Fitzgerald Family – Shabbona Site 2

October 26, 2021
APPLICATION FOR ZONING ACTIONS

MAP AMENDMENTS, SPECIAL USES AND VARIATIONS

Name of Applicant: FFP IL Community Solar, LLC
Address: 100 Montgomery Street, Suite 725
City: San Francisco State: CA Zip: 94104
Phone: 855-204-5083

Attorney: Todd Larson
Address: 100 Montgomery Street, Suite 725
City: San Francisco State: CA Zip: 94104
Phone: 855-204-5083

Owner of Property: Fitzgerald Family Farms, LLC
Address: 12407 West Main Street
City: Huntley State: IL Zip: 60142
Phone: 847-669-5983

Address and Legal description of property: (May be attached)
Please refer to the appended documents for the legal description.

MAP AMENDMENTS OR SPECIAL USES

Existing Zoning District: _______________________________________________________
Existing Use: _______________________________________________________________
Proposed Map Amendment: ___________________________________________________

Proposed Special Use: OR
VARIATIONS-Continued

Zoning District: A-1

Existing Use: Agricultural

Requested Use: FFP IL Community Solar, LLC is proposing to construct a utility-scale solar energy facility on the Project Premises. The project will consist of a 2-megawatt solar installation with utility-scale ground-mounted photovoltaic panels and associated electrical wiring.

OR

Required Setback: 

Requested Setback: 

OR

Existing Requirements (Please Specify): 

Requested Requirements (Please Specify):

The undersigned grants the DeKalb County Community Development Director or his/her designee and the Hearing Officer permission to enter upon the property described on this application for the purpose of inspection.

Louise Fitzgerald
Owner or Authorized Agent

10/20/21
Date

Received By
DISCLOSURE OF INTEREST

Pursuant to the requirements of State Statutes (55 ILCS 5/5-12009), please provide the names and addresses of all owners of the property for which the zoning action is requested. If ownership is by a corporation, provide the names and addresses of all officers and directors, and all stockholders owning any interest in excess of 20% of all outstanding stock of such corporation. If the petitioner for zoning action is a business or entity doing business under an assumed name, or if a partnership, joint venture, syndicate or an unincorporated voluntary association, provide the names and addresses of all true and actual owners of the business or entity, the partners, joint ventures, syndicate members or members of the unincorporated voluntary association.
SPECIAL USE REQUESTS

Please provide responses to the following statements:

1. The proposed Special Use complies with all applicable provisions of the applicable district regulations. Please refer to the appended documents for additional information.

2. The proposed Special Use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large? Please refer to the appended documents for additional information.

3. The location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with the property, and the location of the site with respect to the street giving access to it are such that the Special Use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable Zoning District Regulations. In determining whether the Special Use will so dominate the immediate neighborhood, consideration shall be given to:
   a. What are the location, nature and height of buildings, structures, walls and fence on the site?
   Please refer to the appended documents for additional information.

   b. What is the nature and extent of proposed landscaping and screening on the proposed site?
   Please refer to the appended documents for additional information.

4. Address off-street parking and loading area standards. Please refer to the appended documents for additional information.

5. Address drainage, utility and other such necessary facilities that have been or will be provided. Please refer to the appended documents for additional information.
6. The proposed uses, where such developments and uses are deemed consistent with good planning practice or can be operated in a manner that is not detrimental to the permitted developments and uses in the district: can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conforms to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety and general welfare of DeKalb County.

Please refer to the appended documents for additional information.
Supplemental Application Information
Special Use Supplemental Application Information

1. **Project Narrative**

FFP IL Community Solar, LLC proposes to develop a 2 megawatt (MW) solar facility on a 18.20-acre tract of land (Project Premises) located 0.25-miles east of the Preserve Road and University Road intersection, approximately 1.1-miles east of Shabbona, Illinois. The Project Premises is situated within a 70-acre parent parcel of land identified by the DeKalb County Assessor’s Office as Parcel ID Number 1313300002 and is reportedly owned by the Fitzgerald Family Farms, LLC.

The Fitzgerald Family – Shabbona Site 2 solar project (Project) will be comprised of rows of photovoltaic (PV) cell panels mounted on posts set into the ground (solar arrays). FFP IL Community Solar, LLC will mount the solar arrays on single-axis trackers with each solar array tilting between 60/-/-60 degree angles. The height of the solar array will not exceed 12-feet above ground surface and FFP IL Community Solar, LLC intends to utilize Trina TSM-340-DD14A modules; however, the specific solar array configuration for this Project will be decided once additional site specific information and design components are determined. The Trina TSM-340-DD14A modules are UL and CSI (California Solar Initiative) listed. According to the Solar Energy Industries Association, the proposed 2MW solar project is capable of powering approximately 300-homes in Illinois with clean, renewable energy.

2. **Traffic Impacts**

Due to the rural location and size of the Project (2MWs), traffic impacts are expected to be minimal. Project development may be divided into the four phases: site preparation, material and equipment delivery, solar garden construction, and solar garden maintenance.

The following Table illustrates a typical, estimated average daily trip generation by vehicle for each Project phase for an approximate 2MW solar project.

<table>
<thead>
<tr>
<th>Project Phase (Time Period)</th>
<th>Vehicle Type</th>
<th>Estimated Gross Vehicle Weight</th>
<th>Number of Vehicles Per Day</th>
<th>Maximum and Average Vehicle Trips Per Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Preparation (approx. 4-6 weeks)</td>
<td>Equipment Hauling Trucks</td>
<td>30,000-65,000 lbs</td>
<td>0-2</td>
<td>0-4</td>
</tr>
<tr>
<td></td>
<td>Passenger Vehicles</td>
<td>2,000-10,000 lbs</td>
<td>2-5</td>
<td>4-10</td>
</tr>
<tr>
<td></td>
<td>Fuel Delivery</td>
<td>20,000-30,000 lbs</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Material and Equipment Delivery (approx. 4 weeks)</td>
<td>Conex Container and Delivery Trucks</td>
<td>30,000-50,000 lbs</td>
<td>5-15</td>
<td>10-30</td>
</tr>
<tr>
<td></td>
<td>Equipment Hauling Trucks</td>
<td>20,000-40,000 lbs</td>
<td>0-4</td>
<td>0-8</td>
</tr>
<tr>
<td>Solar Garden Installation (4-5 months)</td>
<td>Passenger Vehicles</td>
<td>2,000 to 10,000 lbs</td>
<td>10-15</td>
<td>20-30</td>
</tr>
<tr>
<td></td>
<td>Fuel Truck</td>
<td>20,000 to 30,000 lbs</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Material Delivery Truck</td>
<td>20,000 to 30,000 lbs</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Project Phase (Time Period)</td>
<td>Vehicle Type</td>
<td>Estimated Gross Vehicle Weight</td>
<td>Number of Vehicles Per Day</td>
<td>Maximum and Average Vehicle Trips Per Day</td>
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</tr>
<tr>
<td>Operations (ongoing once operational)</td>
<td>Utility Vehicle</td>
<td>2,000 to 10,000 lbs</td>
<td>1 per month or less</td>
<td>Max – 34/Ave - 24</td>
</tr>
</tbody>
</table>

- **Maximum and Average Vehicle Trips Per Day**: Max – 34/Ave - 24
- **Number of Vehicles Per Day**: 1 per month or less
- **Estimated Gross Vehicle Weight**: 2,000 to 10,000 lbs
- **Vehicle Type**: Utility Vehicle

Project related traffic during all phases will not be significant during AM and PM peak periods (7:00 – 9:00 AM and 4:00 – 6:00 PM, respectively).

3. **General Construction and Development Criteria**

- **Glare** - FFP IL Community Solar, LLC intends to utilize Trina TSM-340-DD14A photovoltaic modules which are constructed of anti-reflective coated tempered glass. In addition, the facility will be sited strategically to avoid glint and glare reflection towards adjacent roadways and surrounding areas.

- **Lighting** – No lighting is proposed for this Project.

- **Security Fencing** - The entire Project Premises will be surrounded by a six-foot tall standard chain-link fence with a one-foot barbed wire apron on extension arms. The Project will be designed to meet or exceed applicable local and national safety standards, specifically including: the currently enforced edition of the National Electric Code (NEC), and such regulations provided by the interconnecting utility. The Project will include a visible and lockable manual safety switch, which will be made accessible to first responders, the utility, and maintenance personnel via gate lockbox, code, or other method to be defined prior to construction. Additionally, the solar inverters (which convert electricity from the solar modules from DC to AC) are listed to the UL-1741 standard, which provides for immediate shutdown upon loss of an electrical signal from the utility.

- **Warning Signage** - Visible warning signs shall be posted at each ingress/egress point associated with the Project. The Project emergency contact information and 911 address will be clearly posted on all warning signage.

- **Utility Connection** – The applicant is currently in the process of obtaining a power purchase agreement with the local electric company.

- **Endangered Species and Wetlands** - Please see attached EcoCAT consultation report.

- **Compliance with Additional Regulations** - FFP IL Community Solar, LLC fully intends to comply with all federal, state, and local laws and regulations. Other than submittal to IDNR regarding EcoCAT and the State Historic Preservation Office, there have been no other consultation with agencies to date.
4. Vegetative Maintenance

Following construction of the solar facility, disturbed grounds will be re-established with low growth / low maintenance ground cover. The vegetative maintenance contractor will be responsible for inspecting and maintaining the vegetative integrity of the solar facility. The contractor will conduct on-site activities during growing months at the frequency of approximately 2-3 times per year. The contractor is expected to adjust site maintenance frequency based on time of year and weather conditions. To avoid rutting, erosion, and soil compaction, weather forecasts will be consulted and on-site field inspections will be conducted prior to mowing or cutting to ensure that these practices occur when the site is able to withstand this type of activity.

The proposed Project may follow practices that: (1) provide native perennial vegetation and foraging habitat which is beneficial to game birds, songbirds, and pollinators; and (2) reduce storm water runoff and erosion at the solar site. To the extent practical, if establishing perennial vegetation and beneficial foraging habitat, the Project shall use native plant species and certified seed mixes that are free from noxious or exotic weed seeds.

Please refer to the appended Vegetative Maintenance documentation for additional information.

5. DeKalb County Community Development Department

Special Use Request Application Information.

1. The proposed Special Use complies with all applicable provisions of the applicable district regulations.

   The proposed solar Project will comply with all ordinances, requirements, and regulations set forth by DeKalb County. In addition, FFP IL Community Solar, LLC will obtain all necessary local and state permits.

2. The proposed Special Use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large.

   The proposed Project would be situated on rural agricultural land, located away from public areas. Because there are no significant traffic impacts associated with the construction and maintenance of the solar farm and no dangerous or hazardous chemicals contained within the PV modules, there are no anticipated effects to public health, safety, comfort, convenience, morals, or general welfare to the neighborhood or citizens of the County.

   According to the National Renewable Energy Laboratory, once constructed, solar projects require little maintenance and no on-site employees. FFP IL Community Solar, LLC intends on utilizing PV modules for this system which use a non-reflective glass and are designed to absorb light rather than reflect it, thus reducing glint and glare to adjacent roadways and residences. Furthermore, the noisiest components of the solar farms are the inverters, which generate a low buzzing sound.
as they convert electricity from direct current to alternating current. This noise is generally not audible above ambient noise outside of the perimeter fence.

In addition, according to the Solar Energy Development Information Report to the Kankakee County Board, which was prepared by county staff to address concerns associated with solar development, “across the country there is limited research on the impact of utility scale solar projects on property values. As such, an alternative approach may be needed to address these concerns; one possible option would be to look at the impact of large-scale wind projects on property values although the differences between these two types of power generation facilities may be too great to make an adequate comparison. The existing research regarding wind farms, which examined the property values of residential homes located near or with views of wind turbines, provides little or no evidence that home values are affected (positively or negatively) before or after the construction of a facility."

3. The location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with the property, and the location of the site with respect to the street giving access to it are such that the Special Use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the application Zoning District Regulations. In determining whether the Special Use will so dominate the immediate neighborhood, consideration shall be given to:

   a. What are the location, nature and height of buildings, structures, walls, and fence of the site?

   Due to the rural location of the proposed Project, adverse impacts to the surrounding properties and areas are expected to be negligible. The proposed Project would remove only the land containing the solar arrays from agricultural production on the Subject Property only, and no effects on surrounding agricultural fields are expected. The proposed solar facility will be maintained in association with all applicable ordinances set forth by DeKalb County and is small enough in size (2MWs) to not significantly impact the current and/or future operations conducted at the adjacent properties. Furthermore, the solar array will be strategically sited to avoid glint and glare reflection towards adjacent roadways and surrounding areas. As a result, the solar facility is not anticipated to result in any undesirable impacts to the adjacent properties, will be compatible with the permitted uses established in the agricultural district, and will provide the local electrical grid with 2MWs of clean, renewable energy.

   The entire Project Premises will be enclosed within a six-foot tall chain link fence with barbed wire and locked access gate in order to prevent trespassing. In addition, the height of the solar arrays will not exceed 12-feet above ground surface. No buildings will be constructed in association with the proposed Project.
b. What is the nature and extent of proposed landscaping and screening on the proposed site.

Please refer to the Vegetative Maintenance Section discussed above and the appended Vegetation Maintenance Plan for additional information.

4. Address off-street parking and loading area standards.

*FFP IL Community Solar, LLC will provide all required documentation associated with the above referenced items once additional site specific engineering and design components are determined.*

5. Address drainage, utility and other such necessary facilities that have been or will be provided.

*FFP IL Community Solar, LLC will provide all required documentation associated with the above referenced items once additional site specific engineering and design components are determined.*

6. The proposed uses, where such developments and uses are deemed consistent with good planning practice or can be operated in a manner that is not detrimental to the permitted developments and uses in the district: can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area, shall in all other respects conforms to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety, and general welfare of DeKalb County.

The proposed Project is situated within a predominantly rural, agricultural area of DeKalb County, IL. Allowing this property to be developed into a solar facility will provide 2MWs of clean, renewable energy to the local electrical grid. In addition, this project will help generate additional income for the landowner, contribute to job creation stimulation through new investments in energy efficiency, renewables, and innovation, and also help preserve the State of Illinois’ low energy rates for residents and businesses within the County.

The proposed Project will comply with all ordinances, requirements, and regulations set forth by DeKalb County. In addition, FFP IL Community Solar, LLC will obtain all necessary local and state permits.

As the proposed Project is located on rural land, away from public areas, municipalities, businesses, and industrial sites, there are no anticipated effects from the construction or operation of the solar facility. The proposed Project would remove the land from agricultural production on the Subject Property only, and no effects on surrounding agricultural fields are expected. The entire Project Premises will be contained within a six-foot tall chain link fence with a locked access gate in order to prevent trespassing. In addition, warning signage will be clearly posted at the ingress/egress point of the Project Premises and will contain emergency contact information and the 911 address. Furthermore, vegetation within the Project Premises will be
regularly maintained to prevent any increase in fire hazard to the Project Premises and adjacent areas. Because there are no significant traffic impacts associated with the construction and maintenance of the solar farm and no dangerous or hazardous chemicals contained within the PV modules, there are no anticipated effects to public health, safety, comfort, convenience, morals, or general welfare to the citizens of the County.
Conceptual Layout
Fitzgerald - Shabbona Site 2
IL-17-0008
Shabbona Township, DeKalb County, Illinois
Project Area Site Map
USGS Topography

Legend
- Project Area Boundary
- Municipal Boundary
- PLS Section Boundary
- County Boundary

Data Source(s): Westwood (2018); ESRI WMS USA Topo & National Geographic Basemaps (Accessed 2018); Census Bureau (2017).

Project Location ± 2,000 Feet
General Notes:
- Project size: 2MW-AC, 2.884MW-DC.
- Project location: The subject parcel PIN is 1313300006. The project is located in the southwest quarter of T28N R03E S13.
- Parcel address: 5001-5815 Preserve Rd, Shabbona, IL 60550.
- Parcel owner: Fitzgerald Family Farms LLC
- Parcel area: 68.83 acres
- Site 1 Area: 15.73 Acres  Site 2 Area: 18.20 Acres
- Current land use and zone: Agricultural District, Zone A-1.
- PV Array consists of solar PV modules mounted on a single-axis tracker, with a row spacing of 19.44ft.
- Access road will be all-weather, and be designed to accommodate construction, maintenance, and first responder traffic.
- No lighting is proposed for the project.
- No landscape screening/buffering is proposed for the project. A low growth, minimum maintenance, native perennial plant community will be established that is beneficial to songbirds and pollinators and will reduce stormwater runoff and soil erosion at the site. The developer shall use native species seed mixes to the extent practical and these seed mixes will be certified free from noxious or exotic weed seeds.
- The project does not lie within a special flood hazard area as shown on FEMA FIRM panel 17037C0350E (effective on 01/01/2009).
- The locations of the proposed project improvements are preliminary and subject to change based on revised specifications and constraints.
- The project will meet or exceed applicable local and national codes and standards, including National Electric Code (NEC) Article 690.
- Project signage and equipment labeling will be clearly visible and meet or exceed local, utility, and NEC standards.

Acronyms:
- AC: Alternating Current
- DC: Direct Current
- MVAC: Medium Voltage Alternating Current
- POCC: Point Of Common Coupling
- PV: Photovoltaic
- ROW: Right-Of-Way

© 2018 Westwood Professional Services, Inc.
Project Parcel Legal Description
4. The land referred to in this Commitment is described as follows:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE RIGHT OF WAY OF CHICAGO AND IOWA RAILROAD, AND ALSO EXCEPTING THEREFROM PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, THENCE NORTHERLY ALONG THE QUARTER SECTION LINE, 1,836.89 FEET; THENCE WESTERLY 217 FEET; THENCE SOUTHERLY PARALLEL TO SAID SECTION LINE, 1,836.89 FEET; THENCE EASTERLY ON THE SOUTH LINE OF THE SAID SECTION, 217 FEET TO THE POINT OF BEGINNING, SITUATED IN DEKALB COUNTY, ILLINOIS.

Project Parcel Legal Description

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE RIGHT OF WAY OF CHICAGO AND IOWA RAILROAD, AND ALSO EXCEPTING THEREFROM PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, THENCE NORTHERLY ALONG THE QUARTER SECTION LINE, 1,836.89 FEET; THENCE WESTERLY 217 FEET; THENCE SOUTHERLY PARALLEL TO SAID SECTION LINE, 1,836.89 FEET; THENCE EASTERLY ON THE SOUTH LINE OF THE SAID SECTION, 217 FEET TO THE POINT OF BEGINNING, SITUATED IN DEKALB COUNTY, ILLINOIS.
Project Area Legal Description
LEASE AREA DESCRIPTION

The West 930.00 feet of the East 1243.00 feet of the North 853.00 feet of the South 1741.00 feet of the Southwest Quarter of Section 13, Township 38 North, Range 3 East of the 4th Principal Meridian, DeKalb County, Illinois.

Contains 18.2 acres
The West 930.00 feet of the East 1243.00 feet of the North 853.00 feet of the South 1741.00 feet of the Southwest Quarter of Section 13, Township 38 North, Range 3 East of the 4th Principal Meridian, DeKalb County, Illinois.

Contains 18.2 acres
FFP IL Community Solar, LLC Information
WRITTEN CONSENT OF SOLE MEMBER AND MANAGER
OF FFP IL COMMUNITY SOLAR, LLC AUTHORIZING APPOINTMENT OF
AUTHORIZED OFFICERS

May 4, 2018

The undersigned being the sole member and sole manager (the “Sole Member”) of FFP IL Community Solar, LLC, a Delaware limited liability company (the “Company”), for the purpose of taking action without a meeting pursuant to Section 18-404 of the Delaware Limited Liability Act, as amended, and in accordance with the Company’s Operating Agreement hereby consents to the adoption of the following resolutions:

WHEREAS, it is proposed that it is in the best interest of the Company to appoint officers; and

WHEREAS, it is proposed that it is in the best interest of the Company to authorize such officers to execute and deliver on behalf of the Company any and all binding documents related to the Company’s participation of any kind; and

WHEREAS, the Sole Member of the Company deems it to be in the best interest of the Company to designate such officers and to grant them such authority as described above.

NOW, THEREFORE, BE IT RESOLVED, the following people are hereby appointed to serve in the capacities set forth opposite such person’s name, to hold office until such time as he or she is removed or replaced (the “Authorized Officers”):

<table>
<thead>
<tr>
<th>Name</th>
<th>Office(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Go Mizoguchi</td>
<td>President</td>
</tr>
<tr>
<td>Paul Walker</td>
<td>Vice President</td>
</tr>
<tr>
<td>Kristin Frooshani</td>
<td>Secretary</td>
</tr>
</tbody>
</table>

RESOLVED FURTHER, as of the Effective Date, this Written Consent shall supersede any previous written consents or resolutions of the Company, solely as it relates to the officers listed therein.

RESOLVED FURTHER, that the Company authorizes the Authorized Officers to execute and deliver for and on behalf of the Company any and all binding documents related to the Company’s participation of any kind; and

RESOLVED FURTHER, that consistent with the foregoing resolutions, any of the Authorized Officers are hereby authorized and directed, in the name and on behalf of the Company, to do all things, to take all such actions, and to execute, deliver and file all such other agreements, instruments, reports, documents and regulatory and other notices and to obtain any and all such waivers, consents and approvals necessary or reasonably
required in connection with the foregoing resolutions (such determination to be conclusively, but not exclusively, evidenced by the taking of such actions or the execution, delivery and filing of such agreements, instruments, reports, documents or regulatory or other notices); and

RESOLVED FURTHER, that all things done, all actions taken and all agreements, instruments, reports, documents and regulatory and other notices executed, delivered or filed through the date hereof, and all things to be done, all actions to be taken and all agreements, instruments, reports, documents and regulatory and other notices to be executed, delivered or filed after the date hereof, by any of the Authorized Officers, or any agents, attorneys, accountants, employees, designees or outside consultants thereof, in the name and on behalf of the Company, in connection with the foregoing resolutions and the transactions contemplated thereunder, hereby are authorized, approved, ratified and confirmed in all respects; and

RESOLVED FURTHER, that this Written Consent of Sole Member and Manager may be executed in two or more counterparts, with facsimile signatures binding as originals, each of which shall be deemed an original but all of which together shall constitute one and the same instrument and shall be filed in the minute book of the Company.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]
IN WITNESS WHEREOF, the undersigned has caused this Written Consent of Sole Member and Manager to be duly executed and delivered as of the date first set forth above.

FOREFRONT POWER, LLC

By: ________________________________
Name: Paul Walker
Title: Co-Chief Executive Officer
Authorized Officers for FFP IL Community Solar, LLC

Go Mizoguchi
243 Boulevard
Scarsdale, NY 10583
(855) 204 - 5083

Paul Walker
6980 Springhill Drive
Niwot, CO 80503
(855) 204 - 5083

Kristin Frooshani
628 Harvey St
Baltimore, MD 21230
(855) 204 - 5083
Interconnection Application
ComEd: Distributed Energy Resource Interconnection Pre-Application Report

A Distributed Energy Resource (DER) means an energy generation facility or an energy storage facility that operates in parallel with ComEd’s electric distribution system.

The applicant has submitted an Interconnection Pre-Application Report Request of a DER system located at the proposed point of interconnection described in this report.

ComEd tracking information:

| ComEd Pre-Application Tracking Number: | Q18-00202 |
| ComEd Service Request (SR) number: | N/A |
| Project name: | FEJ A-Fitzgerald Family-Shabbona |
| Applicant name: | ForeFront Power LLC |
| Date the fee and the completed request form were received (Request Date): | 2/21/2018 |
| Date this Pre-Application Report was provided (Report Date): | 3/12/2018 |

Proposed interconnection project:

| Proposed DER (generation, energy storage, or other (specify)): | Generation |
| Proposed DER capacity in kilowatts (kW): | 4,000 |
| Proposed phase (single, 2 or 3-Phase): | 3-Phase |
| Proposed technology (induction, synchronous, inverter, or other (specify)): | Inverter |
| Proposed energy source (wind, photovoltaic, gas, battery, or other (specify)): | Photovoltaic |

Table of Information for Most Likely Feeder (circuit) or Substation:

ComEd has taken reasonable measures under the circumstances to maintain the confidentiality of the technical information presented in this table. Except as required by applicable law, regulation, rule, legal process, and unless otherwise agreed to in advance in writing by ComEd, the information presented below should not be disclosed or revealed to any entity not associated with the evaluation of the proposed project detailed in the Request without the written consent of ComEd; or used for any purpose other than in connection with the proposed project or for meetings or discussions in connection with the proposed project.

| Feeder or substation number: | L11344 |
| Feeder or substation peak load (kW): | 13,567 |
| 1. Thermal capacity rating of feeder or substation (kW): | 20,720 |
| 2. Existing DER on feeder or substation (kW): | 86 |
| 3. Pending/queued DER on feeder or substation (kW), not including this request: | 12,000 |
| 4. Available capacity of feeder or substation (kW) = (thermal capacity rating of feeder minus existing DER minus pending DER, not including this request): | 8634 |
| 4.1 Percent aggregate DER of peak load NOT including this request (%): | 89% |
| 4.2 Percent aggregate DER of peak load, including this request (%): | 119% |
| 5. Nominal voltage at substation in kilovolts (kV): | 34.5 |
| 6. Nominal voltage near the proposed point of interconnection (kV): | 34.5 |
| 7. Approximate circuit distance between the proposed point of interconnection and the substation (feet): | 53,260 |
| 8. Phase available near the proposed point of interconnection (Single, 2, or 3 phase): | 3-phase |
| 9. Radial or network feed: | Radial |
| 10. Relevant line section peak line load estimate, and minimum load data (if available): | |
| Device | Peak load estimate (kW) | 15% peak load (kW) (or 50% of minimum load) |
| CB L11344 | 13,567 | 2035 |
| RECL 4406 | 14,964 | 2245 |
| RECL 4407 | 11,721 | 1758 |
| RECL 4413 | 5,931 | 890 |

(This table is continued on page 2)
ComEd: Distributed Energy Resource Interconnection Pre-Application Report

A Distributed Energy Resource (DER) means an energy generation facility or an energy storage facility that operates in parallel with ComEd’s electric distribution system.

Table of Information for Most Likely Feeder (circuit) or Substation (continued):

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<tbody>
<tr>
<td>ComEd has taken reasonable measures under the circumstances to maintain the confidentiality of the technical information presented in this table. Except as required by applicable law, regulation, rule, legal process, and unless otherwise agreed to in advance in writing by ComEd, the information presented below should not be disclosed or revealed to any entity not associated with the evaluation of the proposed project detailed in the Request without the written consent of ComEd; or used for any purpose other than in connection with the proposed project or for meetings or discussions in connection with the proposed project.</td>
<td></td>
</tr>
</tbody>
</table>

11. Number of protective devices and regulating devices between the proposed point of interconnection and substation

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>11.1 Number of protective devices (fuse, recloser, or other (specify)):</td>
<td>4</td>
</tr>
<tr>
<td>11.2 Number of regulating devices (feeder regulators, feeder caps, or other (specify)):</td>
<td>2</td>
</tr>
</tbody>
</table>

12. Limiting conductor rating from the proposed point of interconnection to distribution substation

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>12.1 Conductor size (optional):</td>
<td>3/0BACSR</td>
</tr>
<tr>
<td>12.2 Conductor rating (kW):</td>
<td>23,842</td>
</tr>
</tbody>
</table>

13. Additional system constraints particular to the proposed point of interconnection (if applicable):
(such as but not limited to short circuit interrupting capacity issues, power quality or stability issues, capacity constraints or secondary networks)

Connecting Pre-Application Q18-00202 to the ComEd distribution system will require a minimum of 500 ft. of overhead work. Any additional off property work or requirements will be determined during the Feasability Study by ComEd, if requested by customer.

Additional comments:

The point of interconnection, circuit characteristics, and/or other projects may affect feasibility of installing the proposed DER capacity on this circuit at the proposed point of interconnection. In addition, the available DER capacity is open to other interconnection projects unless and until a complete application is received and approved.

The Pre-Application Report only includes pre-existing data that is readily available. A Pre-Application Report request does not obligate ComEd to conduct a study or other analysis of the proposed project in the event that data is not available.

This Pre-Application Report represents the best available information at the time of reporting. Data provided in the Pre-Application Report, including the “available capacity”, may become outdated and not useful at the time that an interconnection application is submitted.

Further Inquiries:

All additional questions and comments related to this report should be directed to ComEd’s Interconnect group email account: interconnect@comed.com.
Decommissioning Plan
Decommissioning Plan

2 MWac Ground Mounted Project
Contents

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1. Background
Facility Description

ForeFront Power, LLC proposes to develop a solar photovoltaic (PV) facility (the “Project”) with a maximum nameplate capacity of 2 megawatts alternating current (2 MWac), located on private property approximately 0.25-miles east of the Preserve Road and University Road intersection in Shabonna Township, Illinois (the “Property”), as shown in Figure 1.

The Project consists of approximately 18.2-acres within a 70-acre parent parcel of private land located in DeKalb County. The Project will produce electricity delivered to National Grid’s local distribution system utilizing lines along Preserve Road. Interconnection to National Grid’s system will include both underground and overhead wires along with new utility poles located on the Property.

The solar PV modules will be installed on metal racking structures utilizing single-axis trackers and secured to the ground utilizing either direct push or anchor screw technology. Direct Current (DC) wiring with the Project will be secured behind the modules, collected at a common point and transition underground to the inverters. From the inverter/transformer pad, AC wiring will run underground until connecting to the National Grid’s system.

Access to the Project will be from Preserve Road utilizing a 15’ wide crushed stone road constructed for access to the facility. The access road would be up to approximately 700-feet in length.

The inverters and transformer skid will be mounted on a concrete pad located within the array. The pad used for the skid will be approximately 34-feet x 13-feet.

The site will be secured with a seven-foot perimeter fence consisting of six-foot chain link topped by three strands of barbed wire making up the last foot.
Figure 1: Project Location
2. Decommissioning Activities
Introduction

The Decommission Plan (the “Plan”) describes anticipated activities and process for decommissioning of the proposed facility following its useful life. The purpose of decommissioning is to restore the Property to a clean, safe and usable condition for continued use by the landowner.

Decommissioning consists of the removal of above-ground and below-ground facility components, management of excess materials and waste as well as the restoration of Project lands, as applicable. Activities are expected to take between 8-10 weeks but no longer than four-months.

Potential negative environmental effects from decommissioning of the facility will be mitigated through use of erosion and sediment control measures, limiting the use of heavy machinery (where possible), and maintaining a buffer from natural features. These control measures, as well as other mitigation measures used during construction will be re-implemented during the decommissioning phase and until the site is stabilized.

Future consultation will occur with the municipality prior to decommissioning to discuss preferences and commitments to restore the Project to its pre-construction condition or a similar state. All decommissioning and restoration activities will adhere to the requirements set forth by Occupational Health and Safety Administration (OSHA) and will be in accordance with all applicable federal, state and local permitting requirements. As with the construction phase, an onsite manager responsible for safety will be present on-site (generally the contractor’s project manager) while decommissioning activities are taking place.

The decommissioning plan is based on current procedures and experience. These procedures may be subject to revision based on new experiences and requirements over time. At the time of decommissioning, various options and procedures will be re-evaluated to ensure that decommissioning is safe and beneficial to the environment.

Equipment Removal

A significant amount of the components of the Project will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their resale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed of.

Following coordination with the local utility company regarding timing and required procedures for disconnecting the Facility from the private utility, all electrical connections to the system will be disconnected and all connections will be tested locally to confirm that no electric current is running through them before proceeding. All electrical connections to the panels will be cut at the panel and then removed from their framework by cutting or dismantling the connections to the supports. Inverters, transformers, and switchgear will be lifted, secured onto flat beds, and transported off-site for processing.
Modules will be detached from the racking system and stacked for removal. However, in the event of a total fracture, the interior materials are silicon-based and may not be considered hazardous. Disposal of these materials at a landfill will be permissible.

The metal piling systems used to secure the PV system in the ground will be removed entirely and if full removal is not possible, then terminated at a depth greater than four-feet from grade or at bedrock whichever is shallower. The piling materials will be collected and recycled. Additionally, all associated metal mounting structures along with the metal perimeter fencing and gates will be removed and either reused or sent for recycling.

Grade slabs will be broken, removed, and disposed of off-site or recycled. Unless requested by the landowner for the access road to remain, materials from road construction will be removed, shipped off-site for either re-use or disposal. If necessary, the former road bed will be backfilled and graded with material native to the region to blend it with the immediately adjacent and existing topography.

Aboveground utility poles owned by the Project will be completely removed and disposed of off-site in accordance with utility best practices. Overhead wires will be removed from the area of the solar modules and terminated at the point of interconnection. Underground wiring at depths of less than four-feet will be removed and recycled.

Prior to final demobilization, a final walkthrough of the Project area and the Property is completed to police for and ensure all debris is collected and removed.

**Site Restoration**

Those areas disturbed during decommissioning activities will be graded as necessary to ensure a uniform slope for proper storm water management, prevent the ponding of waters and address any rutting or other depressions caused by removal equipment. The disturbed areas will then be seeded either by hand or via hydro seeding to reestablish vegetation compatible with the Property and region. It is anticipated that a seed mix native to the area will be used by the decommissioning contractor, unless the landowner instructs that they will begin using the property for agricultural purposes and will reestablish the area with agricultural vegetation.
3. Permitting
Permitting & Approvals

Prior to the initiation of decommissioning activities, local code will be reviewed for applicability with decommissioning activities. The municipality will be consulted to confirm and applications made for appropriate permits and approvals, if any. At a minimum, it is anticipated that a new storm water pollution prevention plan (SWPPP) will be required along with a building permit. It is assumed that neither a new or revised site plan or special use permit would be necessary because decommissioning activities are associated with the originally issued approvals.

Throughout the decommissioning process, the municipality will be provided with regular updates and notice upon completing the restoration activities.
4. Decommissioning Assurance
Form of Assurance

A Decommissioning Agreement (“Agreement”), Exhibit 1, will be established for the project entered into by the Operator/Owner of the project and the municipality. The Agreement will result in the Operator/Owner securing a bond as assurance. The bond will begin with and maintained for the duration term established in the Agreement. The bond will be maintained and updated according to the Agreement and remain in place through the completion of decommissioning activities at the Project. The amount and term of the bond will be established and agreed upon by both parties.

Use of Assurance

In the event that the Operator/Owner fails to undertake decommissioning activities within the established period of the Agreement, the municipality shall have the right to undertake decommissioning activities and make a claim against the decommissioning assurance. In such circumstances, the municipality shall have such access to the Property as may be necessary to allow its qualified contractors to conduct decommissioning activities.
Appendix

Exhibit 1: Decommissioning Agreement
Exhibit 1

Decommissioning Agreement
TOWN OF ____________

SOLAR ENERGY SYSTEM DECOMMISSIONING AGREEMENT

This Solar Energy System Decommissioning Agreement ("Agreement") is entered into this ___ day of__________, 201_ by and among the following parties:

<table>
<thead>
<tr>
<th>“Operator”</th>
<th>== OPERATOR==, a ==INCORPORATION==, with an address of ==ADDRESS==,</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Town”</td>
<td>Town of ________, being a municipal corporation in the State of _____, County of ________, with its offices for the transaction of town business located at: __________________________</td>
</tr>
</tbody>
</table>

PREAMBLE

WHEREAS, on ____________, based on the Operator's application, and after duly noticed public hearing(s), the Town, by its Planning Board, granted site plan approval (hereinafter “Site Plan Approval”) of a solar energy facility (hereinafter “Solar Energy System”) on real property (hereinafter “Property”) described in Schedule A attached hereto, as shown on the Site Plan entitled ____________, Town of ____________, ________ County, Illinois," prepared by == ENGINEERING FIRM ==, dated ____________ (hereinafter “Site Plan”), a copy of which is attached as Schedule B; and

WHEREAS, the above-described Site Plan Approval provides that the Operator “[S]hall agree in writing, to remove the solar energy system and all associated equipment and structures if the solar energy system ceases to be used for its intended purpose for twelve (12) consecutive months and the Operator does not provide reasonable evidence of intent to restart operations within six (6) months thereafter. Removal of such obsolete and/or unused structures shall be completed within three (3) months thereafter or as soon as feasible due to weather restrictions;” and
WHEREAS, as a condition to providing the Site Plan Approval, the Town requires that Operator sign this agreement, which provides that the Operator shall be required to execute and file, prior to the (tenth) 10th year of operation, with the Town Clerk a bond, or other form of surety reasonably acceptable to the Town Attorney and Engineer, in an amount sufficient for the faithful performance of the terms and conditions of the Site Plan Approval issued hereunder, and to provide for the aforesaid removal and restoration of the Property subsequent to removal of the Solar Energy System. The amount of the bond or security shall be no less than one hundred ten percent (110%) of the cost of the removal of the solar energy system and restoration of the site, and shall be reviewed and adjusted at five (5)-year intervals upon request of the Town; and

WHEREAS, the sum of $XX,XXX.00 is an amount sufficient for the aforesaid removal of the Solar Energy System and subsequent restoration of the Property, based upon the documentation attached hereto as Exhibit A ("Removal Letter") and, therefore, determined that the required amount of surety for the aforesaid removal and restoration of the property is $XX,XXXX.00; and

WHEREAS, the Operator hereby agrees to remove the Solar Energy System and all associated equipment and structures if the Solar Energy System ceases to be used for its intended purpose for twelve (12) consecutive months and the Operator does not provide reasonable evidence of intent to restart operations within six (6) months thereafter. Removal of the Solar Energy System, obsolete and/or unused structures shall be completed within three (3) months thereafter or as soon as feasible due to weather restrictions; and

WHEREAS, the Operator hereby agrees to execute and file with the Town Clerk a bond, or other form of surety acceptable to the Town Attorney and Engineer ("Security"), in the amount of $XX,XXX.00 to provide for the aforesaid removal of the Solar Energy System and subsequent restoration of the Property. Further, prior to the end of each 5-year period after the establishment of the security, upon Town’s request, the Operator shall provide the Town with an updated Removal Letter setting forth an updated estimate for the removal of such obsolete and or unused structures, which updated estimate shall be subject to review and approval by the Town, which approval shall not unreasonably be withheld and the Security shall be changed to reflect the updated estimate approved by the Town for such removal and restoration of the site;

NOW THEREFORE, for and in consideration of the mutual promises set forth below, and after good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

SECTION 1. INCORPORATION OF PREAMBLE

The Preamble shall be incorporated into and become an enforceable part of this Surety Agreement.
SECTION 2. EFFECTIVE DATE

This agreement shall be effective upon its execution by all parties hereto. This agreement may be executed in multiple counterparts.

SECTION 3. OBLIGATIONS, DUTIES, AND RIGHTS OF THE TOWN

a. Upon removal and decommissioning of the Solar Energy System, the Operator shall inform the Town accordingly, in writing. Upon the Town’s determination that the Operator has decommissioned and removed the Solar Energy System and restored the Property as required under the Site Plan Approval, the Town shall: (i) release the Operator from this agreement; (ii) issue a certificate of completion and release and (iii) return or release any unused portion of the Security to the Operator. A determination that the removal and restoration has been satisfactorily completed shall be in the reasonable discretion of the Town. The Operator and its agents and consultants shall fully comply with all reasonable requests for inspections and information by the Town and its agents.

b. If the Operator fails to complete the required removal of the Solar Energy System and restoration of the Property within six (6) months of cessation of the Solar Energy System as set forth herein, the Town shall be entitled to utilize the Security provided hereunder to the extent necessary, in the Town’s reasonable discretion, to complete the removal and restoration process. Any portion of the Security that is not utilized as set forth herein shall be returned to the Operator, less reasonable administrative costs. In the event that the Town elects to obtain the Security, in whole or in part, as described in this paragraph, it shall notify the Operator accordingly, in writing and, within fourteen (14) days of such writing, the Security shall be paid to the Town.

SECTION 4. OBLIGATIONS, DUTIES, AND RIGHTS OF THE OPERATOR AND SURETY ENTITY

a. The Operator shall deliver, to the Town, suitable evidence of the establishment of the Security prior to the (tenth) 10th year of operation of the Solar Energy System. The Town requires that the Operator obtain a Surety for the Security, with said Surety binding itself to a Surety Agreement with the Town.

b. Upon Town’s request, within thirty (30) days prior to the end of each five (5)-year period after the establishment of the Security, the Operator shall provide the Town with an updated Removal Letter setting forth an updated estimate for the removal of such obsolete and or unused structures and the Security shall be altered to reflect the updated
estimate for such removal. The Operator shall deliver to the Town evidence of the new balance of the Security, as aforesaid.

c. The Operator agrees that the Security shall not be released except in accordance with the terms hereof.
d. The Operator agrees that the Security shall not be released in full, unless another method of security is provided, until the removal and restoration has been satisfactorily completed as reasonably determined by the Town and the Town issued a Certificate of Compliance evidencing same.
e. The Operator shall at all times provide the Town forthwith (no more than forty five (45) days after transfer of title) with the name of the current Operator or Operators of the Solar Energy System.

SECTION 5. BINDING EFFECT

This agreement, and any amendments thereto, shall be binding on the Operator, the Operator's agents and representatives, and any successors to the Operator's title, interest, and rights in the parcel of land constituting this subdivision, including executors, administrators, devisees, heirs, successors and assigns of the Operator.

SECTION 6. USE OF TERMINOLOGY

Use of the term “Operator" in this surety agreement is for convenience only and should not be considered as a limitation on those parties who may be subject to and bound by the provisions of this agreement and any amendments thereon. Use of the term "Site Planning Town” or “Town" in this covenant is for convenience only and may include agents or representatives of the Site Planning Town.

SECTION 7. APPOINTMENT OF AN AGENT

If someone other than the Operator will represent the Operator, the Operator must designate such representative below.

Name of representative:

Address of representative:

Tel. #: Days _____________________ Evenings _____________________

Relationship of representative to Operator:
In executing this surety agreement, the Operator hereby authorizes the person or persons named above to represent his/its interest before the Site Planning Town with respect to the matters that are the subject of this surety agreement.

**SECTION 8. AMENDMENTS**

This surety agreement may be amended, in writing, by agreement of all of the parties to this agreement.

**SECTION 9. GOVERNING LAW**

This agreement, and any amendments thereto, shall be governed by the laws of the State of Illinois and shall be enforceable only in an Illinois Court of competent jurisdiction.

**SECTION 10. SEVERABILITY**

If a court of competent jurisdiction determines that any provision of this surety agreement is unenforceable, such determination shall not affect the remaining provisions, which shall remain in full force and effect.
IN WITNESS WHEREOF, I, the Operator, hereby certify under the pains and penalties of perjury that the information contained in this surety agreement is true and complete; and we, the parties to this surety agreement, set our hands and seals to this agreement on the date(s) written below.

OPERATOR

___________________________________  __________________________________
Signature of Operator                  Date                                Witness
By:                                    
Its:                                    
Duly authorized

TOWN OF ____________

____________________________________  __________________________________
Signature of Town                     Date                                Witness
By:                                    
Its:                                    
Duly authorized
STATE OF ILLINOIS  :

:SS.:

COUNTY OF ________  :

On the ___ day of ___________, 20__ before me, the undersigned, a Notary Public in and for said State, personally appeared ____________________, personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_______________________________________

NOTARY PUBLIC - STATE OF ILLINOIS

STATE OF ILLINOIS  :

:SS.:

COUNTY OF ________  :

On the ___ day of ___________, 20__ before me, the undersigned, a Notary Public in and for said State, personally appeared ____________________, personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_______________________________________

NOTARY PUBLIC - STATE OF ILLINOIS
**Estimated Decommissioning Costs**

**Including Dismantling/Removal Costs and Salvage Value**

**Project Name:** Fitzgerald - Shabbona Solar II  
**Date:** October 21, 2021  
**WPS Project Number:** 0015672.00  
**By:** CVA

---

### Project Size

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
<th>Cost Per MW</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>MW-AC</td>
<td>2.88 MW-DC</td>
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### Mobilization/Demobilization

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<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
<th>Cost Per MW</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Lump Sum</td>
<td>$20,000.00</td>
<td>$20,000</td>
<td>$10,000</td>
</tr>
</tbody>
</table>

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### Permitting

| State Permits | 1 | Lump Sum | $10,000.00 | $10,000 | N/A |

---

### Civil Infrastructure

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
<th>Cost Per MW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removal Gravel Surfacing from Road</td>
<td>194</td>
<td>Cubic Yards</td>
<td>$2.51</td>
<td>$487</td>
<td>$244</td>
</tr>
<tr>
<td>Haul Gravel Removed from Road</td>
<td>194</td>
<td>Cubic Yards</td>
<td>$10.37</td>
<td>$2,016</td>
<td>$1,008</td>
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<tr>
<td>Disposal of Gravel Removal from Road</td>
<td>194</td>
<td>Cubic Yards</td>
<td>$0.00</td>
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<td>$0</td>
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<tr>
<td>Grade Road Corridor</td>
<td>14,000</td>
<td>Square Feet</td>
<td>$0.09</td>
<td>$1,219</td>
<td>$609</td>
</tr>
<tr>
<td>Erosion and Sediment Control Along Road</td>
<td>150</td>
<td>Linear Feet</td>
<td>$3.24</td>
<td>$486</td>
<td>$243</td>
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<tr>
<td>Removal of Security Fence</td>
<td>3,000</td>
<td>Linear Feet</td>
<td>$6.54</td>
<td>$19,620</td>
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**Subtotal Civil Infrastructure**

$23,829

---

### Structural Infrastructure

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
<th>Cost Per MW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removal Tracker Array Steel Foundation Post Full Depth</td>
<td>2,020</td>
<td>Each</td>
<td>$13.38</td>
<td>$27,020</td>
<td>$13,510</td>
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<tr>
<td>Haul Tracker Array Steel Post</td>
<td>182</td>
<td>Ton</td>
<td>$6.97</td>
<td>$1,266</td>
<td>$633</td>
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<tr>
<td>Removal PCU Station Post to a 5’ Depth</td>
<td>20</td>
<td>Each</td>
<td>$65.00</td>
<td>$1,300</td>
<td>$650</td>
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<tr>
<td>Haul PCU Station Post</td>
<td>20</td>
<td>Each</td>
<td>$3.00</td>
<td>$60</td>
<td>$30</td>
</tr>
<tr>
<td>Removal Array Racking</td>
<td>91</td>
<td>Ton</td>
<td>$200.00</td>
<td>$18,241</td>
<td>$9,120</td>
</tr>
<tr>
<td>Haul Array Racking</td>
<td>91</td>
<td>Ton</td>
<td>$6.97</td>
<td>$635</td>
<td>$318</td>
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</table>

**Subtotal Structural Infrastructure**

$48,522
## Estimated Decommissioning Costs Including Dismantling/Removal Costs and Salvage Value

### Electrical Collection/Transmission System

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
<th>Salvage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removal of PV Modules</td>
<td>8,484</td>
<td>Each</td>
<td>$5.27</td>
<td>$44,718</td>
<td>$22,359</td>
</tr>
<tr>
<td>Haul PV 95% of Panels to Reseller (Louisville, KY)</td>
<td>282</td>
<td>Tons</td>
<td>$73.35</td>
<td>$20,692</td>
<td></td>
</tr>
<tr>
<td>Haul PV 5% of Panels for disposal</td>
<td>15</td>
<td>Tons</td>
<td>$6.56</td>
<td>$97</td>
<td></td>
</tr>
<tr>
<td>Removal of Inverter Stations</td>
<td>16</td>
<td>Each</td>
<td>$1,048.34</td>
<td>$16,773</td>
<td>$500</td>
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<tr>
<td>Removal of Panelboards</td>
<td>2</td>
<td>Each</td>
<td>$40.00</td>
<td>$80</td>
<td>$40</td>
</tr>
<tr>
<td>Removal of PCU Station (Inverter/Transformer)</td>
<td>2</td>
<td>Each</td>
<td>$2,000.00</td>
<td>$4,000</td>
<td>$2,000</td>
</tr>
<tr>
<td>Removal of Riser Pole and Overhead Cable</td>
<td>1</td>
<td>Each</td>
<td>$1,000.00</td>
<td>$1,000</td>
<td>$500</td>
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<tr>
<td>Removal of SCADA Equipment</td>
<td>1</td>
<td>Each</td>
<td>$1,000.00</td>
<td>$1,000</td>
<td>$500</td>
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<tr>
<td>Removal of Underground Collector System Cables</td>
<td>2,160</td>
<td>Linear Feet</td>
<td>$0.38</td>
<td>$812</td>
<td>$406</td>
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<tr>
<td>Removal of DC System Cables</td>
<td>30,300</td>
<td>Linear Feet</td>
<td>$0.45</td>
<td>$13,590</td>
<td>$6,795</td>
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<tr>
<td>Removal of Fiber Optic Cable</td>
<td>2</td>
<td>Per MW</td>
<td>$1,500.00</td>
<td>$3,000</td>
<td>$1,500</td>
</tr>
<tr>
<td><strong>Subtotal Electrical Collection/Transmission System</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$105,762</strong></td>
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### Site Restoration

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
<th>Salvage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stabilized Construction Entrance</td>
<td>1</td>
<td>Each</td>
<td>$2,225.00</td>
<td>$2,225</td>
<td>$1,113</td>
</tr>
<tr>
<td>Perimeter Controls</td>
<td>3,000</td>
<td>Linear Feet</td>
<td>$3.24</td>
<td>$9,720</td>
<td>$4,860</td>
</tr>
<tr>
<td>Till to farmable condition on project area</td>
<td>15.8</td>
<td>Acres</td>
<td>$236.80</td>
<td>$3,741</td>
<td>$1,871</td>
</tr>
<tr>
<td><strong>Subtotal Site Restoration</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$15,686</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Subtotal Demolition/Removals

**$223,799**

### Salvage

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
<th>Salvage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fencing</td>
<td>16</td>
<td>Tons</td>
<td>$341.25</td>
<td>$5,451</td>
<td>$2,726</td>
</tr>
<tr>
<td>Steel Posts</td>
<td>182</td>
<td>Tons</td>
<td>$341.25</td>
<td>$62,039</td>
<td>$31,020</td>
</tr>
<tr>
<td>Module Racking</td>
<td>91</td>
<td>Tons</td>
<td>$341.25</td>
<td>$31,123</td>
<td>$15,562</td>
</tr>
<tr>
<td>PV Modules</td>
<td>8,484</td>
<td>Each</td>
<td>$17.85</td>
<td>$151,439</td>
<td>$75,720</td>
</tr>
<tr>
<td>String Inverters</td>
<td>16</td>
<td>Each</td>
<td>$3.69</td>
<td>$59</td>
<td>$30</td>
</tr>
<tr>
<td>Inverter/Transformer</td>
<td>2</td>
<td>Each</td>
<td>$123.69</td>
<td>$247</td>
<td>$124</td>
</tr>
<tr>
<td>Collection Lines (DC Copper)</td>
<td>8,640</td>
<td>Pounds</td>
<td>$0.84</td>
<td>$7,258</td>
<td>$3,629</td>
</tr>
<tr>
<td><strong>Subtotal Salvage</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$257,617</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Total Demolition Minus Salvage

**($33,818)**
Erosion Control Plan
Erosion Control Plan

2MWac Ground Mounted Project

Project Information

Project Name: Fitzgerald Family – Shabbona Site 2
Address: Preserve Road, Shabbona, IL
Project Area: 18.2-acres

Introduction

What follows is an example erosion and sedimentation control plan based on the standards set forth by the State of Illinois Department of Natural Resources. The plan was modified to detail best management practices which may be deployed to address project site conditions, such that soil compaction is minimized, and water discharges do not contain pollutants or characteristics which will cause receiving water bodies to fail to meet water quality standards.

The following plan describes the most practical and effective practices to control erosion and prevent sediment from leaving the site. This plan should be organized and presented in a clear and concise manner. Because this site is located in a relatively flat open field with a history of cultivation activity, the soil compaction should be minimized, which in turn should contribute to a very low level of run off volumes, pollutant concentration, and recovery of natural vegetation post construction.

Project Description

The proposed project will involve the construction and operation of a photovoltaic solar power generation facility that is expected to produce as much as 2 MW AC of renewable electric power. The Project will be interconnected with local electric provider’s distribution system via connection to existing power lines located adjacent to the property. Approximately 18.2-acres will be disturbed during the construction period. The site is located in DeKalb County, approximately 1.1-miles east of Shabbona, IL.
Adjacent Property
The land use in the vicinity of the proposed site includes unimproved agriculture land, and very low
density rural residential. The map on the next page is meant to demonstrate the existing project site
and nearby parcels.

Planned Erosion and Sedimentation Control Practices

Sedimentation Basin
A sedimentation basin will be constructed at the low point of the property if deemed necessary by the
environmental engineer. All water from disturbed areas will be directed to this basin before leaving the
site.

Temporary Gravel Construction Entrance
A temporary gravel construction entrance will be installed near the east entrance of the site to wash
vehicle tires at this location. The entrance will be graded so the runoff water will be directed to the
applicable erosion control structures on the site.

Temporary Diversion
A temporary diversion structure such as silt fencing, gravel, hay bales, level spreader, or coil logs will be
constructed at any natural low points leaving the subject property.

Sediment Fence
A sediment fence will be constructed along the perimeter of the project, along any diversion berms, and
over exposed raw materials and soils if deemed necessary by the environmental engineer.

Land Grading
As stated above, there will be minimal grading of this site because of the existing flat site conditions. This
will contribute to a low level of soil compaction, which in turn should contribute to a very low level of run
off volumes, pollutant concentration, and recovery of natural vegetation post construction. Construction
activities should be minimized to areas where the primary road will be constructed and where the main
electric cable will be trenched.

Construction Road Stabilization
As soon as the final grade is reached on the entrance road, the subgrade will be sloped with a crown to
drain to the east and west, and the necessary compaction will be reached per the engineer of record’s
stated spec.

Dust Control
Dust control is not expected to be a problem due to the small area of exposure and the relatively short
duration of construction (approximately 3 months). Should excessive dust be generated, it will be
controlled by sprinkling and instituting a water truck for periodic use.
Construction Schedule

- Obtain plan approval and other applicable permits
- Flag the work limits and mark all areas needed for erosion control
- Hold pre-construction meeting at least one week prior to construction
- Install temporary gravel construction entrance and necessary silt fence
- Construct roads
- Clear any vegetation although this looks to be very minimal
- Begin driving Foundations
- Install solar panel tracking structure
- Install solar panels
- Trenching for all underground electrical
- Installation of electrical wiring
- Placement of string inverters
- Placement of transfer and necessary protective devises
- DC Commissioning
- Inverter and System Commissioning
- Final Punchlist
- Demobilization of all construction materials

Maintenance Plan

- All erosion and sedimentation control practices will be checked for stability and operation following every runoff-producing rainfall but in no case less than once every week. Any needed repairs will be made immediately to maintain all practices as designed and installed for all appropriate phases of construction.
- Sediment will be removed from any sediment diversion structure when the level of sediment reached .5 ft below the top of the structure. Any gravel that needs to be installed per the environmental engineer will be cleaned and replaced when the gravel no longer serves its intended purpose.
- Sediment will be removed from the sediment fence when it becomes .5 ft deep at the fence. The sediment fence will be repaired as necessary to maintain a barrier.
- All seeded areas will be fertilized, reseeded as necessary, and mulched according to specifications in the vegetative plan to maintain a vigorous, dense vegetative cover.
Vegetation Maintenance Plan
Vegetative Maintenance

2MWac Ground Mounted Project

Project Information

Project Name: Fitzgerald Family – Shabbona Site 2
Address: Preserve Road, Shabbona, IL
Project Area: 18.2-acres

Background

Following construction of the solar facility, disturbed grounds will be re-established with low growth / low maintenance ground cover. The vegetative maintenance contractor will be responsible for inspecting and maintaining the vegetative integrity of the solar facility. The contractor will conduct on-site activities during growing months at the frequency of approximately 2-3 times per year. Contractor is expected to adjust site maintenance frequency based on time of year and weather conditions. To avoid rutting, erosion, and soil compaction, weather forecasts will be consulted and on-site field inspections will be conducted prior to mowing or cutting to ensure that these practices occur when the site is able to withstand this type of activity.

It is important to note this scope of work covers work along the access road and w/in the fence line of the project. Remaining lands outside the fence will continue to be utilized for agricultural purposes and maintained by the landowner or their representative.
Site Activities

Perimeter Maintenance
The perimeter fence line will be inspected for items of trash, that may have accumulated since the previous site visit. These items will be collected and disposed of offsite. Vegetative growth along the fence line will also be trimmed and maintained to prevent the growth of weeds or tall grasses.

Mowing
Mowing is a three-step process. First, the mower or bush hog trims the large areas. Second, trimmers are used to cut around structural elements and other places the mower couldn’t reach. Finally, any vegetation that was thrown and stuck to the modules will be cleaned off.

Additionally, spot-mowing is recommended for reducing invasive plants while native species are becoming established. Spot-mowing should be done at a raised height to avoid damaging native plants.

Site Inspections
During each maintenance visit, the site will be inspected for signs of or early indicators of erosion. Any areas of concern will be immediately presented to the project owner/developer to evaluate and implement corrective measures. Should the contractor observe a non-typical condition or change in site conditions the project owner / developer will be immediately notified.

Screening Maintenance
Should vegetative screening be installed at the PV facility, Contractor will be responsible for monitoring the general health of each plant. If any plant succumbs and fails to establish its self, contractor will work with the responsible nursery to redeem the warranty and replace the deceased plant with another of the same species.

Access Road Maintenance
During maintenance activities, the access road will be inspected and maintained to ensure that vegetative creep does not occur. This will include the mowing of at least a 3-foot strip paralleling each side of the road. Additionally, any observed vegetative creep within the road will be removed.
Table 1: Scope of Work

<table>
<thead>
<tr>
<th>Activity</th>
<th>Frequency</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter Maintenance</td>
<td>8-12 Weeks</td>
<td>May - October</td>
</tr>
<tr>
<td>Mowing</td>
<td>8-12 Weeks</td>
<td>May - October</td>
</tr>
<tr>
<td>Site Inspections</td>
<td>8-12 Weeks</td>
<td>May - October</td>
</tr>
<tr>
<td>Screening Maintenance*</td>
<td>4-8 Weeks</td>
<td>May - October</td>
</tr>
<tr>
<td>Access Road Maintenance</td>
<td>8-12 Weeks</td>
<td>May - October</td>
</tr>
</tbody>
</table>

*Two years only to ensure vegetation planted for screening is adequately established
EcoCAT
Applicant: FFP IL Community Solar, LLC

Contact: Evan Wied

Address: 100 Montgomery Street
Suite 725
San Francisco, CA 94104

Project: Fitzgerald Family - Shabbona Site 2
Address: Preserve Road, Shabbona

Description: FFP IL Community Solar, LLC is proposing to construct a utility-scale PV solar energy facility on the project premises.

Natural Resource Review Results

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

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

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

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

County: DeKalb

Township, Range, Section:
38N, 3E, 13

IL Department of Natural Resources

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

Government Jurisdiction
Dekalb County Community Development
Derek M. Hiland
110 E. Sycamore Street
Sycamore, Illinois 60178

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

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

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

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

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

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

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

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.
State Historic Preservation Office
October 18, 2021

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: Illinois State Historic Preservation Office Review
Fitzgerald Family – Shabbona
DeKalb County, IL

Westwood Professional Services (Westwood) would like to submit this request for consultation with the Illinois State Historic Preservation Office on behalf of FFP IL Community Solar, LLC and FFP IL Community Solar II, LLC for a potential solar development project located in DeKalb County, Illinois. According to the DeKalb County Zoning Department, consultation with the Illinois State Historic Preservation Office is recommended as part of the Special Use Permit application. Furthermore, a permit from the United States Army Corp of Engineers will also likely be required for this project.

FFP IL Community Solar, LLC and FFP IL Community Solar II, LLC is proposing to construct a utility-scale solar energy facility on the project premises. The proposed project will consist of a four-megawatt solar installation with utility scale ground mounted photovoltaic panels and associated electrical wiring.

The project premises is unaddressed; however, the coordinates for the center of the project premises are 41.763322, -88.841031. In addition, the project carries the legal location of Section 13, Township 38 North, Range 3 East. The project premises is located approximately 1.35 miles east of Shabbona, IL and consists of 31.87 acres of currently undeveloped, planted agricultural land used for row crop production. Please refer to the appended Exhibits and Conceptual Plan for additional information regarding site location and layout.

No previous permits, IHPA log numbers, or non-agricultural disturbances are known for the project premises.

Please let us know if you have questions or concerns with regards to this request for consultation.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

Ryan Grohnke
Cultural Resources Manager
(952) 906-7403
Shabbona Township, DeKalb County, Illinois

Project Area Site Map
USGS Topography

Fitzgerald Family - Shabbona
IL-18-0015

Project Location
± 2,000 Feet

Legend
- Project Area Boundary
- Municipal Boundary
- PLS Section Boundary
- County Boundary

Data Source(s): Westwood (2018); ESRI WMS USA Topo & National Geographic Basemaps (Accessed 2018), Census Bureau (2017).