Dear Mr. Hiland & Mr. Anderson,

ESP Solar LLC is developing community solar projects in conjunction with the State of Illinois Climate & Equitable Jobs Act (CEJA) and the Adjustable Block Program. ESP Solar LLC is proposing to develop a 6.84 MW-dc / 4.98 MW-ac solar project located at 11504 Keslinger Road in DeKalb County.

Zoning
The property is in the AG-1, Agricultural Zoning District. Solar gardens are listed as a Special Use in the A-1 district. A solar garden is a commercial facility of unlimited size within the Solar Energy Systems (SES) regulations. The performance standards for a solar garden use are listed in Chapter 53 of the DeKalb County Zoning ordinance including:

1. Setbacks. The solar array and all components of the solar collector system in a Solar Garden shall be kept at least one hundred (100) feet from a property line or right-of-way. However, this requirement may be waived, provided the solar garden’s owner/lessee obtains, and records with the DeKalb County Recorder, signed and notarized affidavits, agreeing that the required minimum setback be waived, from all property owners and affected road authorities adjoining the zoning lot on which the solar garden is to be located (as determined by DeKalb County Community Development Department). However, in no instance shall any part of a solar garden, be located within fifty (50) feet of any of the aforementioned items. 
   **The solar array is setback 100 feet from Crego Road and Keslinger Road.**

2. Fencing. No fencing is required however if installed on the property the fencing shall have a maximum height of eight (8) feet. The fence shall contain appropriate warning signage that is posted such that is clearly visible on the site. 
   **A seven (7) foot high fence will be installed around the entire solar array.**

3. Proof an Agriculture Impact Mitigations Agreement (AIMA) has been executed with the Illinois Department of Agriculture as needed. 
   **An AIMA will be provided with the building permit application. The AIMA form was submitted to the Illinois Department of Agriculture.**
4. Endangered Species and Wetlands. Applicant shall seek natural resource consultation with the Illinois Department of Natural Resources (IDNR). The applicant shall submit with the special use application the results of the IDNR Eco CAT consultation. The cost of the EcoCAT consultation shall be paid by the applicant. 

*An EcoCAT report is provided in Appendix F: Attachment 1*

5. Weed control. Applicant must present an acceptable weed control plan for property inside and outside fenced area for entire property. The operating company during the operation of the Solar Garden must maintain the fence and adhere to the weed control plan.

*In June of 2018, the State of Illinois enacted into law (Bill SB 3214) that set standards for formally designating a solar facility as a pollinator friendly environment and requiring solar operators to provide a vegetation management plan to include native grasses for the control of weeds and pollinator friendly plantings.*

Please find attached to this Special Use Permit request the Application for Zoning Actions and the Special Use Requests form along with the items below for the Whiskey Acres C Community Solar Project submitted on behalf of ESP Solar LLC.

Appendix A: Project Description

Appendix B: Application for Zoning Actions

Appendix C: Special Use Requests Form

Appendix D: Site Plan

Appendix E: Legal Description

Appendix F: Natural Resources Desktop Assessment

- Attachment 1: EcoCAT
- Attachment 2: Web Soil Survey – Hydric Rating
- Attachment 3: Flood Zone
- Attachment 4: Topography
- Attachment 5: Farmland Classification
- Attachment 6: Soils

Appendix G: Illinois State Historic Preservation Office (SHPO)

Appendix H: Drain Tile Investigation Plan

Appendix I: Decommissioning Plan
Appendix A: Project Description
ESP Solar LLC ("Developer") requests a special use permit from Dekalb County for a 6.84 megawatt ("MW") direct current ("DC")/ 4.98 MW alternative current ("AC") photovoltaic ("PV") ground mounted community solar project ("Site C") located in the southeastern corner of the intersection of Crego Road and Keslinger Road in the northwest corner area of Section 12, Township 39 North, Range 4 East in DeKalb County, Illinois ("Project Site"). The project site will compromise up to 22 acres of land of the 81.56-acre parcel. Site C will be on the western most area of the parcel. See Site Plan as Appendix D. The parcel number of the Project Site is 11-12-100-014 and is designated as an “AG-1 Agricultural Zoning District” by Dekalb County. The Project Site is currently owned by James E Walter.

The solar array location has been setback 100 feet from other parcels in accordance with Dekalb County’s Solar Ordinance. The Project Site is flat and is not in an area with wetlands or a floodplain. Developer believes the solar projects will not negatively impact stormwater runoff. Developer has hired an expert to perform a subsurface agricultural drain tile survey encompassing the construction area (see attached Appendix H). A desktop natural resource analysis was conducted for the site and is also provided. The Illinois Natural Heritage Survey Database (INHS) contains no record of state-listed threatened or endangered species in the vicinity of the project location.

Our standard solar system has a maximum height from grade level of approximately nine (9) feet. The panels will slowly move from east to west throughout the day tracking the sun. Spacing between the rows of solar modules will be between 14-20 feet. The solar systems will not be operational nor move at night. There is minimal noise impact of the solar system. The projects will also be fenced in with a perimeter fence that will have a height of seven (7) feet. The fence will contain code compliant safety and high voltage warning signs on all sides.

Based on our initial site survey, the Projects will not require any significant grading. After we clear the land in preparation for construction, the Projects will only disturb the land within the fenced area with: (i) pile-driven posts to support the Projects’ racking system and solar modules, (ii) three or four utility poles that will rise up to approximately 30 feet high and interconnect to a nearby utility line pursuant to our interconnection request for new generation service with the local utility (as indicated on the site plan at Appendix D), (iii) a concrete equipment pad with dimensions of approximately 11 feet x 27 feet, (iv) an access gate at the northwest corner of the fence to serve as an access point for fire access and site maintenance, (v) a 20 foot wide road will run south from Keslinger Road through the middle of the Project Site.

The developer has included a parking space to not impede travel along the access roads. Applicant requests a waiver of Article 6 of the Zoning Ordinance in regards to the access road. Due to the nominal vehicular traffic anticipated, we request for a waiver of the requirements of which would otherwise require that all areas for driving be paved, curbed, and landscaped. The waiver of Article 6 would further the goals and stated conditions for the projects to have minimal impact on the agricultural nature of the subject property.

There is expected to be minimal erosion and sediment during construction as well as minimal impact to the site’s natural storm water runoff post construction. The solar modules are pervious and the Developer intends to provide a hydroseed, pollinator friendly native mix to allow for stormwater to
absorb into the soil and prevent further sediment erosion. A decommissioning plan is attached as Appendix I.

Developer will employ standard solar PV modules (approximately 4 feet x 7.5 feet). Such modules will be placed on a galvanized steel racking system with bolts and screws. The solar modules are fastened to a racking system at a minimum clearance height of 2-3’ above grade and the arrays are porous between each solar module and array. No welding or material cutting of equipment will be done at the Project Site. The projects will utilize smart string inverters that will be installed on a concrete equipment pad. These inverters are used to convert DC power from the modules to AC power to the utility transformer.

The solar power generation from the projects will be sold by Developer to local entities within Commonwealth Edison electric service territory on a virtual basis (i.e. school districts, water districts, businesses, residents) through the Illinois Adjustable Block (Community Solar) administered by the state of Illinois and Commonwealth Edison.
Appendix B: Application for Zoning Actions
Appendix C: Special Use Requests Form
Appendix D: Site Plan
Appendix E: Legal Description
Appendix F: Natural Resources Desktop Assessment
Applicant: BAP Power Corporation DBA Cenergy Power  IDNR Project Number: 2210171
Contact: Mike Imoto  Date: 03/02/2022
Address: 3176 Lionshead Ave  
Carlsbad, CA 92008
Project: Whiskey Acres  
Address: 11504 KESLINGER ROAD, DEKALB

Description: Developing ABP Community Solar Projects.

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: 39N, 4E, 12

IL Department of Natural Resources  Government Jurisdiction
Contact  County of Dekalb
Kyle Burkwald  Marcellus Anderson
217-785-5500  110 E. Sycamore Street
Division of Ecosystems & Environment  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.
Hydric by Map Unit—DeKalb County, Illinois

**MAP LEGEND**

<table>
<thead>
<tr>
<th>Area of Interest (AOI)</th>
<th>Transportation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area of Interest (AOI)</td>
</tr>
<tr>
<td>Soils</td>
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<tr>
<td>Soil Rating Polygons</td>
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<td></td>
<td>Hydric (66 to 99%)</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Hydric (1 to 32%)</td>
</tr>
<tr>
<td></td>
<td>Not Hydric (0%)</td>
</tr>
<tr>
<td></td>
<td>Not rated or not available</td>
</tr>
<tr>
<td>Soil Rating Lines</td>
<td>Hydric (100%)</td>
</tr>
<tr>
<td></td>
<td>Hydric (66 to 99%)</td>
</tr>
<tr>
<td></td>
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<td>Not Hydric (0%)</td>
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<td>Soil Rating Points</td>
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<td>Hydric (66 to 99%)</td>
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<td></td>
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<td>Hydric (1 to 32%)</td>
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<td></td>
<td>Not Hydric (0%)</td>
</tr>
<tr>
<td></td>
<td>Not rated or not available</td>
</tr>
<tr>
<td>Water Features</td>
<td>Streams and Canals</td>
</tr>
</tbody>
</table>

**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: 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: DeKalb County, Illinois
Survey Area Data: Version 10, Aug 31, 2021
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.
## Hydric Rating by Map Unit

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>67A</td>
<td>Harpster silty clay loam, 0 to 2 percent slopes</td>
<td>98</td>
<td>6.9</td>
<td>10.1%</td>
</tr>
<tr>
<td>104A</td>
<td>Virgil silt loam, 0 to 2 percent slopes</td>
<td>10</td>
<td>6.8</td>
<td>9.8%</td>
</tr>
<tr>
<td>152A</td>
<td>Drummer silty clay loam, 0 to 2 percent slopes</td>
<td>100</td>
<td>20.0</td>
<td>29.0%</td>
</tr>
<tr>
<td>198A</td>
<td>Elburn silt loam, 0 to 2 percent slopes</td>
<td>7</td>
<td>9.6</td>
<td>14.0%</td>
</tr>
<tr>
<td>662B</td>
<td>Barony silt loam, 2 to 5 percent slopes</td>
<td>0</td>
<td>4.2</td>
<td>6.1%</td>
</tr>
<tr>
<td>667B</td>
<td>Kaneville silt loam, 2 to 5 percent slopes</td>
<td>0</td>
<td>21.3</td>
<td>31.0%</td>
</tr>
<tr>
<td>Totals for Area of Interest</td>
<td></td>
<td></td>
<td>68.9</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:


**Rating Options**

*Aggregation Method: Percent Present*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Lower*
Hydrologic Information

Flood Hazard Zones
This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

- A
- AO
- X
- A99
- V
- OPEN WATER
- AE
- VE
- NOT POPULATED
- AH
- D
- AREA NOT INCLUDED
Figure 1 - Topographic Map

Vacant Land
11504 Keslinger Road
DeKalb, Illinois 60115
Project Number: 00475119
<table>
<thead>
<tr>
<th>Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</th>
<th>Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</th>
<th>Farmland of unique importance</th>
<th>Not rated or not available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</td>
<td>Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</td>
<td>Farmland of statewide importance, if irrigated if protected from flooding or not frequently flooded during the growing season</td>
<td>Not prime farmland</td>
</tr>
<tr>
<td>Prime farmland if irrigated and reclaimed of excess salts and sodium</td>
<td>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</td>
<td>Farmland of statewide importance, if warm enough and either protected from flooding or not frequently flooded during the growing season</td>
<td>All areas are prime farmland</td>
</tr>
<tr>
<td>Farmland of statewide importance, if drained</td>
<td>Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</td>
<td>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</td>
<td>Prime farmland if irrigated</td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated, completely removing the root inhibiting soil layer</td>
<td>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</td>
<td>Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season</td>
<td>Prime farmland if irrigated and drained</td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated and thawed</td>
<td>Farmland of statewide importance, if irrigated and thawed</td>
<td>Prime farmland if irrigated and protected from flooding or not frequently flooded during the growing season</td>
<td>Farmland of statewide importance, if irrigated and protected from flooding or not frequently flooded during the growing season</td>
</tr>
<tr>
<td>Farmland of local importance</td>
<td>Farmland of local importance</td>
<td>Prime farmland if irrigated and protected from flooding or not frequently flooded during the growing season</td>
<td>Farmland of statewide importance, if irrigated and protected from flooding or not frequently flooded during the growing season</td>
</tr>
</tbody>
</table>

**Soil Rating Points**

- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and thawed
- Farmland of local importance
- Farmland of unique importance
- Not rated or not available
### Farmland Classification—DeKalb County, Illinois

<table>
<thead>
<tr>
<th>Farmland of statewide importance, if irrigated and drained</th>
<th>Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</th>
<th>Farmland of unique importance</th>
<th>Not rated or not available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmland of statewide importance, if irrigated</td>
<td>Farmland of statewide importance, if irrigated or either protected from flooding or not frequently flooded during the growing season</td>
<td>Water Features</td>
<td>Transportation</td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated or either protected from flooding or not frequently flooded during the growing season</td>
<td>Farmland of statewide importance, if warm enough, and either protected from flooding or not frequently flooded during the growing season</td>
<td>Streams and Canals</td>
<td>US Routes</td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated or either protected from flooding or not frequently flooded during the growing season</td>
<td>Farmland of statewide importance, if thawed</td>
<td>Interstate Highways</td>
<td>Major Roads</td>
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<tr>
<td>Farmland of local importance</td>
<td>Farmland of local importance</td>
<td>Local Roads</td>
<td>Aerial Photography</td>
</tr>
<tr>
<td>Farmland of local importance</td>
<td>Farmland of local importance</td>
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<td></td>
</tr>
</tbody>
</table>

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:**

Cooperative 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:** DeKalb County, Illinois

**Survey Area Date:** Version 16, Aug 31, 2021

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.
Farmland Classification

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>67A</td>
<td>Harpster silt loam, 0 to 2 percent slopes</td>
<td>Prime farmland if drained</td>
<td>6.9</td>
<td>10.1%</td>
</tr>
<tr>
<td>104A</td>
<td>Virgil silt loam, 0 to 2 percent slopes</td>
<td>Prime farmland if drained</td>
<td>6.8</td>
<td>9.8%</td>
</tr>
<tr>
<td>152A</td>
<td>Drummer silt loam, 0 to 2 percent slopes</td>
<td>Prime farmland if drained</td>
<td>20.0</td>
<td>29.0%</td>
</tr>
<tr>
<td>198A</td>
<td>Ebelum silt loam, 0 to 2 percent slopes</td>
<td>All areas are prime farmland</td>
<td>9.6</td>
<td>14.0%</td>
</tr>
<tr>
<td>662B</td>
<td>Barony silt loam, 2 to 5 percent slopes</td>
<td>All areas are prime farmland</td>
<td>4.2</td>
<td>6.1%</td>
</tr>
<tr>
<td>667B</td>
<td>Kaneville silt loam, 2 to 5 percent slopes</td>
<td>All areas are prime farmland</td>
<td>21.3</td>
<td>31.0%</td>
</tr>
<tr>
<td>Totals for Area of Interest</td>
<td></td>
<td></td>
<td>68.9</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower
Soil Map—DeKalb County, Illinois

**MAP LEGEND**

- Area of Interest (AOI)
- Soils
  - Soil Map Unit Polygons
  - Soil Map Unit Lines
  - Soil Map Unit Points
- Special Point Features
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravely Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features
  - Streams and Canals
- Transportation
  - Rail
  - 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: [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: DeKalb County, Illinois
- Survey Area Data: Version 18, Aug 31, 2021
- 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

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## Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>67A</td>
<td>Harpster silty clay loam, 0 to 2 percent slopes</td>
<td>7.1</td>
<td>10.3%</td>
</tr>
<tr>
<td>104A</td>
<td>Virgil silt loam, 0 to 2 percent slopes</td>
<td>6.7</td>
<td>9.6%</td>
</tr>
<tr>
<td>152A</td>
<td>Drummer silty clay loam, 0 to 2 percent slopes</td>
<td>20.1</td>
<td>29.1%</td>
</tr>
<tr>
<td>198A</td>
<td>Elburn silt loam, 0 to 2 percent slopes</td>
<td>9.6</td>
<td>13.9%</td>
</tr>
<tr>
<td>662B</td>
<td>Barony silt loam, 2 to 5 percent slopes</td>
<td>4.2</td>
<td>6.1%</td>
</tr>
<tr>
<td>667B</td>
<td>Kaneville silt loam, 2 to 5 percent slopes</td>
<td>21.3</td>
<td>30.9%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>69.0</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
Appendix G: Illinois State Historic Preservation Office (SHPO)
Dear Mr. Barrett:

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) to review all state undertakings for their effect on cultural resources. Pursuant to this requirement, we have received information regarding the above referenced project for our comment.

According to the information provided concerning the proposed project, apparently there is no federal involvement in your project. However, please note that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

Our files do not identify any known historic properties within this proposed project area, nor is the project area within the high probability area for archaeological resources as defined in the state Act. Accordingly, this project is EXEMPT pursuant to the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/6). An archaeological survey for your above referenced project is not required under STATE law.

If further assistance is needed please contact Jeff Kruchten, Chief Archaeologist at 217/785-1279 or Jeffery.kruchten@illinois.gov.

Sincerely,

[Signature]

Carey L. Mayer , AIA
Deputy State Historic Preservation Officer
Appendix H: Drain Tile Investigation Plan
Appendix I: Decommissioning Plan
Introduction

ESP Solar LLC has prepared this Decommissioning Plan (“Plan”) for the Whiskey Acres Site C Photovoltaic Facility (“Facility”) to be constructed on undeveloped land owned by James Walter in the County of DeKalb, Illinois, located near 11504 Keslinger Road. This Plan was prepared to fulfill the requirements of the local bylaws and zoning ordinances and assumes that the Facility will be constructed in accordance with permits and conditions issued by the County of DeKalb, Illinois.

Facility Description

The proposed solar system Facility will consist of a new approximately 6.84 Megawatt MW (DC)/4.98 Megawatt MW (AC) capacity solar power-generating operation secured within a fence surrounding the solar panels and equipment and accessed via a locked gate. The Facility will include the following site features:

- An approximately up to 22-acre array of photovoltaic (PV) modules (panels) and mounting system;
- Screw driven piles supporting the photovoltaic modules;
- Up to (2) transformers;
- Underground conduit;
- A seven (7)-foot security fence;
- Underground conduit and wires;
- Up to six (6) aboveground wooden utility poles;
- Overhead wires; and,
- A gravel access road.

Decommissioning Plan

The Facility will be decommissioned by completing the following major steps: Dismantlement and Demolition, Disposal or Recycle, and Site Stabilization as further described below.

Dismantlement, Demolition, and Disposal or Recycle

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

Following coordination with the Commonwealth Edison power company (“ComEd”)
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. Each panel will be individually lifted from its support (likely using a small crane and synthetic rigging straps), wrapped in sheet plastic and taped before being removed. They will then be stacked and cushioned on pallets, plastic wrapped, and transferred to a flat-bed truck for transfer to the purchaser or recycler. The exterior glass of the solar panels is commercial-grade and tempered, designed to significantly reduce a complete fracture. However, in the event of a total fracture, the interior materials are silicon-based and are not considered to be hazardous materials. Disposal of these materials at a landfill will be permissible.

The PV mounting system framework will be dismantled and recycled. The metal screw piles will be removed from their approximated depth of eight feet and recycled for salvage value.

Finally, all associated structures will be demolished and removed from the site for recycling or disposal as required by the County of DeKalb. This will include the site fence and gates, which will likely be reclaimed or recycled. Grade slabs will be broken and removed to a depth of one foot below grade, and clean concrete will be crushed and disposed of off-site or recycled (reused either on- or off-site).

Sanitary facilities will be provided on-site for the workers conducting the decommissioning of the Facility.

Aboveground utility poles owned by ESP Solar LLC 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 utility-owned utility poles. The access road will remain in place and ComEd will be responsible for dismantling those overhead wires and poles under its ownership. Coordination with ComEd personnel will be conducted to facilitate ComEd’s removal of their aboveground poles and overhead wires located on the site.

A final site walkthrough will be conducted to remove debris and/or trash generated within the site during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed.
Site Stabilization

Before decommissioning begins and dismantling commences, proper erosion and sediment control measures will be installed as necessary. Once the equipment has been removed, the project site will be restored to a similar state as its pre-construction condition. The land may be seeded with a low-growing species to stabilize soil conditions. The gravel access road from the property owner’s driveway, including the portion within the perimeter fence surrounding the photovoltaic modules, will remain intact and shall not be removed unless requested by the property owner.

Permitting Requirements

Given the size and location of the Facility, several approvals are required prior to initiation of ground-disturbing activity. Table 1 provides a summary of the expected approvals if the decommissioning were to take place in May, 2022. Noting, however, that because the decommissioning is expected to occur at a later date, the permitting requirements listed in the table below will be reviewed and updated based on current local, state, and federal regulations at the time.

Schedule and Cost

The decommissioning process is estimated to take approximately six to eight (6-8) weeks (but no longer than six (6) months) and is intended to occur outside of the winter season.

Table 1. Current Permitting Requirements for Decommissioning

<table>
<thead>
<tr>
<th>Permit</th>
<th>Agency</th>
<th>Threshold/Trigger</th>
</tr>
</thead>
<tbody>
<tr>
<td>National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges from Construction Activity if applicable</td>
<td>U.S. Environmental Protection Agency</td>
<td>Ground disturbance of greater than 1 acre with discharge to wetlands or water bodies. Requires preparation of a Stormwater Pollution Prevention Plan, including erosion and sedimentation controls.</td>
</tr>
<tr>
<td>Non-Ministerial Permit if applicable</td>
<td>County of DeKalb Planning and Zoning Board</td>
<td>Anticipated decommissioning requirements listed in the [Non-ministerial permit if applicable] conditions of approval.</td>
</tr>
</tbody>
</table>
A building permit is required to construct the facility. A building permit must also be obtained for any construction, alteration, repair, demolition, or change to the use or occupancy of a building.

Permitting Requirement Assumptions:

1. The access road will remain in place throughout the Facility.
2. All ground disturbance, including temporary laydown areas will obtain the appropriate approval from the County of DeKalb and State of Illinois, if required.

Surety Proposal/ Decommissioning Cost Estimate

Consistent with the approach it has taken in surrounding communities, ESP Solar LLC, or the parent company of ESP Solar LLC, proposes to provide a decommissioning surety bond, to be posted prior to the beginning of operations (COD) and the final County of DeKalb Certificate of Compliance, in the amount of $105,000, for decommissioning in the unlikely event that ESP Solar LLC is unable to meet its contractual obligations for solar project removal and restoration.

In developing the decommissioning surety bond, ESP Solar LLC collected decommissioning cost data based on the assumption of recycling the solar modules, racking and associated project components as raw materials. In addition to the decommissioning cost, a 5% contingency and allowance for associated legal costs was included.

Below is a summary of the analysis:

<table>
<thead>
<tr>
<th>Project Size (Megawatts AC)</th>
<th>5 MW (AC)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Decommissioning Cost – No Salvage Value</strong></td>
<td></td>
</tr>
<tr>
<td>Decommissioning (AC)</td>
<td>$20,000 /MW</td>
</tr>
<tr>
<td>3% Contingency</td>
<td>$600 /MW</td>
</tr>
<tr>
<td>2% Legal Services Estimate</td>
<td>$400 /MW</td>
</tr>
<tr>
<td><strong>Total Decommissioning Cost, No Salvage Value</strong></td>
<td>$21,000 /MW</td>
</tr>
<tr>
<td>Proposed Total Decommissioning Cost for the approximately 5 MW AC Facility</td>
<td>$105,000</td>
</tr>
<tr>
<td>Proposed Decommissioning Bond Amount for the Whiskey Acres Site C Solar Project</td>
<td>$105,000</td>
</tr>
</tbody>
</table>