89 DEGREES 57 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 CONTAINED 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 (A) 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 (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) 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. 2023000010765, 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
AT&T/DISTRIBUTION	Karl Martin	630-573-5789	km2913@att.com	PLANS PLOTTED
COMED	Virginia V./Rodriguez	630-395-8226	VLR@ComEd.com	PLANS PLOTTED
COMCAST	Martha Gerse	224-226-5862	Martha_gerse@cable.comcast.com	CONTACT MADE
FRONTIER	Kalin Hinshaw	815-895-1515	Kalin.hinshaw@ftr.com	ALL CLEAR
NICOR GAS	Kerry Johnson	224-471-8356	kmjohn@aeothermc.com	PLANS PLOTTED
PLANO, CITY OF	Josh Beyer	630-450-4323	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 (MAJOR CONTROLLING SECTION CORNERS ONLY), 2, 3, 4, 6(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 11/25/2025. CONTROLLING 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.

PROFESSIONAL LAND SURVEYOR — BENJAMIN T. H. LAWRENCE — 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

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.
Seven Professional Firm Registration No. 184 005452
Counties: 04/18/2019

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
- 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

360

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
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 Griswold Solar LLC

Kendall County, IL

PV Site Plan

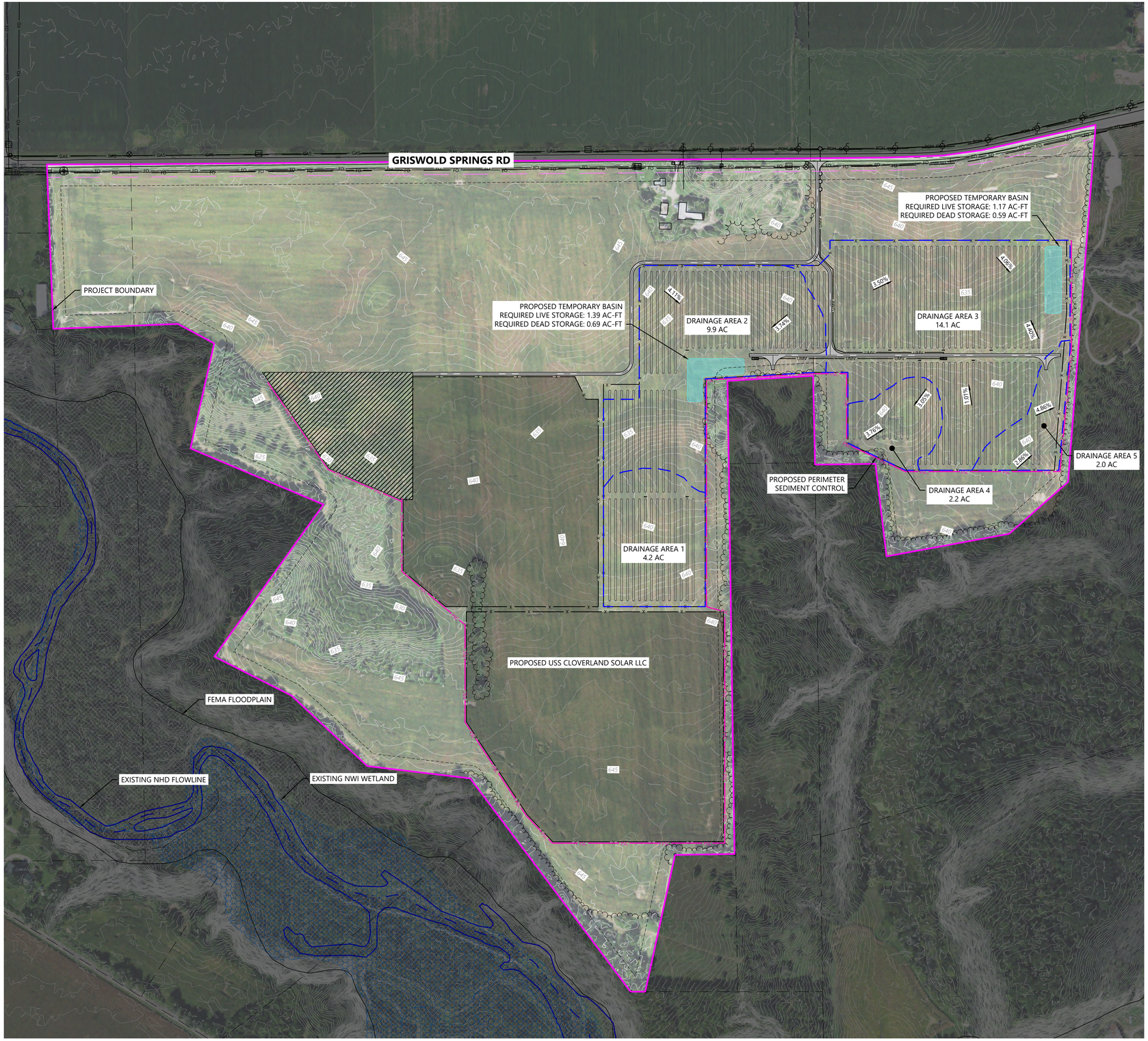
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LEGEND:

- 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	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:

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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.

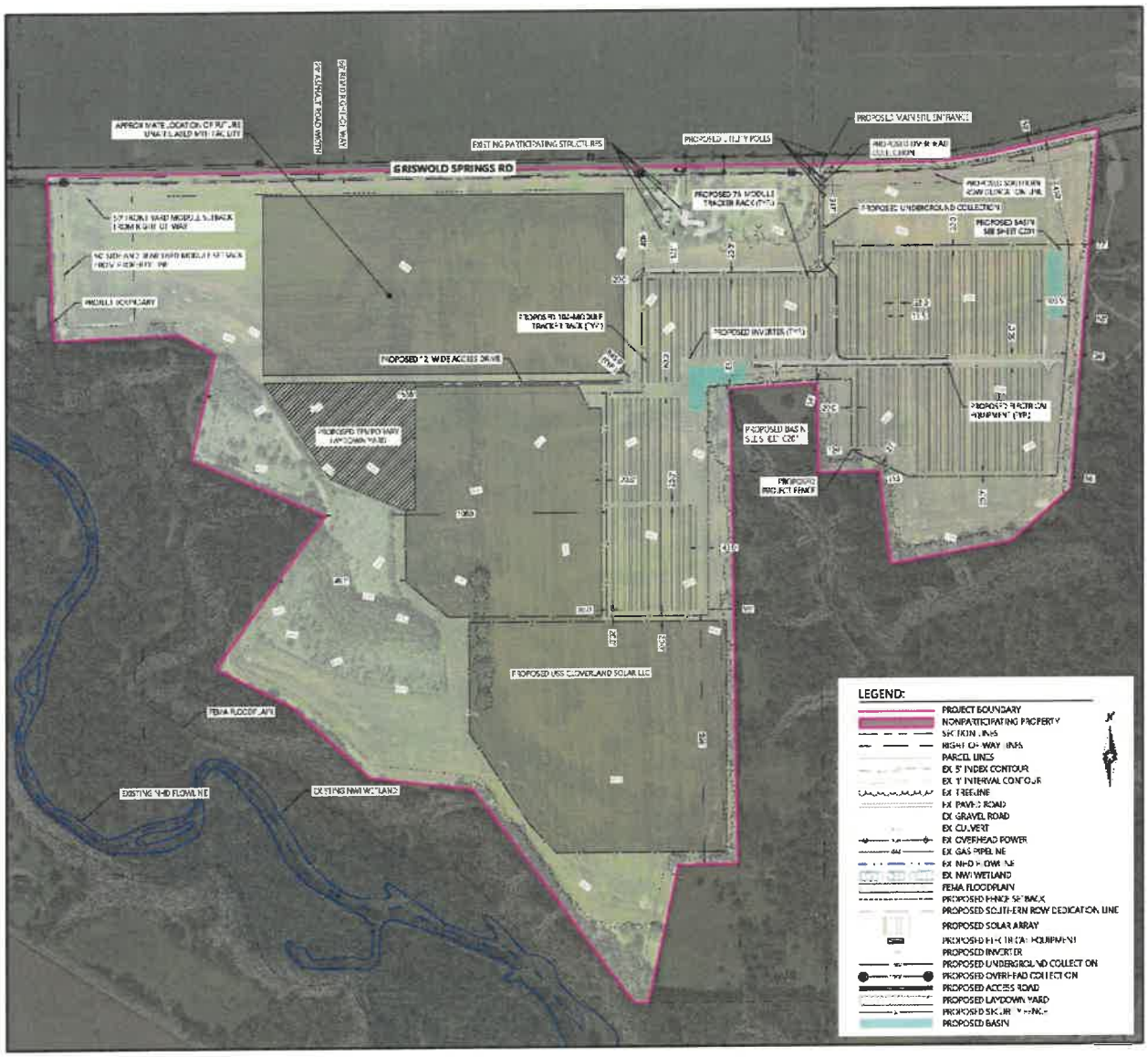
2. Site Information

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

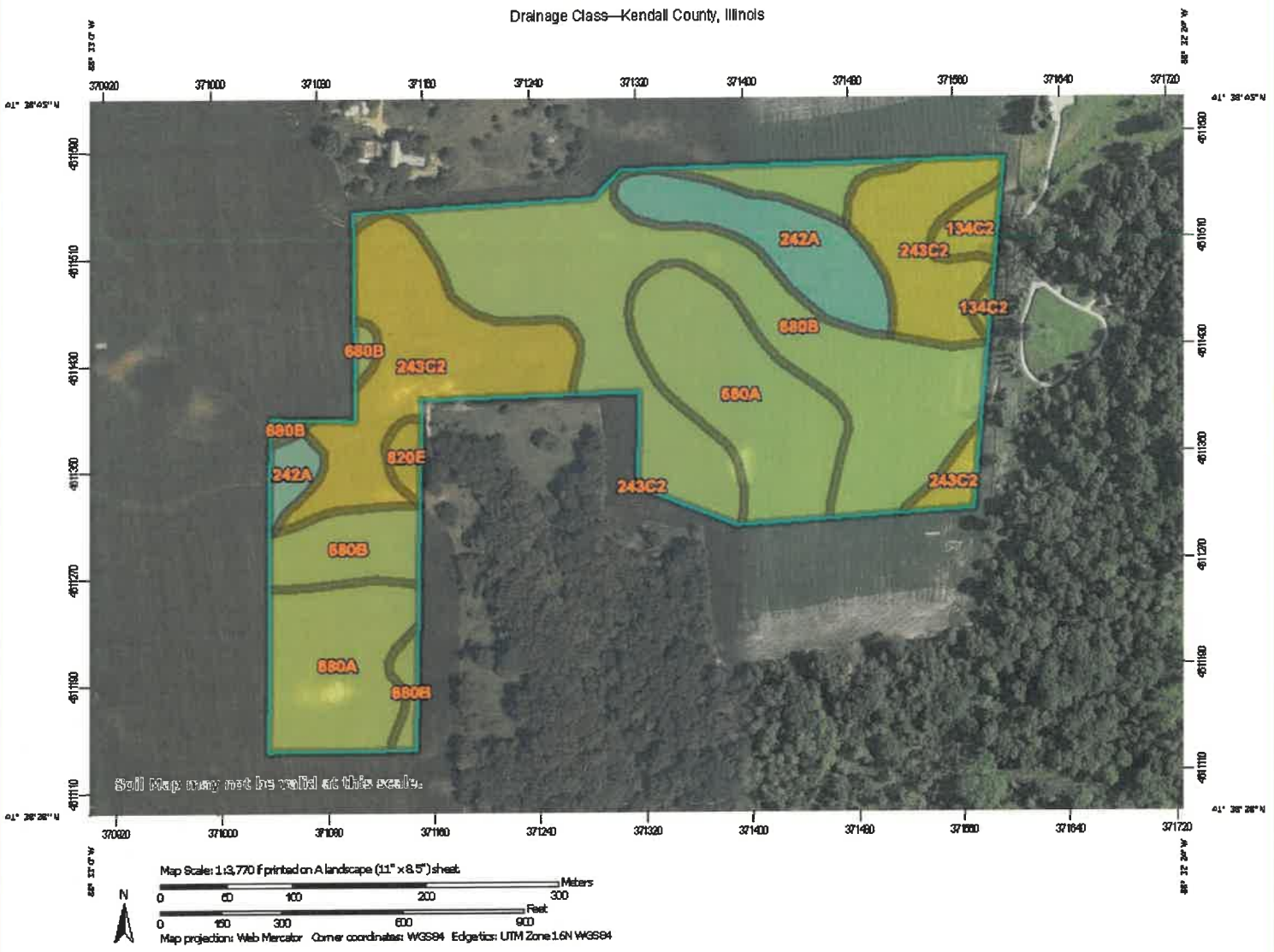
- Both species are annuals.
- These two species are resistant to many common herbicides.
- Mow/string trim and/or hand pull plants prior to them setting seed. Remove and dispose plants.
- Regularly reinspect the locations and surrounding areas where these species were found, within the same growing period 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



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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Rating Polygons
  - Excessively drained
  - Somewhat excessively drained
  - Well drained
  - Moderately well drained
  - Somewhat poorly drained
  - Poorly drained
  - Very poorly drained
  - Subaqueous
  - Not rated or not available
- Soil Rating Lines
  - Excessively drained
  - Somewhat excessively drained
  - Well drained
  - Moderately well drained
  - Somewhat poorly drained
  - Poorly drained
  - Very poorly drained
  - Subaqueous
  - Not rated or not available
- Soil Rating Points
  - Excessively drained
  - Somewhat excessively drained
  - Well drained
  - Moderately well drained
  - Somewhat poorly drained
  - Poorly drained
  - Very poorly drained
  - Subaqueous
  - Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 22, Aug 31, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Aug 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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 (10th) 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]

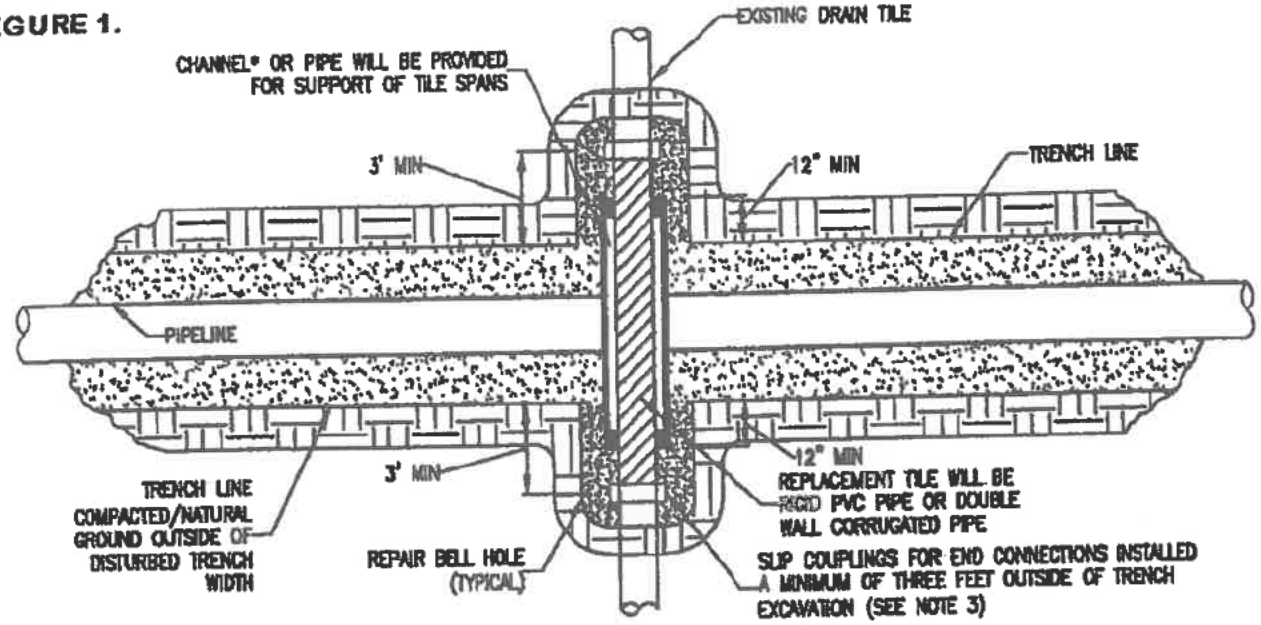
By David Watts, Authorized Signer

[redacted]

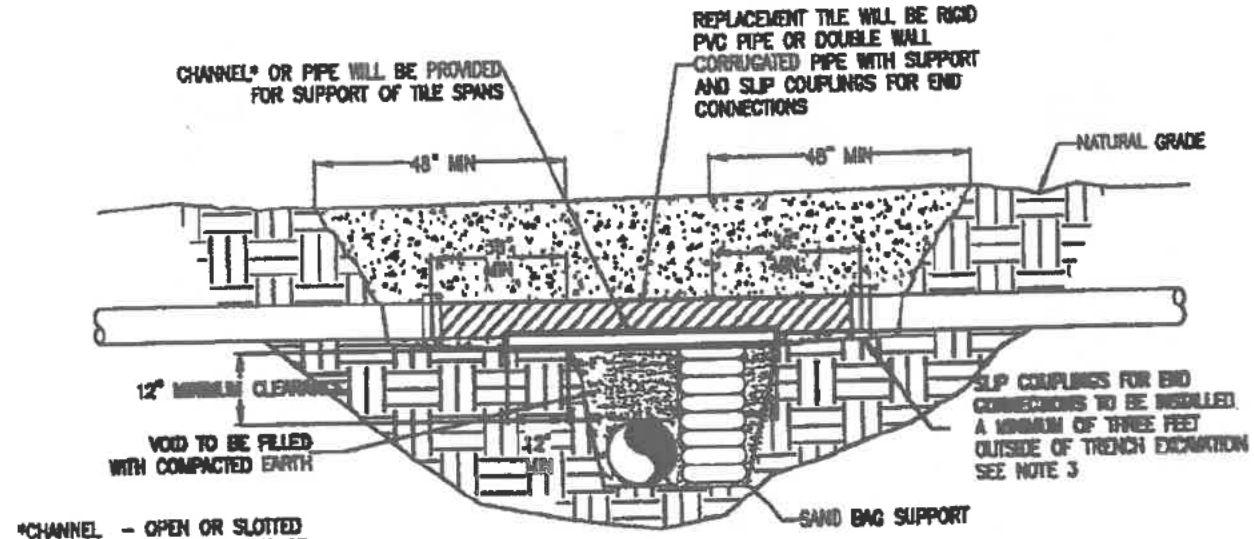
Address

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.

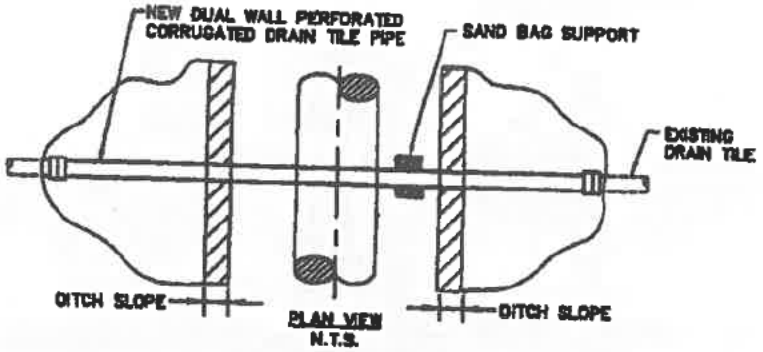
NOTE:

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.

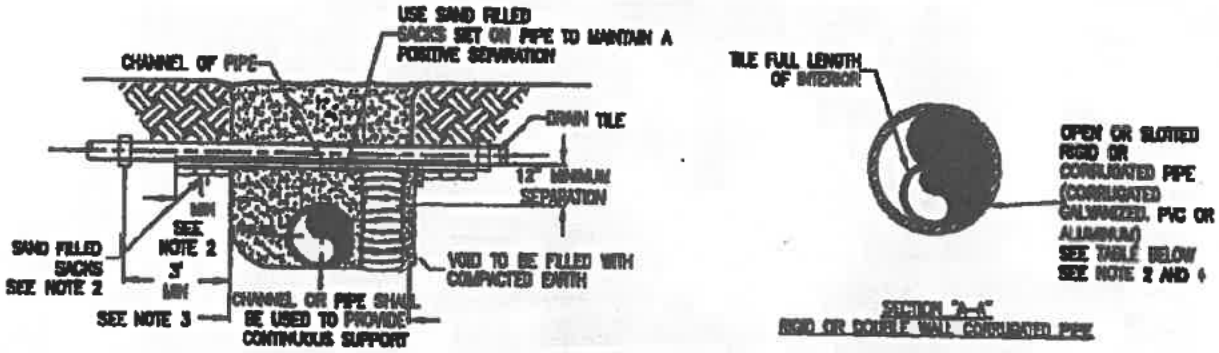
TEMPORARY DRAIN TILE REPAIR

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.

NOTE:

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

US SOLAR
233 S Wacker Street, Fl. 44
Chicago, IL 60606
312-623-3410
www.us-solar.com

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

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 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.

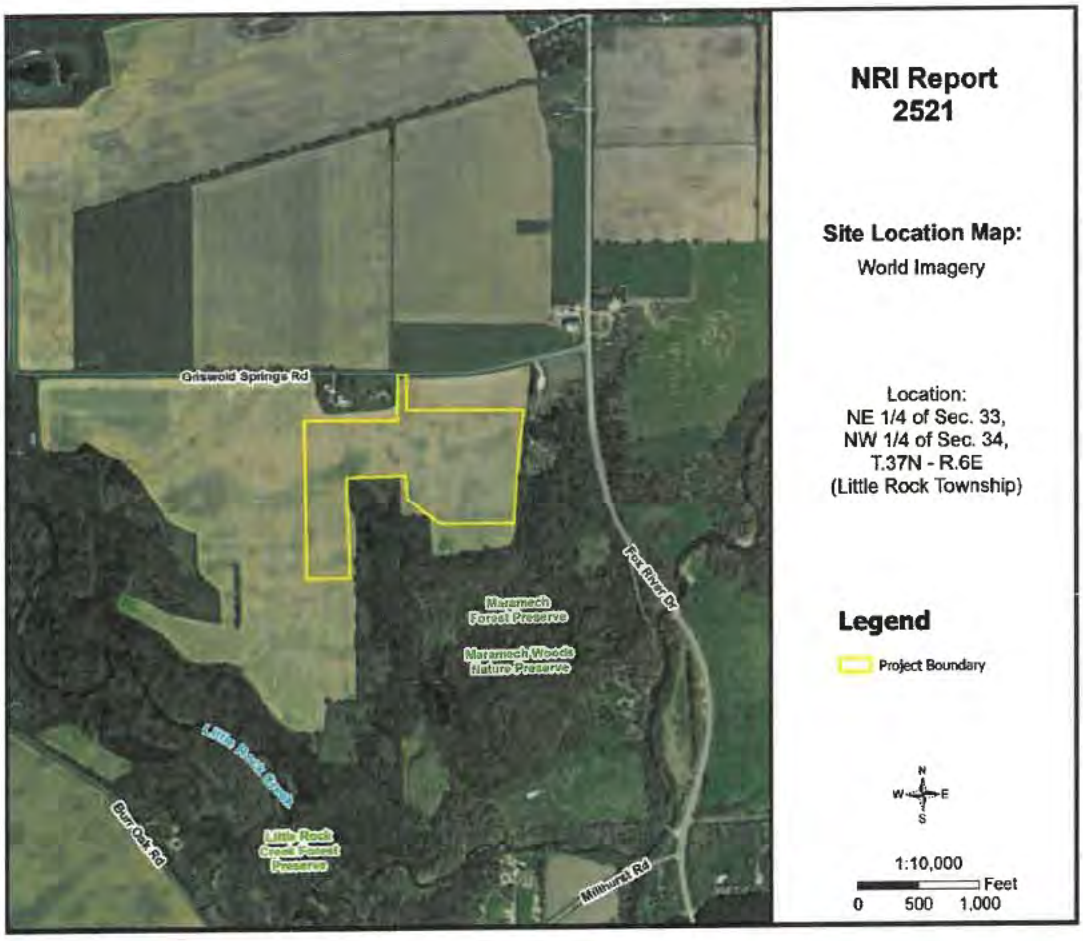
Sincerely,

[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.

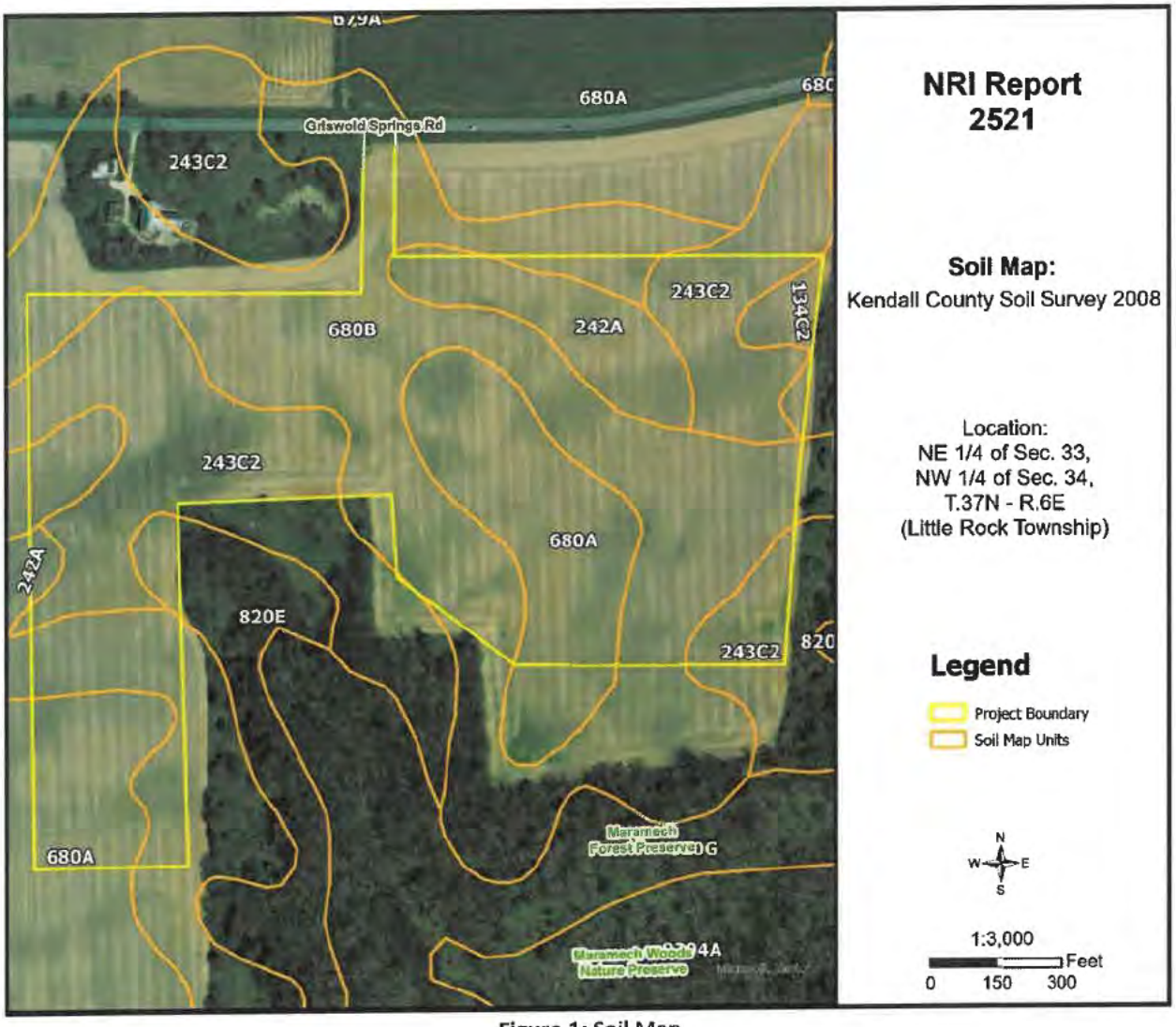


Figure 1: Soil Map

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.

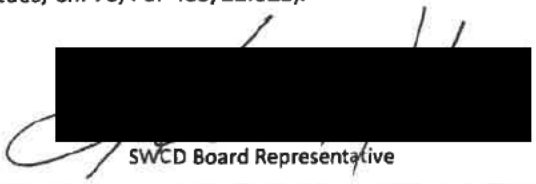
This site is located within the Lower Fox River watershed. It falls within the Big Rock Creek sub watershed (HUC 12 – 071200070307), which comprises approximately 18,977 acres covering parts of Kaneville, Big Rock, Sugar Grove, and Plano.

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).



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.

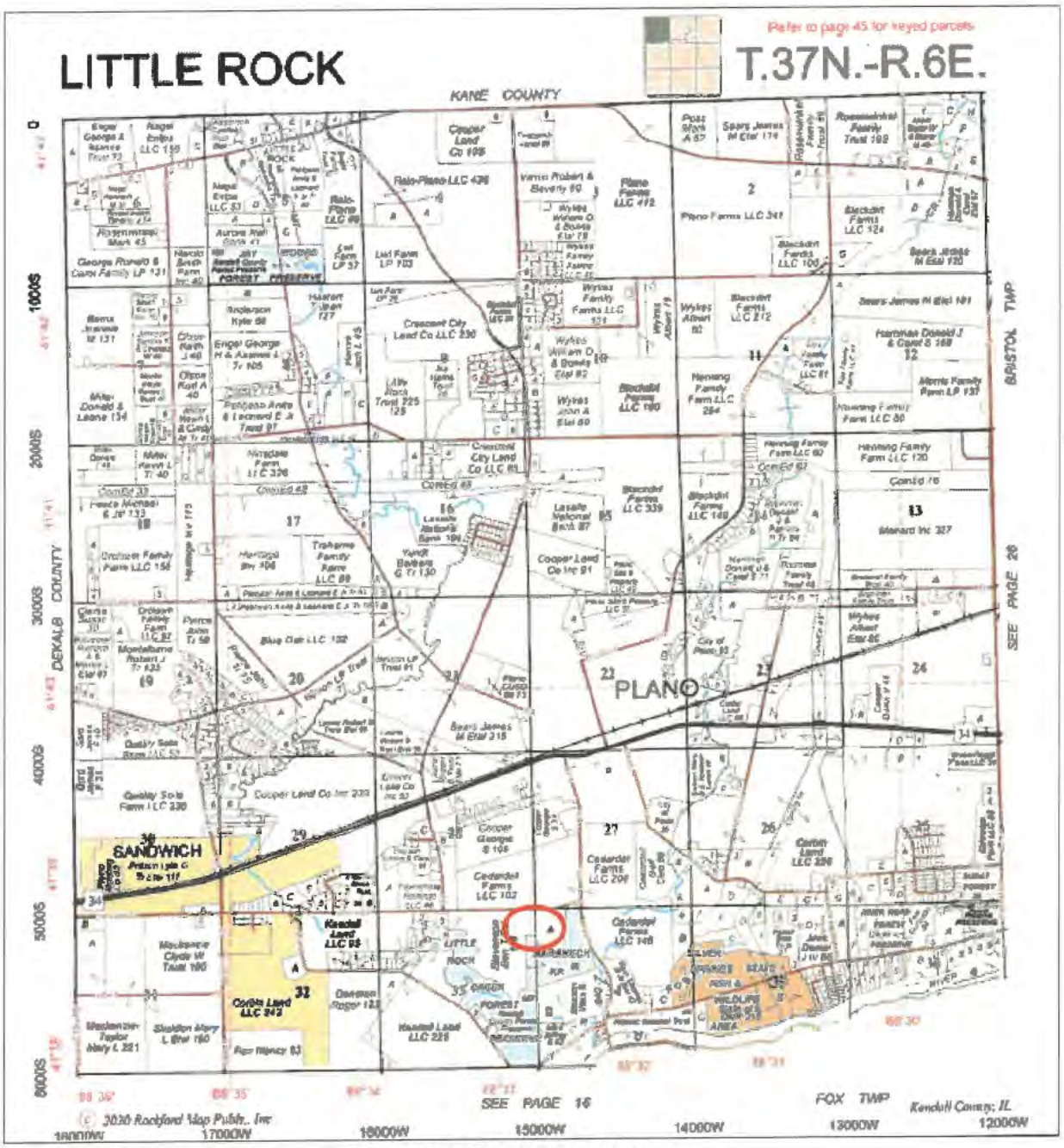


Figure 3: 2021 Plat Map

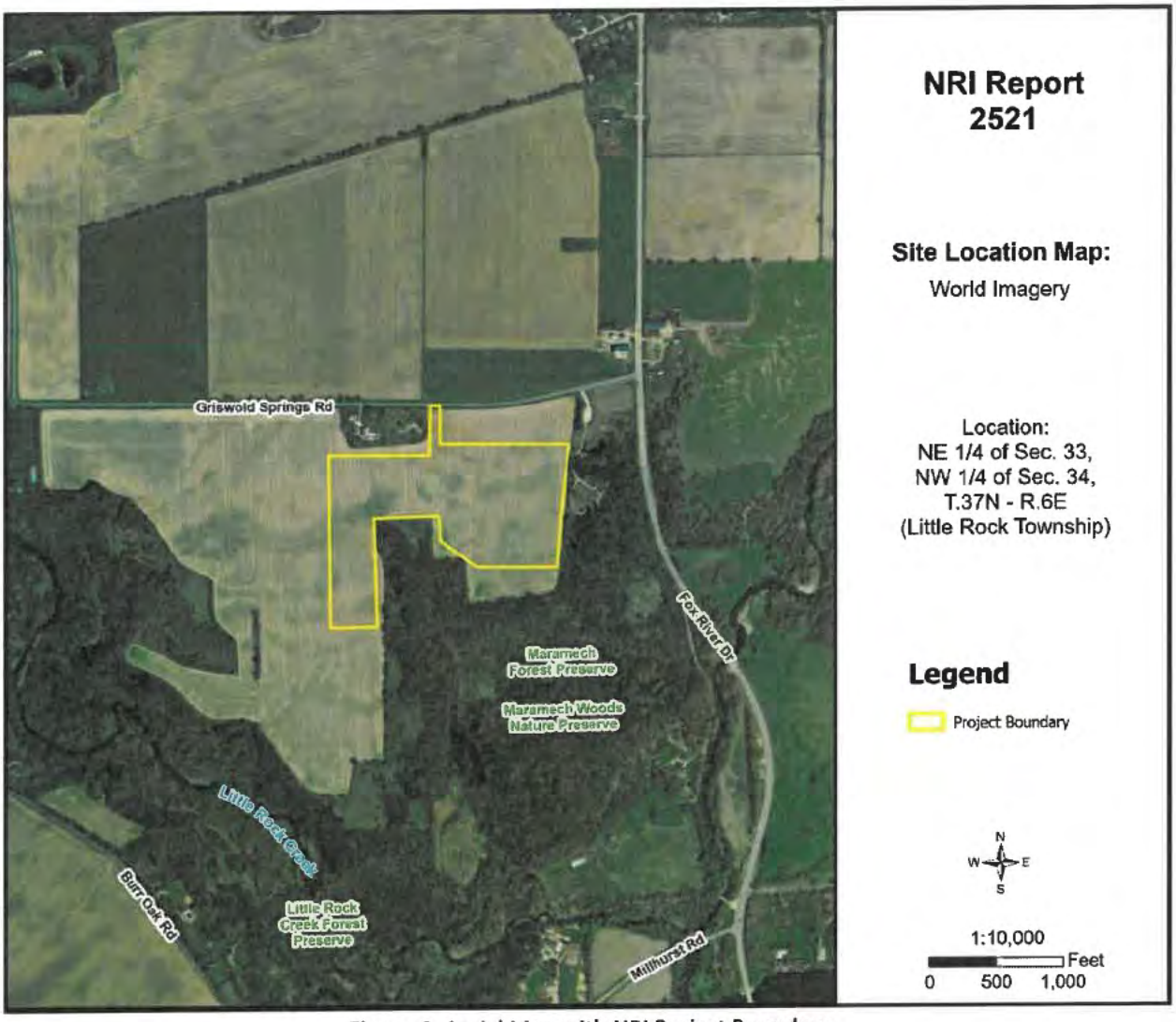


Figure 4: Aerial Map with NRI Project Boundary

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.

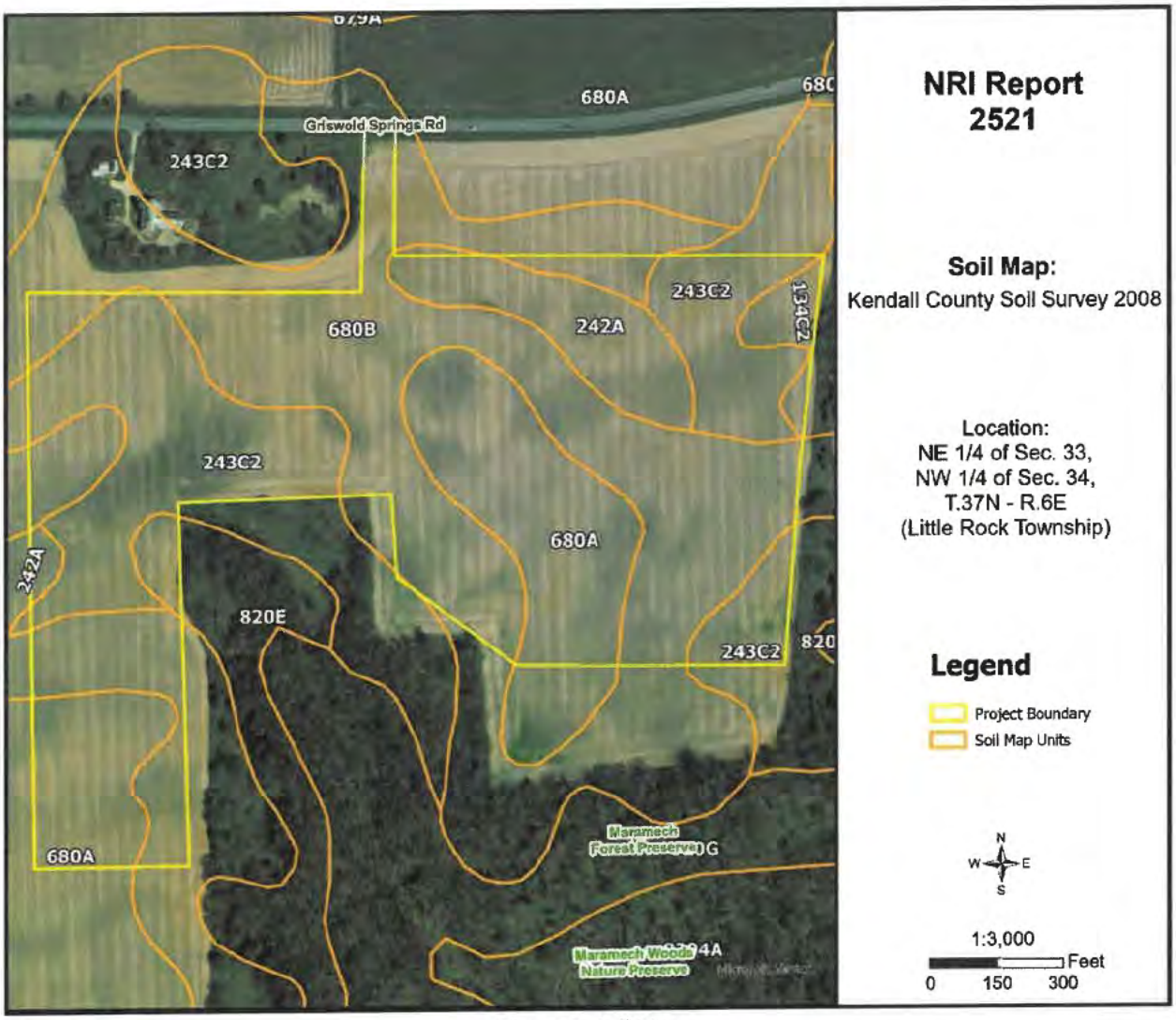


Figure 5: Soil Map

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

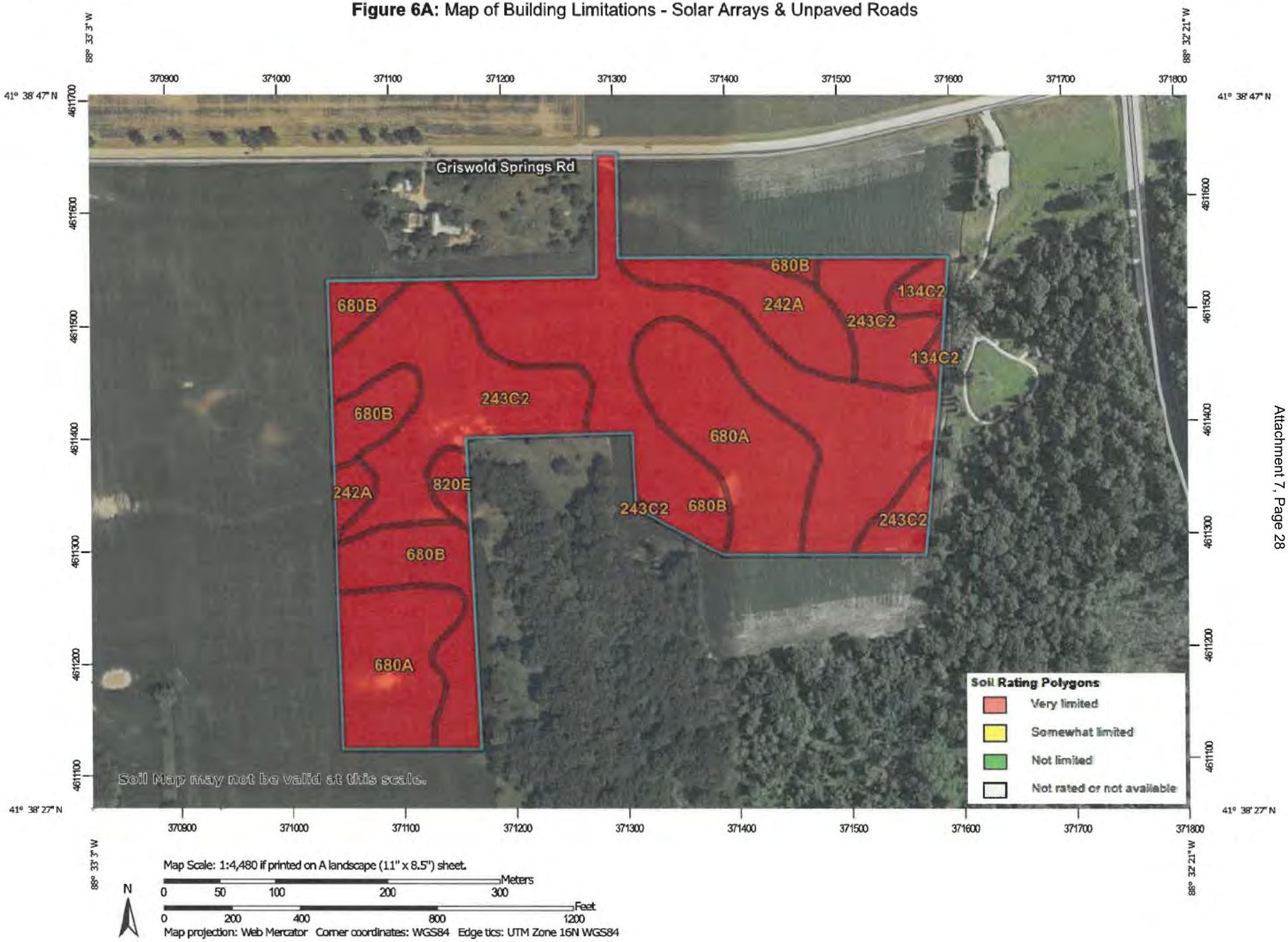


Figure 6B: Map of Building Limitations - Shallow Excavations

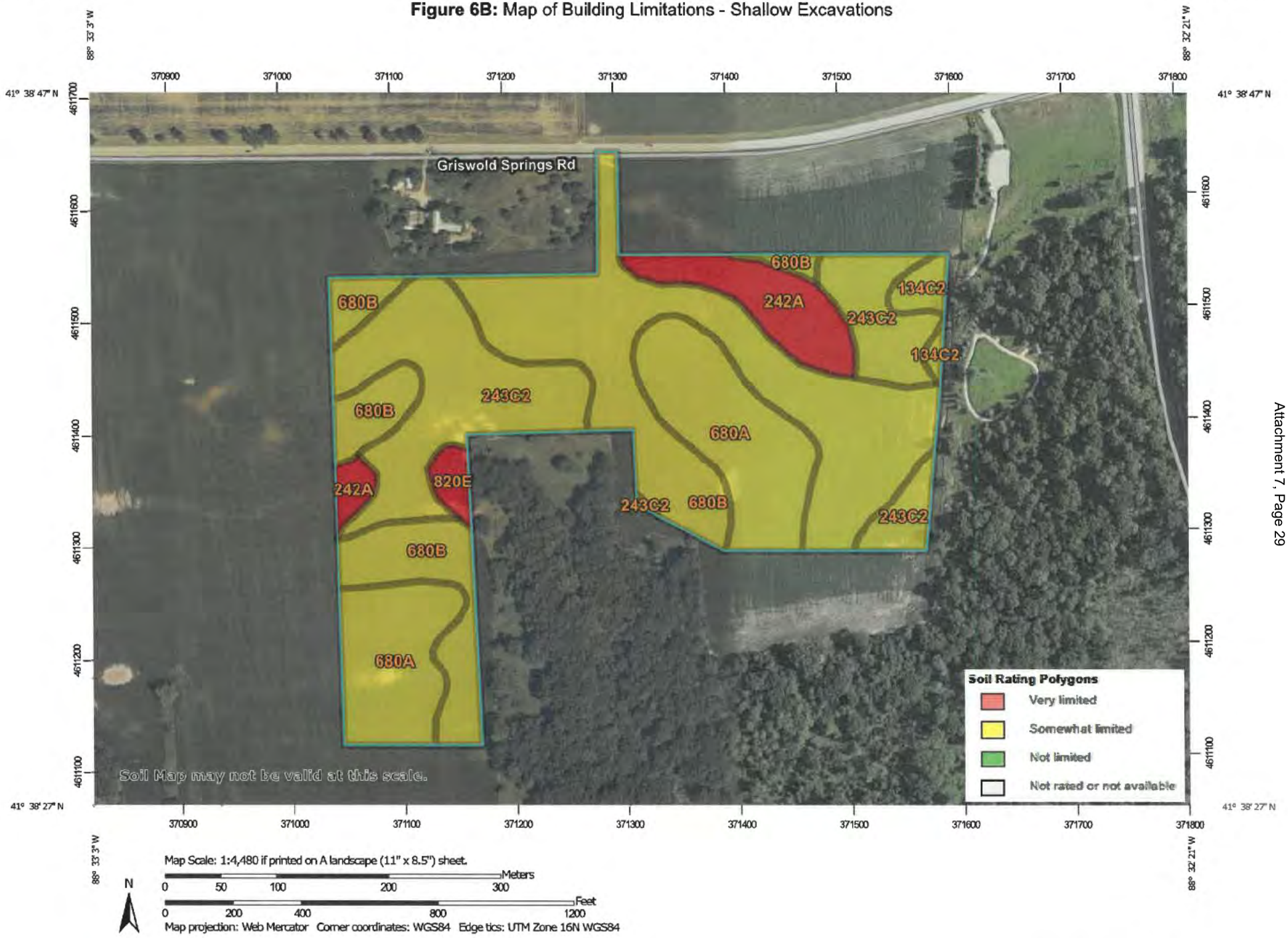
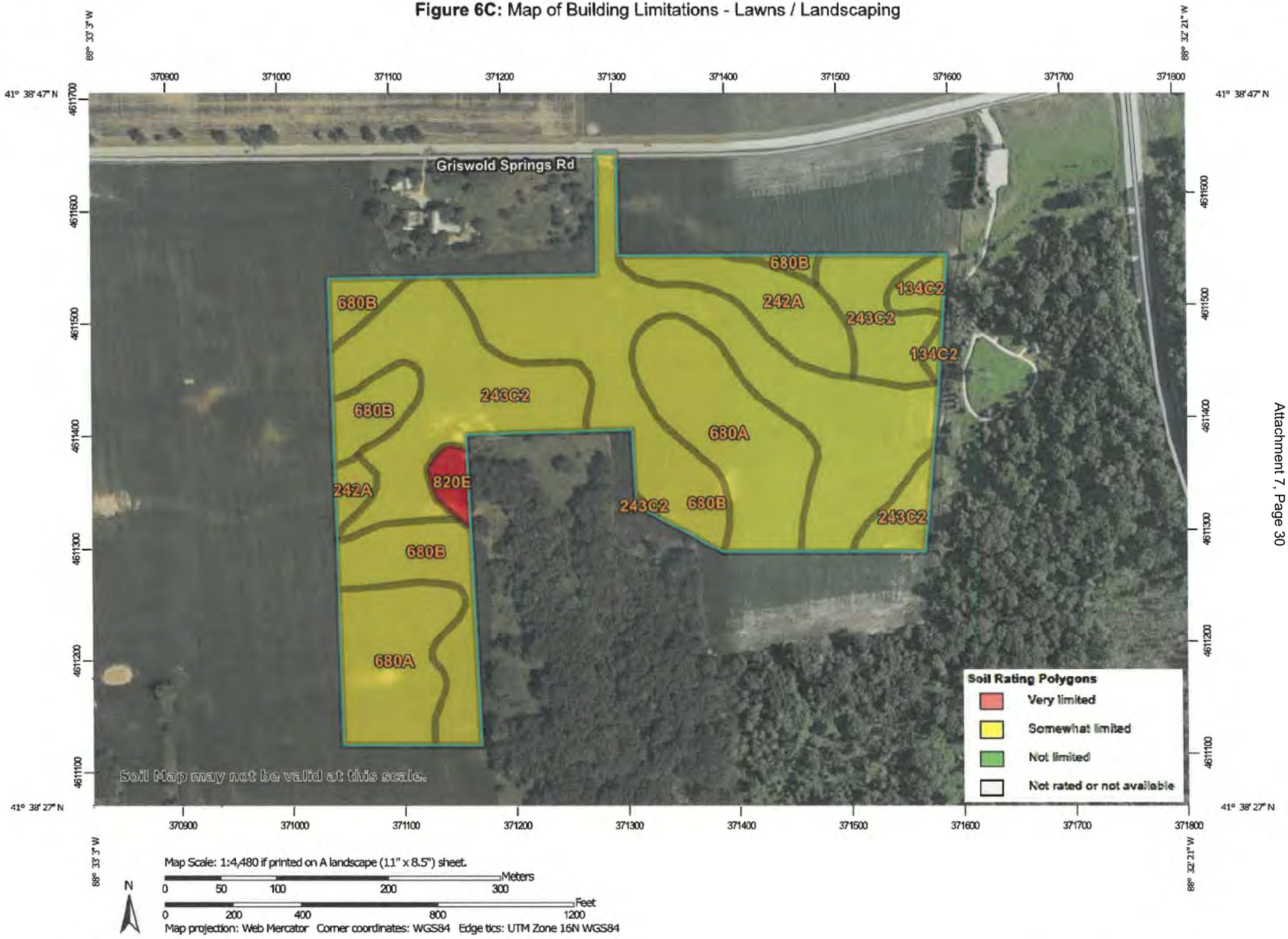


Figure 6C: Map of Building Limitations - Lawns / Landscaping



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%**		

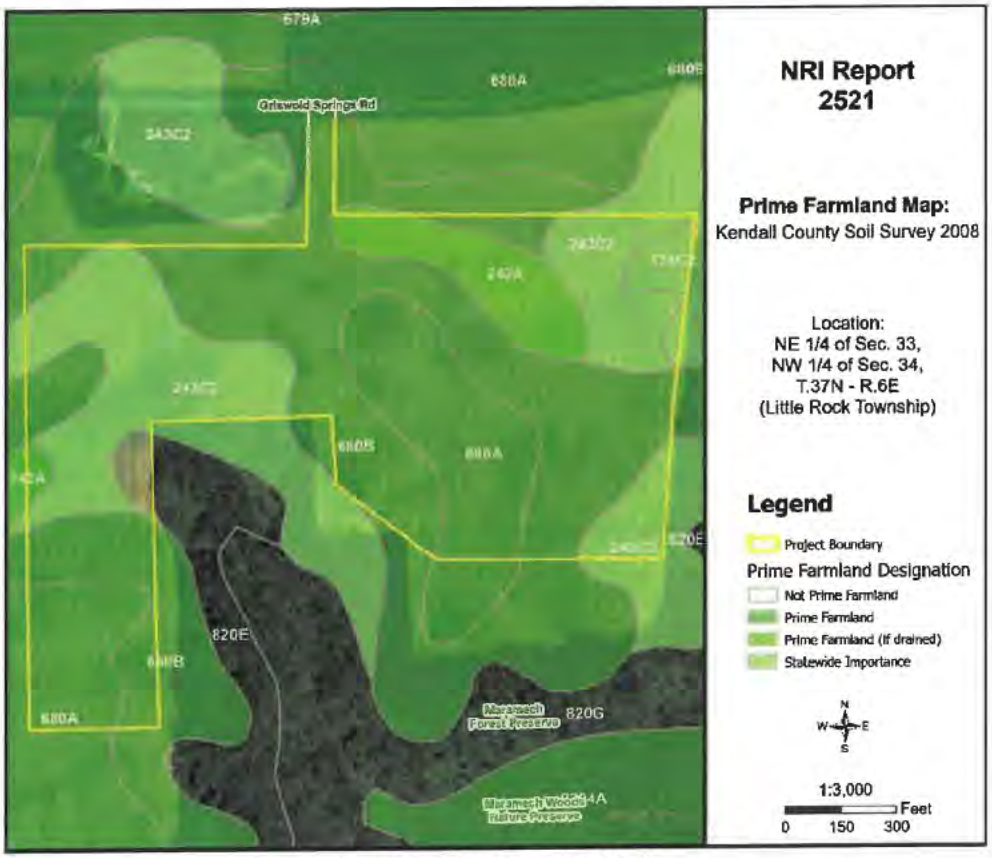


Figure 7: Prime Farmland Soils

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.

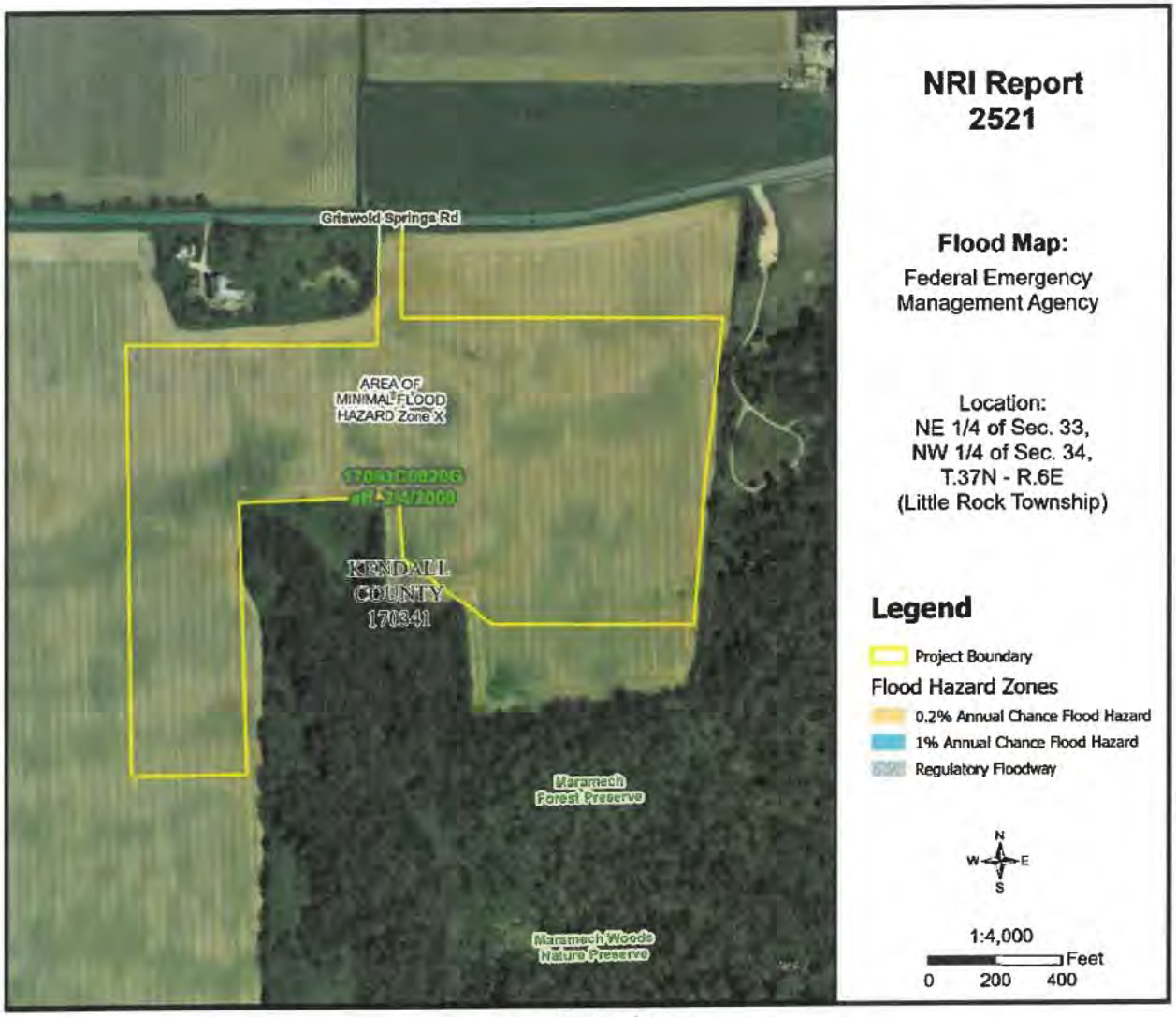


Figure 8: Flood Map

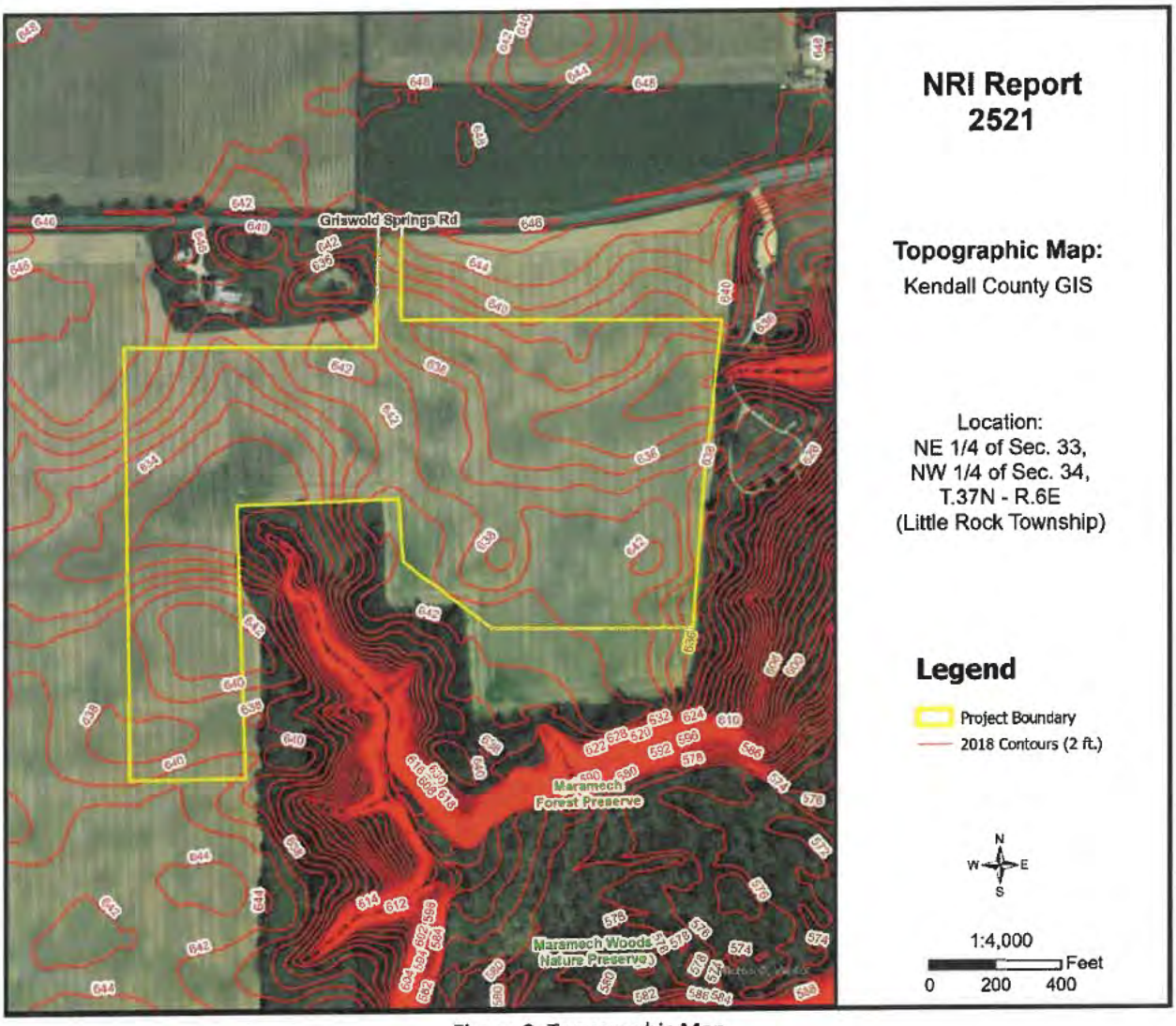


Figure 9: Topographic Map

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."*

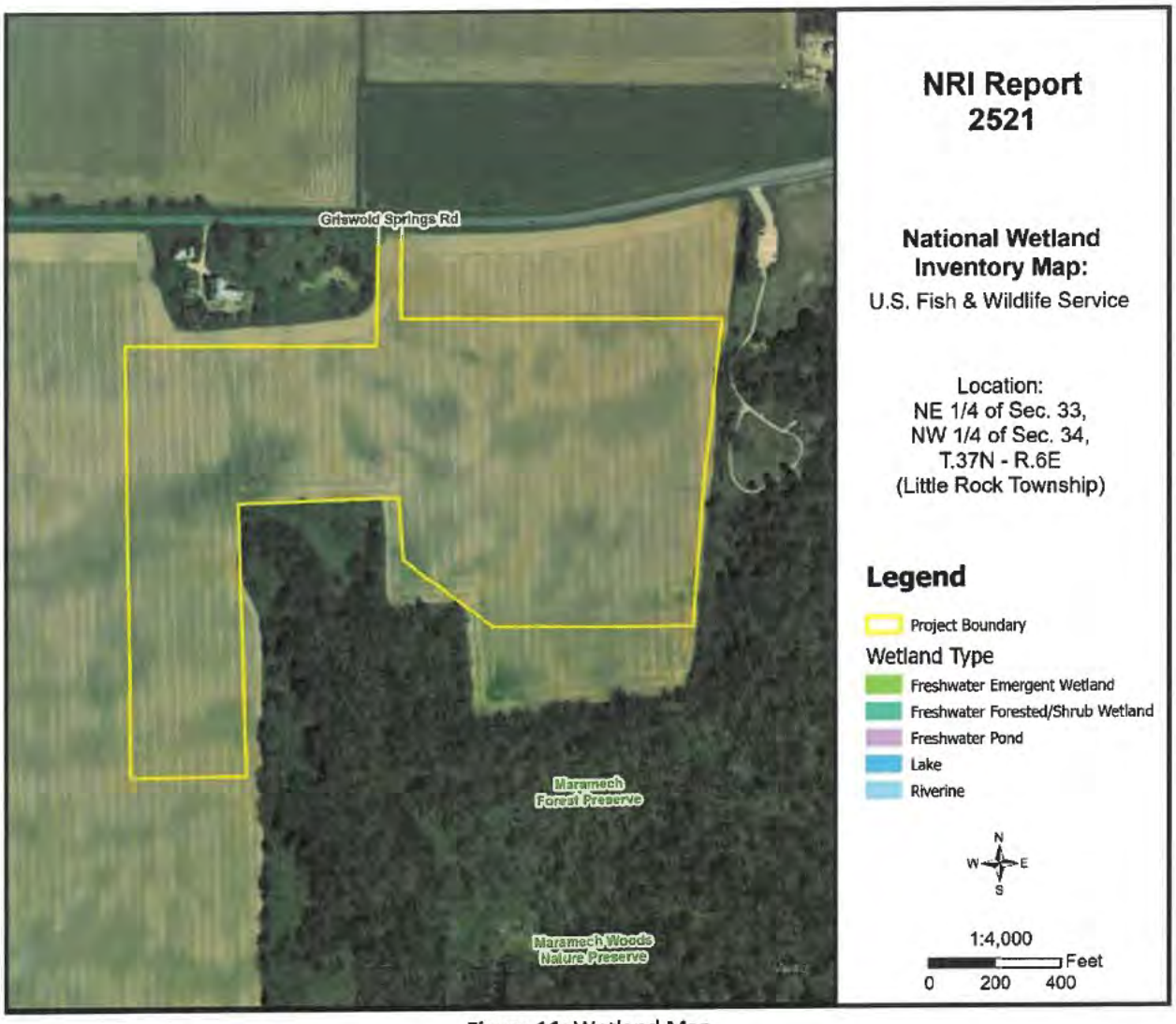


Figure 11: Wetland Map

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%

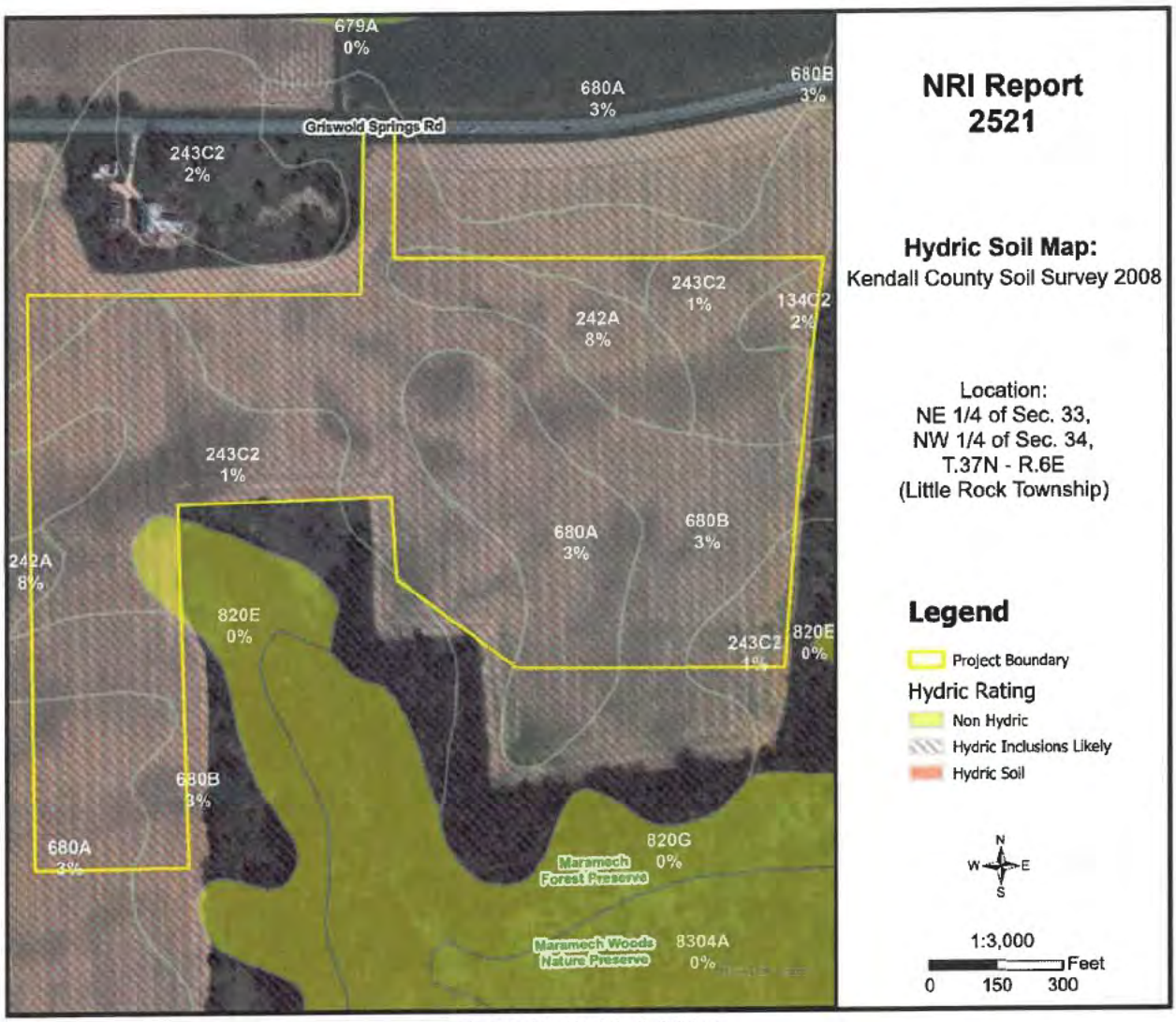


Figure 12: Hydric Soil Map

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

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.

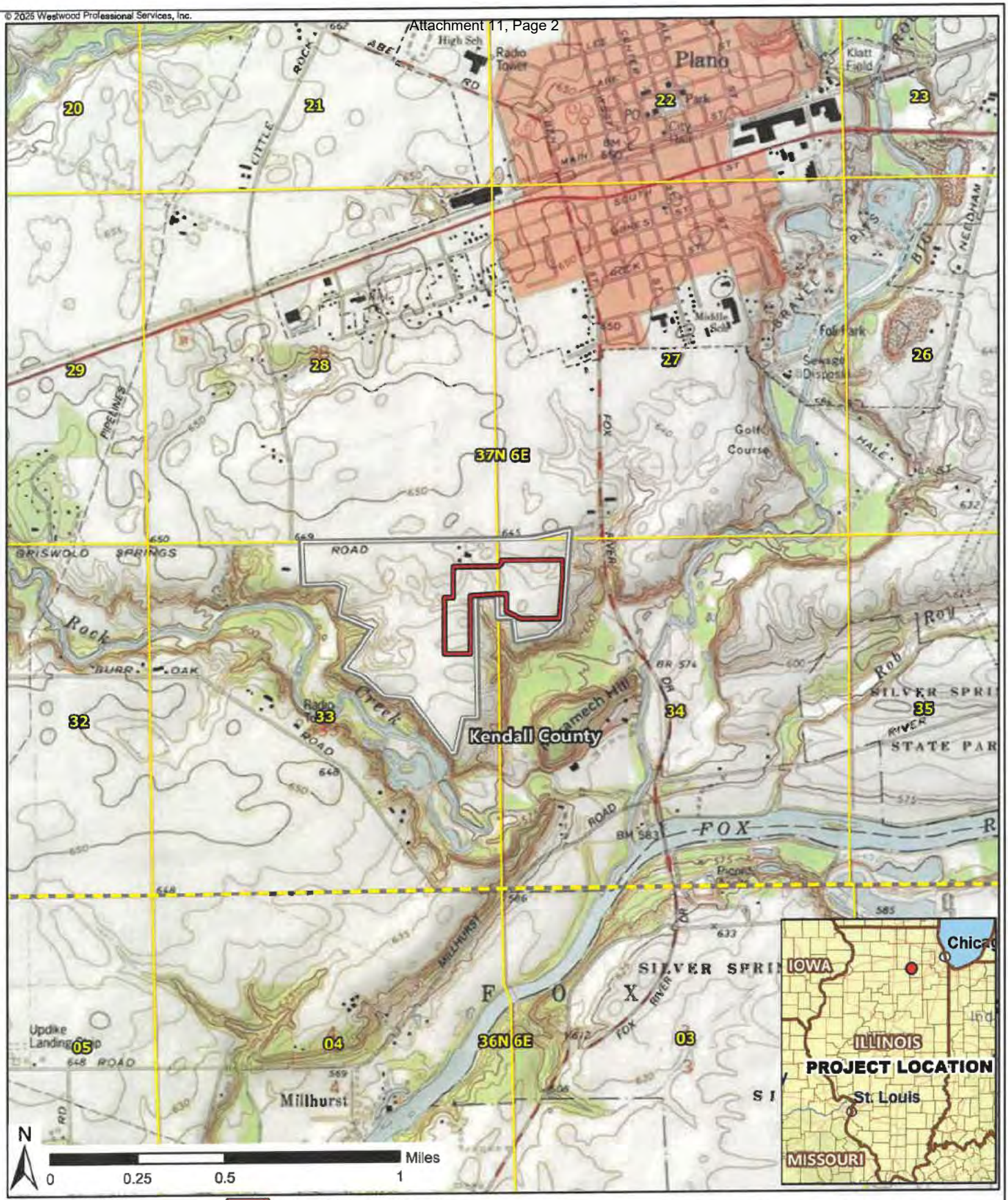
Sincerely,

WESTWOOD PROFESSIONAL SERVICES

[redacted]

Ryan P. Grohnke
Cultural Resources Manager

© 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

- Griswold Project Premises
- Subject Parcel
- PLSS Township
- PLSS Section

USS Griswold Solar Project

Kendall County, Illinois

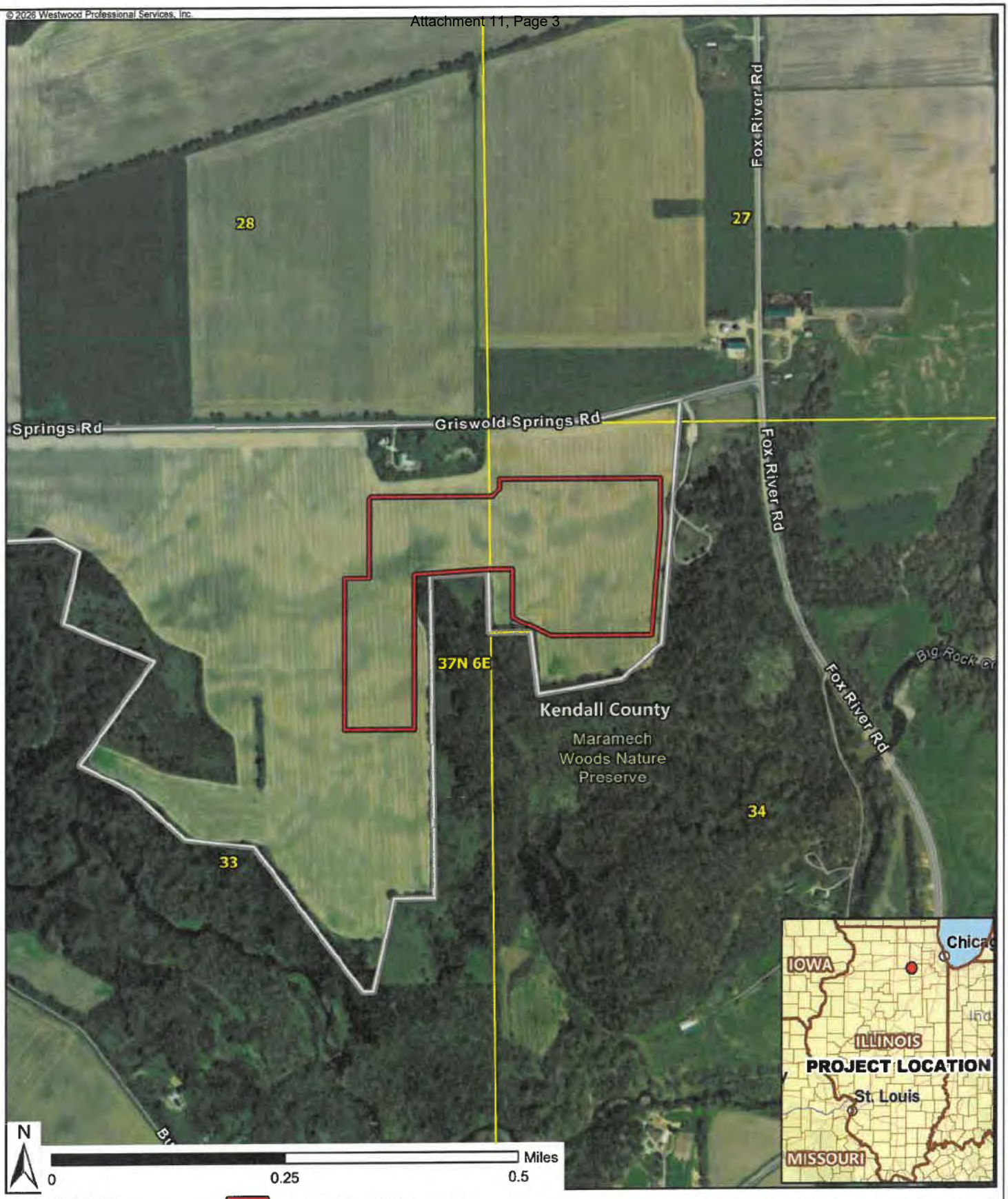
Project Area over Topographic Basemap

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:\00071833.00_GIS_Working\20260119_SJN_CRMR00071833_CloverlandRiverbend_AH_PhotoLogs_20260118.aprx\ Ex1_Griswold - CLOVERLAND RIVERBEND | 1/19/2026 8:01 PM | SJNelson

© 2026 Westwood Professional Services, Inc.



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.

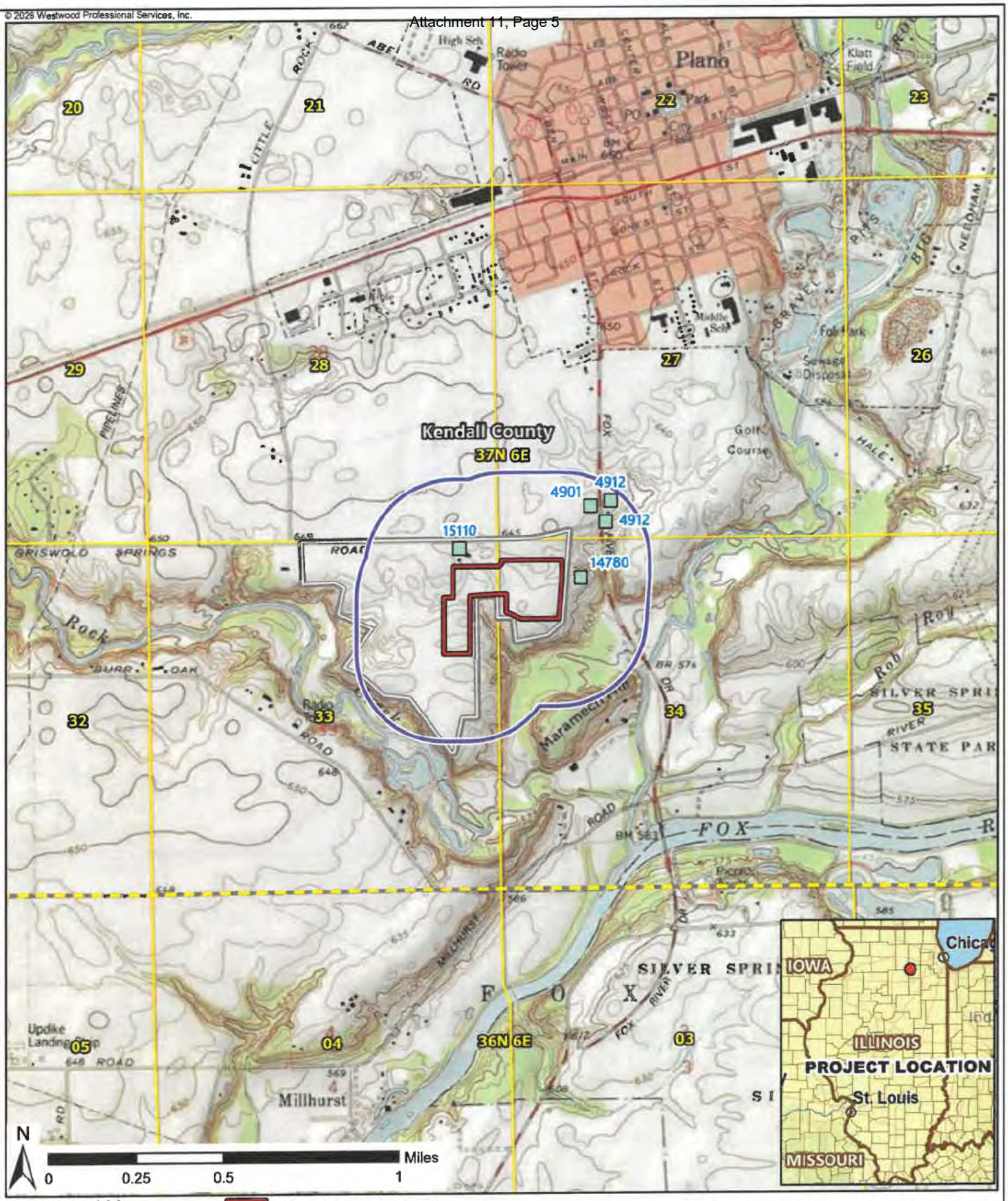
Please refer to the appended materials for additional information regarding Project location and locations of nearby properties' structures. Please let us know if you have questions, concerns, or if you need more information from us in order to fulfill the required cultural resources work for this Project.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

[redacted]
Sara Nelson
Architectural Historian
(952) 201-4404

[redacted]
Ryan Grohnke
Cultural Resources Manager
(952) 906-7403

© 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
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

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.

USS Griswold Solar Project

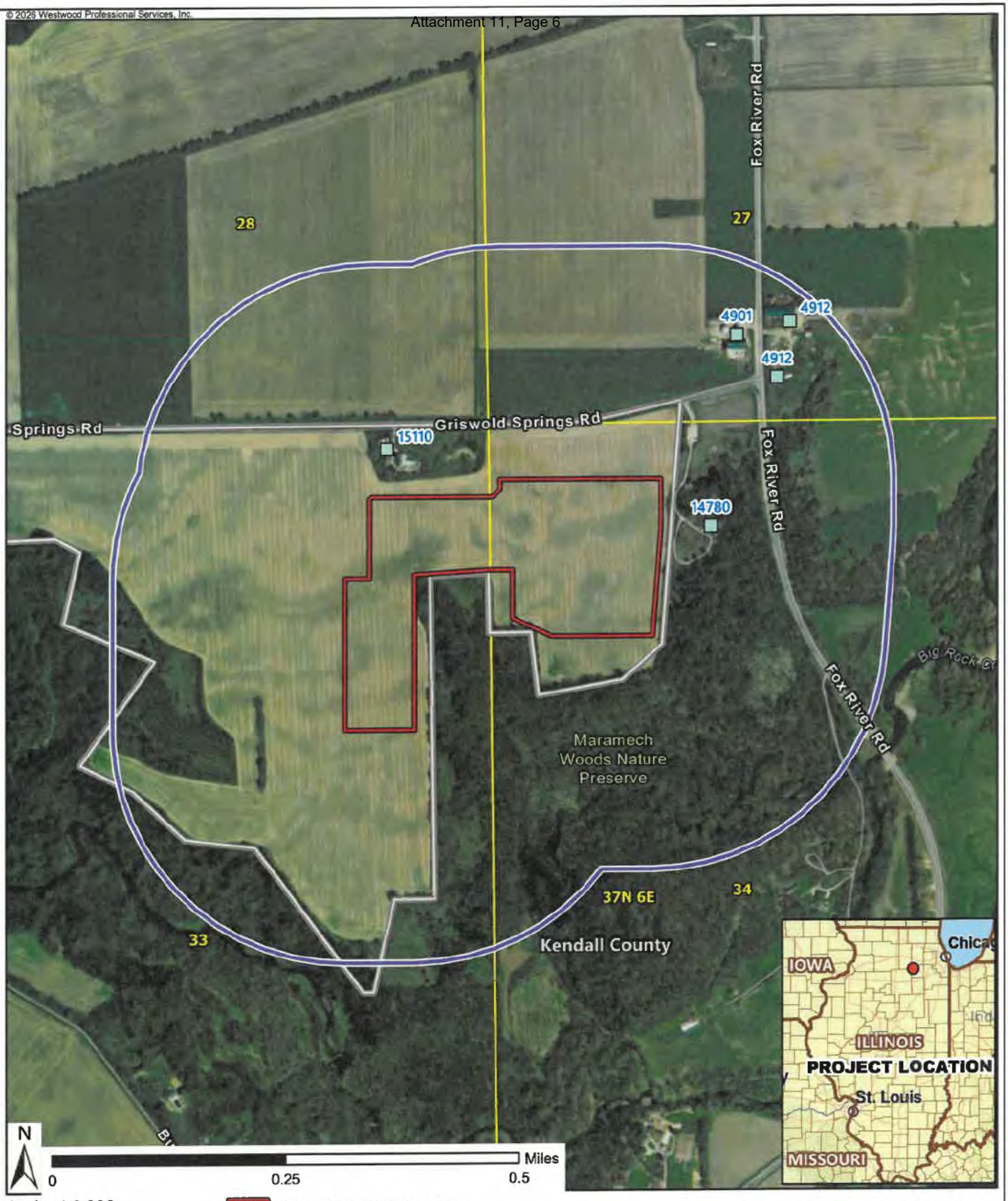
Kendall County, Illinois

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

© 2026 Westwood Professional Services, Inc.



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

Westwood
Phone (952) 937-5150
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12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
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_CRMR\00071833_Cloverland_Riverbend_AH_PhotoLoge_20260119.aprx| Ex2_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

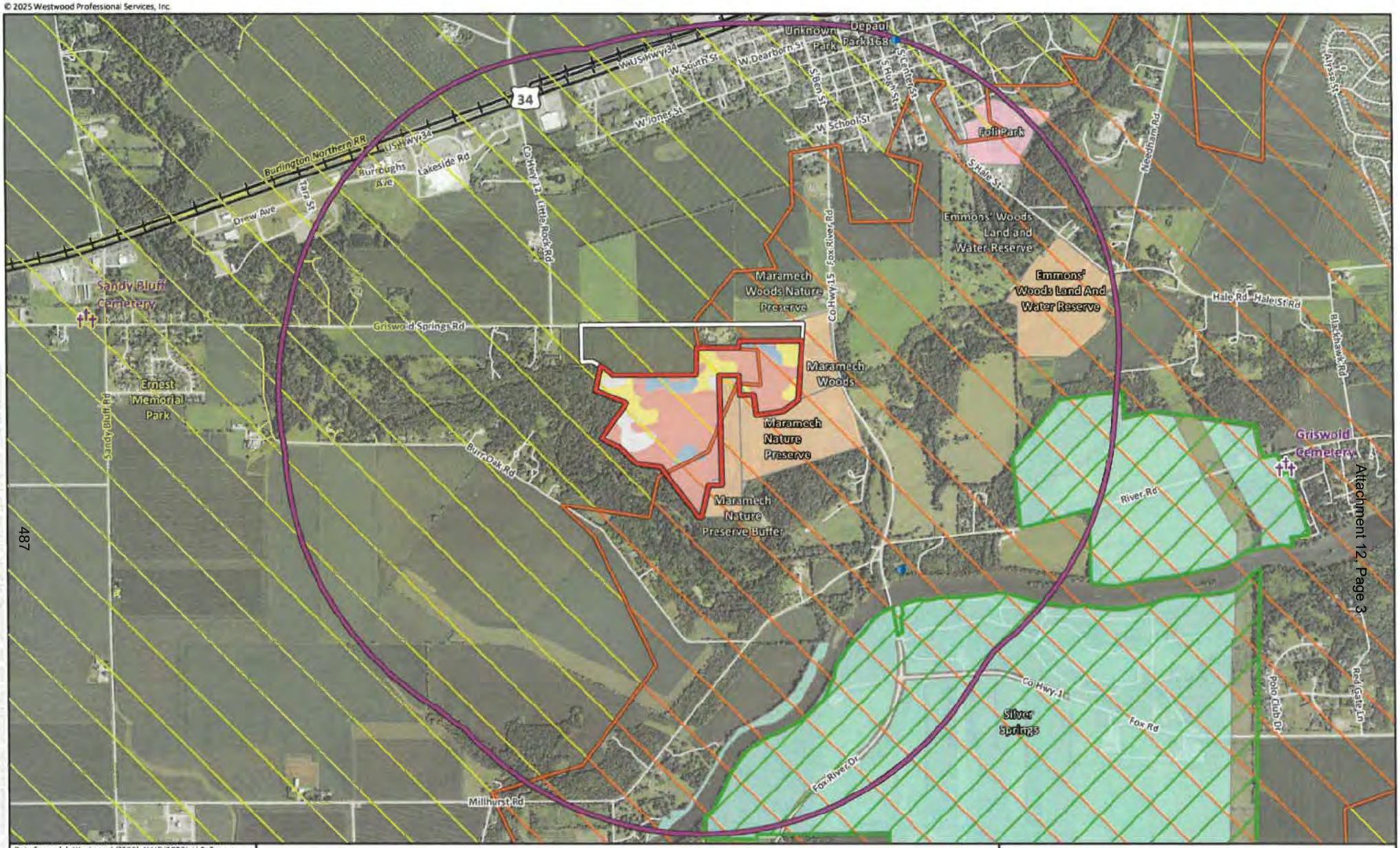
Agent's Signature (Including Middle Initial) [redacted] Date 1/27/2026

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

© 2025 Westwood Professional Services, Inc.



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

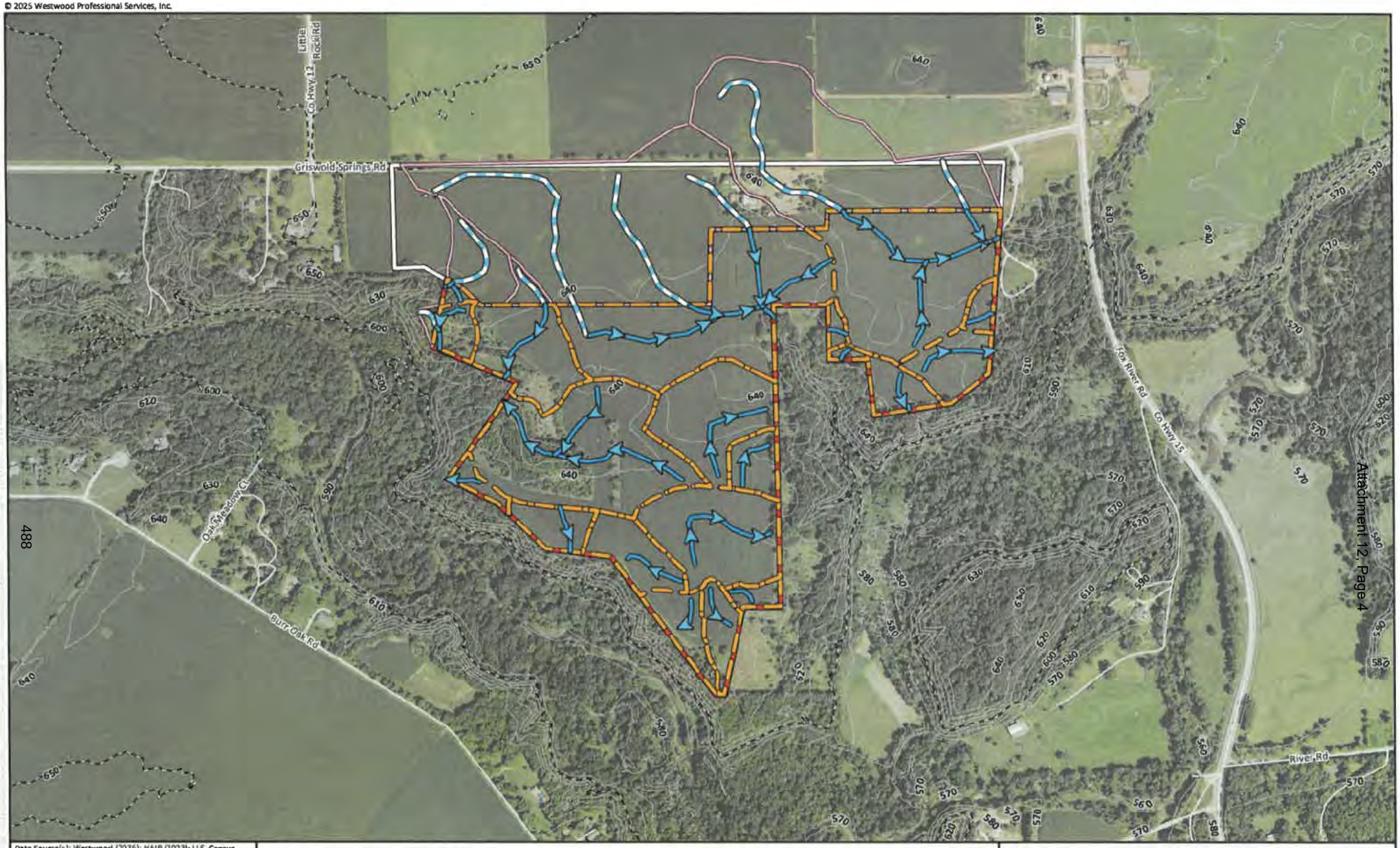
- All areas are prime farmland
- Prime farmland if drained
- Farmland of statewide importance
- Not prime farmland

RPBB Zone

- Low Potential Zone
- High Potential Zone

Westwood
Toll Free (888) 937-5150 westwoodps.com

© 2025 Westwood Professional Services, Inc.



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

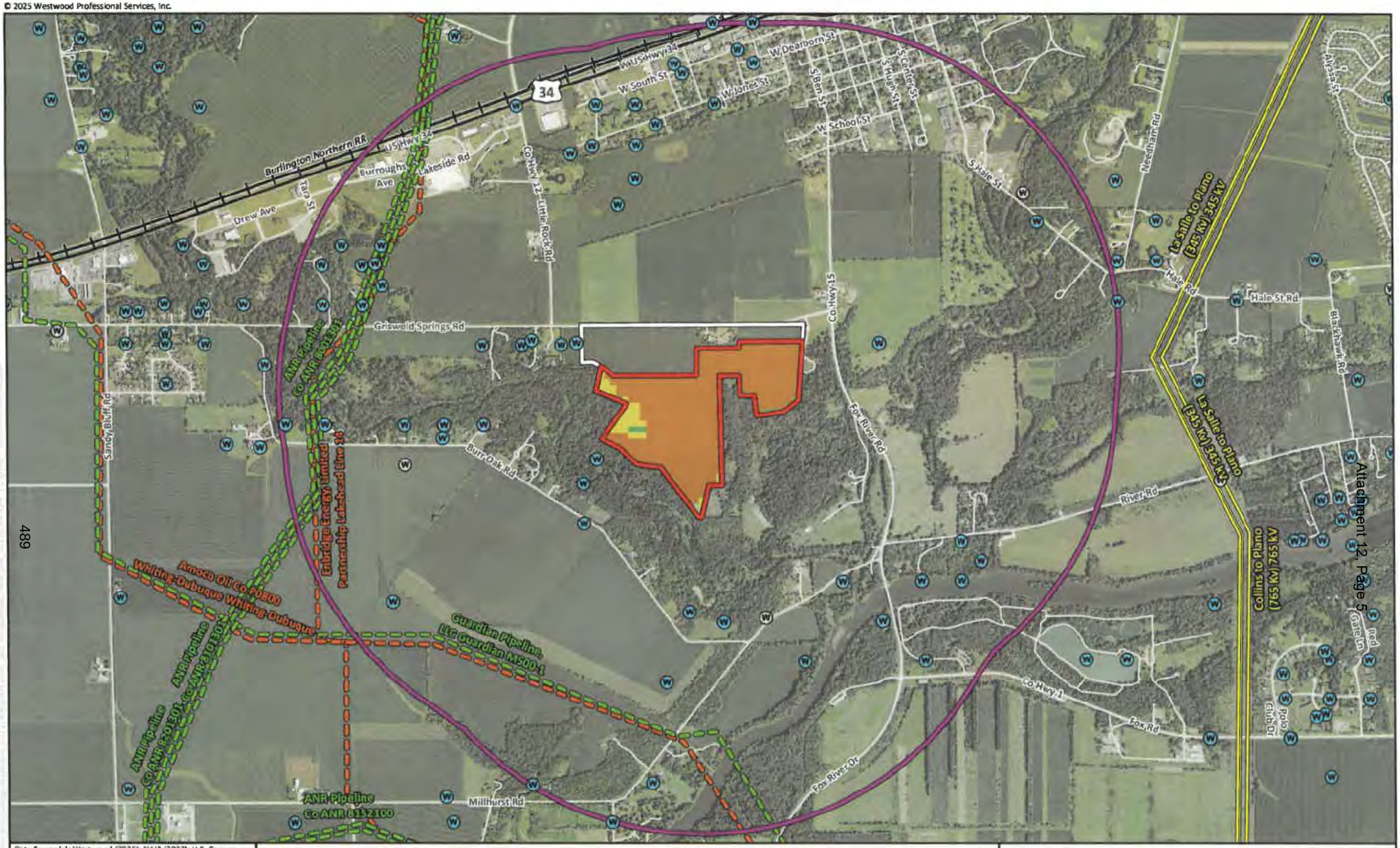
Desktop Hydrology | Exhibit 3

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

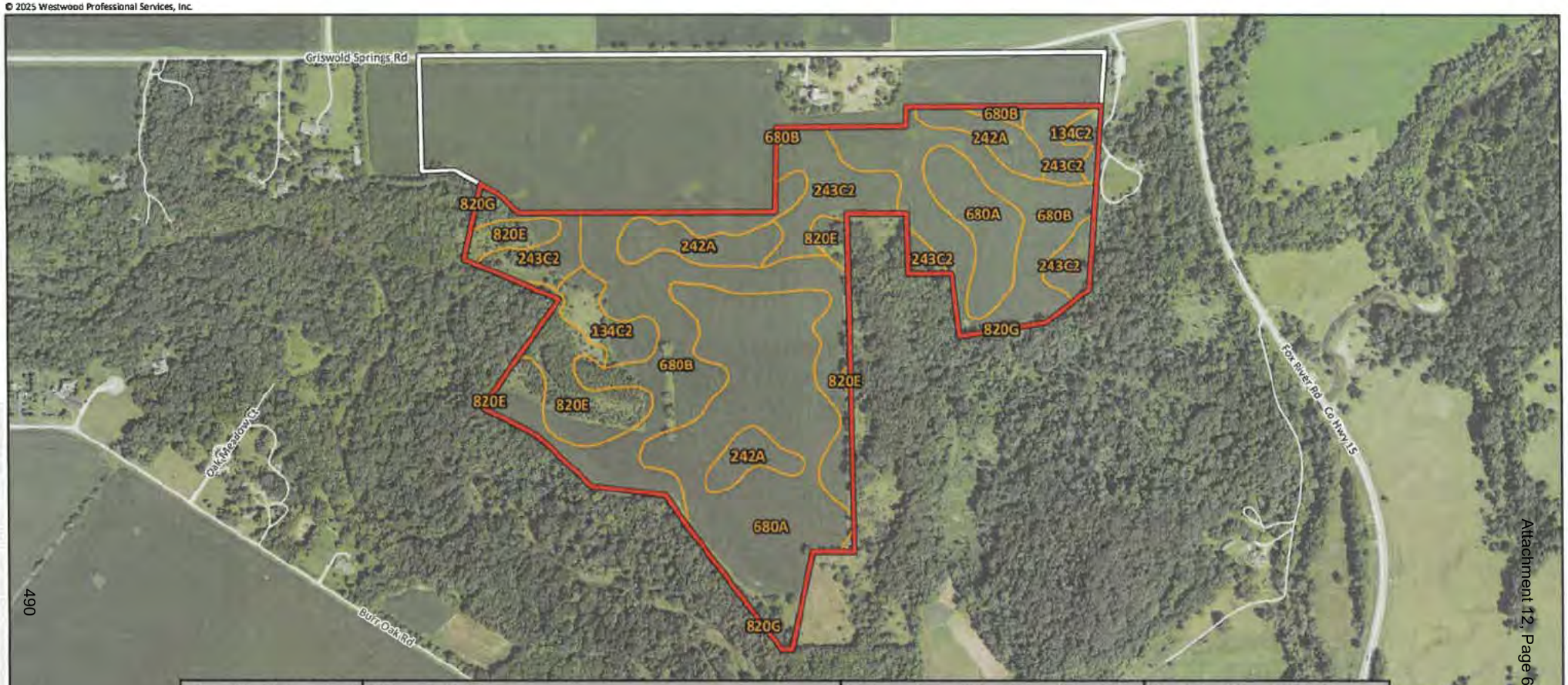
- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Transmission Line
- Hazardous Liquid Pipeline
- Natural Gas Pipeline
- Major Road
- Railroad
- Road
- Water Well
- Oil & Gas Well

NLCD Classification

- Cultivated Crops
- Deciduous Forest
- Hay/Pasture
- Mixed Forest

Westwood
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

USS Griswold Solar LLC Project

Kendall County, Illinois

Soils

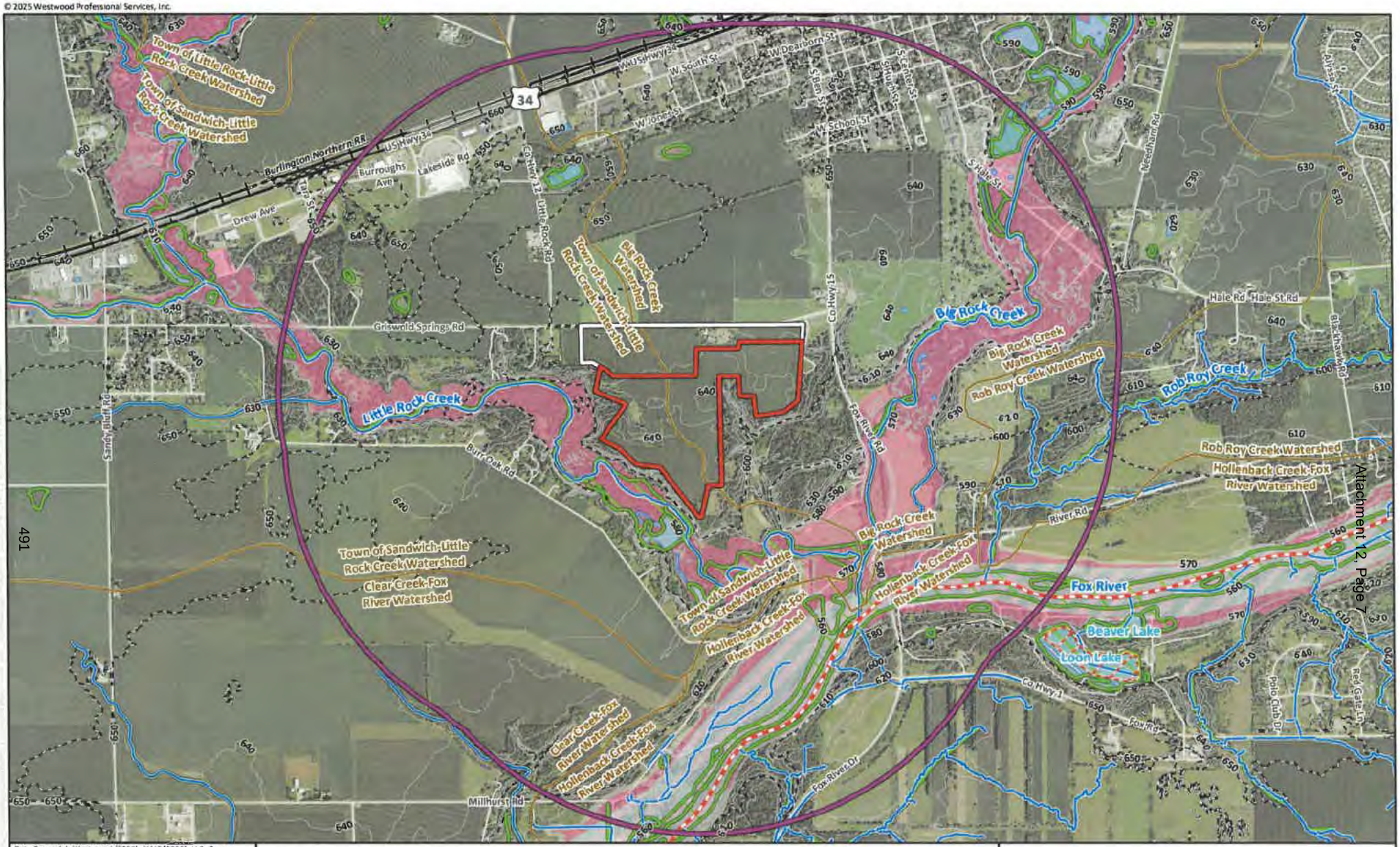
Exhibit 6

Legend

- Project Premises
- Subject Parcel
- Project Premises 1-Mile Buffer
- Soil Unit Boundary
- Road

Westwood
Toll Free (888) 937-5150 westwoodps.com

© 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
[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

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**

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of April 22, 2026 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:00 p.m.

ROLL CALL
Members Present: Cathy Anzelc, Eric Bernacki, Dave Hamman, Keith Landovitz, Philip Resendiz, Ruben Rodriguez, and Seth Wormley
Members Absent: Tom Casey, Karin McCarthy-Lange, and Bob Stewart
Staff Present: Matthew H. Asselmeier, Director, and Wanda Rolf, Part-Time Office Assistant
Others Present: Mike Hoffman, Joan Soltwisch, Elijah Mitchell, Ryan Magoni, Tim Tremain, Buck Nelson, Tom Anzelc, and Chris Childress

PETITIONS
Petition 26-06 and 26-07 Request from Elijah J. Mitchell on Behalf of USS Cloverland Solar, LLC (Tenant) and USS Griswold Solar, LLC (Tenant) and Timothy A. Tremain on Behalf of FRWH, LLC (Owner)
Without objection, the reviews of Petitions 26-06 and 26-07 were combined.

Mr. Asselmeier summarized the requests.

The Petitioner is seeking special use permits for a commercial solar energy facilities, 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, property survey, site plan, vegetative management plan, decommissioning information, and Agricultural Impact Mitigation Agreement were provided.

The address of the property is 15110 Griswold Springs Road, Plano, in Little Rock Township.

The property is located approximately three tenths (0.3) of a mile west of Fox River Drive on the south side of Griswold Springs Road.

The property is approximately one hundred twenty-two (122) acres in size. The project area is approximately forty-five (45) acres. The fenced area for USS Cloverland is approximately thirty-three (33) acres and the fenced area for USS Griswold is approximately thirty-two point five (32.5) acres.

The property is zoned A-1 and used for agricultural purposes.

The County's Future Land Use Map calls for the property to be Rural Estate Residential. Plano's Plan calls for the property to be Estate Residential and Millbrook's Plan calls for the property to be Low Density Residential.

Griswold Springs Road is a Local Road maintained by Little Rock Township.

There are no trails planned along Griswold Springs Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural, Open Space, Forest Preserve, and Single-Family Residential.

The adjacent properties are zoned A-1 and RPD-2.

The Kendall County Land Resource Management Plan calls for the area to be Suburban Residential, Countryside Residential, Rural Estate Residential, and Open Space. Plano's Plan calls for this area to be Low Density Residential, Estate Residential, and Open Space. Millbrook's plan calls for the area to be Low Density Residential, Open Space, and Forest Preserve.

Properties within one half (1/2) of a mile are zoned A-1, R-2 SU PUD, and R-3. The zoning of the property inside the City of Plano within one half (1/2) of a mile is unknown.

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.

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 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 was provided.

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

The LESA Score was 189 indicating a low level of protection. The NRI Report was provided.

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 was provided. 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.

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 were provided.

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 was provided.

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 was provided.

Petition information was sent to the Village of Millbrook on February 25, 2026. No comments were received.

Petition information was sent to the Little Rock-Fox Fire Protection District on February 25, 2026. No comments were received.

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 were provided.

On February 26, 2026, the Kendall County Sheriff's Department submitted an email stating they had no comments. This email was provided.

The Kendall County Code requires the following requirements for commercial solar energy facilities:

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, 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, at their closest point, the solar panels for USS Cloverland are one hundred six feet (106') from the nearest property line and for USS Griswold are eighty-four feet (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, the fence is proposed to be eight feet (8') in height. As noted in the vegetative management plan, 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, 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, per the application materials.

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 was provided and is outlined in the Agricultural Impact Mitigation Agreement, which was provided. As noted on Pages 9 and 10 of the decommissioning plan, the Petitioner is offering a bond of One Hundred Three Thousand, Six Hundred Dollars ($103,600) for USS Cloverland and One Hundred Fifteen Thousand, Five Hundred Dollars ($115,500) for USS Griswold. 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) for USS Cloverland and Three Hundred Thirty-Three Thousand, Seven Hundred Eighty Dollars and Seventy-Seven Cents ($338,780,77) for USS Griswold. WBK's letter was provided.

   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. 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. 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 was provided. The State Historic completed their research and recommended that the project be allowed to proceed as plan.

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. Per IDNR's request, the vegetative management plan was prepared in consultation with an 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 in the letter from the Little Rock Township Highway Commissioner, 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.

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

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

The Petitioner has applied for a stormwater management permit.

The site plan 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 was provided.

The application materials and the site plan show a twelve foot (12') wide gravel road coming into the property from Griswold Springs Road.

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

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

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.

A document regarding glare and FAA regulations was provided.

No information was provided regarding impacts on property values.

No odors were foreseen.

In the application materials, the Petitioner agreed to follow the State's noise regulations.

If approved, these would be the sixth (6th) and seventh (7th) special use permits for commercial solar energy facilities in unincorporated Kendall County.

The Petitioners have agreed to sign a Community Benefit Agreement for each project. The signed Community Benefit Agreements was provided. The Agreement was 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 for each project and five percent (5%) increases to the payment every five (5) years.

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

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).”

The proposed Findings of Fact for the variance for the annexation requirements were as follows:

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.

The proposed Findings of Fact for the variance for the vegetative buffer requirements were as follows:

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.

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 was 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, vegetative management plan, decommissioning plan, Agricultural Impact Mitigation Agreement, and EcoCat Recommendations.
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.

Member Bernacki asked about the location of the fence. Mr. Asselmeier said the fence height is set by State law. The location of the fence on the site plan was clarified.

Chairman Landovitz asked if Millbrook provided comments. Mr. Asselmeier said no.

Chairman Landovitz asked if the Fire District provided comments. Mr. Asselmeier said no.

Chairman Landovitz asked if any dialogue occurred regarding the WBK decommission amount. Mr. Asselmeier said that no dialogue has occurred. The outstanding information related to stormwater would be submitted as part of the stormwater management permit application.

Chairman Landovitz declared that he and Tim Tremain share a managerial interest in a shared endeavor which is unrelated to the proposal before the Commission and, in the other endeavor, both parties act independently.

Elijah Mitchell, US Solar, gave a presentation on the proposals. He discussed the mission of US Solar. He provided a map showing the states where the company operates. He discussed land stewardship and using native pollinators. He discussed the location of the proposals and the benefits of the proposals to Kendall County, Plano, and the other taxing bodies. He discussed investments in the grid. He discussed community engagement efforts. He discussed the site layouts and connectivity for both projects. He noted the distance between the arrays and Griswold Springs Road.

Member Rodriguez asked about cost to connect to the substation. Mr. Mitchell said the cost was Twelve Million Dollars ($12M) which is higher than typical costs. The reason is because of distance and having two (2) projects. One (1) connection will handle both sites.

Member Hamman asked about the number of panels. Mr. Mitchell responded over twelve thousand (12,000) modules for each project.

Member Bernacki asked about additional buffering. Mr. Mitchell discussed the screening variance. The projects are over three hundred feet (300') from the right-of-way, which allows for other uses including growing crops.

Member Bernacki asked if the Petitioners were agreeable to the conditions proposed by Staff. Mr. Mitchell responded they were agreeable to the proposed conditions.

Member Resendiz asked about grid upgrades in terms of a more reliable grid. Ryan Magoni, US Solar, responded that the proposal are two (2) projects merged. He discussed the routes of the line upgrades. As a result of these proposals, the lines will be upgraded before anything breaks. The poles will either be upgraded or inspected.

Chairman Landovitz asked for a response related to WBK's comments regarding decommissioning. Mr. Magoni wanted to analyze the response. Chairman Landovitz asked how the negotiations would occur. Mr. Asselmeier said the special use permit could have a condition stating a bond number. Discussion occurred regarding funding and updating the decommission cost estimate. Mr. Magoni discussed the decommissioning of the site and the use of the bond.

Chairman Landovitz asked about the vegetative screening. He noted that the vegetation proposed for screening are on neighboring properties. Mr. Mitchell noted the location of the existing forest

preserves. He noted that crops would still be planted on the property. He provided a picture showing the crops screening the property as taken from the closest neighbor.

Chairman Landovitz asked about Sandwich's request to negotiate a pre-annexation agreement. He asked if the Petitioner has had any communication with Sandwich on pre-annexation. Mr. Magoni responded that no negotiations occurred with Sandwich. He discussed negotiations with Plano and Plano's desire not to annex the property. Mr. Asselmeier noted the subject property is not included in Sandwich's plans. Mr. Asselmeier noted that a boundary agreement between Plano and Sandwich does not exist. Mr. Asselmeier also noted that, if Sandwich annexed the property, Sandwich would assume maintenance responsibilities for Griswold Springs Road. Chairman Landovitz felt that it was not the Commission's position to take sides on a municipality's decisions on annexations. Chairman Landovitz questioned the existence of a hardship, if no correspondence with Sandwich occurred. The Petitioner will reach out to Sandwich to see if the City has a response.

Member Wormley had doubts about Sandwich creating a proposal. Sandwich reviewed the proposal, but does not have a right to file a formal objection.

Member Wormley favored a clearing decommissioning plan; he favored the Petitioner agreeing to WBK's calculations. Mr. Magoni was agreeable to taking the WBK's bond figures for both sites.

Tim Tremain, property owner, discussed the history of his business in Plano. He explained the reason why he purchased the property. He noted the social responsibility of his business. He noted the financial benefit of the solar projects to his company. He explained that US Solar was the solar company that was most in alignment with his vision of social responsibility. He discussed protecting wildlife. He felt the proposal benefited the entire County. He mentioned his conversations with the Kendall County Forest Preserve District; he noted that the plantings will address erosion issues in the forest preserve. He noted that prairie plantings will not cause herbicides and pesticides go onto neighboring properties. He discussed the benefits to the rate payers if the solar panels go online. He discussed the costs to Plano to provide water and sewer at the property and maintain Griswold Springs Road. Sandwich's costs would be greater than Plano's costs. He discussed the decommissioning estimate; he disagreed with WBK's findings regarding the value of metal and the free amount of disposal of the gravel. He said that timing of the essence for these projects.

Member Wormley did not favor a delay to address any conflicts between Sandwich and Plano.

Member Rodriguez said that the County has advanced similar Petitions in the past.

Mr. Tremain noted the solar panels would be offset a football field from the roadway. He noted the planting of trees and bushes would be an impediment to farming. He also questioned what would happen if the trees and bushes need to be removed in twenty-five (25) and that removal's impact on the soil.

Buck Nelson asked how the power from these facilities would connect to existing lines. Mr. Magoni responded that most of the route from the substation is three-phase power. The lines outside of Plano would be upgraded to three-phase. US Solar pays one hundred percent (100%) of the costs associated with the upgrades. The lines will remain in the same location; the poles will be larger.

Member Bernacki made a motion, seconded by Member Hamman, to recommend approval of the requested special use permits with the conditions proposed by Staff and including WBK's decommission costs as the bond amount.

Member Bernacki stated that he supported the proposal. He noted that the property will be annexed at some point. He understood the issues with Sandwich, but Sandwich has not taken any action towards obtaining an annexation agreement.

Chairman Landovitz said that he was in favor of the proposals. He thanked the Petitioners for agreeing with WBK's recommendation. He noted the Forest Preserve District land provides screening around most of the property. He noted that the Zoning Board of Appeals will make the formal findings of fact and the Planning Commission focuses on the Comprehensive Plan. He considered annexation by Sandwich to be a stretch. He advised the Petitioners to contact Sandwich regarding annexation.

The votes were as follows:
Ayes (7): Anzelc, Bernacki, Hamman, Landovitz, Resendiz, Rodriguez, and Wormley
Nays (0): None
Absent (3): Casey, McCarthy-Lange, and Stewart
Abstain (0): None

The motion passed.

The proposals go to the Kendall County Zoning Board of Appeals on April 27, 2026.

CITIZENS TO BE HEARD/PUBLIC COMMENT
None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier said the next application deadline is May 1, 2026.

The Village of Millbrook is close to having a complete proposal.

Chairman Landovitz asked about the Statement of Economic Interest and who was the County's Ethics Officer. Mr. Asselmeier said the County's Ethics Officer is Jeff Wehrli. Mr. Asselmeier said that Planning Commissioner are required to complete a Statement of Economic Interest.

ADJOURNMENT

Member Wormley made a motion, seconded by Member Rodriguez, to adjourn. With a voice vote of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:11 p.m.

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

Encs.

1. Petition 26-06 and 26-07 Presentation Dated April 22, 2026
2. Archaeological Survey/Testing Short Report
3. Photo from Road

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
APRIL 22, 2026

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Jason Schmaedeke		
Elijah Mitchell		
Ryan Magnani		
Tim Tvrdik		
Buck Nassar		

[redacted]



US Solar Petitions 26-06, 26-07

Regional Planning Commission Meeting

4/22/2026

2+ GW

IN DEVELOPMENT& OPERATION

800+ B kWh

CLEAN ENERGY PRODUCED

5000+

SUBSCRIBER MEMBERS

$10 M+

SUBSCRIBER SAVING TO DATE

1000+ ACRES

NATIVE POLLINATOR HABITAT CREATED

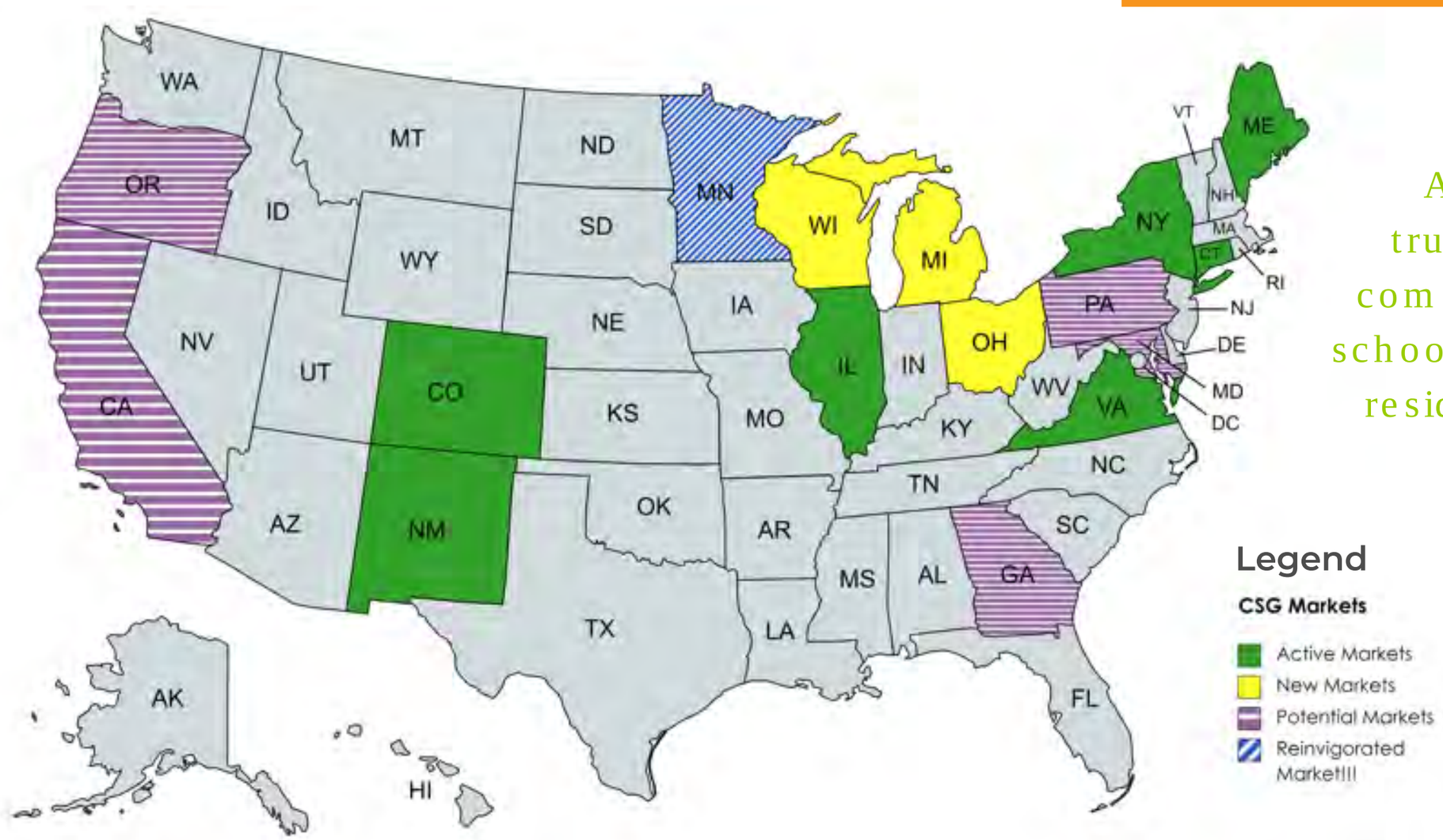
MISSION

US Solar is a developer, owner, operator, and financier of solar generation and storage projects with a focus on emerging markets and community solar programs. Our mission is to reduce electrical costs while minimizing environmental impact by expanding renewable energy across every segment of our business.

We make communities brighter, one solar project at a time.

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WHERE IS US SOLAR?



As a locally and nationally trusted partner, we provide community solar solutions to schools, cities, businesses, and residents across the country.

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Land Stewardship

Intentional land practices on our sites, such as the native vegetation planted, improve local soil, water, and air quality.



Silphium

US Solar is exploring ways to regenerate the soil under our solar gardens. Together with **The Land Institute** we've piloted the restoration of a native, perennial dwarf sunflower (Silphium), with deeper roots and better water retention.



Water

We take great care in siting our projects to avoid negative impacts to land and water near our sites. By planting cover crops or pre-seeding pollinator habitat ahead of construction, we are minimizing bare soil and erosion during construction.

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PURPOSEFUL LAND USE

US Solar works with local land conservation groups to minimize and offset any impacts through the project's life cycle.



Pollinators

Nearly all sites have native and pollinator-friendly habitat. We have partnered with **Bare Honey** to produce Solar Grown Honey at several of our sites.



Sheep

US Solar has developed a template for a **MN State Scorecard for Solar, Pollinators and Grazing**. USS Hancock is one example of a US Solar site actively grazing sheep.

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Project Location Overview



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Investing in Kendall County

Community Benefits Agreement

US Solar has entered into a typical agreement with Kendall County to invest in and support local organizations for the long term, paying over **$300,000** over the initial **20-year** term of the projects

Taxes

These two solar projects will provide increased support to local schools, providing nearly **$1,000,000** in tax revenue to Kendall County over the initial 20-year term of the projects

Subscriptions

Kendall County residents have the opportunity to subscribe to these projects, enabling savings on electrical bills over the initial 20-year term of the projects of between **10-15%**, equaling

- Approx. **$1.7 million** for Kendall County
- Approx. **$617,000** for the City of Plano

Infrastructure Upgrades

US Solar is investing over **$12 million** in electrical grid upgrades

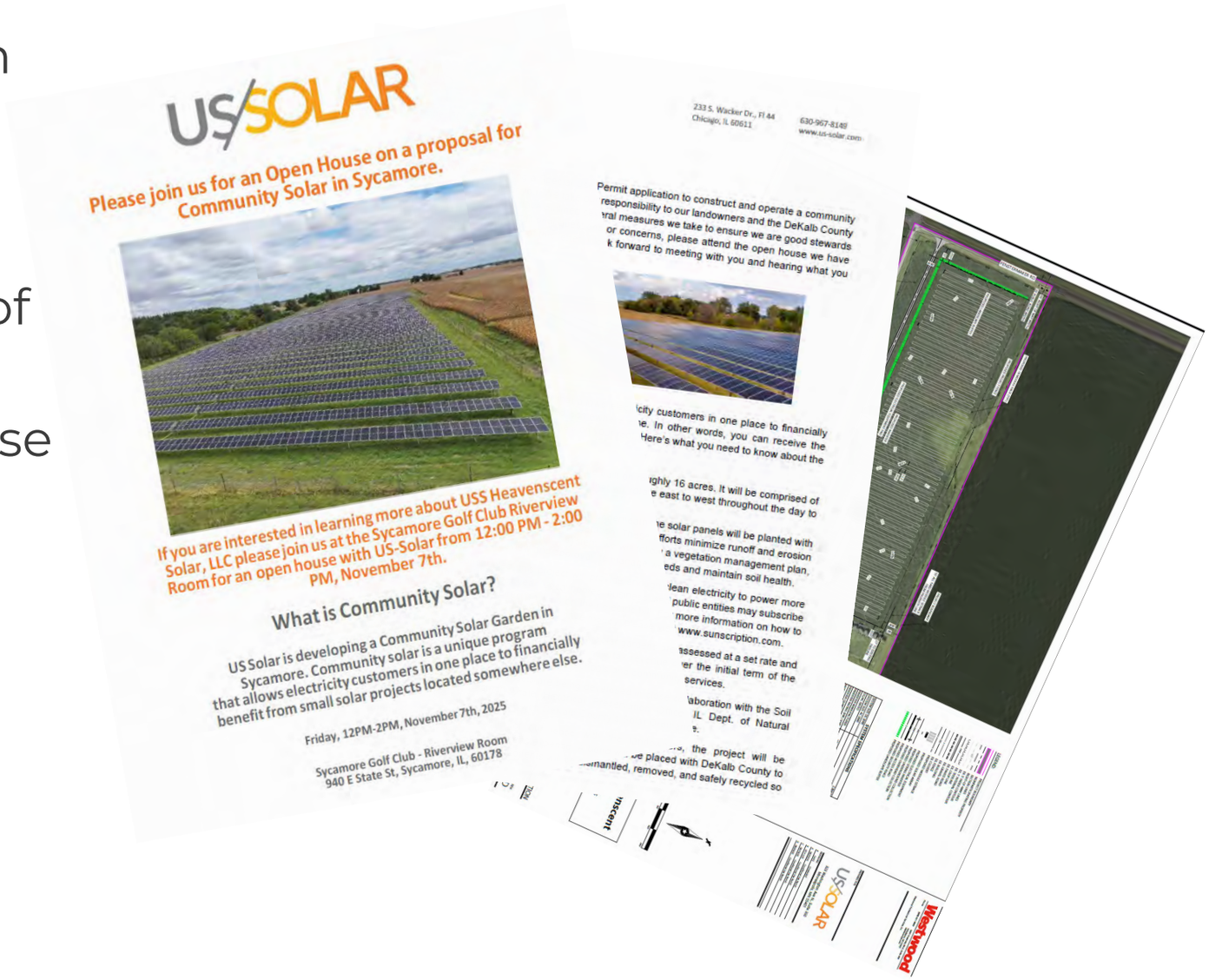


These benefits are aligned with values important to ESI, US Solar, and the communities we serve. Our largest contributions align with our focus on education, workforce development and access to affordable, reliable energy.

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COMMUNITY ENGAGEMENT

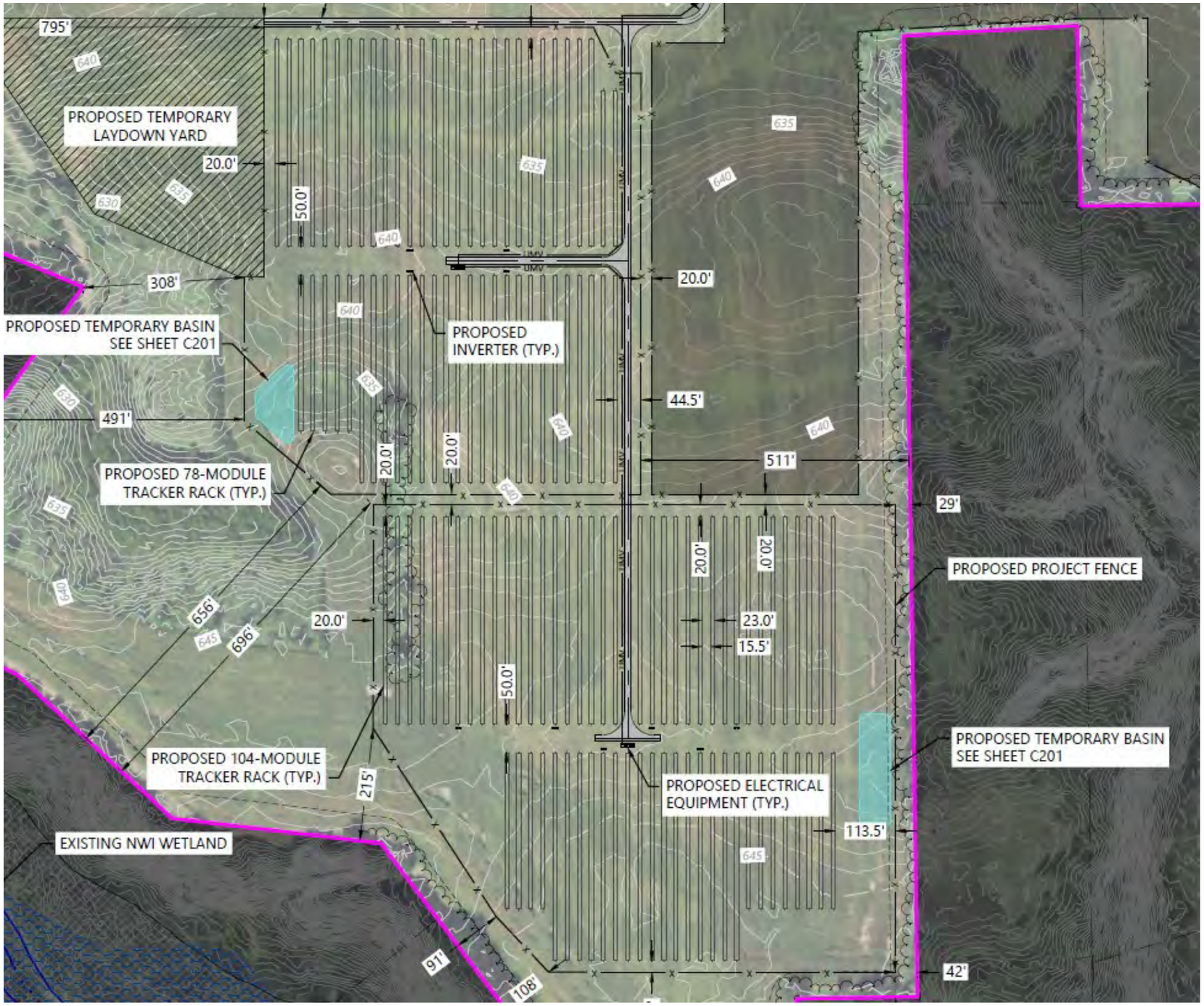
- **[02/10/2025]** Received letter from Plano to permit through Kendall County
- **[12/09/2025]** – Mailed to notify neighbors of preliminary details of the projects
- **[12/17/2025]** – Held an open house to foster dialog with the community
- **[04/02/2026]** Sent out mail to notify neighbors of the KCRPC





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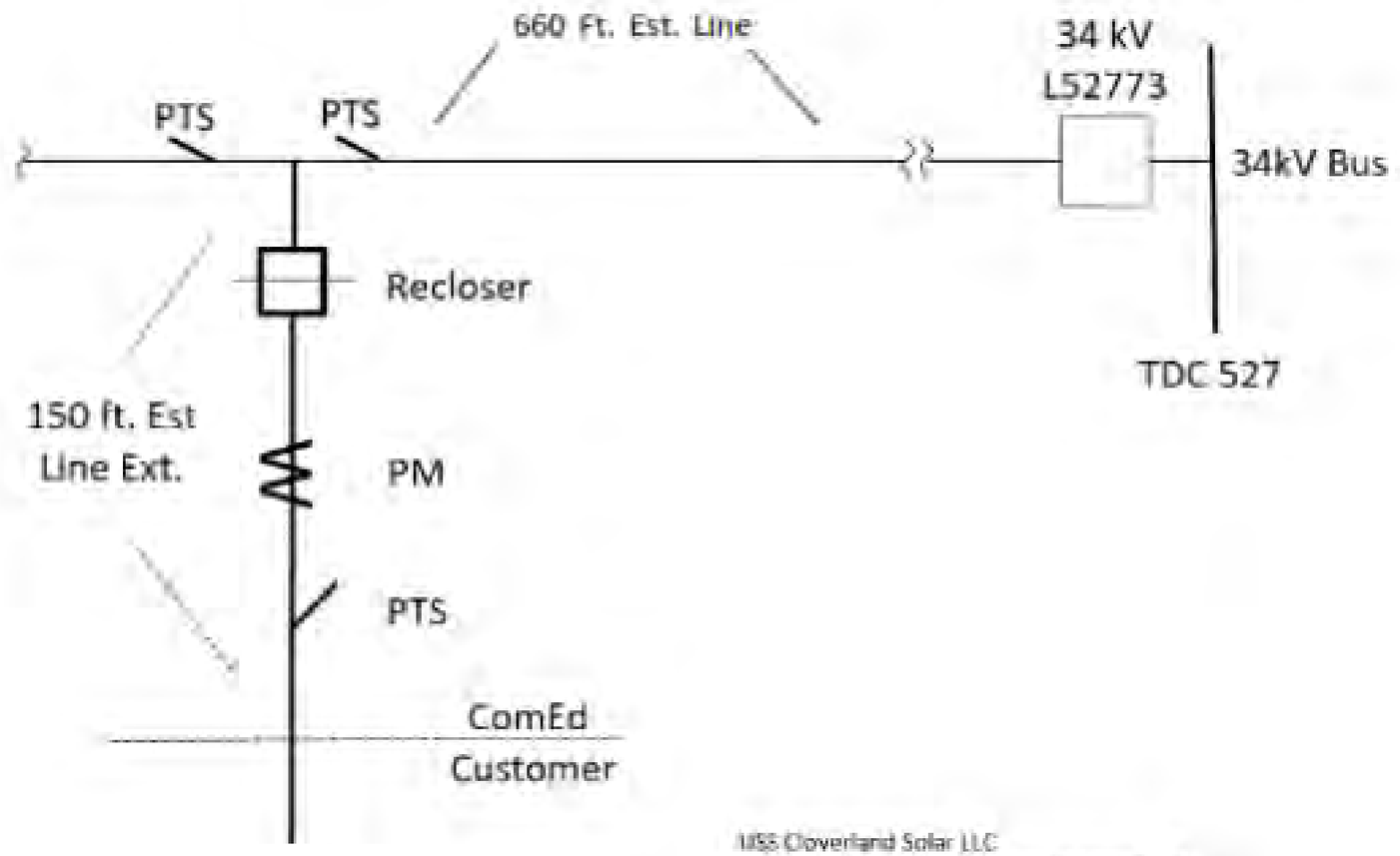
USS Cloverland Solar Site Layout



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

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USS Cloverland Solar Interconnection Scope Overview

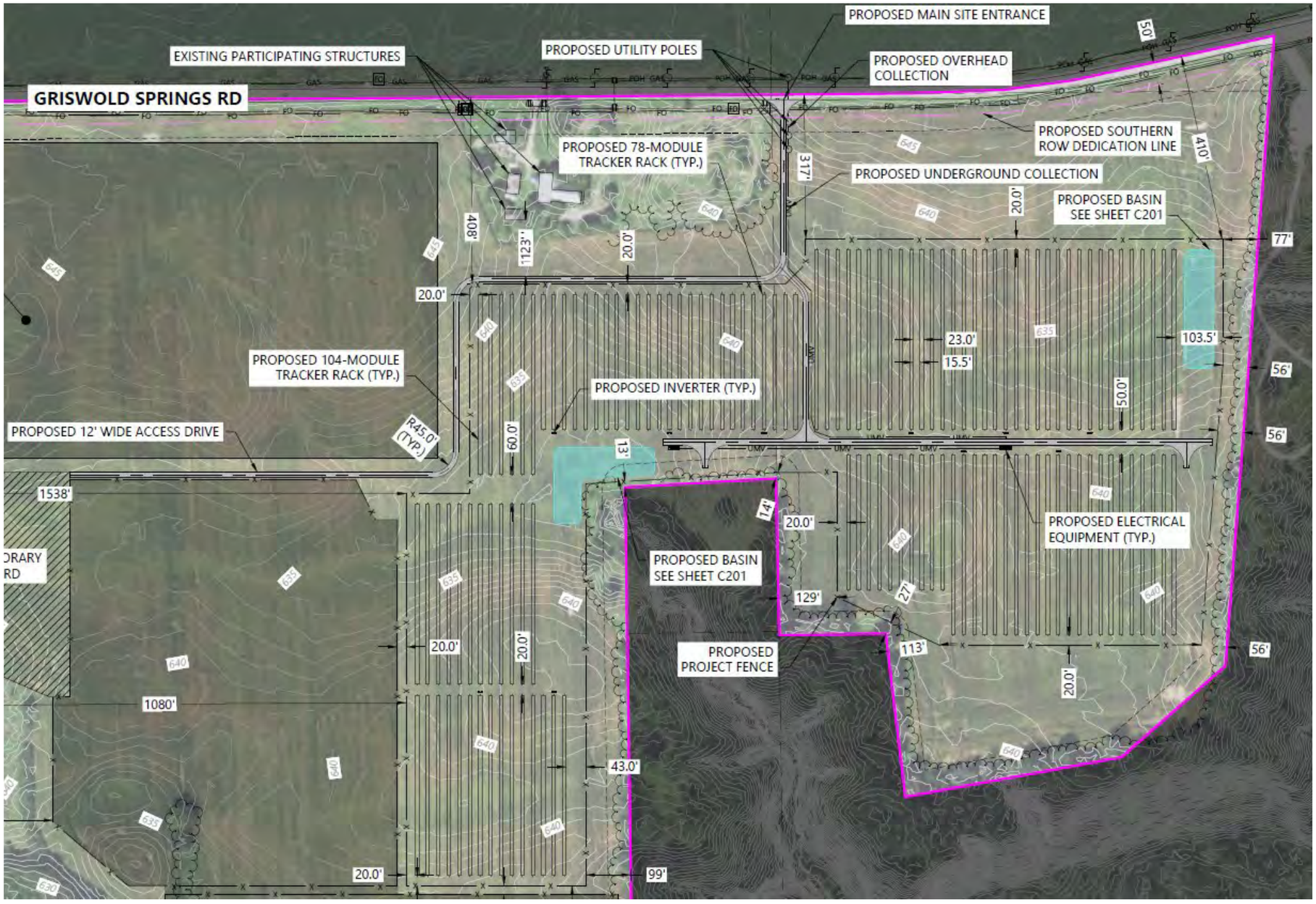


USS Cloverland Solar LLC
Agricultural land along Griswold Springs Rd.
Plano, Illinois 60545
25-08343
Normal Feed Line #L52773

Rev 1, 09192025

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USS Griswold Solar Site Layout

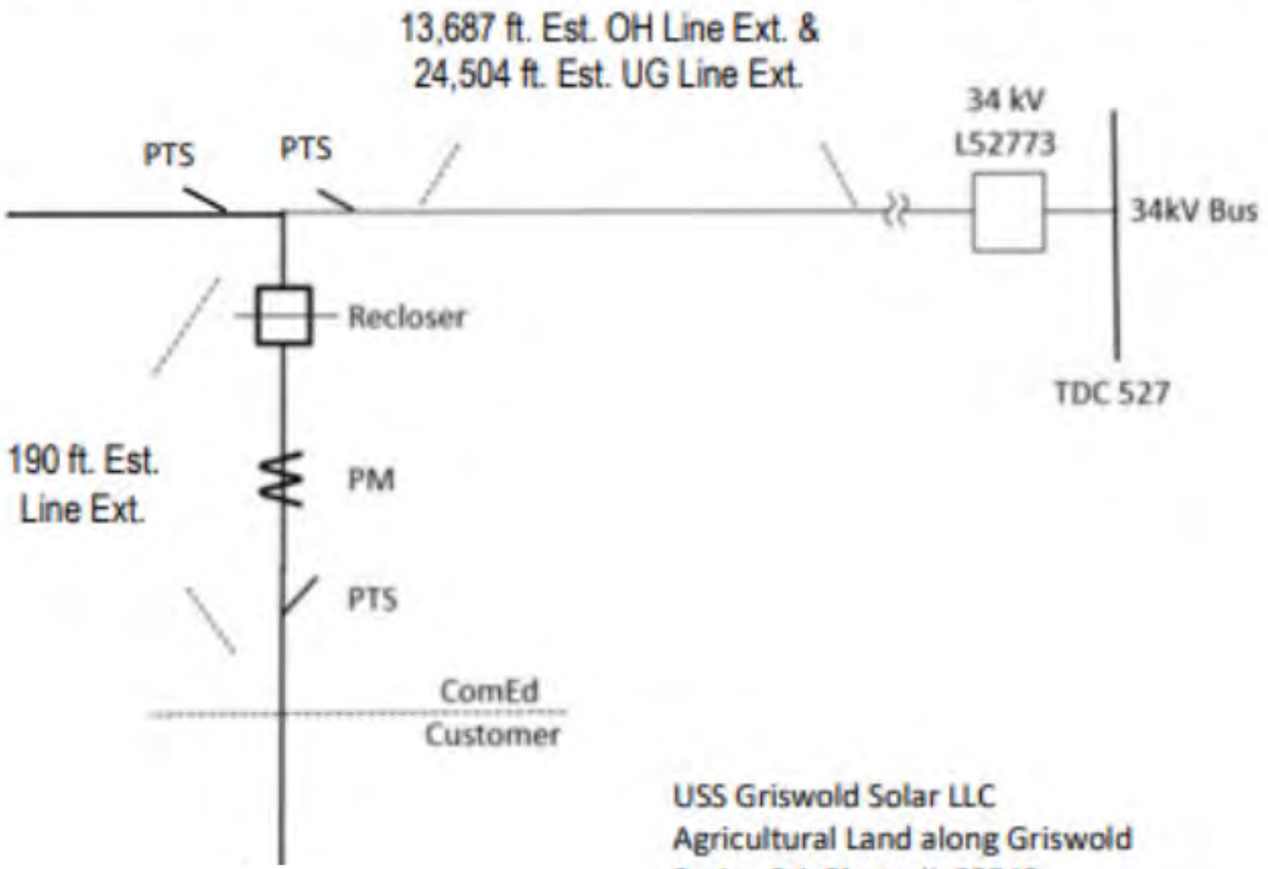


SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC (kW)	7,012.2
SYSTEM SIZE AC (kW)	5,000.0
DC/AC RATIO	1.402
INVERTER MANUFACTURER	CHINT CPS SCH275KTL-DO-US-800-24
INVERTER RATING (kW / kVA)	275 / 250
INVERTER QUANTITY	20
MODULE MANUFACTURER	JINKO JKM580N-72HL4-BDV
MODULE RATING (W)	580
TOTAL MODULE QTY	12,090
104-MODULE 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

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USS Griswold Solar Interconnection Scope Overview

The proposed address is: Agricultural land along Griswold Springs Rd, Plano, Illinois 60545



USS Griswold Solar LLC
Agricultural Land along Griswold
Spring Rd, Plano, IL 60545
25-03842
Normal Feed Line L52773

Rev 1, 09192025

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Thank You

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ARCHAEOLOGICAL SURVEY/TESTING SHORT REPORT
Illinois State Historic Preservation Office
One Natural Resources Way, Springfield, IL 62702
(217) 785-4997

SHPO Log #007020426

LOCATIONAL INFORMATION AND SURVEY CONDITIONS

County: Kendall **Quadrangle:** Plano

Project type/title: Phase I Archaeological Reconnaissance Survey for USS Cloverland Solar LLC Project

Funding and/or permitting Federal/State agencies: In Preparation of a SWPPP in accordance with the General NPDES Permit No. ILR10

Legal location: **Township:** 37N **Range:** 6E **Section(s).:** NE ¼ of 33

Natural Division: Illinois/Indiana Prairies (54a) Level IV ecoregion of the Central Corn Belt Plains of the Central USA Plains Level III ecoregion (EPA 2026).

U.T.M. 370988 E, 4611122 N 16T **Centerpoint**: 41.6414 N, -88.5491 W

Project description: Westwood Professional Services, Inc. (Westwood) was retained by USS Cloverland Solar LLC (USS) to conduct a cultural resources literature review and archaeological survey for the proposed USS Cloverland Solar LLC Project (Project) in Kendall County, Illinois. USS is proposing to construct a utility-scale solar energy facility on the project premises. The facility will consist of a 4.98 MWac installation. As the Project is under state level review, archaeological survey was required by the Illinois State Historic Preservation Office (SHPO) per the Illinois State Agency Historic Resources Preservation Act. The project premises consist of approximately 33.2 acres of currently undeveloped land, of which 30.17 acres are considered to be of high potential for archaeological resources according to the Archaeological Resource Potential layer in the Illinois Inventory of Archaeological Sites (IIAS) viewer (IDNR 2026a). Based on the areas of high potential, SHPO requested survey in compliance with the Illinois State Agency Historic Resources Preservation Act (**Appendix A**).

Topography: The Project is at an elevation of 196–197 meters (m)/645–647 feet above sea level (ft asl) and lies 200 m north of Little Rock Creek on a generally flat agricultural landscape and adjacent to rural/suburban development. The Project is 1,300 m northwest of the confluence of Little Rock Creek, Big Rock Creek, and Fox River.

Soils: According to the U.S. Department of Agriculture (USDA 2026), the Project soils are predominantly characterized by Campton Series silt loams (Map Unit 680A and 680B). These

soils comprise approximately 80 percent of the Project Area. The Campton Series consists of deep and moderately well drained soils that are located on outwash plains, stream terraces, and till plains. A typical soil pedon consists of a dark grayish brown (Munsell 10YR 4/2) silt loam Ap horizon up to 20 centimeters below ground surface (cmbg), and a silty clay loam Bt horizon that is dark yellowish brown (10YR 4/4) that extends to 114 cmbg. Campton series soils are the product of loess overlying stratified loamy glacial outwash.

Drainage: The Project is 200 m north of Little Rock Creek, and 1,300 m northwest of the confluence of Little Rock Creek, Big Rock Creek, and the Fox River.

Land use/ground cover (include % visibility): A tilled agricultural field with 50 to 70% visibility.

Survey limitations: The southern portion of the Project consisted of high-probability landscape, which was surveyed with pedestrian survey at 5-meter intervals. The northern portion of the Project was not within high-probability area and not subject to formal survey (**Exhibits 1 and 2**). There were no limitations to survey in the high-probability area, as visibility was generally good (**Appendix B**).

ARCHAEOLOGICAL AND HISTORICAL INFORMATION

Historic plats/atlases/sources: Various sources in the IIAS were reviewed (IDNR 2026b). Plat maps for Kendall County from 1859, 1903, 1922, 1932, 1941, 1951, 1955, and 1959 were examined. No potential historic features were indicated on the maps as being potentially within the Project Area. The Illinois Archaeological Predictive Model indicates the Project Area as being a mix of Low and Medium-High probability. The Archaeological Resource Potential layer in the IIAS shows approximately 30.17 acres of the Project Area as having high potential (**Exhibits 1 and 2**). This high potential area prompted the SHPO's request for archaeological survey (dated February 25, 2026) under the Illinois State Agency Historic Resources Preservation Act.

Previously reported sites: No previously recorded archaeological sites in Project Area according to review of IIAS.

Previous surveys: There were no previous surveys in Project Area according to review of IIAS.

Regional archaeologist contacted: N/A

Investigation techniques: Pedestrian survey at intervals of 5 m in the area of high probability. Ground surface visibility was between 50–90% throughout the entirety of the Project Area.

Time expended: April 9–10, 2026 (Two days)

Sites located: 0

Cultural material: No cultural materials are present.

Curated at: N/A

Collection techniques: N/A (non-collection survey)

Area surveyed (acres/m^2): 30.17-acres (122093.66 m^2)

RESULTS OF INVESTIGATION AND RECOMMENDATIONS

X Phase I archaeological reconnaissance has located no archaeological material.

___ Phase I archaeological reconnaissance has located archaeological materials; site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.

___ Phase I archaeological reconnaissance has located archaeological materials; site(s) may meet requirements for National Register eligibility; Phase II testing is recommended.

___ Phase II archaeological investigation has indicated that site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.

___ Phase II archaeological investigation has indicated that site(s) meet requirements for National Register eligibility; Determination of eligibility is recommended.

COMMENTS The archaeological survey of the USS Cloverland Solar Project identified no new archaeological resources within the Area of Potential Effects (APE). It is recommended that no additional cultural resources investigations are warranted in the current APE, and it is recommended that the Project be allowed to proceed as planned.

CONTRACTOR INFORMATION

Archaeological Contractor: Westwood Professional Services, Inc.

Address/phone: 12701 Whitewater Dr. #300 Minnetonka, MN 55343/ 952-937-5150

Surveyor(s): Rigden A. Glaab, M.A., RPA **Date:** April 9–10, 2026

Report completed by: Rigden A. Glaab, M.A., RPA **Date:** April 21, 2026

Submitted by (signature and title):

[redacted]

Rigden A. Glaab, M.A., RPA - Principal Investigator

ATTACHMENT CHECK LIST (#1 through #4 are MANDATORY)

X 1) Relevant portion of USGS 7.5' topographic quadrangle map(s) showing project location and any recorded sites;

X 2) project map(s) depicting survey limits and, when applicable, approximate site limits and concentrations of cultural materials;

N/A 3) site form(s);

X 4) all relevant project correspondence;

N/A 5) additional information sheets as necessary.

Address of contracting agency to whom SHPO comment should be mailed:

Westwood
[redacted]

Contact Person: Ryan Grohnke **Phone Number:** [redacted]

REFERENCES CITED

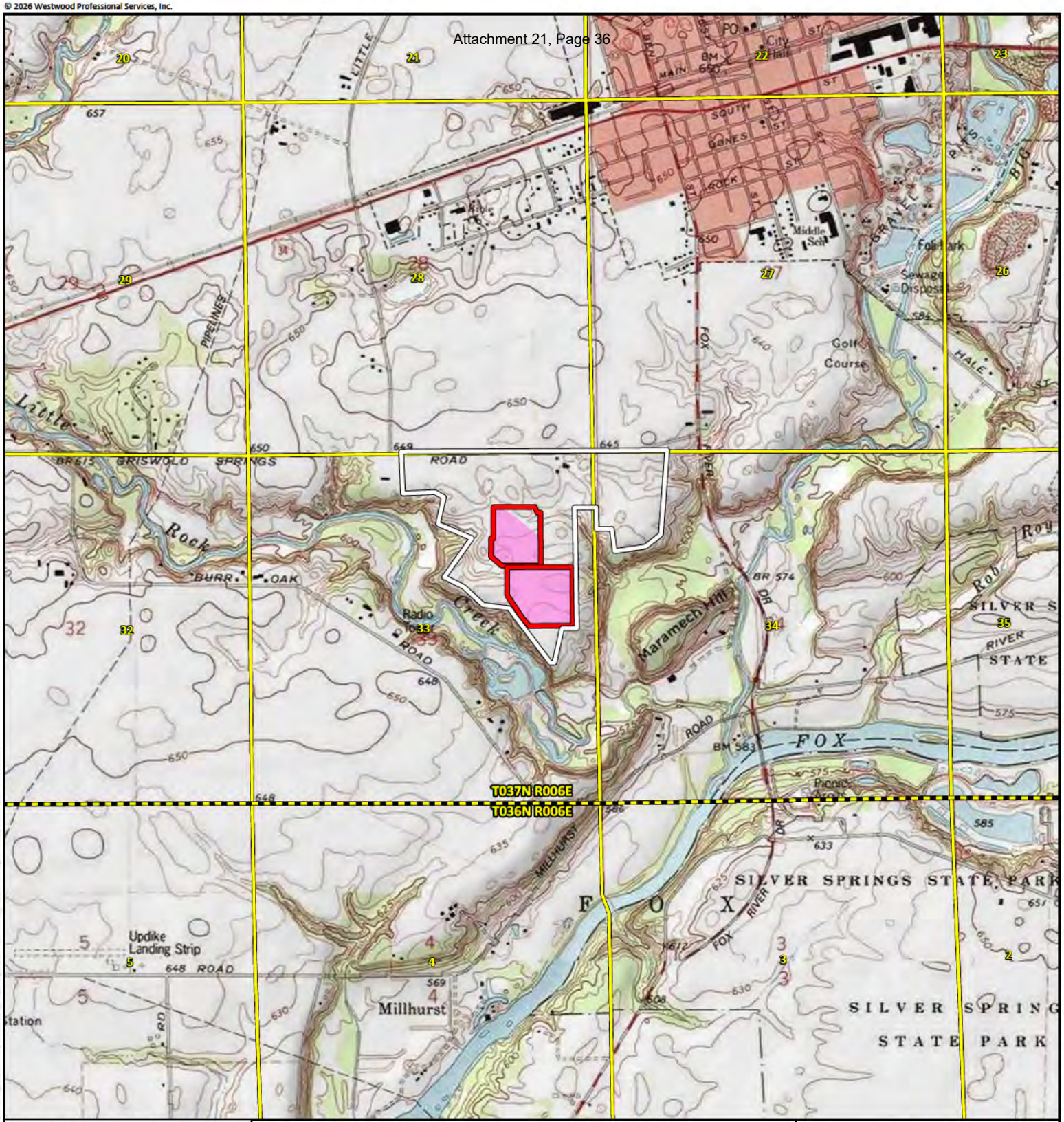
Environmental Protection Agency (EPA)
2026 Ecosystem Research: Ecoregions. Electronic document, https://www.epa.gov/eco-research/ecoregions, accessed April 2026.

Illinois Department of Natural Resources (IDNR)
2026a Illinois Archaeological Predictive Model (IAPM). Map of Probability for Precontact Archaeological Sites in Illinois. Accessed online, https://www.arcgis.com/home/item.html?id=6c2778138a014cc0b2e5ec3f9e65c52a, April 2026.

2026b Illinois Inventory of Archaeological Sites (IIAS). Illinois Archaeological Database. Accessed online, https://maps.dnr.illinois.gov/portal/apps/webappviewer/index.html?id=91ce4b91ea9c4c2687fa37098b0c26d9, April 2026.

United States Department of Agriculture (USDA)
2026 Natural Resources Conservation Service, Web Soil Survey – Ogle County, Illinois. Electronic document, https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx, accessed April 2026.

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Data Source(s): Westwood (2026); Esri WGS USA Topo & World Streets Basemaps (Accessed 2026); PLSS (Accessed 2026) .

N

0 2,000 Feet

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Topographic Basemap

Exhibit 1

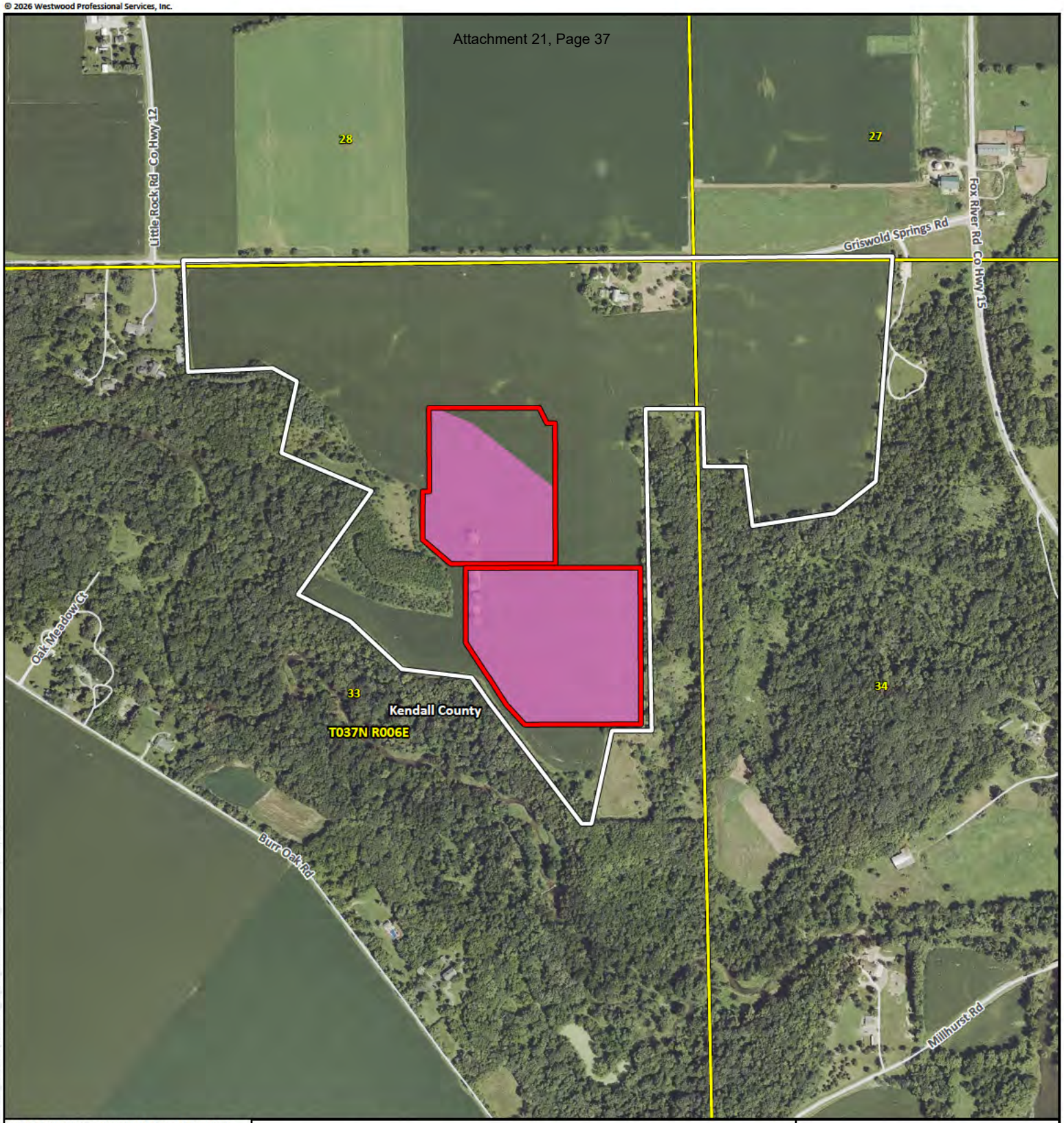
Legend

- Cloverland Project Premises
- Subject Parcel
- PLSS Township Boundary
- PLSS Section Boundary
- Area of Potential Effect



Westwood
Toll Free (888) 937-5150 westwoodps.com

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Data Source(s): Westwood (2026); U.S. Census Bureau (2025); NAIP (2025); PLSS (accessed 2026).

N

0 750 Feet

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

Exhibit 2

Legend

- Cloverland Project Premises
- Subject Parcel
- PLSS Section Boundary
- Area of Potential Effect
- Road



Westwood
Toll Free (888) 937-5150 westwoodps.com

APPENDIX A:

SHPO Correspondence

USS Cloverland Solar LLC Project

Kendall County, Illinois

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

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.

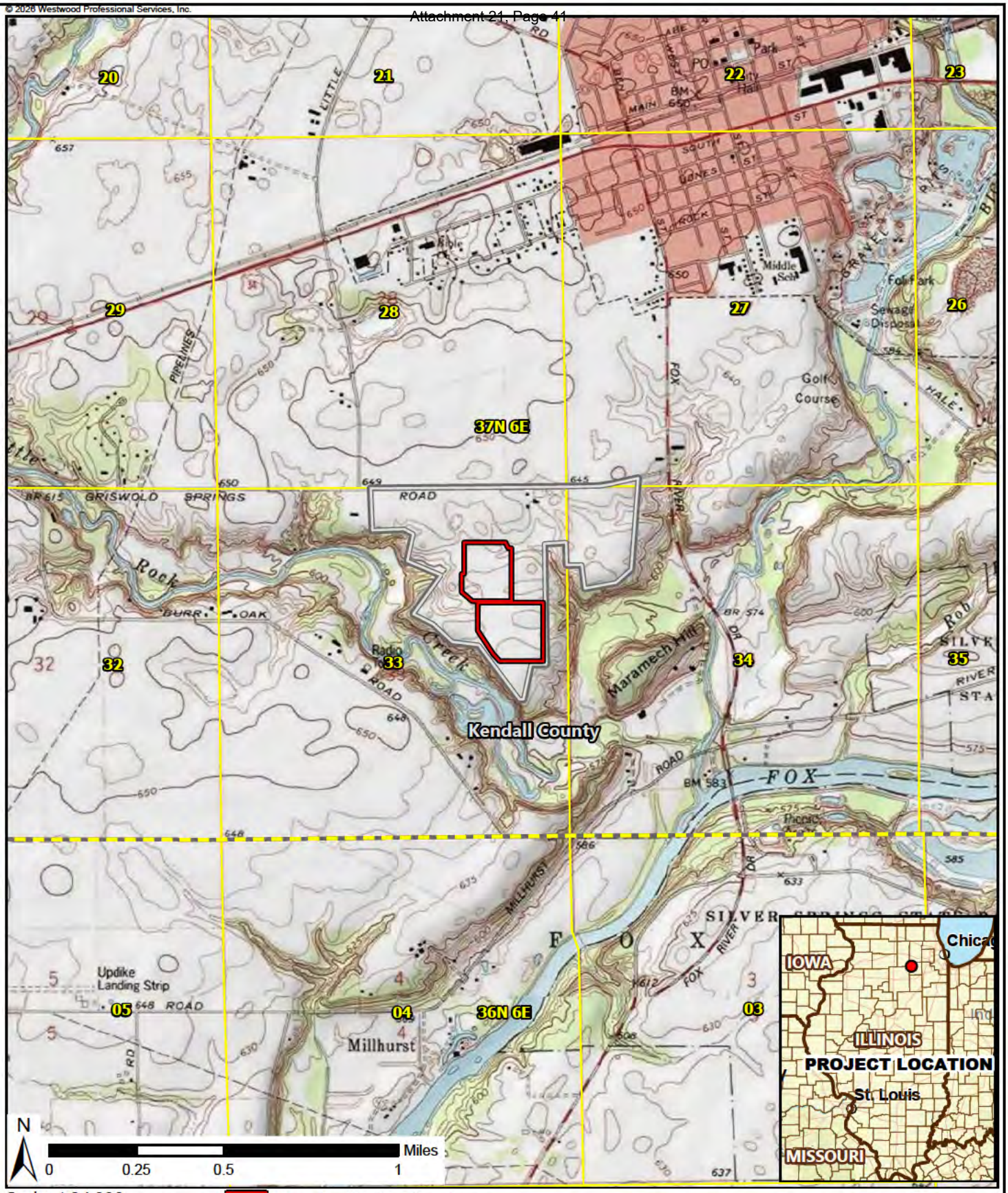
Sincerely,

WESTWOOD PROFESSIONAL SERVICES

[redacted]

Ryan P. Grohnke
Cultural Resources Manager

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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

Cloverland Project Premises
Subject Parcel
PLSS Township
PLSS Section

USS Cloverland Solar Project

Kendall County, Illinois

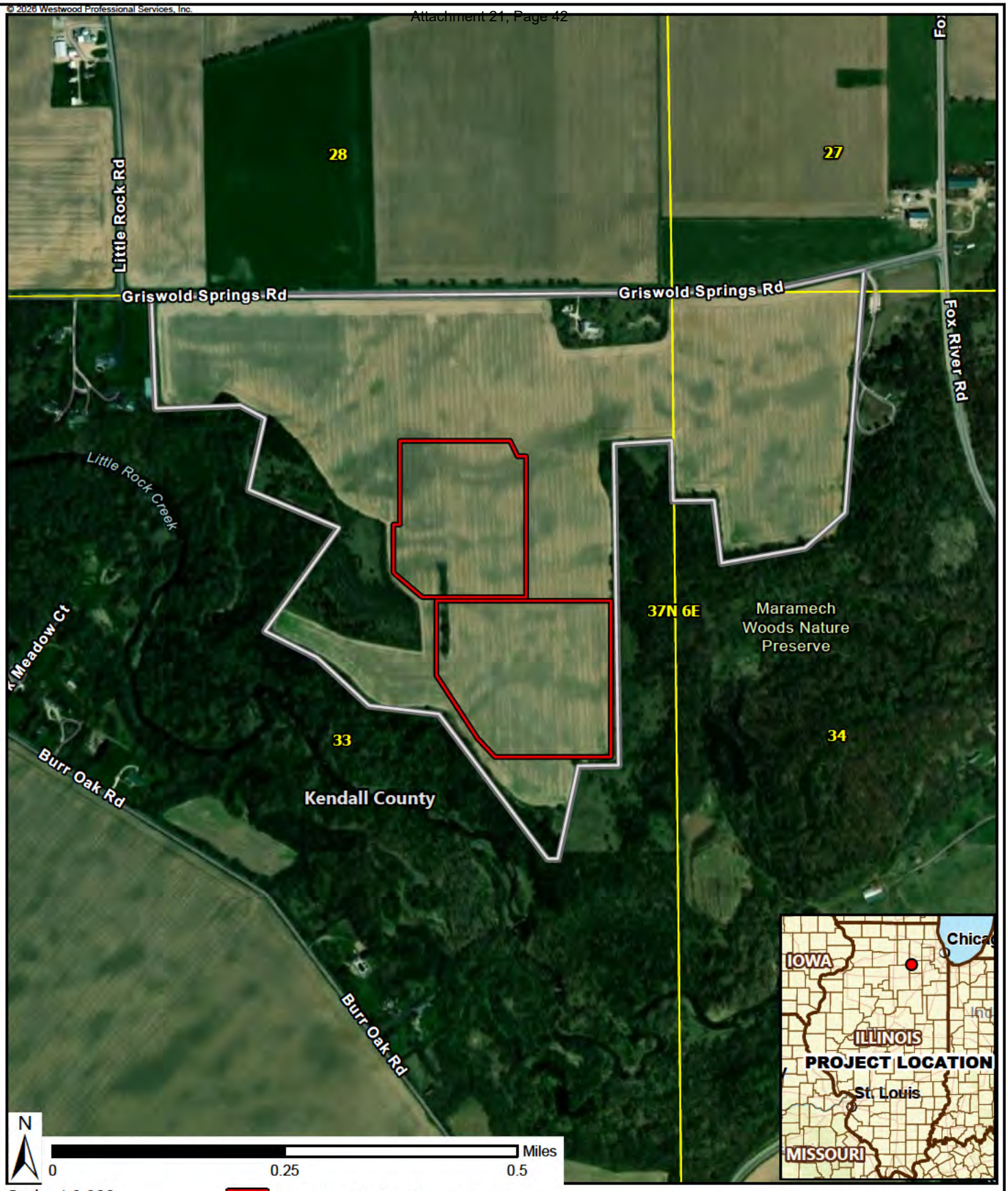
Project Area over Topographic Basemap

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
Westwood Professional Services, Inc.

N:\0071833.001_GIS_Working\20260119_SJN_CRMR0071833_Cloverland_Riverbend_AH_PhotoLogs_20260119.aprx|Ex2_Cloverland - CLOVERLAND RIVERBEND | 1/19/2026 7:46 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

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

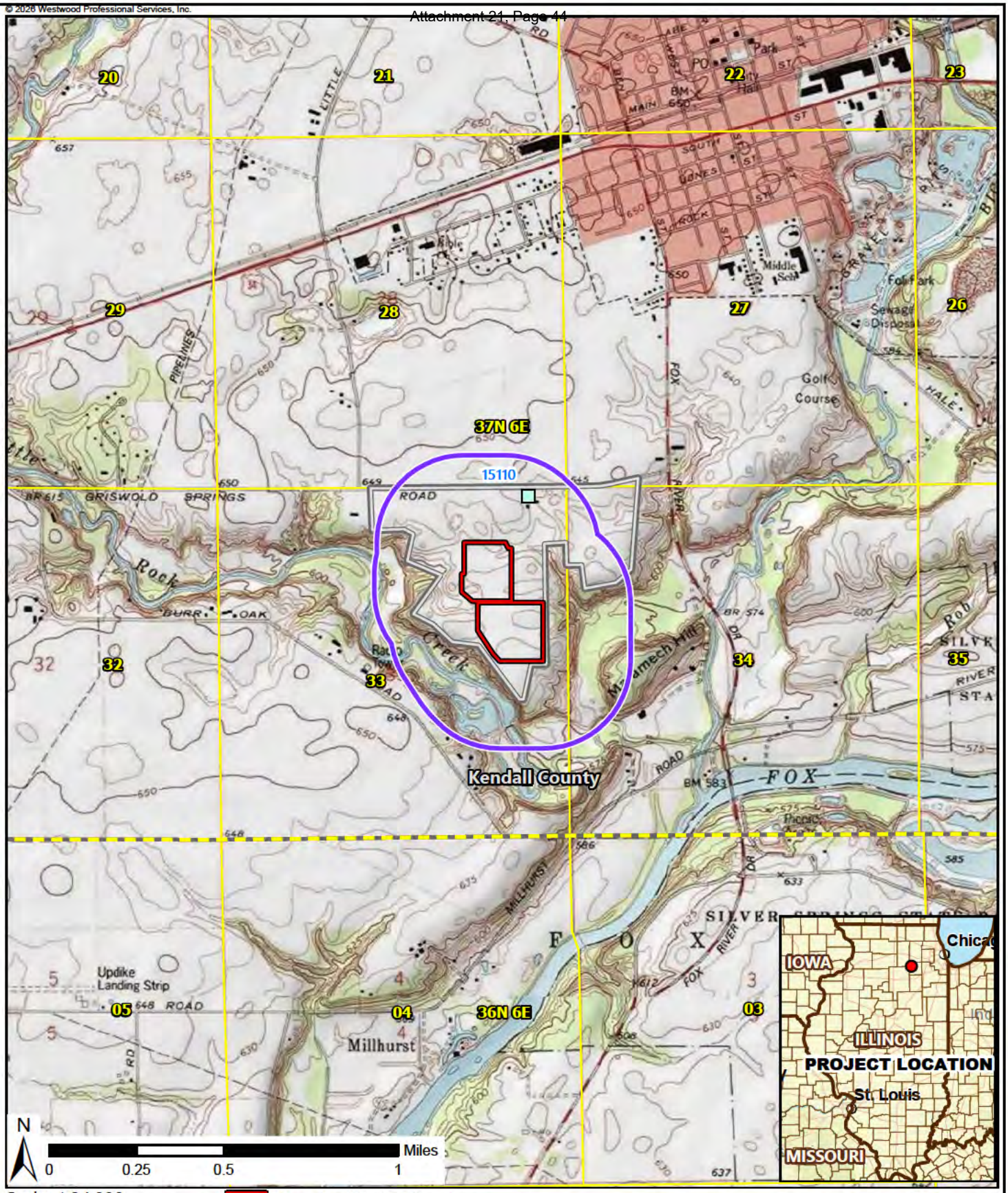
[redacted]
Sara Nelson
Architectural Historian
(952) 201-4404

[redacted]
Ryan Grohnke
Cultural Resources Manager
(952) 906-7403

TBPLS Firm No. 10074302

Multi-Disciplined Surveying & Engineering
westwoodps.com

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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

- Cloverland Project Premises
- 1/4-Mile Buffer
- Subject Parcel
- Addressed Property in Buffer
- PLSS Township
- PLSS Section

USS Cloverland Solar Project

Kendall County, Illinois

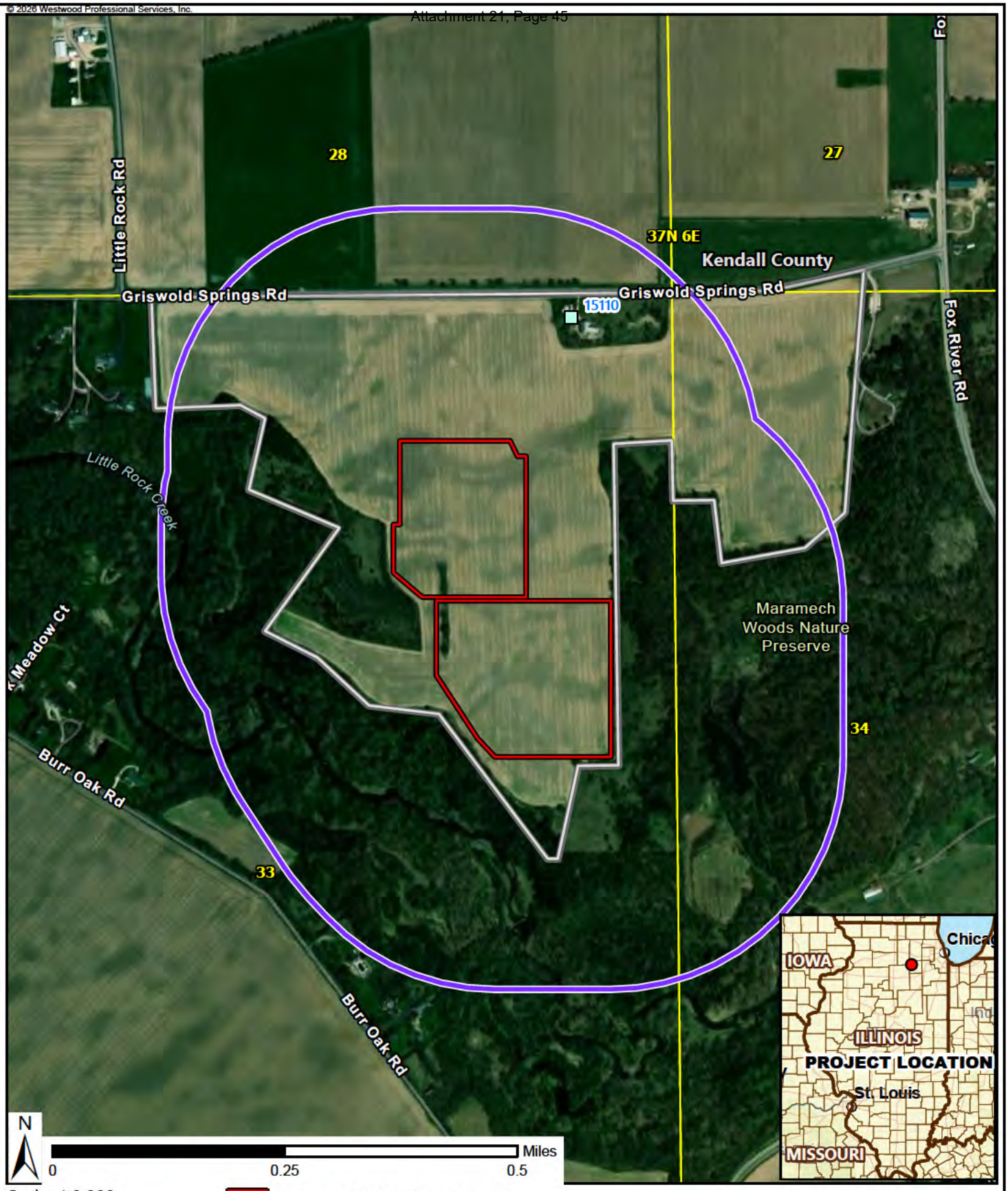
Project Area over Topographic Basemap

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.

N:\0071833_001_GIS_Working\20260119_SJN_CRMR0071833_Cloverland_Riverbend_AH_PhotoLogs_20260119.aprx|Ex1_Cloverland - CLOVERLAND RIVERBEND | 1/19/2026 7:36 PM | SJNelson

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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

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.

USS Cloverland Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

EXHIBIT 2

N:\0071833.001_GIS_Working\20260119_SJN_CRMR0071833_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



APPENDIX B:

Representative Photographs

USS Cloverland Solar LLC Project

Kendall County, Illinois

Photo 1. Average ground surface visibility (GSV 50–70%) in high probability portion of the Project.



Photo 2. Overview of high probability area, facing south from the northern Project boundary.

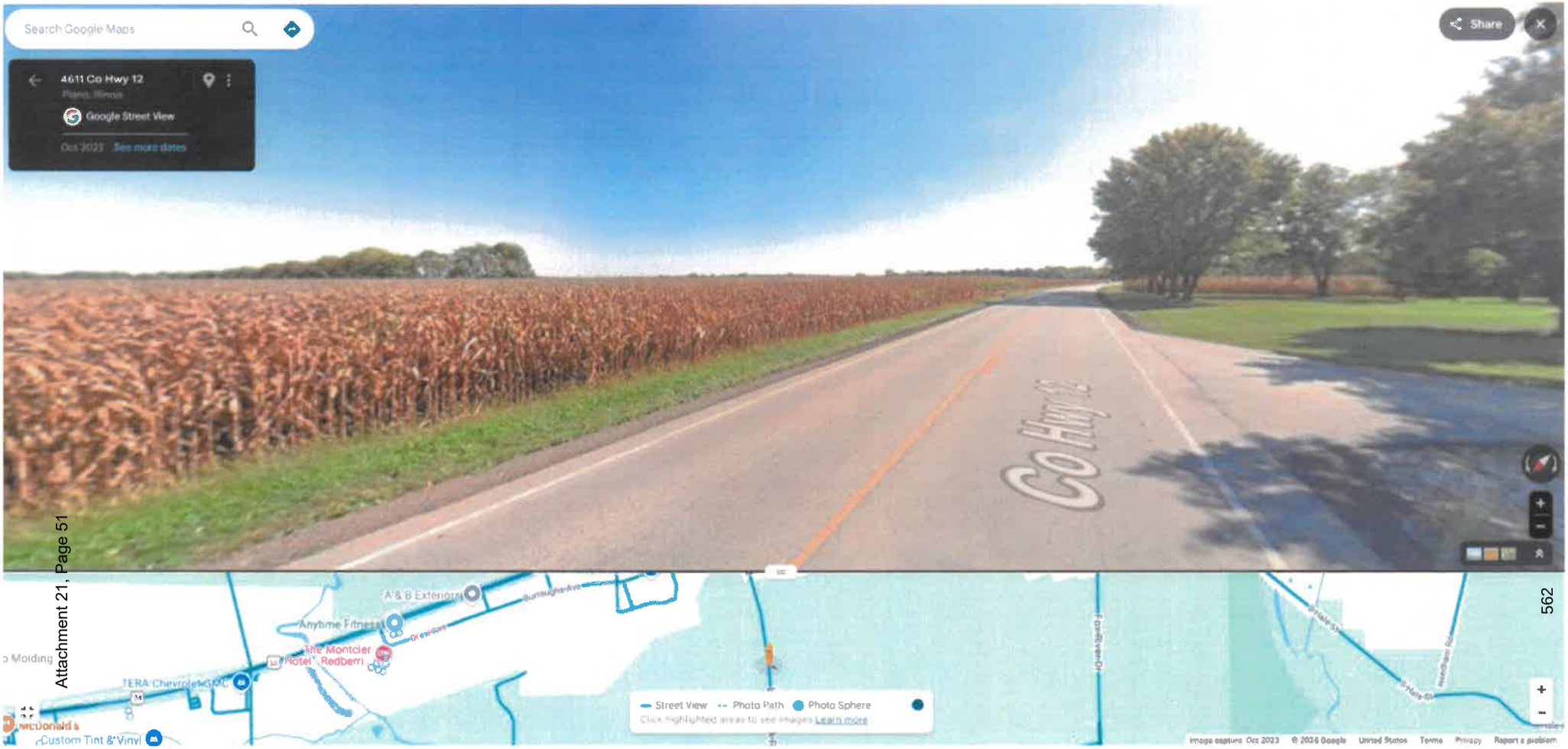


Photo 3. Overview of high probability area, facing northwest from the southern Project boundary.



Photo 4. Overview of high probability area, facing north from the central Project.




Search Google Maps
4611 Co Hwy 12
Google Street View
Oct 2023 See more dates
Share
Co Hwy 12
A&B Exteriors
Anytime Fitness
The Montclair Hotel - Redberri
TERA Chevrolet GMC
Custom Tint & Vinyl
Street View
Photo Path
Photo Sphere
Click highlighted areas to see images Learn more
Image capture Oct 2023
© 2026 Google
United States
Terms
Privacy
Report a problem

ARCHAEOLOGICAL SURVEY/TESTING SHORT REPORT
Illinois State Historic Preservation Office
One Natural Resources Way, Springfield, IL 62702
(217) 785-4997

SHPO Log #006020426

LOCATIONAL INFORMATION AND SURVEY CONDITIONS

County: Kendall **Quadrangle:** Plano

Project type/title: Phase I Archaeological Reconnaissance Survey for USS Griswold Solar LLC Project

Funding and/or permitting Federal/State agencies: In Preparation of a SWPPP in accordance with the General NPDES Permit No. ILR10

Legal location: **Township:** 37N **Range:** 6E **Section(s).:** NE ¼ of 33

Natural Division: Illinois/Indiana Prairies (54a) Level IV ecoregion of the Central Corn Belt Plains of the Central USA Plains Level III ecoregion (EPA 2026).

U.T.M. 371300 E, 4611327 N 16T **Centerpoint**: 41.6433 N, -88.5454 W

Project description: Westwood Professional Services, Inc. (Westwood) was retained by USS Griswold Solar LLC (USS) to conduct a cultural resources literature review and archaeological survey for the proposed USS Griswold Solar LLC Project (Project) in Kendall County, Illinois. USS is proposing to construct a utility-scale solar energy facility on the project premises. The facility will consist of a 4.98 MWac installation. As the Project is under state level review, archaeological survey was required by the Illinois State Historic Preservation Office (SHPO) per the Illinois State Agency Historic Resources Preservation Act. The project premises consist of approximately 33.25 acres of currently undeveloped land, of which 2.29 acres are high potential for archaeological resources according to the Archaeological Resource Potential layer in the Illinois Inventory of Archaeological Sites (IIAS) viewer (IDNR 2026a). In addition, a potential house/farmstead was identified on an 1859 Kendall County plat in IIAS. A 2.5-acre area was surveyed over this location per Illinois SHPO recommendations. The total combined Area of Potential Effect (APE), excluding overlap, surveyed by Westwood is 3.38 acres. Based on the areas of high potential and the IIAS historic plat structure, SHPO requested survey in compliance with the Illinois State Agency Historic Resources Preservation Act (**Appendix A**).

Topography: The Project is at an elevation of 196–197 meters (m)/645–647 feet above sea level (ft asl) and lies 580 m north of Little Rock Creek on a generally flat agricultural landscape and adjacent to rural/suburban development. The Project is 1,300 m northwest of the confluence of Little Rock Creek, Big Rock Creek, and Fox River.

Soils: According to the U.S. Department of Agriculture (USDA 2026), the Project soils are predominantly characterized by Campton Series silt loams (Map Unit 680A and 680B). These soils comprise approximately 80 percent of the Project Area. The Campton Series consists of deep and moderately well drained soils that are located on outwash plains, stream terraces, and till plains. A typical soil pedon consists of a dark grayish brown (Munsell 10YR 4/2) silt loam Ap horizon up to 20 centimeters below ground surface (cmbg), and a silty clay loam Bt horizon that is dark yellowish brown (10YR 4/4) that extends to 114 cmbg. Campton series soils are the product of loess overlying stratified loamy glacial outwash.

Drainage: The Project is 580 m north of Little Rock Creek, and 1,300 m northwest of the confluence of Little Rock Creek, Big Rock Creek, and the Fox River.

Land use/ground cover (include % visibility): A tilled agricultural field with 50 to 70% visibility.

Survey limitations: The southern portion of the Project consisted of high-probability landscape, which was surveyed with pedestrian survey at 5-meter intervals. The northern portion of the Project was not within high-probability area and not subject to formal survey (**Exhibits 1 and 2**). There were no limitations to survey in the high-probability area, as visibility was generally good (**Appendix B**).

ARCHAEOLOGICAL AND HISTORICAL INFORMATION

Historic plats/atlases/sources: Various sources in the IIAS were reviewed (IDNR 2026b). Plat maps for Kendall County from 1859, 1903, 1922, 1932, 1941, 1951, 1955, and 1959 were examined. A potential historic structure was identified on an 1859 plat. A 2.5-acre area was surveyed around this location. The Illinois Archaeological Predictive Model indicates the Project Area as being a mix of Low and Medium-High probability. The Archaeological Resource Potential layer in the IIAS shows approximately 2.29 acres of the Project Area as having high potential (**Exhibits 1 and 2**). This high potential area and the historic 1859 plat structure prompted the SHPO's request for archaeological survey (dated February 13, 2026) under the Illinois State Agency Historic Resources Preservation Act. The total APE surveyed by Westwood was 3.38 acres, which includes the overlap of the high potential areas and the historic 1859 plat structure survey.

Previously reported sites: No previously recorded archaeological sites in Project Area according to review of IIAS.

Previous surveys: There were no previous surveys in Project Area according to review of IIAS.

Regional archaeologist contacted: N/A

Investigation techniques: Pedestrian survey at intervals of 5 m in the area of high probability. Ground surface visibility was between 50–70% throughout the entirety of the Project Area.

Time expended: April 9–10, 2026 (Two days)

Sites located: 0

Cultural material: No cultural materials are present.

Curated at: N/A

Collection techniques: N/A (non-collection survey)

Area surveyed (acres/m^2): 3.38-acres (13678.37 m^2)

RESULTS OF INVESTIGATION AND RECOMMENDATIONS

X Phase I archaeological reconnaissance has located no archaeological material.

___ Phase I archaeological reconnaissance has located archaeological materials; site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.

___ Phase I archaeological reconnaissance has located archaeological materials; site(s) may meet requirements for National Register eligibility; Phase II testing is recommended.

___ Phase II archaeological investigation has indicated that site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.

___ Phase II archaeological investigation has indicated that site(s) meet requirements for National Register eligibility; Determination of eligibility is recommended.

COMMENTS The archaeological survey of the USS Griswold Solar Project identified no new archaeological resources within the APE. It is recommended that no additional cultural resources investigations are warranted in the current APE, and it is recommended that the Project be allowed to proceed as planned.

CONTRACTOR INFORMATION

Archaeological Contractor: Westwood Professional Services, Inc.

Address/phone: 12701 Whitewater Dr. #300 Minnetonka, MN 55343/ 952-937-5150

Surveyor(s): Rigden A. Glaab, M.A., RPA **Date:** April 9–10, 2026

Report completed by: Rigden A. Glaab, M.A., RPA **Date:** April 21, 2026

Submitted by (signature and title):

[redacted]

Rigden A. Glaab, M.A., RPA - Principal Investigator

ATTACHMENT CHECK LIST (#1 through #4 are MANDATORY)

X 1) Relevant portion of USGS 7.5' topographic quadrangle map(s) showing project location and any recorded sites;

X 2) project map(s) depicting survey limits and, when applicable, approximate site limits and concentrations of cultural materials;

N/A 3) site form(s);

X 4) all relevant project correspondence;

N/A 5) additional information sheets as necessary.

Address of contracting agency to whom SHPO comment should be mailed:

Westwood
[redacted]

Contact Person: Ryan Grohnke **Phone Number:** [redacted]

REFERENCES CITED

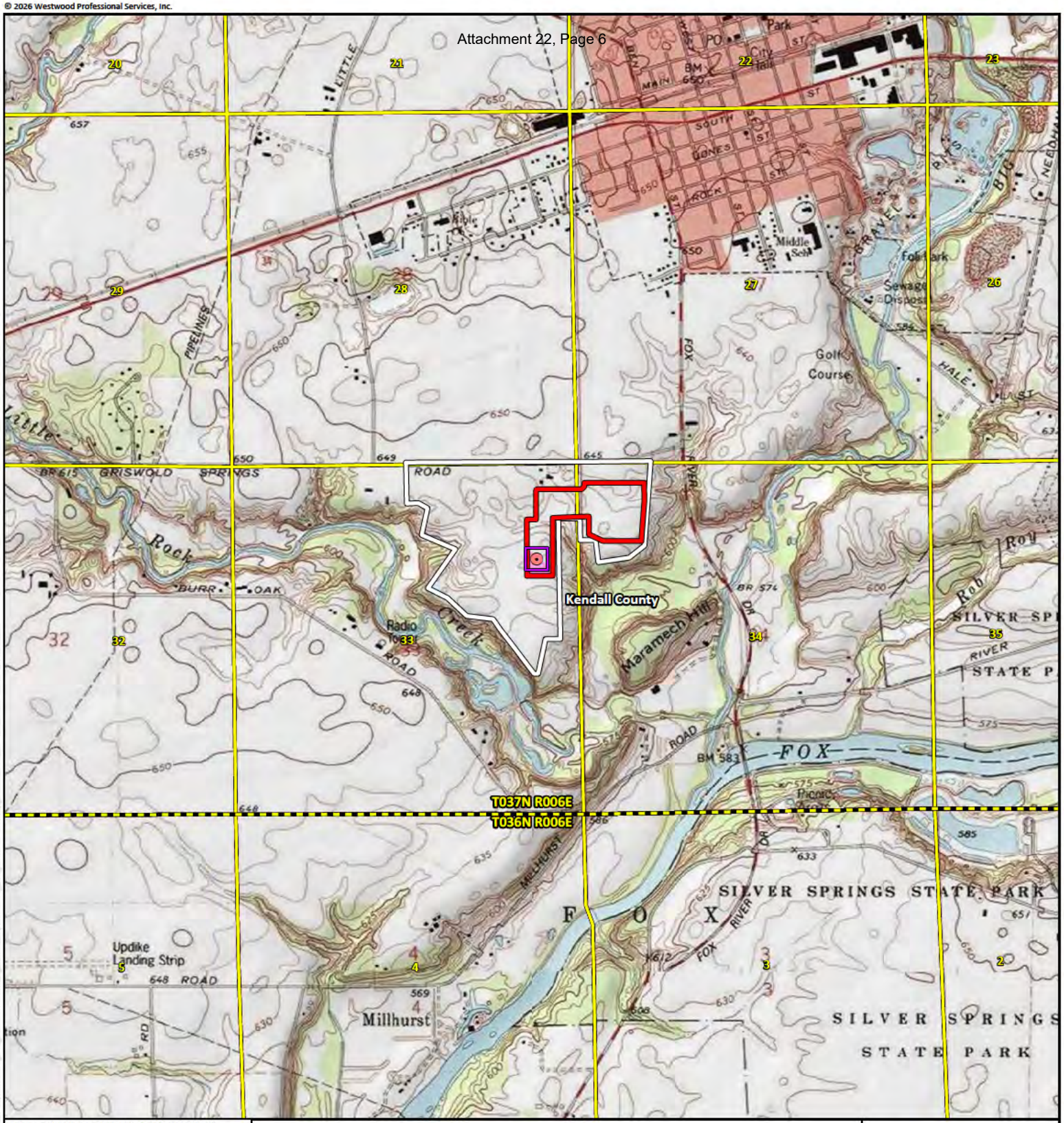
Environmental Protection Agency (EPA)
2026 Ecosystem Research: Ecoregions. Electronic document, https://www.epa.gov/eco-research/ecoregions, accessed April 2026.

Illinois Department of Natural Resources (IDNR)
2026a Illinois Archaeological Predictive Model (IAPM). Map of Probability for Precontact Archaeological Sites in Illinois. Accessed online, https://www.arcgis.com/home/item.html?id=6c2778138a014cc0b2e5ec3f9e65c52a, April 2026.

2026b Illinois Inventory of Archaeological Sites (IIAS). Illinois Archaeological Database. Accessed online, https://maps.dnr.illinois.gov/portal/apps/webappviewer/index.html?id=91ce4b91ea9c4c2687fa37098b0c26d9, April 2026.

United States Department of Agriculture (USDA)
2026 Natural Resources Conservation Service, Web Soil Survey – Ogle County, Illinois. Electronic document, https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx, accessed April 2026.

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Data Source(s): Westwood (2026); PLSS (Accessed 2026).

N

0 2,000 Feet

USS Griswold Solar Project

Kendall County, Illinois

Project Premises on Topographic Basemap

Exhibit 1

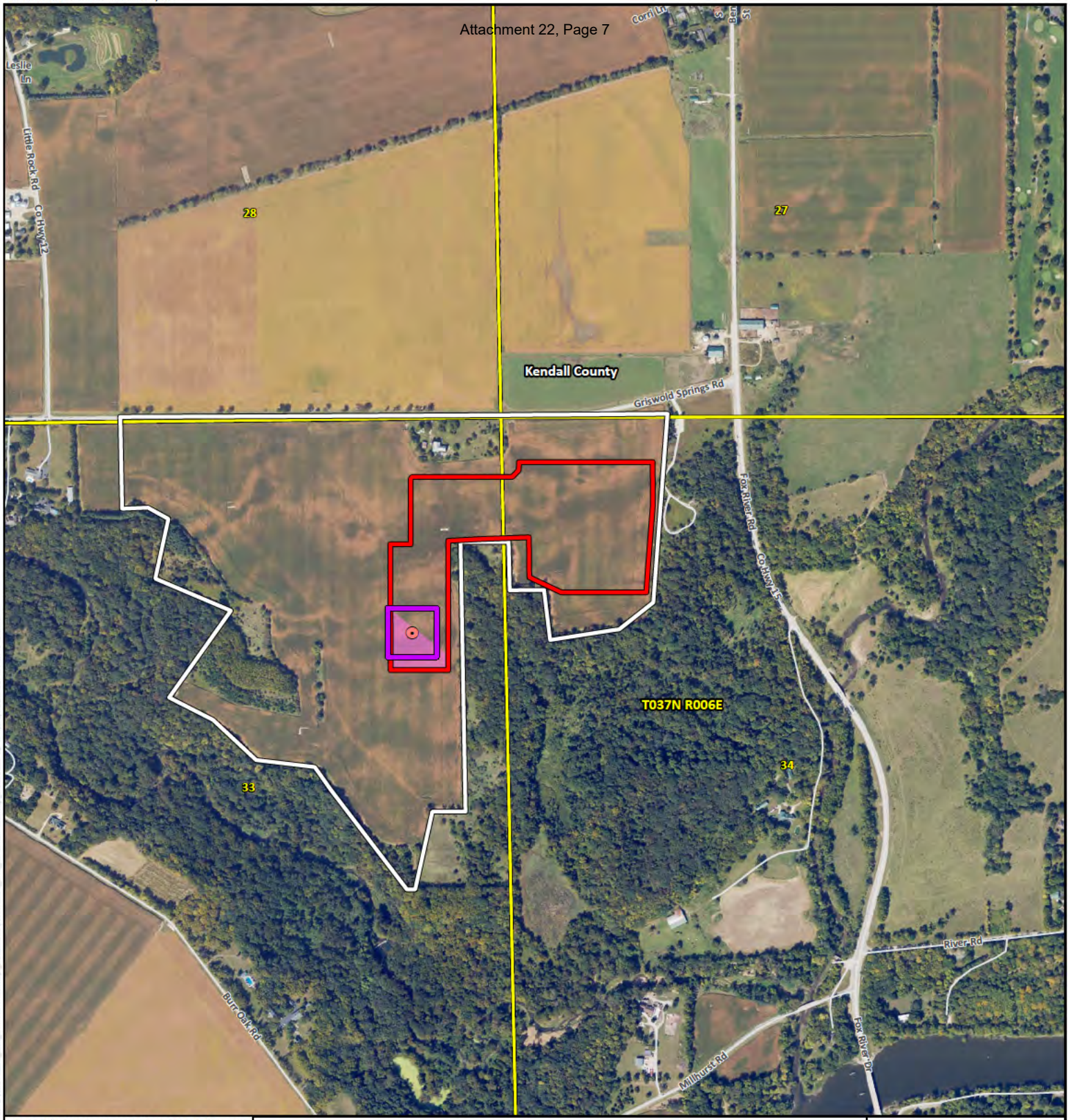
Legend

- Griswold Project Premises
- Subject Parcel
- Historic Plat Survey Area
- PLSS Township Boundary
- PLSS Section Boundary
- Area of Potential Effect
- Historic Structure (IIAS 1859 Plat)



Westwood
Toll Free (888) 937-5150 westwoodps.com

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Data Source(s): Westwood (2026); NAIP (2025); PLSS (Accessed 2026).

N

0 900 Feet

USS Griswold Solar Project

Kendall County, Illinois

Project Premises on Aerial Basemap

Exhibit 1

Legend

- Griswold Project Premises
- Subject Parcel
- Historic Plat Survey Area
- PLSS Section Boundary
- Area of Potential Effect
- Road
- Historic Structure (IIAS 1859 Plat)



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APPENDIX A:

SHPO Correspondence

USS Griswold Solar LLC Project

Kendall County, Illinois

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

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.

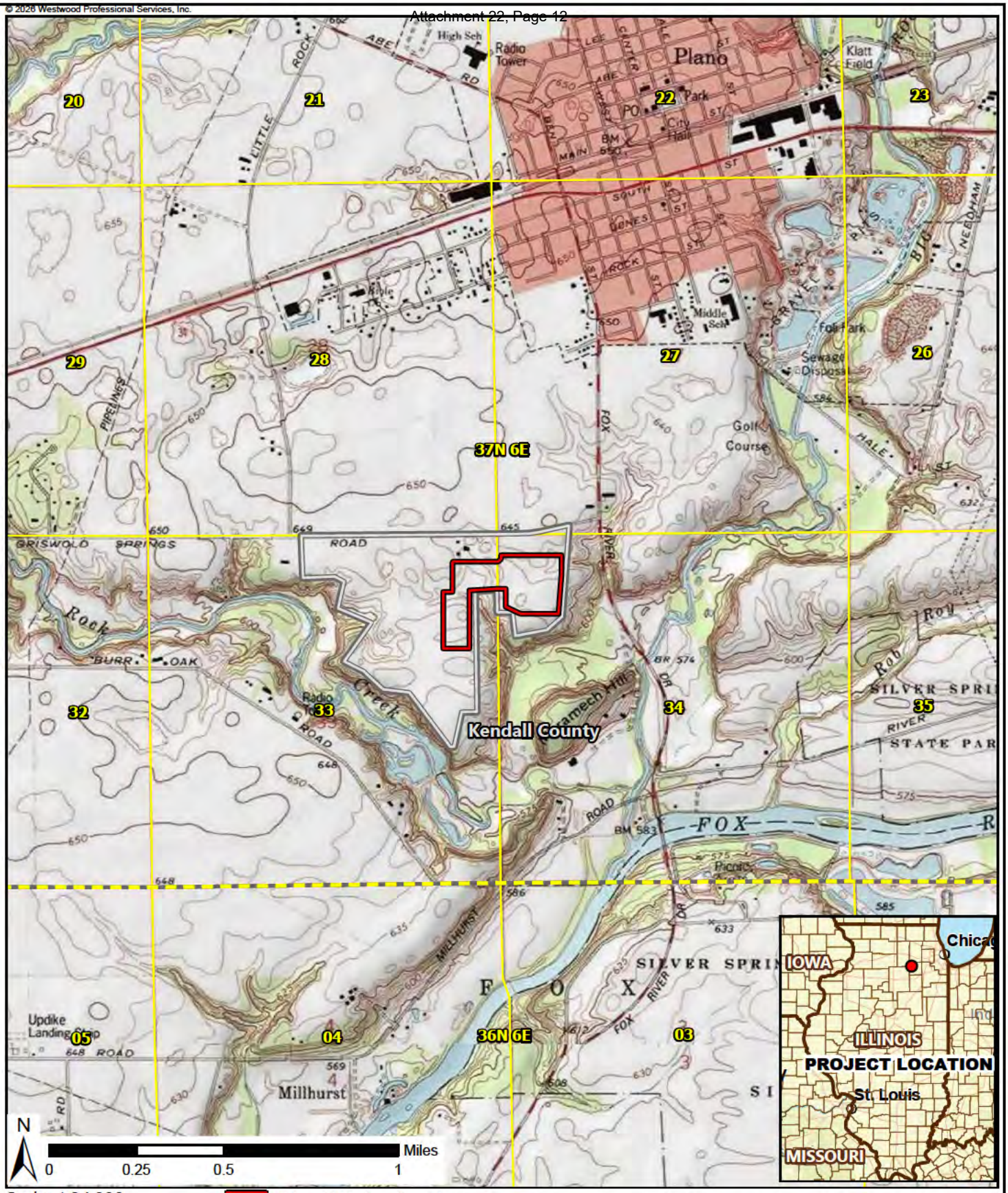
Sincerely,

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

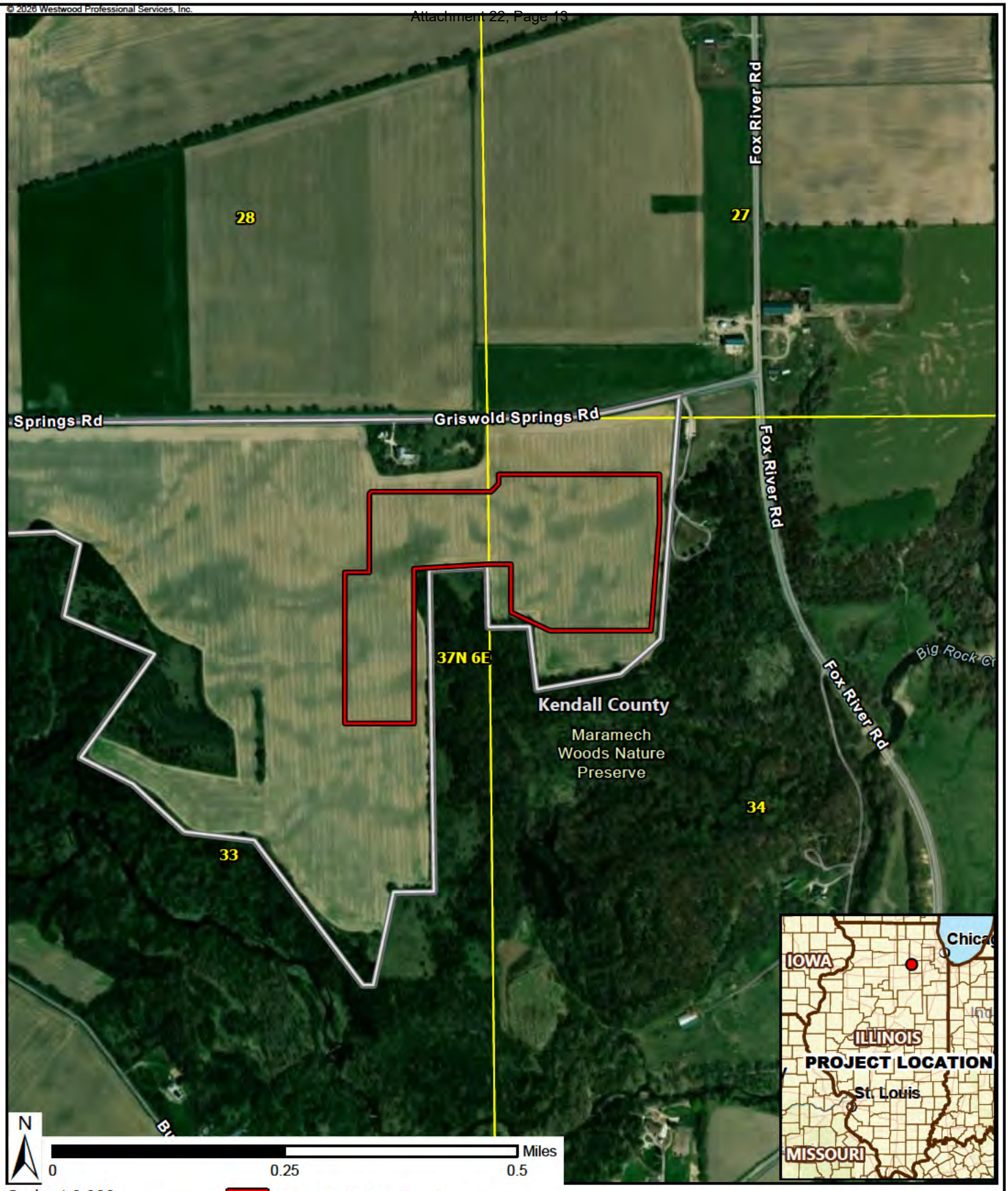
Project Area over Topographic Basemap

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.

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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

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
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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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

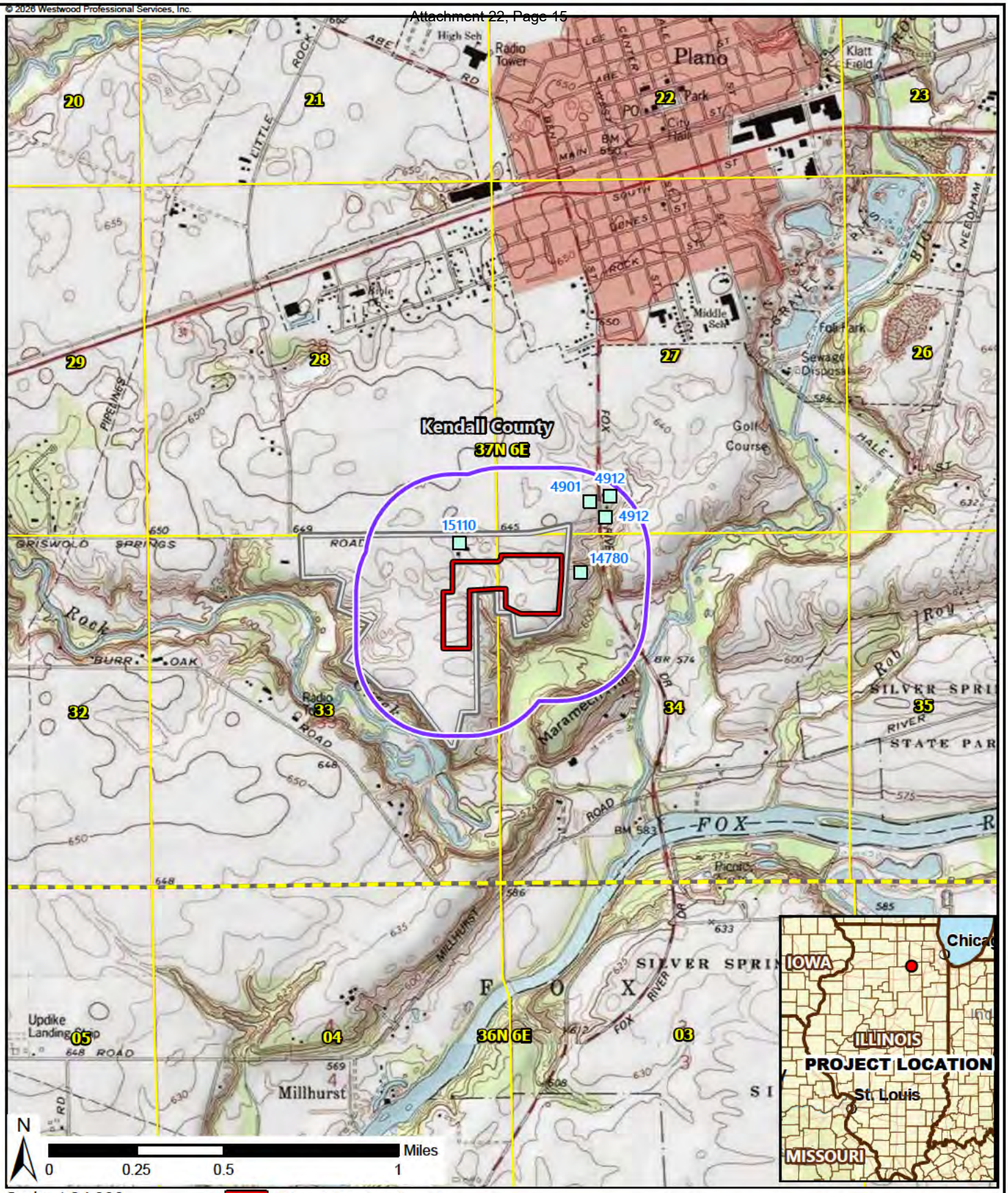
[redacted]

Sara Nelson
Architectural Historian
(952) 201-4404

[redacted]

Ryan Grohnke
Cultural Resources Manager
(952) 906-7403

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Scale: 1:24,000

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- Griswold Project Premises
- 1/4-Mile Buffer
- Subject Parcel
- Addressed Property in Buffer
- PLSS Township
- PLSS Section

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USS Griswold Solar Project

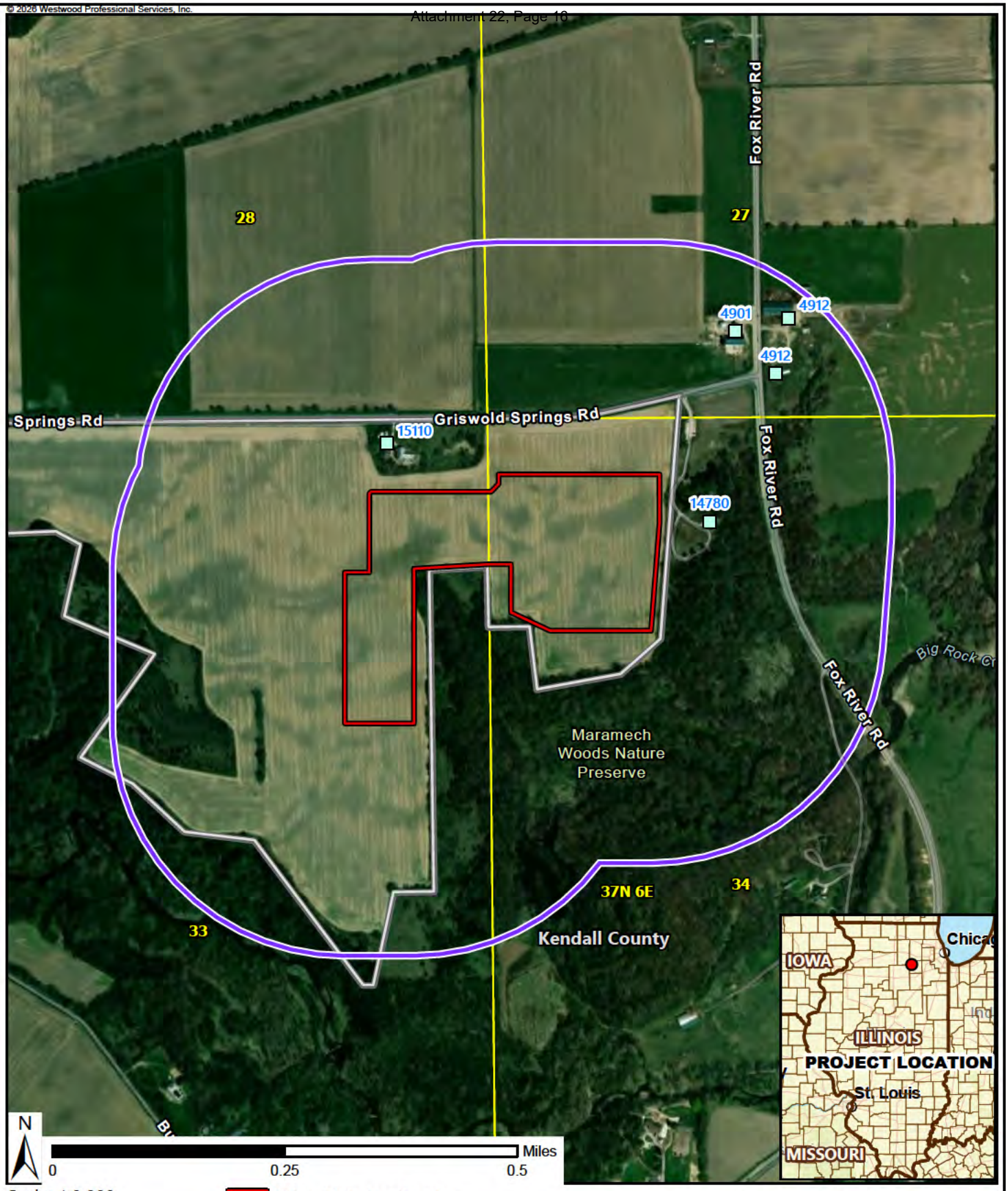
Kendall County, Illinois

Project Area over Topographic Basemap

EXHIBIT 1

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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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USS Griswold Solar Project

Kendall County, Illinois

Project Area over Aerial Basemap

EXHIBIT 2

N:\0071833.001_GIS_Working\20260119_SJN_CRMR0071833_Cloverland_Riverbend_AH_PhotoLogs_20260119.aprx|Ex2_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.



APPENDIX B:

Representative Photographs

USS Griswold Solar LLC Project

Kendall County, Illinois

Photo 1. Average ground surface visibility (GSV 50–60%) in high probability portion of the Project.



Photo 2. Overview of high probability area, facing north from the southern Project boundary.



Photo 3. Overview of high probability area, facing south from the northern Project boundary.



Photo 4. Overview of high probability area, facing west from the central Project.





Comprehensive Plan

Zoning Board of Appeals Review – April 27, 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.....

4,865
Website Views

127
E-Newsletter Subscribers

185
Survey Submissions

51
Comment Map Ideas

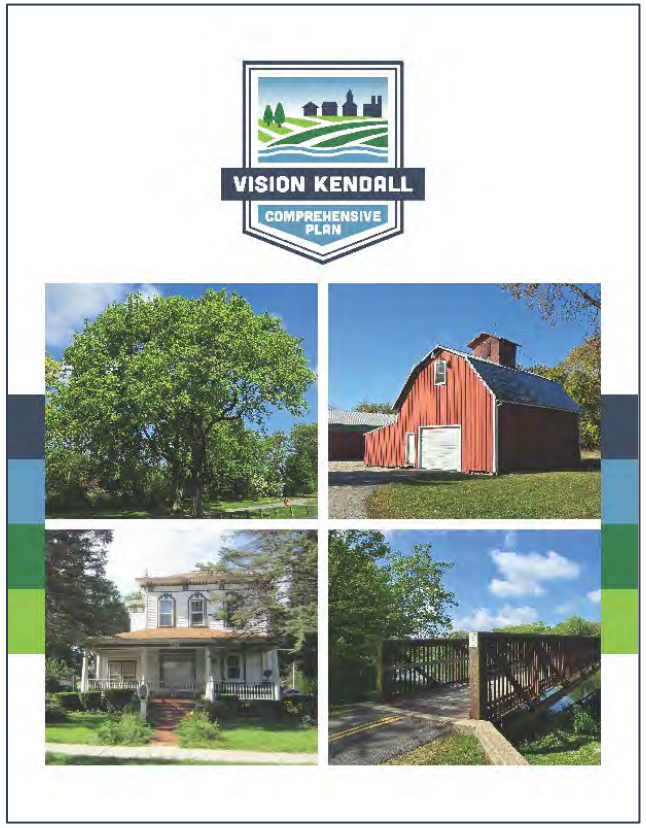
7
Outreach Events

150+
People Attended

As of 4/23/2026

588

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

Review & Approval Process

- Public Preview at Annual Meeting – Feb. 7
- Steering Committee Meetings – Feb. 25 & Mr. 25
- 5 Open House Workshops – Feb. & March

- **RPC Public Hearing and Action – April 22,**

  Unanimous Recommendation to Approve
- **Zoning Board of Appeals – April 27**
- Planning, Building and Zoning Committee – May 11?
- County Board – May 19th ?

590

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.

Key Vision Elements

Preserve Rural Character

- Preserve Natural Areas
- Farmland Preservation

Promote Economic Development

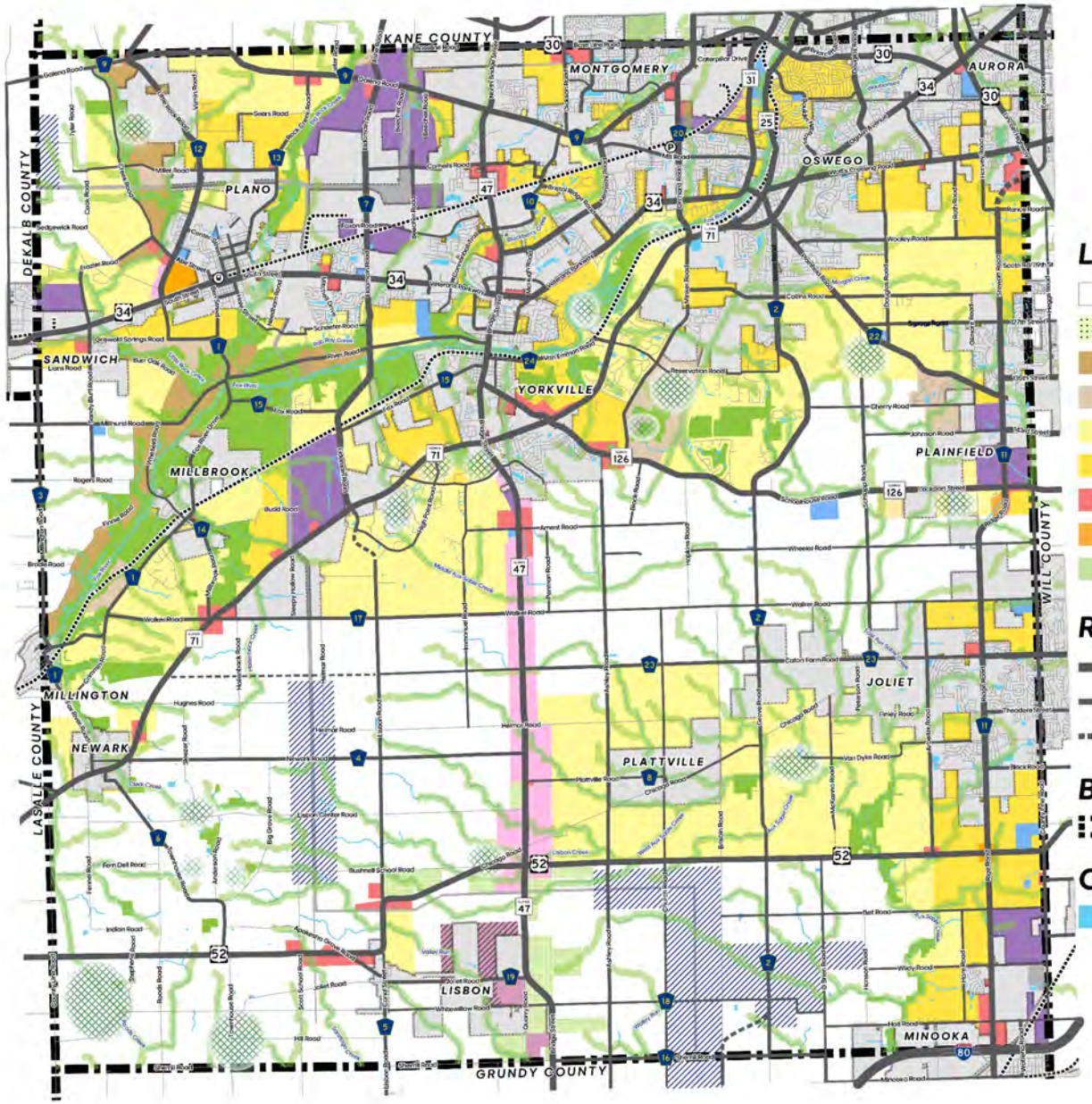
- More local, good paying jobs
- Enhance and Diversify the Tax Base
- Promote Tourism, including Agritourism

Communications/ Coordination

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

Connectivity

- Expand Trail Network
- Connect roads/Improve intersections



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

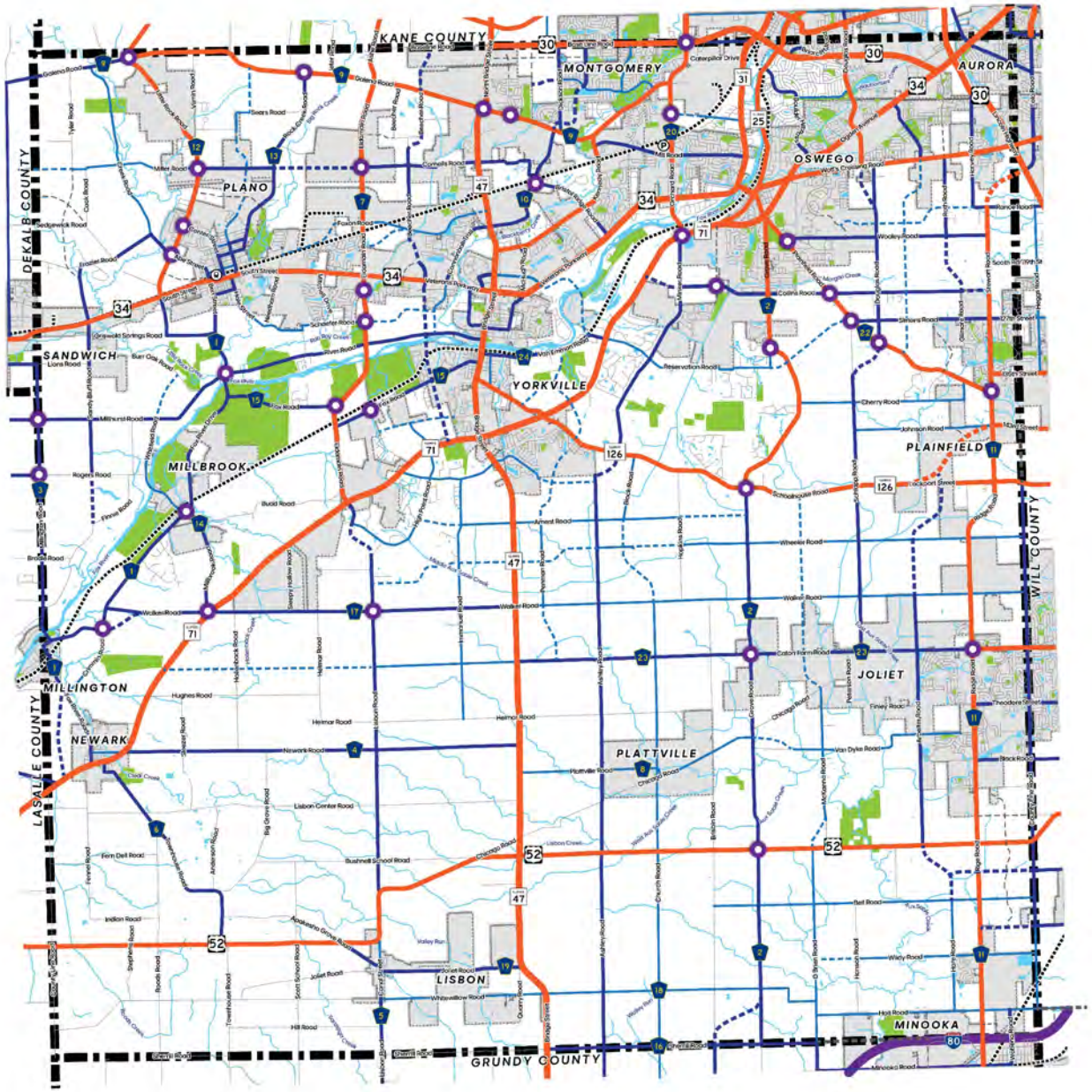
2/25/2026

teska

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


VISION KENDALL
COMPREHENSIVE PLAN
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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

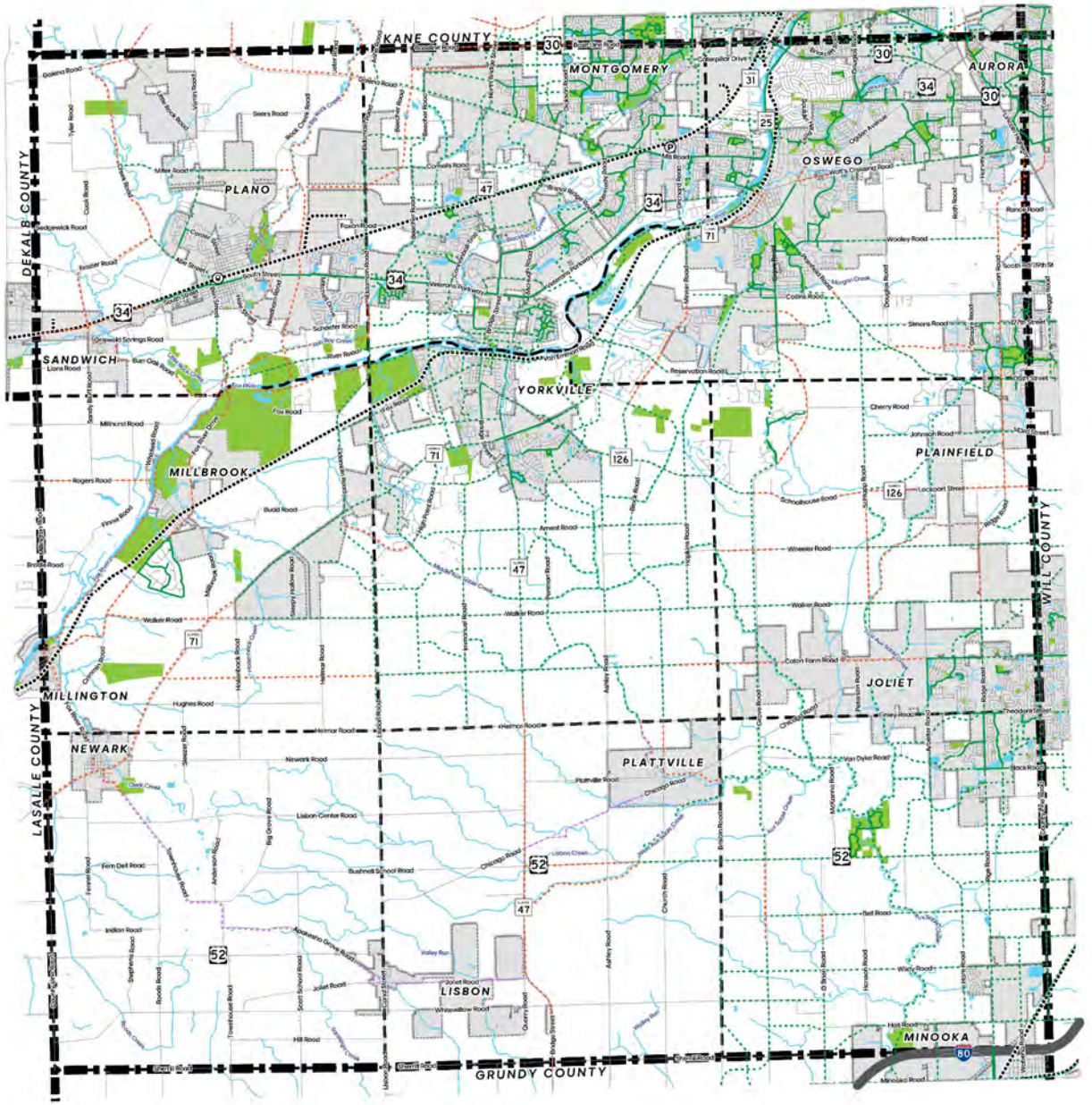
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0 1 2 3 4 Miles

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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

DRAFT

0 1 2 3 4 Miles

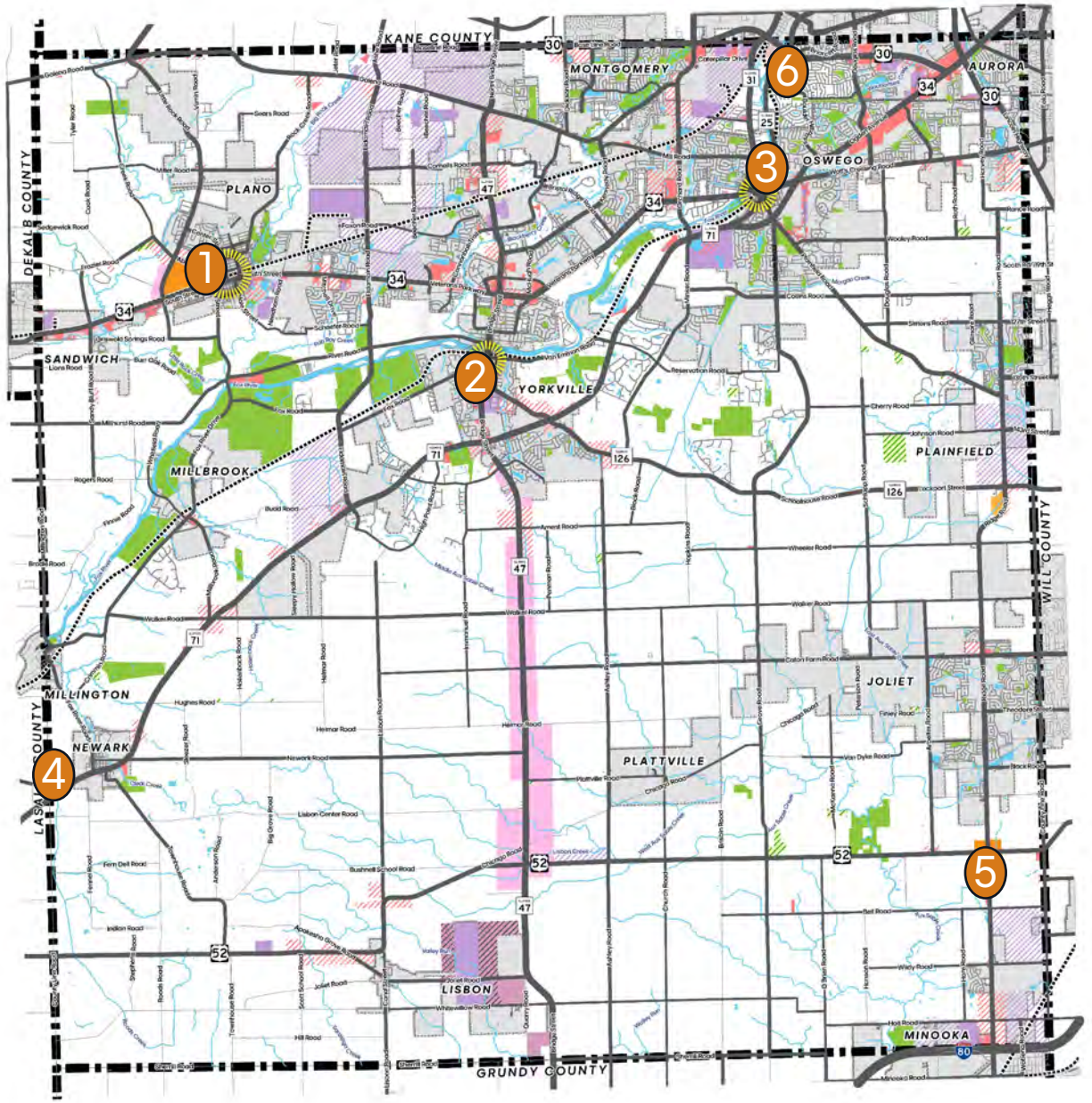
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2/25/2026

teska

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

N

2/25/2026

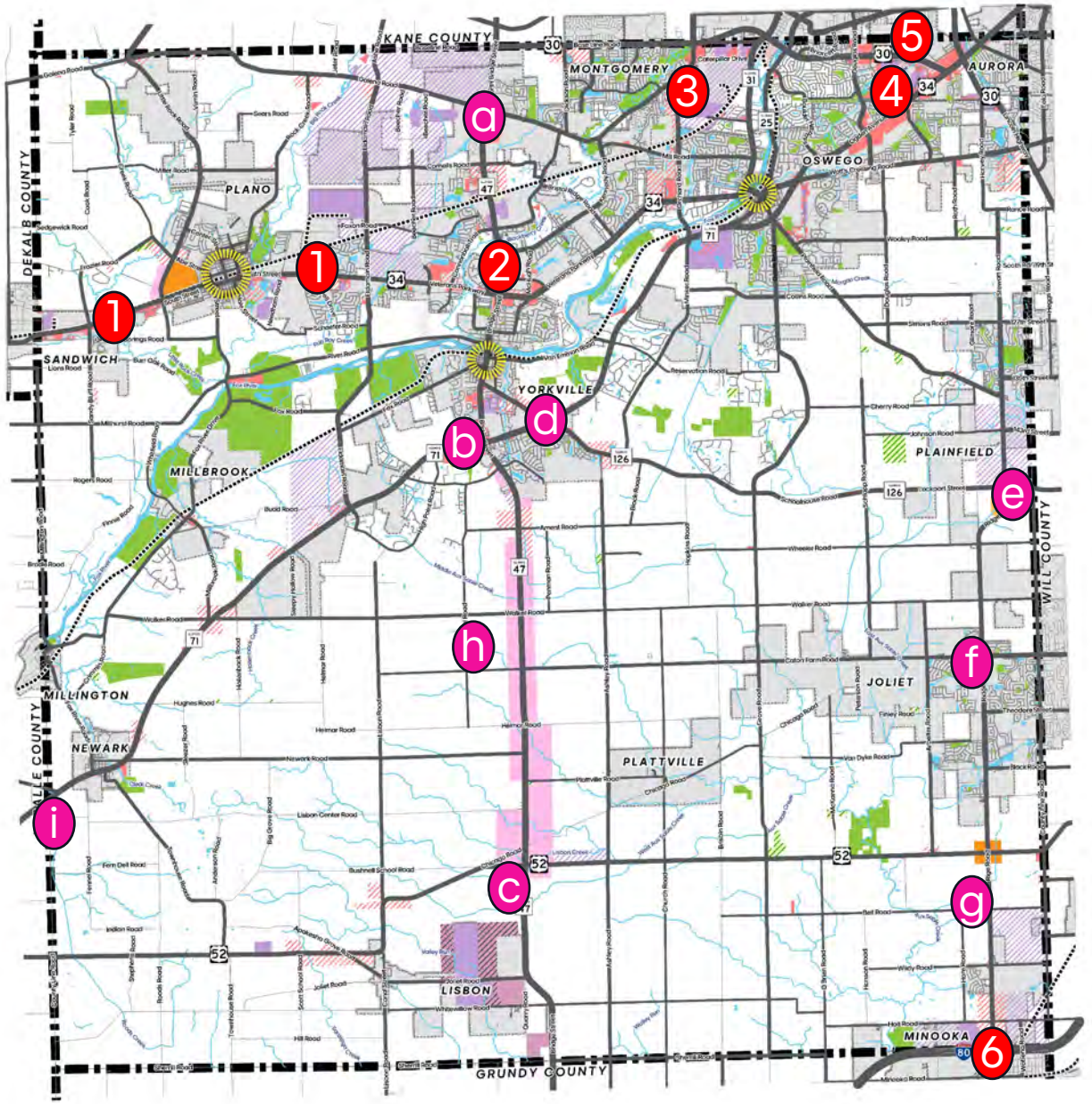
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Major Regional Retail Opportunities

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
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- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

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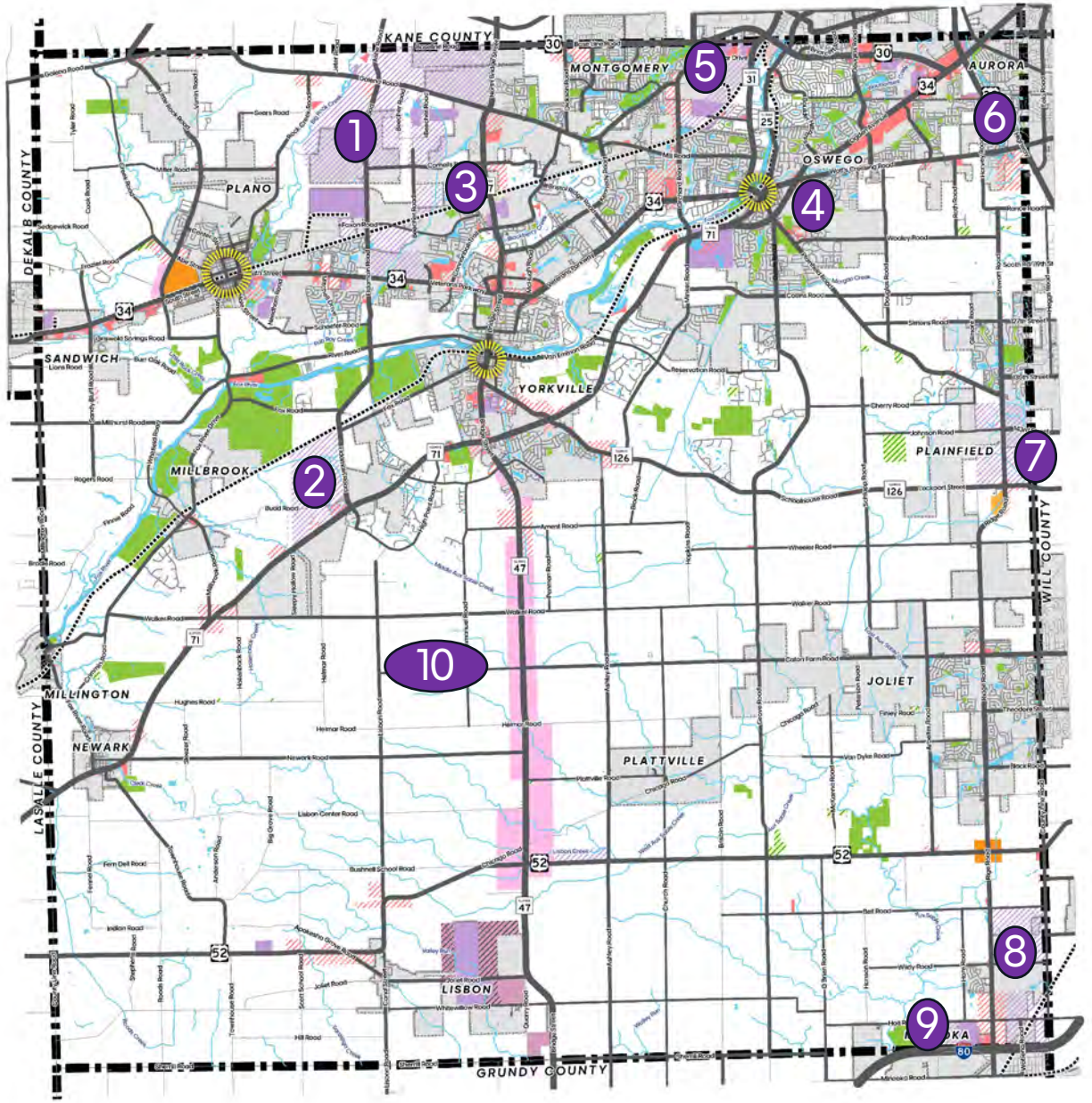
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2/25/2026

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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



600

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
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Roadway

- Highway
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- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

DRAFT

0 1 2 3 4 Miles

N

2/25/2026

teska

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

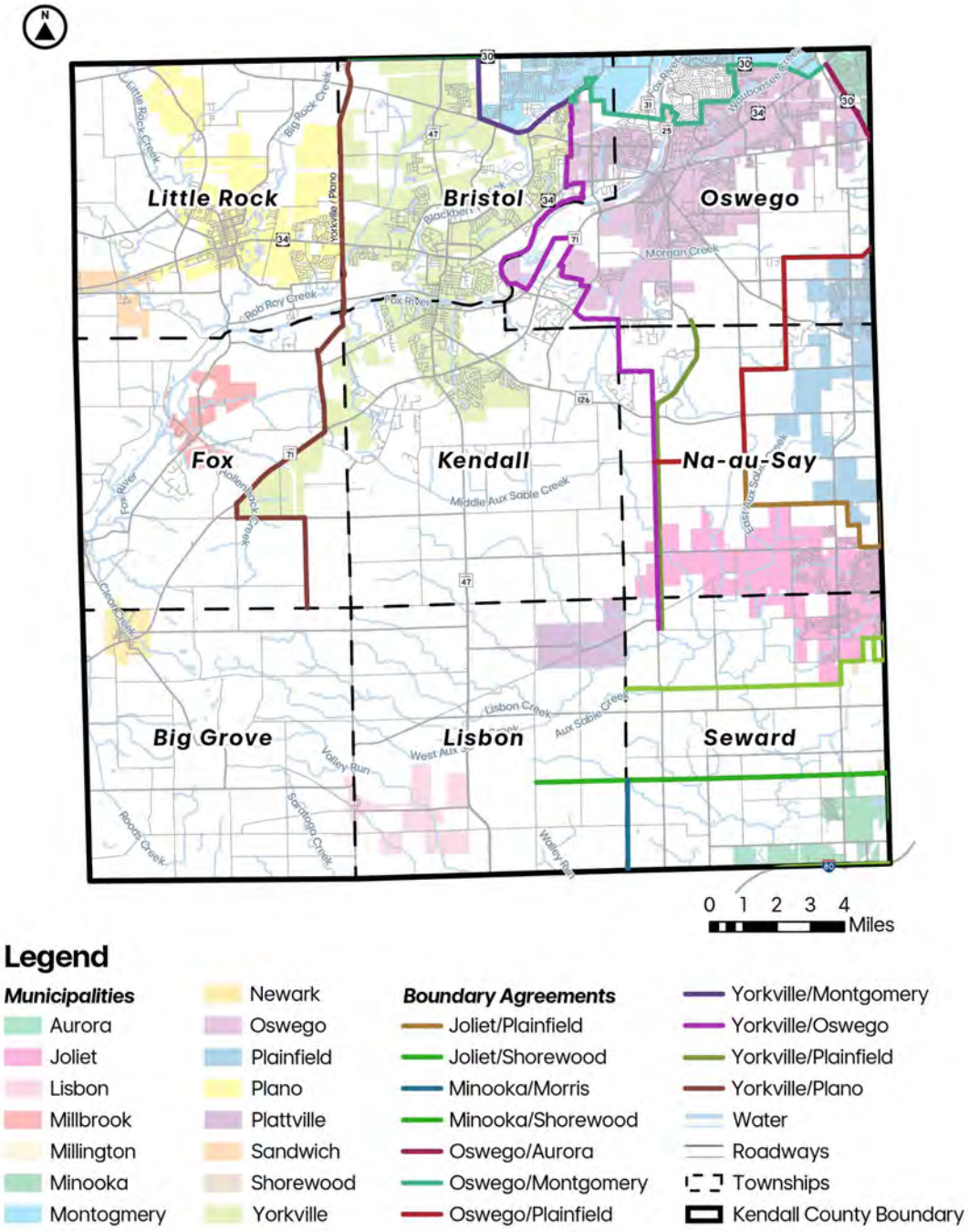
1. Hampton (Yorkville)
2. Holiday Inn Express (Yorkville)
3. Super 8 (Yorkville)
4. Opal Banquets and Hotel (577 E. Kendall Drive)
5. The Montcler (Sandwich)
6. AmericaInn (Oswego)
7. Best Western (Oswego)
8. The Homestead 1854, Plano

Museums

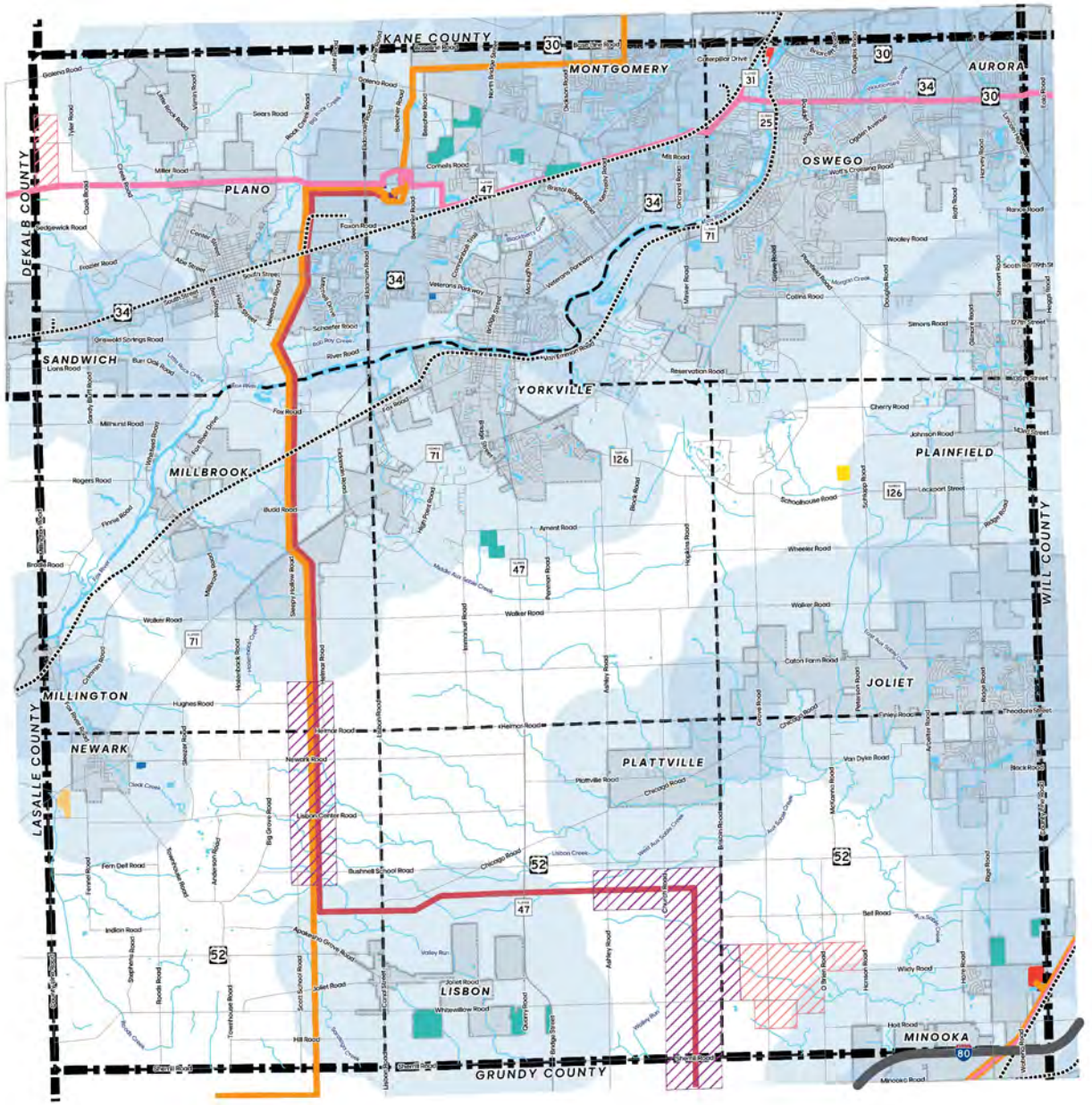
1. Little White School Museum
2. Chapel on the Green
3. Plano Historical Society Museum
4. Edith Farnsworth House
5. Ferndell
6. Kendall County Historical Society at Lyon Farm

Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



602



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

DRAFT

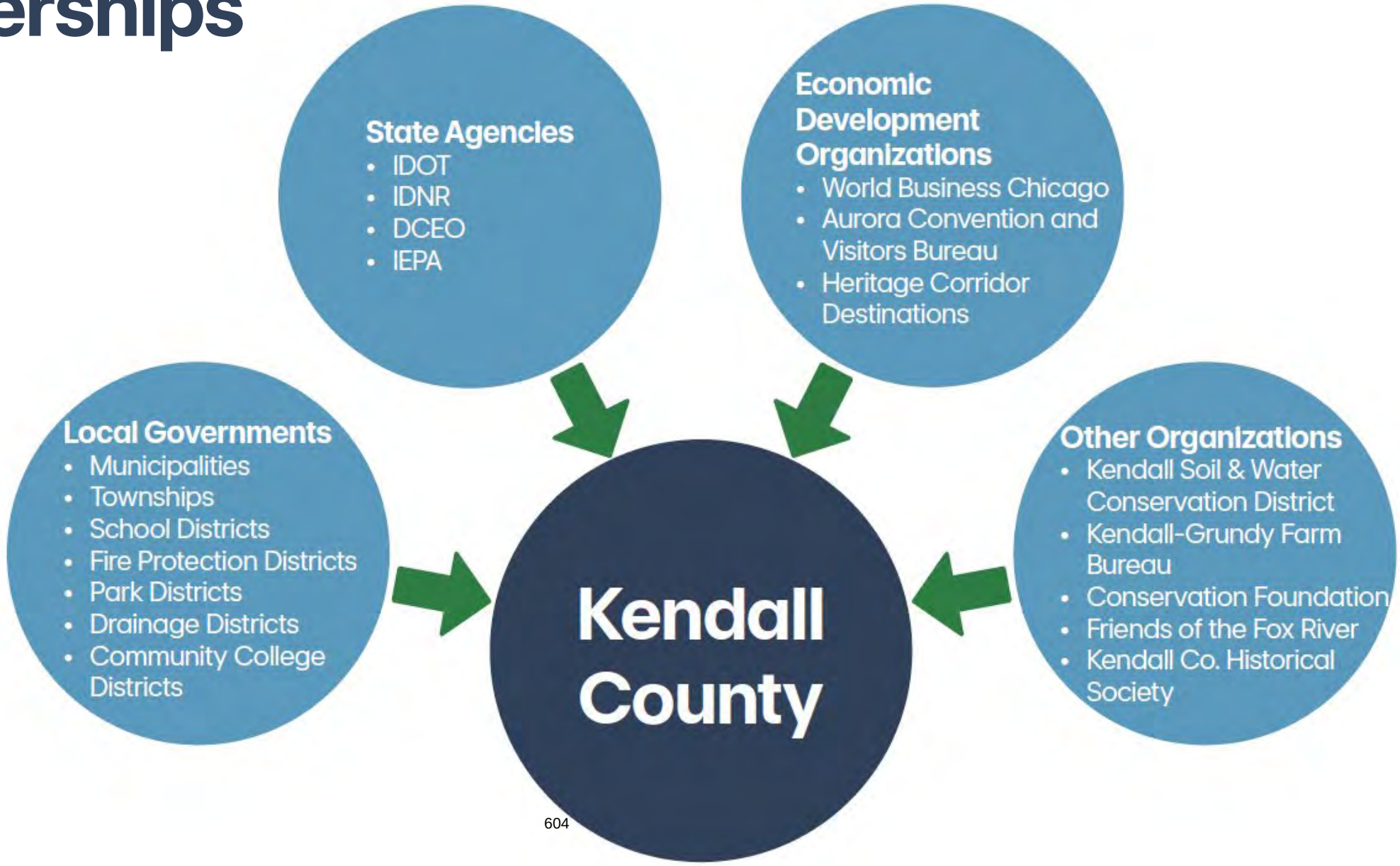
0 1 2 3 4 Miles

N

2/25/2026

teska

Partnerships



KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of April 22, 2026 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:00 p.m.

ROLL CALL
Members Present: Cathy Anzelc, Eric Bernacki, Dave Hamman, Keith Landovitz, Philip Resendiz, Ruben Rodriguez, and Seth Wormley
Members Absent: Tom Casey, Karin McCarthy-Lange, and Bob Stewart
Staff Present: Matthew H. Asselmeier, Director, and Wanda Rolf, Part-Time Office Assistant
Others Present: Mike Hoffman, Joan Soltwisch, Elijah Mitchell, Ryan Magoni, Tim Tremain, Buck Nelson, Tom Anzelc, and Chris Childress

PUBLIC HEARING
The Kendall County Regional Planning Commission started their review of Petition 26-12 at 7:01 p.m.

Chairman Landovitz explained the purpose of the public hearing and procedure for the public hearing.

Chairman Landovitz opened the public hearing at 7:06 p.m.

Chairman Landovitz swore in Mike Hoffman of Teska Associates, Inc.

Petition 26-12 Request from Keith Landovtiz on Behalf of the Kendall County Comprehensive Land Plan and Ordinance Committee
Mr. Hoffman summarized the proposal. He explained the history of the development of the proposal, including interviews, a project website, surveys, open houses, and other public meetings. The proposal is a twenty (20) year plan. He discussed the various sections of the proposed plan including the history of the County, the vision of the County, land use patterns, economic prosperity, and mobility. He discussed the next steps of the adoption process. He explained the differences between a comprehensive plan and land resource management plan; the comprehensive plan has fewer policy statements and is an examination of the entire County. He discussed the vision components of the proposal, including preserving rural character, promoting economic development, communication and coordination, and connectivity. He discussed the reduction of the amount residential growth on the future land use map. The future land use map also has a focus on economic development and has identified renewable energy areas. He discussed the changes made to the proposal because of input from residents, municipalities, and County Staff. He discussed the project website, visionkendall.org. He discussed the comments submitted by Yorkville; he discussed the availability of the land in the industrial park south of Yorkville. He

discussed input from the Conservation Foundation. He discussed the extension of Walker Road on the west side of the County.

Chairman Landovitz swore in Joan Soltwisch.

Ms. Soltwisch said that she was excited about the proposal. She discussed the buffer of the Aux Sable Creek. She discussed renewable energy goals, including protecting rivers. She expressed concerns about the data center on Ridge Road and additional solar farms in Seward Township. She said the proposal was great.

Chairman Landovitz asked if the County had received any other correspondence not referenced by Mr. Hoffman. Mr. Asselmeier responded no.

Member Bernacki noted there were some scrivener's errors. Mr. Hoffman said those errors would be corrected.

Chairman Landovitz closed the public hearing at 7:21 p.m.

Member Hamman made a motion, seconded by Member Anzelc, to recommend approval of the proposal with the changes and corrections noted by Mr. Hoffman.

Member Bernacki said that he was happy with the proposal.

Chairman Landovitz spoke in favor of the proposal. He thanked Mr. Hoffman and Yuchen Ding for their work on the project. He noted the openness of the process and the incorporation of the public's comments into the development of the proposal.

The votes were as follows:
Ayes (7): Anzelc, Bernacki, Hamman, Landovitz, Resendiz, Rodriguez, and Wormley
Nays (0): None
Absent (3): Casey, McCarthy-Lange, and Stewart
Abstain (0): None

The motion passed.

The proposal goes to the Kendall County Zoning Board of Appeals on April 27, 2026.

Chairman Landovitz thanked Mr. Asselmeier and the members of the Comprehensive Land Plan and Ordinance Committee for their work on the project. He also thanked representatives of the Kendall County Forest Preserve District, Kendall Township, Oswego Township, the Charles B. Phillips Library District, and the Plano Library District for hosting open houses. He also thanked the members of the public that provided comments during the process.

Member Hamman thanked Chairman Landovitz for his work on the project.

The Kendall County Regional Planning Commission completed their review of Petition 26-12 at 7:28 p.m.

CITIZENS TO BE HEARD/PUBLIC COMMENT
None

OTHER BUSINESS/ANNOUNCEMENTS
Mr. Asselmeier said the next application deadline is May 1, 2026.

The Village of Millbrook is close to having a complete proposal.

Chairman Landovitz asked about the Statement of Economic Interest and who was the County's Ethics Officer. Mr. Asselmeier said the County's Ethics Officer is Jeff Wehrli. Mr. Asselmeier said that Planning Commissioner are required to complete a Statement of Economic Interest.

ADJOURNMENT
Member Wormley made a motion, seconded by Member Rodriguez, to adjourn. With a voice vote of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:11 p.m.

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

Encs.

1. Revision to Plan Dated April 2, 2026
2. Vision Kendall Plan Dated April 2, 2026
3. Mike Hoffman Presentation Dated April 22, 2026
4. April 6, 2026, Email from Matt Asselmeier to Mike Hoffman and Related Correspondence
5. April 8, 2026, Email from Christina Burns to Mike Hoffman and Related Correspondence
6. April 15, 2026, Email from Krysti Barksdale-Noble to Mike Hoffman
7. Correspondence Between Sarah Hughes, Matt Asselmeier, Fran Klaas, and Mike Hoffman
8. April 1, 2026, Email from Jessica Mino to Mike Hoffman and Related Correspondence
9. Certificate of Publication for Petition 26-12 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
APRIL 22, 2026

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Jason Schumacher		
Elijah Mitchell		
Ryan Magnani		
Tim Tvrdik		
Buck Nessan		

[redacted]

Italics *– Consultant response to comment*

Red text– Proposed new text to be added to the document

Page #s are from February draft. Many have changed in the April Public Hearing Draft.

Revisions based on Open House Workshops and March 25th Comprehensive Land Plan Committee Meeting

April 2, 2026

Comments – to be included in revision

- How long will the plan be valid? – *The plan was designed with a 20-year time frame in mind, and a note to that regard can be added to the purpose and use section on page 2 at the end of the first paragraph.* "This plan is designed as 20-year vision to manage future growth and development."
- On page 29, the third bullet point under Goal 1.1, could this be interpreted that the County should not amend the Future Land Use Map to reclassify properties from Agricultural to something else? – *That is the intent, will add this sentence for clarity* "If the County Board determines that it is appropriate to rezone agricultural property, the Future Land Use Plan should also be amended."
- Have you done any population projections? – *Yes, see below. These will be included on page 13 under population growth. We also added a note on the split between residents within a municipality (81%) and residents in unincorporated areas (19%).*

Year	Population	10 Year Change
1990	39,413	
2000	54,544	38.4%
2010	114,736	110.4%
2020	131,863	14.9%
2024	143,171	21.5%
2030	155,598	18%
2040	183,606	18%
2050	216,655	18%

- Under the Conservation Foundation on page 57, please mention we have preserved 1,378 acres total in Kendall protecting 23 sites, many of which are now Forest preserves? Also, add "The" before Conservation Foundation as it is a part of the official title of the organization. - *yes, added*.
- Under the Conservation Foundation on page 57 - Can you mention that the Lower Fox River is one of only 33 Conservation Opportunity Areas in the state designated by the IDNR as a high priority conservation area? We have "adopted" this COA, which also includes the LaSalle County portion of the watershed, as one of our top TCF priorities. – yes, will add this information.
- On page 66 in the figure, it says protected open space is 4.5%. On page 70 at the top, it says 10%. -*The 4.5% is correct and will change the text on page 70 accordingly.*
- The County Board, when John Church was Chairman, passed an ordinance (05-48 titled The Agricultural Conservation Easement and Farmland Protection Program) promoting the placement of agricultural easements on property. This offers tax benefits to the landowner and preserves agricultural use from future development. Kane County has a similar program, but in their case they have dedicated funds to purchase the easements providing an additional financial benefit to the property owner for creating the easement. Is that policy still in place? – *Staff researched this topic and found:*
    - *The Ordinance was adopted in 2005, and amended in 2008 to reflect the terms of the County Board representatives to correspond with the terms of office for the County Board Members. The Ordinance:*
        - *Creates a Land Trust Commission, responsible for administering the ordinance;*
        - *Authorizes the County Board to acquire conservation easements thru purchase or donation;*
        - *Permits the County to work with a nonprofit to operate and manage the program*
    - *There are no agendas or minutes in the PBZ Department files and the Commission is not listed on the Department's FOIA posting in 2010. As such, there is also no record of any agricultural conservation easements ever being created by the County.*
    - *In the November 2023 edition of the draft County Code, Ordinance 2005-48 is listed, but it is lined out with note reading "Delete as Obsolete".*
    - *When the County Board approved the County Code, Ordinance 2005-48 would have been revoked because it was known to exist and was deleted. The revocation may have been inadvertent, but Ordinance 2005-48 and Ordinance 2008-43 were repealed.*

  Since this is a possible tool to promote agricultural conservation that could be restored, we will note the potential to re-instate this ordinance under Goal 1.1 on page 125. New Policy under 1.1: "Promote agricultural conservation easements which offer tax benefits to landowners and preserve agricultural use from development."

- Will the future land use map become the zoning map for the County? – *No, the current zoning will remain in place. However, the Future Land Use Plan will be used to guide future zoning decisions if a change is requested by a property owner. Text clarifying this will be added to the Future Land Use section around page 70. "Zoning is the legal tool used by the County to regulate the use of land. Designation of land on the Future Land Use Plan does not change the current zoning of the property. The Future Land Use Plan is a guide for County decisions on requests for future rezoning."*
- Based on the land use definitions on pages 71-73, the Future Land Use Map does not call for any properties to be rezoned to M-2 or M-3. Is that a correct statement? – *that was not the intent, changing the definition of Industrial to include potential M-2 zoning, and adding a potential mining district to clarify that M-3 would be appropriate in that area*.
    - **Industrial.** The Industrial land use category provides for employment opportunities for County residents while providing a balanced tax base. Appropriate uses include offices, warehousing, highway-oriented commercial businesses, and light industrial uses as permitted within the County's B-5 Business Planned Development District, B-6 Office and Research Park District, ~~and~~ M-1 Limited Manufacturing District and M-2 Heavy Industrial District. ~~Heavy industrial uses as defined for the County's M-2 Heavy Industrial District are prohibited.~~ Buildings and land in this category should be properly landscaped and developed in an orderly manner that conveys a well-maintained environment, which is particularly important to create an attractive buffer between Industrial and any adjacent residential areas.
    - **Mining.** The Mining land use category applies to existing, active mining quarries. These quarries are located just west of Route 47 between Joliet Road and Sherrill Road. Although the quarries are largely kept out of view by tall man-made hills, the existence of the quarries is fairly apparent by the volume of truck traffic in the area, particularly as the trucks enter and exit off of Route 47 via Quarry Road. Mining uses typically fall under the M-3 Manufacturing District (Earth Material Extraction, Processing and Site Reclamation).
    - **Potential Mining.** As development continues to occur in the region, there may come a time when expansion of existing mines is needed. The potential mining district overlay indicates areas believed to have underlying mineral resources and access to key transportation routes which may make them appropriate for future mining activity and rezoning to M-3. Any specific mining application will be closely reviewed to ensure that it meets

environmental performance standards appropriate to Kendall County and the specific location, including the buffering of such uses from adjacent residential, institutional, or public uses. Road impacts will also be closely evaluated to minimize impact on local transportation systems.

- What is the definition of "additional open space opportunity and riparian corridor as used on the Future Land Use Plan? Will add the following definitions around page 73:
    - **Additional Open Space Opportunity**. Land that contains significant natural features, including but not limited to mature woodlands, prairies, and wetlands. These areas would be ideal candidates for conservation easements and other techniques to maintain their ecological integrity and to protect these important environmental resources. Development still may be appropriate based on the underlying land use, but only after careful review of the existing environmental assets.
    - **Riparian Corridor.** A vegetated area located adjacent to creeks, streams, rivers, and other waterways that should be protected from development, disturbance, or encroachment in order to maintain natural hydrologic, ecological, and water quality functions. The appropriate width of the corridor is variable based on site conditions such as slopes, soils, vegetative cover, etc.
- Is there any mention of incorporating conservation design principles in the Residential and other types of development scenarios? - They county has long support this approach, and the RPD regulations were created for that purpose. *The following text will be added in a call-out box near the definitions of planned rural estate and planned rural residential on page 71*. "The Planned Residential land use categories are designed to accommodate conservation design subdivisions. With conservation design, residential lot sizes are reduced in exchange for additional common open space. These open space areas can contain recreational amenities such as trails and playgrounds. They typically include a combination of preservation of existing woodland and prairie and new native plantings. Several conservation design subdivisions were started in the County prior to the recession on the mid 2000s, including Brighton Oaks, Grove Estates, Henneberry Woods, and Rosehill. (including some photo or sketch examples.)"
- Page 74 - -Under "Character and Land Use, Please give an explanation of the numbers. – *These were GIS area calculations based on the existing and proposed future land use plans. We can add a note explaining this in the document: "Acreage noted in the above table was calculated from the GIS used to create the Future Land Use Plans. These areas represent an ultimate development pattern in 20 plus years*

after these areas are built out. For the foreseeable future, actual land use will remain closer to the existing land use shown on pages 66-67."

- -Page 80, Rt 34 between Eldamain and 47 not a truck route? – *It is designated as a Class II Truck Route by the State, and the map shows this. What we didn't show was the segment of 34 east of 47 as a truck route, which is per IDOT, so we will add that to the map.*
- Page 87-88 – Trails and Active Transportation
    - Crossing busy state routes like Route 47 or 71 is dangerous. Consider safety improvements (this was particularly noted in Newark with people crossing to go to the school or to Dollar General, and on trail crossings proposed on Route 47) *-Agree this is an issue, and will add some text to page 88 talking about the important of safe crossings (either grade separated or at signalized intersections).*
    - Oswego has planned bridge connections to islands within the Fox River. These should be shown on the trail plan. *– Agreed and can add as requested.*
- Page 93 – great to promote rooftop solar, should also consider adding parking lot solar coverage – *agree and can mention in text, and will add a photo to emphasize use of roof top solar.*
- Page 96, Does the map of sanitary districts reflect current boundaries or proposed? It is important to know their future plans. We should include Joliet's Ridge Rd. Sanitary plant? – *What is shown is their current jurisdictional boundaries based on the GIS maps we have been able to locate. If they have plans for extension beyond these limits that information is not publicly available. If we show the Joliet sanitary plant, we should probably show plants for Plano and the other sanitary districts – and we can and will do that.*
- What is the process to change the plan? – *we will add a short discussion in the strategies section around page 120 to discuss keeping the plan updated as conditions change. This includes continuing to host an Annual Meeting to review the plan and make amendments as-needed. We will also recommend a more in-depth review every 10 years. We will also note that if the County Board determines a project is appropriate but inconsistent with the plan, the plan should also be modified concurrently with the project's zoning approval.*
    - *Update first paragraph of Implementation chapter to read: This plan outlines a vision for County growth and development over the next 20 to 30 years. Achieving that vision will take hard work, teamwork both within and outside the County government, and perseverance. The Vision outlined in Chapter 3 highlights some policies that should lead to plan success. Implementation of those polices will require close coordination with the County's partners and*

modification or creation of some new tools to fund or manage key plan initiatives. It will also require regular updates to this plan. Consistent with current policy, the plan should be discussed at the annual meeting held by the Regional Planning Commission, and updated at least every 10 years. If the County Board determines that a project is appropriate but inconsistent with the plan, the plan should be modified concurrently with the project's zoning approval.

- Page 123 under Conservation Foundation – *should be Dickson Murst Farm (not Dirkson)*
- Funding for the Forest Preserve District should be increased to allow for additional open space acquisition. Other residents expressed concerns regarding high taxes in the county and the potential for an additional sales tax to fund the Forest Preserves. – *We will modify the text on page 126 under resources for Goal 1.3 to note exploring a broader range of funding options beyond sales tax, including user fees.*
    - *Funding for acquisition of open space, including seeking grants, donations, user fees, and potential creation of a dedicated revenue stream through sales tax (with required state authorization)*
- On page 128, Goal 3.1, should we add HOAs as partners? - *Yes, we will add.*
- **Future Land Use Plan Changes**
    - Industrial north of Galena along Ashe –*Match Plano's Comprehensive Plan.*
    - Scale back the renewable energy overlay east of Grove Road given significant riparian stream corridors and tree cover in this area – *While these areas are shown for potential renewable energy by Minooka, we concur with the suggestion and have removed the overlay in this area.*
    - Remove the Additional Open Space Opportunity overlay on the area south of Reservation Road and east of Minkler Road – the County previously amended the LRMP based on evidence provided by Sheri Pellegrini documenting an ecological study by S/E Group showing that most trees in this area are non-native and/or poor quality. – *While the study only covered a portion of the area proposed for additional open space opportunity, we concur and have removed the overlay and removed from the Recreational Open Space map. The areas not covered by the study are all in single-family lots, and while air photography shows heavy tree cover homeowners are likely to maintain the trees as they add value to their property.*
- Page 133, Local Regulations, should expand the discussion on the forestry definition, and also recommend addressing stacked storage containers.
    - *Add the following as an additional paragraph under the forestry discussion: Grundy County includes tree clearing, including forestry, and incidental*

processing, as part of their definition of agricultural uses. This approach may also be helpful, clarifying that operations that harvest and process trees on-site would be permitted, while businesses that harvest trees off-site and process on another site could be handled with a different zoning approach.

- ***Cargo Containers** – Cargo containers are increasingly used to transport goods both by rail and by truck. Storage of these containers has been an issue in other counties, particularly at intermodal facilities where these containers can be stacked. Updating the zoning ordinance to address container storage is recommended. Will County has good regulations which could serve as a starting point of any code amendment.*

- **Recreational Open Opportunity Map**
  - Reservation Woods is the highest quality natural area in the State. A must protect. – *We were not aware it ranked that high on the state list, but agree it is a wonderful area, and one of the reasons why we show a scenic route along Route 126 to the south. The Forest Preserve District has acquired several properties in the area – and ideally would acquire more as they became available and funding was in place. While we have removed the additional open space opportunities in this area due to a resident request, we support the idea of interconnection of these areas. We propose adding a future trail connecting the existing Forest Preserve properties from Van Emmons Road to Grove Road.*
  - Advise not including golf courses in open space – *We generally did not show them as open space on the open space map as suggested. However, we did show the White Tail Ridge golf course as open space on the Future Land Use Plan. Since the course was an integral part of the overall Planned Development, we are comfortable leaving as shown.*
  - We should push hard to buy land along the Fox River to connect existing Forst Preserves to provide the trail system residents want. – *Agree, and the plan does show a proposed continuous trail along the Fox River, but it is a little hard to read. We will boost the width of the proposed trial, so it is easier to read. The open space land use category on the future land use map does show a corridor along the Fox River generally consistent with flood plain and wooded areas.*
- **Future Roadway Plan**
  - Why does the plan show an extension of Beecher Road crossing the Fox River west of 47 and east of Eldamain ? Why does the plan show an additional river crossing on the east side of Yorkville connecting to Reservation Road? (these concerns were raised by several participants, who were generally opposed to

the extensions based on environmental and economic impacts)– *These extensions were both shown on Yorkville's plan, and their staff requested we show them on our plan. However, given the recent annexation into Yorkville, the cost of extending a road across the river, and the limited regional benefit of these roads,* ***these extensions have been removed from the plan.***

- Should the western extension of Caton Farm Road west of Lisbon Road swing south and tie into Hughes Road rather than extending all the way to Route 71? - *This seems like a logical suggestion, reducing the cost of future roadway improvements. However, it would add additional traffic to Hughes Road.* ***This change to the extension of Caton Farm Road west to Hughes has been included in the revised plan.***
- According to residents, there is already a lot of truck traffic on Grove Road, yet seemingly little on Route 47. Connecting Grove with Brisbin Road will only increase truck use of Grove Road, and this connection should not be made. – *The County has planned for this connection for some time, and options have been discussed with the Sterring Committee.* ***Since this connection is not included in the County's long-term transportation plan, and capacity exists to handle north/south truck traffic on either Route 47 or Ridge Road, this Brisbin/Grove connection will be removed from the plan.***
- Why is there a proposed minor collector roadway between Van Emmon and Route 126 along the Lyons Forest Preserve? This is an important wildlife corridor. – *This was taken from the Yorkville Plan. You generally want a minor collector every mile or so in an urbanized area, and without this new roadway it would remain over two miles without a north-south connecting route between Route 47 and Reservation Road. However, we appreciate the concern and would not anticipate a lot of dense development in this area.* ***This proposed minor collector has been removed.***

- A resident asked about the proposed broadband loop. Page 25 generally discusses the proposed Fox Fiber plan ***–The committee recommended including a coverage map, which will be more helpful to residents.***
- What happens if there are conflicts between the County's plan and the plans for Plattville or Millbrook***? –*** *Since these communities rely on county zoning regulations and the RPC to hold hearings, general consistency between the plans is desirable. Both communities are in the process of updating their plans, and County staff and consultants have meet with the Mayors of both communities to improve consistency between the plans and they are in general alignment. Once area noted by a resident is the renewable energy overlay, which is shown on the County's plan south of 52 and on the draft Plattville Plan at the southwest corner of Caton Farm*

and Ashley Roads. ***County staff reached out to Plattville and they have revised their plan to show the renewable energy overlay in the same area as the County plan.***

Editorial Changes to be Included in Revised Draft

(These items were not specifically noted by residents, but have been identified by Teska as appropriate for inclusion in the plan)

- All maps
  - Adjust municipal boundaries of Lisbon and Yorkville per recent annexations.
  - Updated date prepared.
- Update cover with new date and title "Public Hearing Draft."
- Acknowledgements
  - Add note that Bill Ashton resigned from the committee.
  - Add note that Claire Wilson resigned from the RPC.
  - Add Philip Resendiz to the RPC.
  - Add Todd Volker to list of County Staff
- Table of Contents – adjust page numbers as appropriate.
- Page 13, Population growth, note that 81% live within a municipality.
- Page 29 and Page 125 – Goal 1.3 – clarify the goal is 30 acres of regional open space per 1,000 residents.
- Page 58 – Existing Open Space and Trails – Make existing trails bolder so they are easier to read. Where trails follow a proposed roadway, if the roadway is realigned the trail will also be realigned (like Caton Farm Road or the potential minor collector on the southeast side of Yorkville near Van Emmon).
- Page 61 – Tree Canopy Map – shift location of north arrow and scale to enlarge map.
- Page 65 – List of Scenic Routes
  - Add Eldamain Road between River Road and Fox Road
  - Add Budd Road between Millbrook Road and the ComEd Transmission Line
  - Add Millbrook Road between Fox River Drive and Walker Road
  - Delete Ridge Road
- Page 67 – Existing Land Use – shift location of north arrow and scale to enlarge map.
- Pages 72-73 – Future Land Use categories
  - Transportation Corridor – clarify that A1-SU is also an appropriate zoning category.
  - Industrial – delete the sentence that says M-2 not allowed.
  - Add definitions for Preserved Open Space, Riparian Corridor, Additional Open Space Opportunity, Potential Mining District

- Page 80 – Existing Transportation Network – shift location of north arrow and scale to enlarge map.
- Page 96 - - shift location of north arrow and scale to enlarge map.
- Page 99 - - shift location of north arrow and scale to enlarge map, make township lines white so you can read them in darker colored areas.
- Page 101 - - shift location of north arrow and scale to enlarge map.
- Pages 107-110 – add a tone on the air photos showing key industrial opportunities to clarify which areas in the photo are included.
- Page 111 - - shift location of north arrow and scale to enlarge map.
- Page 114 - - shift location of north arrow and scale to enlarge map.
- Page 133 – added text on local regulations (previously provided to the committee)

Resident Comments – No Changes Needed

- The plan should address Data Centers, particularly the human health and environment. – *Given demands for water, any proposed data center would likely be within a municipality and outside the zoning authority of the County. We could note this under the economic development chapter, but it seemed obvious to us, and we did not propose any change.*
- Not in favor of the Eldamain extension. This is not an ideal place for industrial or expanded truck traffic. It is a hazard to agricultural equipment traveling and residential/rural quality of life. – *We have discussed this with the committee. This plan has been in place for many years, and will aid the north/south flow of traffic and direct it to Walker Road and over to Route 47. As such, we have left as proposed.*
- Page 47 Hoover Forest Preserve is listed as 400 acres? – *Yes, per the county GIS, so no change needed.*
- -Pg.42 , Evelyn site 1650 BC? – *Based on the information we have found (internet search), yes, no change needed.*
- A resident asked about the expansion of passenger rail service to Kendall County. – *The plan addresses this on pages 81 and 82, noting the engineering studies being conducted and the potential alternatives being considered.*
- The speed limit on Fox River Drive goes up to 55 mph right before the entrance to Millbrook South Forest Preserve increases the chance of accidents. – *point well taken, but the Comprehensive Plan does not get to the detail of roadway speed limits.*

- **Economic Development Opportunity Map**
    - As with connecting to Lake Michigan water, I don't see mention of water conservation measures or supporting groundwater replenishing/infiltration in plan. – *Correct, currently not discussed – and sends the County does not really operate any public water systems, not sure it is critical to add to this already long document. While we agree water conservation and recharge is important, conservation is more of a municipal issue and recharge is promoted by the extensive agricultural areas shown on the plan.*
    - Is air and noise pollution accounted for in this map? – *Not really, proposed industrial areas are generally compact and away from major subdivisions. Addressing air and noise pollution is typically done at the development review stage – not the comprehensive plan stage. No change proposed.*
    - I would prefer if residential transitioned to mixed use before industrial. Move industrial away from existing homes. – *We feel most proposed industrial is away from existing homes. We agree that residential transition to mixed use is appropriate, but most of that will occur with municipalities and is not shown on the counties plan.*
- **Recreational Open Space Opportunity Map**
    - How many acres is the open space shown along Van Dyke Road? – *The open space opportunity shown on the map is just a bubble, showing the general area. There is no defined acreage.*
- **Future Land Use Plan**
    - What future growth is planned south of Yorkville? Given topography, a pumping station would be needed for sanitary sewer if the area was to be annexed and developed. – *Yorkville's Comprehensive show's limited growth south of town, and the proposed County Plan shows only potential commercial development along Route 47 and potential rural residential development west of Route 47 – all of which would be on well and septic.*

VISION KENDALL

COMPREHENSIVE PLAN









April 2, 2026 Public Hearing Draft



ACKNOWLEDGMENTS

This draft will be revised based on input from the Steering Committee, Regional Planning Commission, County staff, and resident comments provided at the Open House Workshops and the Public Hearing. Adoption is anticipated in May, 2026.

COMPREHENSIVE LAND PLAN COMMITTEE

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Randy Mohr, Zoning Board of Appeals Chairman
Matt Kellogg, County Board Chairman
Alyse Olson, Soil and Water Conservation District Representative
Seth Wormley, Planning, Building and Zoning Committee Chairman
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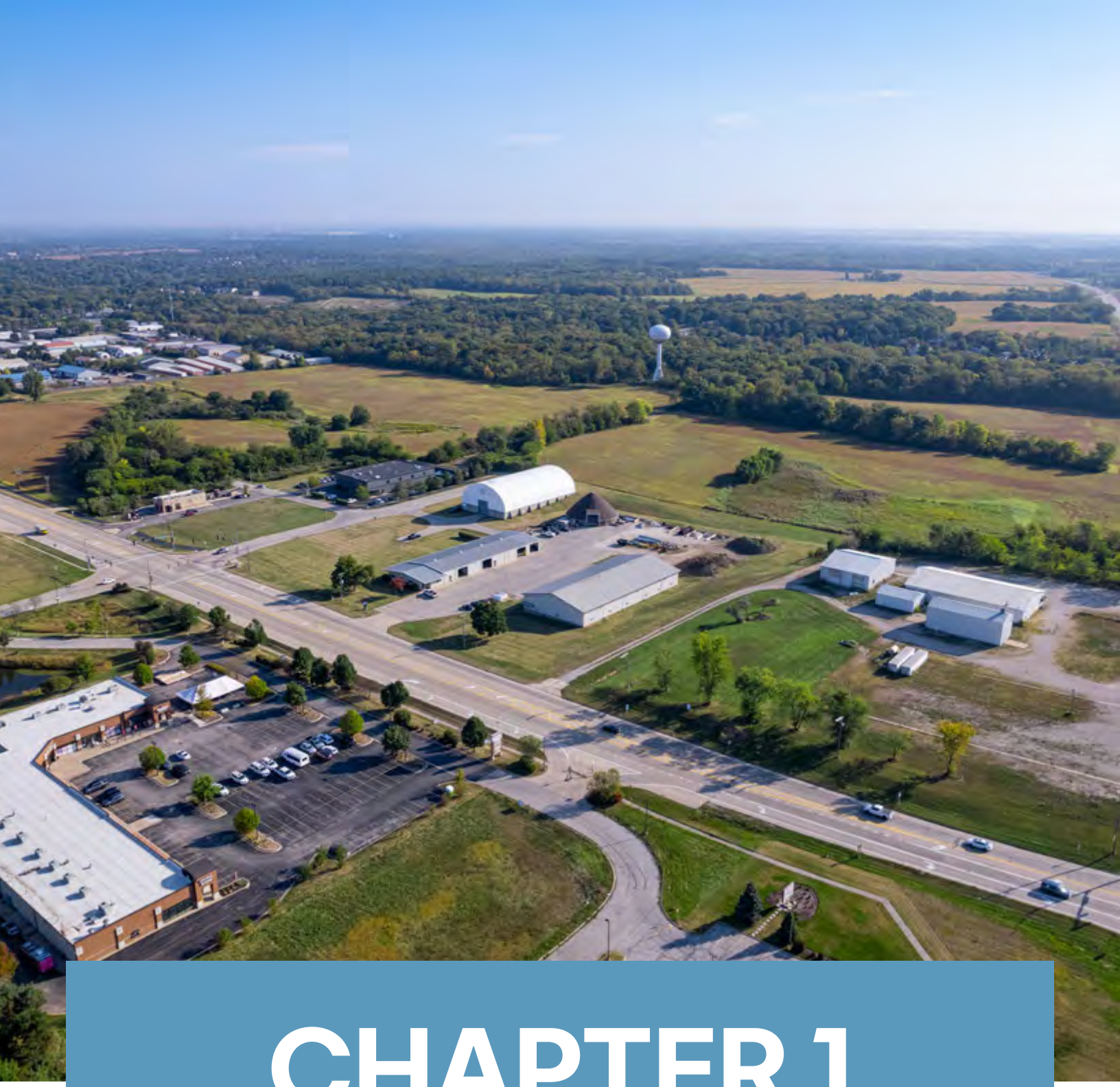
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CHAPTER 1
INTRODUCTION & PROCESS

INTRODUCTION & PROCESS

Kendall County, Illinois, is located on the outskirts of the Chicago metropolitan area. A high quality of life, coupled with this regional proximity, has resulted in significant growth and the need to create a plan to guide future development. This plan is designed as 20-year vision to manage future growth and development.

1.1 PURPOSE & USE OF THE PLAN

A Comprehensive Plan is a vision of the future. The plan builds the rationale for an illustrates the most appropriate use of land within the County. The plan takes a holistic approach, including evaluation and recommendations on economic development, housing, transportation, community facilities and services, open space, community character, land use, and strategies to implement the plan's vision. This Comprehensive Plan:

- Provides a guide to decisions that are legally sound. It allows the County to step back from current zoning cases and create a vision for future growth and development. Following the plan's guidance will provide a sound basis for future decisions that are defensible should the County ever be challenged on a land use decision.
- Informs budget and policy decisions that shape quality of life.
- Builds on past plans, actions and decisions while reflecting changes in society, demographics, the economy, and technology.
- Advances economic development, outlining realistic opportunities for growth and development.
- Answers the question, "What does the County want to see here?"
- Outlines implementation that brings about desired change.
- Provides a tool that can be used to seek funding through grants and foundations.

KEY COMPONENTS OF THE COMPREHENSIVE PLAN



Land Use



Economic Development



Transportation



Community Character



Community Facilities & Services



Housing



Infrastructure



Implementation

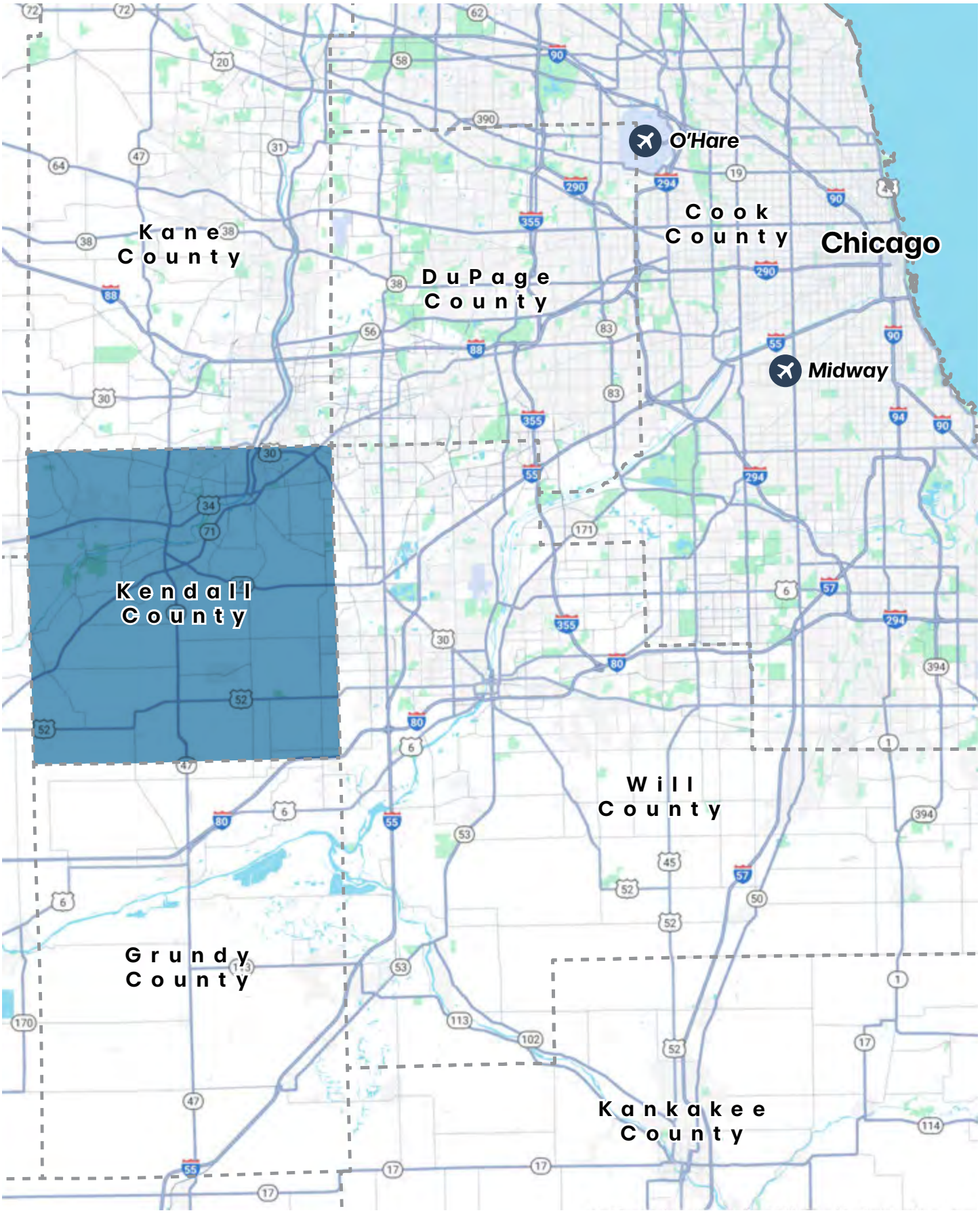


Figure 1.1 *Location Map of Kendall County*

1.2 REGIONAL & LOCAL CONTEXT

Kendall County is in the western Chicago suburbs as a collar county, with an area of 322 square miles. It is the smallest Chicago Metropolitan Agency for Planning (CMAP) county. Despite its size, Kendall County sits in a strategic position, bordering six counties (Kane, DuPage, Will, Grundy, LaSalle, and DeKalb) and is close to major cities such as Aurora, Joliet, and Naperville in the area. Kendall County comprises nine townships: Big Grove, Bristol, Fox, Kendall, Lisbon, Little Rock, Na-Au-Say, Oswego, and Seward.

Kendall County is characterized by its picturesque natural landscape, rich agriculture base, and fast-growing suburban communities. The location of Kendall County presents itself as a transitional area between traditional agricultural land and vibrant economic development. The three northern townships (Little Rock, Bristol, and Oswego) continue to be the main economic development area powered by the diverse commercial and industrial businesses, multi-modal infrastructure network, as well as majority of residential neighborhoods. The townships along the eastern county lines including Na-Au-Say and Seward are embracing the west-bound development expansion from Will County featuring industrial and residential developments. The rest of the County continues to maintain its agricultural tradition and rural character.

The communities in Kendall County range widely in size, character, and population. From vibrant suburban communities like Oswego (2024 population 38,778) to rural villages with small-town charm like Newark (2024 population 980). There are seven municipalities (Plano, Yorkville, Oswego, Plattville, Lisbon, Newark, and Millbrook) completely or mostly located in Kendall County, nine (Sandwich, Millington, Montgomery, Aurora, Plainfield, Joliet, Shorewood, and Minooka) are expanding into the County, and one large,

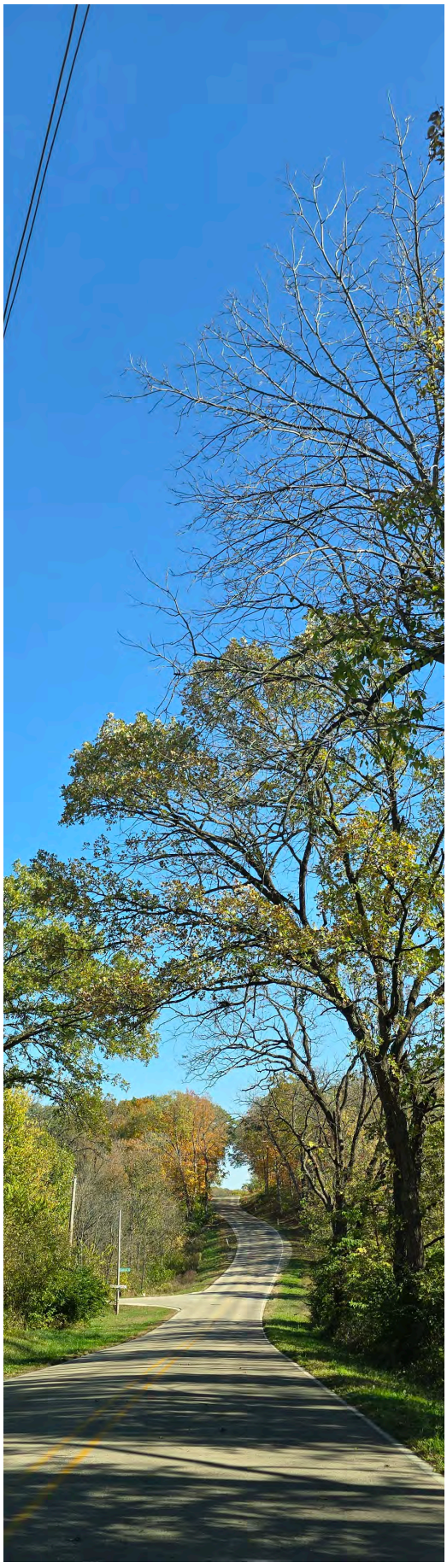


unincorporated community known as Boulder Hill. Yorkville, which is in the center geographically, serves as the county seat.

A network of U.S., state, and county highways traverses Kendall County, providing critical connections to the Chicago metropolitan area and the national transportation system. Major corridors, including U.S. Routes 34 and 52 and Illinois Routes 47, 71, and 126, serve as primary east–west and north–south links for residents, freight movement, and regional travel. This roadway network has played a central role in shaping growth patterns, particularly by supporting suburban residential development and industrial expansion near key corridors.

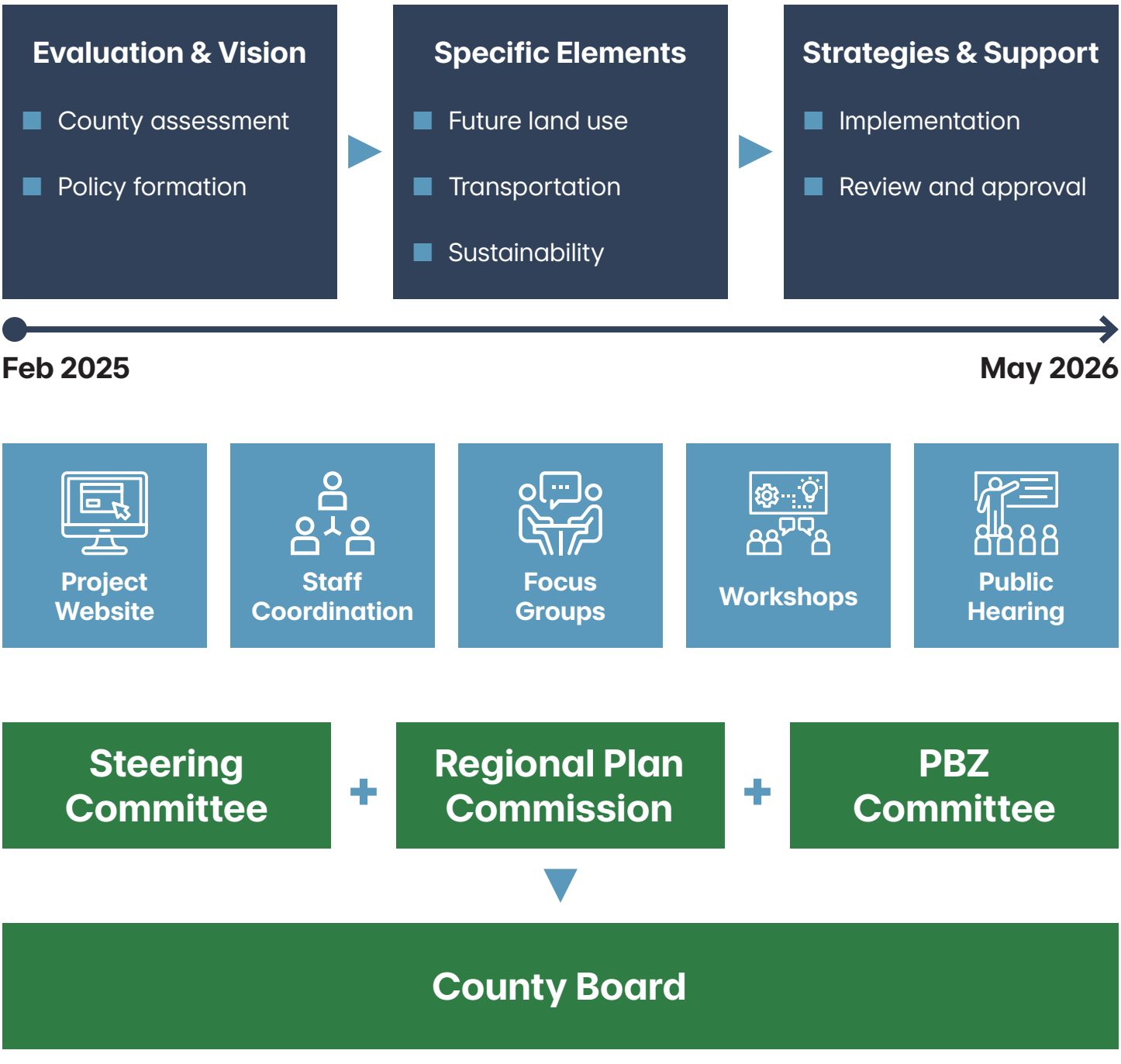
While no commuter rail lines currently operate directly within the County, Metra service is accessible in nearby communities such as Aurora and Naperville, providing commuter connections to downtown Chicago and regional employment centers. Freight rail lines operated by major carriers pass near or along the County's periphery, supporting regional goods movement and contributing to the attractiveness of nearby industrial and logistics development. Kendall County has access to Amtrak, the national passenger rail service, via stations in Plano or in nearby downtown Joliet.

Kendall County is also strategically located relative to major air transportation facilities. Residents and businesses have access to Chicago O'Hare International Airport and Chicago Midway International Airport, as well as Chicago Rockford International Airport, a key cargo hub. In addition, several regional and general aviation airports, including Aurora Municipal Airport, Morris Municipal Airport, and Joliet Regional Airport, serve business, recreational, and freight-related aviation needs. Together, these transportation assets enhance Kendall County's regional connectivity and support economic growth while reinforcing its role as an exurban community within the greater Chicago region.



1.3 PUBLIC ENGAGEMENT PROCESS

Community engagement plays a critical role in creating an effective and sustainable plan. By incorporating a wide range of engagement activities throughout the project, the process evolves from a procedural exercise into a genuinely collaborative effort across the County. This approach ensures that the plan reflects the community's values, concerns, and aspirations rather than relying solely on top-down decision-making. This Comprehensive Plan is based on extensive community input throughout the planning process, which is summarized in the illustration below.



The following showcases the key outreach efforts the project team conducted to ensure broad community participation throughout the process:

- Creation of a project web site ***www.VisionKendall.org*** maintained throughout the planning process, providing opportunities for residents to share ideas through surveys and an interactive mapping tool, access draft documents, receive regular updates and project news, and learn about the purpose and use of the plan.
- A quick survey and interactive comment map that allowed the public to share their living and working experiences in Kendall County.
- Promotional postcards distributed at public open house meetings, pop-up booths, and at County and township facilities.
- News articles published by regional media outlets to build awareness and encourage public participation.
- Promotional posts highlighting the project website, public events, surveys, and other key updates are shared across community Facebook groups to expand the reach.
- A series of five open house meetings held at various locations throughout the County to discuss overall vision and identify key opportunities and concerns.
- An additional series of five open house meetings to review the draft plan and receive public feedback.



Project Brand and Website



Promotional Postcard



Social Media Materials

- Regular meetings throughout the planning process with the Comprehensive Land Plan Committee to provide updates and obtain input and direction.
- Direct outreach and discussions with key stakeholders throughout the County including municipalities, townships, economic development professionals, key County departments, fire districts, school officials, the farm bureau, developers, and others actively involved in land development.
- A pop-up booth at the National Night Out event, offering residents a chance to share their concerns and vision for Kendall County's future.
- A public hearing before the Regional Planning Commission to formally present the plan and receive additional public comments.

4,650
Website Views

125
Newsletter Subscribers

236
Survey & Map Responses

11
Outreach Events

*as of 4/2/2026, to be updated prior to plan adoption



1.4 PAST PLANNING EFFORTS

From 1994 until the adoption of this Comprehensive Plan, Kendall County employed a Land Resources Management Plan (LRMP) to guide planning decisions. The LRMP was based on the guidance and authorization contained in the Illinois Local Land Resource Management Planning Act, P.A. 84-865. That act, and the more general Illinois County Code (55 ILCS 55 5/), recommends that Counties adopt land use plans and related policies and objectives.

Both planning approaches included significant input from residents and businesses, focus on unincorporated areas of the County, and contain extensive plans and recommendations. Key differences between the two planning approaches are summarized as follows

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.

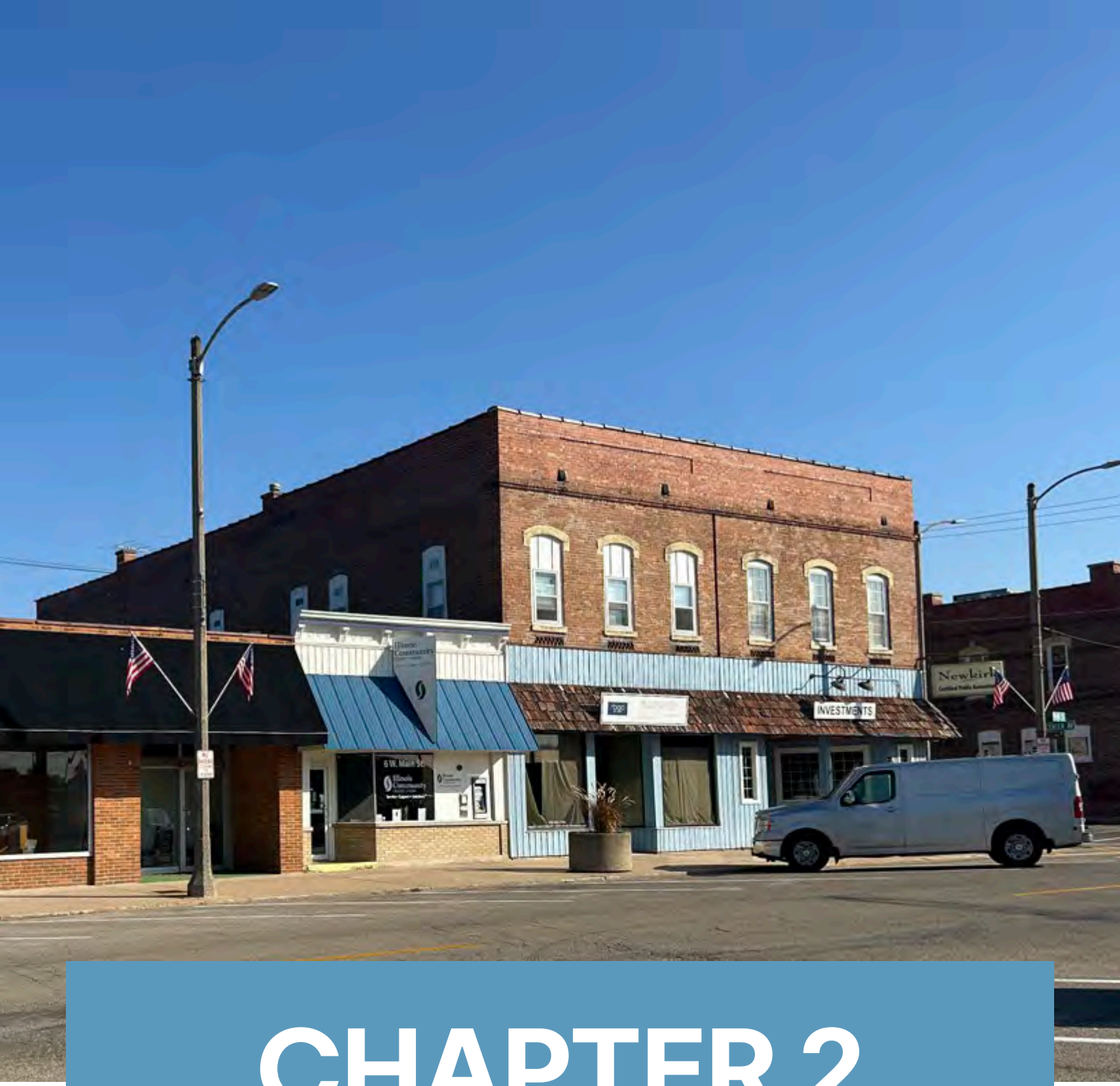
Comprehensive Plan (2026 +)

- 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.






MILE
37
Waubonsie Trl
Civic Center 0.2
Dwtn Oswego 1.4



CHAPTER 2
EXISTING CONDITIONS & TRENDS

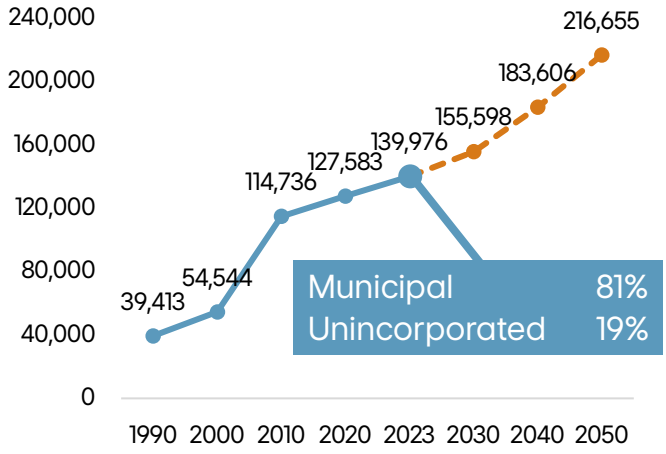
EXISTING CONDITIONS & TRENDS

A clear understanding of where Kendall County is today, taking into consideration past and future trends, is essential in developing a strategy to manage future growth and development. This chapter focuses on understanding population and growth trends in the County and the infrastructure needed to support that growth.

2.1 POPULATION GROWTH

Kendall County is the fastest-growing county in Illinois. This rapid population growth began in the early 2000s as households increasingly relocated from older, more built-out suburbs into exurban communities offering newer housing, larger lots, and relative affordability. As shown in Figure 2.1, Kendall County's population increased from 39,413 in 1990 to 139,976 in 2023, an increase of 255 percent, or more than 100,000 residents. **The U.S. Census Bureau estimates that Kendall County added another 3,195 people in 2024 along, bringing the total population to 143,171. The County is projected to continue growing, reaching approximately 216,655 residents by 2050. The majority (81%) of the population lives within the municipalities.**

While growth was especially pronounced between 2000 and 2010, Kendall County has continued to experience strong population increases. This sustained growth distinguishes Kendall County from many other counties in the state, where growth has slowed or reversed in recent years.



	Population	Change
1990	39,413	/
2000	54,544	+38.4%
2010	114,736	+110.4%
2020	127,583	+11.2%
2023	139,976	+9.7%
Projections		
2030	155,598	+11.2%
2040	183,606	+18%
2050	216,655	+18%

Figure 2.1 *County Population Trend 1990-2050*
Source: US Census 1990-2020, and US Census American Community Survey 2023 1-Year Estimates and Teska Associates, Inc. (Projections)

	Kendall County	Kane County	DuPage County	Will County	Grundy County	LaSalle County	DeKalb County	Illinois
1990	37,202	278,405	658,835	324,460	30,582	112,003	74,624	11,426,518
2000	54,544	404,119	904,161	502,266	37,535	111,509	88,969	12,419,293
Change	46.6%	45.2%	37.2%	**54.8%**	22.7%	-0.4%	19.2%	8.7%
2010	114,736	515,269	916,924	677,560	50,063	113,924	105,160	12,830,632
Change	**110.4%**	27.5%	1.4%	34.9%	33.4%	2.2%	18.2%	3.3%
2020	127,583	516,522	932,877	696,355	52,533	109,658	100,420	12,812,508
Change	**133.9%**	27.8%	3.2%	38.6%	40.0%	-1.7%	12.9%	3.2%
2023	139,976	514,982	921,213	700,728	52,920	108,309	100,288	12,549,689
Change	**9.7%**	-0.3%	-1.3%	0.6%	0.7%	-1.2%	-0.1%	-2.1%
33-year Change	**255.2%**	62.2%	17.9%	96.1%	63.7%	1.3%	28.7%	9.8%

Figure 2.2 *Comparative Population Change 1990-2023*
Source: US Census 1990, 2000, 2010, 2020, and US Census American Community Survey 2023 1-Year Estimates

Kendall County's growth far outpaces that of surrounding counties and the State of Illinois (Figure 2.2). Over the past 30 years, Kendall County recorded the highest population increase in the region. While other exurban counties such as Will, Kane, and Grundy also experienced notable growth, their recent growth rates have slowed considerably. In contrast, Kendall County continued to add nearly 10 percent to its population between 2020 and 2023, even as most neighboring counties saw stagnation or decline. This trend reinforces Kendall County's ongoing role as a key growth frontier within the greater Chicago metropolitan area.

Population growth within Kendall County has not occurred evenly. Townships located closer to more developed neighboring counties to the north (Kane) and east (Will) have experienced the most significant growth. These areas are more directly influenced by westward economic expansion from Chicago, industrial development, and transportation access. For example, recent industrial and logistics investment along corridors such as Ridge Road in Plainfield has supported both job creation and residential development in nearby townships.

As a result, Na-Au-Say, Seward, Bristol, Oswego, Kendall, and Little Rock Townships have experienced substantial population increases since 1990. Na-Au-Say and Seward Townships have seen explosive growth as new subdivisions and employment opportunities expanded

outward from adjacent metropolitan areas. Conversely, more rural townships such as Fox, Big Grove, and Lisbon have experienced much slower growth or population decline. These areas retain a stronger agricultural and rural character and face development constraints related to infrastructure availability and market demand.

	Little Rock	Bristol	Oswego	Fox	Kendall	Na-Au-Say	Big Grove	Lisbon	Seward
1990	7,081	5,598	18,078	1,146	3,417	1,067	1,430	781	812
2000	7,662	7,677	28,417	1,355	4,538	1,591	1,526	896	876
Change	8.2%	37.1%	**57.2%**	18.2%	32.8%	49.1%	6.7%	14.7%	7.9%
2010	13,076	26,230	50,870	1,675	7,739	8,145	1,647	899	4,455
Change	70.7%	241.7%	79.0%	23.6%	70.5%	**411.9%**	7.9%	0.3%	408.6%
2020	14,036	32,030	55,771	1,681	8,532	10,771	1,622	771	6,655
Change	7.3%	22.1%	9.6%	0.4%	10.2%	**32.2%**	-1.5%	-14.2%	49.4%
2023	14,411	33,120	56,912	1,636	8,995	10,875	1,753	683	6,668
Change	2.7%	3.4%	2.0%	-2.7%	**5.4%**	1.0%	8.1%	-11.4%	0.2%
33-year Change	103.5%	491.6%	214.8%	42.8%	163.2%	919.2%	22.6%	-12.5%	**721.2%**

Figure 2.3 *Township Population Change 1990-2023*
Source: US Census 1990, 2000, 2010, 2020, and US Census American Community Survey 2023 1-Year Estimates

2.2 AGE CHARACTERISTICS

Kendall County remains one of the younger counties in the region. While the median age has increased gradually from 32.1 in 1990 to 36.0 in 2023, it remains well below the Illinois median age of 39.5. Compared with adjacent counties, Kendall County is the second youngest and has aged at a slower rate, reflecting its continued attraction to working-age households and families (Figure 2.4).

Although Kendall County remains young, its age structure is shifting. Residents aged 55 and older now account for approximately one-fifth of the total population, up from 16 percent in 1990. At the same time, the share of children and youth has declined, falling below 30 percent in 2023 after remaining above that level for several decades. These trends suggest growing demand for senior services, age-friendly housing, and healthcare, alongside evolving needs for schools and family-oriented amenities.

	Kendall County	Kane County	DuPage County	Will County	Grundy County	LaSalle County	DeKalb County	Illinois
1990	32.1	30.8	32.3	31.1	33.3	35.5	27.0	32.8
2000	34.1	32.2	35.2	33.3	36.3	38.1	28.4	34.7
2010	32.9	34.5	38.2	35.4	36.1	41.0	29.3	36.6
2020	35.8	38.3	40.1	39.0	38.7	42.5	34.3	38.8
2023	36.0	39.1	40.6	39.6	38.6	42.5	34.4	39.5
33-year Change	12.1%	26.9%	25.7%	27.3%	15.9%	19.7%	27.4%	20.4%

Figure 2.4 *Comparative Age Changes 1990-2023*
Source: US Census 1990, 2000, 2010, 2020, and US Census American Community Survey 2023 1-Year Estimates

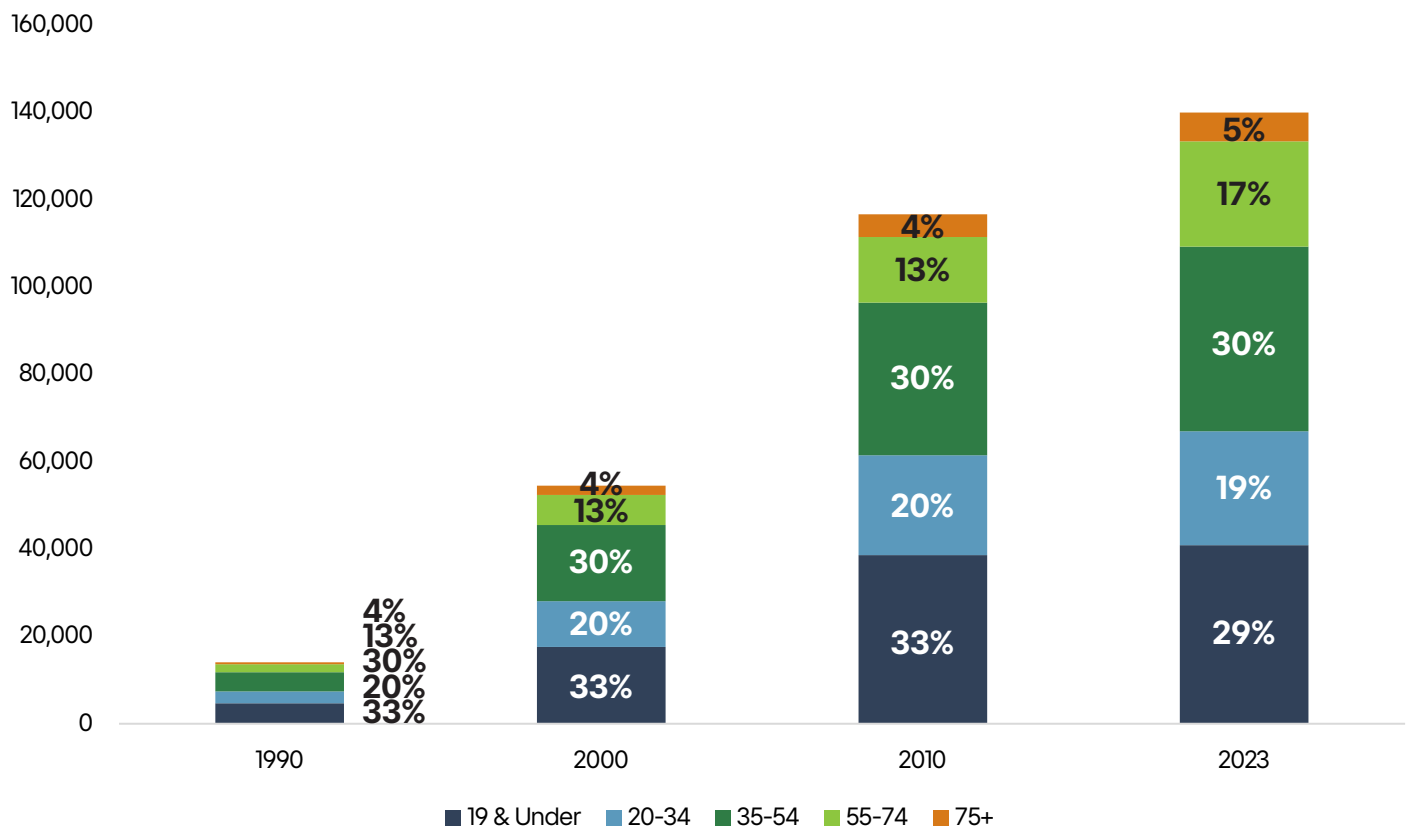


Figure 2.5 *Age Distribution Breakdown 1990-2023*
Source: US Census 1990, 2000, 2010, 2020, and US Census American Community Survey 2023 1-Year Estimates

2.3 HOUSEHOLDS

In 2023, Kendall County contained 44,934 households with an average household size of 3.1 persons. Although households with more than two people still represent a majority (53 percent), 61 percent of households do not include children. This reflects broader demographic trends, including declining birth rates, aging residents, and an increasing number of empty nesters.

Most households in Kendall County are married households (57 percent), and homeownership is prevalent, with approximately 85 percent of housing units owner-occupied. These patterns are closely tied to the County's dominant single-family housing stock and suburban development character.

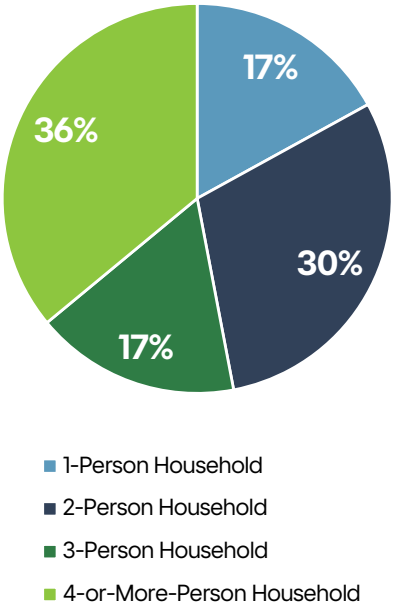


Figure 2.6 *Household Size 2023*
Source: US Census American Community Survey 2023 1-Year Estimates

2.4 INCOME & EMPLOYMENT

Household incomes in Kendall County have increased substantially over the past three decades. Median household income grew by more than 185 percent between 1990 and 2023, reaching $122,235. This is approximately 159 percent of the Illinois median household income. In contrast, in 1990 Kendall County's median income was only about $10,000 higher than the state median. Income distribution data further illustrate the County's economic strength. Approximately 44 percent of households earn more than the County median income, and about 70 percent earn more than the state median.

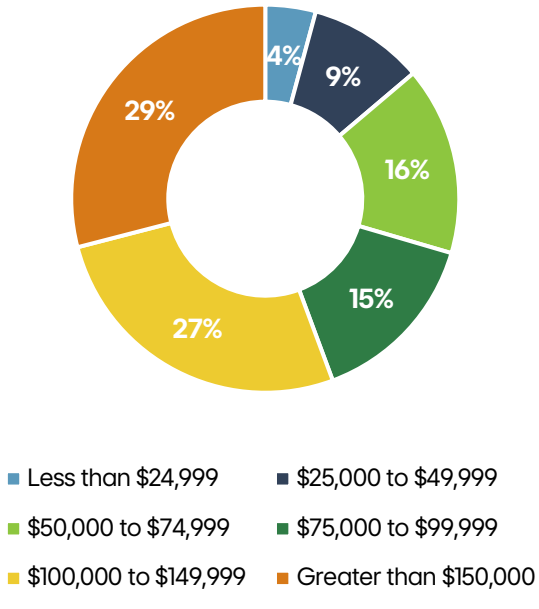


Figure 2.7 *Household Income Distribution 2023*
Source: US Census American Community Survey 2023 1-Year Estimates

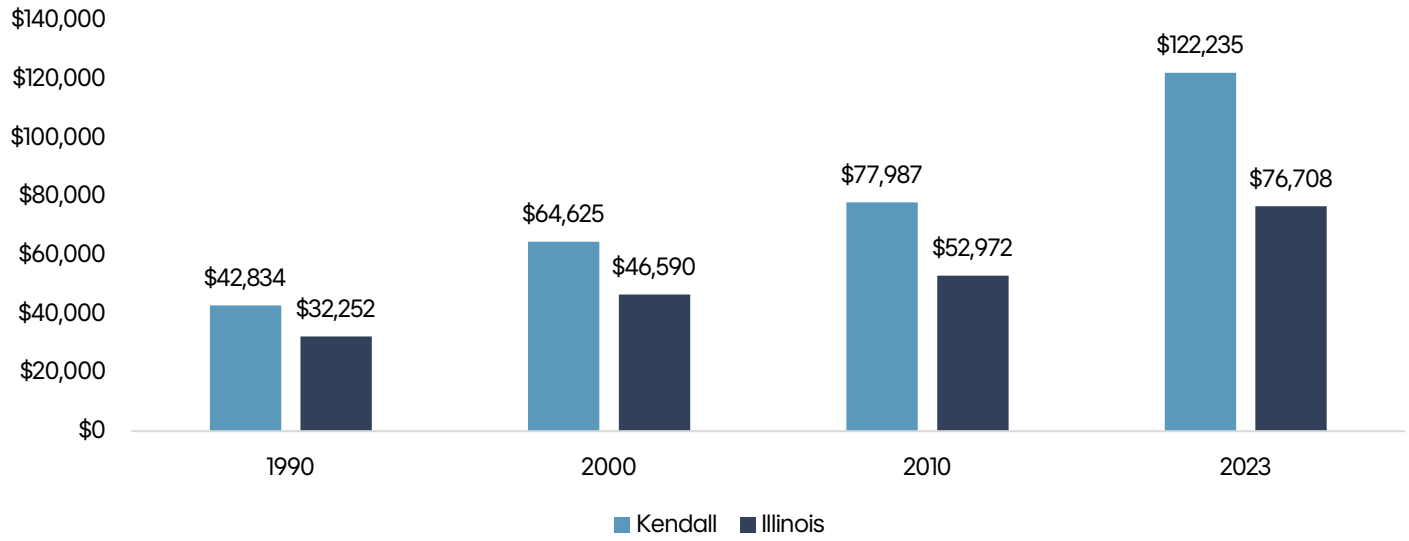


Figure 2.8 *Median Household Income 2023*
Source: US Census 1990, 2000, 2010, and US Census American Community Survey 2023 1-Year Estimates

2.5 RACE & ETHNICITY

Kendall County has become significantly more diverse over the past three decades. In 1990, White residents accounted for approximately 95 percent of the population. By 2023, that share declined to 61 percent. During the same period, the Hispanic population increased to 23 percent, making it the second-largest ethnic group in the County. Black and Asian populations have also grown, reaching 8 percent and 4 percent of the population, respectively. Reflecting these demographic changes, language diversity has increased. While English remains the primary language spoken at home (79 percent), Spanish is spoken by approximately 14 percent of residents. These trends underscore the importance of culturally responsive planning, multilingual communication, and equitable access to public services.

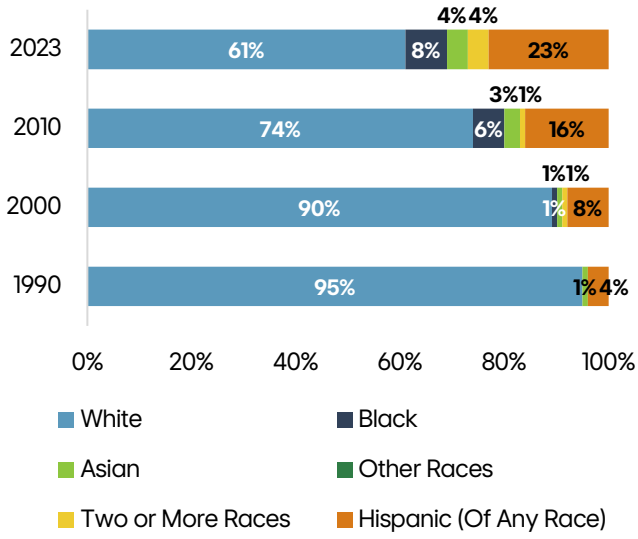


Figure 2.9 *Race and Ethnicity 1990-2023*
Source: US Census 1990, 2000, 2010, and US Census American Community Survey 2023 1-Year Estimates

2.6 EDUCATIONAL ATTAINMENT

Educational attainment in Kendall County is high and has improved steadily over time. In 1990, 83.7 percent of residents aged 25 and older had a high school diploma or higher; by 2023, that share increased to 93.2 percent, among the highest rates in the region. Higher education attainment has also increased significantly. The share of residents with a bachelor's degree or higher more than doubled, from 17.8 percent in 1990 to 36.5 percent in 2023. This educated workforce supports economic competitiveness, attracts employers, and contributes to higher household incomes.

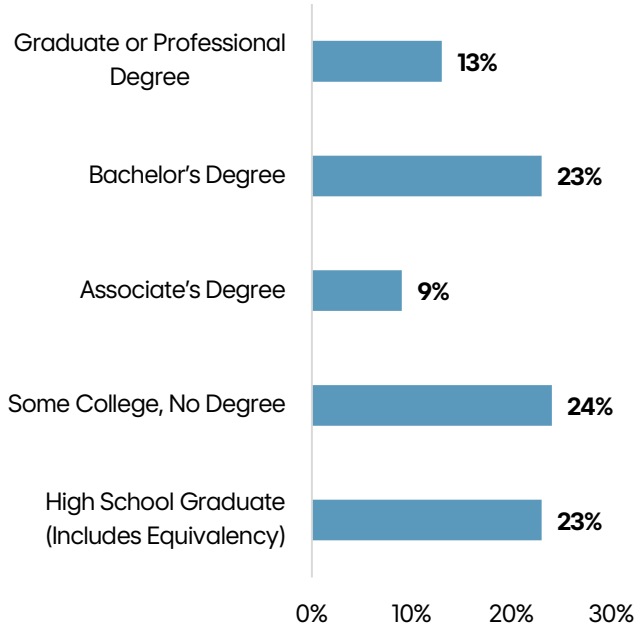


Figure 2.10 *Educational Attainment 2023*
Source: US Census American Community Survey 2023 1-Year Estimates

	High School Graduate or Higher		Bachelor's Degree or Higher	
	1990	2023	1990	2023
Kendall County	83.7%	93.2%	17.8%	36.5%
Kane County	77.7%	88.1%	21.4%	39.4%
DuPage County	88.6%	92.5%	36.0%	52.4%
Will County	80.4%	91.7%	18.0%	36.6%
Grundy County	79.0%	94.2%	12.5%	24.2%
LaSalle County	73.1%	90.6%	10.5%	19.3%
DeKalb County	83.9%	91.5%	26.1%	30.6%
Illinois	76.2%	90.6%	21.0%	38.3%

Figure 2.11 *Comparative Educational Attainment 1990 and 2023*
Source: US Census 1990, and American Community Survey 2023 1-Year Estimates

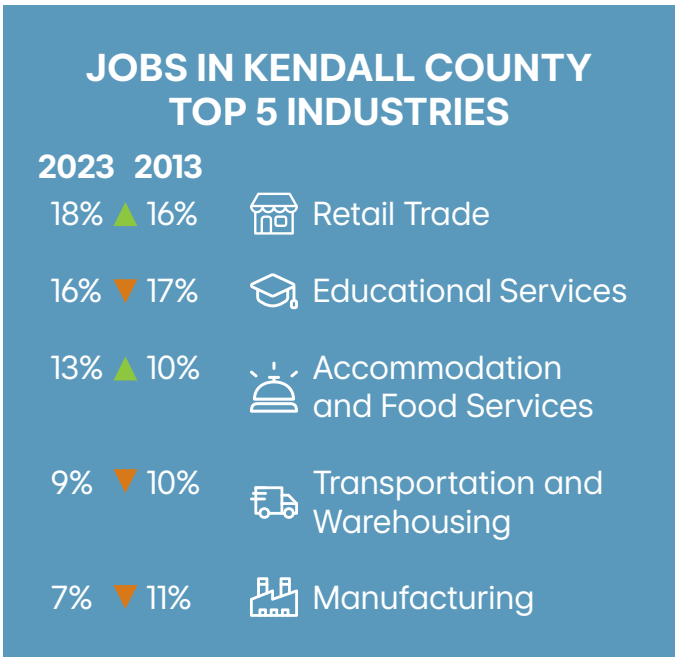
2.7 EMPLOYMENT

Kendall County occupies a transitional position between its agricultural roots and a diversifying suburban economy. Strong regional transportation connections link the County to the Chicago metropolitan area and support continued economic development. In 2023, Kendall County's unemployment rate was 3.8 percent, among the lowest in the region and well below the state average.

	Kendall County	Kane County	DuPage County	Will County	Grundy County	LaSalle County	DeKalb County	Illinois
2023	3.8%	3.8%	4.0%	3.7%	4.5%	5.2%	4.8%	4.7%
2025	4.2%	4.4%	3.5%	3.8%	3.6%	5.1%	4.4%	4.3%

Figure 2.12 *Comparative Unemployment Rate 2023 and 2025*
Source: US Census American Community Survey 2023 1-Year Estimates and Illinois Department of Employment Security 2025

Retail trade, educational services, and accommodation and food services represent the largest employment sectors within the County. Among County residents, health care, retail, and education are the most common occupations. Between 2013 and 2023, these top industries expanded their footprint as both resident employment and local job opportunities grew. Health



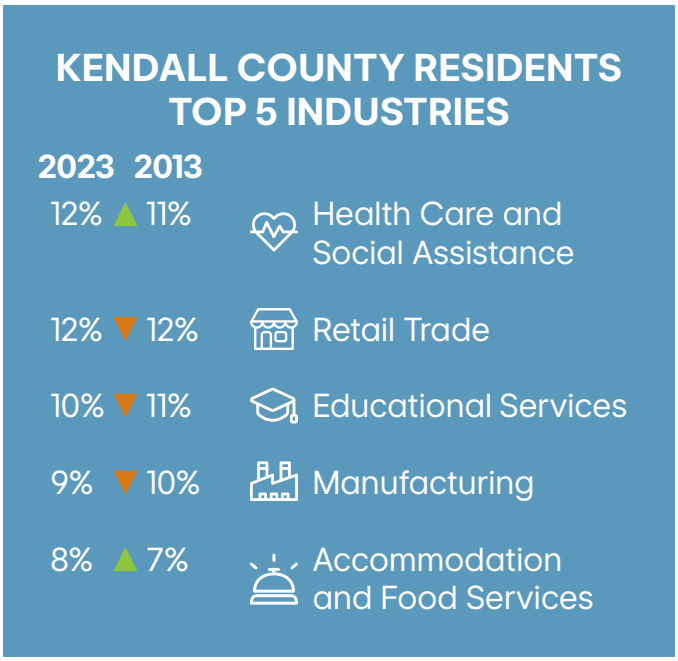
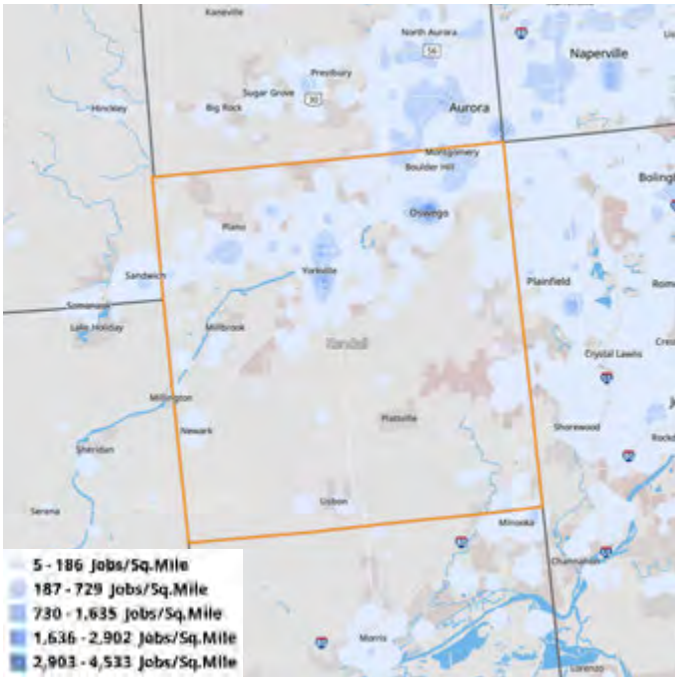


Figure 2.13 *Employment by Industry Sector in Kendall County 2013 and 2023*
Source: US Census Bureau, Center for Economic Studies, LEHD

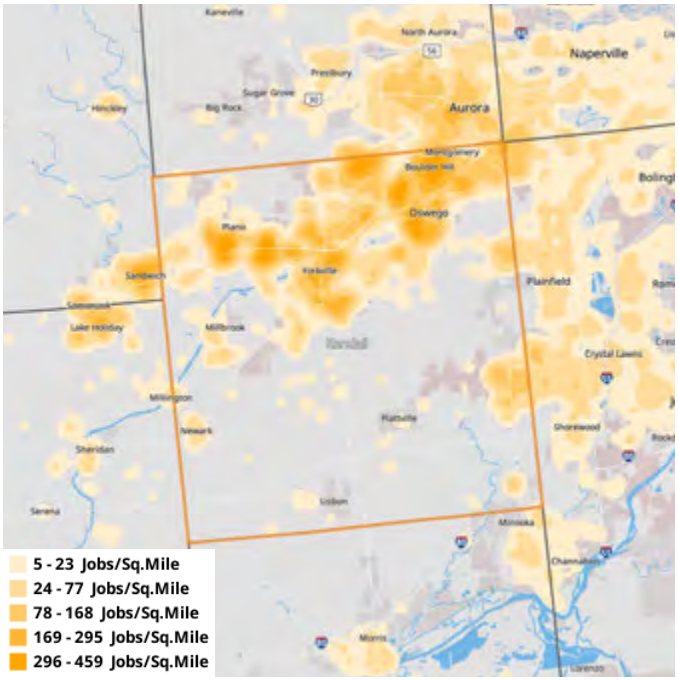
care, retail, and education saw some of the largest increases in resident workers, while retail trade and accommodation and food services strengthened their roles as major local employers. In contrast, manufacturing declined in its share of both resident and local jobs, signaling a continued shift from traditional industrial employment toward service-oriented and consumer-focused sectors. However, a substantial share of residents commute outside the County for work, primarily to major employment centers such as Chicago, Aurora, Naperville, and Joliet.

Kendall County experiences a significant jobs–housing imbalance. In 2023, approximately 72,138 residents worked outside the County, while 20,873 workers commuted into Kendall County from elsewhere. Only 9,695 workers both lived and worked within the County. This pattern places continued pressure on regional transportation infrastructure.



Top 5 Communities	Number of Workers
Chicago	10,565 (12.9%)
Aurora	7,237 (8.8%)
Naperville	5,051 (6.2%)
Oswego	3,785 (4.6%)
Yorkville	2,748 (3.4%)
All Others	52,447 (64.1%)

Figure 2.14 *Where Kendall County Residents Work*
Source: US Census Bureau, Center for Economic Studies, LEHD



Top 5 Communities	Number of Workers
Aurora	2,776 (9.1%)
Oswego	2,540 (8.3%)
Yorkville	2,065 (6.8%)
Joliet	1,459 (4.8%)
Plano	1,313 (4.3%)
All Others	20,415 (66.8%)

Figure 2.15 *Where Workers in Kendall County Live*
Source: US Census Bureau, Center for Economic Studies, LEHD

2.8 COMMUTING

Commuting patterns reflect limited transit availability. Driving remains the dominant mode of travel to work, as the County lacks direct commuter rail service and has limited bus coverage. More than half of households own at least two vehicles, and one-third own three or more. The average commute time of 32.6 minutes reflects frequent travel between Kendall County and nearby municipalities rather than exclusively long-distance commutes to Chicago.

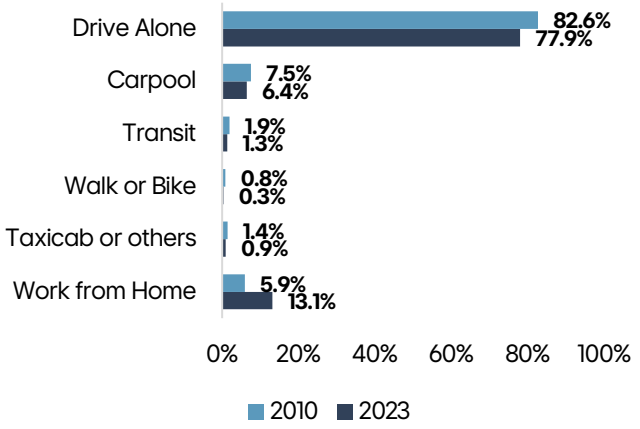


Figure 2.16 *Mode of Travel to Work 2010 and 2023*
Source: US Census 2010 and American Community Survey 2023 1-Year Estimates

2.9 HOUSING

Kendall County's housing stock reflects typical suburban development patterns. Most housing units are located within municipalities where municipal water, sewer, and solid waste services are available. Single-family homes dominate the housing market, accounting for 74 percent detached and 16 percent attached units. Homeownership is strong at approximately 85 percent.

Housing construction has closely followed the County's rapid growth. 60 percent of housing units were built after 2000, particularly in communities such as Oswego, Yorkville, and Plainfield. Most homes contain three or more bedrooms, aligning with historically larger household sizes.

However, the limited diversity of housing types presents challenges for affordability and changing demographics. With a housing stock heavily skewed toward single-family ownership units, options for young adults, smaller households, seniors,

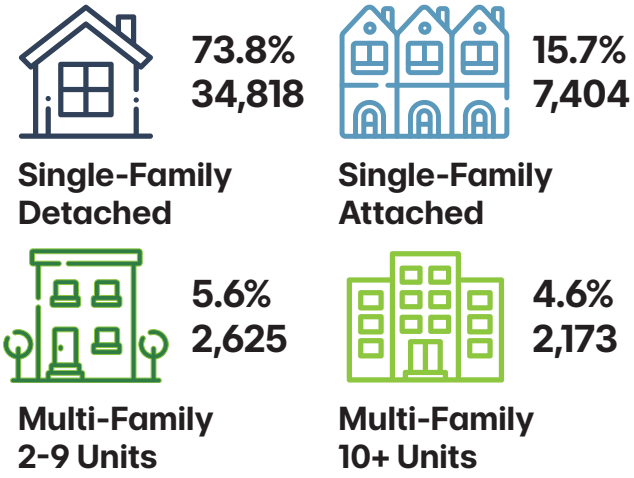


Figure 2.17 *Housing Type 2023*
Source: 2023 American Community Survey 1-Year Estimates

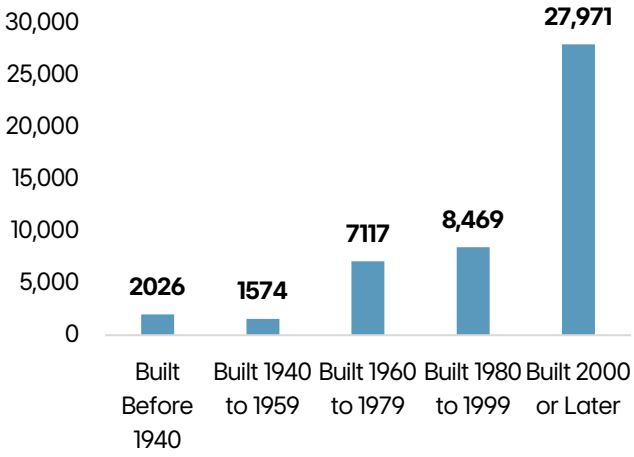


Figure 2.18 *Housing Age 2023*
Source: 2023 American Community Survey 1-Year Estimates

and lower-income residents are constrained. Housing is generally considered "affordable" when housing expenses are less than 30 percent of household income. While only 26 percent of homeowners are cost-burdened, half of renters spend more than 30 percent of their income on housing. Expanding the range of housing types could improve affordability, support workforce retention, and accommodate an aging population. Strategically locating these housing options within municipalities and near employment centers, services, and infrastructure will be critical to ensuring long-term fiscal and service sustainability.

Since new housing in unincorporated areas is well and septic, they require larger lots. These larger lots typically result in larger homes. **In 2025, the average new home built in unincorporated Kendall County was approximately $616,000.**

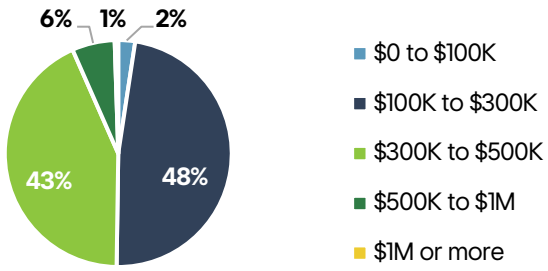


Figure 2.19 *Home Value 2023*
Source: American Community Survey 2023 1-Year Estimates

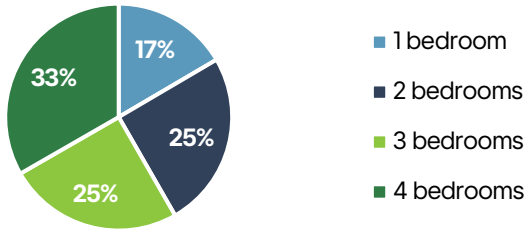


Figure 2.20 *Median Gross Rent By Bedrooms 2023*
Source: American Community Survey 2023 1-Year Estimates

	Homeowners	Renters
Median Household Income	$119,427	$72,955
Mortgage Status	67%	n/a
Median Home Value	$326,700	n/a
Median Rent Cost	n/a	$1,714
Median Monthly Housing Costs*	$1,970	$1,714
Median Monthly Costs as a Percentage of Household Income	20%	30%
% Paying > 30% of income	25%	42%

Housing costs include mortgages, taxes, insurance, utilities, and fees for owners with or without a mortgage

Figure 2.21 *Housing Affordability 2023*
Source: American Community Survey 2023 1-Year Estimates

2.10 INTERNET ACCESS

Internet access in Kendall County remains unevenly distributed. While internet connectivity has become a fundamental component of daily life supporting education, employment, healthcare, and commerce, significant disparities persist between incorporated communities and rural, unincorporated areas. As growth continues and reliance on digital services increases, expanding accessible and affordable internet service has become an increasingly urgent infrastructure issue for the County.

Overall, in 2023, approximately 95.6 percent of households in Kendall County had access to some form of internet service, including cellular, fixed broadband, or satellite connections. Broadband refers to high-speed, always-on internet connections with sufficient bandwidth to support modern digital needs and includes technologies such as fiber-optic, cable, DSL, satellite, and 4G/5G wireless. Within incorporated and more densely developed areas, fixed broadband services, primarily fiber, cable, and DSL, are the dominant form of connectivity. These service areas coincide with established development patterns, particularly within major communities along the Fox River Corridor and in the eastern portion of the County, including Plano, Yorkville, Montgomery, Oswego, Plainfield, and Joliet. Several smaller or more remote municipalities, such as Millington and Newark, also have access to fixed broadband infrastructure.

Among households served by fixed broadband, approximately 93.6 percent (Source: Federal Communications

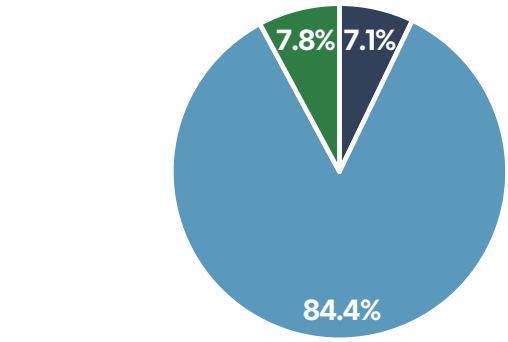


Figure 2.22 *Type of Internet Subscription 2023*
Source: 2023 American Community Survey 1-Year Estimates

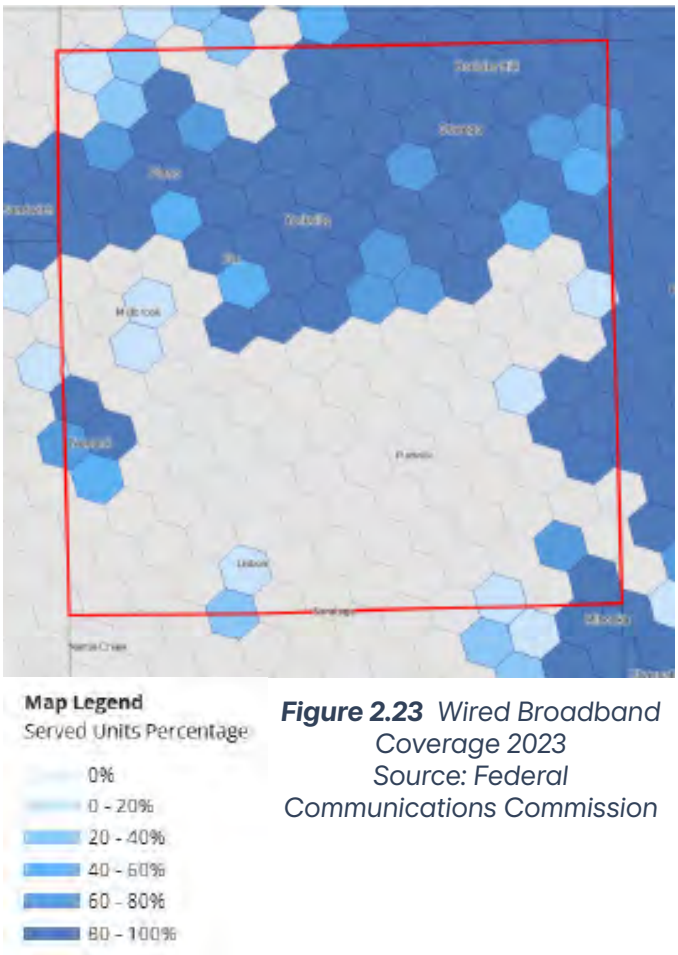


Figure 2.23 *Wired Broadband Coverage 2023*
Source: Federal Communications Commission

Commission) have access to speeds of at least 100 Mbps download and 20 Mbps upload, which reflects the current benchmark used by the State of Illinois to define robust broadband service capable of supporting activities such as high-definition streaming, remote work and learning, video conferencing, and multi-device use. In contrast, residential development in unincorporated areas and small rural settlements faces substantial gaps in fixed broadband availability, due to lower development density, greater distances between users, and the high cost of extending fiber or cable infrastructure. As a result, households in these areas are more likely to rely on cellular data plans or satellite-based services, which can be less reliable, more expensive, and more limited in speed and capacity.

To address these service gaps and establish a resilient, countywide communications infrastructure, the Kendall County Board formally established the Connect Kendall County Commission in early 2023 to guide broadband planning and implementation. Through this initiative, the County pursued a public-private partnership approach and selected Pivot-Tech Development to assist with planning, financing, and delivery of a countywide middle-mile broadband network, designed to improve access and enable last-mile service expansion. In March 2024, Kendall County secured a $15 million grant from the Illinois Office of Broadband, providing a critical funding foundation for the project. To support full implementation beyond the state grant, the nonprofit entity Fox Fiber, NFP was created to issue approximately $30 million in tax-exempt revenue bonds to finance construction and initial operations. These bonds are structured so that repayment is supported by network revenues rather than the County's general funds. Once the bonds are retired, full ownership of the broadband network will transfer to Kendall County, establishing a long-term public infrastructure asset. Construction of the network began in summer 2025, with phased build-out of core fiber rings across the northeastern and southwestern portions of the County to support future service expansion.



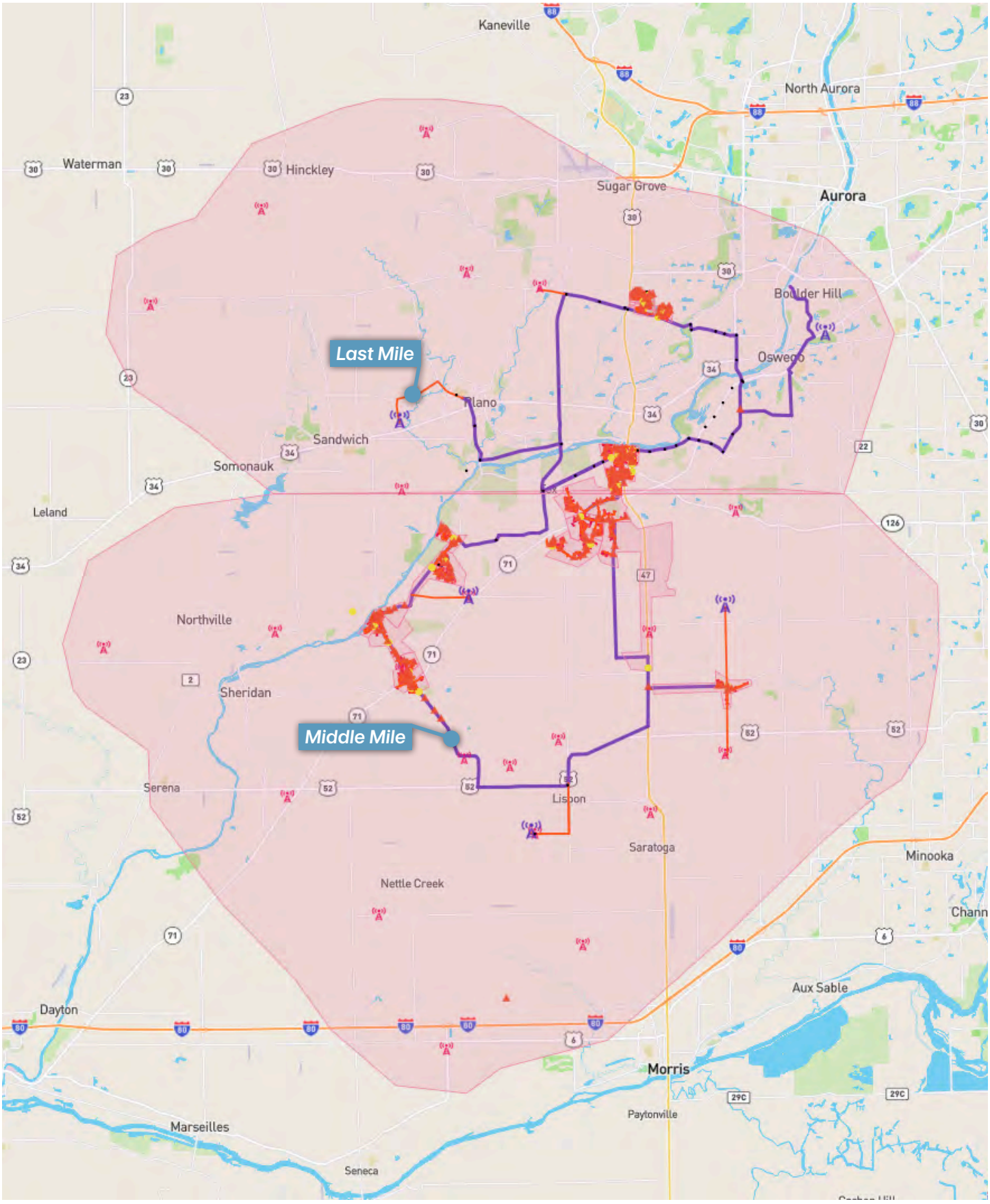
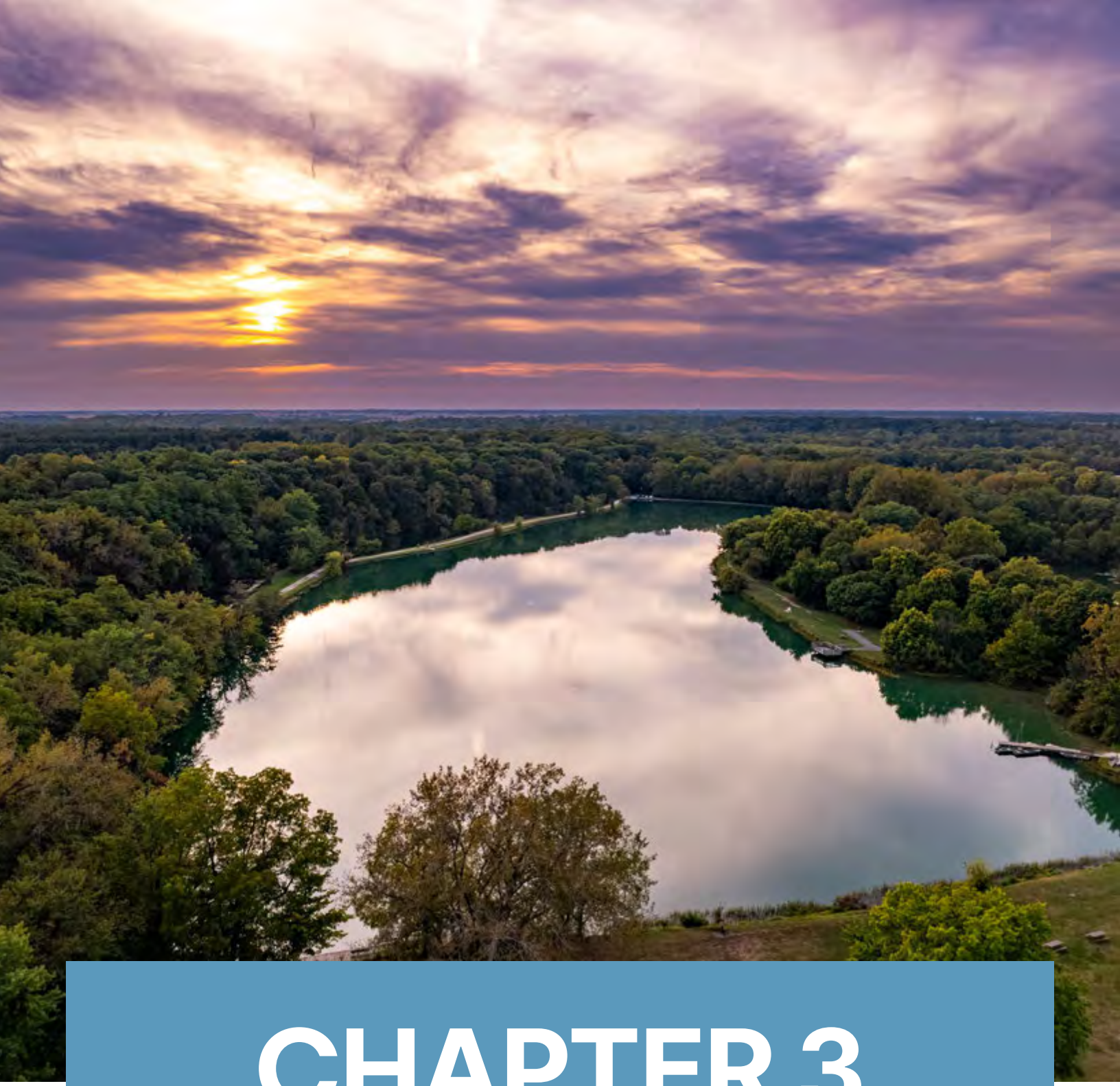


Figure 2.24 *Fox Fiber Broadband Service Coverage*
Source: Pivot Tech





CHAPTER 3
VISION

VISION

The public engagement effort was designed to solicit ideas and vision for the future of Kendall County. A parallel process was going on at the same time with the County Board developing a Strategic Plan. These processes shared many similarities in terms of what is important to Kendall County residents.

The draft vision statement parallels many of the ideas that came out of the engagement process as well as the Strategic Plan adopted by the County Board on February 3, 2026. The draft statement reads:

> *Kendall County is a welcoming and forward-looking community where innovation meets tradition – balancing growth and open rural landscapes. The County connects people, places, and opportunities through strong infrastructure, sustainable development, and a shared commitment to fiscal responsibility.*

From the engagement process, four key themes emerged as illustrated below:

Preserve Rural Character

- Preserve natural areas Farmland preservation
- Agritourism

Promote Economic Development

- More local, good paying jobs
- Enhance tax base
- Promote tourism

Communications/ Coordination

- Engage residents
- Governmental coordination between County, towns, and townships

Connectivity

- Expand trail network
- Connect roads
- Improve intersections

3.1 PRESERVE RURAL CHARACTER

Many people move to Kendall County because of the rural character featuring extensive agricultural fields, the beautiful Fox Valley River corridor, and an excellent Forest Preserve system that has protected over 2,800 acres of prairie, forest, and other important open spaces. However, many of those same new residents are in new homes developed where farmland used to be. This plan is designed to accommodate reasonable and appropriate growth while preserving the County's prized rural character. Key goals in this area include:

GOAL 1.1 Value agriculture as an important land use – not just a holding area for future development.

- Utilize Land Evaluation and Site Assessment (LESA) score in review of zoning and development cases.
- Educate new residents about the benefits and challenges of living in a rural area by providing information on the County's website and social media channels during harvest season and throughout the year.
- Follow the guidance of the Future Land Use Plan, keeping areas planned for agriculture for agricultural use during the timeframe of this plan. If the County Board determines that it is appropriate to rezone agricultural property, the Future Land Use Plan should also be amended.

GOAL 1.2 Celebrate the County's agricultural heritage through promotion of agritourism.

- Support existing and new businesses that grow and sell their own agricultural products direct to consumers like orchards and nurseries.
- Work with regional tourism organizations such as the Aurora Area Convention and Visitors Bureau to promote the many tourism assets of the County.

GOAL 1.3 Preserve important natural areas and open space for future generations.

- Continue to expand County Forest Preserves to protect important natural resources such as prairies and woodlands.
- Expand the Forest Preserve system to keep pace with population growth, striving for a system with 30 acres of regional open space per 1,000 residents (Forest Preserves and State Parks/Natural Areas).
- Work with organizations such as the Conservation Foundation and Open Lands to facilitate open space preservation.

3.2 PROMOTE ECONOMIC PROSPERITY

While Kendall County has a well-educated workforce, almost 88 percent of those that live in Kendall County travel outside the County to work. This requirement to travel farther to work creates additional roadway congestion, requires people to spend more time commuting, and does not directly help the local tax base. Residents were clear that they would like more good paying jobs in the County. Key goals in this area include:

GOAL 2.1 Provide more opportunities for residents to work in Kendall County in good paying jobs.

- Continue the work of the Kendall County Economic Alliance to coordinate and partner with municipalities to attract new businesses and jobs to the County.
- Promote the County's well-educated population, regional connectivity, and quality of life to trade organizations and individual employers.
- Partner with local employers and Waubonsee and Joliet Junior Colleges to conduct local job fairs for County residents.

GOAL 2.2 Enhance the County's non-residential tax base through attraction of industrial and commercial businesses.

- Partner with municipalities in attracting employers to industrial parks served by public water and sewer systems.
- Attract new commercial businesses that can operate on well and septic systems along major roadway corridors such as Route 47 and Ridge Road.
- Tell stories through the "Made in Kendall" program to inform the public of the many unique and interesting products produced locally.
- Develop a County-wide economic development strategy using shared services and collaboration to focus on business attraction, investment, and job growth.
- Develop a County-wide broadband network.

GOAL 2.3 Encourage tourism in Kendall County.

- Promote the counties natural environment as a place to spend the weekend enjoying nature at a Forest Preserve, floating the Fox River, or traveling the County's scenic routes while stopping in local communities for great food, shopping, and entertainment.
- Work with regional tourism organizations such as the Aurora Area Convention and Visitors Bureau to promote the many tourism assets of the County.

3.3 COMMUNICATIONS & COORDINATION

Despite most people having a computer in their pocket, getting the word about local events, plans, and regulations continues to be a challenge for local governments. The days of everyone reading the same local newspaper are long-gone. To coordinate and communicate effectively today requires multi-channel communications.

GOAL 3.1 Engage residents.

- Through updated websites, e-mail blasts, and social media keep residents informed of events, activities, and government policies.
- Identify and implement a system for promoting County-wide activities using existing electronic message boards through-out the County at libraries and County, Township and Municipal buildings.
- Work with local news organizations to share important information for residents.

GOAL 3.2 Coordinate governments between the County, Townships and Municipalities.

- Conduct an annual meeting hosted by the Kendall County Regional Planning Commission where planners and municipal leaders can share developments in their communities and discuss opportunities for joint planning and growth.
- Explore opportunities and implement shared services, staff, or facilities between all levels of local government.

3.4 PROMOTE ECONOMIC PROSPERITY

In a growing County like Kendall, new residential developments are often created on the edge of communities in locations that are somewhat isolated from other areas of the County. It is therefore no surprise that many residents noted improved connectivity of both roads and trails as a concern during the engagement efforts conducted as a part of this Vision Kendall plan development. Key goals include:

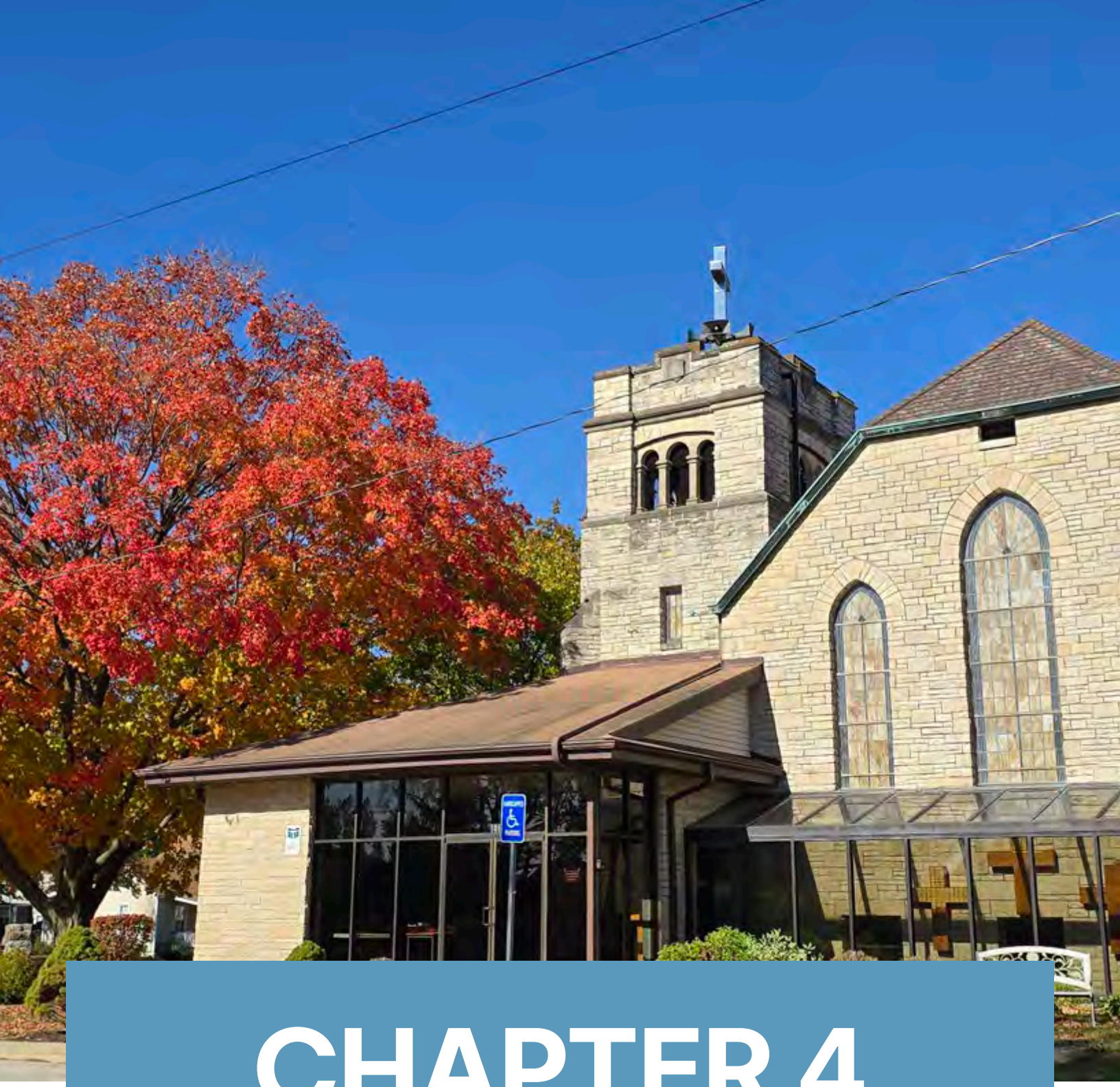
GOAL 4.1 Expand the trail network, interconnecting local (municipal/Park District) and regional trails (Forest Preserve).

- Maintain a coordinated future trail plan that links local and regional trails into an integrated network.
- Work with residents and other taxing bodies to prioritize future trail improvements.
- Seek grants to fund trail extensions and connections to build-out a network of trails that connects residents to major employment centers and recreational resources.
- Develop capital improvement plans to maintain and expand the trail network for the enjoyment of residents

GOAL 4.2 Develop and maintain a system of interconnected roadways to provide accessibility within region.

- Maintain and update a county-wide 5-year capital improvement program for roadways.
- Improve roadway intersections for enhanced traffic flow including realignment where needed to improve safety and flow, consider round-a-bouts where appropriate, and provide turn lanes and other improvements identified through transportation analysis and modeling.
- Enhance important regional transportation routes such as Ridge Road, Eldamain Road south of Route 71 to connect to Route 47, and a future realignment of Grove Road and Brisbin Road to encourage economic development.
- Coordinate with IDOT for continued improvement of regional routes such as Route 47, Route 34, Route 30, and Route 52.





CHAPTER 4
CHARACTER & LAND USE

CHARACTER & LAND USE

4.1 AGRICULTURAL HERITAGE/COUNTY CHARACTER & HISTORIC RESOURCES

EARLY SETTLEMENT

Kendall County was created in 1841 from parts of LaSalle and Kane Counties. It was named after Amos Kendall, the Postmaster General in Andrew Jackson's cabinet.

Several Native American tribes, including the Potawatomi, Fox, and Kickapoo where in the area long before the formal designation of Kendall County. These tribes lived in semi-permanent villages along the Fox River and relied on hunting, fishing, and agriculture for their sustenance.

AGRICULTURAL HERITAGE

The productivity of the soils was a major factor in attracting early European-American settlers who began arriving in the 1820s, primarily from New England and New York. Towns like Newark, Lisbon, and Plattville began to take shape, serving as centers of commerce and social activity for the growing population.

The late 19th and early 20th centuries witnessed the rapid industrialization of Kendall County. The construction



Villages of Indigenous People in the Fox and Illinois River Valleys 1830
Image Credit: Helen Hornbeck Tanner and Miklos Pinther, University of Oklahoma Press



A Typical Village in the Fox Valley
Image Credit: historyonthefox













Image Credits: Kendall County, Illinois Genealogy

of railroads, particularly the Chicago, Burlington and Quincy Railroad, spurred economic development by facilitating the transportation of goods and materials. Industrial centers emerged in towns like Yorkville, Plano, and Sandwich, where factories, mills, and foundries produced agricultural implements, machinery, and other goods.

Agriculture remained the backbone of Kendall County's economy well into the 20th century. The County's rich soil and favorable climate made it ideal for farming, especially for corn, soybeans, and dairy products. Family-owned farms and agricultural cooperatives played a crucial role in sustaining rural communities and providing food and commodities to urban markets. Corn and soybeans remain major crops today. Livestock operations are minimal in the County, but many specialty crops such as apples, pumpkins, tree and ornamental plant nurseries, and sod farms are also present within the County.

The Kendall County Fair continues to serve as a celebration of this agricultural heritage. The first Kendall County Fair occurred in 1841, and fairs continued annually until 1907. The Fair was revived in 1993 and continues to this day.



Kendall County Fairgrounds

SOILS

Illinois has some of the best farmland in the nation, and arguably the world. Kendall County is no exception, with most land classified by the USDA as prime farmland. Prime farmlands have the best combination of physical and chemical features for producing crops. Portions of Kendall County are designated as farmland of statewide importance, located generally south of the

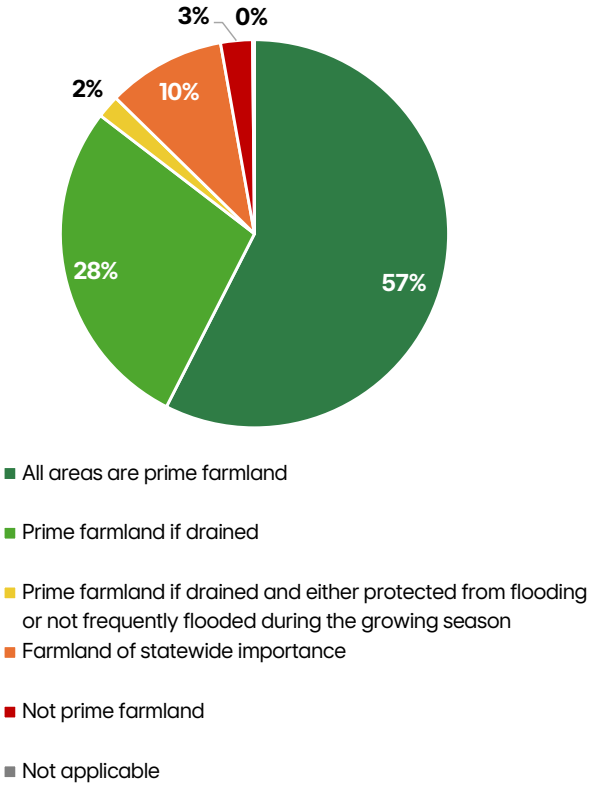


Figure 4.1 *Farmland Class Distribution 2024*
Source: United States Department of Agriculture

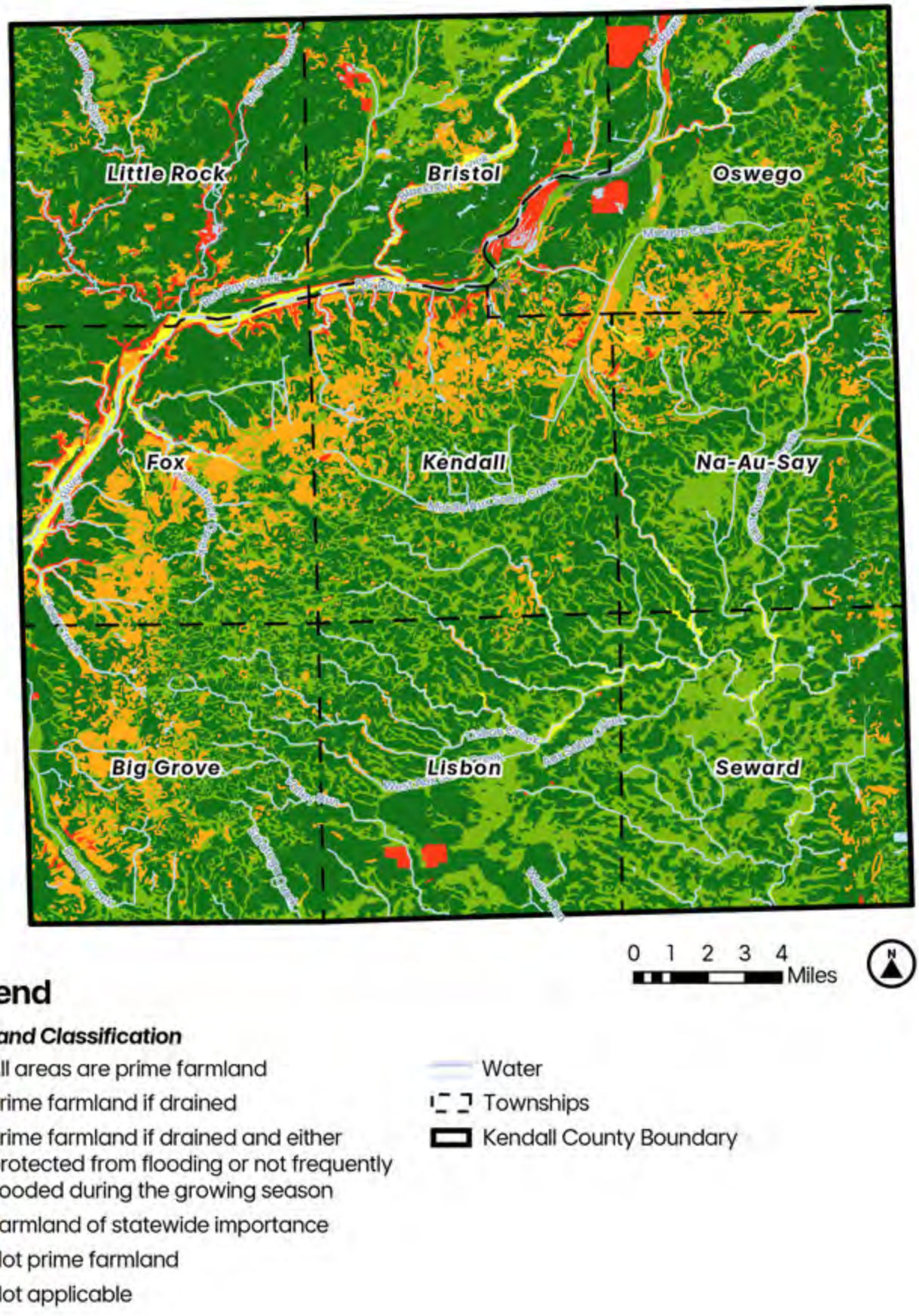


Figure 4.2 *Kendall County Farmland Classification Map*
Source: United States Department of Agriculture

Fox River and Route 71. Given relatively flat topography and poor drainage, soil in the Aux Sable Creek watershed, particularly in Seward Township, can be problematic for both farming and development.

COUNTY CHARACTER

When asked to describe the character of Kendall County, residents most often used words like family farm, rural, scenic, and growing. These themes reflect both the County's deep agricultural roots and its ongoing transition as new development, communities, and landscapes continue to evolve. Taken together, they can be distilled into four distinct character areas that illustrate the diverse places, environments, and experiences that define Kendall County:

THE FOX RIVER CORRIDOR

The Fox River and surrounding bluffs are beautiful. The historic Farnsworth house is located along the Fox River, as are several of the County's Forest Preserves and Silver Springs State Fish and Wildlife Areas. Much of the remaining wooded areas in the County are along the shores of the Fox River. The County developed the Fox River Corridor Plan back in 2008, and that plan still contains excellent guidance for preservation, land use, and development along the river corridor.



RURAL FARMS AND AGRICULTURAL AREAS

Despite rapid population growth, two-thirds of Kendall County is still agricultural – particularly in the south half of the County. In the summer, fields of corn and soybeans dominate the view. While classic farmsteads are still prevalent, many newer homes have also been constructed in recent years.



GROWING SUBURBS AND NEW SUBDIVISIONS

Much of Kendall Counties population growth in recent years has occurred in newer subdivisions on the eastern and northern edges of the County in communities like Minooka, Joliet, Plainfield, Oswego, Montgomery, Yorkville and Plano. These new subdivisions sometimes create conflicts with agriculture, particularly impacting rural roads and attracting new residents that are not accustomed to the noise, dust and smells of normal agricultural activities.



TRADITIONAL TOWNS AND PLACES

Larger communities like Plano, Yorkville and Oswego all have distinct downtowns built on grid street systems with neighborhoods with a mix of housing around them. Communities like Newark, Lisbon, and Millington were also established long ago, but have experienced much slower growth and still retain much of their rural character. Plattville and Millbrook are both small communities that have incorporated with their own local governments. There are also several unincorporated places in the County like Bristol and Helmar that contain a cluster of homes, churches, and a few businesses. Each of these traditional communities has their own unique character.



HISTORIC RESOURCES

The Kendall County Historical Society is a key local resource, telling the story of the people and places that are unique to the area. Lyons Farm, operated by the Society, is a collection of some 15 structures that have been moved to the Farm to celebrate County history.

The Kendall County Historic Preservation Commission also takes an active role in celebrating the County's rich history. The Commission has been conducting historic structure surveys, has a local landmark nomination program, and conducts annual awards to celebrate residents who contribute to preserving the County's heritage and the important structures that contribute to Kendall's unique charm. Structures receiving awards have included the Chapel on the Green in Yorkville, the LaSalle Manor Retreat Center, and the Historic Yorkville Jail and Sheriff's residence.

The Gilbert Gaylord House and Farm in Oswego Township is the only locally landmarked property in the County. The beautiful Italianate home was built in 1865. The Gilbert Gaylord House and Farm in Na-Au-Say Township is the only locally landmarked property in the County. The beautiful Italianate home was built in 1865.

Kendall County is also home to 11 places listed on the National Register of Historic Places, a designation that recognizes their historical, architectural, or cultural importance and makes them eligible for preservation incentives and protections. These include:



LaSalle Manor Retreat Center



THE CHAPEL ON THE GREEN[1]
107 W. Center Street, Yorkville
Listed on September 6, 2016
Formerly the Bristol Congregational Church.



CHICAGO, BURLINGTON, AND QUINCY RAILROAD DEPOT
101 W. Main Street, Plano
Listed on November 12, 1993
Amtrak Station, Built in 1913, Classical Revival American Craftsman.



DOWNTOWN OSWEGO HISTORIC DISTRICT[2]
Main Street, Oswego
Listed on August 15, 2022
Features a range of architectural styles from its 1845–1972 period of significance, including late Victorian architecture, and late 19th- and 20th-century Revival styles



EVELYN SITE[3]
East of Big Grove Road, and in between Newark Road and Lisbon Center Road
Listed on December 19, 1978
Contains utensils from a 1650 B.C. camp or village on a dried lakebed, uncovered in the mid-1970s during construction of ComEd power lines. Named by the Evelyn family, who owned the farm, it was later excavated by Northwestern University archaeologists.

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[2] Teemu08, Wikimedia Commons, CC BY-SA 4.0
[3] Map data © Google 2026, Image © Airbus



FARNSWORTH HOUSE[1]
14520 River Road, Yorkville
Listed on October 7, 2004
International style designed by Mies van der Rohe Operated by the National Trust for Historic Preservation with tours and events.



KENDALL COUNTY COURT HOUSE[2]
109 W. Ridge Street, Yorkville
Listed on November 12, 1998
Built in 1862–64; 1887 in the Italianate style.



PLANO HOTEL[3]
120 W. Main Street, Plano
Listed on November 12, 1993
Built in 1868 in the Italianate style.



PLANO STONE CHURCH[4]
304 S. Center Avenue, Plano
Listed on November 2, 1990
Built in 1868 in the Greek Revival style, built by the Reorganized Church of Jesus Christ of Latter Day Saints.

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[3] IvoShandor, Wikimedia Commons, CC BY-SA 3.0
[4] A. McMurray, Wikimedia Commons, CC BY-SA 2.5



ALBERT H. SEARS HOUSE[1]
603 E. North Street, Plano
Listed on January 29, 1987
Built in 1881 in the Queen Anne style.



LEWIS STEWARD HOUSE[2]
611 E. Main Street, Plano
Listed on November 28, 2003
Built in 1854 in the Italianate style.



YORKVILLE SCHOOL[3]
201 W. Center Street, Yorkville
Listed on January 24, 1995
Built in 1887 in late Victorian, late 19th- and 20th-century Revival style. Now Parkview Christian Academy.

Image Credits:
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4.2 NATURE PRESERVES & PARKS

Kendall County is recognized for its natural landscapes, which are central to the County's identity and quality of life. From scenic forest preserves to the winding Fox River and its tributaries, open space in Kendall County takes many forms and serves a wide range of ecological, recreational, and cultural functions. These landscapes provide opportunities for outdoor recreation, environmental education, habitat protection, and scenic enjoyment, while also reinforcing the County's rural character amid continued growth pressures.

The Kendall County Forest Preserve District (KCFPD) is the primary agency responsible for acquiring, protecting, and managing natural areas in the County. The District manages more than 2,800 acres across 27 forest preserve sites, of which 12 preserves are currently open to the public. The Forest Foundation of Kendall County, a Non-Profit 501(c)(3) organization, supports the District by raising funds for land acquisition, ecological restoration, environmental education, and recreational improvements. In addition, the Illinois Department of Natural Resources (IDNR) manages several state-owned open space assets in Kendall County, including Silver Springs State Fish and Wildlife Area and public river access along portions of the Fox River between Millbrook and Oswego.

As the following table shows, Kendall County currently has fewer acres preserved in Forest Preserves than surrounding Counties. However, Kendall County is blessed with being home to the 1,350-acre Silver Springs State Fish and Wildlife Area.

County	2024 Population	Forest Preserve Acres	Forest Preserve Acres Per 1,000 residents	State Park Acres*	Public Regional Open Space per 1,000 residents
Kendall	143,171	2,800	19.6	1,350	29.0
DuPage	937,877	26,000	27.7	501	28.3
Will	708,583	23,000	32.5	20	32.5
Kane	520,997	23,000	44.1	-	44.1

* Silver Springs in Kendall, James Pate Phillips in DuPage, Channahon in Will

Figure 4.3 *Comparative Park Level of Service 2024*
Source: National Recreation and Park Association

KENDALL COUNTY FOREST PRESERVES

Richard Young Forest Preserve and the adjacent **Lyon Forest Preserve**, located at 8225 IL Route 71 in Yorkville, together encompass approximately 141 acres. These preserves feature 2.9 miles of trails, two picnic shelters, a fire ring, grill, and three overlook decks. The site contains a diverse mosaic of natural communities, including woodlands, seeps, restored prairies, and Lyon Creek. More than 430 native plant species have been documented here, including several state-listed threatened and endangered species.

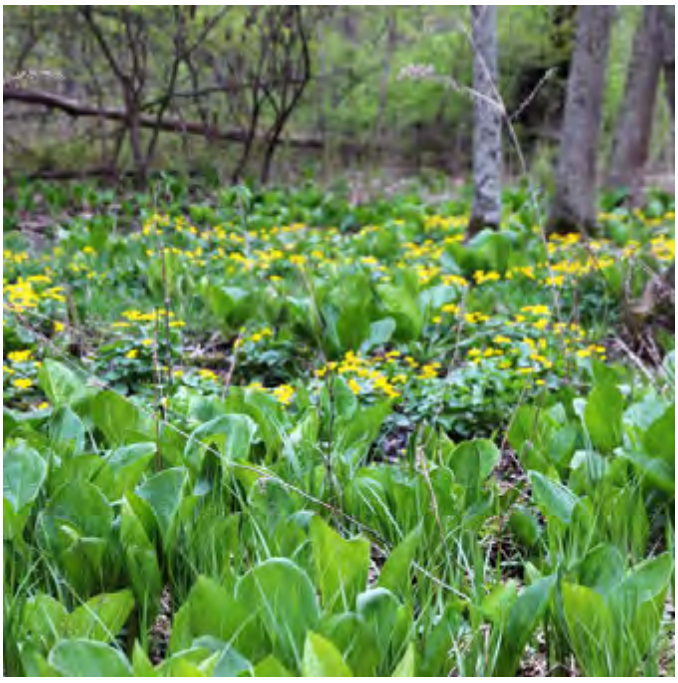
Subat Forest Preserve, located at 4845 Eldamain Road north of River Road in Plano, is a 68-acre preserve centered around a rare fen wetland system. The preserve offers a picnic shelter, approximately one mile of trails, and an overlook deck. Ongoing restoration efforts focus on protecting the fen's hydrology and supporting specialized plant and wildlife species, including pollinators and hummingbirds.

Millbrook South Forest Preserve, located at 8563 Fox River Drive in Millbrook, encompasses 546 acres along the Fox River. The preserve includes 2.7 miles of trails, picnic tables, and access to diverse habitats suitable for hiking, birdwatching, and nature observation. Its size and river adjacency make it an important regional open space and wildlife corridor.

Maramech Forest Preserve, located at 14780 Griswold Springs Road in Plano, is an 86-acre preserve directly west of the Edith Farnsworth House. Acquired in 1966 as the District's first preserve, Maramech features wet savanna, northern flatwoods, seep



Subat Forest Preserve
Image Credit: Enjoy Aurora



Maramech Forest Preserve
Image Credit: Enjoy Aurora

springs, and upland forest. Amenities include 0.4 miles of trails, an overlook deck, picnic shelter, water station, and restrooms.

Jay Woods Forest Preserve, located at 860 Creek Road in Plano, encompasses 220 acres divided into two parcels on either side of Creek Road. The preserve contains woodland and prairie habitats and features 1.8 miles of trails, picnic facilities, water access, restrooms, and an observation deck overlooking Little Rock Creek.

Hoover Forest Preserve, located at 11285 Fox Road in western Yorkville, is a 400-acre preserve situated along the Fox River. The preserve features 5.5 miles of upgraded trails, camping facilities, educational programming, and interpretive features such as the Rookery Education Center and the reconstructed Potawatomi Village (Neshnabe'k). Nearly 300 native plant species have been identified here, and the site plays a key role in habitat preservation and environmental education.



Hoover Forest Preserve
Image Credit: Enjoy Aurora

Harris Forest Preserve, located at 10460 IL Route 71 in Yorkville, is a 90-acre preserve south of the Route 47 corridor. One of the most heavily used preserves in the County, Harris includes picnic shelters, a fishing lake, horse arena, baseball diamond, sled hill, restrooms, and water stations. Oak and maple woodlands, wetlands, and ravines provide both recreational and ecological value.



Harris Forest Preserve

Blackberry Trail Forest Preserve, a 133-acre preserve in Montgomery, extends along Blackberry Creek between U.S. Route 30 and Highland Drive. Surrounded by residential and commercial development, the preserve provides 1.84 miles of trails

connecting neighborhood subdivisions and includes prairie and wetland habitats well-suited for bird observation.

Baker Woods Forest Preserve, located at 2939 U.S. Route 52 in Minooka, encompasses 229 acres along the Aux Sable Creek. The preserve features old-growth hardwood forests, restored prairie, equestrian facilities at the historic Ellis House, fishing access, and seasonal recreation opportunities such as cross-country skiing.

Shuh Shuh Gah Canoe Launch, located at 7488 Valley Lane in Millbrook, is a 3.4-acre river access site providing canoe and kayak launching, fishing access, picnic facilities, restrooms, and water stations.

Little Rock Creek Forest Preserve, opened in 2019, encompasses 135 acres along a 1.25-mile stretch of Little Rock Creek near its confluence with Big Rock Creek and the Fox River. The preserve connects with Maramech Forest Preserve and includes 1.1 miles of natural-surface trails through woodlands, prairies, and ravines.

Pickerill-Pigott Forest Preserve, located at 6350 Minkler Road in Yorkville, is a 99-acre preserve opened in 2021. It includes the renovated Pickerill Estate House, approximately two miles of hiking and mountain biking trails, scenic overlooks, and ponds for catch-and-release fishing.

Several Forest Preserve District properties in Figure 4.4 remain closed to public access to protect sensitive habitats and support land management objectives.



Baker Woods Forest Preserve



Shuh Shuh Gah Canoe Launch

Forest Preserve	Acreage
Henneberry Forest Preserve	387.9
Reservation Woods	48.6
Newark Forest Preserve	75.4
Millington Forest Preserve	356.2
Tucker Millington Fen Forest Preserve	8.3
Hollenback Sugarbush Forest Preserve	83.2
Millbrook North Forest Preserve	399.0
River Road Forest Preserve	55.6
Blackberry Creek South Forest Preserve	40.2
Fox River Islands	46.3

Figure 4.4 *Kendall County Forest Preserve District Private Properties*

ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR)

Silver Springs State Fish and Wildlife Area, located at 13608 Fox Road in Yorkville, encompasses approximately 1,350 acres and is managed by IDNR. The site includes oak woodlands, restored prairie, wetlands, and Fox River frontage. Recreational opportunities include fishing, hiking, equestrian trails, hunting, sledding, and seasonal ice fishing. The park supports over 100 bird species and serves as the largest contiguous public open spaces in Kendall County.

Yorkville Prairie Nature Preserve, located northeast of Yorkville, is a 28.6-acre high-quality wet-mesic prairie representing the Grand Prairie Section of Illinois. The preserve is managed primarily for conservation and ecological research.



Silver Springs State Fish and Wildlife Area

PARK DISTRICTS

In addition to the Kendall County Forest Preserve District and the Illinois Department of Natural Resources, several park districts provide parks, recreation facilities, and open space within Kendall County. These districts play a critical role in meeting day-to-day recreational needs, managing neighborhood parks and athletic facilities, and preserving smaller-scale natural areas embedded within developed communities. Collectively, they extend the County's open space network, support active lifestyles, and enhance quality of life for residents across both incorporated and unincorporated areas.

OSWEGOLAND PARK DISTRICT

The Oswegoland Park District, established in 1950, serves residents of Oswego, portions of Montgomery, Aurora, and Plainfield, as well as Boulder Hill and surrounding unincorporated areas in Kendall and Will Counties. The District manages 57 parks, greenways, and natural areas totaling approximately 1,301 acres, making it one of the most significant park providers in Kendall County by acreage.

Oswegoland Park District offers a diverse mix of amenities, including three recreation centers, two outdoor swimming pools, the Fox Bend Golf Course, and the Little White School Museum, along with more than 20 miles of walking and biking trails. Many of the District's properties include prairie remnants, wetlands, and greenway corridors that contribute to local ecological function while also supporting recreation. In 2025, the District opened the Grove Administration & Operations Center, strengthening its ability to maintain facilities and deliver programming as the service area continues to grow.

FOX VALLEY PARK DISTRICT

Founded in 1947, the Fox Valley Park District was originally created to protect scenic lands along the Fox River and has since grown into the second-largest park district in Illinois. The District serves communities in Aurora, North Aurora, Montgomery, portions of Sugar Grove, and unincorporated areas of Kane, DuPage, Kendall, and Will Counties.

Within Kendall County, the Fox Valley Park District manages a network of parks that reflect its regional mission of river corridor preservation and recreation. District-wide, Fox Valley Park District maintains 172 parks, 22 miles of river shoreline, and 25 lakes, encompassing more than 2,600 acres. Properties within Kendall County tend to emphasize neighborhood parks, trail connections, and access to Blackberry Creek and nearby open space corridors.

PLAINFIELD PARK DISTRICT

The Plainfield Park District, established in 1966, serves parts of Bolingbrook, Crest Hill, Joliet, Plainfield, and Romeoville, and unincorporated areas in Will and Kendall Counties. The District manages 91 parks totaling approximately 1,500 acres, with eight parks located within Kendall County.

Plainfield Park District facilities emphasize neighborhood recreation, playgrounds, and community amenities. District-wide offerings include more than 60 playgrounds, the Normantown Equestrian Center, the Prairie Activity & Recreation Center (PARC), and the Ottawa Street Pool. Within Kendall County, Plainfield Park District parks provide accessible green space and recreational opportunities in growing residential areas near the Will County border.

SANDWICH PARK DISTRICT

The Sandwich Park District, formed in 1966, serves the Village of Sandwich and manages 12 parks and recreational facilities, one of which is in Kendall County. The District focuses on community-scale parks and family-oriented amenities that support both daily recreation and special events.

Key facilities operated by the Sandwich Park District include the David A. Francis Center, located within Knights Park, and Milestone Park, a 20-acre park featuring a popular splash pad with agricultural-themed spray features and a skate park. Within Kendall County, the District's park facilities contribute to local recreational access in and around the Sandwich area.

JOLIET PARK DISTRICT

Established in 1922, the Joliet Park District is one of the oldest park districts in Illinois and provides recreational services to Joliet and surrounding communities in Will and Kendall Counties. The District manages more than 1,650 acres across 78 parks, offering a wide range of facilities and programming.

The District also offers extensive year-round programming, from early childhood education to large community events such as the Taste of Joliet. Parks located within Kendall County tend to serve growing residential areas in the Minooka and western Joliet region, providing neighborhood-scale recreation and open space.

MUNICIPAL PARKS

Only a few municipalities operate and maintain their own park systems. Yorkville manages more than 30 parks, Minooka oversees 17 parks, and Plano maintains approximately a dozen parks and recreational facilities. Smaller municipalities typically rely on informal open spaces or other park providers.

FOX VALLEY FAMILY YMCA

The Fox Valley Family YMCA is a major community asset in Kendall County, offering a broad range of programs that promote health, wellness, youth development, and social connection. Serving more than 8,600 members of all ages, the YMCA provides access to fitness facilities, youth sports, childcare services, and enrichment activities that support physical and mental well-being. Beyond recreation, the organization strengthens community cohesion by hosting events, fostering volunteerism, and providing critical resources for families. Its accessible programming and community-oriented mission make the Fox Valley Family YMCA a key contributor to quality of life in the region.

Established in 1979, the organization currently operates two facilities in Plano and Sandwich. The Plano location (Central Branch), opened in 1991, includes a 75,000-square-foot building featuring a fitness center, gymnasium, eight-lane 25-yard pool, fully equipped gymnastics training facility, music and dance rooms, childcare facilities, and 17 acres of outdoor open space. The Sandwich location (West Branch), opened in 2006, consists of a 14,000-square-foot fitness center and an adjacent Early Learning Academy building. The Branch also operates the S.A.F.E. School Age Care and Summer Camp program located at the School Age Child Care Center across the street.

To better serve communities to the east, including Yorkville, Montgomery, Sugar Grove, Oswego, and Boulder Hill, the YMCA began construction of the East Branch in Bristol on August 27, 2024. The new 59,700-square-foot facility will be built on 26 acres at the southeast corner of Galena Road and Cannonball Trail. Key features will include a fitness center, multi-purpose gymnasium, indoor track, natatorium, and daycare facility. The project is planned in three phases and the first phrase is expected to be completed by early 2026.









Image Credits: Fox Valley Family YMCA

4.3 WILDLIFE PROTECTION

Each species plays an important role in the ecosystem to preserve biodiversity. Preserving wildlife habitats helps protect the biodiversity of the planet, improve air and water quality, and soil erosion.

To understand the existing wildlife conditions, reviewing threatened and endangered species and natural habitats are important steps. IDNR administers and routinely updates the Illinois Natural Areas Inventory (INAI), which lists endangered and threatened species and INAI sites. Also, the Illinois Nature Preserves Commission (INPC) identifies protected lands, including nature preserves, land and water reserves, and Natural Heritage Landmarks. These data provide support for conservation and land use decisions for various entities and groups.

THREATENED & ENDANGERED SPECIES

Endangered species are those in danger of extinction throughout all or a significant portion of their ranges. Threatened species are those likely to become endangered within the foreseeable futures. Kendall County supports a diverse range of state-listed threatened (LT) and endangered (LE) species, reflecting the presence of remnant high-quality habitats despite ongoing development and agricultural pressures. 24 species have been documented in the County, including plants, pollinators, fish, reptiles, birds, and freshwater mussels. These species are primarily associated with wetlands, riparian corridors, high-quality streams, and mature woodland remnants, highlighting the ecological importance of these environments.

Plants represent the largest share of listed species and are closely tied to wetlands, wet prairies, floodplains, and forested systems. Species such as False Bugbane, Showy Lady's Slipper, Heart-leaved Plantain, Beaked Spike Rush, and Slender Bog Arrow Grass indicate intact hydrology and high-quality natural communities. Woodland species, including Butternut, Rock Elm, and Alder Buckthorn, further suggest the presence of remnant forest and savanna conditions.

Pollinators and aquatic species provide important indicators of broader ecosystem health. The rusty patched bumble bee, with recent observations in 2023, underscores the importance of native flowering habitat and reduced pesticide exposure. Fish and mussel species, including mottled sculpin, redhorse species, Monkeyface, and Rainbow, depend on clean, stable stream and river systems, making them sensitive to water quality degradation and altered hydrology.

Blanding's turtle, documented as recently as 2024, relies on connected wetland complexes and adjacent upland areas, and is particularly vulnerable to habitat fragmentation and road mortality. Bird species such as Loggerhead Shrike and Osprey highlight the role of open landscapes and river corridors, although older records may reflect declining habitat availability.

ENDANGERED SPECIES (LE)



Actaea racemosa[1]
False Bugbane



Bombus affinis[2]
Rusty Patched Bumble Bee



Cypripedium reginae[3]
Showy Lady's Slipper



Emydoidea blandingii[4]
Blanding's Turtle



Eurynia dilatata[5]
Spike Mussel



Juglans cinerea[6]
Butternut



Lanius ludovicianus[7]
Loggerhead Shrike



Mimulus glabratus[8]
Yellow Monkey Flower



Moxostoma valenciennesi[9]
Greater Redhorse



Plantago cordata[10]
Heart-leaved Plantain



Rhamnus alnifolia[11]
Alder Buckthorn



Scirpus hattorianus[12]
Bulrush



Ulmus thomasii[13]
Rock Elm



Veronica americana[14]
American Brooklime



Villosa iris[15]
Rainbow Mussel

THREATENED SPECIES (LT)



Aster furcatus[16]
Forked Aster



Carex bromoides[17]
Sedge



Cottus bairdii[18]
Mottled Sculpin



Eleocharis rostellata[19]
Beaked Spike Rush



Monarda clinopodia[20]
White Bergamot



Moxostoma carinatum[21]
River Redhorse



Pandion haliaetus[22]
Osprey



Quadrula metanevra[23]
Monkeyface Mussel



Triglochin palustris[24]
Slender Bog Arrow Grass

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NATURAL AREAS INVENTORY SITES

The Illinois Natural Areas Inventory (INAI) is a collection of ecological information on natural areas evaluated to have statewide ecological and conservation significance. These sites preserve rare natural communities, endangered species habitats, and features reflecting pre-settlement conditions. Sites are categorized into six levels based on distinct criteria like size, quality, and rarity to protect significant remnants of Illinois' natural heritage. The site categories are subject to periodical reassessments:

In Kendall County, multiple Category I, II, and III sites such as Yorkville Prairie, Silver Springs, and Millhurst fens, demonstrate the importance of groundwater-dependent ecosystems which support many threatened and endangered species. Major waterways such as the Fox River, Big Rock Creek, and Aux Sable Creek function as critical ecological corridors, providing aquatic and riparian habitats and enhancing regional landscape connectivity. Together, all of the INAI sites establish the ecological foundation for Kendall County and reiterate the importance of natural resource and habitat protection in future land use planning.



INAI Site	Category
Fox River	II, VI
Yorkville Prairie	I, III
Big Rock Creek	I, II
Emmons' Woods Land and Water Reserve	II, III
Maramech Woods	II, III
Silver Springs Railroad Prairie	I, III
Yorkville Forested Seep and Fen	I, II
Millhurst Fen	II, III
Aux Sable Creek	II, VI
Silver Springs Fen	I
Millington Fen	II, III
Yorkville Seep	I, II
Dixon Valley Sedge Meadow	I, III

Figure 4.5 *INAI Sites in Kendall County*
Source: The Illinois Natural Heritage Database

ILLINOIS NATURE PRESERVES COMMISSION PROTECTED LANDS

The Illinois Nature Preserves Commission (INPC) is a state organization established by the Illinois Natural Areas Preservation Act. The Commission identifies, protects, stewards, and defends high quality natural areas in the State through the Illinois Nature Preserves System, which allows private and public lands to be voluntarily dedicated or registered for state protection. Three protection programs are active: Nature Preserves (NP), Land and Water Reserves (LWR), and Natural Heritage Landmarks (NHL).

The protected sites in Kendall County safeguard some of the County's highest-quality prairie, fen, sedge meadow, woodland, and wetland systems. They serve as important habitat areas and ecological reference landscapes.

NATURE PRESERVES

Offers the highest level of permanent legal protection to high quality natural areas.

LAND AND WATER RESERVE

Provides a more relaxed form of protection, either for a designated number of years or in perpetuity.

NATURAL HERITAGE LANDMARK

A voluntary recognition program that introduces a landowner to the concept of natural area protection and allows the state to assist with management of the natural area.

INPC Protected Area	Program
Yorkville Prairie South Natural Heritage Landmark	NHL
Maramech Woods Nature Preserve	NP
Yorkville Railroad Prairie Natural Heritage Landmark	NHL
Yorkville Prairie Nature Preserve	NP
Dickson Sedge Meadow Natural Heritage Landmark	NHL
Tucker-Millington Fen Nature Preserve	NP
Millhurst Fen Nature Preserve	NP
Emmons' Woods Land and Water Reserve	LWR

Figure 4.6 *INPC Protected Lands in Kendall County*
Source: The Illinois Natural Heritage Database

THE CONSERVATION FOUNDATION

The Conservation Foundation, founded in 1972, serves Kendall, Kane, Will, and DuPage Counties with a mission to preserve and restore open space, protect rivers and watersheds, and promote environmental stewardship. It is northeastern Illinois's oldest and largest nonprofit land and watershed conservation organization. The Foundation has preserved a total of 1,378 acres across Kendall County, protecting 23 sites—many of which are now Forest Preserves. The Dickson-Murst Farm in Montgomery serves as the base for the Foundation's Kendall County branch and hosts several public events each year, including two "Days at the Farm" celebrations and the annual Beer, Bands & Barns event.

The Conservation Foundation facilitates the Lower Fox River Conservation Project, which includes the LaSalle County portion of the watershed and is one of the Foundation's top priorities. The Lower Fox River is also one of only 33 Conservation Opportunity Areas in Illinois designated by the Illinois Department of Natural Resources (IDNR) as a high-priority conservation area. The Foundation has developed community partnerships and demonstration rain gardens in Yorkville, Plano, Oswego, and Minooka. Staff have assisted in developing watershed protection plans for Blackberry Creek, Aux Sable Creek, Big Rock Creek, and Little Rock Creek. These initiatives have supported the protection of several natural areas within Kendall County, including Jay Woods Forest Preserve, Little Rock Creek Forest Preserve, and multiple parcels within Reservation Woods. The Foundation also played a central role in planning and supporting the Protect Kendall Now! project, which local agencies have used to guide the preservation of thousands of acres of open space. In addition, the Conservation Foundation has collaborated with the Kendall County Forest Preserve District to pass two successful public referendums to fund open space acquisition.



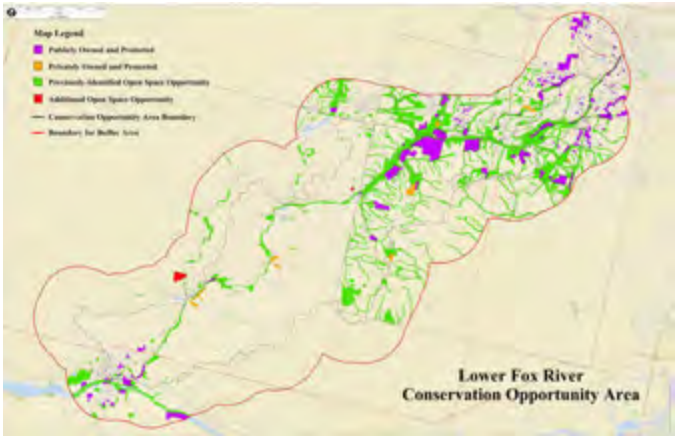


Image Credits: The Conservation Foundation

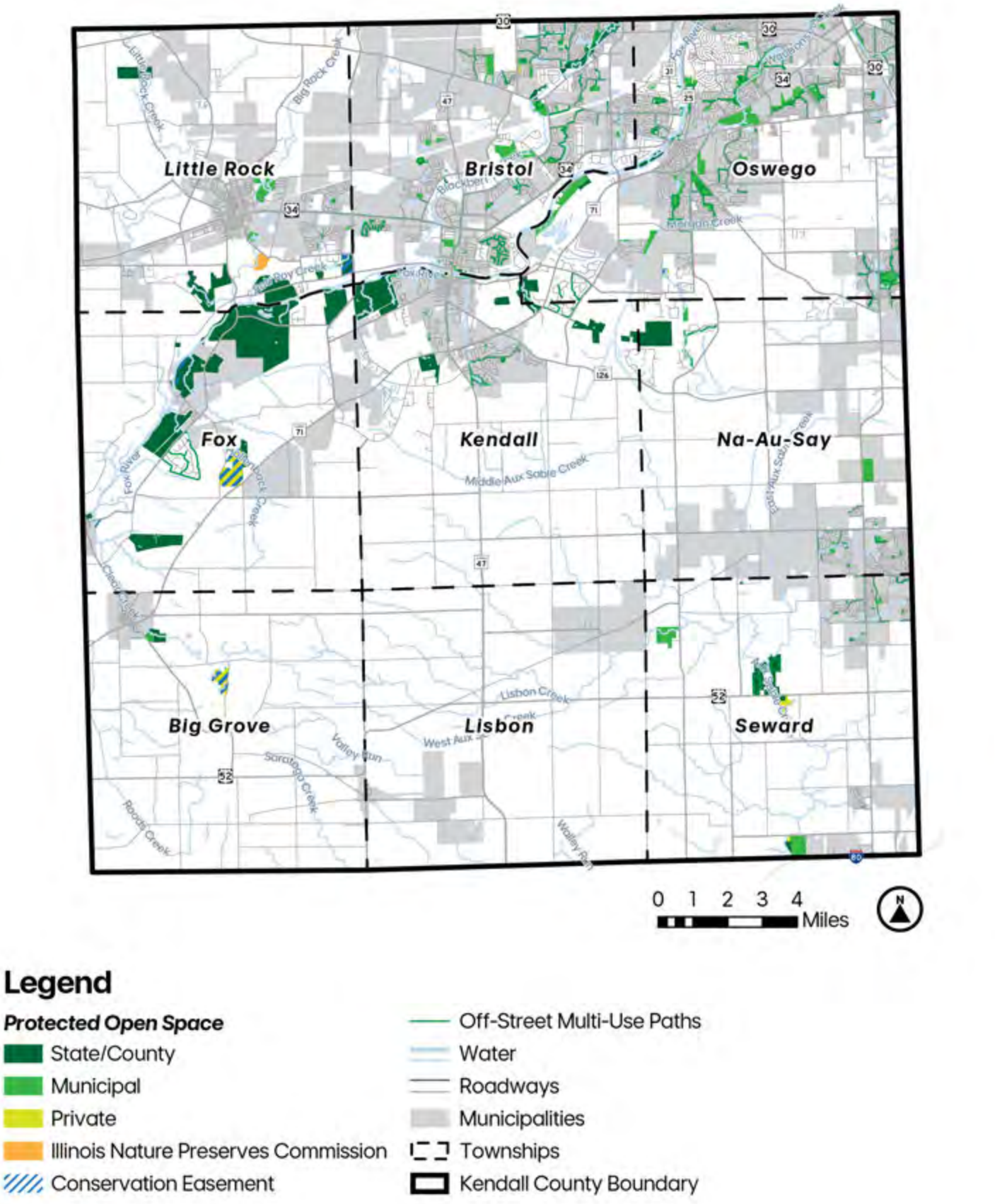


Figure 4.7 *Kendall County Existing Open Space and Trail Map*

4.4 TREE COVERAGE

Tree coverage plays a critical role in improving air and water quality, reducing stormwater runoff and flood risk, mitigating the urban heat island effect, and moderating energy use through building shading. Trees also provide essential wildlife habitat and contribute significantly to community character, visual quality, and overall quality of life.

Kendall County's landscape is historically rooted in tallgrass prairie, with limited native woodland primarily occurring in groves and along river corridors. Today, the County remains agricultural, and existing woodlands are concentrated along the Fox River and its tributaries, forming a distinctive prairie–forest mosaic. Notable forested areas are preserved within sites such as Subat Forest Preserve, Hoover Forest Preserve, Fox River Bluffs Forest Preserve, Maramech Woods Nature Preserve, and Reservation Woods, which collectively represent some of the County's most ecologically valuable wooded landscapes.

According to the 2020 Tree Census Report published by The Morton Arboretum, Kendall County contains approximately 3 million trees, with a combined tree and shrub canopy covering 11 percent of the County's land area. This represents the lowest canopy coverage among counties in the Chicago metropolitan region. Although Kendall County experienced an increase in canopy cover between 2010 and 2020, rising from 9 percent to 11 percent, its overall coverage remains well below the regional average and far below the national average of approximately 35 percent (Nowak and

2020 TREE PROFILE OF KENDALL COUNTY

Number of trees:
2,991,000

Tree and shrub cover:
5.3%

Percentage of trees < 6' dia.:
58.7%

Pollution removal:
395.2 tons/year

Oxygen production:
18.4k tons/year

Avoided runoff:
31.6m cubic feet/year

Source: The Morton Arboretum and The Champion of Trees

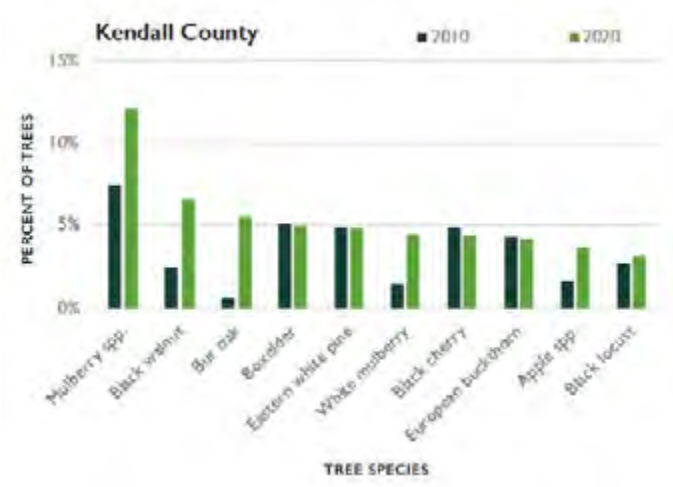


Figure 4.8 *Changes of the Top 10 Species in Tree Population in Kendall County Source: The Morton Arboretum and The Champion of Trees*

Greenfield, 2018). This disparity reflects the County's continued dominance of agricultural land uses and recent patterns of suburban development.

Species composition presents both opportunities and challenges. The most common tree species in Kendall County include mulberry species (including white mulberry), black walnut, and bur oak. Of particular concern is the prevalence of mulberry species, which are considered invasive woody plants. Kendall County has the highest proportion of mulberry species in the metropolitan area, accounting for approximately 17 percent of all trees, a significant increase from 8 percent in 2010. Additional invasive species such as Callery pear, European buckthorn, and black locust are also present throughout the County. The dominance of invasive species indicates that a substantial portion of existing canopy coverage does not provide the same ecological benefits as native tree species and highlights the urgency of invasive species management, removal, and replacement with native and climate-resilient trees.

Comparatively, Kendall County continues to lag neighboring counties in tree and shrub canopy coverage, as shown in Figure 4.9. While all counties in the Chicago metropolitan region experienced canopy gains between 2010 and 2020, Kendall County's growth rate and overall coverage remain modest. Expanding and improving tree canopy, particularly through native species restoration along river corridors, agricultural edges, and developing areas, represents a significant opportunity to enhance environmental resilience, biodiversity, and long-term sustainability across the County.

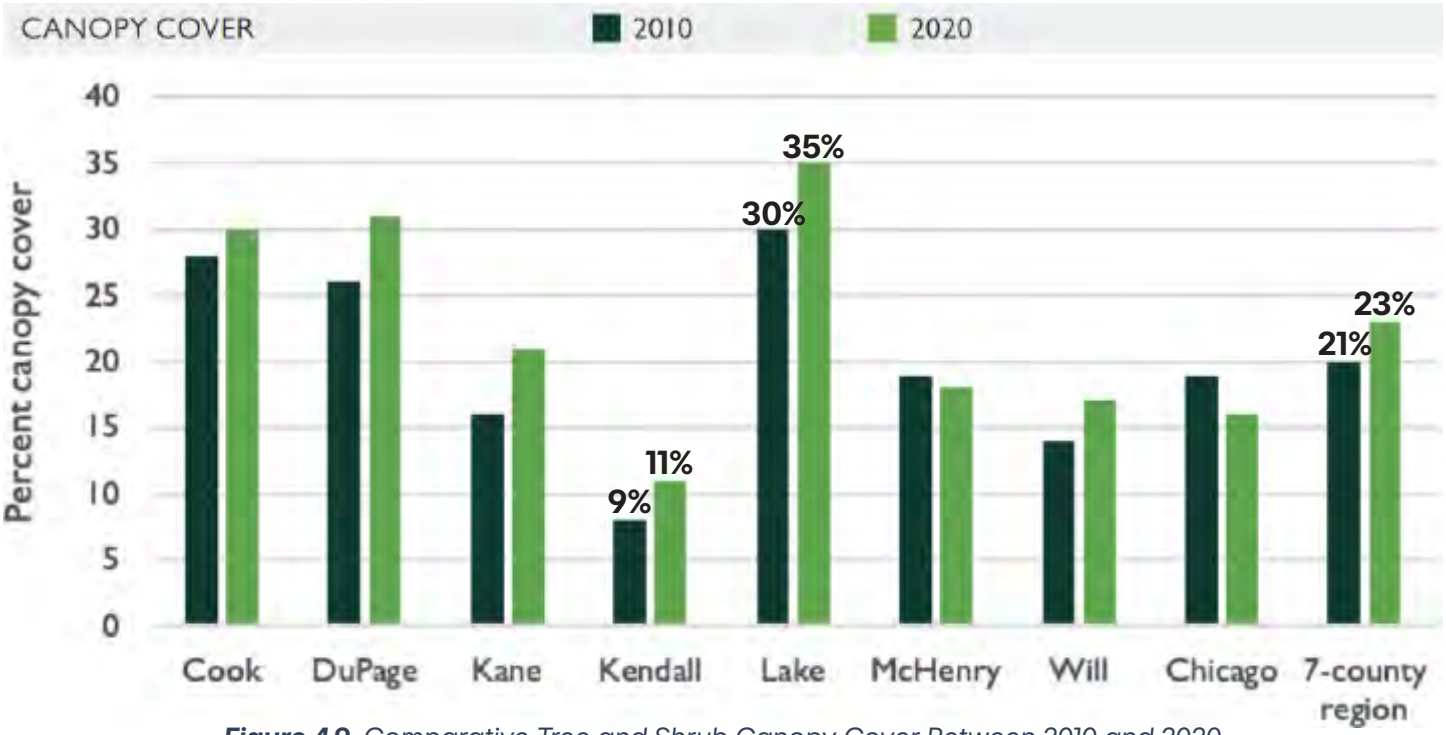
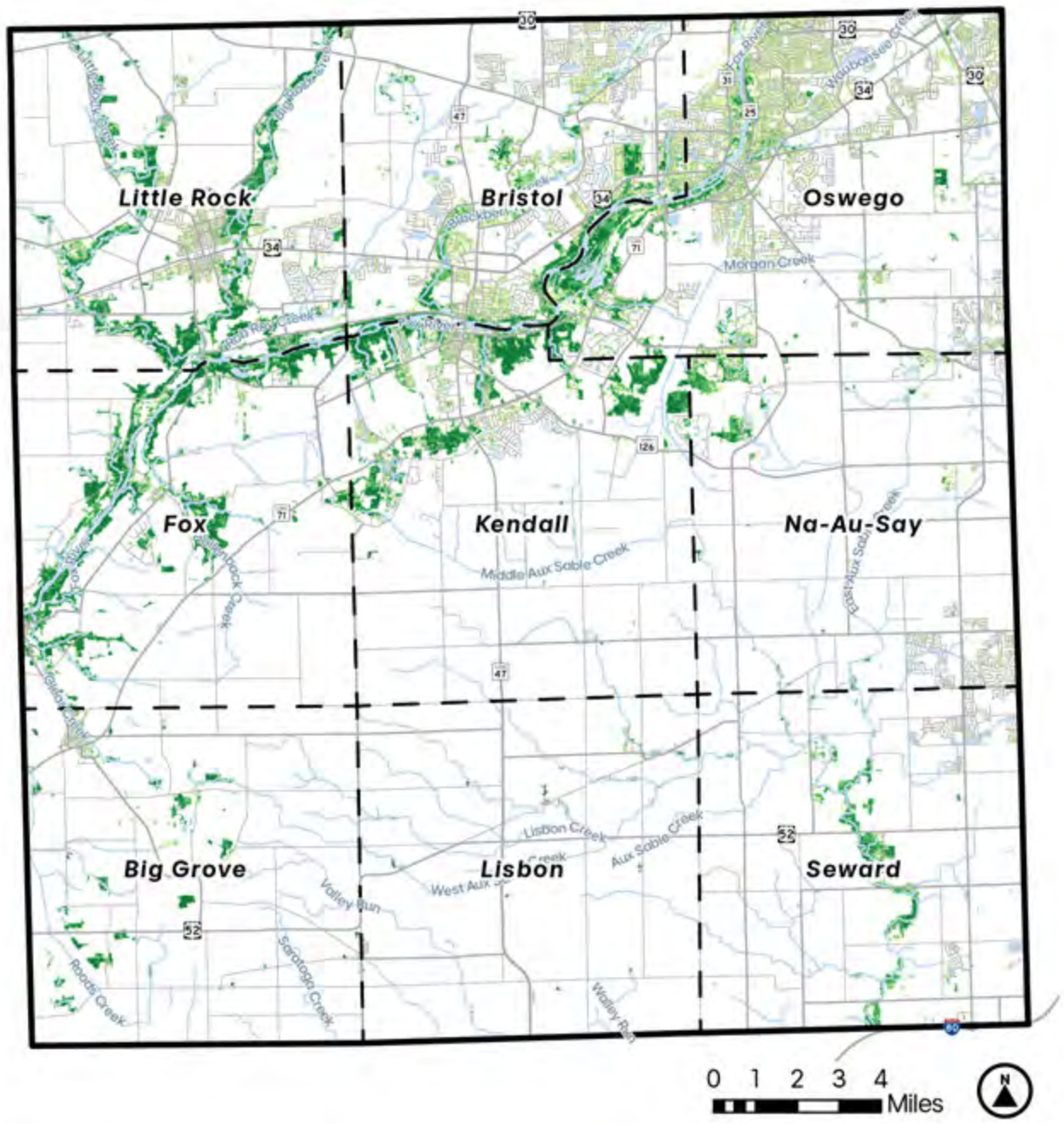


Figure 4.9 *Comparative Tree and Shrub Canopy Cover Between 2010 and 2020*
Source: The Morton Arboretum and The Champion of Trees



Legend

Tree Canopy Coverage

- 0-1%
- 1-25%
- 25-50%
- 50-75%
- >75%
- Unsurveyed

- Water
- Roadways
- Townships
- Kendall County Boundary

Figure 4.10 *Kendall County Tree Canopy Map*
Source: United States Department of Agriculture

4.5 WETLANDS

Wetlands are transitional ecosystems where water saturates the soil either seasonally or permanently, supporting specialized vegetation and wildlife. Often referred to as "nature's kidneys," wetlands provide critical ecosystem services including flood storage, water filtration, groundwater recharge, habitat for fish and wildlife, and recreational opportunities.

Wetlands in Kendall County are highly fragmented and primarily associated with major water corridors such as the Fox River and Aux Sable Creek, as well as floodplains and low-lying areas with hydric soils. Based on the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI), wetlands in Kendall County are classified within Palustrine and Riverine systems, totaling approximately 5,050 acres.

While the Illinois Department of Natural Resources (IDNR) includes lakes and ponds as part of Illinois' broader wetland and aquatic community framework, the NWI distinguishes deepwater habitats (such as open lakes and ponds) from vegetated wetlands for mapping and acreage purposes. Accordingly, this plan reports palustrine and riverine wetlands as the primary wetland acreage, with open water features documented separately as aquatic resources.



EMERGENT WETLAND[1]

Emergent wetlands include marshes, wet prairies, and wet meadows dominated by herbaceous vegetation such as cattails, sedges, and rushes. These wetlands play an important role in stormwater storage and water quality treatment.



FORESTED WETLAND[2]

Forested wetlands support flood-tolerant tree species such as silver maple, cottonwood, green ash, and elm. Located primarily along rivers, these wetlands provide flood resilience, bank stabilization, wildlife habitat, and carbon storage.

Image Credits:
[1] Desert LCC, Wikimedia Commons, CC BY 2.0
[2] Melanie Olds/USFWS, Wikimedia Commons



SHRUB WETLAND[1]

Shrub wetlands occur as transitional systems dominated by woody vegetation less than 20 feet tall and provide important wildlife cover and buffering functions.



AQUATIC BED WETLAND[2]

Aquatic bed wetlands contain submerged or floating vegetation and are limited in extent, typically occurring in backwaters or slow-moving channels.



OPEN WATER AND ARTIFICIAL WETLAND[3]

Open water and artificial wetlands, including detention basins and retention ponds, are common in developed areas and provide stormwater and limited habitat functions.



RIVERINE WETLAND[4]

Riverine wetlands include streams, rivers, and associated floodplain features that convey floodwaters and support aquatic connectivity.

Image Credits:
[1] *Tim Kiser, Wikimedia Commons, CC BY-SA 2.5*
[2] *Johannes.gr, Wikimedia Commons, CC BY-SA 3.0 AT*
[3] *U.S. Geological Survey, Wikimedia Commons, CC BY 2.0*
[4] *Dinesh Valke, Wikimedia Commons, CC BY-SA 2.0*

4.6 SCENIC ROUTES

One of the characteristics Kendall County residents have long prized is the open/rural character of the area. While the character of some parts of the County have changed dramatically in the past 20 or 30 years with the influx of new residents and businesses, much of the County is still farmland and open space. Since the initial Land Resource Management Plan back in the 1990s, the County has designated certain roadways as scenic routes. These routes represent places in the County where the drive is more than just getting from place A to place B. Areas where you can see the Fox River, wooded slopes and ravines, rolling farmland, and nature. These are routes that represent the rural character of Kendall County at it's best – and areas that should be preserved for the scenic enjoyment of future generations.

The identified routes are mostly unchanged from those identified in the initial Land Resources Management Plan. They were identified by plan consultants after reviewing air photographs, topographic maps, and more importantly driving roadways throughout the County. These routes are depicted on the Recreational Open Space Opportunity Map.

The following are recommended strategies for protecting and enhancing the scenic character of these scenic routes:

- Consider open space buffers along the roadway and setbacks beyond what is typically required in the zoning district from the adjacent roadway right-of-way for any new development (some of this is already included in the zoning ordinance).
- Identify and preserve, to the fullest extent possible, views of natural areas like woodlands, rivers and streams from the adjacent roadway.
- Work with local groups to conduct roadside trash collection to keep these areas clean.



Scenic Route	Segment
Creek Road	Galena Road to Little Rock Road
Burr Oak Road	Griswold Springs Road to Millhurst Road
Millhurst Road	Millington Road to Fox River Drive
River Road	Fox River Drive to Route 47
Fox River Drive	River Road to County Line
Finnie Road	Rogers Road and Millington Road
Route 71	Orchard Drive to County Line
Highpoint Road	Route 71 to Route 71
Townhouse Road	Route 71 to Route 52
Van Emmon Road	Route 47 to Route 71
Reservation Road	Minkler Road to Grove Road
Grove Road	Reservation Road to Route 126
Route 126	Schlapp Road and Minkler Road
Jughandle Road	Route 52 to Bell Road
Bell Road	Jughandle Road to Ridge Road
Route 52	Jughandle Road to O'Brien Road
Budd Road	Millbrook Road to the ComEd Transmission line
Millbrook Road	Fox River Drive to Walker Road
Eldamain Road	River Road to Fox Road

Figure 4.11 *List of Scenic Routes in Kendall County*



4.7 EXISTING LAND USE

Land use planning is a foundational component of all planning efforts, as land uses directly influence community quality of life, economic development, transportation networks, and natural resource preservation. Understanding existing land use patterns in Kendall County is the first step in assessing current development conditions and shaping a vision for future growth.

As one of Illinois's fastest-growing counties, Kendall's population more than doubled from approximately 54,000 in 2000 to over 130,000 by 2020. This growth has occurred primarily at the expense of cultivated croplands. Significant development waves, led by residential and commercial uses, have concentrated along the Fox River corridor in the northern townships. Meanwhile, Na-Au-Say and Seward Townships in the east have seen spillover residential and industrial growth from neighboring Will County municipalities such as Plainfield, Joliet, Shorewood, and Minooka. Unincorporated areas of the County contain both residential subdivisions, typically near municipalities, and more scattered rural settlements.

An existing land use map, based on Chicago Metropolitan Agency for Planning (CMAP) GIS data and the definitions, illustrates the current distribution of land uses across the County, highlighting concentrations and emerging growth areas. Figure 4.12 presents the existing land use inventory for Kendall County:

Existing Land Use	Percent
Agricultural	74.7%
Single-Family Residential	10.3%
Multi-Family Residential	0.1%
Commercial	0.9%
Industrial	1.4%
Institutional	0.9%
Utility	1.8%
Open Space	4.5%
Vacant	1.9%
Under Construction	0.1%
Right-Of-Way	3.5%

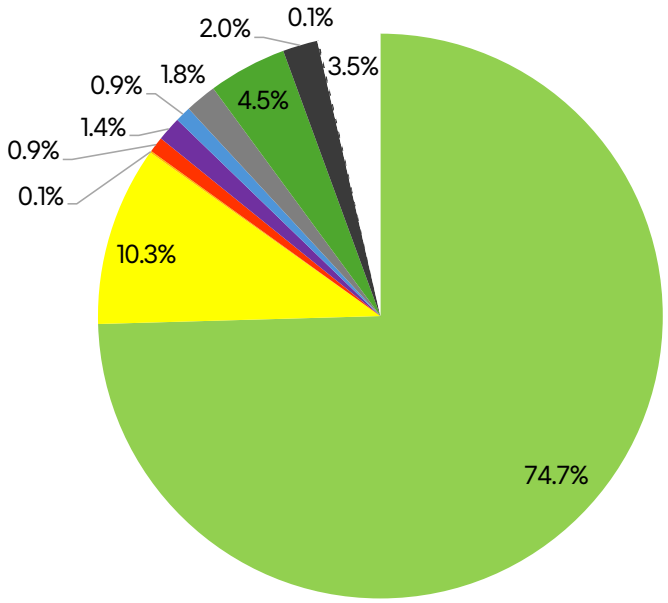
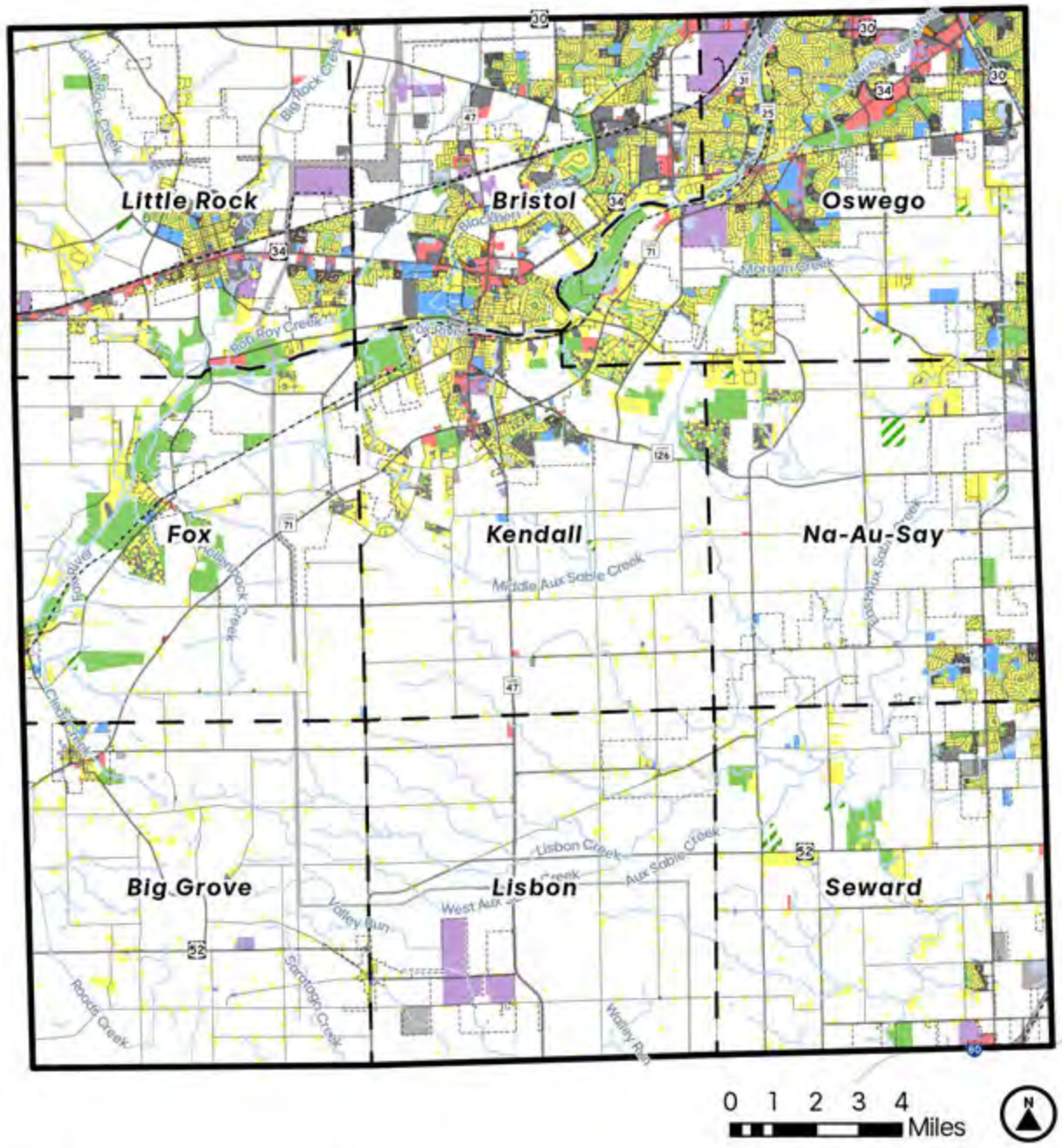


Figure 4.12 *Existing Land Use Inventory of Kendall County 2026*



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

Figure 4.13 *Kendall County Existing Land Use Map*

Single-Family Residential. Includes all single-family housing, as well as multi-unit structures (e.g., townhomes and duplexes) whose units do not share a common entryway.



Multi-Family Residential. Includes multiple-unit residential buildings with a common entryway. Includes retirement complexes (except nursing homes), two-flats, three-flats, condominiums, cooperatives, and single-resident occupancy (SRO) buildings. Does not include mixed-use buildings with street-level commercial and 1–3 floors of residential above.



Commercial. Includes buildings used for retail, service, office, entertainment, and hospitality. Vertically mixed-use buildings containing both commercial and residential units on the same parcel are included.



Industrial. Includes mineral extraction, smaller-scale and larger-scale manufacturing and warehousing operations, industrial flex uses, and long-term storage facilities.



Institutional. Includes medical facilities (hospitals, nursing homes, long-term care); educational facilities (K–12 and post-secondary); government administration and services; prison and correctional facilities; religious facilities; cemeteries; community recreational centers; and national laboratories.



Utility. Includes transportation rights-of-way and associated facilities; rail and roadway ROW; aircraft transportation; independent automobile parking; communication infrastructure; utilities and waste facilities (such as substations, wastewater treatment

plants, landfills, stormwater basins); and intermodal facilities.

Agriculture. Land classified by the assessor as agricultural, including row crops, field crops, fallow fields, pasture, horse, dairy, livestock, and mixed agricultural operations. Includes parcels assessed as developed where aerial imagery shows continued agricultural use.

Open Space. Includes recreational open space, public and private golf courses, conservation areas, non-public open space in a natural state, trails or greenways, and waterbodies.

Vacant. Land in an undeveloped state with no agricultural use and no protection as open space. Includes vacant residential, commercial, industrial, and other vacant land based on assessor classification.

Under Construction. Land platted for development where construction activity is visible in aerial imagery (e.g., grading, roadway installation, foundations, incomplete structures, or incomplete landscaping).

Right-of-Way. Includes roadway rights-of-way.

Despite significant development over the past two decades, agricultural land still accounts for three-quarters of the County's area, highlighting Kendall County's enduring rural identity and the continued importance of farming. Single-family residential development is the second-largest land use, underscoring its dominance as the primary housing type, while multi-family residential accounts for only 0.1 percent of land,





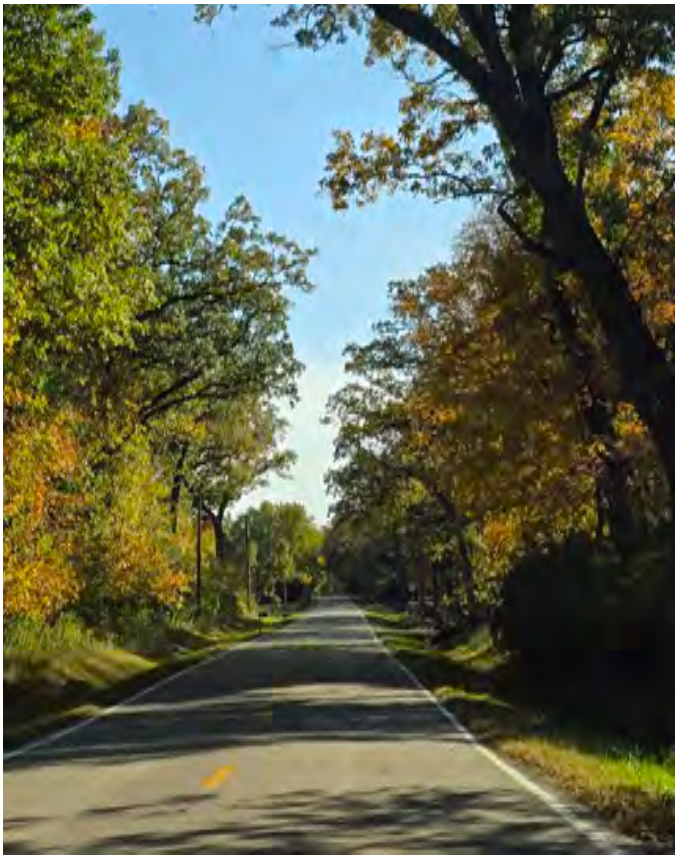






reflecting a low-density, limited-diversity housing pattern.

Protected open space, including parks, preserves, and greenways, comprises 4.5 percent of the County land, complementing the agricultural base and supporting environmental quality, recreation, and overall well-being. These patterns provide a foundation for green infrastructure and resource protection strategies. Overall, Kendall County's land use patterns indicate an agricultural and low-density county with limited areas devoted to higher-intensity residential or employment uses. Looking forward, balancing growth with farmland preservation, expanding housing diversity, and aligning future development with infrastructure and economic goals will be key challenges and opportunities for the next 15–20 years.



4.8 FUTURE LAND USE

Future land use planning establishes a long-term framework to guide Kendall County's growth, balancing development with the preservation of agriculture, open space, and natural resources, while ensuring new development occurs in appropriate, strategic locations. Thoughtful land use planning supports responsible decision-making, protects community character, and promotes a high quality of life.

The County's Future Land Use Plan builds on the Land Resource Management Plan, which has been updated periodically since 1994. The most recent update, completed in 2024, maintains consistency in the location of major land use categories, with notable adjustments to:

- Maintain farmland while allowing for appropriate growth and development
- Reduce areas designated for commercial uses due to declining demand
- Expand industrial land designations to reflect economic development priorities
- Manage future renewable energy (solar farm) sites

It should be noted that designation of land on the Future Land Use Plan does not change the current zoning of the property as zoning is the legal tool used by the County to regulate the use of land. The Future Land Use Plan is a guide for County decisions on requests for future rezoning.

Future land use categories in Kendall County are summarized as follows:

Municipality. The Municipality category represents areas that are incorporated into a City or Village. Each incorporated area is governed by its own municipal zoning ordinance, except for Millbrook and Plattville which adhere to County zoning codes.

Agricultural. Intended to encourage farming and agricultural businesses and protect the existing character of rural areas, the Agricultural land use category is designed for continued agricultural use. Residential use shall not be permitted unless it is directly associated with the operation of a local farm or existing physical constraints are consistent with the Kendall County Zoning Ordinance, which states that "physical features which serve as barriers to farm operations such as streams, rock outcroppings and property configuration in relationship to wetlands, flood-prone areas or buildings" render a site incompatible with agricultural use. Expansive woodland coverage, poor soil conditions, and excessive slopes are other physical constraints that would render a site incompatible with agricultural use.

Agricultural Conservation. These areas are like the above agricultural category, but they have an extra layer of protection due to their classification per the requirements of the Illinois Agricultural Areas Conservation and Protection Act. The owners of these properties have voluntarily placed their land in an Agricultural Conservation Area, meaning the property can only be used for agricultural purposes. Property can be removed from this category, but only after a formal submission and hearing process.

Countryside Residential. (Not to exceed 0.33 dwelling units per gross buildable acre.) The Countryside Residential land use category promotes large-lot, low-density detached single-family residential development in an area that primarily maintains an agricultural/rural environment. This land use category is consistent with the County's R-1 zoning district requiring a minimum 3-acre lot size. The district provides a rural or countryside setting, retaining a large amount of agricultural land or open space.

Planned Rural Estate Residential. (Not to exceed 0.45 dwelling units per gross buildable acre.) The Planned Rural Estate Residential land use category promotes low-density detached single family residential development. This land use category is generally consistent with the County's R-1 and RPD-1 zoning districts, permitting a base density of 0.33 du/ac and a maximum density of 0.45 du/ac. Planned development and clustering are strongly encouraged within this land use category to preserve the natural features of the land such as topography and vegetation. Lot size may be varied with a planned development, but the overall density should be within the guidelines established in this plan. The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreational uses may also be permitted in these areas. Planned Rural Estate Residential uses are proposed at the outermost fringe of municipalities.

Planned Rural Residential. (Not to exceed 0.65 dwelling units per gross buildable acre; a density bonus to increase the maximum

density up to 0.85 du/ac may also be granted.) The Planned Rural Residential land use category promotes large-lot, low-density detached single-family residential development. This land use category is consistent with the County's RPD-2 zoning district, permitting a base density of 0.45 du/ac and a maximum density of 0.65 du/ac. Planned development and clustering are strongly encouraged within this category to preserve the natural features of the land such as topography and vegetation. Lot size may be varied with a planned development, but the overall density should be within the guidelines established in this plan. An additional density bonus up to 0.85 du/ac may be granted if a proposed development: (1) is partially or entirely located within 100 ft of a Class A Stream (as defined by IDNR) or its tributaries, or (2) utilizes both community septic and community water services. The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreational uses may also be permitted in these areas. Public water should be provided where practical. Planned Rural Residential uses are primarily proposed at the outer fringe of municipalities but closer in than Planned Rural Estate Residential uses.

Suburban Residential. (Not to exceed 1.0 dwelling units per gross buildable acre if developed under County zoning authority.) The Suburban Residential land use category promotes a residential character of low to medium density residences. This land use is consistent with the County's RPD-3 zoning

The Planned Residential land use categories *are designed to accommodate conservation design subdivisions. With conservation design, residential lot sizes are reduced in exchange for additional common open space. These open space areas can contain recreational amenities such as trails and playgrounds. They typically include a combination of preservation of existing woodland and prairie and new native plantings. Several conservation design subdivisions were started in the County prior to the recession on the mid 2000s, including Brighton Oaks, Grove Estates, Henneberry Woods, and Rosehill.*



Image Credit: Imagery © 2026 Nearmap, HERE

district, permitting a base density of 0.86 du/ac and a maximum density of 1.0 du/ac. Higher municipal densities are appropriate on lots where adequate public sewer and water systems exist or can be made available (via community septic and well systems). Creative planned developments may also be appropriate under County zoning authority at a much lower density. While anticipated to contain primarily single-family detached housing, some attached housing units may be considered, particularly within a planned development. Compatible governmental, educational, religious, and recreational uses may also be permitted in these areas. Suburban Residential uses are typically located around incorporated areas since these areas have the highest likelihood of being annexed into a municipality.

Commercial. The Commercial land use category provides for retail, service and office establishments that offer goods and services in easily accessible locations.

Mixed Use Business. The Mixed Use Business land use category is designed to accommodate a variety of uses near each other. The two areas shown for mixed use business are both proposed in municipal plans for future pedestrian-oriented shopping, living, and working environments. One area is on the west side of Plano adjacent to a potential Metra commuter rail stop, and the other is in Shorewood's planning area at the intersection of Ridge Road and Route 52.

Transportation Corridor. The Transportation Corridor land use category includes concentrations of land uses that require accessibility to large metropolitan markets. Transportation corridors are located along major federal and state highways that carry high volumes of traffic. County economic development efforts can focus on preparing the areas adjoining high-capacity transportation routes for commercial, industrial, or office development. Limited residential uses may also be included along transportation corridors if integrated into larger planned developments of 40 acres or more. To maintain efficient circulation along the Route 47 transportation corridor, transportation elements such as limited curb cuts, right-in/right-out site access, and appropriate traffic light spacing (typically a minimum of ½-mile) are recommended. Minimum setbacks, landscaping requirements, and other physical design features should be incorporated to fit the rural character of the County. Appropriate zoning categories for the transportation corridor include A1-SU, B-5 PUD, B-6, and limited B-3.

Industrial. The Industrial land use category provides for employment opportunities for County residents while providing a balanced tax base. Appropriate uses include offices, warehousing, highway-oriented commercial businesses, and light industrial uses as permitted within the County's B-5 Business Planned Development District, B-6 Office and Research Park District, M-1 Limited Manufacturing District, and M-2 Heavy Industrial District. Buildings and land in this category should be properly landscaped and developed in an orderly manner that conveys a well-maintained environment, which is particularly important to create an attractive buffer between Industrial and any adjacent M-1 or M-2.

Mining. The Mining land use category applies to existing, active mining quarries. These quarries are located just west of Route 47 between Joliet Road and Sherrill Road. Although the quarries are largely kept out of view by tall man-made hills, the existence of the quarries is fairly apparent by the volume of truck traffic in the area, particularly as the trucks enter and exit off of Route 47 via Quarry Road. Mining uses typically fall under the M-3 Manufacturing District (Earth Material Extraction, Processing and Site Reclamation).

Potential Mining District. As development continues to occur in the region, there may come a time when expansion of existing mines is needed. The potential mining district overlay indicates areas believed to have underlying mineral resources and access to key transportation routes which may make them appropriate for future mining activity and rezoning to M-3. Any specific mining application will be closely reviewed to ensure that it meets environmental performance standards appropriate to Kendall County and the specific location, including the buffering of such uses from adjacent residential, institutional, or public uses. Road impacts will also be closely evaluated to minimize impact on local transportation systems.

Public / Institutional. The Public/Institutional land use category applies to those lands where existing or proposed federal, state, or local governmental activities are conducted. Public and private educational and other Non-Profit organization facilities are also categorized as public/institutional uses. The Public/Institutional uses shown on the Future Land Use Plan represent primarily existing places of worship, cemeteries, government facilities, and schools. Where future sites have been acquired by a School District, these properties have also been mapped as public/institutional use on the Future Land Use Plan. Additional Public/Institutional uses will certainly be established to accommodate future population growth, but they are not all shown on the map due to the complexity of projecting the size and locations of these future uses.

Electric Transmission. The Electric Transmission land use category applies to land used or designated for high-voltage electrical transmission infrastructure that carries electricity over long distances. Utility corridors, towers or poles, and associated equipment needed to move power between generation facilities and substations.

Renewable Energy. The Renewable Energy land use category applies to land used or designated for facilities that generate electricity from naturally replenishing resources such as sunlight, wind, or water. This category includes installations like solar farms, wind farms, and other renewable energy generation sites.

Open Space. The Open Space land use category is designated for permanent conservation and protected from development. The category includes County Forest Preserves, State Parks and Recreation Areas, and private land with a permanent conservation easement.

Riparian Corridor. Vegetated areas located adjacent to creeks, streams, rivers, and other waterways that should be protected from development, disturbance, or encroachment in order to maintain natural hydrologic, ecological, and water quality

functions. The appropriate width of the corridor is variable based on site conditions such as slopes, soils, vegetative cover, etc.

Additional Open Space Opportunity. Land that contain significant natural features, including but not limited to mature woodlands, prairies, and wetlands. These areas would be ideal candidates for conservation easements and other techniques to maintain their ecological integrity and to protect these important environmental resources. Development still may be appropriate based on the underlying land use, but only after careful review of the existing environmental assets.

Public input and farmland preservation initiatives have guided the restoration of agricultural land in Na-Au-Say, Kendall, and Seward Townships. The new plan reduces commercial designations, establishes a distinct industrial category, and addresses renewable energy development. Most commercial and industrial projects are anticipated to locate within municipalities for access to utilities and services.

Figure 4.14 compares the future land use inventory between the 2026 and 2024 plans:

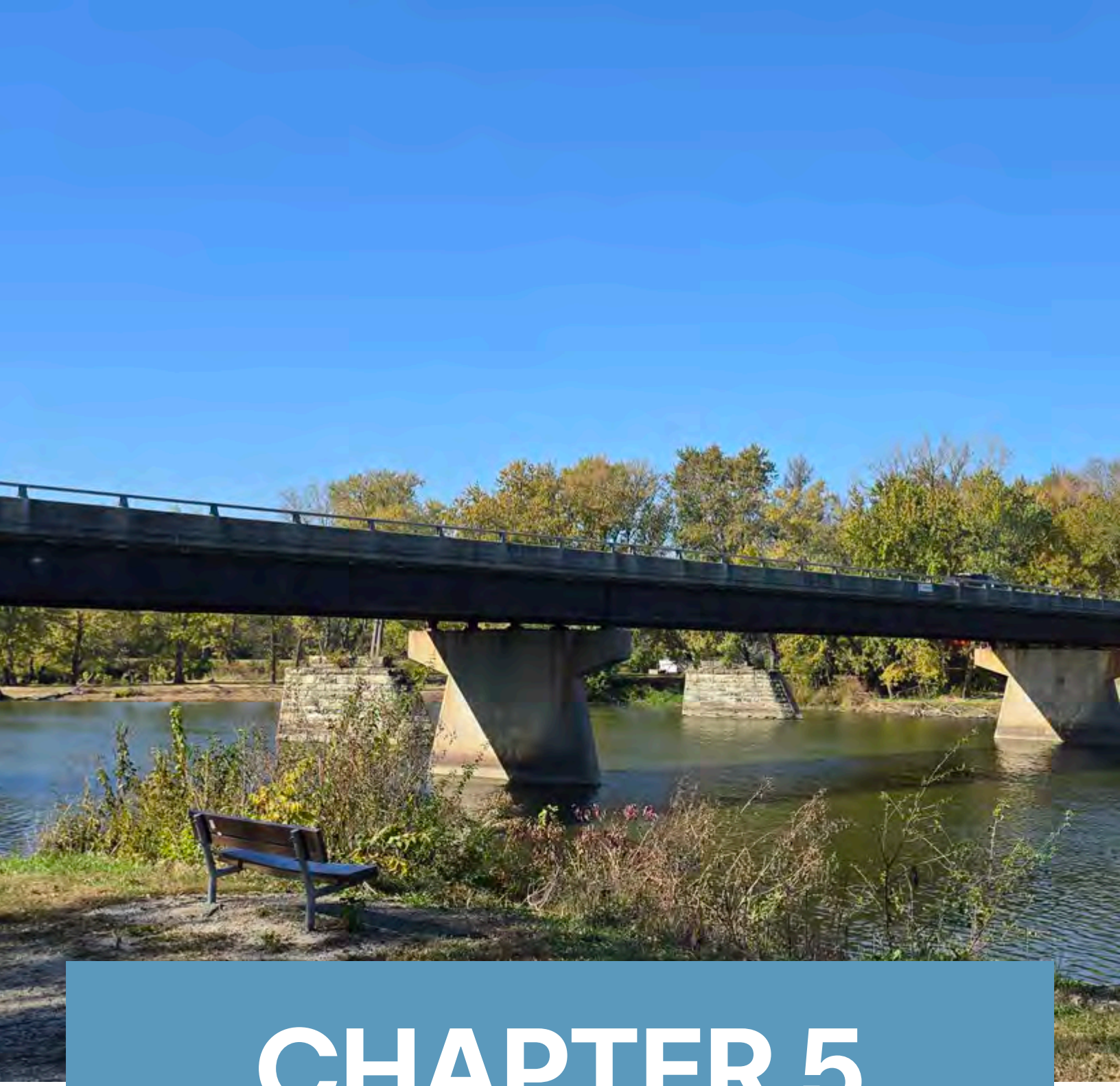


	2026		2024	
Future Land Use	Acreage	Percent	Acreage	Percent
Agricultural Conservation (Overlay)	1,858.4	/	1,858.4	/
Agriculture	74,071.2	36.1%	51,599.4	25.1%
Countryside Residential	2,296.9	1.1%	9,944.1	4.8%
Rural Estate Residential	2,425.4	1.1%	13,118.0	6.4%
Rural Residential	35,104.4	17.1%	37,373.2	18.2%
Suburban Residential	17,819.7	8.7%	25,624.8	12.5%
Municipality	49,701.1	24.2%	46,945.6	22.9%
Commercial	2,843.4	1.4%	5,770.0	2.8%
Mixed Use Business	360.6	0.2%	5,798.7	2.8%
Transportation Corridor	2,629.3	1.3%	657.0	0.3%
Industrial	4,685.1	2.3%	/	/
Mining	263.6	0.1%	263.6	0.1%
Potential Mining District	468.5	0.2%	468.5	0.2%
Public / Institutional	922.4	0.4%	496.9	0.2%
Electric Transmission	2,178.6	1.1%	2,178.6	1.1%
Open Space	9,452.8	4.6%	4,984.5	2.4%

Figure 4.14 *Comparative Future Land Use Inventory of Kendall County 2026 vs 2024*

Acreage noted in the above table was calculated from the GIS used to create the Future Land Use Plans. These areas represent an ultimate development pattern in 20 plus years after these areas are built out. For the foreseeable future, actual land use will remain closer to the existing land use shown on Pages 67-68.





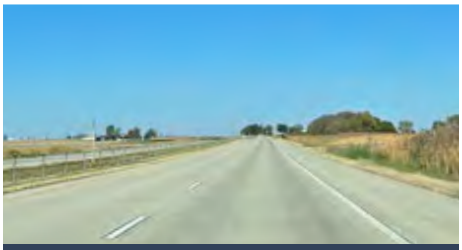
CHAPTER 5
MOBILITY & CONNECTIVITY

MOBILITY & CONNECTIVITY

5.1 ROADWAY NETWORK

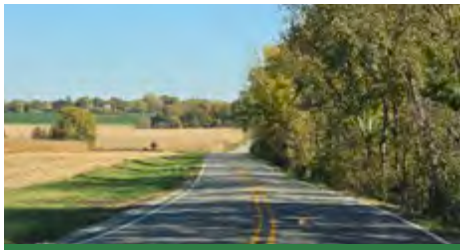
Kendall County relies heavily on its roadway system to support daily commuting, goods movement, emergency access, and regional connectivity. The County's roadway network links local communities to employment centers throughout the Chicago metropolitan area and provides critical east–west and north–south travel routes across northern Illinois and throughout the United States.

The Illinois Department of Transportation (IDOT) classifies roadways based on functional classification, using criteria such as annual average daily traffic (AADT), surrounding land use (urban or rural), trip length, connectivity, access control, and roadway design characteristics (e.g., speed, lane width, and spacing). Roadways are grouped into three primary categories: In addition to functional classification, roadways are also categorized by jurisdiction, which determines the public agency responsible for construction, maintenance, operations, funding, and regulatory oversight. Understanding roadway jurisdiction is particularly important in Kendall County due to its mix of urban, suburban, and rural contexts and the number of agencies involved. Responsibilities are distributed as follows:



IL Route 47

ARTERIAL
Emphasizes mobility, accommodate long-distance travel, and typically limit access points. These include interstates, U.S. highways, and major state routes.



Reservation Road

COLLECTOR
Balances mobility and land access by channeling traffic from local roads to arterial routes.



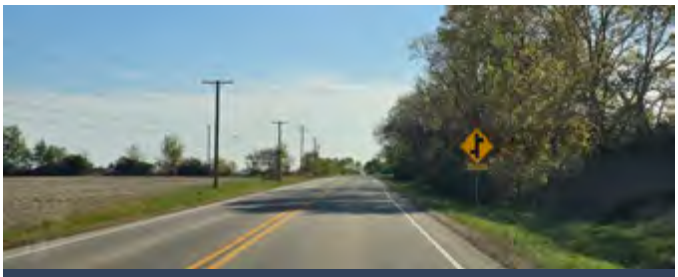
Chicago Road, Newark

LOCAL
Provides direct access to adjacent land uses, operate at lower speeds, and carry minimal through traffic.



US Route 30

IDOT owns and maintains interstates, U.S. routes, and state highways.



Grove Road

The **Kendall County Highway Dept.** maintains county highways and selected arterial and collector roads in unincorporated areas.



Whitewillow Road

Township highway departments maintain roads in unincorporated areas not under county jurisdiction.



North Street, Plano

Municipalities maintain most streets within corporate boundaries unless otherwise designated.

This multi-jurisdictional framework requires ongoing coordination to ensure continuity of roadway standards, efficient maintenance, and aligned capital improvement planning. Figure A.1 summarizes Kendall County roadways above the local level by functional classification and jurisdiction, and is accompanied by a map illustrating the existing roadway network.

As development continues to extend into previously undeveloped areas, the roadway network will need to expand accordingly. Establishing a future roadway framework at the countywide level helps prevent development from obstructing planned roadway corridors and ensures adequate right-of-way preservation for future widening or extensions. Kendall County's arterial and collector roadway planning should remain consistent with municipal transportation plans and align with the 2025–2045 Kendall County Long-Range Transportation Plan as well as each municipality's transportation plan, particularly regarding project prioritization, safety improvements, and capacity enhancements. To support this coordination, the Future Roadway Map in the Appendix compiles the most up-to-date transportation plans from Kendall County and its municipalities, illustrating planned roadway extensions and improvements.

5.2 TRUCK TRANSPORTATION

Truck transportation plays a critical role in Kendall County's economy, supporting industrial development, agriculture, warehousing, and regional goods movement. Freight traffic primarily utilizes interstate, U.S., and state highways, which are designated as State-Managed Class II truck routes.

Class II truck routes are major arterials that meet minimum design requirements, including lane widths of at least 11 feet. Vehicles operating on these routes are subject to state regulations limiting maximum width to 8 feet 6 inches and axle weight limits of 20,000 pounds for single axles and 34,000 pounds for tandem axles. Most major arterial roadways in Kendall County are designated as Class II truck routes. One notable exception is U.S. Route 34 between Illinois Route 47 and Illinois Route 71, which is not designated as a truck route due to operational or design constraints. Several local streets are also designated as Local Class II truck routes, particularly in Oswego, Montgomery, Sandwich, and unincorporated Boulder Hill, providing last-mile connections between industrial areas and state highways.

IDOT is responsible for maintaining and strengthening the designated truck route system in coordination with county and municipal agencies. As logistics and industrial development continue to expand, particularly along eastern Kendall County and near major corridors, route planning will remain a key consideration for roadway durability, safety, noise mitigation, and land use compatibility.



Francis C. Klaas Bridge
Image Credit: Kendall County

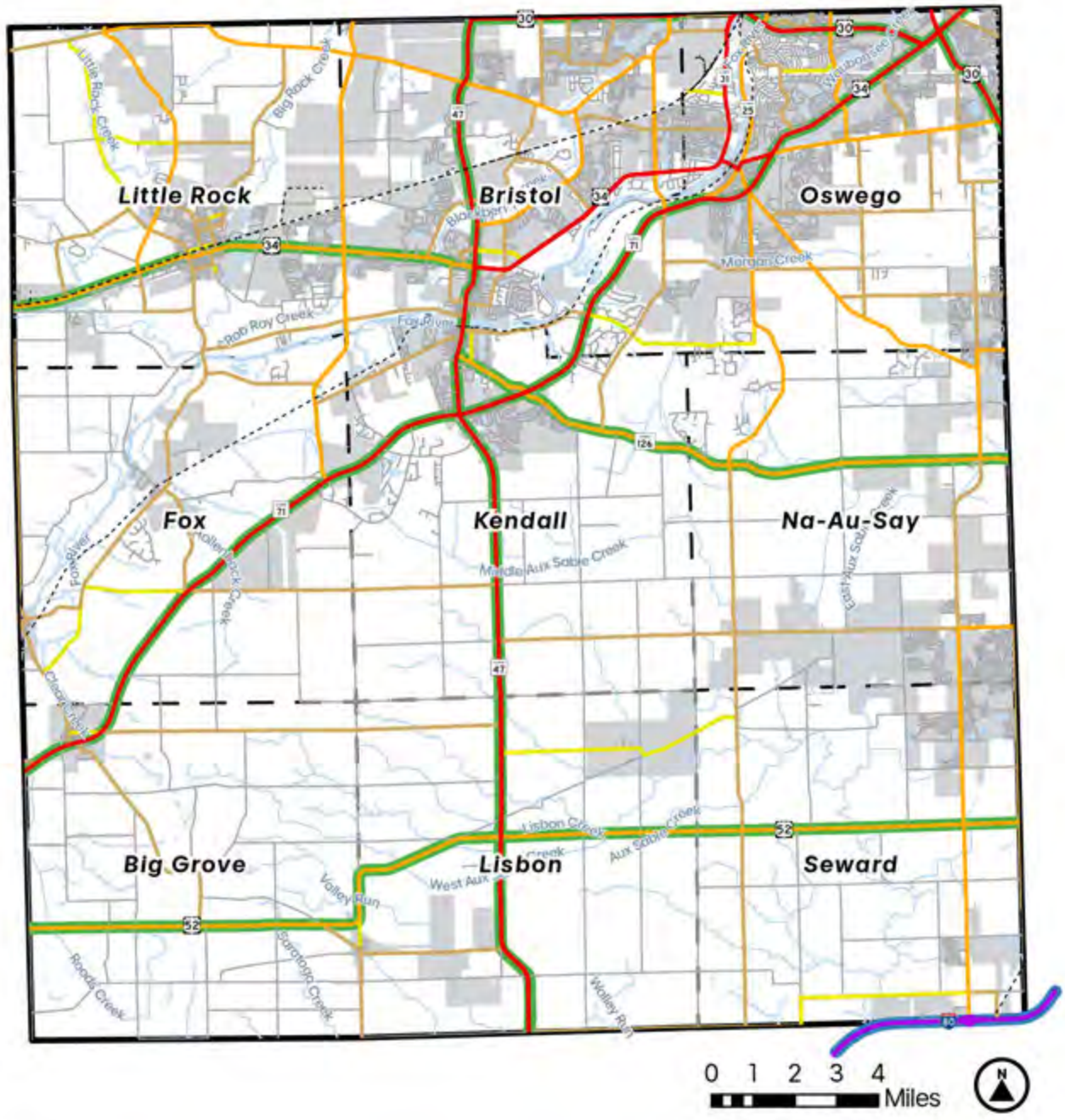


Figure 5.1 *Kendall County Existing Transportation Network Map*

5.3 RAIL TRANSPORTATION

Kendall County benefits from its position along major freight and passenger rail corridors connecting Chicagoland to national markets. Three rail lines traverse or border the County, supporting freight movement and limited passenger service.

BURLINGTON NORTHERN SANTA FE (BNSF) RAILWAY

Burlington Northern Santa Fe (BNSF) Railway runs through northern Kendall County including Montgomery, Oswego, Yorkville, Plano, and Sandwich. As a Class I railroad, this is the most critical freight corridor in the County, extending from Chicago westward to major markets including Texas, Arizona, and California. The line consists of two main tracks in Kendall County, with a proposed third track planned to facilitate expanded freight and Metra commuter service.

The BNSF line also hosts Amtrak passenger services. The Amtrak station is located in Plano (PLO) and serves the Illinois Zephyr and Carl Sandburg trains, offering daily service to Chicago (northbound) and Quincy (southbound) with one train in the morning and one in the evening for each route, while the long-distance Southwest Chief and California Zephyr routes pass through but don't stop there.

The BNSF line has also been under study and discussion for a potential extension for Metra BNSF commuter rail line. The project can be traced back to the early 2000s with feasibility studies. In 2019, significant steps were taken for the Kendall County Metra extension, with Metra awarding a major engineering contract and Illinois lawmakers approving $100 million in state funding for studies, aiming to cover station design,

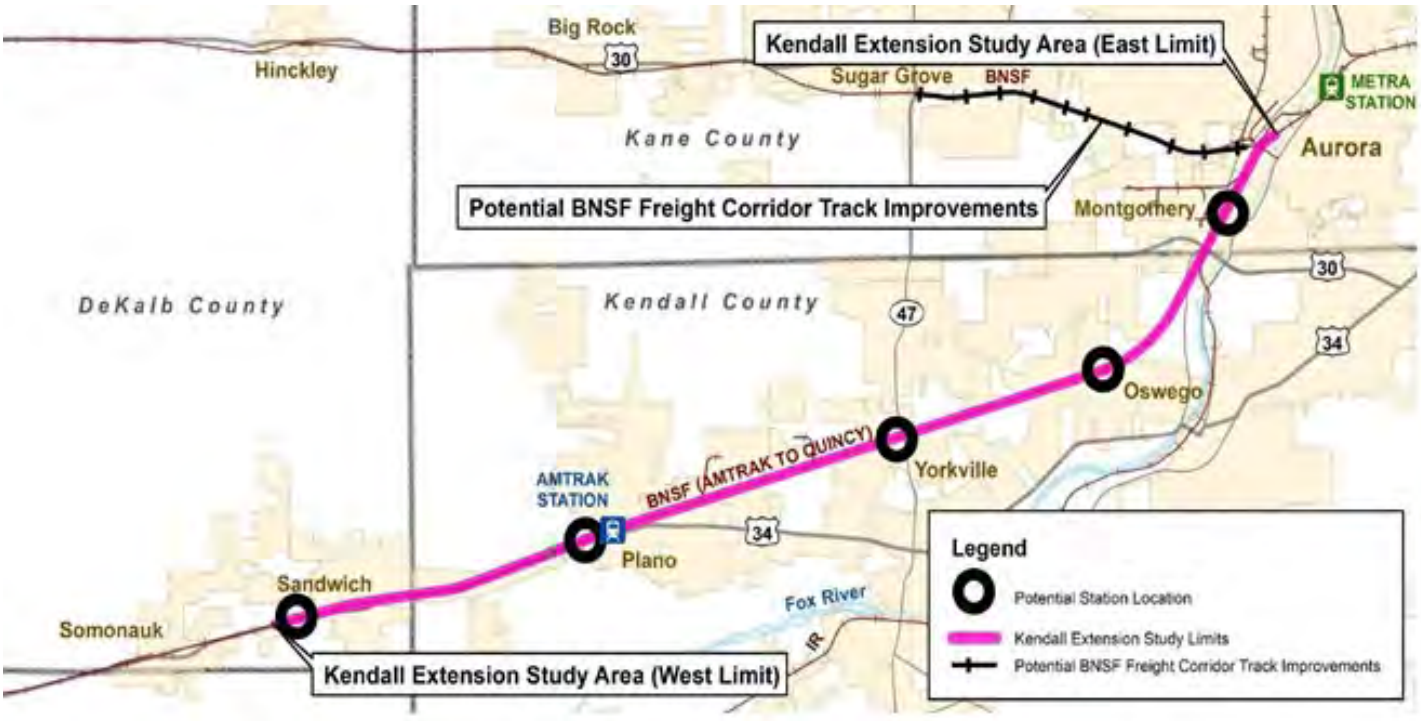


Figure 5.2 *Kendall Rail Extension Study Area*

environmental impacts, and cost analysis. The proposed extension would start from Aurora, adding potential new stations in Montgomery, Oswego, Yorkville, Plano, and Sandwich. The project requires constructing a third main track west of Aurora to handle both freight and commuter traffic, along with new rail yards and station facilities. This study is also exploring a potentially more affordable alternative to use the Illinois Railway tracks through the downtown areas of Oswego and Yorkville rather than the main BNSF line. In November 2025, the Kendall County Board approved a $6 million grant agreement ($4.8M federal, $1.2M state) for a "Phase Two" environmental and alternatives analysis.

ILLINOIS RAILWAY

The Illinois Railway, operated by OmniTRAX, runs approximately 113 miles between Aurora and Streator. Entering Kendall County at Montgomery, the line follows the Fox River through downtown Oswego, Yorkville, Millbrook, and Millington. While primarily a freight corridor, the line has gained planning interest due to its proximity to downtown areas and potential compatibility with future passenger service concepts.

ELGIN, JOLIET & EASTERN (EJ&E) RAILWAY

The EJ&E Railway, owned by Canadian National Railway, enters southeastern Kendall County near Minooka. Historically known as the Outer Belt Line, EJ&E functions as a major freight bypass, allowing long-haul trains to avoid congested rail yards in central Chicago. This line plays a critical role in regional freight efficiency and reinforces Kendall County's strategic position within the national rail network.



BNSF Railway Crossing

5.5 AIR TRANSPORTATION

Although Kendall County does not contain a commercial airport, it is well served by nearby regional, general aviation, and international airports, providing strong access for business travel, cargo movement, and passenger service. These facilities strengthen Kendall County's economic competitiveness and regional connectivity.

Major commercial airports serving the County include Chicago O'Hare International Airport, Chicago Midway International Airport, and Chicago Rockford International Airport, all accessible within 30 to 80 miles via the regional highway network. Rockford, in particular, functions as a major air cargo hub supporting freight logistics in northern Illinois.

Kendall County also benefits from proximity to several general aviation airports. They play an important role in supporting local economies, providing charter services, and accommodating training and recreational activities.



AURORA MUNICIPAL AIRPORT (AUZ/ARR)[1]

The airport is in Sugar Grove, about 10 miles north of downtown Yorkville. The airport is owned and operated by the City of Aurora. This airport acts as a primary reliever for Chicago's O'Hare and Midway airports. In 2024, the airport handles approximately 76,885 operations annually. 196 airplanes are based at ARR. It covers an area of 1,100 acres and features a 24/7 FAA-operated control tower and three runways:

- Runway 9/27: 6,501 × 100 ft, surface: concrete
- Runway 15/33: 5,503 × 100 ft, surface: concrete
- Runway 18/36: 3,198 × 75 ft, surface: asphalt

Image Credit:
[1] Jauerback, Wikimedia Commons, CC BY-SA 4.0



JOLIET REGIONAL AIRPORT (JOT)[1]

The airport is located west of Joliet near I-55. The airport is owned by the Joliet Park District. In 2024, the airport handles approximately 25,000 operations annually and serves general aviation and recreational users. 65 airplanes are based at JOT. The airport covers an area of 178 acres and has two runways:

- Runway 13/31: 2,937 × 100 ft, surface: asphalt
- Runway 4/22: 2,746 × 150 ft, surface: turf



MORRIS MUNICIPAL AIRPORT (C09)

The airport is also known as James R. Washburn Field. It is less than one mile from the Kendall County border. It is owned and operated by the City of Morris. In 2024, the airport handles approximately 42,300 operations annually. 62 airplanes are based in Morris. Currently, the airport currently has one paved runway: Runway 18/36 is 5,501 by 75 feet and is asphalt. In 2019, the airport was awarded $12 million to build a new crosswind runway to make the airport accessible in a wider array of weather conditions. This new runway is currently under construction.



LEWIS UNIVERSITY AIRPORT (LOT)[2]

The airport is located in Romeoville, Illinois, adjacent to Lewis University. The airport is owned and operated by the Joliet Regional Port District. In 2024, the airport handle approximately 104,000 aircraft operations annually. 129 aircraft are based at LOT. The airport covers an area of 1,000 acres and has two runways:

- Runway 2/20: 6,500 × 100 ft, surface: concrete
- Runway 9/27: 5,500 × 75 ft, surface: asphalt

Image Credits:
[1] *Teemu08, Wikimedia Commons, CC BY-SA 4.0*
[2] *SamP3312, Wikimedia Commons, CC BY-SA 4.0*

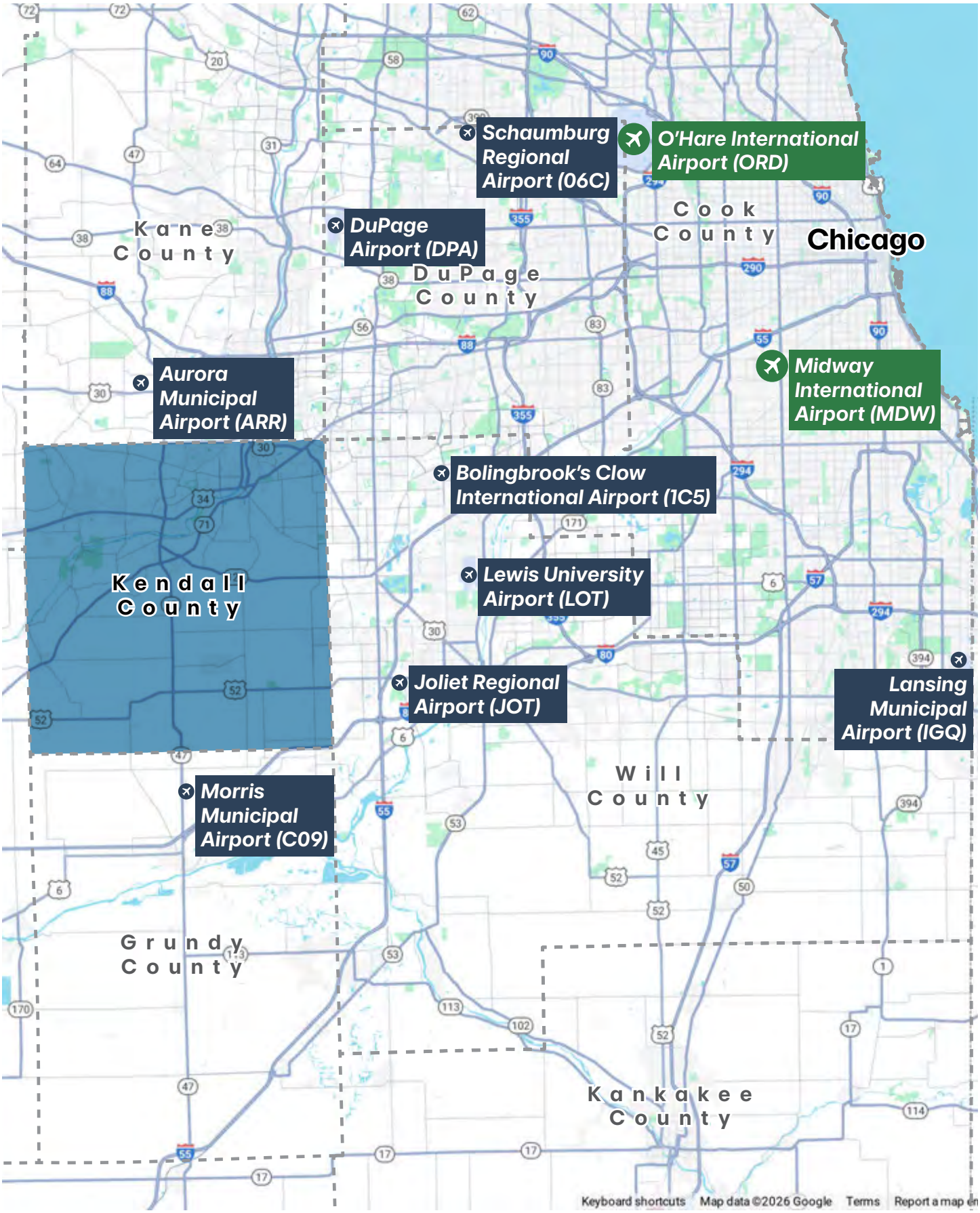


Figure 5.3 *Chicagoland Airport Map*

5.6 BUS & DEMAND-RESPONSIVE TRANSIT

Kendall County currently has no fixed-route bus transit service. The nearest fixed-route transit service to Kendall County is Pace Route 540, which serves the southeast Aurora area and has a designated stop at Rush-Copley Medical Center, just north of the Kane–Kendall County line. This route provides an important regional connection to employment, healthcare, and regional transit hubs for residents living near the County's northeastern edge.

To address local mobility needs, Kendall County operates its own demand-response transit system, Kendall Area Transit (KAT).

KAT is funded in part through the Regional Transportation Authority (RTA) with support from the Federal Transit Administration's Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program. Unlike fixed-route systems, KAT provides flexible, curb-to-curb or door-to-door service, making it particularly valuable for seniors and individuals with disabilities, while remaining available to the public. KAT serves the entirety of Kendall County and selected destinations outside the County, including, but not limited to, Aurora, Joliet, Plainfield, and Sandwich. Service is available Monday through Friday from 6:00 a.m. to 7:00 p.m., with holiday schedules varying. Riders are required to register in advance before scheduling trips.



Kendall County Transit Bus
Image Credit: Kendall County Government

5.7 TRAILS & ACTIVE TRANSPORTATION

Kendall County's natural landscapes and growing communities create strong demand for walking and bicycling facilities. Trails play an important role in promoting active transportation, recreational access, tourism, and quality of life. Most trails are off-street facilities, typically 10 feet wide, and designed to accommodate pedestrians, joggers, and bicyclists. Surface types vary based on setting, with crushed limestone trails in natural areas and paved trails in urbanized locations. Currently, about 150 miles of paved multi-use paths exist throughout the County, within incorporated areas, forest preserves, and residential



Paved Trail in Violet Patch Park

Forest Preserve	Address
Richard Young and Lyon Forest Preserve	8225 IL Route 71, Yorkville
Subat Forest Preserve	4845 Eldamain Road, Plano
Millbrook South Forest Preserve	8563 Fox River Drive, Millbrook
Maramech Forest Preserve	14780 Griswold Springs Road, Plano
Jay Woods Forest Preserve	860 Creek Road, Plano
Hoover Forest Preserve	11285 Fox Road, Yorkville
Harris Forest Preserve	10460 IL Route 71, Yorkville
Blackberry Forest Preserve	2550-2551 Concord Drive, Montgomery
Baker Woods Forest Preserve	2939 US Route 52, Minooka
Shuh Shuh Gah Canoe Launch	7488 Valley Lane, Millbrook
Little Rock Creek Forest Preserve	15238 Burr Oak Road, Plano
Pickerill-Pigott Forest Preserve	6350 Minkler Road, Yorkville

Figure 5.4 *Kendall County Forest Preserves with Trails*

subdivisions. Municipalities or Park Districts own and maintain most trails within their boundaries, while the Kendall County Forest Preserve District maintains trails within forest preserves, as summarized in Figure 5.4.

Several municipalities, including Plano, Yorkville, Montgomery, Oswego, Plainfield, Shorewood, and Minooka, have adopted local bikeway plans, and neighboring counties such as Kane and Will are advancing regional trail connections. These efforts collectively support a more cohesive, multi-county active transportation network. To support these efforts, the Future Trail Plan identifies all planned county and municipal off-street multi-use paths aimed at expanding and better connecting Kendall County's active transportation network.

As existing and planned trail corridors intersect major roadways, including Routes 34, 47, 71, and 126, special attention must be given to user safety. These corridors are characterized by wide cross-sections, high traffic volumes, and elevated vehicle speeds, creating significant barriers for pedestrians and bicyclists. To ensure safe and comfortable crossings, a range of traffic calming and crossing enhancements should be incorporated into both intersection improvements and trail development projects. These may include high-visibility crosswalks, accessible pedestrian signals (APS) with audible cues, median refuge islands where feasible, and optimized signal timing to better manage turning movements and reduce conflicts. Additional measures such as curb extensions, reduced curb radii, advance stop bars, and pedestrian-activated crossing beacons (e.g., RRFBs or HAWK signals) should also be considered to further enhance visibility, slow vehicle speeds, and improve overall crossing safety.

Rural areas of Kendall County face unique challenges due to lower population density and long distances between destinations. While extending off-street trails to all rural villages may not be immediately feasible, equity in access remains important. As an interim strategy, expanding paved shoulders along major roadways can provide safer bicycling accommodations and improve connectivity between rural communities and the broader trail network.



Improved Intersection at Routes 47 and 126
Image Credit: Google Earth



Example of Wider Road Shoulder for Bicycling
Image Credit: Alan Levine, Flickr, CC BY 2.0

FABULOUS FOX! WATER TRAIL

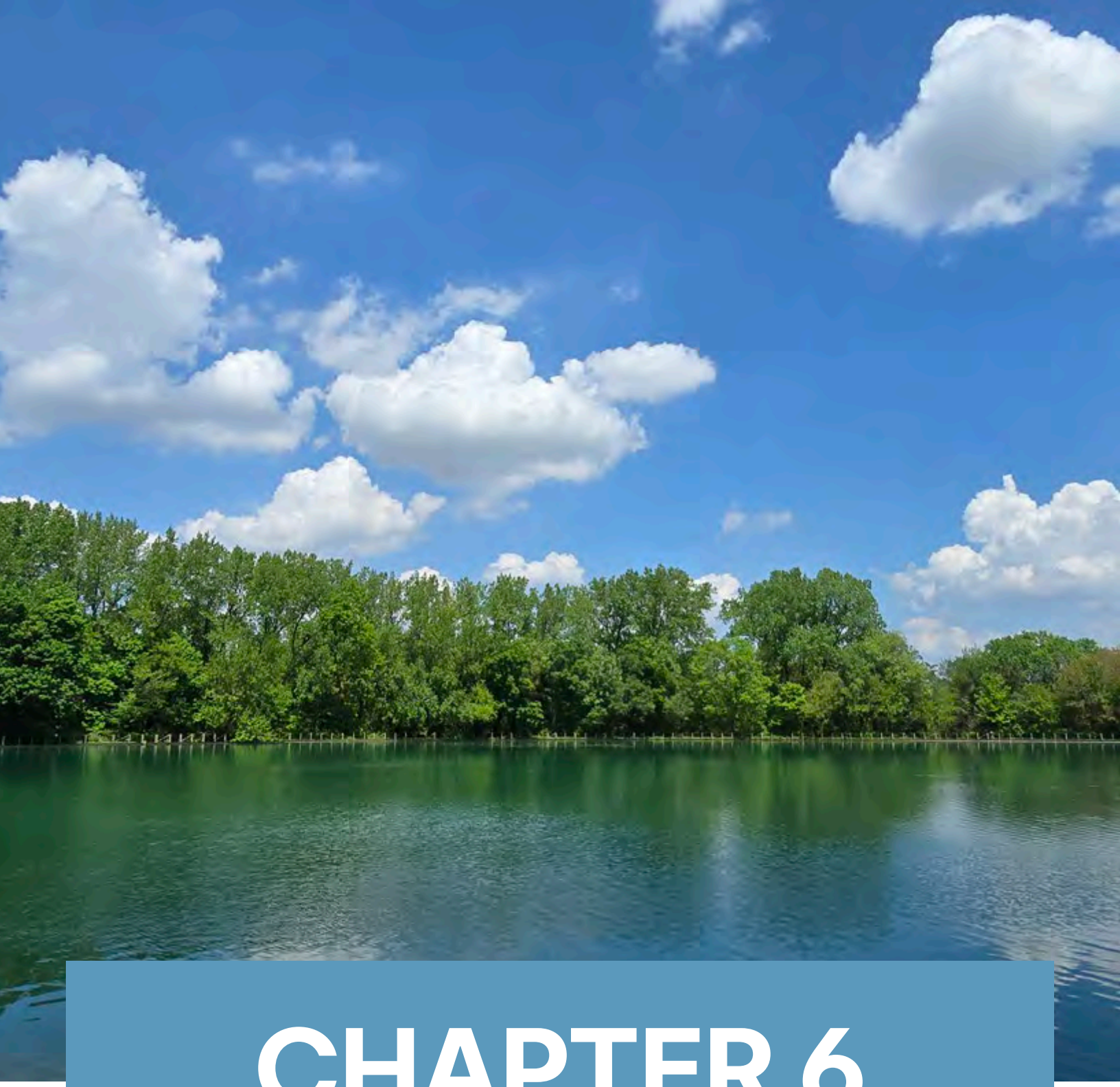
The Fabulous Fox! Water Trail is a designated non-motorized recreational corridor along the Fox River that extends approximately 200 miles, from Mukwonago, Wisconsin, to Ottawa, Illinois. The trail includes a coordinated network of more than 80 public access points, such as canoe and kayak launches, portage routes around dams, and riverfront parks. The Water Trail is managed through a partnership of local governments, park districts, and regional organizations, with wayfinding signage, maps, and safety information provided to support user navigation and river stewardship. By formalizing access to the Fox River, the trail enhances recreational connectivity, promotes water-based tourism, and encourages long-term river conservation and public investment in riverfront amenities.





Figure 5.5 *Kendall County Forest Preserves with Trails*
Image Credit: Southeast Fox River Partnership





CHAPTER 6
ENERGY & WATER

ENERGY & WATER

6.1 ENERGY

Electricity in Kendall County is provided by Commonwealth Edison (ComEd), with Ameren serving as a secondary provider to select municipalities, including Millbrook, Newark, and Millington, and southwest rural areas. Corn Belt Energy, an electric power provider based in Bloomington, Illinois, also supplies a small portion of electricity service near Newark. Electricity is delivered through four major alternating current overhead transmission corridors, supported by fourteen substations managed by ComEd, which distribute power throughout the County. These transmission corridors form the backbone of the County's electrical infrastructure and are critical to maintaining reliability and meeting future demand.

Kendall County's primary source of in-county electricity generation is natural gas, supplied by the Kendall County Generation Facility in Minooka. This gas-fired facility has a capacity of 1,256 megawatts and comprises eight generators producing

Corridor	Path	Voltage (KV)	Substations (1, 2)
1	Oswego – Naperville	138	Oswego, Wolf's Crossing
	Bristol – Oswego	138	UNKNOWN124334, Oswego
	Montgomery – Plano	138	Montgomery, Plano (138KV)
	Bristol – Plano	138	UNKNOWN124334, Plano (138KV)
	Sandwich – Plano	138	UNKNOWN124332, Plano (138KV)
	Sandwich – Plano	138	UNKNOWN124333, TAP138226
2	Morris – Romeoville	138	Dresden, TAP138233
	Minooka – Morris	345	TAP138227, Collins
	Pekin - Morris	345	Tazewell, TAP138229
	Naperville – Morris	345	Wolf's Crossing, Dresden
	Lockport – Minooka	345	Lockport, TAP138230
3	Marseilles – Plano	345	LaSalle, Plano (345 KV)
4	Morris – Plano	765	Collins, Plano (765 KV)

Figure 6.1 *Major Electric Power Transmission Corridors in Kendall County*
Source: U.S. Fish and Wildlife Service

PIN	Community	Capacity (MW)	Acreage
02-29-100-006	Yorkville	2	7
07-05-400-011	Newark	2	11
08-31-200-002	Lisbon	3	100
08-33-126-006	Lisbon	2	15
08-33-200-006	Lisbon	3	20
09-25-100-006	Minooka	5	35
09-25-100-005	Minooka	5	46
02-08-200-030	Yorkville	5	23
02-08-300-011 and 02-08-300-012	Yorkville	5	35
02-08-300-008	Yorkville	5	29
02-09-400-007	Yorkville	5	37
02-15-126-004	Yorkville	5	26
05-16-300-011 and 05-17-400-015	Yorkville	5	39
09-24-400-020 and 09-24-400-023	Shorewood	5	35
07-07-100-005 and 07-07-100-022	Newark	5	21
06-09-400-004	Kendall County	5	35
01-10-400-002, 01-11-300-001, 01-10-400-003, Land Patent 17302, 01-11-200-001, 01-03-100-006, 01-03-100-008, 01-03-200-002, 01-14-101-003, 01-02-400-001, 01-01-300-004, 01-03-100-009, 01-03-200-001, 01-14-101-002, 01-03-400-001, 01-02-300-001, 01-16-226-001, 01-15-100-007, 01-15-100-011, 01-15-200-006, 01-15-100-012	Plano	250	1,567
01-33-200-006	Kendall County	5	33

Figure 6.2 *Solar Farms in Kendall County*

approximately 5.5 terawatt-hours annually. Operational since March 2002 and currently owned by Dynegy Kendall Energy LLC, it ranks eleventh among 368 Illinois power plants and third among 65 natural gas plants in terms of annual net electricity generation.

In addition to traditional power generation, the County has experienced rapid growth in solar energy over the past five years. Fourteen solar farms are completed or approved, with four additional projects proposed, collectively occupying over 500 acres and providing a designed capacity of 322 megawatts (see Figure 6.2). These installations include both community solar farms and public sector projects that supplement municipal electricity usage. For example, the City of Plano installed a 1.23-megawatt solar system in 2020 that provides approximately 78 percent of the electricity demand for its water reclamation facility. In 2021, Kendall County began utilizing a 2-megawatt, seven-acre solar field to supply electricity to the Public Safety Center, Judicial Center, and Public Health Department. The Fox Metro Water Reclamation District activated a 2-megawatt, 16-acre solar field, supplying 20 percent of its annual electricity needs.

Despite their environmental and economic benefits, ground-mounted solar farms occupy significant land relative to their output, making siting decisions critical. Poorly located projects can consume prime agricultural land, limit economic development opportunities, or disrupt natural habitats. Ideal locations for solar include rooftops, preserving ground for agriculture or other uses while gaining the additional benefit of electrical generation.



Ground-Mounted Solar Panels in Lisbon



Roof-Mounted Solar Panels on a Warehouse in Minooka
Image Credit: Imagery © 2026 Nearmap, HERE



Canopy-Mounted Solar Panels in a Parking Lot
Image Credit: Wikideas1, Wikimedia Commons, CC0

For example, large warehouse buildings can have equally large solar installations on their rooftops, generating electricity for on-site or off-site use.

In addition, parking facilities offer strong potential for solar integration. Solar canopies over surface lots and structured parking can generate power while providing shade, reducing heat island effects, and improving user comfort. These installations can also support electric vehicle charging infrastructure, further advancing local sustainability goals.

Where rooftop or canopy-mounted systems are not feasible, optimal locations for ground-mounted solar in Kendall County should prioritize proximity to existing high-voltage transmission lines and substations, avoid flood-prone or environmentally sensitive areas, and align with long-term municipal growth and land use plans.

To guide development, the Minooka Solar Farm Plan, adopted in 2024, identifies preferred solar development areas within the municipal boundary. On the county level, five properties totaling 1,328 acres are designated as potential sites, with two additional areas suggested: one south of Plattville and east of Lisbon, and another west of Lisbon between the planning areas of Yorkville and Lisbon, each extending approximately one-quarter mile from the transmission corridors. The City of Plano also identifies solar energy development opportunities in its Comprehensive Plan, encompassing approximately 637 acres bounded by the county line, Galena Road, Tyler Road, and Sedgewick Road. The Alternative Energy Opportunity Map in the Appendix shows all existing and planned solar farms in Kendall County.



Ground-Mounted Solar Panels in Newark
Image Credit: Imagery © 2026 Nearmap, HERE

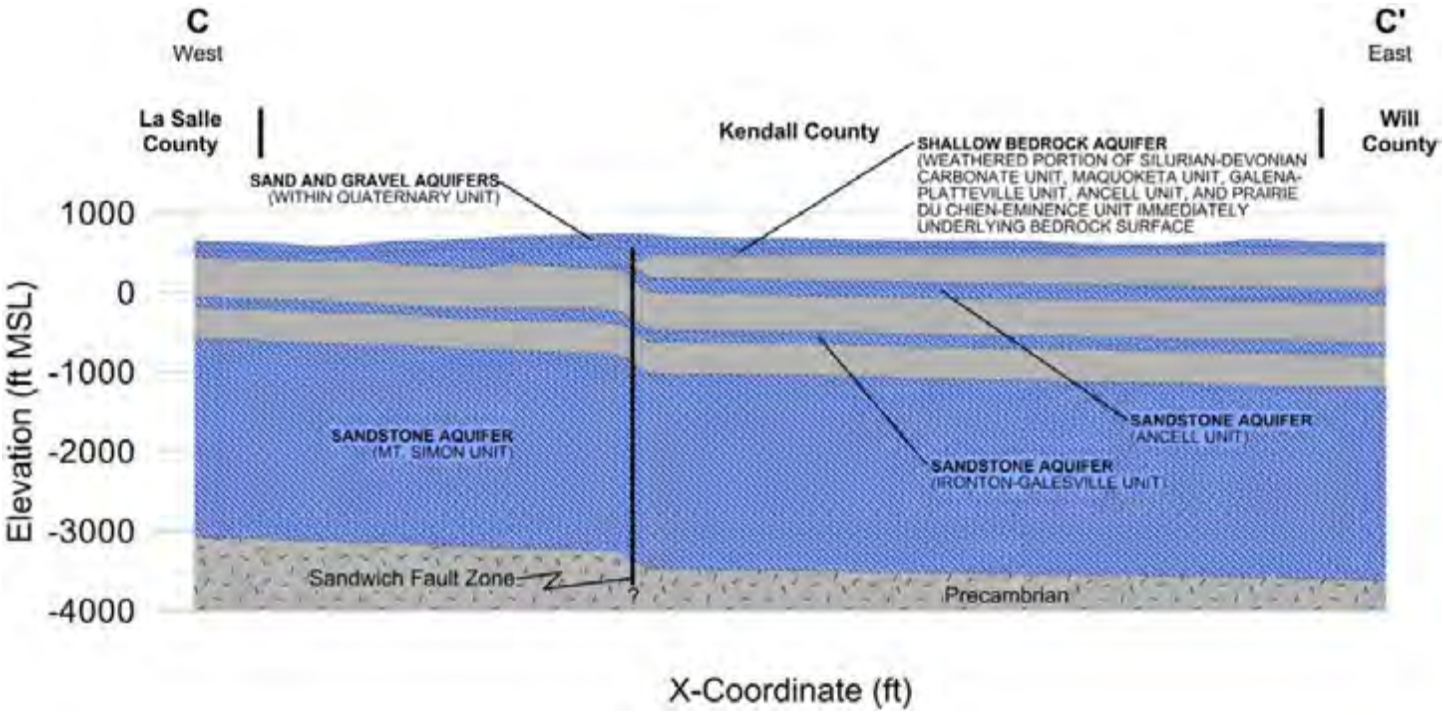


Figure 6.3 *Aquifers in Kendall County*
Image Credit: Illinois State Water Survey

6.2 WATER SUPPLY

Kendall County relies almost entirely on groundwater from deep aquifers. Groundwater is accessed through wells and springs, and serves drinking water, agriculture, and industrial uses. Aquifers are underground layers of porous rock, sand, or gravel saturated with water, which are replenished by precipitation infiltrating from the surface. Three principal aquifer types supply Kendall County: sandstone aquifers, shallow bedrock aquifers, and sand and gravel aquifers.

The sandstone aquifers, including the Ancell, Ironton-Galesville, and Mt. Simon Units, are deep bedrock formations providing about 75 percent of the County's water. These aquifers currently serve major municipalities such as Oswego, Yorkville, Montgomery, and Joliet. The shallow bedrock aquifers encompass weathered bedrock extending approximately 25 to 125 feet below the surface and supply water in the southwest and northeast corners of the County, including Newark and several smaller communities. Sand and gravel aquifers are discontinuous, unconsolidated layers overlying the shallow bedrock aquifer and supply areas such as Plano in the northwest. Water is accessed via two principal types of wells. Domestic wells support residential and farm use, while high-capacity wells serve municipal, industrial, commercial, and irrigation demands. Overall, groundwater quality in Kendall County is good. Naturally occurring contaminants such as arsenic and radium are not problematic. Some wells may contain nuisance contaminants, including hardness, iron, and boron, while a limited number of wells have elevated fluoride, nitrate, or chloride levels.

Due to declining groundwater levels and growing demand, several Kendall County municipalities are transitioning to treated Lake Michigan water. Plainfield was the first, beginning service in 2004, with one pumping station, five water towers, pressure stations, over 225 miles of distribution mains, and three groundwater wells retained for emergency use. Shorewood, Minooka, and Joliet are members of the Grand Prairie Water Commission (GPWC), a regional effort to secure long-term Lake Michigan water through transmission mains, pumping stations, and storage infrastructure; Joliet has signed a 100-year agreement with Chicago, with service expected by 2030. Meanwhile, Yorkville, Montgomery, and Oswego are connecting to the DuPage Water Commission (DWC) via the WaterLink project, which will extend Lake Michigan water from Naperville into Kendall County. The first phase of construction has begin in December 2025, with deliveries anticipated by 2028, providing a sustainable, long-term supply to replace declining aquifer sources.

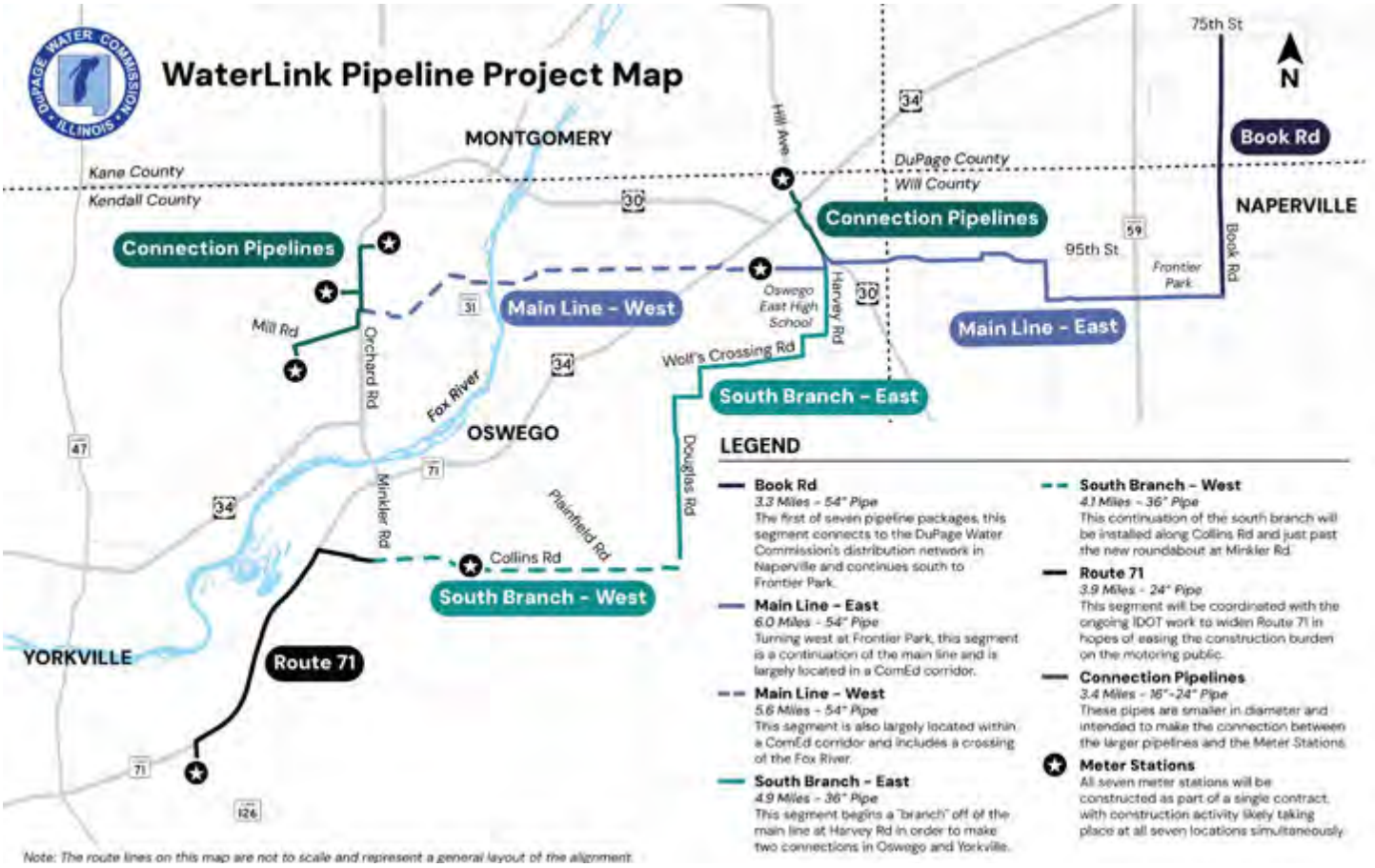


Figure 6.4 *WaterLink Pipeline Project Map*
Image Credit: WaterLink

6.3 WASTEWATER TREATMENT

Wastewater and sewage management in Kendall County is accomplished through a combination of municipal sanitary districts in urban areas and private onsite septic systems in unincorporated regions, reflecting the County's mix of urban, suburban, and rural land uses. The County has two independent sanitary districts that specifically address sewage collection and treatment: the Yorkville-Bristol Sanitary District (YBSD) and the Newark Sanitary District. In addition, the Fox Metro Water Reclamation District provides regional wastewater treatment services to multiple communities, complementing municipal facilities.

The Yorkville-Bristol Sanitary District (YBSD) is the primary local wastewater authority and serves the City of Yorkville, with a service population of approximately 36,200 residents. The district operates its main treatment plant on River Street, designed to handle an average daily flow of 3.62 million gallons per day (MGD), with a peak capacity of 6.14 MGD to accommodate wet weather events and potential surges in flow. The facility uses conventional secondary treatment processes and has been maintained and upgraded over time to ensure compliance with Illinois Environmental Protection Agency (IEPA) discharge standards.

The Newark Sanitary District manages wastewater collection and treatment for the Village of Newark, serving its local population through an independent treatment system tailored to the village's scale and infrastructure needs. While smaller than Yorkville, Newark's system is critical for maintaining public health and water quality in the northeastern portion of the County.

In addition to municipal systems, the Fox Metro Water Reclamation District, based in Oswego, provides regional wastewater services to roughly 80,000 customers across multiple communities. Its service area



Fox Metro Water Reclamation Facility
Image Credit: Fox Metro Water Reclamation District

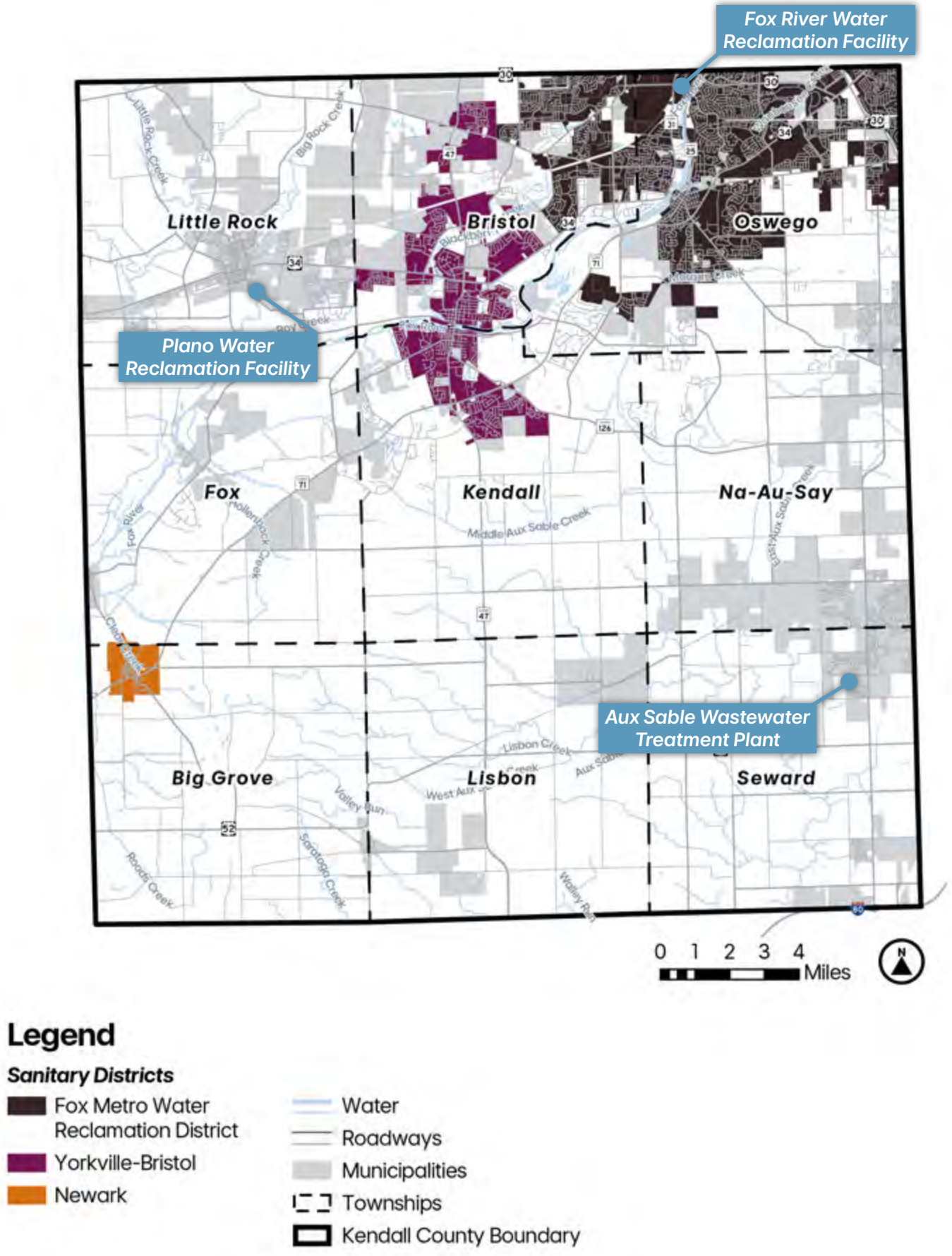


Figure 6.5 *Kendall County Sanitary District Map*

includes parts of Oswego, Montgomery, portions of Yorkville, and the unincorporated Boulder Hill community. The regional facility has a peak flow capacity of 139 MGD during wet weather events, reflecting its multi-phase expansion completed in 2025 to reduce combined sewer overflows (CSOs) and meet federal and state water quality standards. Fox Metro serves as a critical regional infrastructure provider, ensuring that densely developed areas with high wastewater generation have adequate treatment capacity and reducing potential environmental impacts on the Fox River and downstream water bodies.

The City of Plano Water Reclamation Facility operates independently, providing wastewater services to approximately 11,000 residential customers and several local industries. The facility processes an estimated 256 million gallons of wastewater annually, employing advanced treatment processes to remove pollutants and maintain compliance with IEPA discharge permits. Its operations are integral to supporting local industry while protecting surface water quality and public health.

Joliet operates three sanitary wastewater treatment facilities, one of which, the Aux Sable Wastewater Treatment Plant, is located in Kendall County along Black Road, just west of Ridge Road. The plant plays a critical role in the regional wastewater system, receiving and treating sewage from Joliet and surrounding communities before safely discharging treated effluent. Its location along a major corridor enables it to efficiently serve nearby development, supported by an extensive network of sanitary sewers and pump stations that convey flows throughout the service area.

For residents and developments outside municipal coverage, private onsite wastewater treatment systems (septic systems) are widely used. These systems



Plano Water Reclamation Facility
Image Credit: City of Plano

are regulated by the Kendall County Health Department's Environmental Health Unit under the Illinois Private Sewage Disposal Licensing Act and local ordinances. The Health Department reviews construction plans, issues permits, conducts inspections, and investigates potential public health nuisances from malfunctioning systems. The County enforces strict standards for system design, installation, and maintenance to prevent contamination of groundwater resources and surface waters, recognizing that unregulated or poorly maintained systems can pose significant environmental and health risks.

6.4 STORMWATER MANAGEMENT

Stormwater refers to precipitation, including rainfall or snowmelt, that flows over land or impervious surfaces such as streets, roofs, and parking lots rather than infiltrating into the ground. This runoff often enters storm drains, ditches, and eventually rivers, lakes, and other bodies of water, potentially causing flooding, erosion, and water quality impacts. Effective stormwater management is essential to protect public safety, preserve natural resources, and maintain infrastructure integrity.

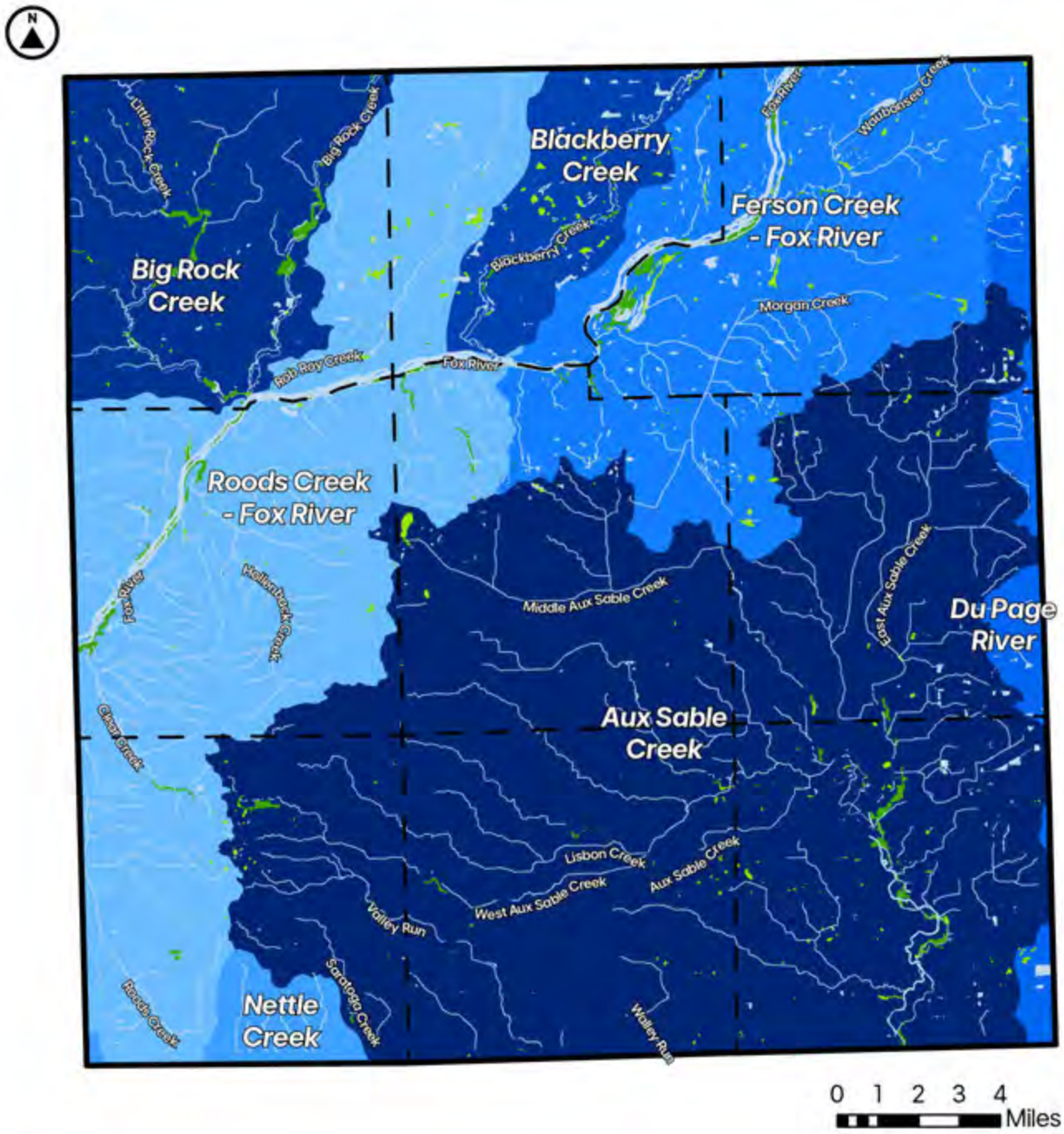
WATERSHEDS

A watershed, also known as a drainage basin, is a geographic area where all precipitation drains into a common body of water, such as a river, lake, or ocean. Watershed boundaries are defined by topography, such as hills or ridges, rather than political borders, meaning every piece of land belongs to a watershed. Watersheds are categorized hierarchically as basins, sub-basins, and local watersheds, from the largest to smallest scale.

Kendall County is primarily located within two regional watersheds: the Lower Fox River and the Upper Illinois River, each further subdivided into smaller sub watersheds that capture localized drainage patterns and flood risks. The Des Plaines River watershed, including the DuPage River sub watershed, touches only the eastern boundary of the County.

The northeastern and central portions of Kendall County fall within the Lower Fox River watershed. This watershed drains north to south toward the Illinois River and includes the main stem of the Fox River and many tributary systems. Flood hazards in this watershed are influenced both by riverine flooding along the Fox River corridor and by runoff from tributary sub watersheds draining agricultural, suburban, and developing lands. Because the Fox River corridor contains established communities, transportation infrastructure, and natural resource areas, stormwater management in this watershed emphasizes floodplain protection, controlling runoff rates, and coordinating with upstream and downstream jurisdictions to reduce risk.

The southern and western portions of Kendall County are part of the Upper Illinois River watershed (HUC 07120005), which features broad, low-gradient drainage areas conveying water toward the Illinois River through systems such as Aux Sable Creek and its tributaries. Flood risks in this watershed are often associated with expansive floodplains, slow-moving floodwaters, and cumulative runoff from



Legend

Watersheds

- Aux Sable Creek
- Big Rock Creek
- Blackberry Creek
- Des Plaines River
- Du Page River
- Ferson Creek-Fox River
- Nettle Creek
- Roods Creek-Fox River
- Somonauk Creek
- Waupecan Creek-Illinois River

Wetlands

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Water
- Townships
- Kendall County Boundary

Figure 6.6 *Kendall County Watershed and Wetland Map*
Source: United States Geological Survey

large drainage areas. Stormwater planning here focuses on preserving natural drainageways, managing large runoff volumes, and minimizing downstream flood impacts.

Within these regional watersheds, Kendall County is further divided into multiple sub watersheds, each representing a distinct drainage basin with its own hydrologic characteristics. These include Fox River tributary systems such as Blackberry Creek, Big Rock Creek, Roods Creek, and Ferson Creek, as well as Aux Sable Creek sub watersheds and Nettle Creek within the Upper Illinois River system. Sub watershed-level analysis allows for more precise evaluation of localized flooding, stormwater infrastructure needs, land-use impacts, and opportunities for green infrastructure. It is particularly useful for identifying areas where development pressure, soil conditions, and topography may increase runoff or flood risk, even when these impacts are not evident at the broader watershed scale.

FLOODPLAINS

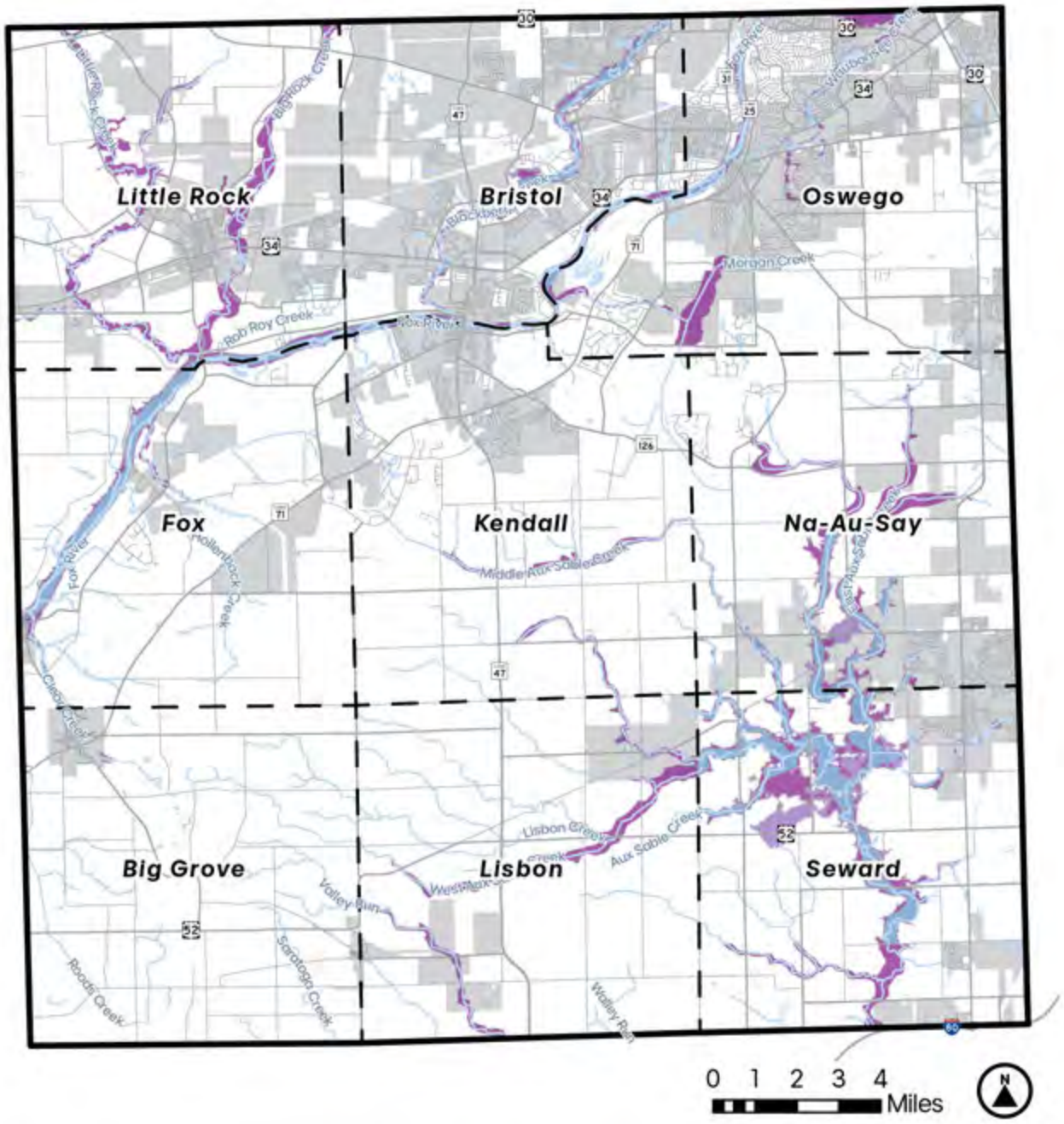
Flood hazards in Kendall County are associated with its network of rivers, creeks, and low-lying floodplain areas, particularly along the Fox River and Aux Sable Creek, and their tributaries. Flooding can occur during heavy rainfall, rapid snowmelt, or prolonged wet conditions, resulting in overbank flows that affect nearby properties, roads, and infrastructure.

The most widely recognized flood hazard mapping comes from the Federal Emergency Management Agency (FEMA), including Flood Insurance Rate Maps (FIRMs) and the National Flood Hazard Layer (NFHL) dataset. These products delineate Special Flood Hazard Areas (SFHAs), representing land with a 1-percent annual chance of flooding, commonly referred to as the "100-year floodplain."

FLOOD HAZARD MITIGATION PLANNING

In addition to federal mapping, Kendall County enforces a Stormwater Management Ordinance and permit requirements applicable to new development and significant land-disturbing activities. The ordinance requires that new development be designed so that post-development runoff volumes and peak flow rates do not exceed pre-development conditions. It includes standards for stormwater management plans, detention basin design, drainage system evaluation, water quality protection, and provisions for wetlands and floodplain considerations. Any development or grading activity that could alter stormwater runoff, including soil disturbance and changes in impervious areas, requires a Stormwater Management Permit. County staff and engineering consultants review projects to ensure compliance with quantity, quality, and safety requirements. The ordinance is integrated with the County's Subdivision Control Ordinance and Zoning Ordinance, and allows the County to establish compensatory storage and other technical requirements. Amendments and variances have been applied over the years to address specific project needs and evolving technical standards.

In 2024, Kendall County updated its Multi-Jurisdictional Multi-Hazard Mitigation Plan, which is revised every five years to comply with the Disaster Mitigation Act of 2000,



Legend

Flood Hazards

- 0.2% Annual Chance
- 1% Annual Chance
- Regulatory Floodway
- Water
- Roadways
- Municipalities
- Townships
- Kendall County Boundary

Figure 6.7 *Kendall County Flood Hazard Map*
Source: Federal Emergency Management Agency

enabling local governments to qualify for non-emergency FEMA hazard mitigation grants. This interagency effort involves over twenty entities, including municipalities such as Lisbon, Montgomery, Newark, Oswego, Plano, Plattville, and Yorkville, as well as partners including Oswego CUSD #308, Plano SD #88, the Oswegoland Park District, townships, and fire protection districts. The plan describes how flood events, particularly riverine flooding along major waterways and flash flooding in low-lying or poorly drained areas, have historically affected communities. It identifies vulnerabilities within regulatory 100-year floodplain areas and highlights the potential for stormwater infrastructure failure to exacerbate flood damage, along with hazards such as dam or levee issues.

The mitigation plan emphasizes controlling development within mapped floodplain zones, reviewing new development for compliance with local ordinances, and addressing the role that inadequate drainage systems and storm sewer capacity can play in localized flooding. Key strategies include enhancing stormwater management and drainage infrastructure, improving public education on flood risks, coordinating mitigation efforts among participating jurisdictions, and increasing emergency preparedness to protect critical facilities and community assets before flood events occur. By documenting flood risk and recommending mitigation actions, the plan supports long-term resilience and allows the County to secure federal mitigation funding and implement projects that reduce future flood losses.

DRAINAGE DISTRICTS

Drainage districts are local entities established to construct and maintain drainage or levee infrastructure for agricultural, sanitary, or mining purposes. Districts are formed by County Commissioners upon request from landowners within the proposed district. Kendall County currently has five active drainage districts: Big Slough, Morgan Creek, Northville, Raymond, and Rob Roy. These districts operate under the Illinois Drainage Code (70 ILCS 605), which governs the construction, maintenance, and repair of drains and levees for agricultural and sanitary purposes. Boundaries are determined by topography and the natural flow of water to a common outlet.

Each drainage district is governed by three elected commissioners serving three-year terms. They are authorized to levy taxes on land within the district to fund necessary infrastructure improvements. Drainage districts coordinate with County committees, such as the Stormwater Management Oversight Committee, to manage regional flood control, maintain levees and drainage channels, and respond to evolving hydrologic and land-use conditions. These coordinated efforts help ensure that both agricultural lands and urbanized areas are protected from flooding while supporting sustainable development and natural resource preservation.

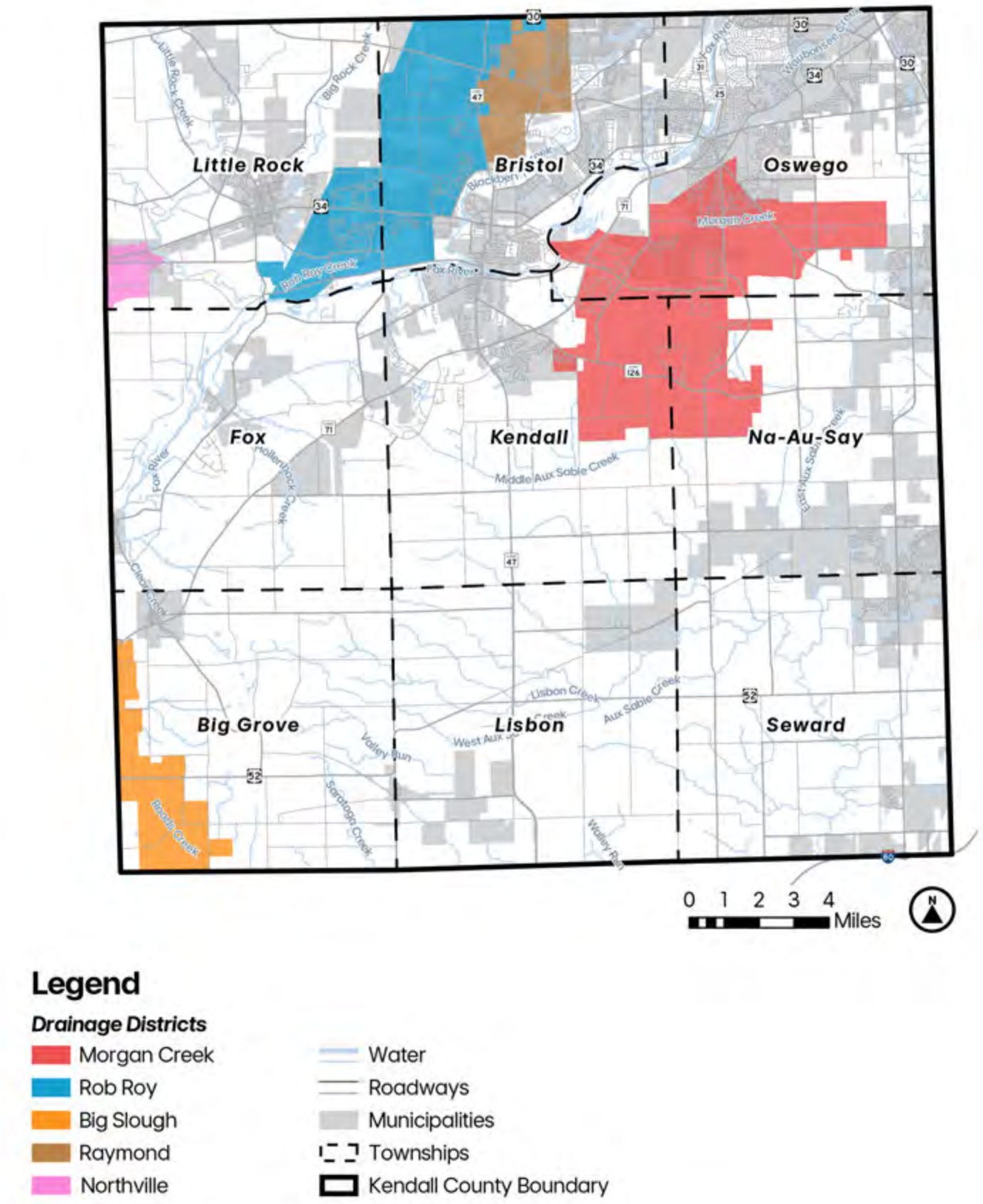
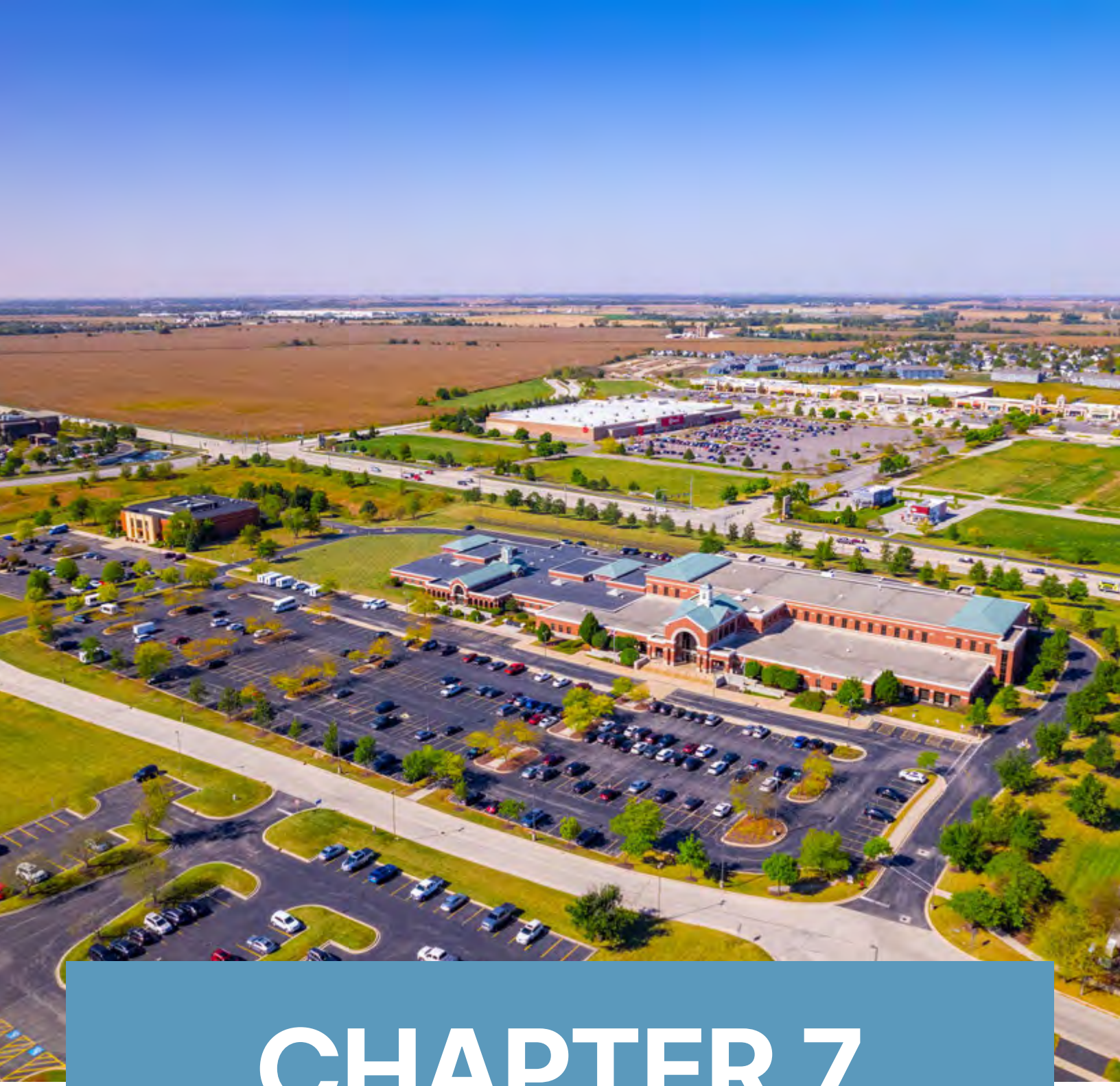


Figure 6.8 *Kendall County Drainage District Map*





CHAPTER 7
ECONOMIC PROSPERITY

ECONOMIC PROSPERITY

With solid median household incomes and significant new residential, commercial, and industrial development, Kendall County is economically prosperous. Despite these positives, most residents work outside the County leaving considerable opportunities to attract new industry, additional shops, and restaurants to support a growing population, and additional housing to capitalize on the County's excellent quality of life.

7.1 INDUSTRY

Kendall County has a long history of attracting industrial development. Going back to 1861, Plano is the birthplace of the harvester which both cut grains and deposited it on the machine's platform. For over 60 years Caterpillar manufactured heavy earth moving equipment and loaders at their plant in Montgomery. That location has now been transformed into The Grid which offers opportunities for large and midsize users.

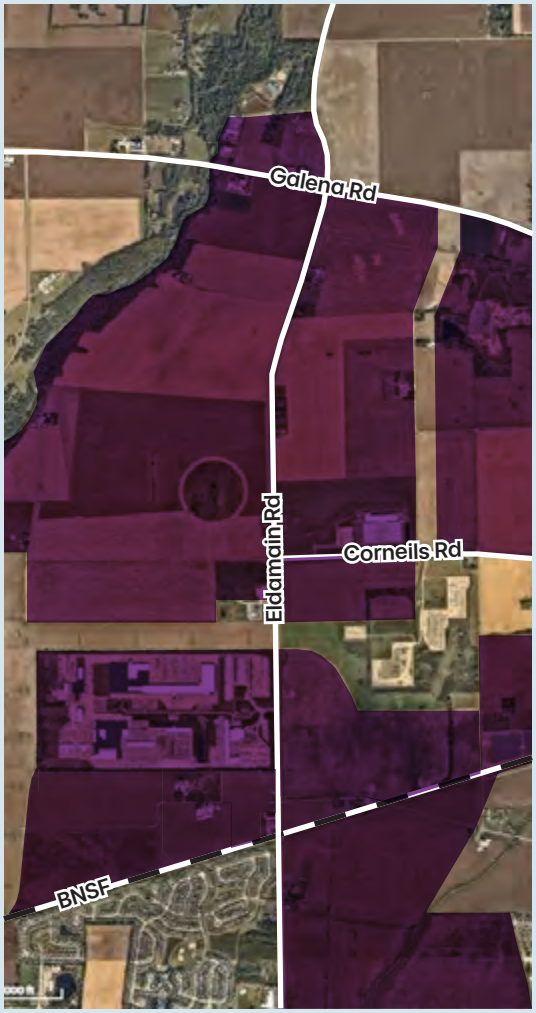
Kendall County has also attracted a range of other manufacturing facilities, from the Menards facility in Plano that produces many types of building materials such as blocks and building trusses, to the Wrigley facility in Yorkville that manufactures skittles and other food products. The map below highlights major industrial opportunity areas in Kendall County.





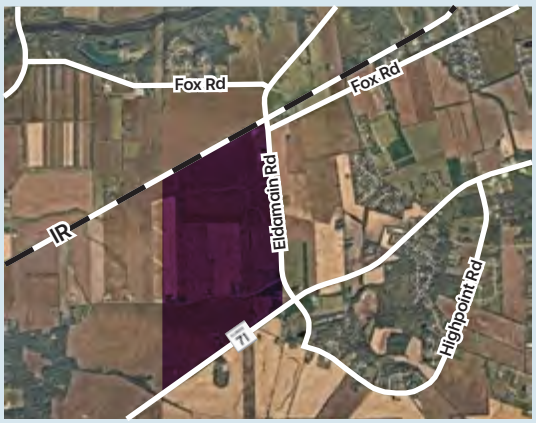
LARGE PARCEL INDUSTRIAL OPPORTUNITY AREAS

Given its excellent access to the Chicago region, and cost-to-cost Via I-80, Kendall County has several areas with existing and future sites for larger industrial and logistics facilities.



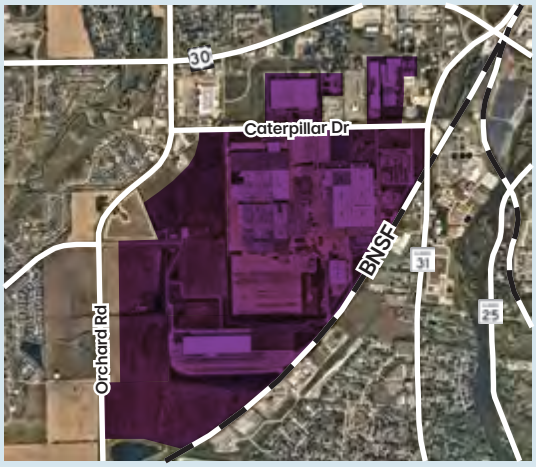
1. ELDAMAIN CORRIDOR

This growing industrial corridor is home to a major Menard's Manufacturing and Distribution Center, Bright Farms ILG Greenhouse, and TMF Plastic Solutions. The extension of Eldamain Road south across the Fox River provides this area with excellent access to I-80 via either Route 71 or via connection to Route 47. With major electrical transmission lines and a ComEd substation located in the area, this corridor has received extensive interest as a future home of Data Centers with many proposed and approved for 1,000s of acres in the area. Municipal water and sewer service is available or can be extended by the City of Plano west of Eldamain Road and the City of Yorkville to the east. Other potential uses in the area include logistics facilities and manufacturing of all types given both the transportation and workforce availability in the area. This area is also blessed with access to the Class 1 Burlington Northern Railroad, which already has a rail spur for the Menard's facility and could potentially add more for new facilities requiring rail access.



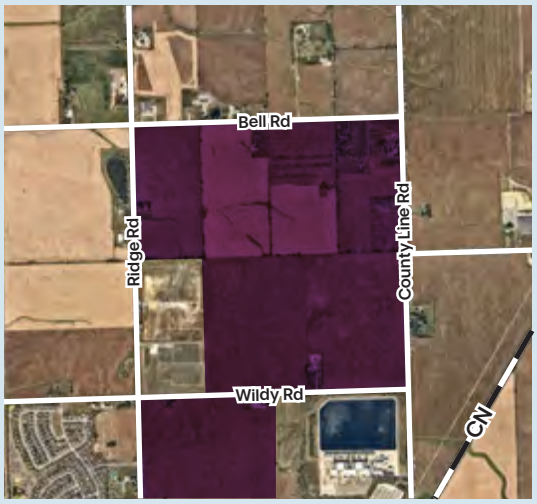
2. ROUTE 71 & ELDAMAIN ROAD

While primarily farm fields today, the area at the intersection of Route 71 and Eldamain Road has significant long-term potential for future industrial development given excellent north-south connectivity via Eldamain Road and excellent east-west connectivity via Route 71. This area is in between Yorkville and Millbrook, and would likely be annexed in whole or in part by these municipalities.



3. THE GRID & ENVIRONS

The Grid, with over 4 million square feet under roof offer opportunities for large and midsize users. Tangent Manufacturing and a Caterpillar office building are two of several occupants of the Grid today. This site is in the Village of Montgomery just south or Route 30 between Route 31 and Orchard Road. It is fully served by public utilities, features rail access, and is within a Tax Increment Financing District.



4. RIDGE ROAD SOUTH/MINOOKA

This area of Minooka, just north of I-80 along Ridge Road offers potential for future industrial and commercial development. The Kendall Dynegy Energy Plant has operated in the area for years, and the Equinix Data Center is planned for this area. A solar farm is also under construction just north of Wildy Road on the east side of Ridge Road. Given the excellent north-south connectivity offered by Ridge Road and convenient access to I-80, this area has considerable potential for additional economic development opportunities.



5. I-80 CORRIDOR

Given the outstanding accessibility of this corridor, logistics and light manufacturing uses have located to this area in Minooka in recent years. On the Kendall County (north) side of I-80, there is a Macy's distribution facility and Electrolux. Just south in Grundy County Walmart, Granger, Kellogg and several other large warehouse facilities have been constructed. This area is served by public water and sewer, and many large sites remain for future industrial or logistics related businesses.

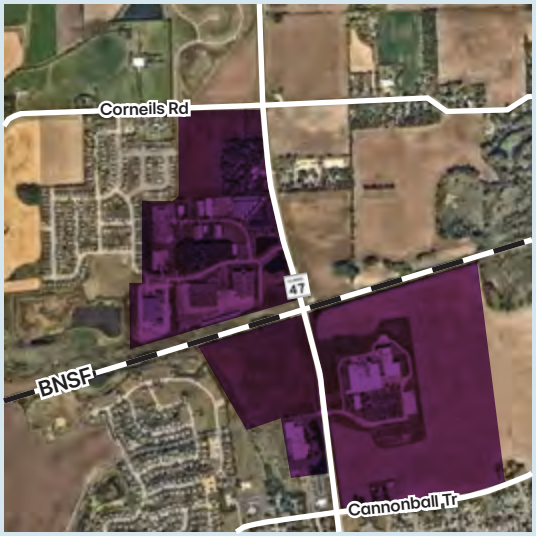


6. RIDGE ROAD NORTH/PLAINFIELD

This rapidly growing industrial and logistics park is located in the Village of Plainfield at the intersection of Ridge Road and 143rd Street. With the extension of 143rd Street is completed to Route 126 direct access to I-55 will be available. This area has access to public water and sewer, and is already home to several large users including DSL and Diageo (the latter on the Will County side of the line). There has been considerable interest from the development community in this location, and additional construction is anticipated in the near future.

SMALL TO MEDIUM PARCEL INDUSTRIAL OPPORTUNITY AREAS

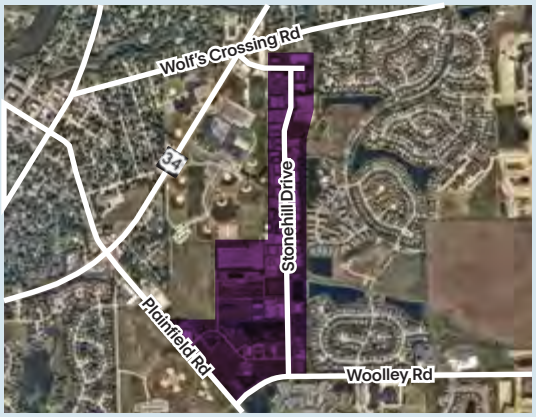
In discussions with real estate brokers, the need for smaller industrial parcels that can accommodate contractors, small manufacturing facilities, and similar uses was highlighted as an important need in Kendall County. Fortunately, Kendall County already has several clusters of this type of use. These locations are noted below. As the County continues to grow, it would be desirable to have a future small to medium parcel business park in the southern portion of the County.



7. ROUTE 47 & BNSF (WRIGLEY, YORKVILLE BUSINESS CENTER)

Within the City of Yorkville, this small but important industrial area includes MARS-Wrigley Manufacturing, Boombah, Aurora Specialty Textiles, Midwest Refrigeration, and several other industrial and commercial uses including sports facilities for CrossFit and Cheerleading. The area is served by public water and sewer service, is adjacent to the BNSF railway, and has several smaller sites still available for industrial use.

Image Credits: Imagery © 2026 Nearmap, HERE



8. STONEHILL DRIVE CORRIDOR

Located just east of Oswego High School, this mostly developed corridor is home to many small commercial and light industrial businesses. Businesses range from contractors shops to auto repair and window tinting businesses and carpet and flooring sales. There are still a few small 'shovel ready' lots available for future development, and the park is fully served by public water and sewer facilities.



9. ROUTE 30 & TREASURE DRIVE

This small business park in the Village of Oswego provides a cluster of businesses including Salazar Packaging, Anfinson Plastic Molding, and Premier Gymnastics. While this park is primarily developed, there is a key development site remaining directly on Route 30 for a future business (or several businesses).



10. CENTRAL ROUTE 47 TRANSPORTATION CORRIDOR

This area in the center of the County is largely unincorporated and located south of the City of Yorkville. Development that has occurred has been on well and septic systems. The recently constructed SemperFi Land Incorporated facility is a good example of possible uses in this area. Key intersections would also be appropriate for retail or service businesses.



11. KENDALL POINTE BUSINESS CENTER

This 300-acre industrial park is located at the Village of Oswego, just to the west of the Route 30 and Route 34 intersection. While mostly built out, it does have a few remaining lots available for light manufacturing or commercial uses. Existing businesses include HQC Plastic Fabrication, Pression Packaging, and several contractors and sports facilities. The park is fully served by public utilities.

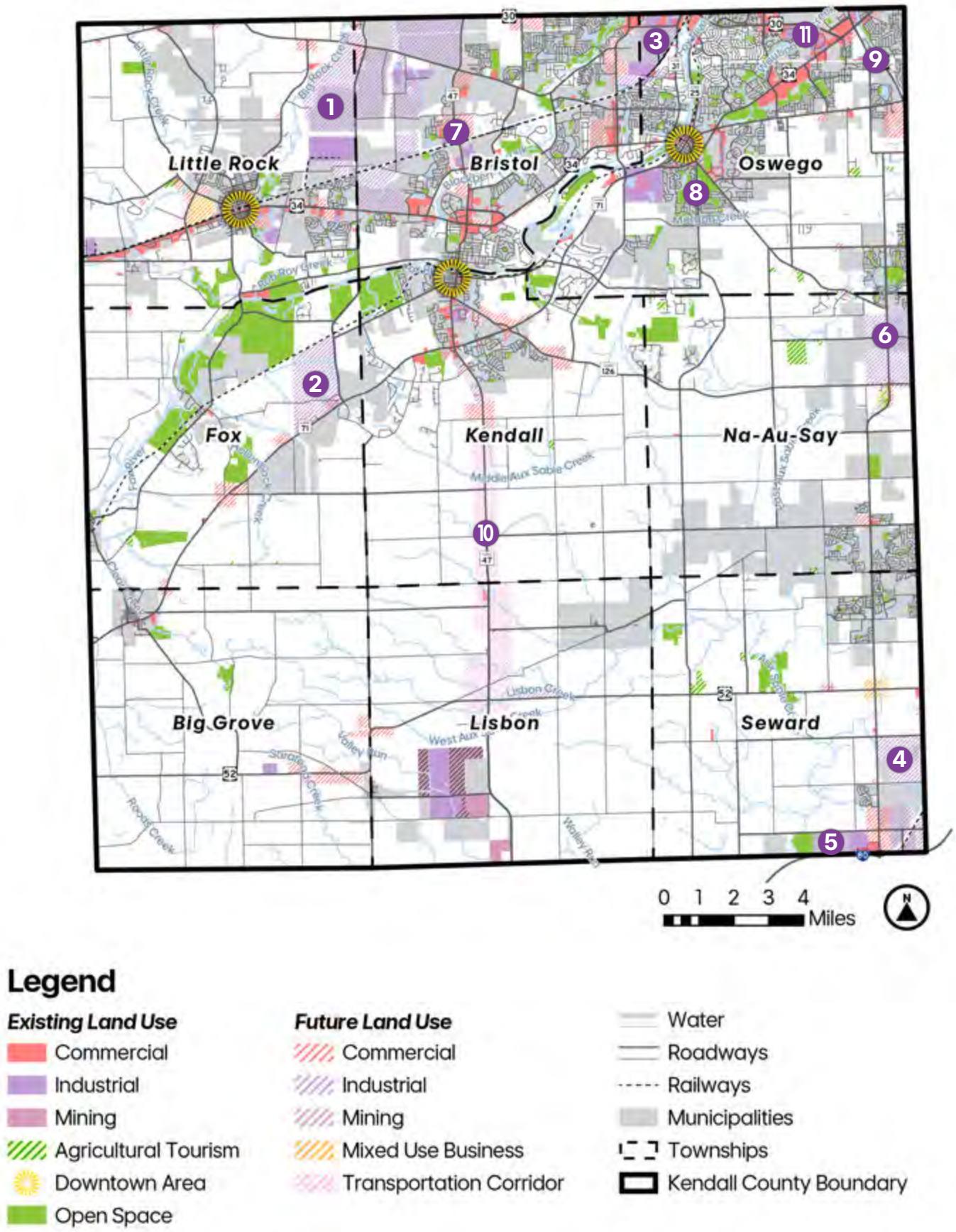


Figure 7.1 *Kendall County Industrial Development Opportunity Map*

7.2 GOODS & SERVICES

While shopping trends have clearly been moving in the direction of on-line purchases, residents still desire local places where they can go to shop, dine, and obtain services. Traditionally those activities were done in a community's downtown, and many of those activities still occur in downtown Oswego, Yorkville, and Plano. However, due to the auto dependence of modern life, many of the larger shopping and dining areas have gravitated to major roadway corridors such as along Route 34, Route 47, or Orchard Road. These regional facilities are typically located within a municipality with access to needed public water and sewer service exists.

As the County's population continues to expand, the demand for additional shopping, dining and service facilities will continue to grow. The following sections discuss these opportunities.

DOWNTOWNS/MIXED USE OPPORTUNITIES

Both downtown Oswego and downtown Yorkville have experienced a significant resurgence in recent years. Both downtowns are blessed to be located along the Fox River, and the respective communities are striving to take advantage of the additional recreational opportunities such a location offers. Yorkville has seen a number of new restaurants in their downtown, and they host many events and festivals along the riverfront. Oswego has attracted new residential developments and continues to see strong interest in their unique and attractive downtown featuring a growing variety of shops and dining opportunities. Plano's downtown features the only active rail station in the County, an Amtrak stop. It also has the distinction of being featured as "Smallville" in the Superman movie.

The map also notes downtown Newark as a potential future mixed use opportunity, the intersection of Ridge Road and Route 52 which is identified in Shorewood's Comprehensive Plan as a mixed use development opportunity, and the existing Bounder Hill Market which serves as the default downtown of this unincorporated part of the County.



Downtown Oswego
Image Credit: Dougtone, Wikimedia Commons, CC BY-SA 2.0



Downtown Plano
Image Credit: IvoShandor, Wikimedia Commons, CC BY-SA 3.0

MAJOR REGIONAL RETAIL OPPORTUNITIES

Five of the six locations shown as major regional retail opportunities already contain significant concentrations of shopping and dining facilities. These established retail locations offer a variety of restaurants, big box retail stores, groceries, and a mix of other smaller shops, entertainment facilities, and services. The sixth, at Ridge and I-80, has potential as a future retail node as the area continues to grow and expand. A QuikTrip is nearing completion at the interchange, and will be the first new commercial retail establishment constructed north of I-80. The area to the south of I-80 in Grundy County already has a significant concentration of hotels, restaurants, and other highway oriented businesses. There remains opportunities for new development, or redevelopment of vacant buildings, in each of these major regional retail opportunity areas.

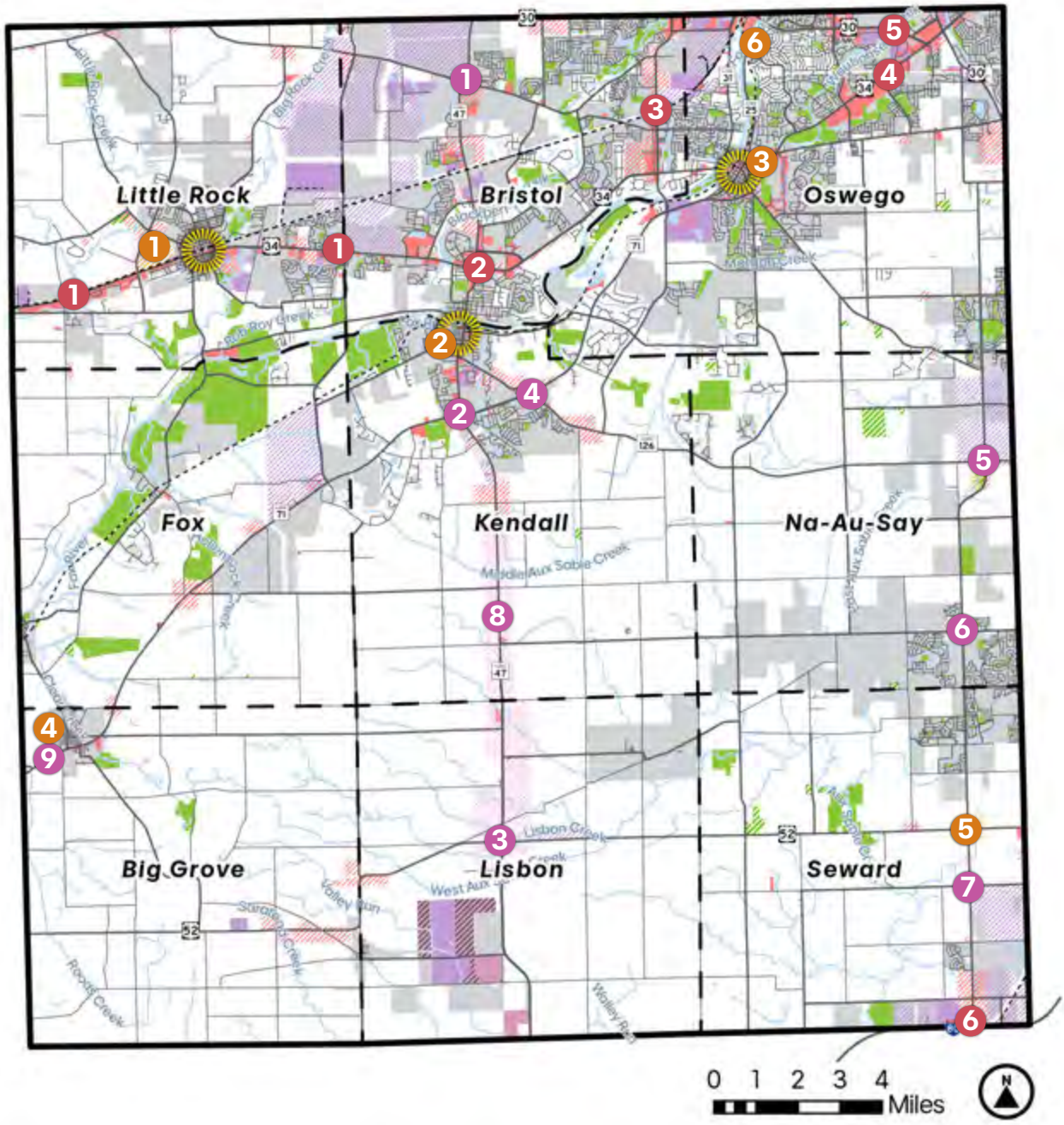
MINOR REGIONAL RETAIL OPPORTUNITIES

There are several locations in the County that serve as minor cross roads, offering the opportunity to meet local and regional retail needs in locations that are primarily outside of an existing municipality. These areas may support some limited retail development in the near-term for convenience foods or fueling stations. Longer term these areas may be annexed into a municipality and developed for more significant dining and retail developments.

Downtown / Mixed Use Opportunities	
1	Plano
2	Yorkville
3	Oswego
4	Newark
5	Ridge and Route 52
6	Boulder Hill Market

Major Regional Retail Opportunities	
1	Route 34 West
2	Route 47 and Route 34
3	Orchard
4	Route 34 East
5	Route 30
6	Ridge and I-80

Minor Regional Retail Opportunities	
1	Route 47 and Galena
2	Route 47 and Route 71
3	Route 47 and Route 52
4	Route 126 and Route 71
5	Route 126 and Ridge
6	Ridge and Caton Farm
7	Ridge and Route 52
8	Route 47 South/Central at Key Intersections
9	Newark



Legend

Existing Land Use
- Commercial
- Industrial
- Mining
- Agricultural Tourism
- Downtown Area
- Open Space

Future Land Use
- Commercial
- Industrial
- Mining
- Mixed Use Business
- Transportation Corridor

- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary

Figure 7.2 *Kendall County Commercial Development Opportunity Map*

7.3 TOURISM

Tourism, and particularly tourism related to agriculture – often referred to as agritourism, has flourished recently in Kendall County. The County's rural heritage, combined with proximity to the Chicago metropolitan region, offers a close-to-home opportunity for people to spend a day or a weekend in the country. There is considerable opportunity to continue to grow Kendall County's tourism offerings and capitalize on the direct spending at these facilities as well as the indirect spending at local restaurants, shops, and gas stations.

AGRITOURISM AND ATTRACTIONS

Kendall County has long been home to the internationally known and national register listed Farnsworth House south of Plano. It also now has several orchards, pumpkin farms, and other seasonal facilities that draw families to events and to pick items grown on the farm. Given their success, many of these facilities have continued to expand their offerings to incorporate corn mazes, petting zoos, giant playgrounds, and other family-friendly amenities. Given their wide appeal, opportunity exists for additional agritourism offerings either through continued expansion of existing locations or development of new facilities in Kendall County.

BANQUET FACILITIES

Getting married or hosting events in the country continues to grow in popularity nationally and is prominent local trend evidence by the large number of new facilities hosting events in Kendall County. In addition to facilities within County Forest Preserves like Meadowhawk Lodge and the Pickerill and Ellis Houses, there are at least eight approved facilities offering farm events in rural parts of the County. Opportunities to link these facilities with nearby lodging opportunities should be explored to capitalize on their popularity and enhance safety.



Keller's Farmstand

RECREATIONAL AMENITIES

Kendall County has a wonderful Forest Preserve system providing residents and visitors with access to nature throughout the County. The 1,350-acre Silver Springs State Fish and Wildlife Area is another wonderful resource, as are the many municipal and park district facilities available to residents. There are also many Non-Profit and for-profit recreational facilities in the County, including two locations operated by the Fox Valley YMCA, several golf courses, and even a couple of paint ball facilities. As the County continues to grow, additional facilities will be needed to both protect natural areas and provide needed facilities for residents and visitors alike.

INDOOR RECREATIONAL AMENITIES

Indoor for-profit recreational facilities have gained popularity in recent years to provide activities for families, particularly in the wintertime. Some of these facilities are located within large domes providing space for a variety of indoor team sports like soccer or softball/baseball training. Indoor trampoline, gymnastics, and other recreational facilities have also become popular and are located throughout the County, often within former large format retail spaces. These facilities provide an important service for county residents, and offer the opportunity for additional shopping and dining either two or from a visit to the indoor sports facility.

LODGING FACILITIES

There are a few traditional hotels/motels in Kendall County, generally located in more populated communities such as Yorkville and Oswego. Additional hotel opportunities will continue to exist as the population expands. Minooka has recently attached several new hotels to their I-80/Ridge Road interchange although to-date those hotels have been located south of I-80 in Grundy County.

Another significant trend in lodging has been the growth in short-term rentals, often referred to as Air B-n-B's. These are individual homes, or in some cases rooms within a home, that are rented to visitors for stays of from a day or two to up to a month. The County has recently adopted regulations for such uses, and a recent search showed over a dozen such facilities available for rental in the County. Many of these facilities provide unique lodging experiences, and are desired by couples and families. Opportunities exist for additional short-term rentals, particularly in association with the County's many banquet facilities. All such uses shall follow County regulations and guidelines.



Raging Waves Waterpark

Agritourism and Attractions	
1.	Woody's Orchard
2.	Keller Farms
3.	Heap's Giant Pumpkin Farm
4.	Gilted Edge Winery
5.	The Farnsworth House
6.	Aranmore Farm + Polo Club

Banquet Facilities	
1.	Meadowhawk Lodge
2.	Pickerill House
3.	Ellis House
4.	The Venue at the Kendall County Fair Grounds
5.	Ashley Farm
6.	Heartland Farm
7.	Venue 1012, Oswego
8.	Venue 5126
9.	The Homestead
10.	Northfork Farm
11.	Whitetail Ridge Golf Club

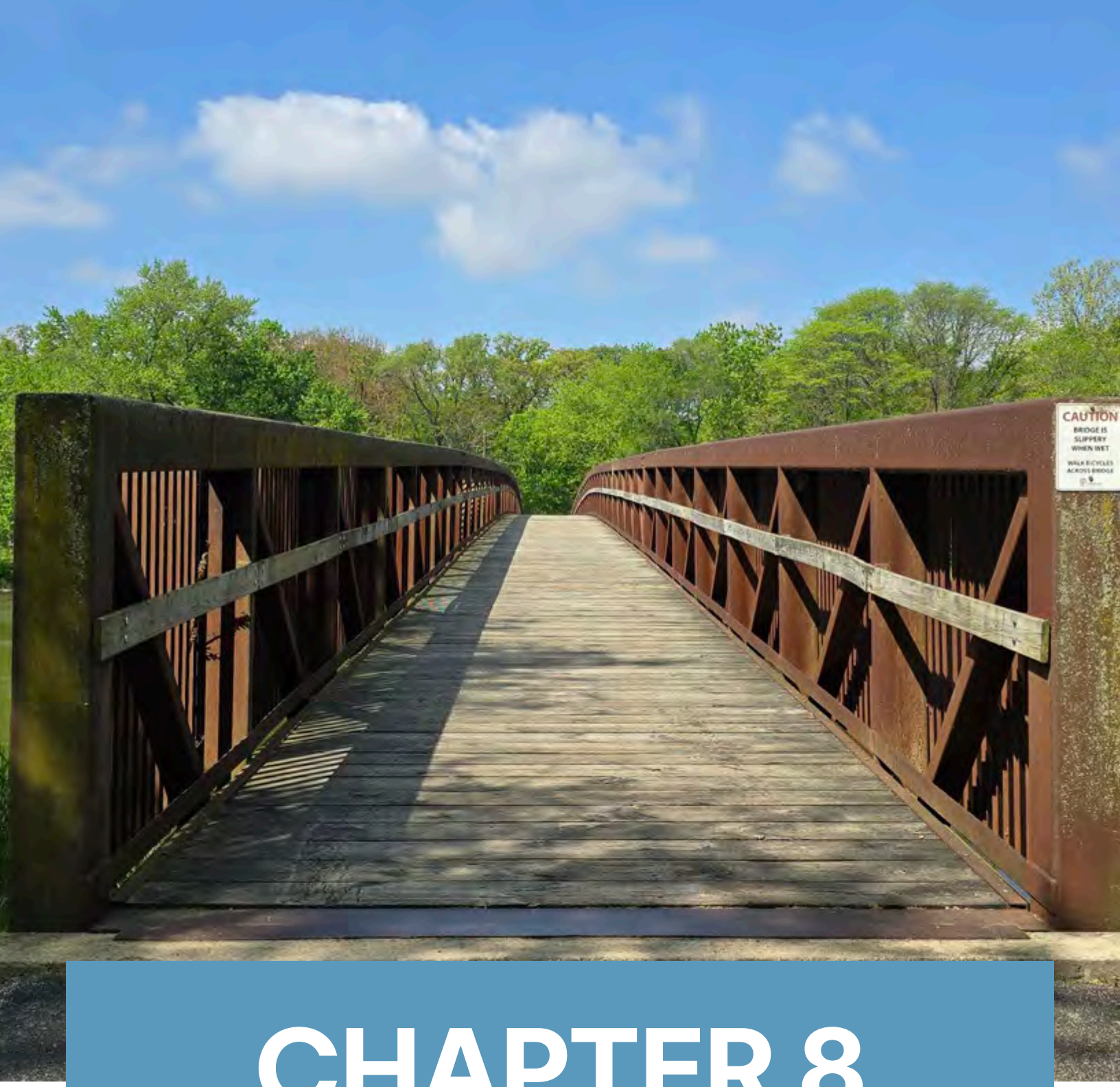
Indoor Entertainment Venues	
1.	Altitude Trampoline Park, Oswego
2.	Go For it Sports Dome
3.	Go Pro Sports Dome

Lodging Facilities	
1.	Hampton Inn
2.	Holiday Inn Express
3.	Super 8
4.	Opal Banquets and Hotel
5.	The Montcler
6.	AmericaInn
7.	Best Western
8.	The Homestead 1854

Recreational Amenities	
1.	The Fox River
2.	Marge Cline Whitewater Course
3.	Silver Springs State Fish & Wildlife Area
4.	Forest Preserves
a.	Jay Woods
b.	Maramech
c.	Little Rock Creek
d.	Subat
e.	Fox River Bluffs
f.	Hoover
g.	Harris
h.	Richard Young
i.	Lyons
j.	Pickerell
k.	Reservation Woods
l.	Henneberry
m.	Millbrook North
n.	Millbrook South
o.	Shuh Shuh Gah
p.	Millington
q.	Newark
r.	Ellis Equestrian Center
s.	Baker Woods
t.	Blackberry Creek
5.	Fox River Trail
6.	Fox Paintball
7.	Paint Pursuit Games
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

Figure 7.3 *Tourist Resources in Kendall County*





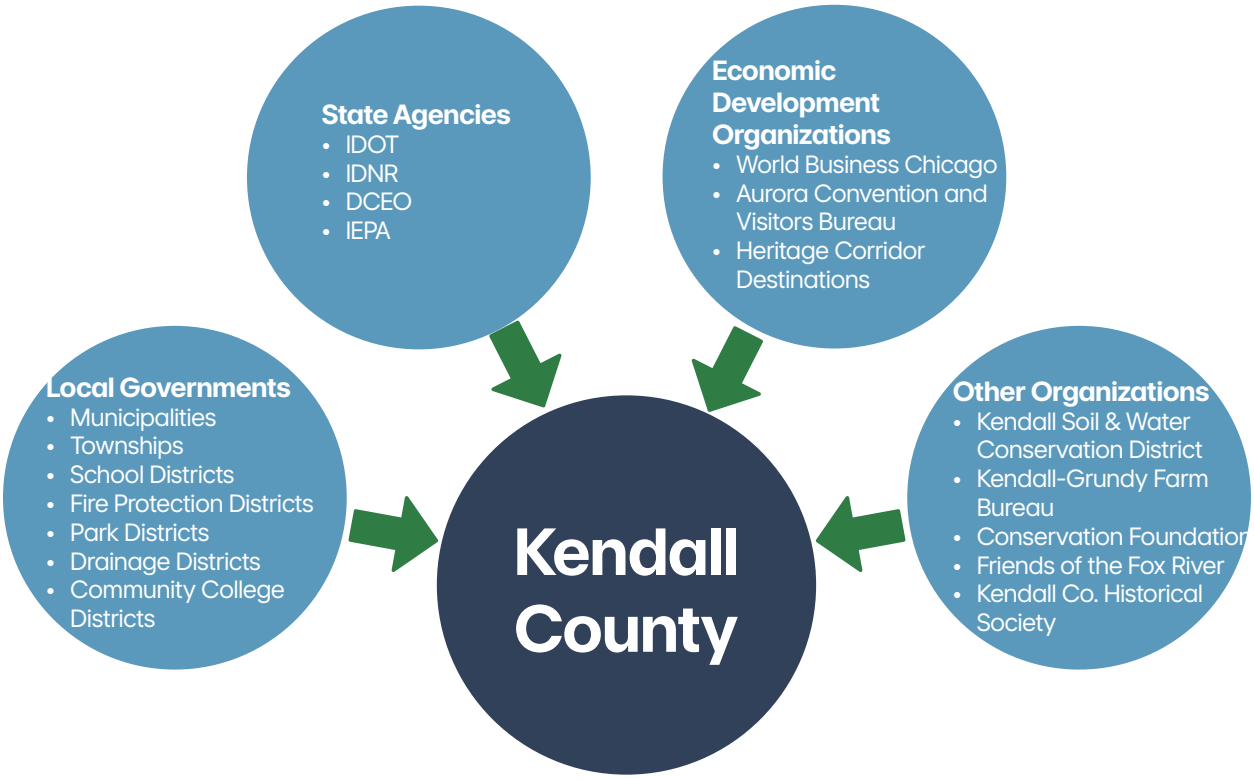
CHAPTER 8
IMPLEMENTATION

IMPLEMENTATION

This plan outlines a vision for County growth and development over the next 20 to 30 years. Achieving that vision will take hard work, teamwork both within and outside the County government, and perseverance. The Vision outlined in Chapter 3 highlights some policies that should lead to plan success. Implementation of those polices will require close coordination with the County's partners and modification or creation of some new tools to fund or manage key plan initiatives. It will also require regular updates to this plan. Consistent with current policy, the plan should be discussed at the annual meeting held by the Regional Planning Commission, and updated at least every 10 years. If the County Board determines that a project is appropriate but inconsistent with the plan, the plan should be modified concurrently with the project's zoning approval.

8.1 STRATEGIES

Strong and active partnerships will be essential to achieve the vision outlined in this plan. While the County government plays a key role, shaping the character and nature of future development will require teamwork with local governments, state agencies, economic development agencies, and many other local organizations. These partnerships are highlighted in the following diagram and noted below.



LOCAL GOVERNMENTS

MUNICIPALITIES

Over 75 percent of the Counties population lives within local municipalities. These municipalities control land use and development within their incorporated area. Cooperative planning with municipal partners is essential to provide compatible land uses, interconnected transportation systems, and efficient services. This is particularly true within the 1 ½-mile planning jurisdiction of these municipalities since they may one day expand to include this additional area and state law provides them with the ability to regulate the subdivision of land and formally provide input into County zoning cases within their planning jurisdiction. Since adoption of the County's Land Resource Management Plan in the 1990s, the County has conducted an annual planning meeting to promote cooperative planning and sharing of information between the County, Townships, and Municipalities. This Comprehensive Plan recommends continuing this practice of an annual meeting, and encourages future cooperative planning as appropriate for economic development, housing, and other regional issues.

TOWNSHIPS

The County's nine Townships play an important role in maintaining local roads and bridges, assessing property, and providing needed services to County residents. Input from local township officials is a critical part of the development review process for any new zoning cases proposed in the County.

SCHOOL DISTRICTS

Good schools are important to both existing and future residents. The County partners with local school districts in planning for new residential developments by considering available capacity to support growth and through a land/cash dedication ordinance designed to provide assistance in expanding facilities to accommodate growth. School Districts are typically the largest part of resident's property tax bills, so working to expand commercial and industrial development in the County can benefit both residents overall and the local school district.

FIRE PROTECTION DISTRICTS

There are ten Fire Protection Districts in Kendall County: Little Rock-Fox, Bristol-Kendall, Oswego, Sandwich, Newark, Plainfield, Lisbon-Seward, Montgomery-Countryside, Minooka, and Troy. In addition, there are municipal Fire Departments serving residents within Joliet and Aurora. Planning for any new development within the County must consider fire protection, including road interconnectivity, building setbacks and separation, access to water and appropriate fire suppression techniques.

PARK DISTRICTS

Park Districts provide important recreational opportunities for residents within their jurisdiction. The eastern portion of Kendall County contains most of the areas served by a Park District, including areas of Joliet, Plainfield, Oswego, Aurora, and Montgomery. Coordination with local park districts is particularly important in regard to regional trail planning to ensure residents can travel from home to points of interest throughout the County.

DRAINAGE DISTRICTS

Drainage Districts provide an important role in maintaining the flow of stormwater through maintaining key drainage channels and working to minimize flooding issues. There are five (5) drainage districts in Kendall County: Big Slough, Morgan

Creek, Raymond, Northville, and Rob Roy. The County should consult with these districts in review of site specific drainage issues including new development and development of regional stormwater management regulations.

COMMUNITY COLLEGE DISTRICTS

Joliet Junior College (JJC) is the nation's oldest community college offering a wide range of programs and facilities. It serves the southern part of Kendall County, including Plainfield, Joliet, Minooka, Plattville, Lisbon and Newark. With a main campus in Joliet, JJC also has facilities in Romeoville and Morris. Waubonsee Community College serves the northern part of Kendall County including the communities of Oswego, Yorkville and Plano. With a main campus in Sugar Grove, Waubonsee also has facilities in downtown Aurora and in Plano. Both community colleges are great partners, offering quality educational programs at affordable prices to meet local needs. They are active in workforce development, working closely with local employers to meet their needs for a properly trained workforce. They both offer a variety of programs including both Associate degrees and opportunities for certifications and continuing education.

STATE AGENCIES

Illinois Department of Transportation (IDOT) plays a critical role in connecting roads, rails, and other forms of transportation both within Illinois and to larger national systems. They control and maintain major roadways through the County such as Routes 34, 47, 52, and 71. They provide funding assistance through numerous grant programs, and they provide data on average daily traffic and other important travel measures. A close partnership between the Kendall County (especially the Highway Department) and IDOT is essential to maintaining and expanding roadway improvements.

ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR)

IDNR operates many departments and programs that are critical to plan implementation. The Kendall County Forest Preserve District works closely with the Department of Conservation to preserve and protect endangered species and to seek grants for property acquisition and development.

DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY (DCEO)

As the State's lead economic development agency, DCEO is often the first to know about corporate expansion plans and their site requirements. County and municipal partnerships with DCEO can identify local sites that would be appropriate. In some situations, DCEO can also provide funding assistance to make projects happen.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA)

The IEPA is responsible for ensuring residents have clean air and water by establishing standards and providing regulatory oversight. This coordination is particularly in regulating industrial activities in the County including mining operations.

ECONOMIC DEVELOPMENT ORGANIZATIONS

WORLD BUSINESS CHICAGO

World Business Chicago is a regional economic development organization promoting the benefits of the region's workforce, quality of life, mobility assets, and other features. They maintain significant databases of economic development data that are helpful to target and attract new businesses to Kendall County.

AURORA CONVENTION & VISITORS BUREAU

This regional tourism agency promotes the areas many attractions, primarily in the Fox Valley between Geneva and Plano. Given Kendall County's wonderful downtowns and agritourism businesses, maintaining a strong partnership with this group should yield positive benefits to the local economy.

- ***www.enjoyaurora.com***

HERITAGE CORRIDOR DESTINATIONS

This is a similar regional tourism agency, focused on the I&M Canal Corridor stretching from Chicago to LaSalle. This organization promotes events and attractions in the Kendall County communities of Minooka and Joliet. In the future, there may be additional attractions in the southern portions of the County that could benefit from promotion through the Heritage Corridor organization.

- ***www.hcdestinations.com***

OTHER ORGANIZATIONS

KENDALL SOIL & WATER CONSERVATION DISTRICT (KSWCD)

KSWCD offers numerous educational programs, maintains information and soils, wetlands, and other resources, and plays a critical role in understanding the impact of development on the land. They provide input into proposed development through their Land Evaluation and Site Assessment (LESA) program which helps in understanding the productivity of local soils for agricultural use and any challenges that may be present regarding poorly drained areas and their impact on development.

KENDALL-GRUNDY FARM BUREAU

While the County has grown rapidly, agriculture is still the dominate land use in Kendall County and is anticipated to remain so through the life of this plan. Farm Bureau members own most of the land in the County, and care deeply about the land, it's people, the environment, and the economy. Their input is valued in all land use decisions, and their decisions to continue farming or seek development will have a profound impact on the character of the County both now and in the future.

THE CONSERVATION FOUNDATION

The Conservation Foundation has been a long-term partner in protecting and preserving open space resources in Kendall County and the surrounding region for many years. They have identified important resources through their Protect Kendall Now program and other efforts, studied watersheds and protection strategies, and worked to protect lands through direct acquisition, education, and conservation easements. The Dickson-Murst Farm in Montgomery is home to the Conservation Foundation in Kendall County and serves as a program satellite office.

FRIENDS OF THE FOX RIVER

The Fox River and surrounding bluffs provide the counties premier resource for nature enjoyment and recreation. The Friends of the Fox River support these efforts, advocating for protection and to keep the river clean and accessible for all.

KENDALL COUNTY HISTORICAL SOCIETY

Headquartered at Lyons Farm, the Historical Society is the go-to source for information on the people and places that have laid the foundation of what Kendall County is today. They work closely with the County's Historic Preservation Committee to identify important resources to preserve and stories to tell.

8.2 COORDINATION & PARTNERSHIPS

The following tables build on the policies outlined in Chapter 3, Vision. They identify key partners and resources needed to achieve the noted goals. Prioritization of these items will be done by the County Board through their strategic planning process.

PRESERVE RURAL CHARACTER

GOAL 1.1 **Value agriculture as an important land use – not just a holding area for future development.**

Policies	Partners	Resources
■ Utilize Land Evaluation and Site Assessment (LESA) score in review of zoning and development cases. ■ Educate new residents about the benefits and challenges of living in a rural area by providing information on the County's website and social media channels during harvest season and throughout the year. ■ Follow the guidance of the Future Land Use Plan, keeping areas planned for agriculture for agricultural use during the timeframe of this plan. ■ Promote agricultural conservation easements which offer tax benefits to landowners and preserve agricultural use from development.	■ KCSWCD ■ Farm Bureau ■ PBZ Department ■ Realtors ■ University of Illinois Extension ■ County Fair Association ■ FFA	■ Updates to County website for resident information ■ New resident welcome information on living in a rural area



GOAL 1.2 Celebrate the County's agricultural heritage through promotion of agritourism.

Policies	Partners	Resources
■ Support existing and new businesses that grow and sell their own agricultural products direct to consumers like orchards and nurseries. ■ Work with regional tourism organizations such as the Aurora Area Convention and Visitors Bureau to promote the many tourism assets of the County.	■ Aurora Convention and Visitors Bureau ■ Heritage Corridor Destinations ■ Local agritourism businesses ■ Kendall Economic Development Department ■ University of Illinois Extension	■ Membership and advocacy with regional tourism organization

GOAL 1.3 Preserve important natural areas and open space for future generations.

Policies	Partners	Resources
■ Continue to expand County Forest Preserves to protect important natural resources such as prairies and woodlands. ■ Expand the Forest Preserve system to keep pace with population growth, striving for a system with 30 acres of regional open space (Forest Preserves and State Parks/Natural Areas) per 1,000 residents. ■ Work with organizations such as the Conservation Foundation and Open Lands to facilitate open space preservation.	■ Kendall Forest Preserve District ■ Conservation Foundation ■ Open Lands ■ IDNR ■ Private property owners	■ Funding for acquisition of open space, including seeking grants, donations, user fees, and potential creation of a dedicated revenue stream through sales tax (with required state authorization)

PROMOTE ECONOMIC PROSPERITY

GOAL 2.1 Provide more opportunities for residents to work in Kendall County in good paying jobs.

Policies	Partners	Resources
■ Continue the work of the Kendall County Economic Alliance to coordinate and partner with municipalities to attract new businesses and jobs to the County. ■ Promote the County's well-educated population, regional connectivity, and quality of life to trade organizations and individual employers. ■ Partner with local employers and Waubonsee and Joliet Junior Colleges to conduct local job fairs for County residents.	■ Local employers ■ Kendall County Economic Alliance ■ World Business Chicago ■ Community Colleges	■ Continued funding for economic development, including participation in trade conferences and events.

GOAL 2.2 Enhance the County's non-residential tax base through attraction of industrial and commercial businesses.

Policies	Partners	Resources
■ Partner with municipalities in attracting employers to industrial parks served by public water and sewer systems. ■ Attract new commercial businesses that can operate on well and septic systems along major roadway corridors such as Route 47 and Ridge Road.	■ Local employers ■ Kendall County Economic Alliance ■ World Business Chicago ■ Community Colleges	■ Attend trade conferences such as ICSC for commercial and the Chicago Industrial Summit ■ Consultant to develop an economic development strategy ■ Continued funding for development and expansion of the broadband network.

Policies (Continued)	Partners	Resources
■ Tell stories through the "Made in Kendall" program to inform the public of the many unique and interesting products produced locally. ■ Develop a County-wide economic development strategy using shared services and collaboration to focus on business attraction, investment, and job growth. ■ Develop a County-wide broadband network.	■ Local employers ■ Kendall County Economic Alliance ■ World Business Chicago ■ Community Colleges	■ Attend trade conferences such as ICSC for commercial and the Chicago Industrial Summit ■ Consultant to develop an economic development strategy ■ Continued funding for development and expansion of the broadband network.

GOAL 2.3 Encourage tourism in Kendall County.

Policies	Partners	Resources
■ Promote the counties natural environment as a place to spend the weekend enjoying nature at a Forest Preserve, floating the Fox River, or traveling the counties scenic routes while stopping in local communities for great food, shopping, and entertainment. ■ Work with regional tourism organizations such as the Aurora Area Convention and Visitors Bureau to promote the many tourism assets of the County.	■ Aurora Convention and Visitors Bureau ■ Heritage Destinations ■ Forest Preserve District ■ Local Chambers of Commerce	■ Funding to partner with regional agencies and local businesses to promote tourism

COMMUNICATIONS AND COORDINATION

GOAL 3.1 Engage residents.

Policies	Partners	Resources
■ Through updated websites, e-mail blasts, and social media keep residents informed of events, activities, and government policies. ■ Identify and implement a system for promoting County-wide activities using existing electronic message boards through-out the County at libraries and County, Township and Municipal buildings. ■ Work with local news organizations to share important information for residents.	■ Local media outlets including WSPY, Shaw Media, Tribune, the Patch, and others ■ Libraries ■ Municipalities and Townships ■ HOAs	■ As the County continues to grow, a Communications Director may be needed to coordinate and drive engagement

GOAL 3.2 Coordinate governments between the County, Townships, and Municipalities.

Policies	Partners	Resources
■ Conduct an annual meeting hosted by the Kendall County Regional Planning Commission where planners and municipal leaders can share developments in their communities and discuss opportunities for joint planning and growth. ■ Explore opportunities and implement shared services, staff, or facilities between all levels of local government.	■ Municipalities and Townships ■ PBZ Department ■ KRPC	

ENHANCE CONNECTIVITY

GOAL 4.1 Expand the trail network, interconnecting local (municipal/Park District) and regional trails (Forest Preserve).

Policies	Partners	Resources
■ Maintain a coordinated future trail plan that links local and regional trails into an integrated network. ■ Work with residents and other taxing bodies to prioritize future trail improvements. ■ Seek grants to fund trail extensions and connections to build-out a network of trails that connects residents to major employment centers and recreational resources. ■ Develop capital improvement plans to maintain and expand the trail network for the enjoyment of residents.	■ Forest Preserve District ■ Park Districts ■ Highway Department ■ PBZ Department ■ Municipalities and Townships ■ IDNR ■ IDOT	■ Grant Funding from IDNR and IDOT

GOAL 4.2 Develop and maintain a system of interconnected roadways to provide accessibility within region.

Policies	Partners	Resources
■ Maintain and update a county-wide 5-year capital improvement program for roadways.	■ Highway Department ■ IDOT ■ Municipalities and Townships	■ Maintain dedicated funds for road improvements ■ Seek grants for major roadway projects

Policies (Continued)	Partners	Resources
■ Improve roadway intersections for enhanced traffic flow including realignment where needed to improve safety and flow, consider round-a-bouts where appropriate, and provide turn lanes and other improvements identified through transportation analysis and modeling. ■ Enhance important regional transportation routes such as Ridge Road, Eldamain Road south of Route 71 to connect to Route 47, and a future realignment of Grove Road and Brisbin Road to encourage economic development. ■ Coordinate with IDOT for continued improvement of regional routes such as Route 47, Route 34, Route 30, and Route 52.	■ Highway Department ■ IDOT ■ Municipalities and Townships	■ Maintain dedicated funds for road improvements ■ Seek grants for major roadway projects

8.3 RESOURCES

Implementation of the vision outlined in this plan will require funding, legislative changes at the state level, and modifications to local regulations. This section outlines some of the resources needed to further the plan's goals.

GRANTS

State and Federal grants are often available to help address local needs. Most often, these are in the areas of transportation, open space, and economic development. In the past, Kendall County obtained grants to assist with such efforts as construction of the Francis C. Klaas Bridge (Eldamain Road) over the Fox River, acquisition of Forest Preserve property, and the study of ways to improve broadband access. Grant programs change frequently based on available funding, needs, and other factors. County staff should stay informed of funding opportunities as they arise. Some key sources of grants include:

- **At the federal level, Grants.gov.** This web site centralizes federal grant opportunities form over 1,000 federal agencies. It allows simple searches based on standard filters to identify

programs that can be of assistance in meeting county goals. Appropriations for federal programs is variable, and many programs have need reduced or eliminated in recent years.

- **At the State level.** Three primary agencies administer grant programs that can assist in implementing the County's vision:

ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR)

- **Park and Recreation Facilities Grants (PARC).** This program cover up to 75 percent of capital project costs for the acquisition and development of land for public indoor or outdoor recreation or conservation purposes. It is most often used for buildings or other types of facilities not eligible for the OSLAD program (see below). Grants can be up to $2.5 million dollars. This program would be ideal for nature centers or other facilities within the County's Forest Preserves.

- **Open Space Land Acquisition and Development Grant (OSLAD).** This long-standing program has helped local governments acquire 1,000's of acres and develop countless recreational facilities. The grant covers up to 75 percent of capital project costs, capped at $600,000 for development projects and $1,725,000 for open space acquisition.

ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY (DCEO)

- **Tourism Attractions Grant Program.** This program provides funding assistance for the development or improvement of tourism attractions and festivals. Funds can be used for capital projects, equipment, training, and interpretive programs. Individual grants can range from $10,000 to $1,000,000. This program could fit in well with the County's economic development strategies of encouraging agritourism.

- **Other Programs.** DCEO has a number of other grant programs available to assist local governments with their economic development objectives. Example grants include Regional Site Readiness Program (Planning and Capital) and the Business Attraction Prime Sites grant programs. These programs are updated and modified frequently based on current trends and needs in the State. The County should regularly check the DCEO website for available programs:
  - *dceo.illinois.gov/aboutdceo/grantopportunities/grants.html*

ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT)

- **Illinois Transportation Enhancement Program (ITEP).** This popular program provides funding for such amenities as pedestrian/bicycle facilities, streetscapes, historic preservation, and overlooks and viewing areas. Many municipalities uses this program to assist with local improvements. For example, Yorkville recently received a grant for streetscape enhancements along Hydraulic Drive in downtown Yorkville. The County could consider using the program for work on preservation and enhancement of some of the scenic routes identified in the plan. Program

details vary from year to year. In 2024, funding was capped at $3,000,000 per project.

- ***idot.illinois.gov/programs-and-projects/trails-and-active-transportation/itep.htmlY***

- **Economic Development Program (EDP).** The purpose of the EDP grant is to provide state assistance for roadway improvements or new construction that are necessary for access to new or expanding industrial, manufacturing or distribution type companies. Funding will include preliminary engineering, construction, construction engineering, and contingencies. The focus of the program is on the creation and retention of permanent full-time jobs.

LEGISLATION

State legislation has a major impact on what the County can and can not due regarding the regulation of land and development and the funding of County government. The County should, and does, stay abreast of current legislative proposals and provides input to local legislators in bills impacting County residents. While this is an on-going effort, two areas where legislative assistance that would be helpful in plan implementation include:

- **Use of Sales Tax to Fund Forest Preserve Activities.** Kendall County has a wonderful Forest Preserve system, but funding to maintain and enhance that system is challenging. The County has proposed to shift funding from property taxes to sales tax. This would provide some relief to residents while allowing residents from outside the County that visit local recreational facilities to shoulder some of the cost through purchases at local shops and restaurants. However, this change would require amendment of the Counties Code at the state level the County and Forest Preserve District to enact such a tax.

- **Zoning Authority for the Siting of Community Solar facilities.** In January of 2023 the State of Illinois enacted P.A. 102-1123. This law preempts county authority to enact local ordinances that prohibit wind and solar projects. As evidenced by the County developing a solar field to help power their government complex in Yorkville, the County is supportive of renewable energy. However, the current legislation severally limits the Counties' ability to apply rational zoning standards such as the commonly used LaSalle Zoning Standards. In the right location, renewable energy facilities can be a win for all involved. In the wrong location, the facility can impede future growth and development by making it difficult and costly to extend needed water, sewer and other public infrastructure. Kendall County should continue to work with the Illinois State Association of Counties and others to make sensible changes to existing legislation that will regain some of the County's ability to control the siting of such facilities while protecting private property rights and continuing to support renewable energy.

LOCAL REGULATIONS

The County regulates land use and development through a variety of codes and regulations including:

- Zoning Ordinance
- Subdivision Ordinance
- Building Codes
- Health Department Regulations (as it relates to land use, primarily septic requirements, and food safety standards for businesses).
- Stormwater Management Ordinance

ANNEXATION AGREEMENTS

Municipalities regulate land use and development within their municipal boundaries. They can also extend that ability beyond their boundaries through the application of what is commonly referred to as a "Chatham Annexation." This references a court case between the Village of Chatham and Sangamon County. In that case, the Village of Chatham has entered an annexation agreement with a property owner beyond and not contiguous with their current municipal boundary. Sangamon County argued that since the property was not currently contiguous with the Village, the County's zoning and building regulations should apply until such time as the property becomes contiguous. The Courts sided with the Village, and since that time (2005) municipalities in Illinois have annexed property to apply their zoning, subdivision, and building regulations on property within their 1 ½ mile planning jurisdiction if they have entered into an annexation agreement with the property owner. In Kendall County, Shorewood and Lisbon have both applied this approach to controlling development of solar farms within their planning jurisdiction.

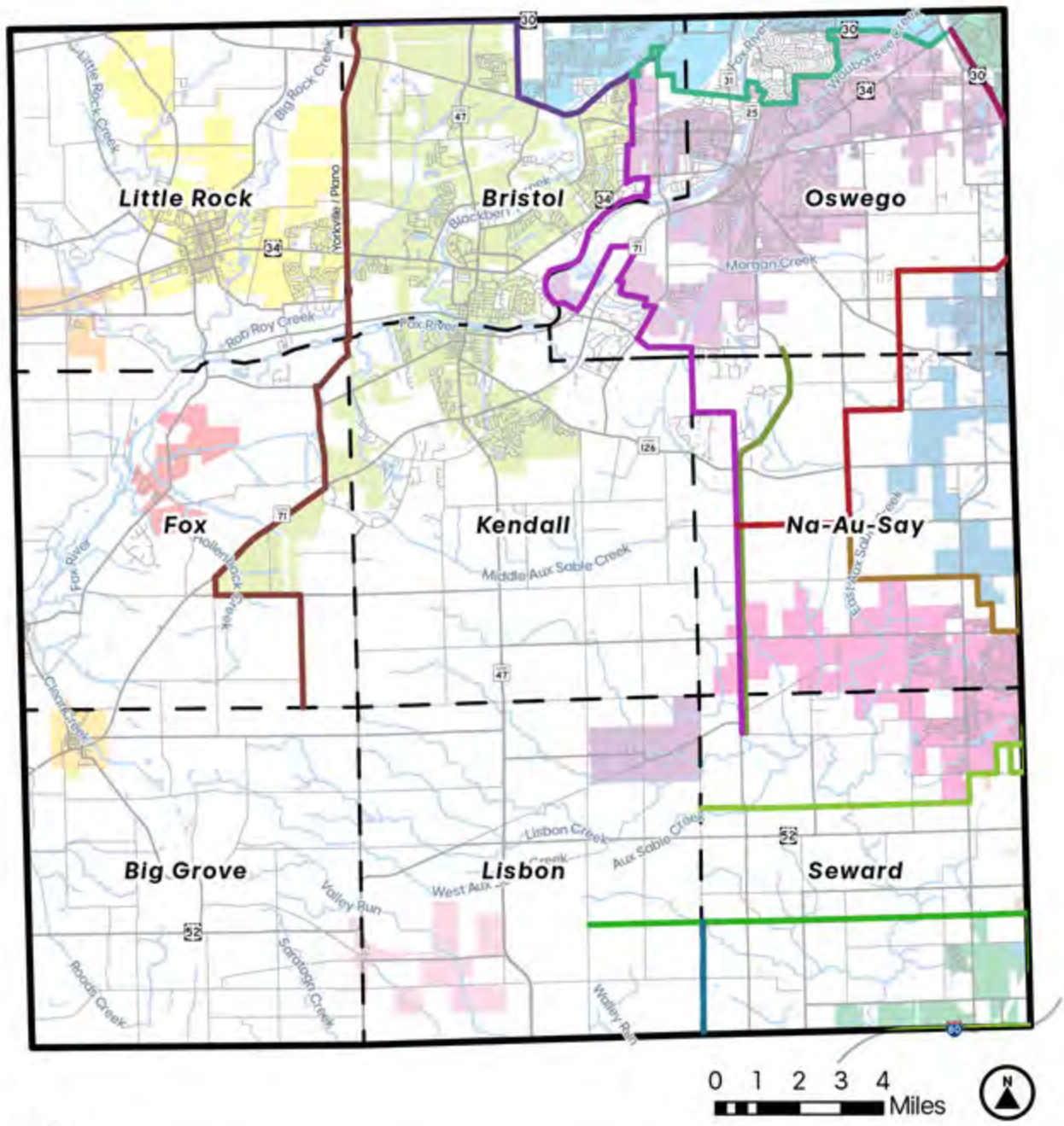
This ability to control the use of land outside municipal boundaries heightens the need for boundary agreements between municipalities. Boundary agreements help address which municipality may ultimately annex a property. This is particularly important when municipal 1 ½ mile planning jurisdictions overlap.

Many communities in Kendall County already have boundary agreements in place, some of which have been recently updated (such agreements typically last for 20 years). Where such agreements do not exist, property owners can attempt to create competition between communities to see who offers them the 'best deal.' For consistent planning for infrastructure expansion and wise land use, boundary agreements are recommended. While development of boundary agreements are the purview of individual municipalities, they are also helpful for the County when property is proposed for rezoning and municipal planning areas would otherwise overlap. While the County is not a party to these agreements, the County's GIS and information from the County Planning and Zoning Department may be helpful in determining appropriate boundaries. The following additional boundary agreements are recommended to help facilitate wise land use planning in Kendall County.

Municipality	Suggested Boundary Agreement(s)
Plano	Sandwich
Millbrook	Plano, Yorkville, Sandwich, Millington, and Newark
Lisbon	Morris, Plattville, Minooka, Newark
Plattville	Joliet

Municipality	Most Recent Boundary Agreement(s)	Expiration
Aurora	Montgomery	2039
	Plainfield	2040
	Oswego	2043
Joliet	Oswego	2027
	Shorewood	2031
	Plainfield	2044
Minooka	Shorewood	2040
Montgomery	Oswego	2021
	Yorkville	2023
	Plano	2034
	Aurora	2039
Oswego	Montgomery	2021
	Joliet	2027
	Aurora	2043
	Plainfield	2045
	Yorkville	2046
Plainfield	Aurora	2040
	Yorkville	2041
	Joliet	2044
	Oswego	2045
Plano	Montgomery	2034
	Yorkville	2039
Shorewood	Joliet	2031
	Minooka	2040
Yorkville	Montgomery	2023
	Plano	2039
	Plainfield	2041
	Oswego	2046

Figure 8.1 *Municipal Boundary Agreement Status*



Legend

Municipalities
- Aurora
- Joliet
- Lisbon
- Millbrook
- Millington
- Minooka
- Montogmery
- Newark
- Oswego
- Plainfield
- Plano
- Plattville
- Sandwich
- Shorewood
- Yorkville

Boundary Agreements
- Joliet/Plainfield
- Joliet/Shorewood
- Minooka/Morris
- Minooka/Shorewood
- Oswego/Aurora
- Oswego/Montgomery
- Oswego/Plainfield
- Yorkville/Montgomery
- Yorkville/Oswego
- Yorkville/Plainfield
- Yorkville/Plano
- Water
- Roadways
- Townships
- Kendall County Boundary

Figure 8.2 *Municipal Boundary Agreement Map*

COUNTY ZONING ORDINANCE

The County has actively updated the zoning ordinance for consistency with State Statutes and to address modern development practices. As a result, no major changes are needed to implement the Comprehensive Plan. However, there are a number of areas where some additional updates and enhancements will assist with implementation of the Comprehensive Plan's vision. These include:

- **Forestry.** This term is not clearly defined either in state statutes or in the County's zoning code. There are several locations in the County which are processing lumber on their property either for mulch or firewood and claiming to be a forestry operation and thus exempt from zoning regulations. Neighbors have expressed concerns given the appearance and noise from the operations. The States Attorney has suggested that the state needs to better define the term and the County cannot do it proactively. The County should work with the Department of Natural Resources (DNR) to define what constitutes a forestry operation. The Illinois Forestry Development Act should be helpful in this regard. Clearly a property that grows trees for timber would be considered forestry, and the act clearly defines forest products as timer used for lumber for building, furniture, or paper. However, it also excludes producers of firewood or Christmas trees from the definition of timber. Producers of mulch could be considered a landscape business and treated as a permitted or special use accordingly (if not exempt as a forestry business). A new definition, or modification of an existing definition, would be helpful to address businesses focused on firewood once clarity is provided by the DNR.

  Grundy County includes tree clearing, including forestry, and incidental processing, as part of their definition of agricultural uses. This approach may also be helpful, clarifying that operations that harvest and process trees on-site would be permitted, while businesses that harvest trees off-site and process on another site could be handled with a different zoning approach.

- **Cargo containers.** Cargo containers are increasingly used to transport goods both by rail and by truck. Storage of these containers has been an issue in other counties, particularly at intermodal facilities where these containers can be stacked. Updating the zoning ordinance to address container storage is recommended. Will County has good regulations which could serve as a starting point of any code amendment.

- **Accessory Dwelling Units (ADUs).** Affordable housing is a challenge both in Kendall County and throughout the United States. The cost of new construction, particularly on the larger lots required for development under County zoning authority, impacts affordability. The County currently has provisions for guest houses and ECHO housing for the elderly or disabled. It is recommended that the County explore options to allow ADUs on larger lots (R1-R3) and RPD-1 – RPD-3.

- **Land Resources Management Plan (LRMP).** This Comprehensive Plan is

replacing the existing Land Resources Management Plan. All references to the LRMP should be replaced with the term "Comprehensive Plan." However, as the definition of a LRMP in state statute suggests that it serves as the County's Comprehensive Plan, the text change is already implied and does not have to be done immediately upon adoption of this plan.

- **Auto Parking.** There has been a national trend to reexamine parking requirements in zoning regulations, and such a review is recommended for Kendall County. The goal is to better match normal parking demand while reducing overall paved areas which reduces stormwater runoff, reduces construction and maintenance costs, and potentially increases land values by allowing a larger building footprint. For example, the County currently requires 5 parking spaces per 1,000 square feet for retail use. Modern codes have reduced this requirement to 3 or 4 spaces per 1,000 square feet. Some codes even place a maximum on the number of spaces allowed.

- **Truck Parking.** The code currently allows truck and trailer parking and storage as a permitted use in the M1 and M2 zoning districts. Such parking is essential for the operation of many businesses and is appropriate as an appropriate accessory use to support the operations of the adjacent business structure. However, increased trucking demand in recent years has led to installation of large truck and trailer parking areas that are a principal use. These locations generate little in the way of property tax revenue while adding potential impact on local roads. Some recent codes have been modified to create some proportionality to truck/trailer storage areas such as 1 space per 2,500 square feet of building. When allowed truck parking as a principal use is often handled as a conditional or special use.

- **Solar/Battery Storage.** Recent legislative changes have clarified and regulated battery storage related to solar facilities. The County should update zoning regulations to address this issue. The recently passed legislation also has provisions for fees which should also be considered in any update to the zoning regulations.

- **Feather Signs.** These very popular types of temporary signs are often used to promote special events or a newly opened business. The sign section of the code should be reviewed for possible addition of this type of temporary sign.

- **Small Nuclear Power Generation.** The State of Illinois recently modified legislation to allow development of small nuclear power generation facilities. The zoning code should be reviewed to address this issue if desired.

- **Use Table.** The table should be reviewed to ensure consistency with recent updates to the zoning code. For example, Truck Parking Areas, which are permitted use in M1 and M2, does not appear in the table but does appear in the use list. Consideration should be given to removed truck parking under the "Production, Processing, Cleaning, Testing, or Repair category and listing Truck Parking Areas separately in the

table as a conditional or special use in the M1 and M2 districts.

- **Scenic Routes.** The County should consider modifications to the zoning ordinance to increase setbacks from scenic routes mapped within the Comprehensive Plan. This could be added to the supplementation regulations to apply to all zoning districts. A typical front or rear setback in many zoning districts is 50'. Along scenic routes, increasing the setback from the right-of-way to a minimum of 100' or more should be considered to help maintain rural character.

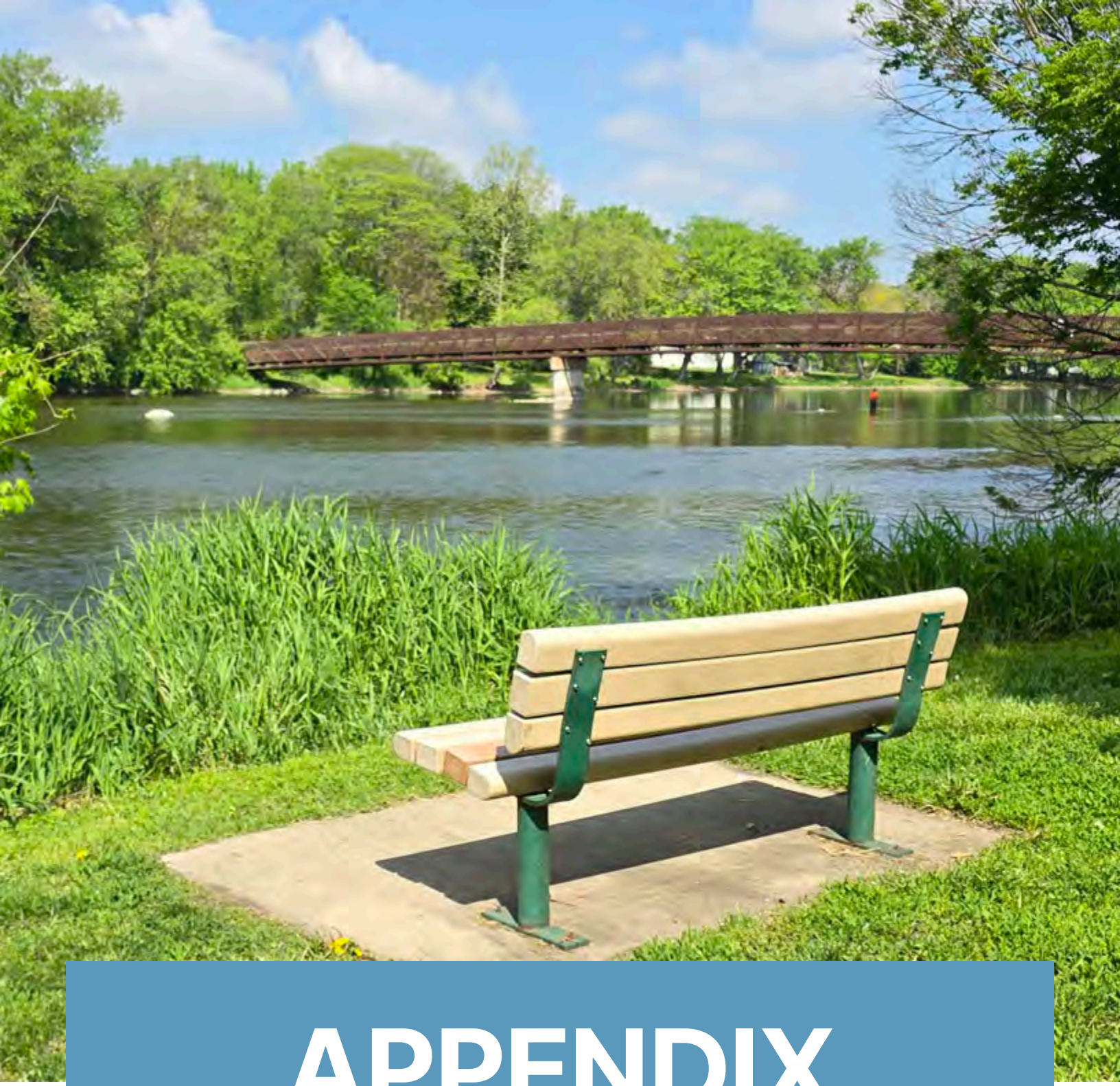
OTHER COUNTY REGULATIONS

The County's building codes and health department regulations have been kept current over the years, and no major changes are suggested at this time. However, they should be periodically reviewed and updated as appropriate based on evolving technology and best practices.

The County is in the process of updated stormwater regulations based on some changes to the State's model flood plain regulations and to keep the regulations current with best practices. That approval is anticipated in June of 2026.

No major changes have been identified for the County's subdivision regulations. However, if amendments are made to the zoning ordinance to increase setback along scenic routes, it may be appropriate to consider placing a landscape easement within this required setback to emphasize the importance of preserving views and character of these areas.





APPENDIX

KENDALL COUNTY ROAD FUNCTIONAL CLASSIFICATION

Road	Jurisdiction
Interstate	
I-80	IDOT
Major Arterial	
US Route 30	IDOT
US Route 34 (East of IL Route 47)	IDOT
IL Route 31 (US Route 30 – US Route 34)	IDOT
IL Route 47	IDOT
IL Route 71	IDOT
Minor Arterial	
Ashley Road	Bristol Township
Caton Farm Road (East of Ridge Road)	City of Joliet
Caton Farm Road (East of Ridge Road)	Na-Au-Say Township
Douglas Road	Village of Oswego
Douglas Road	Oswego Township
Douglas Street	Village of Oswego
Douglas Street	Oswego Township
East Washington Street	Village of Oswego
Eldamain Road	Kendall County Highway Department
Galena Road (East of Little Rock Road)	Kendall County Highway Department
Grove Road (North of IL Route 126)	Kendall County Highway Department
IL Route 126	IDOT
IL Route 25	IDOT
Kennedy Road	City of Yorkville
Kennedy Road	Bristol Township
Little Rock Road (North of US Route 34)	Kendall County Highway Department
Orchard Road (US Route 30 – IL Route 71)	Kendall County Highway Department
Plainfield Road	Kendall County Highway Department
Plainfield Road	Village of Oswego
Ridge Road (135th Street – IL Route 126, South of Caton Farm Road)	Kendall County Highway Department
Ridge Road (135th Street – IL Route 126, South of Caton Farm Road)	Village of Plainfield
South Madison Street	Village of Oswego
US Route 52	IDOT
West 135th Street	Village of Plainfield
Wolf's Crossing Road (East of US Route 34)	Village of Oswego
Wolf's Crossing Road (East of US Route 34)	Oswego Township
Major Collector	
111th Street (West of US Route 30)	Village of Oswego
127th Street	Village of Plainfield
5th Street	Village of Oswego

Road	Jurisdiction
Apakesha Grove Road (South of US Route 52)	Village of Lisbon
Base Line Road	Village of Montgomery
Big Rock Avenue	City of Plano
Boulder Hill Pass	Village of Oswego
Boulder Hill Pass	Oswego Township
Briarcliff Road (North of US Route 30)	Village of Montgomery
Bridge Street (Northwest of Fox River Drive)	Kendall County Highway Department
Bristol Ridge Road	Bristol Township
Bristol Ridge Road	City of Yorkville
Cannonball Trail (North of US Route 34)	City of Yorkville
Cannonball Trail (North of US Route 34)	Bristol Township
Cannonball Trail (North of US Route 34)	Kendall County Highway Department
Caterpillar Drive	Village of Montgomery
Caton Farm Road (West of Ridge Road)	Kendall County Highway Department
Center Parkway (South of West Countryside Parkway)	City of Yorkville
Church Street (South of Vine Street)	Kendall County Highway Department
Collins Road (West of Douglas Road)	Village of Oswego
Collins Road (West of Douglas Road)	Oswego Township
Concord Drive	Village of Montgomery
County Line Road (Caton Farm Road – West Mound Road)	Plainfield Township
County Line Road (Caton Farm Road – West Mound Road)	Plainfield and Troy Townships
Creek Road (South of Frazier Road)	Little Rock Township
Creek Road (South of Frazier Road)	City of Plano
Dickson Road	Village of Montgomery
Dickson Road	Bristol Township
Douglas Road	Oswego Township
East Base Line Road (US Route 30 – IL Route 31)	Village of Montgomery
East Benton Street	Kendall County Highway Department
East Church Street	City of Plano
East Joliet Road	Kendall County Highway Department
East Lee Street (East of North Center Street)	City of Plano
East Main Street (IL Route 71 – Walker Road)	Village of Newark
East Rock Street (South Main Street – South Hale Street)	City of Plano
East Sherrill Road (Asheley Road – O'Brien Road)	Kendall County Highway Department
East Spring Street (North Bridge Steet – McHugh Street)	City of Yorkville
East Van Emmon Street (IL Route 47 – East Hydraulic Avenue)	City of Yorkville
Farnsworth Avenue	City of Aurora
Farnsworth Road	City of Aurora
Fox River Drive	Kendall County Highway Department
Fox Road	Kendall County Highway Department
Frazier Road (East of Sandy Bluff Road)	Little Rock Township

Road	Jurisdiction
Galena Road (West of Little Rock Road)	Kendall County Highway Department
Game Farm Road	City of Yorkville
Gordon Road (US Route 30 – Concord Drive)	Village of Montgomery
Griswold Springs Road (East of Little Rock Road)	Little Rock Township
Grove Road (IL Route 126 – East Sherill Road)	Kendall County Highway Department
Harvey Road	Village of Oswego
Harvey Road	Oswego Township
Holt Road (Ridge Road – Wabena Avenue)	Seward Township
Lakewood Creek Drive	Village of Montgomery
Lew Street (South of East Church Street)	City of Plano
Lisbon Road	Kendall County Highway Department
Little Rock Road (South of US Route 34)	City of Plano
Little Rock Road (South of US Route 34)	Little Rock Township
McHugh Road (North of East Spring Street)	City of Yorkville
McHugh Road (North of East Spring Street)	Bristol Township
Mill Road	Village of Oswego
Mill Road	City of Yorkville
Mill Road	Bristol Township
Millbrook Road	Kendall County Highway Department
Miller Road (East of Little Rock Road)	City of Plano
Millington Road	Kendall County Highway Department
Minkler Road (South of IL Route 71)	Village of Oswego
Minkler Road (South of IL Route 71)	Oswego Township
Minkler Road (South of IL Route 71)	Kendall Township
Newark Road	Kendall County Highway Department
Newark Road	Village of Newark
North 41st Road	Big Grove Township
North Ben Street	City of Plano
North Canal Street (Woodman Street – Joliet Road)	Village of Lisbon
North Center Street	City of Plano
North Church Street (North Center Street – Lew Street)	Kendall County Highway Department
North Johnson Street	Kendall County Highway Department
Rance Road	Oswego Township
Rance Road	Village of Oswego
Ridge Road (North of 135th Street, IL Route 126 – Caton Farm Road)	Kendall County Highway Department
Ridge Road	Village of Plainfield
River Road	City of Yorkville
River Road	Little Rock Township
River Road	Bristol Township
River Street	City of Yorkville
Rock Creek Road	Kendall County Highway Department

Road	Jurisdiction
Rock Street	City of Plano
Roth Road	Oswego Township
Sandy Bluff Road (North of US Route 34)	Little Rock Township
Sandy Bluff Road (North of US Route 34)	City of Sandwich
Simons Road	Oswego Township
Simons Road	Village of Plainfield
South Ben Street	City of Plano
South Ben Street	Kendall County Highway Department
South Canal Street	Kendall County Highway Department
South Center Street (North of South Street)	City of Plano
South Church Street	Kendall County Highway Department
South East Street	Kendall County Highway Department
South Hale Street (South Street – East Rock Street)	City of Plano
South Johnson Street	Kendall County Highway Department
South Lew Street	City of Plano
South Townhouse Road	Kendall County Highway Department
South Townhouse Road	Kendall County Highway Department
Stewart Road	Oswego Township
Stewart Road	Village of Plainfield
Townhouse Road	Kendall County Highway Department
Van Emmon Road	Kendall County Highway Department
Vine Street	Kendall County Highway Department
Wabena Avenue	Seward Township
Wabena Avenue	Village of Minooka
Walker Road (IL Route 71 – IL Route 47)	Kendall County Highway Department
West Abe Street	Little Rock Township
West Abe Street	City of Plano
West Countryside Parkway	City of Yorkville
West Fox Road	City of Yorkville
West Fox Road	Kendall County Highway Department
West Fox Street	Kendall County Highway Department
West Hafenrichter Road	City of Aurora
West Rock Street	City of Plano
West Sherrill Road	Grundy County Highway Department
West Somonauk Street	City of Yorkville
West Woodman Street	Village of Lisbon
Wooley Road (West of Roth Road)	Oswego Township
Wooley Road (West of Roth Road)	Village of Oswego
Minor Collector	
Chicago Road (East of Plattville Road)	Kendall County Highway Department
Creek Road	Little Rock Township

Road	Jurisdiction
Creek Road	Little Rock Township
Crimmin Road	Fox Township
East Church Street (East of Lew Street)	City of Plano
East Countryside Parkway	City of Yorkville
East Main Street	Village of Newark
East Main Street (West of Lew Street)	City of Plano
Holt Road (West of Ridge Road)	Village of Minooka
Holt Road (West of Ridge Road)	Seward Township
Light Road	Oswego Township
Mill Street (South of East Van Emmon Street)	City of Yorkville
Miller Road (Creek Road – Little Rock Road)	Little Rock Township
Miller Road (Creek Road – Little Rock Road)	City of Plano
North Canal Street (North of Woodman Street)	Lisbon Township
North Canal Street (North of Woodman Street)	Village of Lisbon
O Brien Road (Holt Road – East Sherill Road)	Seward Township
Plattville Road	Kendall County Highway Department
Reservation Road	Oswego Township
Saugatuck Road	Oswego Township
South Hale Street (East Rock Street – East Larson Street)	City of Plano
Walker Road (Fox River Drive – Millbrook Road)	Fox Township
West Main Street (East of Ben Street)	City of Plano

Figure A.1 *Summary of Roadway Functional Classification in Kendall County*

PUBLIC PARKS IN KENDALL COUNTY

Park	Address	Acreage
Oswegoland Park District		
Andover Park	334 Andover Drive, Oswego	17.1
Ashgate Park	26920 Ashgate Crossing, Plainfield	12.6
Augusta Lake Park	127 Kevin Lane, Oswego	8.9
Barnaby Park	275 Bluegrass Parkway, Oswego	5.2
Bartlett Prairie Wetland	214 Parkside Lane, Oswego	58.1
Bluegrass Park	275 Bluegrass Parkway, Oswego	34.5
Bluegrass Prairie Park	780 Oxbow Ave, Oswego	75.2
Briarcliff Woods Prairie Wetland	Route 30 & Briarcliff Road, Montgomery	33.6
Chesterfield Park and Lake	139 Chesterfield Drive, Oswego	34.7
Civic Center Park	5 Ashlawn Avenue, Oswego	16.9
Community Park at Grande Park	26333 Grande Park Boulevard, Plainfield	163.1
Deerbrook Park	2220 Barrington Drive West, Aurora	20.7
Eagle Ridge Park	1300 Illinois 25, Oswego	56.5
Farmington Lakes Park	2031 Farmington Lakes Drive, Oswego	120.9
Heritage Park	72 Polk Street, Oswego	0.7
Hidden Creek Park	1800 Pontarelli Court, Aurora	1.3
Hudson Crossing Park	65 South Harrison Street, Oswego	12.7
Hunt Club Prairie Wetland	4395 Bickford Avenue, Oswego	66.2
Jaycee Park	134 Saugatuck Rd, Oswego	7.8
Lakeview Park	541 Lakeview Drive, Oswego	2.5
Linden Park	165 Linden Drive, Oswego	7.9
Marina Woods Park	64 Marina Drive, Oswego	2.7
Millstone Park	4669 Mill Road, Oswego	9.8
Morgan Creek Park	360 Morgan Valley Drive, Oswego	7.6
Morgan Creek Prairie Wetland	511 Danbury Drive, Oswego	51.4
Mundsinger Woods	3390 White Oak Drive, Oswego	10.4
North Adams Park	127 North Adams Street, Oswego	2.8
Northampton Greenway	Waubonsie Trail, Oswego	31.8
Northampton Park	310 Northampton Drive, Oswego	13.7
Odgen Falls Park	375 Ogden Falls Boulevard, Oswego	12.8
Old Post Park	116 Old Post Road, Oswego	66.7
Pearce's Ford Park	601 Pearces Ford Road, Oswego	3.3
Prairie Point Community Park	4120 Plainfield Road, Oswego	127.0
PrairieFest Park	394 Prairieview Drive, Oswego	43.6
Prairieview Park	91 Plank Drive, Oswego	8.9
Saw Wee Kee Park	7350 Sundown Lane, Yorkville	240.6
Silverleaf Park	12902 Grande Pines Blvd, Plainfield	14.7
South Point Park	800 Preston Lane, Oswego	14.5

Park	Address	Acreage
Stonegate Park	56 Illinois 25, Oswego	4.4
Summerlin Park	2121 Summerlin Drive, Aurora	42.2
Suzan John Park	29 Hampton Road, Montgomery	2.4
Timber Wood Park	12857 Timber Wood Circle, Plainfield	16.6
Townsend Park	418 Devoe Drive, Oswego	14.5
Troy Park	201 North Adams Street, Oswego	3.0
Tuscany Trail Park	445 Grape Vine Trail, Oswego	23.1
Veterans Serenity Park	33 North Adams Street, Oswego	1.0
Village Green Park	47 Monroe Street, Oswego	1.3
Violet Patch Park	1425 Illinois 25, Oswego	5.1
Waa Kee Sha Park	4700 Reservation Road, Oswego	44.5
Washington Park	309 Millstream Lane, Oswego	17.5
Waubonsie Park	10 West Jefferson Street, Oswego	0.4
Waubonsie Wetland	375 Cascade Lane, Oswego	27.2
Whispering Woods Park	26202 Whispering Woods Circle, Plainfield	25.6
Willowgate Park	12515 South Cherry Blossom Boulevard, Plainfield	19.3
Winrock Park	21 Winrock Road, Montgomery	18.0
Wormley Heritage Park	331 Century Drive, Oswego	36.5
Fox Valley Park District		
Amber Fields Park	2754 Vicksburg Lane, Aurora	17.6
Balmorea Park	Foster Drive & Helene Rieder Drive	5.8
Blackberry Crossing Park	3042 Troon Drive, Montgomery	32.2
Blackberry Trail Park	2535 Caliendo Circle, Montgomery	31.4
Huntington Chase Park	Foster Drive & White Sands Lane	12.9
Lakewood Creek Park	2301 Lakewood Creek Drive, Montgomery	45.0
Sandwich Park District		
Ernest Memorial Park	3104 Ernest Drive, Sandwich	3.7
Joliet Park District		
Grove Road Park	13297 Grove Road, Minooka	55.3
Hunter's Ridge Park	8101 Expedition Street, Joliet	5.0
Kearney Glen Park	911 Treesdale Way, Joliet	5.7
Kolar Park	1010 Sable Ridge Drive, Joliet	5.8
Lakewood Prairie Park	1200 Barberry Way, Joliet	3.0
Sable Ridge Park	8204 Coop Avenue, Joliet	26.1
United City of Yorkville Parks and Recreation Department		
Autumn Creek North	1397 Slate Drive, Yorkville	4.1
Beecher Community Park	908 Game Farm Road, Yorkville	23.2
Bristol Bay Park A	4552 Rosenwinkel Street, Yorkville	1.5
Bristol Bay Regional Park	428 Bristol Bay Drive, Yorkville	50.1
Bristol Station Park	2753 Alan Dale Lane, Yorkville	12.6
Caledonia Park	354 Shadow Wood Drive, Yorkville	9.0

Park	Address	Acreage
Cannonball Ridge Park	2087 Northland Lane, Yorkville	7.7
Clark Park	106 E. Main Street, Yorkville	4.4
Cobb Park	109 Colonial Parkway, Yorkville	0.2
Coleman Park	2500 Fairfax Way, Yorkville	8.0
Countryside Pavilion Park	105 West Countryside, Yorkville	0.6
Crawford Park	201 Windham Circle, Yorkville	9.3
Emily Sleezer Park	837 Homestead Drive, Yorkville	0.2
Fox Hill East	1474 Sycamore Road, Yorkville	3.5
Fox Hill West	1711 John Street, Yorkville	
Gilbert Park	703 Adrian Street, Yorkville	0.2
Grande Reserve Park A	3972 Tuscany Trail, Yorkville	8.9
Grande Reserve Park B	2272 Beresford, Yorkville	5.1
Green's Filling Station Park	2736 Autumn Creek Boulevard, Yorkville	6
Hiding Spot Park	307 Park Street, Yorkville	1.7
Jaycee Pond	410 West Center Street, Yorkville	1.1
Junior Women's Club Park at Heartland Circle	1267 Taus Circle, Yorkville	5
Kiwanis Park	1809 Country Hills Drive, Yorkville	2
Marge Cline Whitewater Course	301 E Hydraulic, Yorkville	n/a
Price Park	525 Burning Bush Drive, Yorkville	5.7
Purcell Park	325 Fairhaven Drive, Yorkville	0.3
Raintree Village Park A	524 Parkside Lane, Yorkville	6.7
Raintree Village Park B	872 Prairie Crossing Drive, Yorkville	7.3
Raintree Village Park C	1138 Goldfinch Avenue, Yorkville	2.1
Rice Park	545 Poplar Drive, Yorkville	1.1
Riemenschneider Park	600 Hayden Drive, Yorkville	7
Riverfront Park	131 E Hydraulic Avenue, Yorkville	5.3
Rivers Edge Park	974 Stony Creek Lane, Yorkville	0.7
Rotary Park	2775 Grande Trail, Yorkville	12.1
Stepping Stones Park	3152 Grande Trail, Yorkville	9.9
Steven G. Bridge Park	3651 Kennedy Road, Yorkville	56.6
Sunflower Park	1765 Walsh Drive, Yorkville	4.8
Town Square Park	301 North Bridge Street (Route 47), Yorkville	2.4
Van Emmon Park	374 East Van Emmon Road, Yorkville	2
West Hydraulic Park	West Hydraulic Street, Yorkville	2.8
Wheaton Woods Park	205 Boombah Avenue, Yorkville	7.2
City of Plano		
DePaul Park	301 West South Street, Plano	0.3
Dick Hemmingsen Park	Bailey Street, Plano	2
Foil Park	South Hale Street to East Larson Street, Plano	24.4
Gorman Park	Mitchell Street and Klatt Street, Plano	3.2

Park	Address	Acreage
Harry Neubert Park	313 Appaloosa Trail, Plano	0.5
Kristen Street Park	401 Kristen Street, Plano	7
Larry Trimberger Park	2030 Pauline Place, Plano	4.2
Lathrop Park	Hale Street and North Street, Plano	0.6
Plano City Park	800 East Main Street, Plano	6.5
Ray Niles Park	Cummins Street and Foli Street, Plano	3.7
Steward Park	East Main Street, Plano	126.8
Village of Minooka Park Department		
Aux Sable Springs Park	2500 Holt Road, Minooka	119.3
Summerfield 1 Park	1311 Kettleson Drive, Minooka	1.9

Figure A.2 *Summary of Public Parks in Kendall County*

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
- Riparian 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

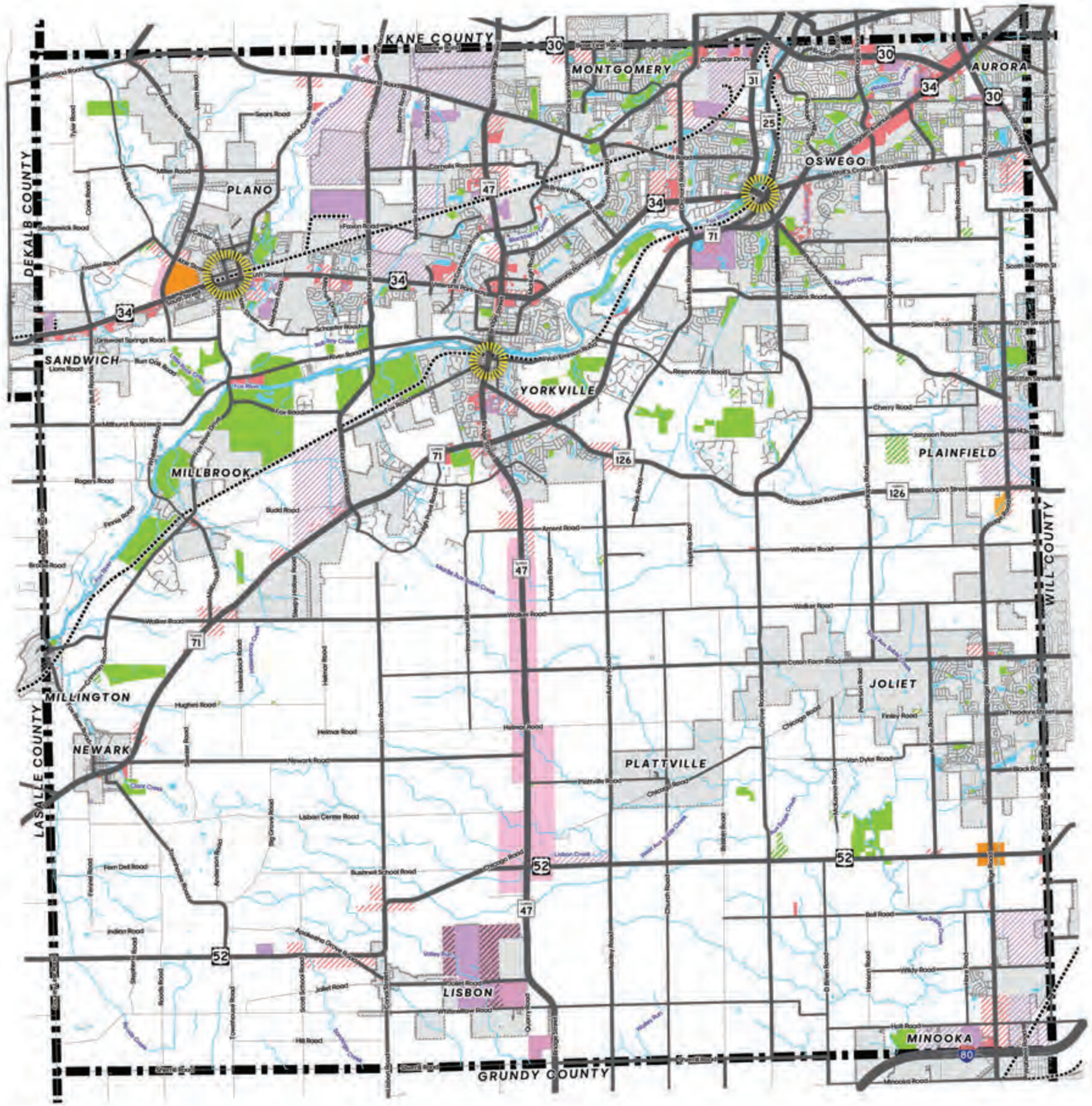
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VISION KENDALL
COMPREHENSIVE PLAN

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

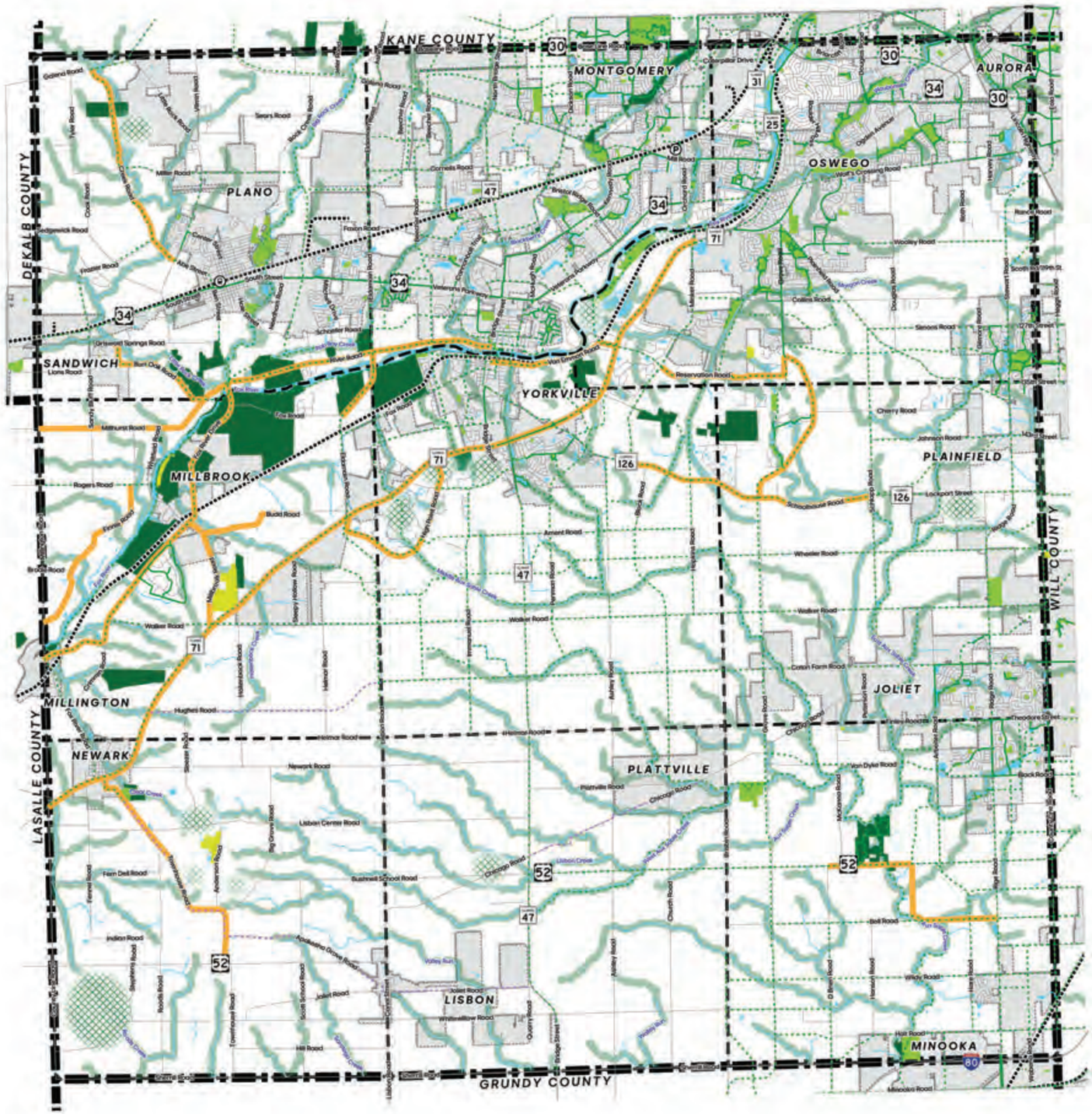
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VISION KENDALL
COMPREHENSIVE PLAN

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

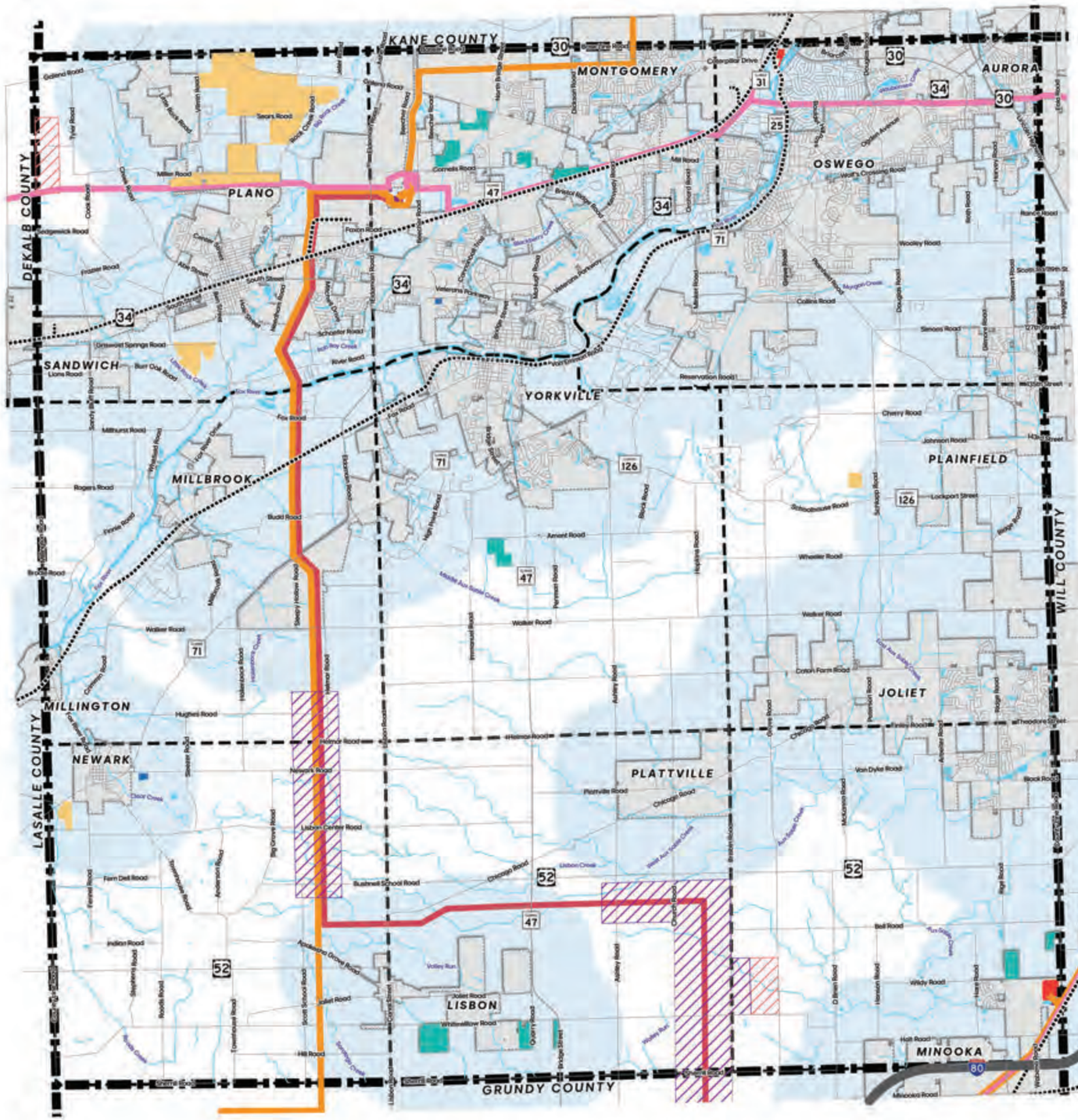
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VISION KENDALL
COMPREHENSIVE PLAN

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
- Municipal
- Township
- 1.5-Mile Planning Area

Other

- Water
- Railroad
- Street

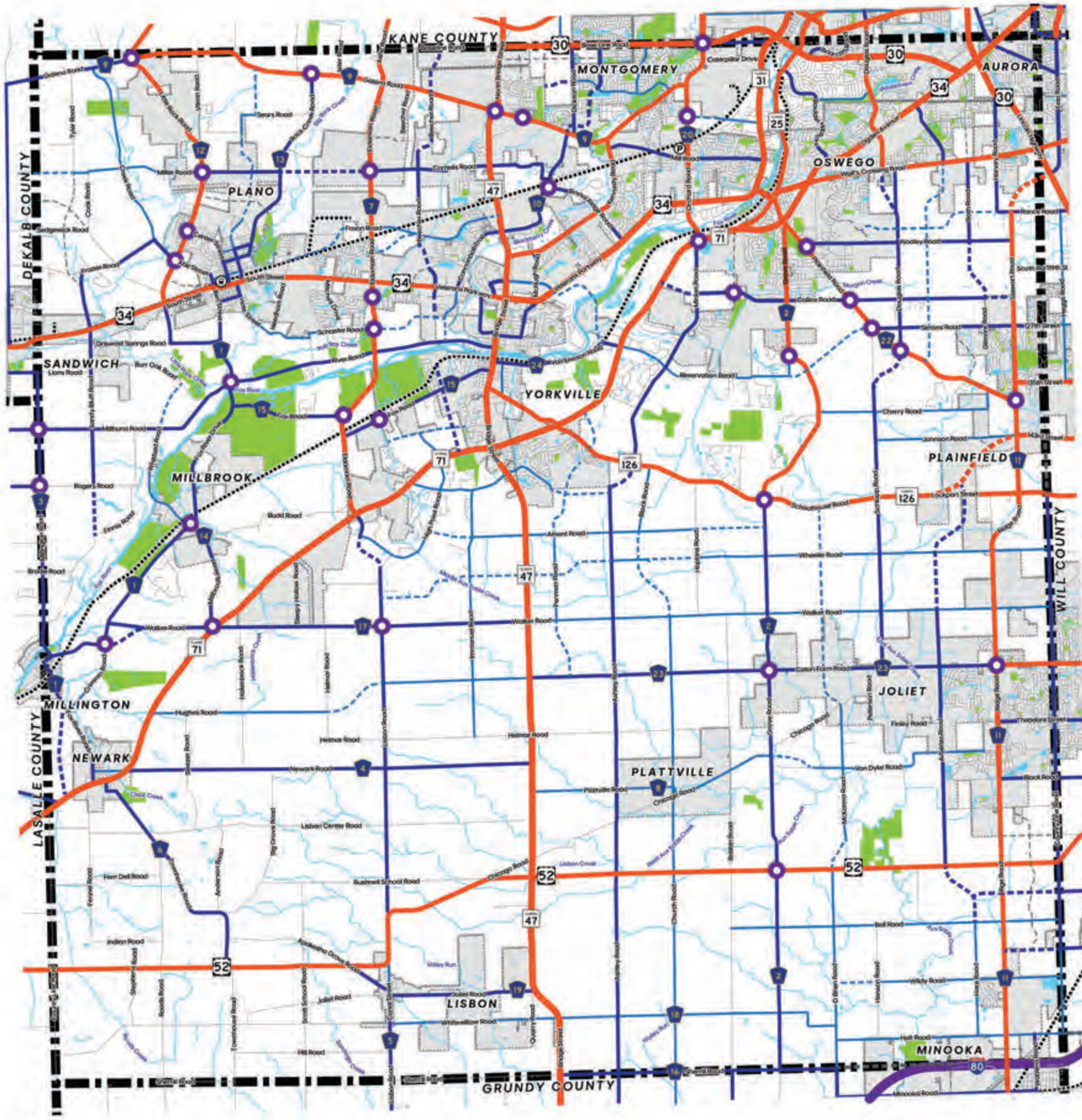
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VISION KENDALL
COMPREHENSIVE PLAN

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

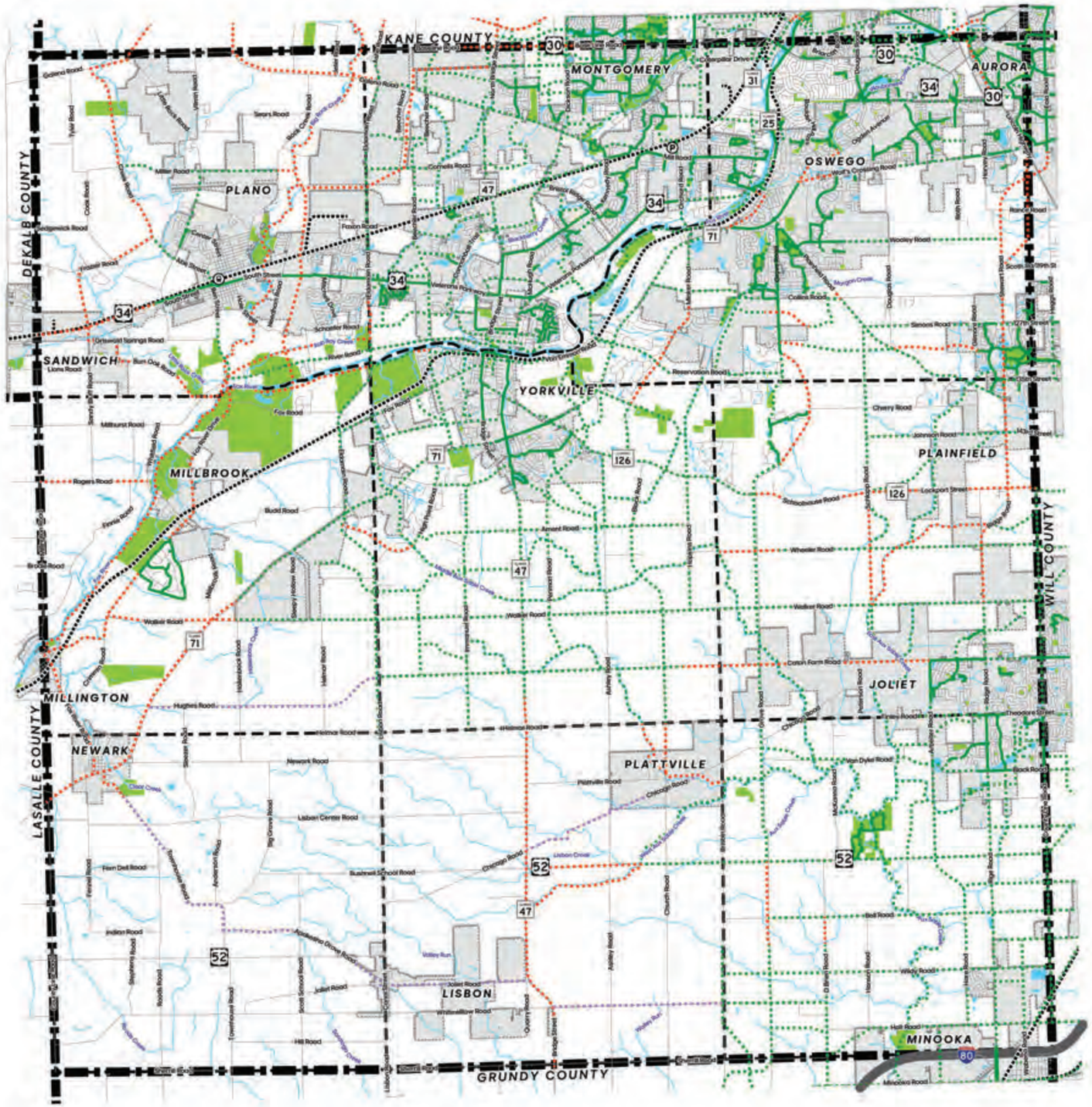
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VISION KENDALL
COMPREHENSIVE PLAN

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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KENDALL COUNTY
ILLINOIS



Comprehensive Plan

Public Hearing – April 22, 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.....

4,730
Website Views

125
E-Newsletter Subscribers

185
Survey Submissions

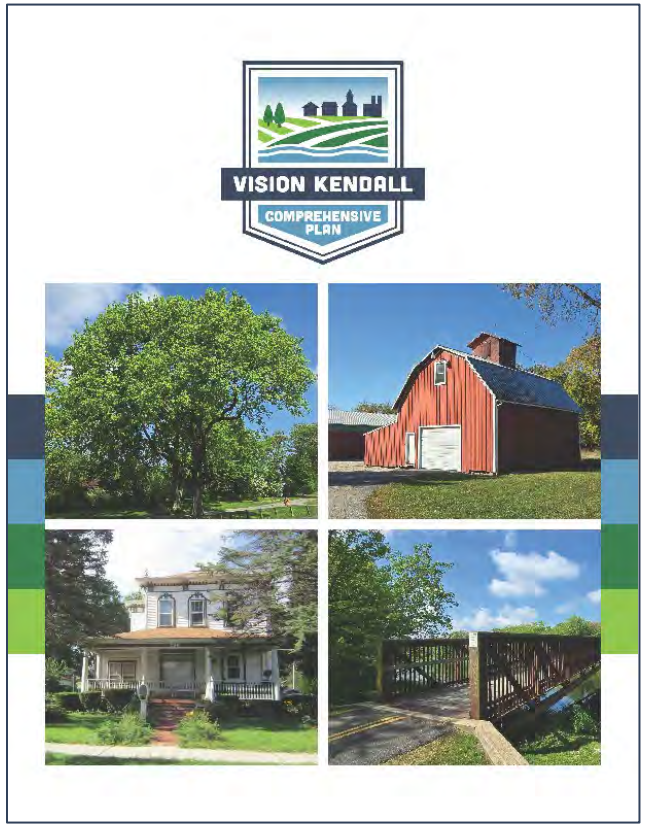
51
Comment Map Ideas

11
Outreach Events

230+
People Attended

As of 4/14/2026

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

Review & Approval Process

- Public Preview at Annual Meeting – Feb. 7
- Steering Committee Meetings – Feb. 25 & Mr. 25
- 5 Open House Workshops – Feb. & March
- **Public Hearing – April 22**
- Regional Plan Commission Action – April 22?
- Zoning Board of Appeals – April 27?
- Planning, Building and Zoning Committee – May 11?
- County Board – May 19?

792

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.

Key Vision Elements

Preserve Rural Character

- Preserve Natural Areas
- Farmland Preservation

Promote Economic Development

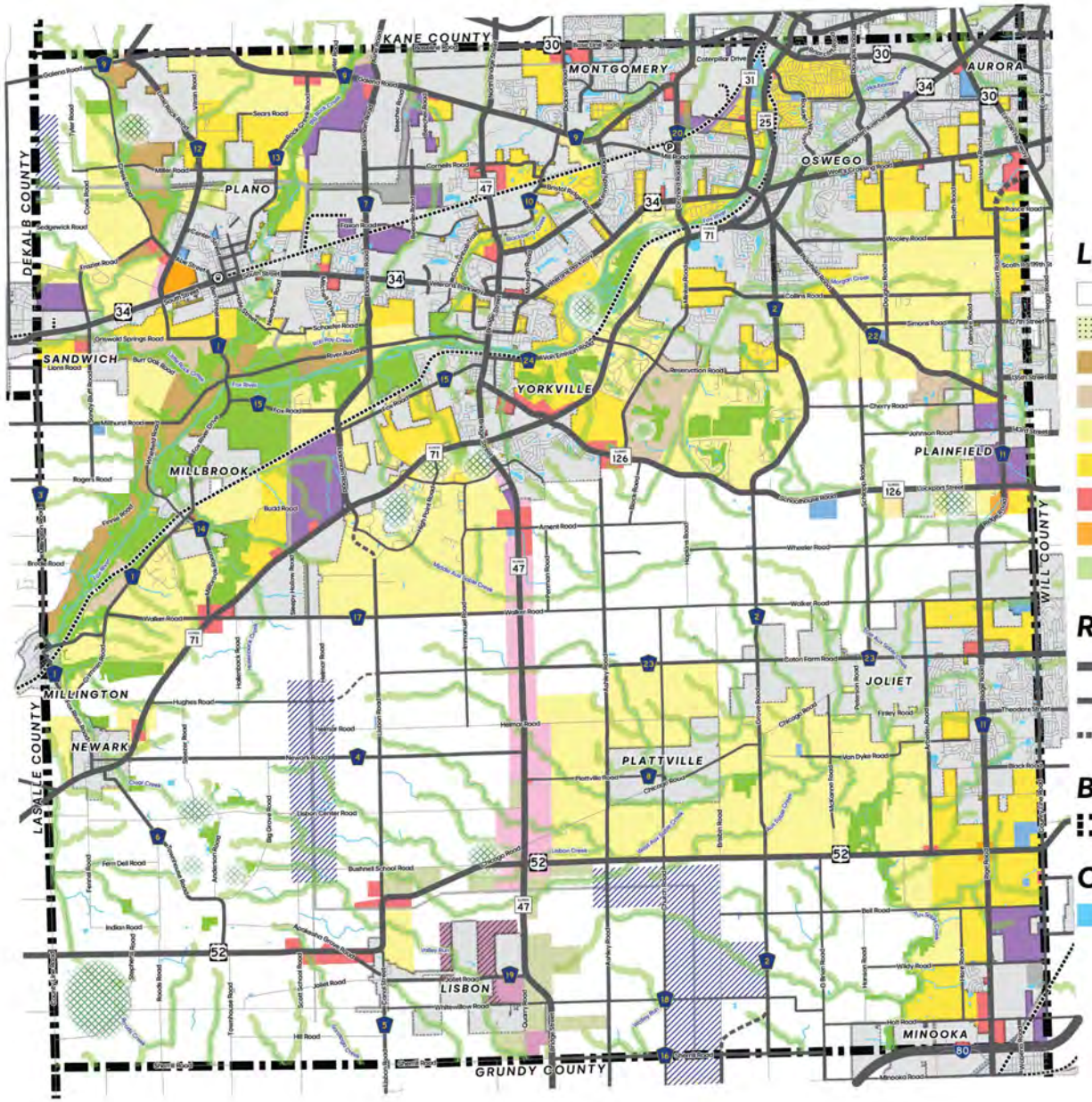
- More local, good paying jobs
- Enhance and Diversify the Tax Base
- Promote Tourism, including Agritourism

Communications/ Coordination

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

Connectivity

- Expand Trail Network
- Connect roads/Improve intersections



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
- Riparian 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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What Have Been Revised Since Draft 1

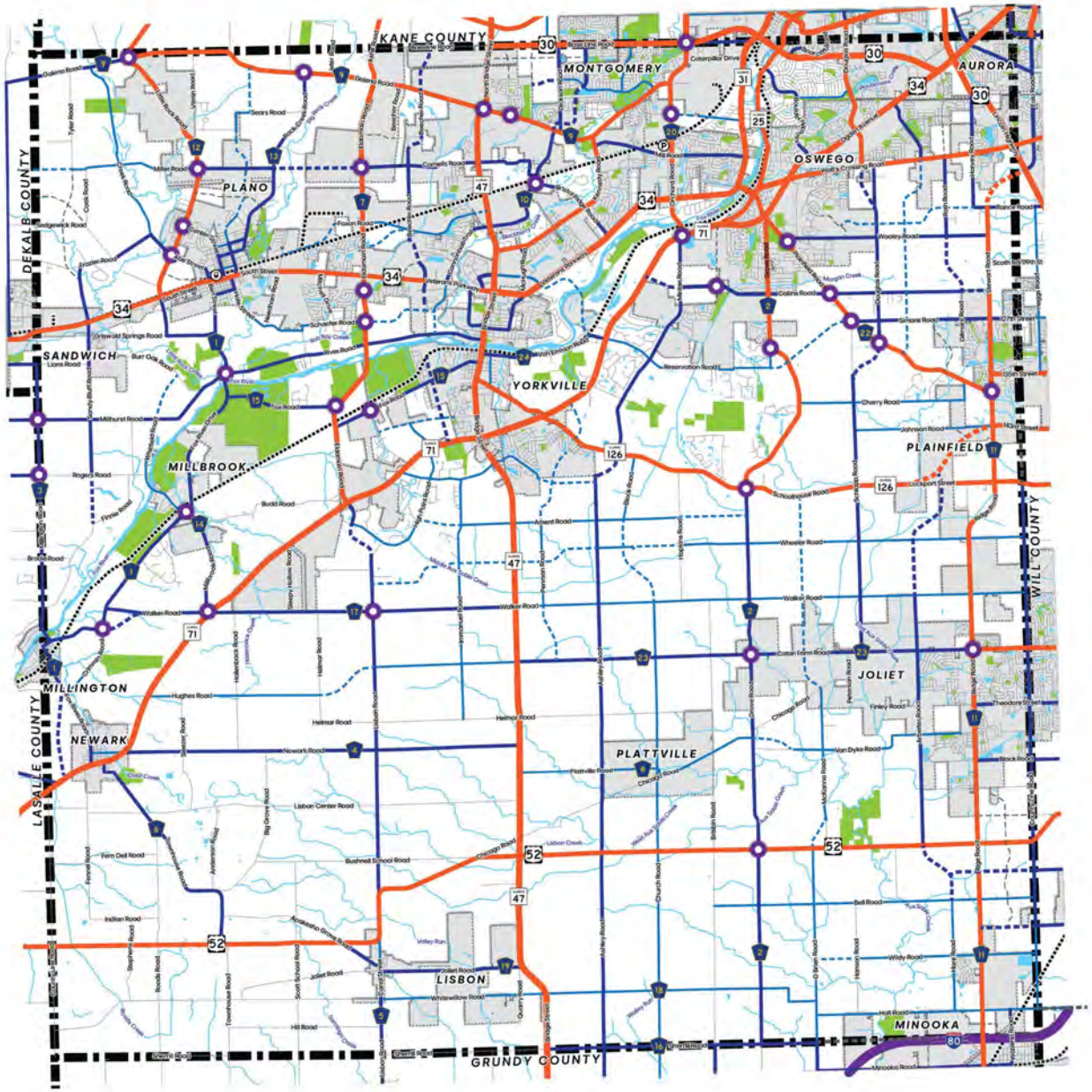
- Added a Local Regulations section to Chapter 8: Implementation
- Conducted updated population projections
- Refreshed the renewable energy site database
- Expanded definitions for future land use categories
- Researched municipal boundary agreements and created a new map
- Included additional details on the Kendall County Broadband Project
- Strengthened strategies for trail and solar farm development
- Updated the Scenic Routes inventory
- Revised Future Land Use, Economic Development, Alternative Energy, and Transportation maps based on feedback
- Improved map layouts for better readability
- Completed a comprehensive document review and edits

VISION KENDALL

COMPREHENSIVE PLAN

Visit www.VisionKendall.org for info.





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

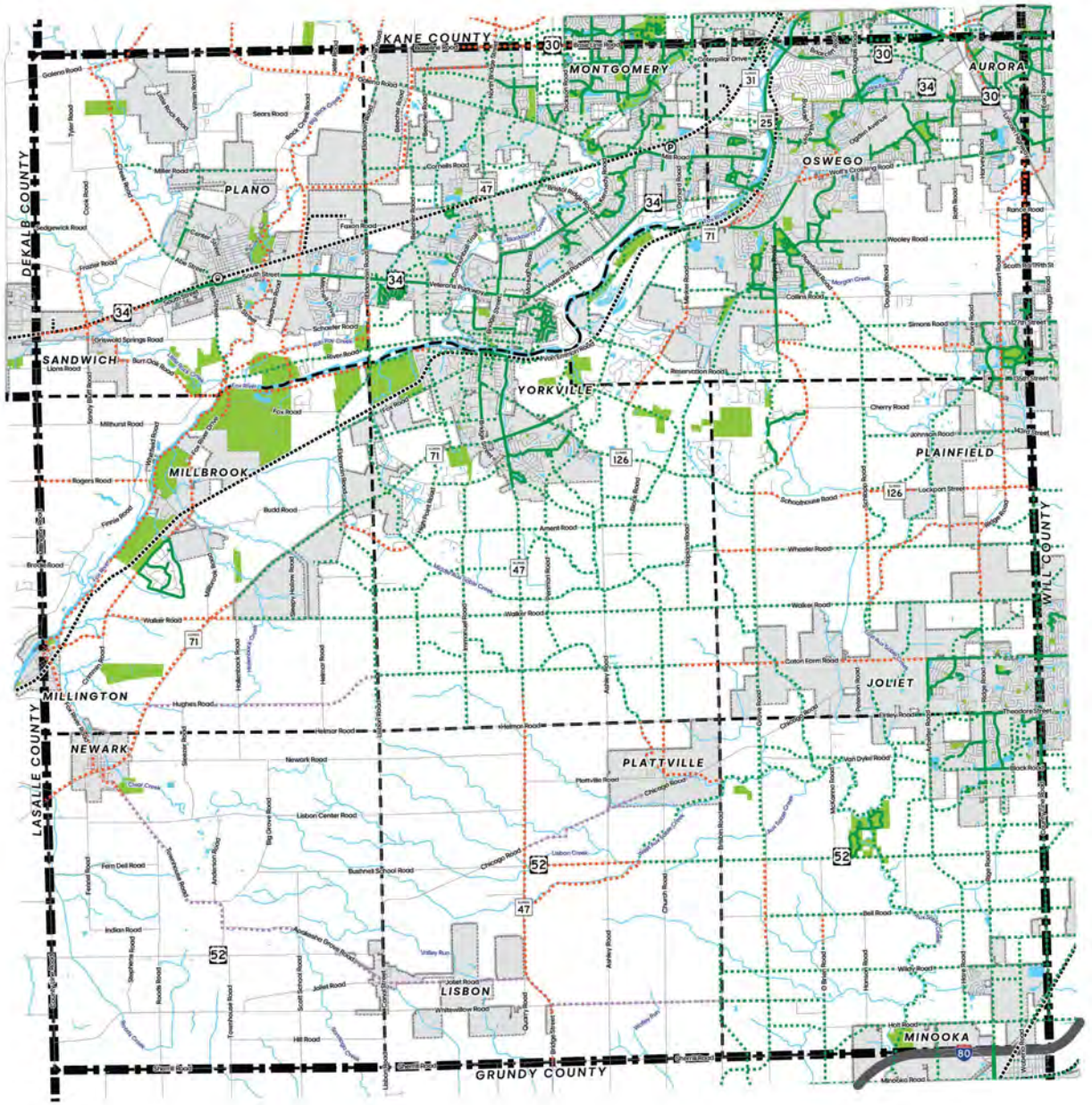
- Water
- Park / Forest Preserve
- Railroad
- Railway Station
- Park-n-Ride Facility

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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

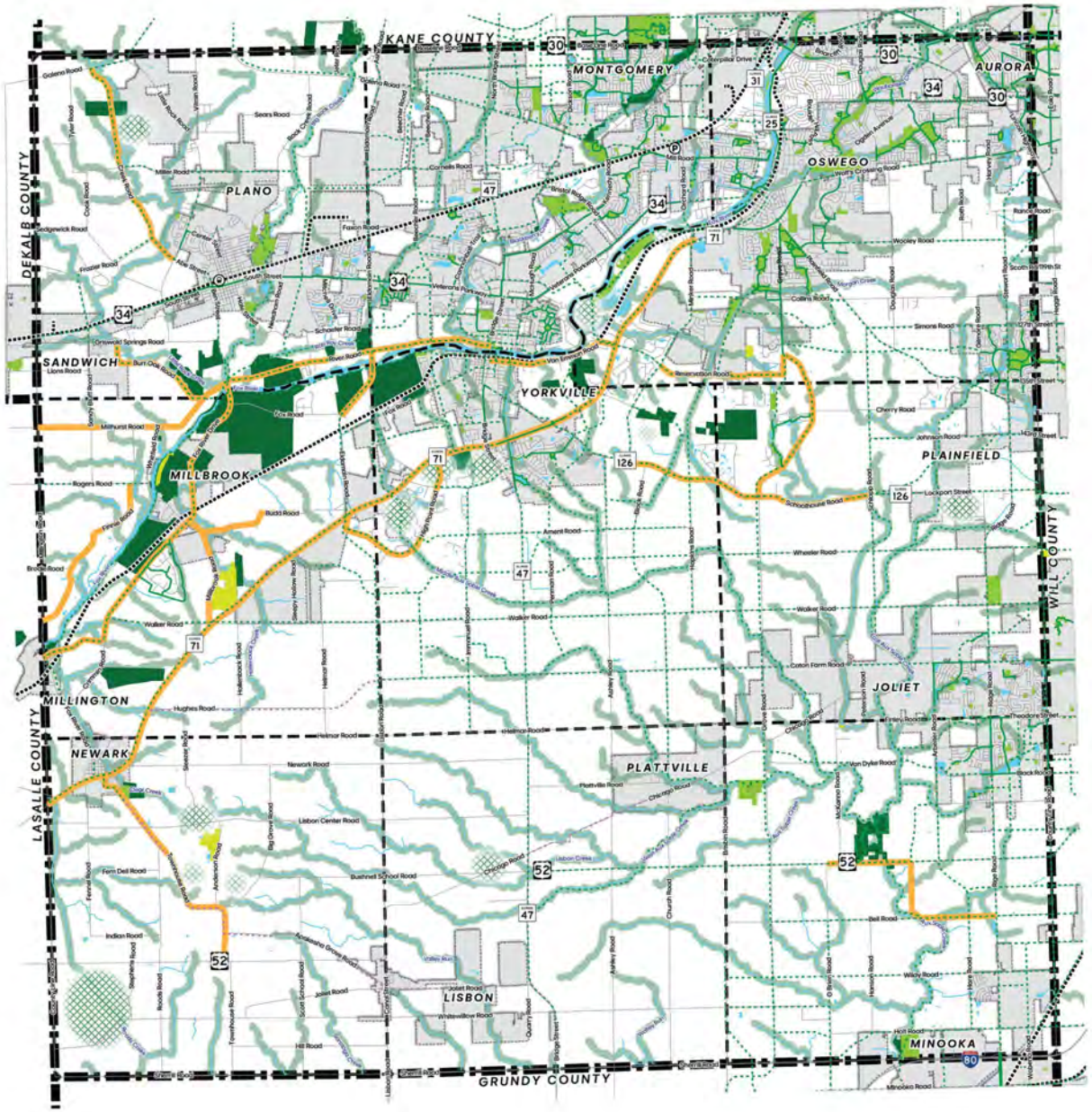
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VISION KENDALL
COMPREHENSIVE PLAN

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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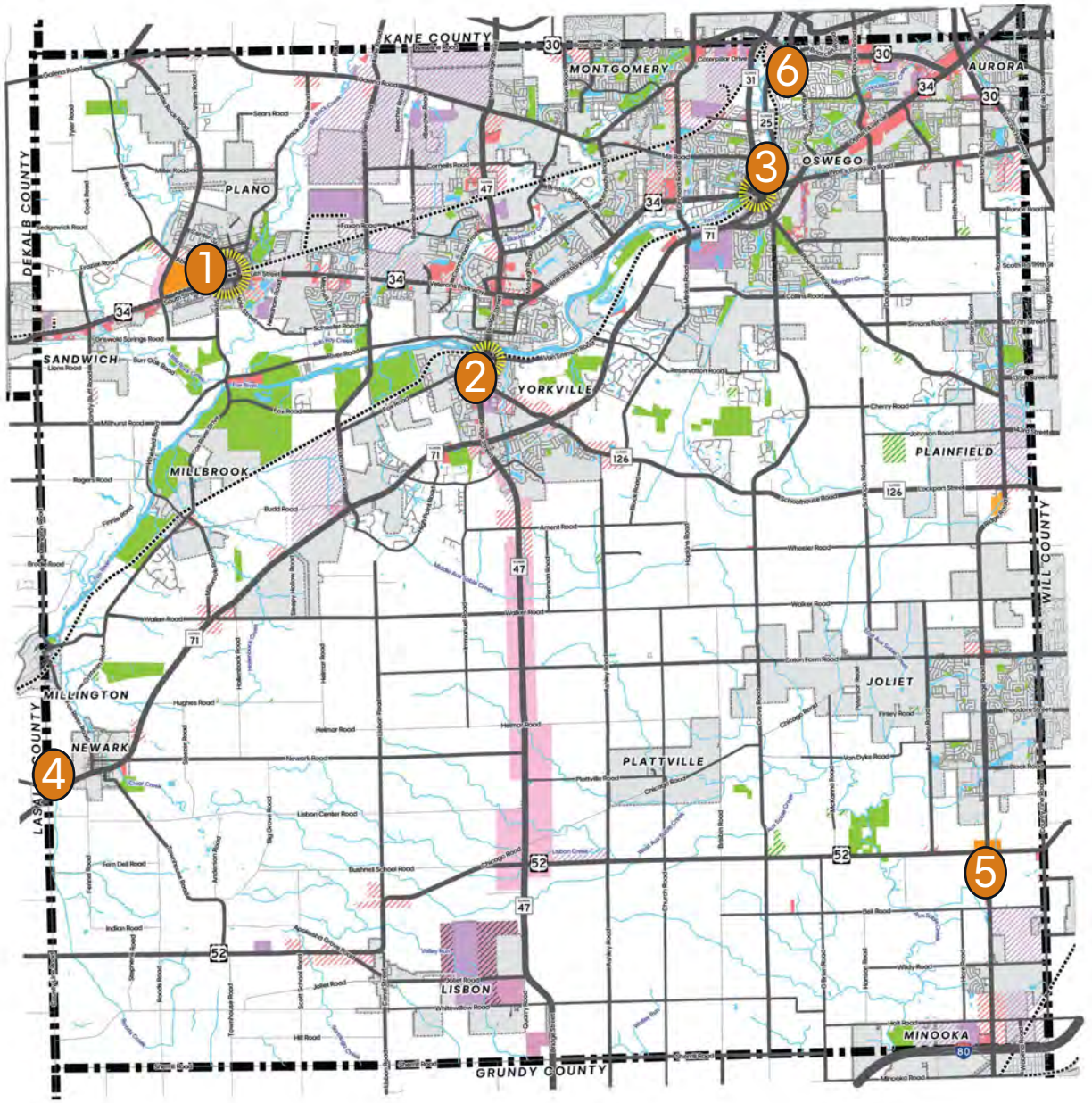
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Downtown/ Mixed Use Opportunities

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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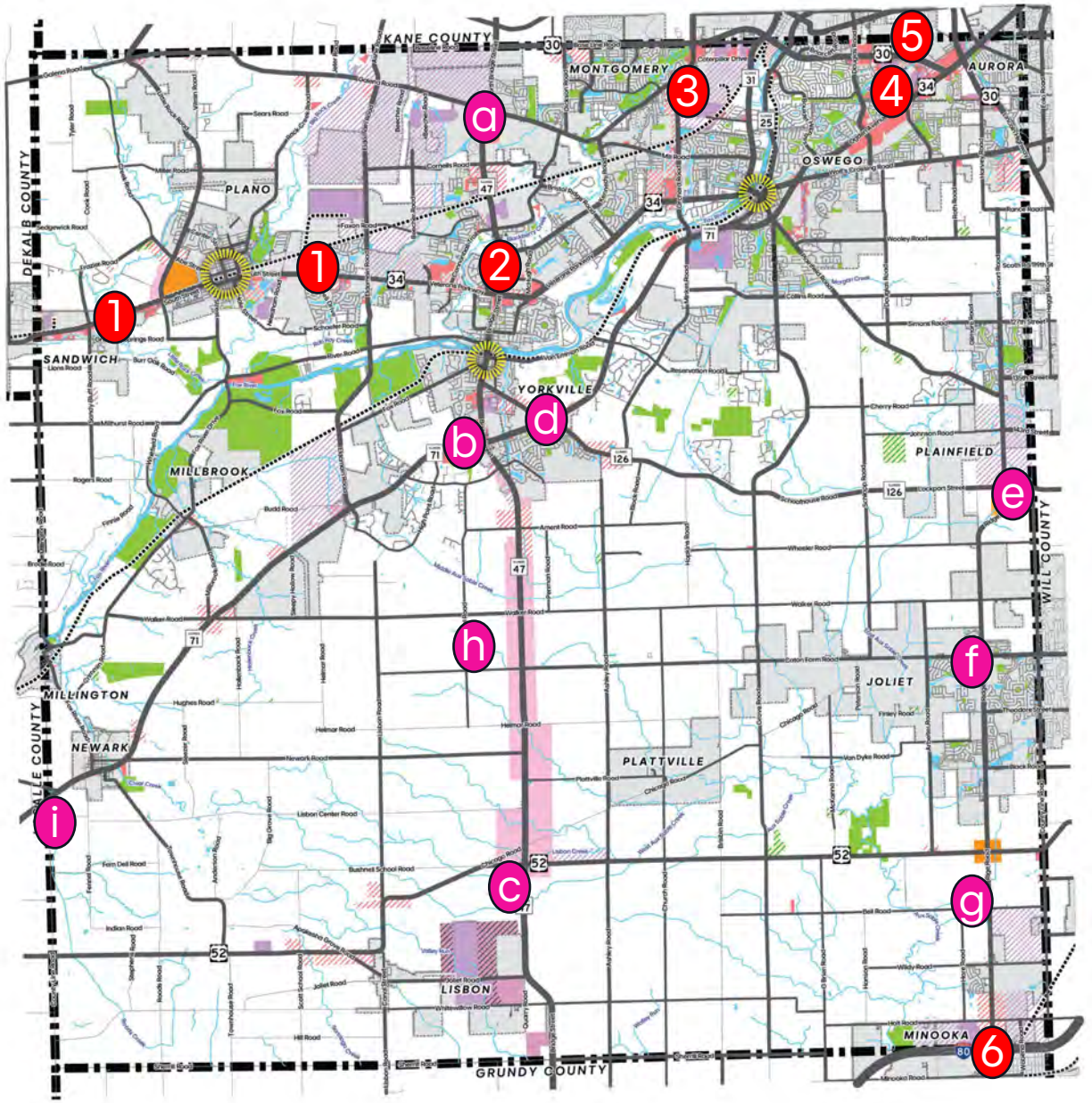
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Major Regional Retail Opportunities

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
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

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Roadway

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Boundary

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Other

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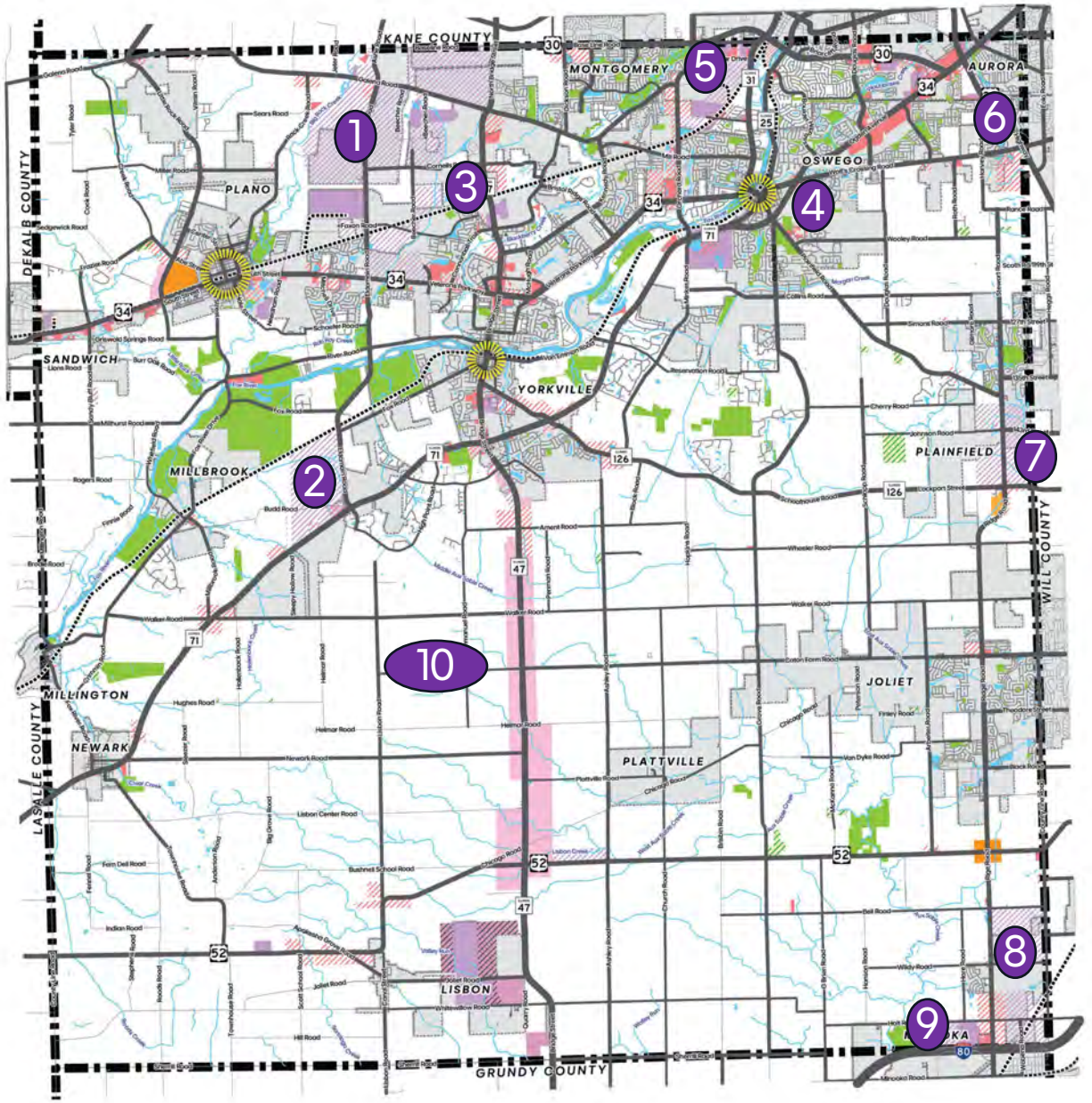
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Industrial Opportunity Areas

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

4/2/2026

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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

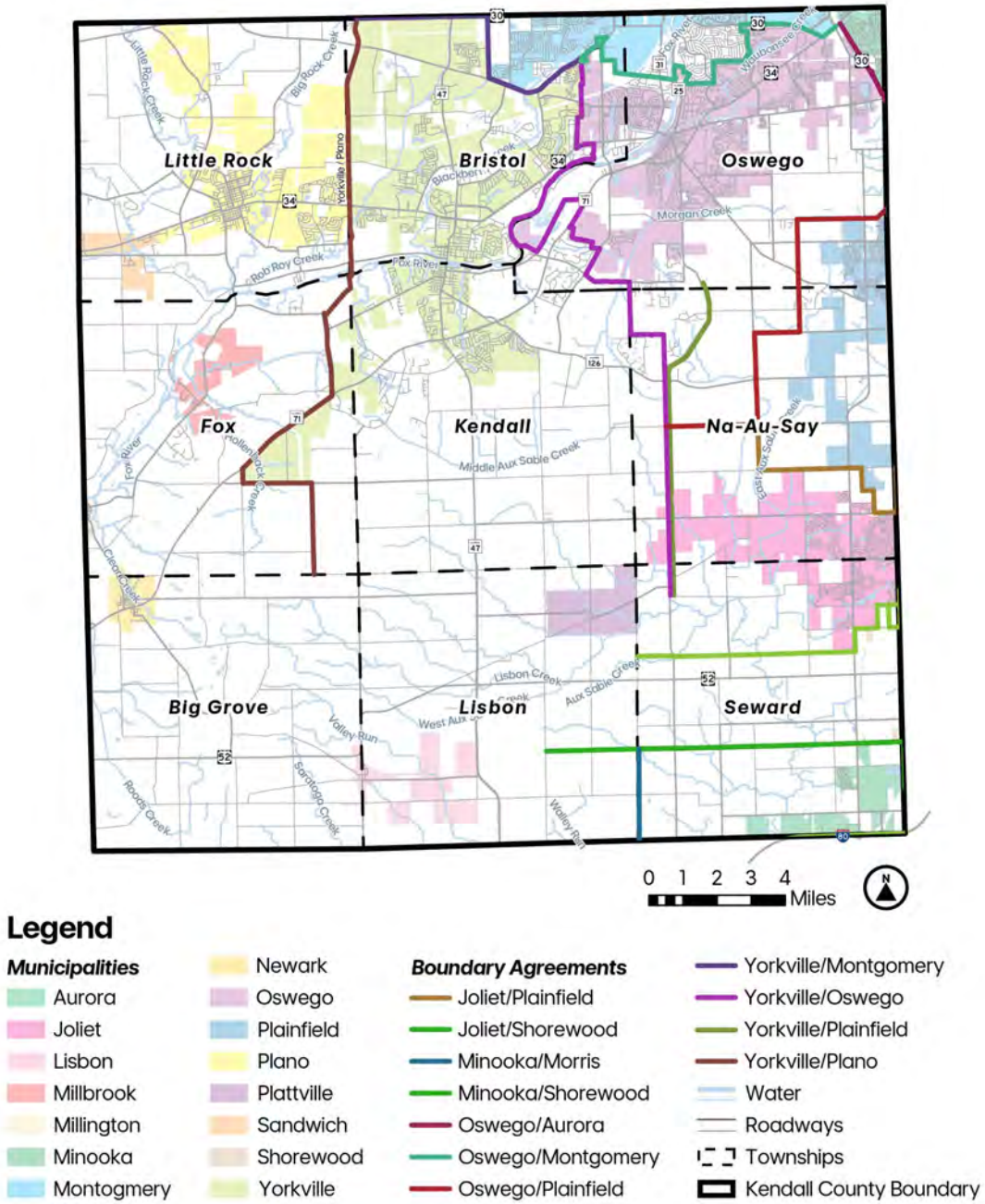
Museums

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

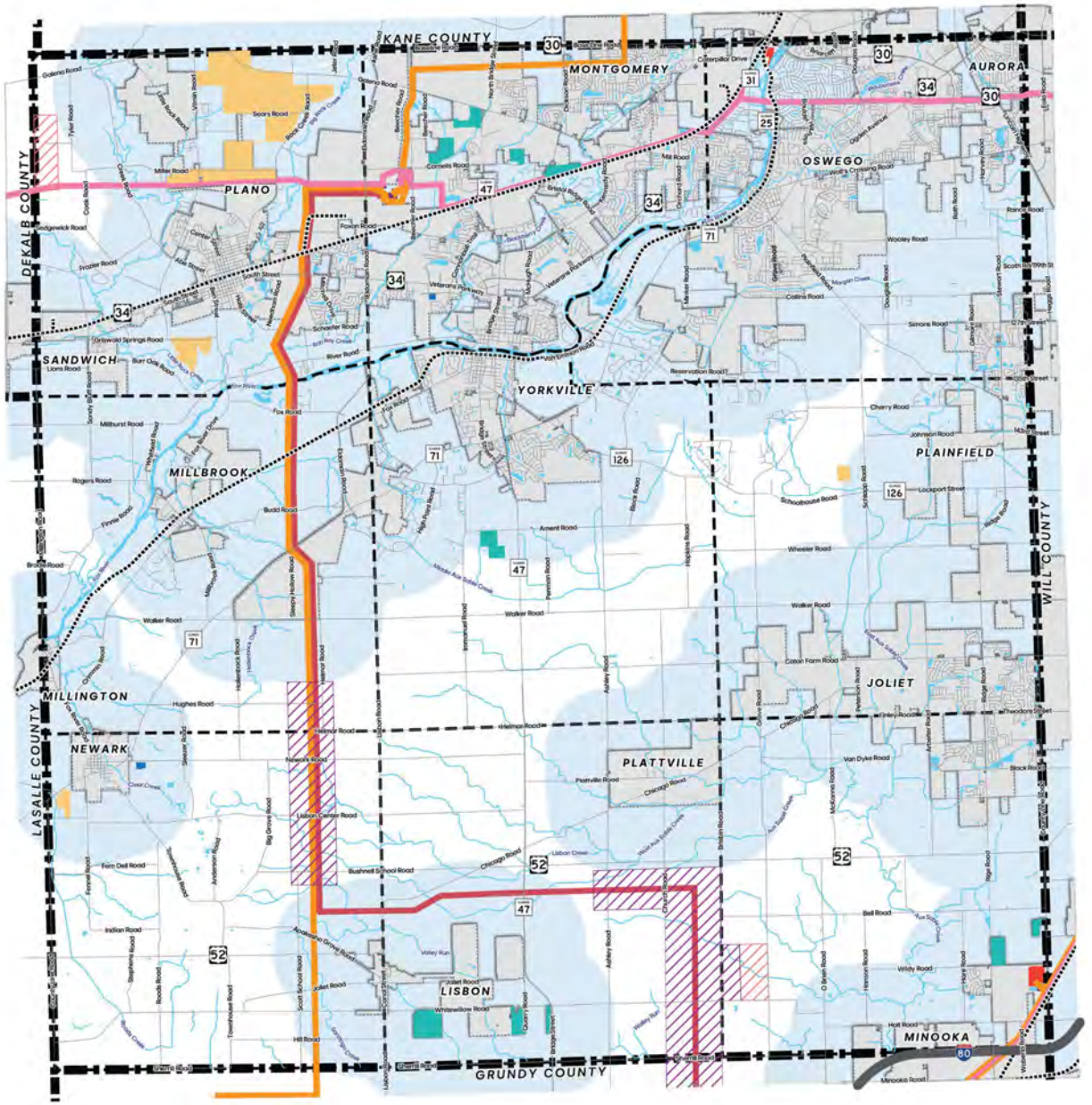
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Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



805



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
- Municipal
- Township
- 1.5-Mile Planning Area

Other

- Water
- Railroad
- Street

DRAFT

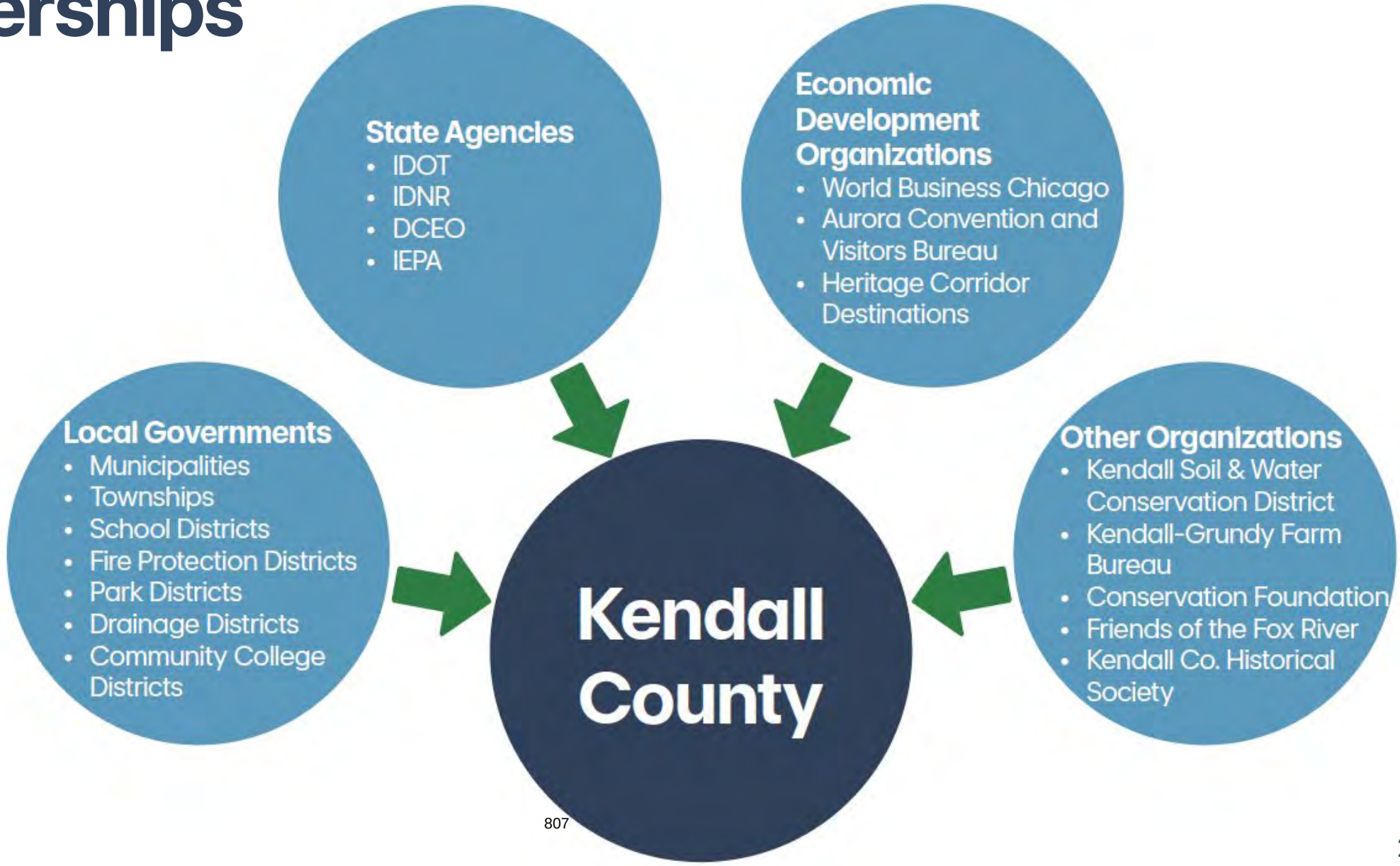
0 1 2 3 4 Miles

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Partnerships



807

Matt Asselmeier

From: Michael Hoffman <MHoffman@teskaassociates.com>
Sent: Monday, April 6, 2026 11:03 AM
To: Matt Asselmeier
Cc: Yuchen Ding; Christina Burns
Subject: Re: [External]Plan Update
Attachments: PopulationProjections.xlsx

Thanks Matt....responses below in red.

Mike Hoffman, AICP, PLA
Vice President + Principal
815.436.9485 office
815.557.4306 cell
Teska Associates, Inc.
Building Community, Creating Place
www.TeskaAssociates.com
Facebook | LinkedIn | Instagram

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Monday, April 6, 2026 10:24 AM
To: Michael Hoffman <MHoffman@teskaassociates.com>
Cc: Yuchen Ding <YDing@TeskaAssociates.com>; Christina Burns <cburns@kendallcountyil.gov>
Subject: RE: [External]Plan Update

Mike:

I reviewed the plan and have the following comments:

1. On page 13, why was 18% selected as the projected population increase? - Pretty simple, just use an average rate since 2010 and projected that up. CMAP had a pretty high projections, but that did it some time ago, and I found another projection from the Department of Health which was lower, so I just aimed in the middle. Spreadsheet attached.
2. On page 23, in the first sentence of the last paragraph, I think a word is missing. That sentence should probably read, "Since new housing in unincorporated areas is **served by** well and septic," - agree, will fix.
3. On page 31, in the first bullet under Goal 2.3, "counties" should be "County's". - agree, will fix.
4. On page 42, the property at 13 N. Cannonball Trail has applied for local landmark status and will likely be approved on May 19th. If this happens, the Gaylord House will not be the only locally landmarked property. - ok, happy to fix but assume we should wait until after May 19?
5. On page 77, the asterisk and related note that you used in various presentations is not included next to Mixed Use Business. This should probably be added. - Good point, can add.
6. On page 102, was there a reason why the YBSD plant and Newark Sanitary District plant were not included on the map? - only that we had specific requests to add the others so we did, but agree, we should add the two you note as well for consistency.

7. In Goal 3.2, should the County encourage annexations of properties proposed for non-agricultural uses (i.e. if someone proposes a subdivision and the municipality wants to annex the subdivision, should that be encouraged? Also, should certain institutional uses like schools, churches, and cemeteries be encouraged to annex?). - I would say yes, and happy to clarify in the text.
8. On page 144, the County has updated it stormwater ordinance and we are waiting on clarification from FEMA, which won't occur until the government shutdown ends. - Ok, so noted. Let's keep and eye on this one too and can update prior to adoption.
9. In the Implementation Chapter, or somewhere else perhaps, do you want to include a recommendation that the County update the plan in a certain number of years? - Yes, at a minimum every 10 - thought I had that, but will double check and add if not already in there.

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: Michael Hoffman <MHoffman@teskaassociates.com>
Sent: Thursday, April 2, 2026 11:45 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Yuchen Ding <YDing@TeskaAssociates.com>
Subject: Re: [External]Plan Update

Sure, we can do that once it's posted to the project web site

Get Outlook for iOS

From: Matt Asselmeier
Sent: Thursday, April 2, 2026 10:11:51 AM
To: Michael Hoffman
Cc: Yuchen Ding
Subject: RE: [External]Plan Update
Mike:
Were you planning on notifying people on the mailing list (i.e. township officials, fire districts, etc.)?

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: Michael Hoffman
Sent: Thursday, April 2, 2026 9:46 AM
To: Matt Asselmeier

Cc: Yuchen Ding
Subject: [External]Plan Update

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:
We are close, and will have it to you today. Here's where it stands:

1. I have 4 printed copies ready for you minus 2 maps which Yuchen is correcting. Will have those done this morning. Once complete, Yuchen will:
2. Print the updated maps (11x17) and bind with the rest of the 4 copies and bring out to your office.
3. Post the draft plan, maps, and revision list to the project website.
4. Email copies of the draft documents directly to you.

Latter this week or early next week we will do a post to the project website about the public hearing and availability of the draft. Website subscribers will receive a notice about that.
Yuchen – you need to try and reduce the file size of the overall document (currently over 100mb without the big maps).

Mike Hoffman, AICP, PLA
Vice President + Principal
815.436.9485 office
815.557.4306 cell
Teska Associates, Inc.
Building Community, Creating Place
www.TeskaAssociates.com
Facebook | LinkedIn | Instagram

Year	Population	10 Year Change		
1990	39,413			
2000	54,544	38.4%		
2010	114,736	110.4%		
2020	131,863	14.9%		
2024	143,171	21.5%	Census Estimate	
2030	155,598	18%		
2040	183,606	18%		
2050	216,655	18%	CMAP	260,868

Matt Asselmeier

From: Michael Hoffman <MHoffman@teskaassociates.com>
Sent: Wednesday, April 8, 2026 12:52 PM
To: Christina Burns; Yuchen Ding
Cc: Matt Asselmeier
Subject: [External]Re: Comp plan notes

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.

Thanks Christina! Will fix these, along with Matt's notes and anything else recommended by the RPC after the public hearing on the 22nd. Where appropriate, responses in red below.

Mike Hoffman, AICP, PLA
Vice President + Principal
815.436.9485 office
815.557.4306 cell
Teska Associates, Inc.
Building Community, Creating Place
www.TeskaAssociates.com
Facebook | LinkedIn | Instagram

From: Christina Burns <cburns@kendallcountyil.gov>
Sent: Wednesday, April 8, 2026 9:39 AM
To: Michael Hoffman <MHoffman@teskaassociates.com>; Yuchen Ding <YDing@TeskaAssociates.com>
Cc: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: Comp plan notes

I'll apologize in advance for being late, but I did finally get through the comp plan today and have a few edits if these can be incorporated into the final document. It's nothing really material, just edits and accuracy:

Label of Figure 2.4 is confusing. I'm not quite sure what the numbers are indicating. - Will relabel as "Average Age 1990-2023"
CKCC established in 2022 (Broadband section) - will fix (page 25)
Strategic plan is formally adopted - will change "developing" to "adopting" in first paragraph on page 29
Page 31...the correct reference is Kendall Economic Development Alliance - will fix under first bullet under Goal 2.1
Discussion of job fairs in coordination with WCC/JCC. We currently do these with WorkNet Batavia and the Workforce Development Board - will substitute these for existing reference to community colleges.

Page 31...county's not counties (this occurs a few times throughout the document) - will do a global check and replace as needed.
Pg. 42...LaSalle manor retreat photo would flow better at the top of the page. The lead in text has a colon referencing the historic properties below, which start on the following page. - agree, can flip.
Page 100 ...tense...has begin - will fix - "The first phase of construction began in December 2025, "
Please review drainage district information. There is a reference here to County Commissioners. Also, the drainage district boards are appointed by the County Board, they are not elected. - "Districts are formed by the County Board ~~Commissioners~~ upon the request..... in first paragraph. "Eace drainage district is governed by three appointed ~~elected~~ commissioners serving....
P 112...capitalize Skittles... yes
Page 127...counties instead of county's - yes
Pg. 128...GCEP is the regional body with World Business Chicago as a service provider to GCEP. - Will change heading to Greater Chicagoland Economic Partnership (GCEP) and change the 2nd sentence to read "Managed by World Business Chicago, they maintain.....

Please let me know if you need any clarification with any of these.

Thanks,
Christina

Christina Burns
County Administrator
Kendall County
p 630.553.4142
cburns@kendallcountyil.gov

Matt Asselmeier

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Wednesday, April 15, 2026 7:08 PM
To: Yuchen Ding
Cc: Matt Asselmeier; Michael Hoffman; David Hansen; Sara Mendez; Thian Dim; bolson@yorkville.il.us; lynn@dlkllc.com; Katelyn Gregory
Subject: [External]Re: Public Hearing Draft – Kendall County Comprehensive Plan
Attachments: VisionKendall-PlanRevisions-4.2.26.pdf; Master Boundary Agreements Map - Updated 1.22.26.pdf

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 Yuchen,

I had an opportunity to review the summary memo and full draft of the Kendall County Comprehensive Plan. Very well done! I do have a few minor comments/corrections listed below to share:

1. Summary Memo
    a. It is noted this is a 20-year plan on page 1, but on page 5 it is referred to as a plan that "outlines the vision for County growth and development over the next 20 to 30 years". Just clarifying, is the plan's horizon is 20 or 30 years?
    b. Future Roadway Plan - understood removing the extension of Beecher Road south across the Fox River. We have been in talks with the YSD 115 about the newly annexed parcel not extending Beecher Road south to connect with River Road. This is consistent messaging between your proposed plan and the City's current land development discussions.
    c. Resident Comments - Noted on not addressing data center development in this plan, as these land uses are likely to occur within a municipality and outside the County's zoning authority.
2. Vision Kendall Comprehensive Plan
    a. Park Districts - page 51 - While Yorkville does not have a Park District, it does maintain approximately 40 parks which is larger than the Sandwich Park District and slightly smaller than the Oswegoland Park District (57 parks). I think it would be nice to highlight Yorkville's parks and recreation department more prominently in the plan, especially as Yorkville is the County seat.
    b. Energy & Water - page 96, the following PINs are listed as solar farms, but it is important to note the following:
        i. 02-08-200-030 (Nagel - Yorkville Renewables) - approved, but not constructed
        ii. 02-09-400-007 - not incorporated into Yorkville
        iii. 05-16-300-011 and 05-17-400-015 - not incorporated into Yorkville
        iv. 02-18-400-007 and 02-17-300-009 (New Leaf Solar) - is missing from your chart for Yorkville. It is a 5MW solar facility that has nearing construction completion.
    c. Economic Prosperity - 7.1 Industry - For the small to medium parcel industrial opportunity areas, Yorkville requests that you add the southern undeveloped portion of the Fox Industrial Park (PIN 05-04-300-037, 05-05-400-003, and 05-04-300-013) which is currently zoned M-1 Limited Manufacturing per Yorkville's Unified Development Ordinance.

d. Economic Prosperity - 7.3 Tourism, page 123, please note the following:
    i. Banquet Facilities - please add Martini Banquet Hall at 171 Saravanos Drive, Yorkville, Il
    ii. Lodging Facilities - note that Opal Banquets and Hotel is not yet constructed.
e. Implementation - Figure 8.1 Municipal Boundary Agreement Status, page 140 - please update as follows and as attached:
    i. Yorkville - Montgomery expires 2027
    ii. Yorkville - Plano expires 2040
    iii. Yorkville - Plainfield expires 2040
    iv. Yorkville - Oswego expires 2042 (newly approved)
    v. ADD: Yorkville - Sugar Grove expires 2036

Thanks so much for the opportunity to review and let me know if you have any questions.

Best Regards,

Krysti J. Barksdale-Noble, AICP
(she/her)
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Office: (630) 553-8573
Cell: (630) 742-7808
website: www.yorkville.il.us

From: Yuchen Ding <YDing@TeskaAssociates.com>
Sent: Friday, April 3, 2026 2:25 PM
Cc: Matt Asselmeier <masselmeier@kendallcountyil.gov>; Michael Hoffman <MHoffman@teskaassociates.com>
Subject: Public Hearing Draft – Kendall County Comprehensive Plan

Good afternoon,

Thank you for your continued support of the Kendall County Comprehensive Plan. Since releasing the first draft in February, we have received valuable input from numerous groups across the County, including County staff, the Steering Committee, municipal and township partners, other taxing districts, stakeholders, and residents. We are excited to share the updated draft plan with you.

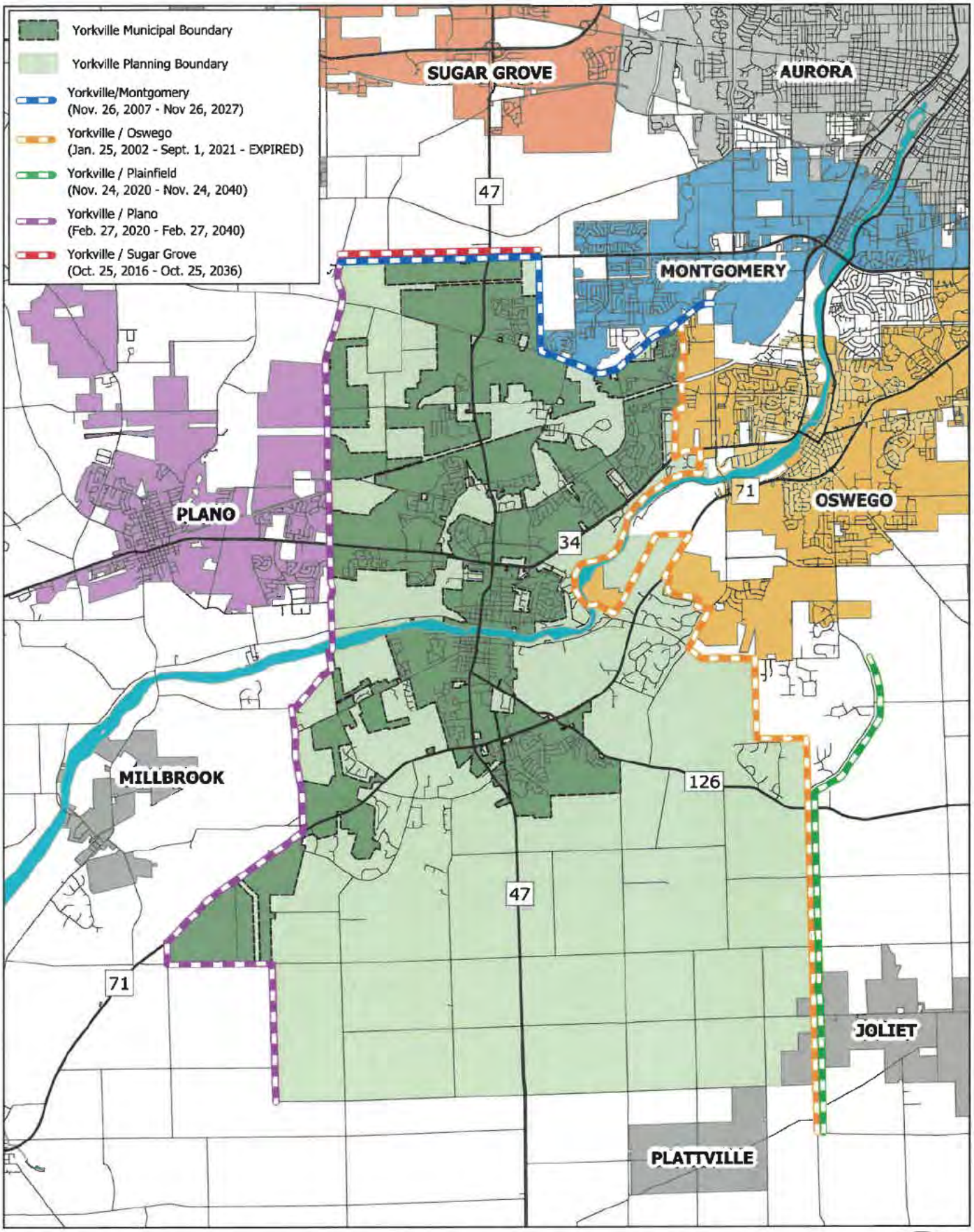
The full plan is available for viewing and download at visionkendall.org, and a detailed summary of key revisions is attached to this email.

The updated plan will be presented at a public hearing before the Regional Plan Commission on April 22 at 7:00 PM at the Kendall County Office Building (504 S. Main Street, Yorkville). Following consideration by the Commission, the plan will advance to the County Board for final consideration and possible adoption.

Should you have any questions or additional comments, please do not hesitate to reach out.

Have a great weekend,

Yuchen Ding, AICP, LEED AP ND
Senior Associate
815.439.1368 direct
Teska Associates, Inc.
Building Community, Creating Place
www.TeskaAssociates.com
Facebook | LinkedIn | Instagram



YORKVILLE SURROUNDING BOUNDARY AGREEMENTS

United City of Yorkville, Illinois
Date: January 22, 2026
Data: Kendall County, Kane County

Matt Asselmeier

From: Fran Klaas
Sent: Friday, April 10, 2026 4:14 PM
To: Sarah Hughes
Cc: Christina Burns; Matt Asselmeier; Michael Hoffman
Subject: RE: [External]Walker rd to Fox River dr

Sarah,

Mike Hoffman was correct in saying that the County's Multi-Year Plan shows realignment of Walker Road and intersection improvements at Fox River Drive and Crimmin Road in 2029. However, this timeline is not etched in stone. To put it in historical context, I wanted to let you know that the County has had an intersection improvement at FRD & Crimmin in every Multi-Year Plan since 2012. Back then, it was the County's intention to make an intersection improvement, improve Crimmin Road for its entirety, and then take over Crimmin Road as a County Highway. But the County has had other transportation priorities to fund; and so these proposed improvements have not yet been built.

In more recent years, this project has transitioned to include a realignment of Walker Road, bringing Walker, Fox River Drive, and Crimmin all together at a single intersection near your property. This latter change was adopted in recognition of the very poor alignment / sight distance at the existing Fox River Drive & Walker Road intersection. In looking at the big picture, Walker Road extends east/west across the entire County. Having it make a direct connection to Fox River Drive (and a Fox River Bridge) made a lot sense from a transportation perspective.

The realignment of Walker Road first appeared in the County's Multi-Year Plan on 9-15-2020… before you purchased this property in 2021. In fact, it is my understanding that one of the reasons the previous owner sold this property was to avoid being around when the County made all these changes. I'm guessing he didn't share this information with you. Be that as it may, the idea of an intersection improvement has been published for over 14 years. And the idea of a Walker Road realignment has been in the County's plan for nearly 6 years.

I understand that this is probably hard to hear. I also understand that this could profoundly impact your desire for seclusion. But the County is also keenly aware of the need for safe, accessible routes in the fastest growing county in Illinois. The County's population now stands at near 150,000, and it doesn't appear that the increases are going away in the foreseeable future.

Please keep in mind that the idea of improvement at this location has been programmed in our 5-Year Plan for 14 years now. Obviously, this project continues to be pushed back in the program due to other transportation priorities. It is certainly possible that improvements may continue to be delayed. The other thing you should know is that, if the project does move forward, Kendall County will work with you in reasonable ways to reduce the impact to you and your property.

I know that this long explanation isn't going to dismiss your concerns; but I hope you can appreciate the Highway Department's perspective. And I hope that you will be willing to work with us to find a mutually agreeable solution to this transportation challenge in the event that the project does move forward to implementation.

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

Matt Asselmeier

From: Sarah Hughes <[redacted]>
Sent: Wednesday, April 8, 2026 4:40 PM
To: Michael Hoffman
Cc: Christina Burns; Matt Asselmeier; Fran Klaas
Subject: Re: [External]Walker rd to Fox River dr

Thank you!

Matt,
Thank you for forwarding this on to Mike.

Mike, thank you for the direction to more info on the website and for more thorough explanation, I appreciate it. I will most definitely try to make the April 22nd meeting.

Fran, If you have any more information, please send it my way. If you have any other maps closer up, with anything with more detail of the project I would most definitely like to see it. I would also very much like if you all can keep me in the loop with this road project if anything becomes more definite or closer to actually happening. Im very concerned as to the noise this road will bring toward my property and just how close it may be. We moved to this property mainly loving the seclusion back off the road and now hearing the road may be put in directly next to us is very disheartening. Also people come out of Millington and Newark VERY fast down there. Im afraid if it is made "more convenient" or a roundabout there it is going to become even more of a racetrack and dangerous. If there are any other options to help with the flow of traffic I would appreciate those options looked at before this road being built where this map is showing. Looking forward to hearing more from you.

Thank you all again for your time and responses!

-Sarah Hughes
[redacted]e with calls or text)

On Apr 8, 2026, at 12:08 PM, Michael Hoffman <MHoffman@teskaassociates.com> wrote:

Sarah:

Matt forwarded your e-mail to me for a response. Thanks for reaching out, and sorry about not getting plans to you earlier. I think Matt and I both thought the other was handling, and clearly neither of us did.

In response to your note, a few things:

1. You can view and download the updated public hearing draft of the Comprehensive Plan at the project web site, www.visionkendall.org . You will specifically want to look at this Future Roadway Plan located at the end of the document (page 166), which shows a future road realignment of Walker Road shifting south to connect with Fox River Drive near it's current intersection with Crimmins Road. This realignment will have multiple benefits, including more direct east/west access coming from Millington and improving a problematic intersection at Crimmins and Fox River Drive. As noted in the meeting you did attend, inclusion in the Comprehensive Plan just suggests this is a desired long-term improvement with no indication as to when this realignment might be initiated. Showing such a connection in the Comprehensive Plan is helpful for future capital improvement planning, and is helpful should that property be proposed for development as any use of the property other than for agriculture would need to incorporate the road realignment.
2. You may also want to look at the County's Highway Department web page, which includes a 2025-2045 Long Range Transportation Plan, and a 5-Year Plan which will be of interest. Please note that the timing and amount of any of these expenditures is subject to change - these plans just provide a since of priority and magnitude. Specific costs and expenditure are subject to future engineering and budgeting. Any questions on these plans would best be directed to Fran Klaas, the County Engineer. I have copied him on this response to provide him a heads-up on your question below.
    a. **The Long Range plan** outlines the County's proposed roadway improvements over the next 20 years. Related to the area you note, it does identify the same realignment of Walker Road east of Fox River Drive shown on the Future Roadway Plan included in the Comprehensive Plan. Regarding specific future projects, it notes:
        i. Fox River Drive - $ 2.5 million to reconstruct the Fox River Drive/Crimmins Rd. Intersection and another $5 million to reconstruct Crimmins Rd as Fox River Drive Extension.
        ii. Walker Road - Realignment east of Fox River Drive - $ 5 million.

    a. **The 5-Year Plan notes**:
        i. $750,000 for preliminary engineering and land acquisition in 2028 for the realignment of Walker Road east of Fox River Drive. **It is during this engineering phase that a specific alignment, location of any needed land acquisition, would be determined. Right now the alignment is only conceptual.**
        ii. $4,000,000 for construction of that improvement in 2029.

As noted on the Vision Kendall web site, the updated plan will be presented at a public hearing before the Regional Plan Commission on **April 22 at 7pm at the Kendall County Office Building at 504 S. Main Street in Yorkville. The meeting will be on the 2nd Floor**

in the County Board Room. Following the Commission's recommendation, the plan will advance to the County Board for final consideration and adoption.

You are welcome to come to that meeting and provide testimony or ask questions. If you can't make the meeting but would like to provide comments, you can certainly send them to Matt and he will make sure they are entered as a part of the record.

<Outlook-i15uy2qf.png>

Mike Hoffman, AICP, PLA
Vice President + Principal
815.436.9485 office
815.557.4306 cell
Teska Associates, Inc.
Building Community, Creating Place
www.TeskaAssociates.com
Facebook | LinkedIn | Instagram

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, April 8, 2026 10:55 AM
To: Michael Hoffman <MHoffman@teskaassociates.com>
Cc: Christina Burns <cburns@kendallcountyil.gov>
Subject: FW: [External]Walker rd to Fox River dr

Mike:

Any update on this?

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

-----Original Message-----
From: Sarah Hughes <[redacted]>
Sent: Wednesday, April 8, 2026 10:32 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: [External]Walker rd to Fox River dr

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Hi Matt,

Checking in to see if the zoomed in map and more details about the possible new road/ intersection on the future roads map is available yet or if i missed an email? I went to a few meetings at the end of last year and beginning of this year and then spoke to you guys I believe at the January meeting about getting that information and I have yet to receive anything. Unless, I missed your email then i apologize and if you could please forward it to me again I would appreciate it! I planned to go to one of the five additional meetings or presentations that we're going to be given but unfortunately, I wasn't able to make a few of them and was sick for the others. Just hoping I can still receive the information that I asked for at the January meeting. I know Seth Wormley stated that that road probably won't happen or if it does, it could be decades, but I would still like to stay on top of it and i would appreciate more details on it. Matt Kellogg also stated at the meeting something about the two way stop at a three-way intersection and the bridge having something to do about it but I believe he was confused with Millbrook Road intersection instead of Walker Road. The intersection I'm interested in is Walker Road connecting to Fox River Drive at the moment but the road on the future map shows that they would be connecting Walker Road together with Fox River Drive by Crimmin Road cutting across the field directly next to or on my property. If there's any other information I can give you to get the map and more details, please let me know.

Thank you,
Sarah Hughes

Matt Asselmeier

From: Michael Hoffman <MHoffman@teskaassociates.com>
Sent: Wednesday, April 22, 2026 4:40 PM
To: Jessica Mino
Cc: Brook Mcdonald; Dan Lobbes; Matt Asselmeier
Subject: [External]Re: Draft Kendall Comprehensive Plan - Comments (J. Mino)

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Jessica:

Sorry for the late reply, but below are my thoughts on your suggestions in red below. I will mention your comments and my recommendation to include many of them in the final plan at the public hearing tonight.

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From: Jessica Mino <jmino@theconservationfoundation.org>
Sent: Wednesday, April 1, 2026 4:44 PM
To: Michael Hoffman <MHoffman@teskaassociates.com>
Cc: Brook Mcdonald <bmcdonald@theconservationfoundation.org>; Dan Lobbes <dlobbes@theconservationfoundation.org>
Subject: Draft Kendall Comprehensive Plan - Comments (J. Mino)

Hi Mike,

Thank you for hosting the open houses for the draft Kendall Comprehensive Plan. It was a nice overview for residents and interested stakeholders. I have a few additional comments on the draft plan (building on Brook's previous comments):

- As noted, including the Protect Kendall Now! plan conservation opportunity areas are very valuable. Could these be further defined on the map in the plan (like the Protect Kendall Now! opportunity areas), rather than general circles? Possibly more closely aligned with the originally outlined conservation opportunity areas or expanded to wetland soils forested areas, etc. I've had some questions about the "boundaries" of these areas and where they

are meant to highlight. As the circles are quite general, folks are having trouble navigating and/or interpreting them. - This approach we discussed with Brook and others fairly early in the process. My recollection was that showing general 'bubbles' might be a better approach. When we get too specific, dollar signs sometimes start appearing in property owners eyes. The idea with the bubbles is that if a development is proposed in the general area, then additional environmental review is warranted to ensure wise stewardship of the existing resources. I'm hesitant to get more specific at this point. Most, if not all the opportunity areas were taken from the Protect Kendall Now plan, and we have a clear reference to it.

- As mentioned at the open house, I'd like to express concerns over including additional Fox River crossings, like the 2 additional bridges noted. We heard you, and have dropped both of them!
- Pertaining to the 'Key themes' of the Vision (pg.28)
    - In addition to 'preserve natural areas and farmland preservation', it may also be pertinent to explicitly state 'Promote a healthy environment' as this seems to be a key theme of the text, but could lose weight if it isn't clearly defined as part of the vision. - good, point, can add a bullet on healthy environment.
    - Similarly, I saw multiple mentions of concerns with lack of public transportation. Could 'Improve public transportation options' be added to 'Connectivity'? - will do!
    - Goal 1.1 - Is the County willing to consider goals to build a land protection program, like our Kane County neighbors? This could put some commitment behind 'keeping areas planned for agriculture for agricultural use.' - I'm honestly not sure. I think there is some interest, but not sure there is enough interest to make it happen. Brook mentioned a conservation easement and Farmland Protection Program the County actually adopted back in 2005/2008....but they never did anything with it and it was not included in the updated County Code adopted in 2023.
    - Goal 1.3 - Can you clarify what you mean by 'striving for a system with 30 acres of regional open space'? - We left out 'per 1,000 population' by accident. That has been corrected in the public hearing draft.
    - Goal 2.3 - Is the County considering a Fabulous Fox! Water Trail marketing plan like those in other counties have done? This has had great success drawing people to the water trail and promoting tourism (most are made aware of opportunities in Kane right now with their marketing efforts - while Kendall has one of the prettiest stretches I would say ;)). - I think that would be a great idea too, and would suggest talking with Todd Volker, the County's Economic Development person about the promotional thoughts. I'm not aware of any active marketing plan.
    - Goal 4.2 - With the goal of maintaining the rural heritage of Kendall County, it seems wise to caution against prioritizing expanded 'transportation routes,' as this causes sprawl concerns, but even more so, impacts tractor and ag operations safety if we allow local arterial roads to become highways or larger transportation corridors for freight and fast-moving truck traffic (like the realignment locations mentioned). From a resident perspective, "jig-jogging" through roads is part of the rural character and keeps the region safer for ag traffic. - Understand your point, but we also have to balance that with the County's strong desire to promote economic development. Many of the transportation routes have been mapped for a long time, and it's not likely the County will decide to remove any of them. However, one that did get pulled from the draft plan was a proposed realignment of Grove Road and Brisbin Road - that has been scrapped, at least in this plan.
- Section 4.1 (pg.35), avoid using imagery or renderings of indigenous or Native peoples (even if provided by the historical society) unless it was created by Native-led organizations themselves. Otherwise, these can often misrepresent Native peoples and cultures. - Agree, that isn't the best image - if you have an alternative image you'd suggest that we can include please send my way. I'll also try to find something else.
- 'Soils' (pg. 37) - What are the parameters or definition of the 'farmland of statewide importance' designation? Can a brief on this be included? -"USDA Farmland of Statewide Importance is land, other than prime or unique farmland, that has a good combination of physical and chemical characteristics for producing high-yield crops." - and sure, we can add that note.
- Pg. 39 Typo - Should be 'Farnsworth House' in the Fox River Corridor box. Fixed.
- Section 4.2 - Statement that 'natural landscapes, which are central to the County's identity and quality of life' and Figure 4.3 showing the acreage preserved compared to surrounding counties are both great to include! Thanks.

- Section 4.3 - Great content and figures in the Wildlife Protection section! In the first paragraph on pg.53, could we add "...protect biodiversity of the planet, improve air and water quality, and soil erosion, *in addition to other ecosystem services*." [to demonstrate there is so much more these habitats do as well.] - Sure, good add.
- 'The Conservation Foundation' section (pg.57) - In the second paragraph, can we add "... community partnerships and demonstration *native plant* and rain gardens" to show applications beyond (but including) stormwater issues. Sure, good add.
- Pg. 59, the 11 percent tree and shrub canopy cover in the text and 5.3 percent in the figure do not match. Will correct.
- Pg. 60, has the County considered a Tree Protection Ordinance as we have such low canopy cover numbers, and old growth trees are particularly at risk with some of the County land uses? This comprehensive plan is a good place to present that as an option or goal to work toward, to spur that conversation in the future. The Chicago Regional Trees Initiative has great resources on this. - Good thought, can mention this in the implementation section under "Other County Regulations"
- Building on the low tree and shrub canopy, how can we promote plantings along transportation corridors in this plan? Particularly with snow drift and soil erosion concerns, wind and snow break plantings [specifying native trees and shrub plantings] along roadways (especially transportation corridors) can benefit multiple areas of concern. Good point, but I don't have a quick solution on this one - the County has not historically done much of this - though the WIKADUKE Trail plan we did for the County years ago along Ridge Road did have significant recommendations for landscaping along that route.
- Section 4.5 - Appreciate mentioning the ecosystem services specific to wetlands!
- Section 4.6 - Reiterating Brook's comment that the Scenic Routes and Ag Tourism sections are very nice.
- Under 'Open Space' on pg. 73, I would not recommend including golf courses under open space and alongside the conservation lands listed. These often have the opposite impact on environmental health and do not align with providing ecosystem services. Golf courses seem more of a business or commercial application. Understand your point from an environmental perspective, but I think most folks would consider a golf course open space so thinking I'll leave as is.
- 'Comparative Future Land Use Inventory' on pg.74, can you clarify why the open space acreage decreased so much (2.4% to 0.4%)? - must have been a typo, it actually increased from 2.4% to 4.6% in the current draft of the plan.
- Fabulous Fox! Water Trail (pg. 89) - Recommend adding website link for further reference: fabulousfoxwatertrail.org - Good idea.
- Section 6.1 Energy (pg. 94) - Great to call out rooftops as an ideal location! Can we also add 'parking lot solar canopies' as this is another great way for renewable energy to mitigate heat impacts while protect ag lands. - Agreed, already did that in the public hearing draft.
- Section 6.2 Water Supply (pg.96) - Declining groundwater levels and growing demand are mentioned, as is transitioning to Lake Michigan water. It seems vital to also include the importance of water conservation measures and protecting/supporting groundwater recharge here (both headwaters and stormwater infiltration), rather than solely tapping outside-watershed resources. Agreed, will add something.
- Section 7.1 (pg.108) '2. Route 71 and Eldamain' - It seems concerning to consider this a site for industrial development, as this intersection is a key vantage point as part of the Scenic Routes, transitions to the ag portion of the County, and has residential areas right there. Understand your point, but I think the economic development interests will win out on this one - I've had multiple County Board members mention they thought this was a good location for industrial and one of the reasons they pushed for the Eldamain Road bridge over the Fox.
- Section 8.3 Resources 'Grants' - It may be valuable to list the Prairie State Conservation Fund (held by Prairie State Conservation Coalition) here: prairiestateconservation.org/conservation-fund-overview/

  *Transferred from the IL Clean Energy Community Foundation a couple years ago. - Thanks, good add!

- On the 'Recreational Open Space Opportunity Map' - the Protect Kendall Now! opportunities are included (thank you!), but was the Forest Preserve District also consulted to include their land acquisition priorities, as relevant?

- They were, and preferred not to map them in any detail in a public document for fear of impacting land purchase price.

Thank you for mentioning The Conservation Foundation as a partner and resource multiple times. Our Advancement Team would be glad if I noted 'The' should be capitalized in any of these references. Thank you!

And thank you for taking these comments into consideration!

Best,
Jessica Mino (she/her)
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