

**AGENDA
REGULAR SESSION
HIGHLAND CITY COUNCIL
HIGHLAND AREA SENIOR CENTER
187 WOODCREST DRIVE
MONDAY, NOVEMBER 18, 2024
6:30 PM**

NOTE: This is an in person meeting. However, anyone wishing to monitor the meeting via phone may do so by following the instructions on page 3 of this agenda.

CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE:

MINUTES:

- A. **MOTION** – Approve Minutes of November 4, 2024 Regular Session (attached)

PUBLIC HEARING:

A public hearing will be held to receive comments from the public regarding the proposed Annexation Agreement between the City of Highland and Dr. William K. Drake on behalf of Grandview Farm Limited Partnership concerning property proposed to be annexed, located south of Highland Road and west of Illinois State Route 160.

PUBLIC FORUM:

- A. Citizens' Requests and Comments:

<p>Anyone wishing to address the Council on any subject may do so at this time. Please come forward to the podium and state your name. Per Ordinance No. 3299, please limit your comments to 4 minutes or less.</p>

- B. Requests of Council:

- C. Staff Reports:

NEW BUSINESS:

- A. **MOTION** – Change the Location of the City Council meetings to City Hall, Located at 1115 Broadway, Beginning in December 2024
- B. **MOTION** – Bill #24-111/ORDINANCE Authorizing the Sale of City Owned Surplus Real Estate to Family Bible Church Pursuant to Conditional Real Estate Sales Contract (attached)
- C. **MOTION** – Bill #24-112/RESOLUTION Waiving Customary Bidding Procedures and Authorizing the Issuance of a Purchase Order to New-Hart Services, Inc. for Painting of Westside Substation Breakers (attached)
- D. **MOTION** – Bill #24-113/RESOLUTION Making Separate Statement of Findings of Fact in Connection With Ordinance Granting Special Use Permit for a Short-Term Rental in the C-2 Zoning District at 405 Walnut Street, PIN 02-2-18-32-19-401-003 (attached)

Continued

- E. **MOTION** – Bill #24-114/ORDINANCE Granting a Special Use Permit to David and Meghan Ziegler, For a Short-Term Rental Within the C-2 Zoning District at 405 Walnut St. (attached)
- F. **MOTION** – Bill #24-115/RESOLUTION Approving Annexation Agreement with Dr. William K. Drake, On Behalf of Grandview Farm Limited Partnership (attached)
- G. **MOTION** – Bill #24-116/ORDINANCE Annexing Certain Territory to the City of Highland, Owned by Dr. William K. Drake, On Behalf of Grandview Farm Limited Partnership, Specifically: PIN 01-1-24-06-00-000-027.001, and PIN 01-1-24-06-00-000-026 (attached)
- H. **MOTION** – Bill #24-117/ORDINANCE Approving Real Estate Rezoning for Property Located at PIN 01-1-24-06-00-000-127.001 from R-1-C Single-Family Residential to “I” Industrial (attached)
- I. **MOTION** – Bill #24-118/RESOLUTION Making Separate Statement of Findings of Fact in Connection with Ordinance Granting Special Use Permit to Allow a Solar Energy Farm Within the “I” Industrial Zoning District at Property Identified by PIN 01-1-24-06-00-000-027.001 (attached)
- J. **MOTION** – Bill #24-119/ORDINANCE Granting a Special Use Permit to Highland Solar 2, LLC on Behalf of Grandview Farm Limited Partnership to Allow a Solar Energy Farm Within the “I” Industrial Zoning District at Property Identified by PIN 01-1-24-06-00-000-027.001 (attached)

EXECUTIVE SESSION:

The City Council may conduct an Executive Session pursuant to the Illinois Open Meetings Act, only after citing exemptions allowing such meeting.

ADJOURNMENT:

Continued



Anyone requiring accommodations, provided for in the Americans with Disabilities Act (ADA), to attend this public meeting, please contact Jackie Heimbürger, ADA Coordinator, by 9:00 AM on Monday, November 18, 2024.

BE ADVISED this is a public meeting conducted in accordance with Illinois state law and may be recorded for audio and video content. City reserves the right to broadcast or re-broadcast the content of this meeting at City's sole discretion. City is not responsible for the content, video quality, or audio quality of any City meeting broadcast or re-broadcast.

Directions for Public Monitoring of Highland City Council Meetings:

The City of Highland is providing the following phone number for use by citizens to call in just before the start of this meeting:

618-882-5625

Once connected, you will be prompted to enter a conference ID number.

Conference ID #: 867900

This will allow a member of the public to hear the city council meeting.

Note: This is for audio monitoring of the meeting, only. Anyone dialing in will not be able make comments.

Anyone wishing to address the city council on any subject during the Public Forum portion of the meeting may submit their questions/comments in advance via email to lhediger@highlandil.gov or, by using the citizens' portal on the city's website found here: https://www.highlandil.gov/citizen_request_center_app/index.php.

Any comments received prior to 3:00 PM on the day of the meeting, will be read into the record.

ORDINANCE NO. _____

**ORDINANCE AUTHORIZING THE SALE OF CITY OWNED SURPLUS REAL
ESTATE TO FAMILY BIBLE CHURCH PURSUANT TO
CONDITIONAL REAL ESTATE SALES CONTRACT AS ATTACHED**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has the authority, pursuant to 65 ILCS 5/2-2-12, to contract and be contracted with; and

WHEREAS, City has the authority to sell surplus real estate pursuant to 65 ILCS 5/11-76-2:

Sec. 11-76-2. An ordinance directing a sale, or a lease of real estate for any term in excess of 20 years, shall specify the location of the real estate, the use thereof, and such conditions with respect to further use of the real estate as the corporate authorities may deem necessary and desirable to the public interest. Before the corporate authorities of a city or village make a sale, by virtue of such an ordinance, notice of the proposal to sell shall be published once each week for 3 successive weeks in a daily or weekly paper published in the city or village, or if there is none, then in some paper published in the county in which the city or village is located. The first publication shall be not less than 30 days before the day provided in the notice for the opening of bids for the real estate. The notice shall contain an accurate description of the property, state the purpose for which it is used and at what meeting the bids will be considered and opened, and shall advertise for bids therefor. All such bids shall be opened only at a regular meeting of the corporate authorities. The corporate authorities may accept the high bid or any other bid determined to be in the best interest of the city or village by a vote of 3/4 of the corporate authorities then holding office, but by a majority vote of those holding office, they may reject any and all bids.

and;

WHEREAS, by a previously passed Ordinance, according to 65 ILCS 5/11-76-2, City declared City owned property surplus, more particularly described as:

- a. Address: 516 9th Street, Highland, Illinois 62249**
- b. Parcel Number: 01-2-24-05-06-101-012**

(Hereinafter “Property”); and

WHEREAS, City has determined the requirements of 65 ILCS 5/11-76-2 have been met as follows:

1. Location of the Property: disclosed herein;
2. Use of the Property: contract conditioned upon City approval of Special Use within C-2 Central Business District to allow Property to be used as parking lot;
3. Further use of the Property: City requires purchaser to comply with all zoning and City Code requirements;
4. Notice of the sale of the Property: the Property was declared surplus and offered for sale by advertising in the local newspapers. The first publication was not less than 30 days before the day provided in the notice for the opening of bids for the real estate. The notice contained an accurate description of the property, stated the purpose for which it is used, and at what meeting the bids will be considered and opened;
5. Opening of the bids: the bid was opened at an open meeting on October 28, 2024;

and

WHEREAS, according to 65 ILCS 5/11-76-2, City accepted the bid at a City Council meeting in the amount of \$5,000, and a record was made of the receipt of the Bid to be reflected in the minutes; and

WHEREAS, City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to sell the Property for \$5,000 to Family Bible Church pursuant to the terms of the Conditional Real Estate Sales Contract (“Contract”), attached hereto as **Exhibit A**; and

WHEREAS, City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to authorize the Mayor to execute any documents necessary to complete the sale of the Property for \$5,000 to Family Bible Church.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Highland, Illinois, as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to sell the Property for \$5,000 to Family Bible Church pursuant to the terms of the signed Contract attached hereto as **Exhibit A**.

Section 3. City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to authorize the Mayor to execute whatever documents may be

necessary to sell the Property for \$5000.00 to Family Bible Church pursuant to the terms of the signed contract attached hereto as **Exhibit A**.

Section 4. This Ordinance shall be known as Ordinance No. _____ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the Office of the City Clerk, on the ____ day of _____, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

REAL ESTATE SALES CONTRACT

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.

THIS REAL ESTATE SALES CONTRACT ("Agreement"), by and between City of Highland, Illinois ("CITY") and Family Bible Church ("FBC"), is made and entered into effective as of the date the last Party executes the Agreement, and subject to 2/3 approval by the City Council (the "Effective Date"). CITY and FBC may be referred to individually as "Party," or collectively as the "Parties."

I. Sale of Property.

- a. CITY agrees to sell, transfer, and convey to FBC, and FBC agrees to purchase from CITY, in accordance with the terms of this Agreement, all of CITY's right, title, estate, and interest in and to a portion of that certain real property known as:
 - a. PPN# 01-2-24-05-06-101-012;
 - b. Address: 516 9th Street, Highland, IL 62249;
 - c. Legal Description: ORIGINAL TOWN LOT 5 50X140;

(the "Property").

II. Purchase Price and Payment. The purchase price ("Purchase Price") for the Property is five thousand dollars and no cents (**\$5,000.00**), which shall be paid as follows:

- a. Payment at Closing. At Closing, FBC shall pay to CITY the balance of the Purchase Price for the Property, subject to the prorations and adjustment shown below, by check or by wire transfer of funds.

III. Prorations and Adjustments. The following prorations and adjustments shall be made to the Purchase Price at Closing:

- a. Taxes. All ad valorem real estate taxes ("Taxes") imposed on the Property for the year in which Closing occurs and any prior years which are not yet due and payable shall be prorated and adjusted to the Closing Date, hereinafter defined, based on the latest information available with respect to Taxes. All prorations will be on the basis of a 365-day year with the Closing Date being charged to FBC. The Taxes which are charged to FBC pursuant hereto shall be a Permitted Encumbrance, as defined below; and FBC shall be responsible for the payment of all of such Taxes, when they become due.
- b. Release of Encumbrances. CITY shall convey to FBC, good, marketable and insurable fee simple title to the Property, free and clear of all liens and

encumbrances, subject only to: (i) the lien of taxes not yet due and payable, (ii) all matters shown in public records, (iii) any matter that is waived or not timely objected to by FBC that is shown on the Commitment (defined below), (iv) any matter that is waived or not timely objected to by FBC that would be shown by a current and accurate survey and/or inspection of the Property, (v) any matter created by or arising from an act, omission or acquiescence of FBC, or FBC's employees, agents, contractors or subcontractors; (vi) any lien or encumbrance relating to general or special assessments; (vii) any other matters of title to which FBC expressly consents to in writing. Each item listed shall be a "Permitted Encumbrance" and shall be collectively referred to as the "Permitted Encumbrances."

Other than the Permitted Encumbrances, on or before Closing, CITY shall cause, at CITY's cost, any and all assessments, liens, security interests, mortgages or deeds of trust and other encumbrances affecting the Property that were not caused by FBC ("CITY Encumbrances"), to be satisfied and released, unless they are assumed by FBC at Closing. The proceeds due at Closing may be applied to satisfy or pay any such CITY Encumbrances.

Expenses. CITY shall be responsible to pay for all expenses in connection with the payment of any CITY Encumbrances and recording costs to release any CITY Encumbrances, CITY's attorneys' fees, real estate transfer or documentary taxes. **CITY shall also be responsible for paying 100% of any customary escrow or closing costs / fees charged by the Title Company.**

FBC shall be responsible to pay for the recording fee for the deed, FBC's attorneys' fees, FBC's title insurance endorsements, if any, FBC's lender's policy of title insurance and any endorsements thereto, if any, FBC's tests and inspections, FBC's survey, the premium for FBC's basic owner's policy of title insurance in the amount of the Purchase Price, and such other expenses provided to be paid by FBC herein.

IV. Items to be delivered to FBC. After purchase of the Property, CITY shall deliver to FBC, in the form of photocopies of executed originals, any documents related to the Property that CITY is aware of and able to locate ("CITY Documents"). CITY shall make every reasonable effort to locate and deliver to FBC all CITY Documents. FBC acknowledges and agrees that CITY acquired the Property years ago and, as a result, CITY may not be aware of the location or existence of some, or all of, the CITY Documents. Based on this information, FBC acknowledges and agrees that CITY will be deemed to have complied with this Section 4, if CITY provides to FBC the CITY Documents that are known to exist, if any, by CITY after purchase of the Property, and without any obligation or duty being imposed on CITY to investigate or to confirm the accuracy or completeness of the CITY Documents.

- V. Investigation of the Property.** From and after the date that this Agreement is signed by the last party hereto, CITY grants to FBC and FBC's agents and representatives access to the Property for the sole purpose of conducting a complete physical inspection of the Property including, without limitation, preparation of boundary line, spot and topographical surveys, soil sampling and boring tests, and such other engineering, environmental, and mechanical inspections and investigations as FBC may reasonably require (collectively, "Investigations").

FBC shall indemnify, protect, defend and hold harmless CITY against all mechanic's liens and other claims, demands, causes of action, liens, fines, damages, losses, costs and expenses (including attorneys' fees and litigation costs) and all other liabilities asserted against or incurred by the Property or CITY's ownership therein in connection with FBC's entry upon the Property or FBC's inspection, surveying, test borings or other work performed by or through FBC, and FBC shall restore the Property to substantially the same condition as in which it existed prior to such Investigations. FBC shall pay for all inspections and reports ordered by FBC promptly, and shall not allow any liens to be filed against the Property. For purposes of FBC's indemnification of CITY described herein, "FBC" shall mean any agent, broker, contractor, employee, or representative of FBC. This provision shall survive Closing or other termination of this Agreement.

- VI. Contingencies.** In addition to any other conditions set forth in this Agreement, FBC's obligation to consummate the purchase provided for herein shall be subject to fulfillment of the following items by FBC on or before ninety (90) days from execution of this contract, and subject to any and all following required action(s) by FBC (the "Contingency Date") (each a "Contingency" and collectively, the "Contingencies"):

- a. **Title Commitment/Examination.** FBC, at FBC's cost and expense, may order a title search and commitment for title insurance ("Commitment") on the Property, together with complete copies of all exception documents to title ("Exceptions") from Title Company. FBC shall notify CITY, in writing, on or prior to the expiration of the Contingency Date, if the Commitment reveals any Exceptions which are unacceptable to FBC; otherwise said Commitment shall be deemed approved and such Exceptions shall be deemed Permitted Encumbrances to which the deed conveying the Property to FBC shall be subject.
- b. **Physical Inspection.** FBC shall be satisfied with the results of the Investigations. FBC shall notify CITY, in writing, of any condition disclosed during its Investigations that is not satisfactory to FBC and CITY shall have thirty (30) days to cure such condition, with the Contingency Date automatically extended for such period, if cure is undertaken.
- c. **Survey.** FBC, at its sole cost and expense, may order a survey of the Property (the "Survey"). FBC shall notify CITY, in writing, on or prior to the expiration of the Contingency Date, if the Survey reveals any matter(s) affecting the Property unacceptable to FBC, including, but not limited to,

discrepancies in the legal description on the Survey as compared to the legal description recorded in the chain of title, verification of the total acreage of the Property, the Property boundary lines, and the location of all recorded easements and other encroachments, if any, the location of the improvements on the Property, and any other considerations deemed necessary by FBC. FBC shall notify CITY, in writing, if the Survey reveals any encroachments or other survey conditions which are unacceptable to FBC. If FBC fails to provide written notice of its objection to any items, prior to the expiration of the Contingency Date, to CITY that: (i) are disclosed on the Survey, or (ii) would have been disclosed on a survey of the Property if FBC would have secured a survey, such items shall be Permitted Encumbrances.

- d. Permitted Use. FBC shall determine the existing zoning and other governmental regulations that permit the use of the Property for FBC's intended use.

If FBC does not give written notice to CITY on or before the Contingency Date that any one of the Contingencies has not been satisfied, then FBC's obligation under this Agreement shall be enforceable by CITY pursuant to the terms set forth herein.

If FBC does give written notice to CITY on or before the Contingency Date that any one of the Contingencies has not been satisfied, and CITY cannot cure the Contingency within thirty (30) days of being put on notice by FBC, this Agreement shall be terminated and be of no further force or effect, except for FBC's obligations and indemnity as stated herein. The thirty (30) day deadline for CITY to cure any Contingencies may be extended by written agreement signed by both CITY and FBC.

VII. Closing

- a. Place and Closing Date. Subject to the terms of this Agreement, the closing of the purchase and sale of the Property ("Closing") shall take place at the Title Company, on a date to be mutually determined by CITY and FBC, or after all Contingencies are waived or cured ("Closing Date").
- b. **In all instances, the Closing Date and Contingency Date shall be the same date.**
- c. Possession. CITY shall deliver possession of the Property to FBC at Closing and shall remove any and all personal property that will be retained by CITY at that time.
- d. CITY's Obligations at Closing. At Closing, CITY shall execute and acknowledge in recordable form if necessary, the following documents (collectively, "CITY's Obligations") upon satisfaction of FBC's Obligations (as defined below):

1. Deed. A Warranty Deed conveying fee simple title of the Property to FBC, subject to the Permitted Encumbrances.
 2. P-Tax. Execute along with FBC, an Illinois Transfer Tax Declaration Form.
 3. CITY's Affidavit. A commercially reasonable CITY's Seller's Affidavit.
 4. Non-Foreign CITY Affidavit. An affidavit of CITY in form and substance satisfactory to FBC setting forth CITY's United States taxpayer identification number and certifying that CITY is not a foreign person as that term is used and defined in Section 1445 of the United States Internal Revenue Code.
 5. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or FBC to be delivered by CITY or necessary to implement and effectuate the Closing hereunder, including without limitation, a settlement statement, or other documents, consents, and approvals from CITY.
- e. FBC's Obligations at Closing. At Closing, FBC shall, in addition to any other obligations of FBC as set forth in this Agreement, execute and deliver the following items to CITY or the Title Company, as the case may be (collectively, "Purchaser's Obligations"):
1. Purchase Price. Deliver the balance of the Purchase Price by check or by wire transfer of funds to the Title Company (subject to adjustment and proration as hereinbefore provided).
 2. P-Tax. Execute along with CITY an Illinois Transfer Tax Declaration.
 3. Deed. Acknowledge and accept a copy of CITY's Warranty Deed conveying fee simple title of the Property to Purchaser, subject to the Permitted Encumbrances.
 4. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or CITY to be delivered by FBC or necessary to implement and effectuate the Closing hereunder, including, without limitation, a settlement statement, or other documents, consents, and approvals from Purchaser satisfactory to CITY.

VIII. Notices. Any notice, request, approval, demand, instruction or other communication to be given to either party hereunder, except those required to be delivered at Closing, shall be in writing, and shall be conclusively deemed to be delivered when personally delivered, mailed, transmitted by telefax, or transmitted by email to the applicable addresses as follows:

If to CITY:

City of Highland, Illinois
Attn: Chris Conrad, City Manager
PO Box 218
1115 Broadway
Highland, IL 62249

If to Purchaser:

Family Bible Church
Attn: Chris Robards
820 Mulberry Street
Highland, IL 62249

IX. Additional Covenants.

- a. Brokerage. CITY and FBC each hereby represent and warrant to the other that neither has dealt with any broker or finder in connection with the transaction contemplated hereby, and each hereby agrees to indemnify, defend and hold the other harmless against and from any and all manner of claims, liabilities, loss, damage, attorneys' fees and expenses, incurred by either party and arising out of, or resulting from, any claim by any such broker or finder in contravention of its representation and warranty herein contained.

X. AS IS.

- a. FBC ACKNOWLEDGES AND AGREES THAT CITY HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE WARRANTY OF TITLE), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (I) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (II) THE INCOME TO BE DERIVED FROM THE PROPERTY; (III) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH FBC OR ANYONE ELSE MAY CONDUCT THEREON; (IV) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (V) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (VI) THE MANNER OR QUALITY OF THE

CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY; (VII) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; OR (VIII) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND, SPECIFICALLY, THAT CITY HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, ZONING OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT. FBC FURTHER ACKNOWLEDGES AND AGREES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, FBC IS RELYING SOLELY ON FBC'S OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY CITY, OR CITY'S OWNERS, AGENTS, BROKERS, CONTRACTORS, OR EMPLOYEES. FBC FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED, OR TO BE PROVIDED, WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES; THAT CITY HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND THAT CITY MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. CITY IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT, OR OTHER PERSON. FBC FURTHER ACKNOWLEDGES AND AGREES THAT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS-IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT THE PROPERTY IS SOLD BY CITY AND PURCHASED BY FBC SUBJECT TO THE FOREGOING. ALL PROVISIONS OF THIS SUBSECTION SHALL SURVIVE CLOSING OR THE TERMINATION OF THIS AGREEMENT WITHOUT CLOSING, AS APPLICABLE.

XI. Litigation.

- a. Governing Law. This agreement shall be governed by and construed in accordance with the laws of the State of Illinois. The Parties hereby consent to the exclusive jurisdiction of the State of Illinois and hereby consent and agree that any action or proceeding involving the interpretation of, enforcement of, or in any way relating to this agreement shall be brought in the Circuit Court in Madison County, Illinois.

XII. Defaults and Remedies

- a. Default by CITY. In the event that CITY shall have failed to timely perform any of CITY's Obligations, covenants, and/or agreements contained herein which are to be performed by CITY, then FBC, at FBC's option and as its sole and exclusive remedy, may: (i) specifically enforce the provisions of this Agreement; (ii) cancel and terminate this Agreement.
- b. Default by FBC. In the event that FBC shall have failed to timely perform any of FBC's Obligations, covenants, and/or agreements contained herein which are to be performed by FBC, then CITY, at its option and as its sole and exclusive remedy, may either: (i) specifically enforce the provisions of this Agreement; (ii) cancel and terminate this Agreement.

XIII. Miscellaneous

- a. Binding Effect. This Agreement is binding upon and inures to the benefit of the Parties hereto and their respective heirs, legal representatives, executors, administrators, successors and assigns. This Agreement may not be assigned by Purchaser without the written approval of CITY.
- b. Exhibits/Time Periods. Any reference herein to any exhibits, addenda or attachments refers to the applicable exhibit, addendum, or attachment that is attached to this Agreement, and all such exhibits, addenda or attachments shall constitute a part of this Agreement and are expressly made a part hereof. If any date, time period or deadline hereunder falls on a weekend or a state or federal holiday, then such date shall be extended to the next occurring business day.
- c. Agreement Separable. If any provision hereof is for any reason held to be unenforceable or inapplicable, the other provisions hereof will remain in full force and effect in the same manner as if such unenforceable or inapplicable provision had never been contained herein, and any such unenforceable provision shall be reformed to, as nearly as possible, reflect the parties' intent in an enforceable manner.
- d. Counterparts. This Agreement may be executed in several counterparts, via email, and/or via facsimile, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement. The parties further agree that signatures transmitted by email, facsimile, or in Portable Document Format (pdf) may be considered an original for all purposes, including, without limitation, the execution of this Agreement and the enforcement of this Agreement.
- e. Fees. In the event of any dispute between the parties arising in connection with the subject matter of this Agreement, the party prevailing on the merits in any resulting action, mediation, arbitration, proceeding, or litigation shall be entitled to recover from the other party all fees, costs, and expenses including, without limitation,

attorneys' fees, consultants' fees, and litigation costs, incurred in connection therewith.

- f. Entire Agreement. This Agreement constitutes the entire agreement between CITY and FBC, and, except for any addenda attached hereto, there are no other covenants, agreements, promises, terms and provisions, conditions, undertakings, or understandings, either oral or written, between the parties concerning the Property other than those herein set forth. No subsequent alteration, amendment, change, deletion or addition to this Agreement shall be binding upon CITY or FBC unless in writing and signed by CITY and FBC. No subsequent amendment or change to an addendum shall be binding, unless signed by all parties.
- g. Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by one of the Parties, it being recognized that CITY and FBC have contributed substantially and materially to the preparation and/or negotiation of this Agreement.
- h. Compliance with Laws, Regulations, and Accreditation. FBC and CITY believe and intend that this Agreement complies with all relevant federal and state laws as well as relevant regulations. Should FBC or CITY have a good faith belief that this Agreement creates a material risk of violating any such laws or regulations, or any revisions or amendments thereto made prior to the Closing, FBC or CITY shall give written notice to the other Party regarding such belief. The Parties shall then make a good faith effort to reform the Agreement to comply with such laws and regulations. If, within thirty (30) days of first providing notice of the need to amend this Agreement to comply with laws and regulations, the Parties, acting in good faith, are (i) unable to mutually agree upon and make amendments or alterations to this Agreement to meet the requirements in question, or (ii) alternatively, the Parties determine in good faith that amendments or alterations to the requirements are not feasible, then either may terminate this Agreement upon thirty (30) days prior written notice. Upon the termination of this Agreement pursuant to this Section, and notwithstanding anything to the contrary set forth herein, any money shall be returned, and both CITY and FBC shall be relieved of their respective obligations under this Agreement unless such obligations survive the termination of the Agreement.

SIGNATURE PAGE TO FOLLOW

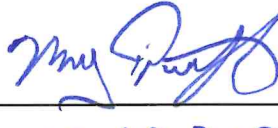
IN WITNESS WHEREOF, the parties hereto have executed the Agreement as of the date(s) below:

City of Highland, Illinois:

By: _____

Date: 10-21-2024

Family Bible Church:

By: _____

Date: 10-18-2024

This Bid Is Contingent upon
Zoning Being Proper For A
Parking Lot.

Mike Dunstoffs
myDoffs

RESOLUTION NO. _____

**RESOLUTION WAIVING CUSTOMARY BIDDING PROCEDURES
AND AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER
TO NEW-HART SERVICES, INC.
FOR PAINTING OF WESTSIDE SUBSTATION BREAKERS**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter "City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 *et seq.* of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, the Director of Light and Power has informed the City Council that the housings on the six (6) breakers at the Westside Substation are rusted and in need of being painted in order to prevent exposure from continued rusting and ultimately the failure of the breakers; and

WHEREAS, New-Hart Services, Inc. ("New-Hart") has provided a proposed agreement for City's consideration (*see Exhibit A*, hereinafter "New-Hart Agreement") wherein New-Hart has proposed to provide the labor, materials, and equipment needed to paint the six (6) breakers at the Westside Substation, for the total price of \$36,175.00, and

WHEREAS, the Director of Light and Power has represented to the City Council that the work referenced in the New-Hart Agreement (*see Exhibit A*) is budgeted within the Electric Fund;

WHEREAS, the Director of Light and Power has represented to the City Council that the work referenced in the New-Hart Agreement (*see Exhibit A*) is of a highly specialized nature and that, upon a diligent search, New-Hart was found to be the only provider of such service with the requisite expertise to install and verify this work; and

WHEREAS, City has determined this purchase is a sole source purchase because the New-Hart Agreement provides the highly specialized painting that is necessary to prolong the shelf life of the six (6) breakers at the Westside Substation (*see Exhibit A*), thereby delaying the need for City to purchase replacement breakers; and

WHEREAS, City has determined it would be in the best interests of public health, safety, general welfare, and economic welfare to waive the customary bidding procedures and issue the purchase order to New-Hart for the painting of the six (6) breakers at the Westside Substation for \$36,175.00 (*see Exhibit A*); and

WHEREAS, City authorizes and directs the City Manager and/or Mayor to execute any documents necessary to waive customary bidding procedures and enter into the New-Hart Agreement (*see Exhibit A*).

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Highland, Illinois, as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. The New-Hart Agreement providing for the painting of the six (6) breakers at the Westside Substation for the price of \$36,175.00 (*see Exhibit A*) is approved.

Section 3. The City Manager and/or Mayor is directed and authorized, on behalf of the City of Highland, to execute any documents necessary to issue the purchase order and/or execute any documents necessary to enter into the New-Hart Agreement (*see Exhibit A*).

Section 4. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with Illinois law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the Office of the City Clerk, on the _____ day of _____, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann, Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk
City of Highland
Madison County, Illinois

NH

NEW-HART SERVICES

P. O. BOX 396/ DEER PARK, TEXAS 77536
OFFICE: (281) 542-0400 / FAX (281) 542-0537
An Alamo Transformer Company

November 4, 2024

City of Highland
P.O. Box 218
Highland, IL. 62249

Attn.: Mr. Dan Cook

Subject: High Voltage Substation Equipment Painting

New-Hart Services, Inc. Quotation Number: 24-5498

Mr. Cook,

New-Hart Services, Inc. appreciates the opportunity to quote on the subject services for you and the City of Highland, IL.

New-Hart Services proposes to provide personnel, materials, and equipment to clean and apply marine grade coatings substation equipment at your Highland Substation.

This quotation is based on working normal 4- 10hr workday Monday -Thursday and 2-10hr overtime days being Friday and Saturday. Any delays to the performance of our work caused by personnel other than New-Hart Services' own personnel would be considered extra and billed according to our standard hourly rates.

If you have any questions or need additional information, please contact us and we will provide you with that information.

The prices shown will be held firm for 60days from the quote date.

Sincerely,

Craig Davidson / NHSI

Scope Of Work

6-15.5kv breakers

GE

15.5kv

Note: Hand, power tool clean and paint all 4 sides and bottoms of all 6 breakers. The sides and bottoms of the breakers can be done while the units are energized.

Labor: \$34,270.00

Materials: \$1,905.00

Total: \$36,175.00 *(This price is for all 6 Breakers to be done at the same time)*

Breaker Tops

(If the customer chooses to have the tops of the breakers painted, the customer would be responsible for deenergizing and grounding the breaker so New-Hart can paint the tops,)

The top of the breakers would require an outage due to the exposed bushings. If the breakers can be deenergized in groups of 2-3 breakers at a time, the tops can be painted during the 6 days needed to paint the sides and bottoms of breakers at no additional charges. If the required outage to paint the tops cannot be provided with the 6-days quoted, then a new quote will be needed for a separate outage to paint the top of the breakers at a later date.

Total Bid Price: \$36,175.00

(See paint specs below)

PAINT SPECIFICATION
OUT-DOOR SWITCHGEAR, Dry Type Transformers, bus ducts &
BUILDINGS

New-Hart Services, Inc.

1. Prior to cleaning, name plates should be removed and carefully stored.
2. Equipment vents, sight glasses and any sensitive equipment such as on and off switches, control knobs shall be protected.
3. Remove grease, oil and heavy chalking residue with biodegradable detergents or solvent washings by hand wiping.
4. Utilizing proper hand and power tools all surfaces will be cleaned to remove any signs of rust, corrosion, loose paint, dirt, and contaminants.
5. All surfaces that are not to receive paint coatings shall be masked off to prevent overspray, this includes brushing and rolling.
6. Apply a rust preventer/ sealer coat of Carboline "Rustbond" epoxy sealer.
7. After all surfaces are properly sealed with Rustbond, apply a complete and even primer coat to all surfaces. 4 to 6 mils. PPG "Amerlock 2/400 epoxy.
8. After properly primed and allowed to dry, caulk all seams, gaps, voids with 20-year Acrylic Latex caulk.
9. After the surfaces are properly primed, apply a complete and even finish coat to all tank and cabinet surfaces 2-3 Mils Carbothane 134 HG Aliphatic Polyurethane.

Materials

1. Rust sealer: Carboline "Rustbond."
2. Primer for cabinets and accessories: PPG Amerlock 400 High Solids Epoxy
3. Finish on tank cabinet and accessories: Carbothane 134 HG Aliphatic Polyurethane (ASA 70 gray)

RESOLUTION NO. _____

**RESOLUTION MAKING SEPARATE STATEMENT OF FINDINGS OF FACT
IN CONNECTION WITH ORDINANCE GRANTING SPECIAL USE PERMIT
FOR A SHORT-TERM RENTAL WITHIN THE C-2 ZONING DISTRICT
AT 405 WALNUT STREET, PIN 02-2-18-32-19-401-003, HIGHLAND, ILLINOIS**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Section 90-81 of the *Code of Ordinances, City of Highland*, provides that the City Council “may grant a special use permit by ordinance,” but requires that “In a separate statement accompanying any such ordinance, the Council shall state findings of fact, and indicate reasons for approving . . . the request for a special use permit;” and

WHEREAS, David and Meghan Ziegler, of 1157 Arkansas Road Highland, Illinois, (“Owner”) have filed a Special Use Permit Application to allow for a Short Term Rental within the C-2 zoning district at 405 Walnut Street (PIN 02-2-18-32-19-401-003), in accord with the *Code of Ordinances, City of Highland*; and

WHEREAS, a copy of the Special Use Permit Application is attached as **Exhibit A** and incorporated by reference as though fully set forth herein; and

WHEREAS, a copy of the Combined Planning and Zoning Board (“CPZB”) Staff Report is attached hereto as **Exhibit B** and incorporated by reference as though fully set forth herein; and

WHEREAS, **Exhibit A** and **Exhibit B** were all considered as part of the Special Use Permit Application by CPZB; and

WHEREAS, CPZB recommended approval of this Special Use pursuant to **Exhibit A** and **Exhibit B**. See CPZB Determination of Special Use Permit attached hereto as **Exhibit C**.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HIGHLAND:

Section 1. The City Council makes the following findings of fact concerning the *procedures* followed to present the Special Use Permit Application (**Exhibits A, B**) for approval:

- (a) The Administrator to whom the Special Use Permit Application was submitted referred the matter to the CPZB.
- (b) The CPZB met in regular session on November 6, 2024, at 7:00 p.m., to consider and act upon the Special Use Permit Application.
- (c) Public notice of the hearing to be held at the CPZB meeting was published pursuant to Illinois state law, and the applicant was notified of the hearing to be held at the meeting by first class mail, with postage thereon fully prepaid.
- (d) At the hearing, the CPZB took and heard evidence, and the CPZB prepared and submitted its advisory report to the City Council recommending approval of the Special Use Permit Application.
- (e) The City Council finds the steps recited above, in compliance with the *Code of Ordinances, City of Highland*, to be facts, and further finds and determines that the matters and proceedings to date are in accordance with the *Code of Ordinances, City of Highland*.

Section 2. The City Council makes the following findings of fact concerning the *merits* of the Special Use Permit Application (**Exhibits A, B and C**):

- (a) The proposed Special Use will adequately protect the public health, safety, welfare and the physical environment of the surrounding area and the City of Highland.
- (b) The proposed Special Use is consistent with the City of Highland's Comprehensive Plan.
- (c) The proposed Special Use would not have an adverse effect on public utilities or traffic circulation on nearby streets.
- (d) There are no facilities near the proposed Special Use that require the need for special protection.
- (e) The location – where the Special Use will be made pursuant to the Special Use Permit – is zoned “C2”
- (f) The granting of this Special Use Permit would be in the best interest of the City of Highland, and the Special Use Permit should be granted by ordinance.

Section 3. This resolution shall constitute the separate statement of findings of fact, supporting the granting of the Special Use Permit, required by Section 90-81 of the *Code of*

Ordinances, City of Highland, and shall be permanently attached to the ordinance adopted granting the Special Use Permit.

Section 4. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with law.

This Resolution adopted by the City Council of the City of Highland, Illinois and deposited and filed in the office of the City Clerk on the ____ day of _____, 2024, the vote taken by ayes and nays and entered upon the legislative records as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

EXHIBIT "A"
Special Use Permit Application

Return Form To:

Administrative
Official City of
Highland 12990
Troxler Rd
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 10/4/2024
Filing Fee: \$ 250.00
Date Paid: 10/4/2024
Date Advertised: 10/17/2024
Date Notices Sent: 10/16/2024
Public Hearing Date: 11/6/2024
Zoning File #: Sup-1024-6029

APPLICANT INFORMATION:

Applicant: <u>David & Meghan Ziegler</u>	Phone: <u>618-980-7651</u>
Address: <u>1157 Arkansas Rd. Highland, IL</u>	Zip: <u>62249</u>
Email Address: <u>david@zieglerjacobins.com</u>	
Owner: <u>David & Meghan Ziegler</u>	Phone: <u>618-980-7651</u>
Address: <u>1157 Arkansas Rd. Highland, IL</u>	Zip: <u>62249</u>
Email Address: <u>david@zieglerjacobins.com</u>	

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: 405 Walnut St. Highland, IL 62249

Property is Located In (Legal Description): Lot 2 in Block Number 4 in George Roth's Addition as shown on the
Plat thereof recorded in Plat Book 7 Page 22 of the Recorder's
Office of Madison County, Illinois. Situated in the City of Highland, County of Madison and State of
Illinois. PPN:02-2-18-32-19-401-003

Present Zoning Classification: C2 Acreage: <1

Present Use of Property: Single Family Residence

Proposed Land Use: Short Term Rental

Description of proposed use and reasons for seeking a special use permit:
Our goal is to offer affordable, comfortable accommodations to guests from out of town. The visitors will
likley benefit local businesss like restaurants, shops, and attractions.

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Office</u>	<u>C2</u>
South	<u>Single Family Residence</u>	<u>C2</u>
East	<u>Single Family Residence</u>	<u>1D</u>
West	<u>Single Family Residence</u>	<u>C2</u>

Should this special use be valid only for a specific time period? Yes _____ No X

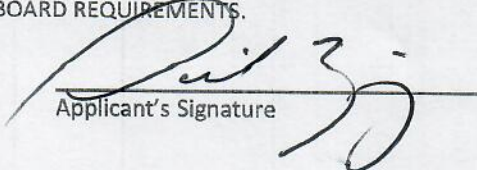
If Yes, what length of time? _____

<i>Does the proposed Special Use Permit meet the following standards? If not, attach a separate sheet explaining why.</i>			Yes	No
A. Will the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;			<u>X</u>	
B. Is the proposed special use consistent with this City's Comprehensive Plan;			<u>X</u>	
C. Will the proposed special use have a minimal negative impact on the value of neighboring property and on this City's overall tax base;			<u>X</u>	
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and			<u>X</u>	
E. Will the proposed special use have a minimal impact on the facilities near the proposed special use, such as schools or hospitals require special protection?			<u>X</u>	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS.


Applicant's Signature

10-3-24
Date

405 Walnut Street



**Private Off-Street
Parking**



Karl's Place

405 Walnut St. Highland, IL 62249



Karl's Place is our single-family home, currently used as a long-term rental. It is a charming home in a quiet area of town. We named it after the previous owner who moved here to raise his family and take part in the American Dream. We came to know Karl and appreciate him from 30 years of over-the-fence neighborly chats. We own the property next-door and use it as my insurance agency office. Maintenance of this property is essential not only to our investment, but also to our neighboring business.

The home was built in 1929. It is a 1 ½ story with 1221 sq. ft., 3 bed rooms, and 2 bathrooms. We will fully furnish this property and stock the kitchen to allow our guests all of the comforts of home. Having personally used other short-term rentals on vacation, we feel that our property will be a great offering as an overnight option for families. There is a great children's park within walking distance as well as the city square which hosts many great events throughout the year.

Karl's Place will easily accommodate 5 guests with on-site parking for up to 4 cars. No on street parking will be needed. We will develop a house manual to address house rules, safety policies, and emergency guidelines. House rules will include: no loud parties, no unregistered guests, no illegal drugs, and no smoking or burning candles. Our house manual will also include descriptions of local restaurants, shopping, and entertainment, hopefully capturing income for local businesses. We are very proud of our community here in Highland and look forward to sharing it with guests for many years.

8 6 8 4 8 4 2
Tx:4483538

2020R40482

STATE OF ILLINOIS
MADISON COUNTY11/05/2020 11:35 AM
AMY M. MEYER, RECORDER

REC FEE: 51.00

CO STAMP FEE: 30.00

ST STAMP FEE: 60.00

RHSPS FEE: 9.00

OF PAGES: 4

1063
Charge & Return To:
Community Title
901 Main St.
Highland, IL 62249

H200941, Ziegler

THE ABOVE SPACE FOR RECORDER'S USE ONLY

60.00

WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor:

Karin McMullen and Marita Bennink, not as tenants in common but as joint tenants with right of survivorship

for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT to

David Ziegler and Meghan Ziegler, not as tenants in common but as joint tenants with right of survivorshipwhose address is: **12850 Daiber Rd., Highland, IL 62249**the following described real estate commonly known as **405 Walnut St., Highland, IL 62249****See Exhibit A for Legal Description**situated in **Madison** County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UR

Dated this 28 day of October, 2020

Karin McMullen

Karin McMullen

Karin McMullen

Karin McMullen, Attorney-in-Fact for Marita Bennink
under Power of Attorney dated September 17, 2020

STATE OF ILLINOIS

COUNTY OF MADISON

)
)
) SS

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that

Karin McMullen and Marita Bennink, not as tenants in common but as joint tenants with right of survivorship

known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 28 day of October, 2020.

My commission expires:



Lisa M. Wiblemo
Notary Public

THIS INSTRUMENT PREPARED BY

Mottaz Law Office
2600 D. State Street
Alton, IL 62002

FUTURE TAX BILLS

should be sent to:
David & Meghan Ziegler
12850 Daber Rd
Highland, IL 62249

PLEASE RETURN THIS DOCUMENT Re: H200941 TO:

Highland Community Title, LLC
901 Main Street
Highland, IL 62249

Exhibit A

Lot Two (2) in Block Number Four (4) in George Roth's Addition as shown on the Plat thereof recorded in Plat Book 7 Page 22 of the Recorder's Office of Madison County, Illinois. Situated in the City of Highland, County of Madison and State of Illinois.

IDENT: 2004R77107

PPN: 02-2-18-32-19-401-003



**THIS IS A LEGAL DOCUMENT - CONSULT YOUR PRIVATE ATTORNEY
AFFIDAVIT TO COMPLY WITH PLAT ACT AND TRACT
SURVEY REQUIREMENTS**

Affiant is (agent for) (an officer of) (one of) the grantor(s) in a (deed) (lease) (contract) transferring interest in the real estate described in the accompanying document. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

- (X) A. NOT A DIVISION OF LAND () C. DIVISION FOR TAXING PURPOSES ONLY (parcel lines change)
(parcel lines unchanged)
- () B. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS TO THE PLAT ACT:

- | | |
|---|--|
| <p>___ 1. A DIVISION OR SUBDIVISION OF LAND INTO TRACTS OF 5 ACRES OR MORE NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS WITH A MINIMUM OF FIVE (5) ACRES RESIDUE OR GRANDFATHERED UNDER PRIOR APPROVED PLAT BY LAND USE COMMITTEE;</p> <p>___ 2. A DIVISION OR LOTS OR BLOCKS OF LESS THAN 1 ACRE IN A RECORDED SUBDIVISION NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS;</p> <p>___ 3. A SALE OR EXCHANGE OF LAND BETWEEN OWNERS OF ADJOINING AND CONTIGUOUS LAND;</p> <p>___ 4. A CONVEYANCE OF LAND FOR USE AS A RIGHT OF WAY FOR PUBLIC UTILITIES AND OTHER PIPELINES NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS;</p> | <p>___ 5. A CONVEYANCE OF LAND OWNED BY A PUBLIC UTILITY NOT INVOLVING NEW STREETS OR EASEMENTS OF ACCESS;</p> <p>___ 6. A CONVEYANCE OF LAND FOR HIGHWAY OR OTHER PUBLIC PURPOSE OR RELATING TO A DEDICATION OF LAND FOR OR VACATION OF LAND SUBJECT TO A PUBLIC USE;</p> <p>___ 7. A CONVEYANCE TO CORRECT DESCRIPTION IN PRIOR CONVEYANCE;</p> <p>___ 8. THE SALE OR EXCHANGE OF PARCELS OF LAND FOLLOWING THE DIVISION INTO NO MORE THAN 2 PARTS OF A PARCEL EXISTING ON 7/17/59 AND INVOLVING NO NEW STREETS OR EASEMENTS OF ACCESS;</p> <p>___ 9. THE SALE OF A SINGLE LOT/TRACT LESS THAN 5 ACRES FROM A LARGER TRACT. (EXCEPTION ONLY APPLIES TO THE 1ST LOT CONVEYED UNDER 5 ACRES FROM A LARGER TRACT AS IT EXISTED ON 10/1/73). (THE SINGLE TRACT OF LESS THAN 5 ACRES MUST HAVE BEEN SURVEYED BY AN ILLINOIS REGISTERED LAND SURVEYOR WHOSE SURVEY MUST HAVE BEEN RECORDED OR ACCOMPANY THE DEED.)</p> |
|---|--|

**IF "A" IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS NOT REQUIRED.
IF "B OR C" IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS REQUIRED.**

Under penalties of perjury I swear that the statements contained here are true and correct.

X Karin McMullen
Karin McMullen

Date: 10-28-20

H200941

Subscribed and sworn to before me: October 28, 2020

Lisa M. Wiblemo
Notary Public



All divisions of less than 2 acres within the County jurisdiction must be reviewed by the Madison County Planning and Development Department

This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located within a municipality or within 1.5 miles of a municipality, local ordinances may apply. If exception 9 is used, it is required that this land division be reviewed & approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date Submitted to Municipality (s) _____ Please Check One () Municipality Jurisdiction () County Jurisdiction

Municipality(s) With Jurisdiction _____

Municipal Planning Officials Signature _____

Print Name _____

Date _____

Municipal Planning Officials Signature _____

Print Name _____

Date _____

Madison County Maps & Plats GIS Division, 157 North Main Street, Suite 229, Edwardsville, Ill. 62025-1964. Ph (618) 692-7040 ext. 4586; Fax (618) 692-8298

END OF DOCUMENT



City of Highland Building and Zoning

Meeting Date: November 6, 2024

From: Michael Hanna, Building & Zoning Inspector and Code Enforcement

Location: 405 Walnut St. PIN# 02-2-18-32-19-401-003.

Zoning Request: Special Use Permit

Description: SUP to allow for a short-term rental in the C-2 Central Business District

Proposal Summary

The applicant and property owner is David and Meghan Ziegler. The applicant of this case is requesting the following Special Use Permit to comply with Table 3.1 of Section 90-201 of the City of Highland Municipal Code (hereafter known as the “zoning matrix”):

- David and Meghan Ziegler of 1157 Arkansas Rd., Highland, IL are requesting a Special Use Permit for a short-term rental within the C-2 Central Business District at 405 Walnut St. PIN# 02-2-18-32-19-401-003.

The zoning matrix identifies “short term rental” as Special Use within the C-2 Central Business District.

Comprehensive Plan Consideration

The subject property is denoted as downtown on the Comprehensive Plan’s Future Land Use Map. A short-term rental is an appropriate Special Use for the downtown area.

Surrounding Uses

Direction	Land Use	Zoning
North	Office	C-2
South	Single-Family Residence	C-2
East	Single-Family Residence	R-1-D
West	Single-Family Residence	C-2

Standards of Review for Special Use Permits

Below are the six (6) consideration items listed in Section 90-79 of the Zoning Code which the Combined Planning and Zoning Board shall take into account while reviewing a SUP request.

1. Whether the proposed amendment or Special Use is consistent with the City's Comprehensive Plan;



City of Highland Building and Zoning

The proposed Special Use is consistent with the Comprehensive Plan.

2. The effect the proposed amendment or Special Use would have on public utilities and on traffic circulation;

The proposed short-term rental would not have an adverse effect on public utilities or traffic circulation on nearby streets. Off-street parking is provided.

3. Whether the proposed design, location and manner of operation of the proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment;

The proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment.

4. The effect the proposed Special Use would have on the value of neighboring property and on this City's overall tax base;

The proposed Special Use will not have a detrimental impact on the value of neighboring property. It will contribute to the City's overall tax base through the hotel-motel tax generated.

5. The effect the proposed Special Use would have on public utilities; and

The proposed Special Use will utilize public utilities.

6. Whether there are any facilities near the proposed Special Use, such as schools or hospitals that require special protection.

There are no facilities near the proposed Special Use that require the need for special protection.

Additionally, Section 90-216(c) of the Zoning Code provides additional criteria that the CPZB must consider in making their decision.

1. The proposed short-term rental has complied with all provisions of subsection (b) (Short-Term rental requirements).

By way of approval of this SUP, the proposed short-term rental will comply with all provisions of 90-216(b) of the City's Zoning Code.

2. The proposed short-term rental will not cause a negative cumulative effect when considered in conjunction with the effect of other short-term rentals in the immediate neighborhood.

No anticipated negative effect will result from the approval of this short-term rental.



City of Highland Building and Zoning

3. The proposed short-term rental will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties.

It is not anticipated that the proposed short-term rental will not have an adverse impact on other nearby properties.

4. The proposed short-term rental will not have an adverse effect upon the public health, welfare, or safety of the community.

The proposed short-term rental will not have an adverse impact on the public health, welfare, or safety of the community as a whole.

Staff Discussion

Staff sees a need for more hospitality businesses in Highland and a new short-term rental would help to meet this demand.

It should be noted that this residence will allow for off street parking spots in the rear of the home.

Staff Recommendation

Staff recommend approval of the Special Use Permit.

Aerial Photograph



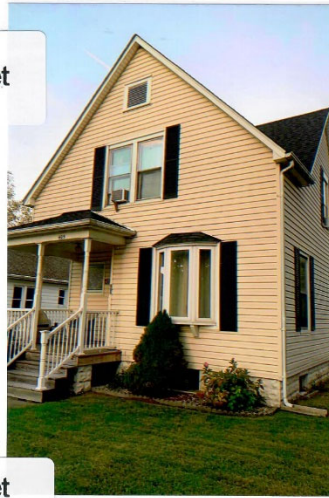
Site Photos



City of Highland

Building and Zoning

405 Walnut Street



Private Off-Street
Parking





City of Highland
Building and Zoning

Combined Planning and Zoning Board

Exhibit "C"
Determination of Special Use Permit

Date Submitted: 10/4/24
Filing Fees: \$250.00
Date Paid: 10/4/24
Date Advertised: 10/17/2024
Date of Sent Notice: 10/16/24
Date of Public Hearing: 11/06/2024

On November 6, 2024, the City of Highland Combined Planning and Zoning Board at its regular meeting approved, approved with condition(s), denied a Special Use Permit for the following:

David and Meghan Ziegler of 1157 Arkansas Road, Highland, IL are requesting a Special Use Permit for a short-term rental within the C-2 Central Business District at 405 Walnut Street (PIN #02-2-18-32-19-401-003.)

The City Council will consider the recommendation of the Combined Planning and Zoning Board at their meeting to be held on November 18, 2024.

In recommending Approve (action) of this Special Use Permit, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation and all other conditions listed for that use in other sections of these regulations. In addition, the Combined Planning and Zoning Board found that the proposed use **did / did not** provide safeguards to assure its compatibility with the surrounding area.

Conditions (if any): _____

Anthony Walker

Chairperson of the Combined Planning and Zoning Board

11/6/24

Date:

ORDINANCE NO. _____

ORDINANCE GRANTING A SPECIAL USE PERMIT TO DAVID AND MEGHAN ZIEGLER, FOR A SHORT-TERM RENTAL WITHIN THE C-2 ZONING DISTRICT AT 405 WALNUT STREET, PIN 02-2-18-32-19-401-003, HIGHLAND, ILLINOIS

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, the City Council has made the findings of fact, and the statement of its reasons for granting the Petition for Special Use Permit in question, in a separate resolution numbered as Resolution No. _____; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND, AS FOLLOWS:

Section 1. David and Meghan Ziegler (1157 Arkansas Road Highland, Illinois) are hereby granted a Special Use Permit in the “C2” zoning district, as defined in Chapter 90 of the *Code of Ordinances, City of Highland*, for a short-term rental at 405 Walnut Street, Highland, Illinois 62249.

Section 2. The Special Use Permit is granted.

Section 3. This Ordinance shall be known as Ordinance No. _____ and shall be in full force and effect upon adoption.

This Ordinance adopted by the City Council of the City of Highland, Illinois and deposited and filed in the office of the City Clerk on the _____ day of _____, 2024, the vote taken by ayes and nays and entered upon the legislative records as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann, Mayor
City of Highland, Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk
City of Highland, Madison County, Illinois

RESOLUTION NO. _____

RESOLUTION APPROVING ANNEXATION AGREEMENT WITH
DR. WILLIAM K. DRAKE ON BEHALF OF
GRANDVIEW FARM LIMITED PARTNERSHIP

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Dr. William K. Drake, on behalf of Grandview Farm Limited Partnership (“Owner”), desires to enter an annexation agreement with City; and

WHEREAS, Owner is the owner of record of certain land shown on the plat of annexation attached hereto as **Exhibit A**, and described in the legal description attached hereto as **Exhibit B** (hereinafter “Annexed Property”); and

WHEREAS, Owner intends to have the Annexed Property rezoned to “I” Industrial, and to have a solar farm constructed on the Annexed Property subsequent to the Annexed Property being annexed into City; and

WHEREAS, the Annexed Property is contiguous to the Corporate Limits of City; and

WHEREAS, the Annexed Property is not currently a part of any other city, town, or village, and may be annexed to City as provided in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8); and

WHEREAS, Owner desires to have the Annexed Property shown on **Exhibit A** and described in **Exhibit B** annexed to City upon certain terms and conditions set out in the Annexation Agreement, attached hereto as **Exhibit C**; and

WHEREAS, City has determined it to be in the best interests of City to enter into the Annexation Agreement, pursuant to the provisions of Section 11-15.1-1, *et seq.*, of the Illinois Municipal Code (65 ILCS 5/11-15.1-1, *et seq.*); City fixed a date and time for a public hearing on this proposed Annexation Agreement; City published notice of that date and time “not more than 30 nor less than 15 days before the date fixed for the hearing” (as required by Section 11-15.1-3 of the Illinois Municipal Code [65 ILCS 5/11-15.1-3]); City conducted the public hearing; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare and economic welfare to enter into the Annexation Agreement (**Exhibit C**) with Owner; and

WHEREAS, City has determined the Mayor should be authorized and directed, on behalf of City, to execute the Annexation Agreement attached hereto as **Exhibit C**.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF HIGHLAND, ILLINOIS AS FOLLOWS:**

Section 1. That the foregoing recitals be and are hereby incorporated in this Resolution.

Section 2. That the Mayor is authorized and directed, on behalf of City, to execute the Annexation Agreement attached hereto as **Exhibit C**.

Section 3. That this Resolution shall be known as Resolution No. _____ and shall be in full force and effect from and after its passage.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the Office of the City Clerk, on the _____ day of _____, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann, Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk
City of Highland
Madison County, Illinois

EXHIBIT "A"

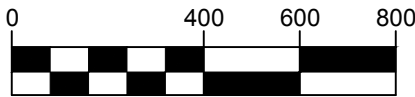
"PLAT OF ANNEXATION"**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, WE HAVE PREPARED A PLAT OF ANNEXATION OF THE PROPERTY SHOWN HERON AND THAT THE DESCRIPTION ATTACHED HERETO AS EXHIBIT "B" IS PRESENTED WITH THIS PLAT OF ANNEXATION.

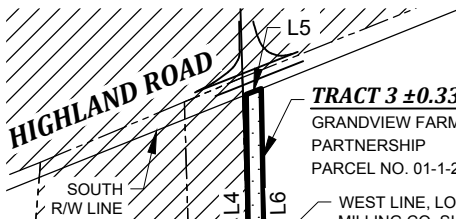
Aaron D. Smith
AARON D. SMITH PS-035-004051

11/08/2024

DATE
asmith@gowightman.com



1 inch = 400 ft.



CITY OF HIGHLAND
PARCEL NO.
01-1-24-06-00-000-024

WEST LINE,
SOUTHEAST 1/4
NORTHEAST 1/4,
SECTION 6-3-5

P.O.B. TRACT 3
NORTHWEST CORNER,
NORTHEAST 1/4,
SOUTHEAST 1/4,
& SOUTHWEST CORNER,
SOUTHEAST 1/4,
NORTHEAST 1/4,
SECTION 6-3-5

WEST LINE,
NORTHEAST 1/4
SOUTHEAST 1/4,
SECTION 6-3-5

KOMBRINK FARMS
PARCEL NO.
01-1-24-06-00-000-025

TRACT 3 ±0.337 OF AN ACRE

GRANDVIEW FARM LIMITED
PARTNERSHIP
PARCEL NO. 01-1-24-06-00-000-026

WEST LINE, LOT 4, HIGHLAND
MILLING CO. SUBDIVISION

KOMBRINK FARMS
PARCEL NO.
01-1-24-06-00-000-025.001

EAST LINE,
WEST ONE-ACRE,
NORTHEAST 1/4,
SOUTHEAST 1/4,
SECTION 6-3-5

**TRACT 2
±1.008 ACRES**

GRANDVIEW FARM LIMITED PARTNERSHIP
PARCEL NO. 01-1-24-06-00-000-026

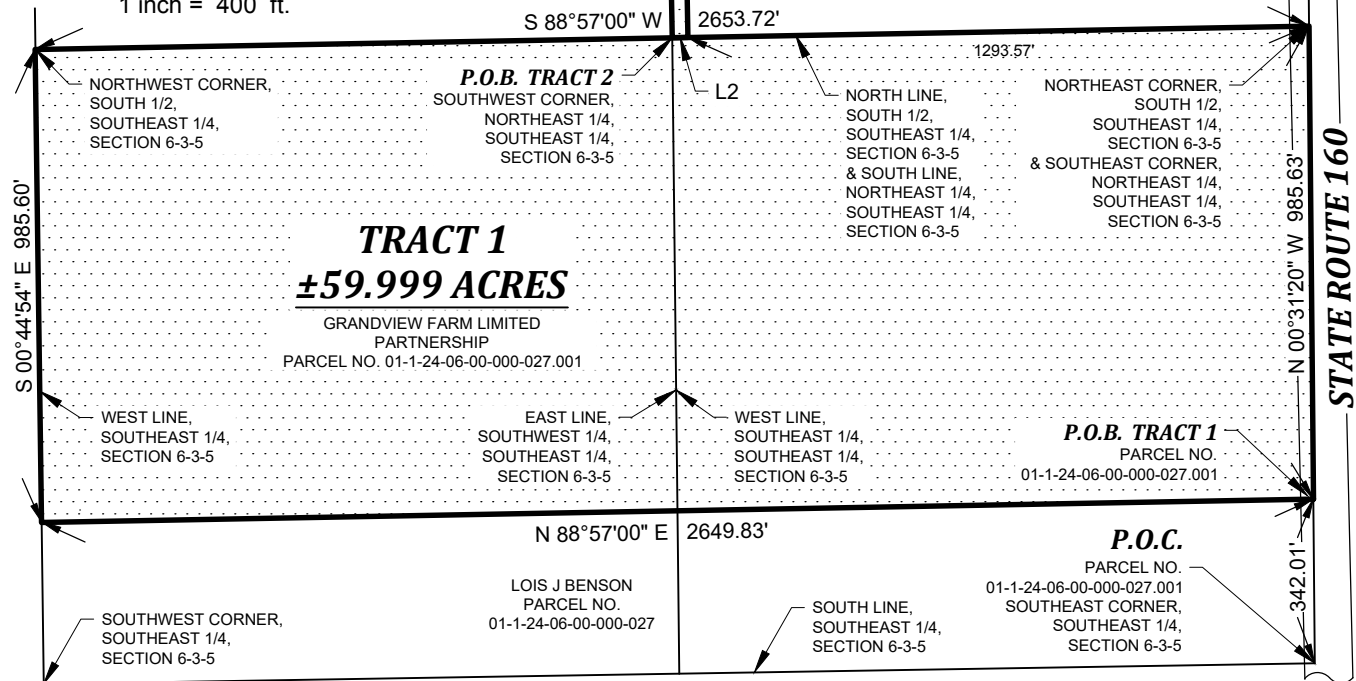
LINE TABLE

LINE NO.	BEARING	LENGTH
L1	S01°03'17"E	1332.53'
L2	S88°57'00"W	32.81'
L3	N01°04'05"W	1332.60'
L4	N00°47'50"W	454.12'±
L5	N68°19'41"E	33.05'
L6	S01°03'29"E	465.88'±
L7	S89°10'02"W	33.00'
L8	N89°10'02"E	33.12'

KOMBRINK FARMS
PARCEL NO.
01-1-24-06-00-000-025.001

EAST LINE,
SOUTHEAST 1/4,
SECTION 6-3-5

DSM FAMILY LLC
PARCEL NO.
01-1-24-06-00-000-025-002



433 E. RANSOM ST. KALAMAZOO, MI. 49007
269.327.3532
www.gowightman.com

CLIENT: SUMMIT RIDGE ENERGY, LLC
PROJECT: HIGHLAND 2
JOB No: 240681
DATE: 10/27/2024
SCALE: 1" = 400"

COUNCIL BILL NO: _____
DATE PASSED: _____
EXISTING TAX ID NO. _____
PARCEL: 01-1-24-06-00-000-027.001
TRACTS 2 & 3: 01-1-24-06-00-000-026
SE 1/4, SEC 6, T3N, R5W, 3RD PM
ANNEX

EXHIBIT "B"

LEGAL DESCRIPTIONS - PREPARED BY NETEMEYER ENGINEERING, INC. ON SEPTEMBER 10, 2024.

TRACT 1

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF THE S.E. 1/4 OF SAID SECTION 6; THENCE, N.00°31'20"W., (BEARING ASSUMED) ALONG THE EAST LINE OF SAID S.E. 1/4 OF SECTION 6, 342.01 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING N.00°31'20"W., ALONG SAID EAST LINE OF THE S.E. 1/4, 985.63 FEET TO THE N.E. CORNER OF THE SOUTH 1/2 OF SAID S.E. 1/4 OF SECTION 6; THENCE, S.88°57'00"W., 2653.72 FEET TO THE N.W. CORNER OF THE SOUTH 1/2 OF SAID S.E. 1/4 OF SECTION 6; THENCE, S.00°44'54"E., ALONG THE WEST LINE OF SAID S.E. 1/4 OF SECTION 6, 985.60 FEET; THENCE, N.88°57'00"E., 2649.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.999 ACRES, MORE OR LESS.

TRACT 2

ONE ACRE OFF THE WEST SIDE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 31' 20" WEST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1327.64 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 88° 57' 00" WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1326.38 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 01° 04' 05" WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1332.60 TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 89° 10' 02" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 33.12 FEET TO THE EAST LINE OF THE WEST ONE ACRE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 01° 03' 17" EAST ON SAID EAST LINE 1332.53 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 88° 57' 00" WEST ON SAID SOUTH LINE 32.81 FEET TO THE POINT OF BEGINNING. CONTAINING 1.008 ACRES (43,927 SQ. FT.) MORE OR LESS.

TRACT 3

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID S.E. 1/4 OF THE N.E. 1/4; THENCE, N.00°47'50"W., (BEARING ASSUMED) ALONG THE WEST LINE OF SAID S.E. 1/4 OF THE N.E. 1/4, 454.12 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLAND ROAD; THENCE, N.68°19'41"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HIGHLAND ROAD, 33.05 FEET TO THE N.W. CORNER OF LOT 4 OF HIGHLAND MILLING COMPANY SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 18 OF THE MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, S.01°03'29"E., ALONG THE WEST LINE OF SAID LOT 4, 465.88 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID S.E. 1/4 OF THE N.E. 1/4; THENCE, S.89°10'02"W., ALONG SAID SOUTH LINE OF THE S.E. 1/4 OF THE N.E. 1/4, 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.337 OF AN ACRE, MORE OR LESS

ALL BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, US SURVEY FOOT



433 E. RANSOM ST. KALAMAZOO, MI. 49007
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CLIENT: SUMMIT RIDGE ENERGY, LLC
PROJECT: HIGHLAND 2
JOB No: 240681
DATE: 10/27/2024
SCALE:

COUNCIL BILL NO: _____
DATE PASSED: _____
EXISTING TAX ID NO. _____
PARCEL: 01-1-24-06-00-000-027.001
TRACTS 2 & 3: 01-1-24-06-00-000-026
SE 1/4, SEC 6, T3N, R5W, 3RD PM
ANNEX

(the above space for Recorder's use only)

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT, is made and entered into this _____ day of _____, 2024, by and between the City of Highland, Illinois, hereinafter "City," by and through its Mayor and the members of its City Council, hereinafter "Corporate Authorities," and Dr. William K. Drake, on behalf of Grandview Farm Limited Partnership, hereinafter "Owner."

WHEREAS, Owner is the owner of record of certain land shown on the plat of annexation attached hereto as **Exhibit A**; and

WHEREAS, Owner is the owner of record of:

1. Parcel 1 – 01-1-24-06-00-000-027.001 – plus / minus 60.0 acres
2. Parcel 2 – 01-1-24-06-00-000-026 – plus / minus 1.0 acre

hereinafter "Annexed Property", and more particularly described and attached hereto as **Exhibit B**; and

WHEREAS, Owner intends to have the Annexed Property rezoned to "I" Industrial, and to have a solar farm constructed on the Annexed Property subsequent to the Annexed Property being annexed into City; and

WHEREAS, the Annexed Property is contiguous to the Corporate Limits of City; and

WHEREAS, the Annexed Property is not currently a part of any other city, town, or village, and may be annexed to City as provided in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8); and

WHEREAS, Owner desires to have the Annexed Property shown and described *supra*, and described in **Exhibits A** and **B**, annexed to City upon certain terms and conditions hereinafter set forth; and

WHEREAS, the Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Annexed Property to City on the terms and conditions hereinafter set forth would further the growth of City, enable City to control the development of the area, and serve the best interests of City; and

WHEREAS, Section 90-115, "Annexed territory," of the *Code of Ordinances, City of Highland, Illinois*, provides,

All property that is annexed to the city following the effective date of the ordinance from which this chapter derives, shall be annexed as R-1-C residential district. Nothing in this section should be construed to prevent the use of annexation agreements as set out in the state statutes;

and

WHEREAS, pursuant to the provisions of Section 11-15.1-1, *et seq.*, of the Illinois Municipal Code (65 ILCS 5/11-15.1-1, *et seq.*), the Corporate Authorities fixed a date and time for a public hearing on this proposed Annexation Agreement; published notice of that date and time "not more than 30 nor less than 15 days before the date fixed for the hearing" (as required by Section 11-15.1-3 of the Illinois Municipal Code [65 ILCS 5/11-15.1-3]); and conducted the public hearing; and

WHEREAS, it is for the mutual benefit of City and Owner to enter into this Annexation Agreement.

II. GENERAL AGREEMENT.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND OF THE MUTUAL COVENANTS AND AGREEMENTS HEREIN CONTAINED, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. (Recital Incorporation.) The foregoing recitals are incorporated in and made a part of this Agreement.
2. (Statutory Authority.) This Annexation Agreement is made pursuant to and in accordance with the provision of Division 15.1 of Article 11 of the Illinois Municipal Code.
3. (Petition for Annexation.) Owner, upon execution of this Annexation Agreement, will prepare and file, pursuant to and in accordance with the provisions of Article 7 of the Illinois Municipal Code, with the Corporate Authorities, a proper Petition for Annexation conditioned upon the terms and provisions of this Annexation Agreement, to annex to the City of Highland, Illinois, the Annexed Property, as shown and described in **Exhibits A and B** attached hereto.
4. (Annexation.) The Corporation Authorities, upon the execution of this Annexation Agreement and upon the filing of a proper Petition for Annexation as hereinabove provided and in compliance with the provisions of Article 7 of the Illinois

Municipal Code will enact an ordinance annexing the Annexed Property as shown and described in **Exhibits A and B**, to the City conditioned upon the terms and provisions of this Annexation Agreement. In the event that the Annexed Property is not annexed to the City, pursuant to this Annexation Agreement and said Petition for Annexation, then and in that event only this Annexation Agreement shall not be binding upon the parties hereto.

5. (Time of Annexation.) Said annexation of the Annexed Property to the City shall take effect upon the adoption of the annexation Ordinance by the City.

6. (Zoning.)

A. Owner realizes and understands that the Annexed Property, when annexed, will be Zoned R1 C Single Family Residential, subject to the restrictions of the City's Zoning Ordinance for that District.

B. Owner realizes and understands that in order to change the zoning of any portion of this property, it must be accomplished following the rules of the City for zoning changes.

C. The City agrees that it will not impose any public land donation or user fees, except as hereinafter set out.

7. (Codes and Ordinances; Fees.)

A. To the extent of any conflict, ambiguity, or inconsistency between the terms, provisions, or standards contained in this Agreement and the terms, provisions, or standards, either presently existing or hereafter adopted, of the City Code, the Zoning Ordinance, the Subdivision Control Ordinance, as hereinafter identified, or any other City code, ordinance, or regulation, the terms, provisions, and standards of this Agreement shall govern and control. Notwithstanding the foregoing, if any City code, ordinance, or regulation is hereafter adopted, amended, or interpreted so as to be less restrictive on Owner with respect to the development of the Property than is the case under the existing law, then at the option of the Owner such less restrictive amendment or interpretation shall control.

B. All codes, ordinances, rules, and regulations of the City in effect as of the date hereof shall continue in effect, insofar as they relate to the development of the Property, during the entire term of this Agreement, or until such time as the Annexed Property is annexed into City, except as otherwise provided herein and except to the extent of amendments mandated by state or federal requirements.

C. All codes, ordinances, rules, and regulations of the City in effect as of the date hereof that relate to building, housing, plumbing, electrical, and related restrictions affecting the development of the Property shall continue in effect, insofar as they relate to the development of the Annexed Property, during the entire term of this Agreement, or until such time as the Annexed Property is annexed into City, except as otherwise provided herein and except to the extent that said codes, ordinances, rules, and regulations are amended so as to be applicable to all property within the City for purposes of directly furthering the public health and safety. Such general changes to said codes, ordinances, rules and regulations include, but are not limited to, any changes necessitated by amendments to national building, plumbing, electrical or maintenance codes incorporated by the City's codes, ordinances, rules and regulations (i.e. BOCA Codes and International Property Maintenance Codes). Owner acknowledge that changes made to City Code applicable to all City property will be applicable to the Annexed Property after the Annexed Property is annexed into City.

D. No fee or charge of any description shall be imposed on Owner for or on the development and use of the Annexed Property unless, as of the date of this Agreement, such fee or charge is in existence and being collected by the City on a uniform basis from all owners, users, and developers of property within the City. The City shall not increase the amount of any fee or charge for building permit fees, occupancy permit fees, plan review fees, inspection fees, utility fees, application fees, or user fees during the term of this Agreement unless such increases are made generally applicable to all owners, users, and developers of property within the City. All building permit and building inspection fees for any improvement constructed on the Annexed Property shall be due and payable upon issuance of a building permit for the improvement.

8. (Fire Protection.) Upon the annexation of the Annexed Property, as shown and described in **Exhibits A and B** to the City, the City shall provide the same standard of fire protection to said tracts and to the buildings thereon which it provides to other similar areas in the City.

9. (Police Protection.) Upon the annexation of the Annexed Property, as shown and described in **Exhibits A and B** to the City, the City shall provide the same standard of police protection to said tract and to the buildings thereon which it provides to other similar areas in the City.

10. (Garbage and Trash Pick-up.) Upon the annexation of the Annexed Property, as shown and described in **Exhibits A and B** to the City, the City shall provide

the same standard of garbage and trash pick-up to said real estate which it provides to other similar areas in the City, and Owner and its successors and assigns shall pay the monthly service and assessment charges therefor, which monthly service and assessment charges shall not exceed those charged to others similarly situated in the City.

11. (Utilities.)

A. (General Utility Provisions.)

- 1) Owner agrees to grant to the City or City franchisee's easements for general public utility purposes over, upon and across areas upon which such utilities are to be placed of a width required by the utility provider. Said utility easements are for all utilities now known, or presently unknown, for the Annexed Property.

B. (Electric Utilities.)

- 1) The City, so long as it operates its own electric system and is willing and able to provide electric service to the Annexed Property as shown and described in **Exhibits A and B**, shall be the sole provider of electric service to the Annexed Property.
- 2) The City shall extend, install and provide adequate underground electrical service to the Annexed Property according to the usual rules of the installation of such electrical services.
- 3) Owner and its successors and assigns shall pay the monthly charges for electrical services which monthly charges shall not exceed those charged to others similarly situated in the City.
- 4) Should Owner desire to install street lights other than those normally provided by the City, the City shall install such lights as requested by Owner, and Owner agrees to pay the difference between the pole and light normally installed by the City and the actual pole and light requested Owner or Developer.
- 5) Owner shall pay 100% of all electrical hook-up or tap-on fees, for electrical service provided to the Annexed Property unless waived by City.

C. (Water Utilities.)

1) The City, so long as it operates its own water distribution system and is willing and able to provide water service to the Annexed Property shown and described in **Exhibits A and B** shall be the sole provider of potable water service to the Annexed Property.

2) Owner and its successors and assigns shall pay the monthly charges for water service which monthly charges shall not exceed those charged to others similarly situated in the City.

3) Owner may attach its water mains and water service connections to the City's water mains subject to the payment of the current hookup, tap-on or similar charge of the City unless waived by City.

D. (Sanitary Utilities.)

1) The City, so long as it operates its own sanitary sewer system and is willing and able to provide sanitary sewer service to the Annexed Property shown and described in **Exhibits A and B** shall be the sole provider of sanitary sewer service to the Annexed Property.

2) Owner and its successors and assigns may attach their sanitary sewer lines to the City sanitary sewer line to be constructed by the City subject to the payment of the current sewer hookup or tap-on charges of the City unless waived by City.

3) Owner or Developer and its successors and assigns shall pay the monthly charges for sanitary sewer service which monthly charges shall not exceed those charged to others similarly situated in the City.

E. (Highland Communication Services – internet services, cable television services, telephone services, and/or other HCS services)

1) The City, d/b/a Highland Communication Services (“HCS”), so long as it operates its own internet service, cable television service, telephone service, and/or service operation or any kind, and is willing and able to provide internet service, cable television service, telephone service, and/or service operation or any kind, to the Annexed Property shown and described in

Exhibits A and B, shall be given the last right of refusal to any contract offered by any other services provider for services of internet service, cable television service, telephone service, and/or service operation or any kind, to the Annexed Property shown and described in **Exhibits A and B**.

2) Owner and its successors and assigns shall pay the HCS monthly charges for internet service, cable television service, telephone service, and/or service operation or any kind, which monthly charges shall not exceed those charged to others with HCS services similarly situated in the City.

12. (Time of the Essence.) It is understood and agreed by the parties hereto that time is of the essence regarding this Annexation Agreement, and that all parties will make every reasonable effort to expedite the subject matters hereof. It is further understood and agreed by the parties hereto that the successful consummation of this Annexation Agreement requires their continued cooperation.

13. (Agreement. Binding on Successors; Term.) This Annexation Agreement shall be binding upon the parties hereto, their respective successors and assigns for a full term of twenty (20) years commencing on the date of execution hereof, as presently provided by statute. At such time the Annexed Property is annexed into the City, the current City Code and all applicable City Ordinances shall apply to the Annexed Property. And to the extent permitted thereby it is agreed that in the event that the annexation of the Annexed Property shown and described in **Exhibits A and B** or the terms of this Annexation Agreement be challenged in any court proceeding, the period of time during which such litigation is pending shall not be included in calculating said term.

14. (Paragraph Titles.) Paragraph titles or captions contained in this Annexation Agreement are inserted only as a matter of convenience, and in no way do they define, modify, limit, extend or describe the scope of this Annexation Agreement, nor are they relevant to the intent to any of the provisions hereof.

15. (Warranty of Title.) Owner warrants that at the time of any public hearing on this Agreement and any annexation of the property shown and described in **Exhibits A and B**, that it is the sole and only owner of all of the record title of the said real estate, and that there are no electors residing on the real estate shown and described in **Exhibits A and B**, and that it has the full right to execute this Agreement and any conveyances required hereby.

16. (Miscellaneous.)

A. (Amendment.) This Agreement, and any exhibits attached hereto, may be amended only by the mutual consent of the Parties, by adoption of an ordinance by the City approving said amendment as provided by law and by the execution of said amendment by the Parties or their successors in interest.

B. (Severability.) If any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants, or portions of this Agreement, and, to that end, all provisions, covenants, agreements, and portions of this Agreement are declared to be severable. If for any reason the annexation or zoning of the Property is ruled invalid, in whole or in part, the Corporate Authorities, as soon as possible, shall take such actions (including the holding of such public hearings and the adoption of such ordinances and resolutions) as may be necessary to give effect to the spirit and intent of this Agreement and the objectives of the Parties, as disclosed by this Agreement, provided that the foregoing shall be undertaken at the expense of Owner.

C. (Entire Agreement.) This Agreement sets forth all agreements, understandings, and covenants between and among the Parties. This Agreement supersedes all prior agreements, negotiations, and understandings, written and oral, and is a full integration of the entire agreement of the Parties.

17. (Notices.) That any and all notices or requests given under this Agreement shall be in writing and delivered personally or by Certified, Return Receipt Requested U.S. Mail to:

- 1) City - City of Highland, 1115 Broadway, Highland, Illinois 62249.
- 2) Owner - Grandview Farm Limited Partnership, 10205 State Route 143, Marine, IL 62061

Said notices or requests will be deemed received, if mailed, the next business day after mailing.

III. SPECIFIC AGREEMENTS.

To the extent of any conflict, ambiguity, or inconsistency between the terms, provisions, or standards contained in Section II above and the terms or provisions of this Section, the terms contained in this Section III shall govern and control.

18. (Stormwater Facilities.) Owner agrees that, as a condition to the acceptance of this Annexation Agreement by the City of Highland, it will execute a

Stormwater Drainage Facilities Maintenance Agreement with the City of Highland,
Illinois.

19. (Sidewalks.) Owner shall not be required to install sidewalks for this proposed development.

20. (Permit Fee Increases.) Any ordinance, resolution, or motion of the City imposing any new permit fees or increasing the amount of the existing permit fees, Plan review and inspection fees, license fees not otherwise set by this Agreement, or any other fees imposed by the City that are applicable to or required to be paid by the Owner, any operators or occupant or any contractors, subcontractors, material suppliers, or other performing work or supplying materials in connection with jobs in any part of the real estate which is shown and described in **Exhibits A and B** shall take effect regarding the Annexed Property immediately after the passage of the increase by the City Council. If during the term of this Agreement, any such fees applicable to any area in the City or to any particular type of work are reduced, the fees applicable to said real estate shall be reduced correspondingly.

21. City reserves the right to bring the Annexed Property within the boundaries of any business district, TIF district, enterprise zone, or any other recognized real estate area for purposes of generating additional tax revenue for City or providing any potential economic incentives to Owner or any successors, heirs and assigns.

22. (Zoning.) After annexation, Owner shall apply for a change in zoning from R-1-C to "I" Industrial for the Annexed Property. If the zoning change to "I" Industrial is not approved by the Corporate Authorities, Owner may disconnect from City and City agrees not to challenge the disconnection.

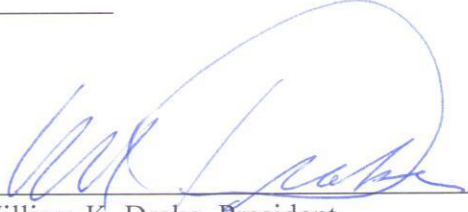
23. After annexation, Owner reserves the right to disconnect from City if the planned solar farm project ("Project") has not begun construction within two (2) years of the effective date of this Agreement. If the Project has not begun construction within two (2) years of the effective date of this Agreement, and Owner desires to disconnect from City, City agrees not to contest the disconnection.

IN WITNESS WHEREOF, the City has had its name subscribed hereto by its Mayor and has had its Corporate Seal affixed hereto and attested by its City Clerk by authority of its City Council and Owner has subscribed its name.

CITY OF HIGHLAND, ILLINOIS

BY: _____
KEVIN B. HEMANN, ITS MAYOR

ATTEST: _____
CITY CLERK

BY:  _____
Dr. William K. Drake, President
Grandview Farm Limited Partnership

ORDINANCE NO. _____

**ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF HIGHLAND,
MADISON COUNTY, ILLINOIS, OWNED BY DR. WILLIAM K. DRAKE,
ON BEHALF OF GRANDVIEW FARM LIMITED PARTNERSHIP,
SPECIFICALLY: PIN 01-1-24-06-00-000-027.001; 01-1-24-06-00-000-026**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Dr. William K. Drake, on behalf of Grandview Farm Limited Partnership (hereinafter "Owner"), is the owner of record of certain land shown on the plat of annexation attached hereto as **Exhibit A**; and

WHEREAS, City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to annex certain territory into City described as follows:

1. Parcel 1 – 01-1-24-06-00-000-027.001 – plus / minus 60.0 acres
2. Parcel 2 – 01-1-24-06-00-000-026 – plus / minus 1.0 acre

hereinafter “Annexed Property”, and more particularly described and attached hereto as **Exhibit B**; and

WHEREAS, Owner has filed with City, pursuant to Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8), a Petition for Annexation; and

WHEREAS, all electors, if any, residing within the Annexed Property have been notified; and

WHEREAS, the Annexed Property is contiguous to the Corporate Limits of City; and

WHEREAS, the Annexed Property is not currently a part of any other city, town, or village, and may be annexed to City as provided in Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8); and

WHEREAS, the Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Annexed Property to City would further the growth of City, enable City to control the development of the area, and serve the best interests of City; and

WHEREAS, Section 90-115, “Annexed territory,” of the *Code of Ordinances, City of Highland, Illinois*, provides,

All property that is annexed to the city following the effective date of the ordinance from which this chapter derives, shall be annexed as R-1-C residential district.

Nothing in this section should be construed to prevent the use of annexation agreements as set out in the state statutes;

and

WHEREAS, the legal notice regarding the intention of City to annex the said territory has been given to all public bodies and persons required to receive such notice by state statute; and

WHEREAS, the Annexed Property is now in the Highland-Pierron Fire Protection District; and

WHEREAS, City has notified all the trustees of the Highland-Pierron Fire Protection District, in writing by certified mail, at least ten (10) days in advance of the City Council's consideration of this Ordinance; and

WHEREAS, the Annexed Property is in Helvetia Township; and

WHEREAS, City has notified the Township Commissioner of Highways, the Board of Town Trustees, the Township Supervisor, and the Township Clerk of Helvetia Township in writing by certified mail, at least ten (10) days in advance of the City Council's consideration of this Ordinance; and

WHEREAS, the City of Highland has recorded, or will record, in the Madison County Recorder's Office an affidavit that service of such notices was made as provided by Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1); and

WHEREAS, City Council has determined it is in the best interests of public health, safety, general welfare and economic welfare to annex the Annexed Property into City.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND, ILLINOIS AS FOLLOWS:

Section 1. That the foregoing recitals be and are hereby incorporated in this Ordinance.

Section 2. The Annexed Property, the boundaries of which are shown in the Plat of Annexation and attached hereto as **Exhibit A**, and the boundaries of which are shown in the Legal Description attached hereto as **Exhibit B**, is hereby annexed to the City of Highland, Illinois, an Illinois municipal corporation.

Section 3. A copy of this Ordinance shall be recorded in the Madison County, Illinois, Recorder's Office.

Section 4. A copy of this Ordinance shall also be filed with the County Clerk of Madison County, Illinois.

Section 5. The City Clerk shall also, within 30 days of the annexation, report the annexation by certified or registered mail to the election authorities having jurisdiction in the territory annexed and the post office branches serving the territory annexed.

Section 6. This ordinance shall take effect immediately upon its passage and approval.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the Office of the City Clerk, on the _____ day of _____, 2024, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED

Kevin B. Hemann, Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk
City of Highland
Madison County, Illinois

EXHIBIT "A"

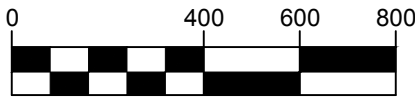
"PLAT OF ANNEXATION"**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, WE HAVE PREPARED A PLAT OF ANNEXATION OF THE PROPERTY SHOWN HERON AND THAT THE DESCRIPTION ATTACHED HERETO AS EXHIBIT "B" IS PRESENTED WITH THIS PLAT OF ANNEXATION.

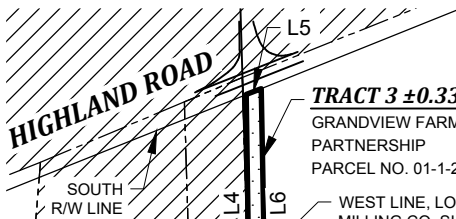
Aaron D. Smith
AARON D. SMITH PS-035-004051

11/08/2024

DATE
asmith@gowightman.com



1 inch = 400 ft.



CITY OF HIGHLAND
PARCEL NO.
01-1-24-06-00-000-024

WEST LINE,
SOUTHEAST 1/4
NORTHEAST 1/4,
SECTION 6-3-5

P.O.B. TRACT 3
NORTHWEST CORNER,
NORTHEAST 1/4,
SOUTHEAST 1/4,
& SOUTHWEST CORNER,
SOUTHEAST 1/4,
NORTHEAST 1/4,
SECTION 6-3-5

WEST LINE,
NORTHEAST 1/4
SOUTHEAST 1/4,
SECTION 6-3-5

KOMBRINK FARMS
PARCEL NO.
01-1-24-06-00-000-025

TRACT 3 ±0.337 OF AN ACRE

GRANDVIEW FARM LIMITED
PARTNERSHIP
PARCEL NO. 01-1-24-06-00-000-026

WEST LINE, LOT 4, HIGHLAND
MILLING CO. SUBDIVISION

KOMBRINK FARMS
PARCEL NO.
01-1-24-06-00-000-025.001

EAST LINE,
WEST ONE-ACRE,
NORTHEAST 1/4,
SOUTHEAST 1/4,
SECTION 6-3-5

**TRACT 2
±1.008 ACRES**

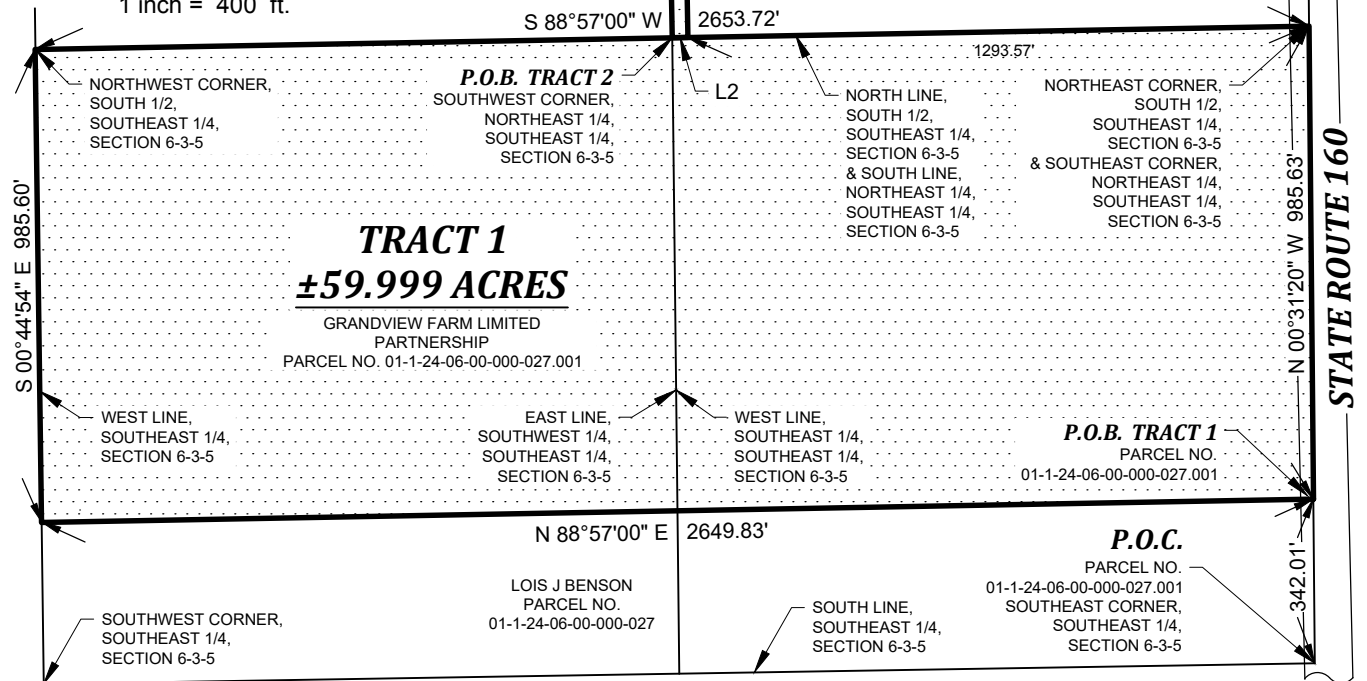
GRANDVIEW FARM LIMITED PARTNERSHIP
PARCEL NO. 01-1-24-06-00-000-026

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S01°03'17"E	1332.53'
L2	S88°57'00"W	32.81'
L3	N01°04'05"W	1332.60'
L4	N00°47'50"W	454.12'±
L5	N68°19'41"E	33.05'
L6	S01°03'29"E	465.88'±
L7	S89°10'02"W	33.00'
L8	N89°10'02"E	33.12'

KOMBRINK FARMS
PARCEL NO.
01-1-24-06-00-000-025.001

EAST LINE,
SOUTHEAST 1/4,
SECTION 6-3-5

DSM FAMILY LLC
PARCEL NO.
01-1-24-06-00-000-025-002



433 E. RANSOM ST. KALAMAZOO, MI. 49007

269.327.3532

www.gowightman.com

CLIENT: SUMMIT RIDGE ENERGY, LLC
PROJECT: HIGHLAND 2

JOB No: 240681
DATE: 10/27/2024
SCALE: 1" = 400"

COUNCIL BILL NO: _____
DATE PASSED: _____
EXISTING TAX ID NO. _____
PARCEL: 01-1-24-06-00-000-027.001
TRACTS 2 & 3: 01-1-24-06-00-000-026
SE 1/4, SEC 6, T3N, R5W, 3RD PM
ANNEX

EXHIBIT "B"

LEGAL DESCRIPTIONS - PREPARED BY NETEMEYER ENGINEERING, INC. ON SEPTEMBER 10, 2024.

TRACT 1

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF THE S.E. 1/4 OF SAID SECTION 6; THENCE, N.00°31'20"W., (BEARING ASSUMED) ALONG THE EAST LINE OF SAID S.E. 1/4 OF SECTION 6, 342.01 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING N.00°31'20"W., ALONG SAID EAST LINE OF THE S.E. 1/4, 985.63 FEET TO THE N.E. CORNER OF THE SOUTH 1/2 OF SAID S.E. 1/4 OF SECTION 6; THENCE, S.88°57'00"W., 2653.72 FEET TO THE N.W. CORNER OF THE SOUTH 1/2 OF SAID S.E. 1/4 OF SECTION 6; THENCE, S.00°44'54"E., ALONG THE WEST LINE OF SAID S.E. 1/4 OF SECTION 6, 985.60 FEET; THENCE, N.88°57'00"E., 2649.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.999 ACRES, MORE OR LESS.

TRACT 2

ONE ACRE OFF THE WEST SIDE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 31' 20" WEST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1327.64 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 88° 57' 00" WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1326.38 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 01° 04' 05" WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1332.60 TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 89° 10' 02" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 33.12 FEET TO THE EAST LINE OF THE WEST ONE ACRE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 01° 03' 17" EAST ON SAID EAST LINE 1332.53 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 88° 57' 00" WEST ON SAID SOUTH LINE 32.81 FEET TO THE POINT OF BEGINNING. CONTAINING 1.008 ACRES (43,927 SQ. FT.) MORE OR LESS.

TRACT 3

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID S.E. 1/4 OF THE N.E. 1/4; THENCE, N.00°47'50"W., (BEARING ASSUMED) ALONG THE WEST LINE OF SAID S.E. 1/4 OF THE N.E. 1/4, 454.12 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLAND ROAD; THENCE, N.68°19'41"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HIGHLAND ROAD, 33.05 FEET TO THE N.W. CORNER OF LOT 4 OF HIGHLAND MILLING COMPANY SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 18 OF THE MADISON COUNTY, ILLINOIS, RECORDER'S OFFICE; THENCE, S.01°03'29"E., ALONG THE WEST LINE OF SAID LOT 4, 465.88 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID S.E. 1/4 OF THE N.E. 1/4; THENCE, S.89°10'02"W., ALONG SAID SOUTH LINE OF THE S.E. 1/4 OF THE N.E. 1/4, 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.337 OF AN ACRE, MORE OR LESS

ALL BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, US SURVEY FOOT



433 E. RANSOM ST. KALAMAZOO, MI. 49007
269.327.3532
www.gowightman.com

CLIENT: SUMMIT RIDGE ENERGY, LLC
PROJECT: HIGHLAND 2
JOB No: 240681
DATE: 10/27/2024
SCALE:

COUNCIL BILL NO: _____
DATE PASSED: _____
EXISTING TAX ID NO. _____
PARCEL: 01-1-24-06-00-000-027.001
TRACTS 2 & 3: 01-1-24-06-00-000-026
SE 1/4, SEC 6, T3N, R5W, 3RD PM
ANNEX

ORDINANCE NO. _____

**ORDINANCE APPROVING REAL ESTATE REZONING FOR PROPERTY
LOCATED AT PIN 01-1-24-06-00-000-127.001, HIGHLAND, ILLINOIS,
FROM “R-1-C” SINGLE FAMILY RESIDENCE TO “I” INDUSTRIAL**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Highland Solar 2, LLC (hereinafter “Applicant”), is proposing to develop property located at PIN 01-1-24-06-00-000-127.001 (hereinafter “Land”) into a solar farm; and

WHEREAS, prior to developing the Land, Applicant is requesting to rezone the Land to “I” Industrial; and

WHEREAS, Applicant, pursuant to §90-83 of the *Code of Ordinances, City of Highland*, has submitted an application requesting a real estate zoning map amendment to the City of Highland Official Zoning Map, concerning the Land (*See Zoning Map Amendment Rezoning Application attached hereto as **Exhibit A**; and see Combined Planning and Zoning Board Staff Report attached hereto as **Exhibit B***); and

WHEREAS, Applicant’s application requests that the Land be rezoned from “R-1-C” Single Family Residence to “I” Industrial, and that the City of Highland Official Zoning Map be amended to indicate that change in zoning classification; and

WHEREAS, the Combined Planning and Zoning Board (“CPZB”) of City held a properly noticed public hearing on November 6, 2024, and has submitted its advisory report, attached hereto as **Exhibit C**; and

WHEREAS, the CPZB’s advisory report advises the City Council to approve Applicant’s rezoning request for the Land (*see **Exhibit C***); and

WHEREAS, City has determined it should approve the Land being rezoned as stated herein; and

WHEREAS, the City Manager and/or Mayor is authorized and directed to execute any documents required to rezone the Land as stated herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Highland as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Highland, Illinois.

Section 2. Pursuant to §90-82 of the Zoning Code of the *Code of Ordinances, City of Highland*, the Land shall be rezoned from “R-1-C” Single Family Residence to “I” Industrial.

Section 3. The City of Highland Official Zoning Map is hereby amended to indicate that change in zoning classification – from “R-1-C” to “I” – with respect to the Land in question.

Section 4. This Ordinance shall be known as Ordinance No. _____ and shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Highland, Illinois, and deposited and filed in the office of the City Clerk on the _____ day of _____, 2024, the roll call vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois



Highland 2 Solar Project
4.99 MWAC Community Solar Project
City of Highland, Illinois
Application Package
Submitted October 3, 2024

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Executive Summary

Enclosed in this package is material to support applicant Highland Solar 2, LLC's submission of three applications to the City of Highland for the Re-Zoning, Variance, and Special Use Permit of a 4.99 MWAC community solar project. The Applicant's non-entity, project name is "Highland 2". The proposed project has been designed to maximize usable acreage while minimizing impacts to nearby landowners, wetlands and the environment.

Applications

- i. Zoning Map Amendment (Rezoning) Application



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

ZONING MAP AMENDMENT (REZONING) APPLICATION

A proposal for a change in district classification (rezoning) may be initiated by either the City Council, the Combined Planning and Zoning Board or by application of the owner of property affected.

1. Pre-Application Conference: A pre-application conference shall be required prior to submission of any application for rezoning pursuant to Section 90.057.
2. Application & Fee: A proposal for a zoning map amendment shall be filed with the Administrative Official on forms provided herein along with a \$250.00 review and processing fee as required pursuant to Section 90.067 of the City's Zoning Code. An application shall not be scheduled for public hearing until the application form has been fully completed, the filing fee paid, and all required information submitted.
3. Public Notice - City: The Office of the Administrative Official shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The Office of the Administrative Official shall be responsible for following the administrative procedures for a zoning district amendment as prescribed in the adopted zoning regulations. The notice shall fix the time and place of the hearing and shall describe generally the change requested.
4. Notice to Neighbors - City: It shall be the City's responsibility to submit a notice of intent to surrounding property owners by regular mail **no less than 15 days prior to the scheduled meeting date**. The notice shall contain the time and place of the public hearing and a statement regarding the purpose of the hearing, including, but not limited to, the location of the subject property(s) being considered for rezoning, the existing and proposed zoning classifications and proposed uses for the site. (Notice must entail a minimum of 250 feet from the applicant's property lines).
5. Public Hearing: The Combined Planning and Zoning Board shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. The public hearings are held in City Hall located at 1115 Broadway, Highland, IL in the Council Chambers.
6. Combined Planning and Zoning Board Recommendation: The public hearing may be adjourned from time to time and upon its conclusion, within a reasonable time after the public hearing on a zoning amendment the Combined Planning and Zoning Board shall submit their advisory report to the Council. This recommendation shall be submitted along with an accurate record of the public hearing. The report shall state the Combined Planning and Zoning Board recommendations regarding adoption of the proposed amendment, and their reasons for said action. If the effect of the proposed amendment would be to alter district boundaries or to change the status of any use, the Combined Planning and Zoning Board shall include in their advisory report findings of fact concerning each of the following matters:
 - a. Existing use and zoning of the property in question;
 - b. Existing use and zoning of other lots in the vicinity of the property in question;
 - c. Suitability of the property in question for uses already permitted under existing

requirements;

- d. Suitability of the property in question for the proposed uses;
 - e. The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned;
 - f. The effect the proposed rezoning would have on implementation of this City's comprehensive plan;
 - g. The effect the proposed use would have on public utilities and on traffic circulation on nearby streets;
 - h. Whether the proposed amendment is consistent with the City's Comprehensive Plan and this Chapter;
 - i. Whether the proposed amendment promotes the health, safety, quality of life, comfort and general welfare of the City;
 - j. Adequacy of public utilities, traffic circulation and other needed public services;
 - k. Compatibility of the proposed amendment to the existing character of the neighborhood;
 - l. The extent to which the zoning amendment may detrimentally affect nearby property; and
 - m. Suitability of the uses to which the property has been restricted under its existing zoning.
7. Decision by Council: The Council shall act on every proposed zoning amendment at their next regularly scheduled meeting following submission of the Combined Planning and Zoning Board' advisory report. Without further public hearing, the Council may pass any proposed amendment or may refer it back to the Combined Planning and Zoning Board for further consideration, by simple majority vote of all the members then holding office.
8. Appeal: The favorable vote of at least two-thirds of all the members of the Council is required to pass an amendment to this chapter when the proposed amendment is opposed, in writing, by the owners of 20 percent of the frontage proposed to be altered, or by the owners of 20 percent of the frontage immediately adjoining or across an alley there from, or by the owners of 20 percent of the frontage directly opposite the frontage proposed to be altered. (See 65 ILCS 5 /11-13-14.)

EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative
Official City of
Highland 12990
Troxler Rd
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 10/4/24
Filing Fees: 8250.00
Date Paid: 10/4/24
Date Advertised: 10/17/24
Date Notices Sent: 10/16/24
Public Hearing Date: 11/6/24
Zoning File #: REZON-5034-0017

APPLICANT INFORMATION:

Applicant: Highland Solar 2, LLC Phone: (410) 458-6983
Address: 1000 Wilson Blvd, Suite 2400 Zip: 22209
Email Address: chase.wittich@srenergy.com
Owner: Grandview Farm Limited Partnership Phone: (618) 887-4806
Address: 10205 State Route 143, Marine, IL Zip: 62061
Email Address: _____

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: New Trenton Rd, Highland, IL 62249 : 01-1-24-06-00-000-027.001

Property is Located In (Legal Description): Legal Description attached in Memorandum of Lease (Exhibit D(ii)) of Application Package. Tract A.

Present Zoning: Unincorporated Agricultural Requested Zoning: I - Industrial Acreage: 60.00

Present Use of Property: Agricultural Farmland

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
South	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
East	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
West	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would the proposed change create a small, isolated district unrelated to surrounding districts? Yes _____ No ☒ If yes, explain: _____

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes ☒ No _____ If yes, explain: Property is currently outside City of Highland Jurisdiction.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? Yes ☒ No _____
2. Is the proposed change consistent with the Future Land Use Map? Yes ☒ No _____

UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property proposed to be rezoned. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. If the proposed zoning is a Planned Use or requires a special use permit, the rezoning application shall be accompanied by a use permit application defining the specifically requested use or list of uses.
5. Application fee.
6. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS



Applicant's Signature

10/3/2024

Date

ii. Variance Application



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

VARIANCE APPLICATION

When an applicant feels that the strict application of the requirements of the Zoning Regulations would create an undue hardship, they may request a variance from the Combined Planning and Zoning Board. The Combined Planning and Zoning Board must base its decision, to as great a degree as possible, on factual evidence and not the personal opinion of the applicant, neighbors, or others. The request for a variance should be based on a conflict between the restrictions on the development of the property due to the Zoning Regulations and the restrictions on the development of the property due to its physical characteristics. A variance should be issued only to the specific restrictions on physical construction and not to the list of permissible land uses within a given zone.

1. Application and Fees: Every application for a variance shall be filed with the Administrative Official on forms provided by the City along with a **\$250.00** review and processing fee established pursuant to Section 90-067. The administrator shall promptly route the application, to the Combined Planning and Zoning Board. The application shall contain sufficient information to allow the Board to make an informed decision, and shall include, at a minimum, the following:
 - a. Name and address of the applicant;
 - b. Location of the structure/use for which the variance is sought;
 - c. Relationship of the structure/use to existing structures/uses on adjacent lots;
 - d. Specific section of this chapter containing the requirements which, if strictly applied, would cause a serious problem;
 - e. Any other pertinent information that the administrator may require; and
2. Public Hearing: The Combined Planning and Zoning Board shall hold a public hearing on each zoning variance request within a reasonable time after the variance application is submitted to them. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date and place of the hearing, and the nature of the proposed variance, shall be given not more than 30 nor less than 15 days before the hearing by:
 - a. First class mail to the applicant and to all parties whose property would be directly affected by the proposed variance. and
 - b. Publication in a newspaper of general circulation within this City.
3. Standards for Consideration: The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that the proposed variance meets the requirements below and as noted in Section 90.093 of the Zoning Code and also provided in the Application Checklist located at the end of this Section.
 - a. The applicant acquired his property in good faith and where by reason of exceptional

narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the Zoning Regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located

- b. That the proposed variance is consistent with the general purpose of City's Zoning Code. (Section 90.001)
 - c. Strict application of the Chapter of which the variance is being requested would constitute unnecessary hardship upon the property owner represented in the application;
 - d. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;
 - e. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.
 - f. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and
 - g. The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.
4. Supplemental Requirements: In granting a variance, the Board may impose such conditions, safeguards and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of these regulations.
5. Basis for Decision-Making: The Combined Planning and Zoning Board shall render a decision on every zoning variance request within a reasonable time after the public hearing. In accordance with Illinois State Statute (65 ILCS 5/11-13-11), the Combined Planning and Zoning Board shall specify the terms of relief granted, if any, in one statement, and their findings of fact in another statement. The findings of fact shall clearly indicate the Board's reasons for granting or denying any requested variance.

EXHIBIT "A"
Variance Application

Return Form To:

Administrative
Official City of
Highland 12990
Troxler Rd
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 10/11/24
Filing Fees: \$ 250.00
Date Paid: 10/14/24
Date Advertised: 10/11/24
Date Notices Sent: 10/16/24
Public Hearing Date: 11/6/24
Zoning File #: VAR-1024-0014

APPLICANT INFORMATION:

Applicant: Highland Solar 2, LLC Phone: (410) 458-6983
Address: 1000 Wilson Blvd, Suite 2400 Zip: _____
Email Address: chase.wittich@srenergy.com
Owner: Grandview Farm Limited Partnership Phone: (618) 887-4806
Address: 10205 State Route 143, Marine, IL Zip: 62061
Email Address: _____

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: New Trenton Road, Highland, IL 62249 : 01-1-24-06-00-000-027.001

Present Use of Property: Agricultural Farmland

Proposed Use of Property: SOLAR FARM

Variance Requested: Sec. 90-214 (c)(6) - Transitional Buffer Yard. Current ordinance calls for staggered installation with minimum height of 8', spaced 8' on center. Propose planting of single-row evergreen trees spaced 10 ft on center outside of the fence on all sides of the solar farm array.

Plantings will be ~3 ft tall upon installation and will grow to 6' within 2 years.

Code Section: 90-214 (c)(6)

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
South	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
East	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
West	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>

The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that:	Yes	No
1. <u>Property Acquisition:</u> The property was acquired in good faith and strict application of the terms of the Zoning regulations would prohibit the use of the property.	Yes	
2. <u>Zoning Code Compliance:</u> The granting of the variance desired will not be opposed to the general spirit and intent of the zoning regulations.	Yes	
3. <u>Hardship:</u> Strict application of this Chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application;	Yes	
4. <u>Minimal Deviation:</u> The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;	Yes	
5. <u>Uniqueness:</u> The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.	Yes	
6. <u>Public Interest:</u> The variance is not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and	Yes	
7. <u>Comprehensive Plan Compliance:</u> The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.	Yes	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS.

Applicant's Signature

10/3/2024

Date



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

VARIANCE APPLICATION

When an applicant feels that the strict application of the requirements of the Zoning Regulations would create an undue hardship, they may request a variance from the Combined Planning and Zoning Board. The Combined Planning and Zoning Board must base its decision, to as great a degree as possible, on factual evidence and not the personal opinion of the applicant, neighbors, or others. The request for a variance should be based on a conflict between the restrictions on the development of the property due to the Zoning Regulations and the restrictions on the development of the property due to its physical characteristics. A variance should be issued only to the specific restrictions on physical construction and not to the list of permissible land uses within a given zone.

1. **Application and Fees:** Every application for a variance shall be filed with the Administrative Official on forms provided by the City along with a **\$250.00** review and processing fee established pursuant to Section 90-067. The administrator shall promptly route the application, to the Combined Planning and Zoning Board. The application shall contain sufficient information to allow the Board to make an informed decision, and shall include, at a minimum, the following:
 - a. Name and address of the applicant;
 - b. Location of the structure/use for which the variance is sought;
 - c. Relationship of the structure/use to existing structures/uses on adjacent lots;
 - d. Specific section of this chapter containing the requirements which, if strictly applied, would cause a serious problem;
 - e. Any other pertinent information that the administrator may require; and
2. **Public Hearing:** The Combined Planning and Zoning Board shall hold a public hearing on each zoning variance request within a reasonable time after the variance application is submitted to them. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date and place of the hearing, and the nature of the proposed variance, shall be given not more than 30 nor less than 15 days before the hearing by:
 - a. First class mail to the applicant and to all parties whose property would be directly affected by the proposed variance. and
 - b. Publication in a newspaper of general circulation within this City.
3. **Standards for Consideration:** The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that the proposed variance meets the requirements below and as noted in Section 90.093 of the Zoning Code and also provided in the Application Checklist located at the end of this Section.
 - a. The applicant acquired his property in good faith and where by reason of exceptional

narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the Zoning Regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located

- b. That the proposed variance is consistent with the general purpose of City's Zoning Code. (Section 90.001)
 - c. Strict application of the Chapter of which the variance is being requested would constitute unnecessary hardship upon the property owner represented in the application;
 - d. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;
 - e. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.
 - f. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and
 - g. The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.
4. Supplemental Requirements: In granting a variance, the Board may impose such conditions, safeguards and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of these regulations.
5. Basis for Decision-Making: The Combined Planning and Zoning Board shall render a decision on every zoning variance request within a reasonable time after the public hearing. In accordance with Illinois State Statute (65 ILCS 5/11-13-11), the Combined Planning and Zoning Board shall specify the terms of relief granted, if any, in one statement, and their findings of fact in another statement. The findings of fact shall clearly indicate the Board's reasons for granting or denying any requested variance.

EXHIBIT "A"
Variance Application

Return Form To:

Administrative

Official City of

Highland 12990

Troxler Rd

Highland, IL 62249

(618) 654-9891

(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 10/14/27

Filing Fees: \$250.00

Date Paid: 10/14/27

Date Advertised: 10/17/27

Date Notices Sent: 10/16/27

Public Hearing Date: 11/6/27

Zoning File #: VAR-1024-0015

APPLICANT INFORMATION:

Applicant: Highland Solar 12, LLC

Phone: 4104586983

Address: 1000 Wilson Blvd, Suite 2400

Zip: _____

Email Address: chase.wittich@srenergy.com

Owner: Grandview Farm Limited Partnership

Phone: (618) 887-4806

Address: 10205 State Route 143, Marine, IL

Zip: 62061

Email Address: _____

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: New Trenton Road, Highland, IL 62249 : 01-1-24-06-00-000-027.001

Present Use of Property: Agricultural Farmland

Proposed Use of Property: SOLAR FARM

Variance Requested: Sec. 90-214 (c)(3) - Electrical Components - all electrical wiring must be underground

Propose above ground CAB wire management inside of the array. CAB wire management system will be used for wires leading from modules to combiner boxes and inverters as well as wires for the tracker power wiring. CAB brochure included in Application Package for Highland 2.

Code Section: 90-214 (c)(3)

SURROUNDING LAND USE AND ZONING:

Land Use

Zoning

North

0230 - Agricultural Land

0021 - Farmland

South

0230 - Agricultural Land

0021 - Farmland

East

0230 - Agricultural Land

0021 - Farmland

West

0230 - Agricultural Land

0021 - Farmland

<i>The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that:</i>		Yes	No
1. <u>Property Acquisition:</u> The property was acquired in good faith and strict application of the terms of the Zoning regulations would prohibit the use of the property.	Yes		
2. <u>Zoning Code Compliance:</u> The granting of the variance desired will not be opposed to the general spirit and intent of the zoning regulations.	Yes		
3. <u>Hardship:</u> Strict application of this Chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application;	Yes		
4. <u>Minimal Deviation:</u> The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;	Yes		
5. <u>Uniqueness:</u> The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.	Yes		
6. <u>Public Interest:</u> The variance is not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and	Yes		
7. <u>Comprehensive Plan Compliance:</u> The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.	Yes		

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS.



Applicant's Signature

10/8/2024

Date

iii. Special Use Permit Application



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

SPECIAL USE PERMIT APPLICATION

Certain uses, because of their special operational or physical characteristics, may or may not have a detrimental impact on nearby permitted uses, depending upon their precise location, manner of operation, and other factors. Such special uses require careful case-by-case review, and may be allowed only pursuant to the following requirements and procedures.

1. Pre-Application Conference: A pre-application conference shall be required prior to submission of any application for Special Use Permit pursuant to Section 90.057.
2. Application & Fee: A proposal for a zoning district amendment shall be filed with the Administrative Official on forms provided herein along with a \$250.00 review and processing fee as required pursuant to Section 90.067 of the City's Zoning Code. Additionally, any proposal to construct a non-residential structure greater than 2,500 square feet shall comply with the Site Plan Review Procedures contained in Article 13 herein. An application shall not be scheduled for public hearing until the application form has been fully completed, the filing fee paid, and all required information submitted.
3. Public Notice - City: The Office of the Administrative Official shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The notice shall fix the time and place of the hearing and shall describe generally the change requested.
4. Notice to Neighbors - City: It shall be the City's responsibility to submit a notice of intent to surrounding property owners by regular mail **no less than 15 days prior to the scheduled meeting date**. The notice shall contain the time and place of the public hearing and a statement regarding the purpose of the hearing, including, but not limited to, the location of the subject property(s) being considered for rezoning, the existing and proposed zoning classifications and proposed uses for the site. (Notice must entail a minimum of 250 feet from the applicant's property lines).
5. Public Hearing: The Combined Planning and Zoning Board shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. The public hearings are held in City Hall located at 1115 Broadway, Highland, IL in the Council Chambers.
6. Combined Planning and Zoning Board Recommendation: The Administrator shall prepare an advisory report on every request for a special use permit and present said report to the Combined Planning and Zoning Board at the next regular Combined Planning and Zoning Board meeting. The Combined Planning and Zoning Board shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. In order to recommend approval or disapproval of a proposed special use permit, the Combined Planning and Zoning Board shall consider the following matters:
 - a. Whether the proposed amendment or special use is consistent with the City's comprehensive plan;
 - b. The effect the proposed amendment or special use would have on public utilities and on traffic circulation;

- c. Whether the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;
- d. The effect the proposed special use would have on the value of neighboring property and on this City's overall tax base;
- e. The effect the proposed special use would have on public utilities; and
- f. Whether there are any facilities near the proposed special use, such as schools or hospitals that require special protection.

7. Decision by Council: The City Council shall act on every request for a special use permit at their next regularly scheduled meeting following submission of the Combined Planning and Zoning Board's advisory report. Without further public hearing, the Council may grant a special use permit by an ordinance passed by simple majority vote of all members. In a separate statement accompanying any such ordinance, the Council shall state their findings of fact, and indicate their reasons for approving, with or without conditions, or denying the request for a special use permit.

EXHIBIT "A"
Special Use Permit Application

Return Form To:

Administrative
Official City of
Highland 12990
Troxler Rd
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 10/4/24
Filing Fee: \$250.00
Date Paid: 10/4/24
Date Advertised: 10/17/24
Date Notices Sent: 10/16/24
Public Hearing Date: 11/6/24
Zoning File #: Sup-1024-0030

APPLICANT INFORMATION:

Applicant: Highland Solar 2, LLC Phone: (410) 458-6983
Address: 1000 Wilson Blvd, Suite 2400 Zip: 22209
Email Address: chase.wittich@srenergy.com
Owner: Grandview Farm Limited Partnership Phone: (618) 887-4806
Address: 10205 State Route 143, Marine, IL Zip: 62061
Email Address: _____

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: New Trenton Rd, Highland, IL 62249 : 01-1-24-06-00-000-027.001
Property is Located In (Legal Description): Listed in Exhibit D(ii) of Application Package

Present Zoning Classification: Unincorporated - A - Agricultural Acreage: 60.00

Present Use of Property: AGRICULTURAL FARMLAND

Proposed Land Use: SOLAR FARM

Description of proposed use and reasons for seeking a special use permit:

Highland Solar 2 proposes the installation of a Solar Energy Farm for the purpose of providing green energy to Highland and the surrounding area. The installation of this facility is in line with the City of Highland Solar Ordinance which is designed to promote and encourage economic development, while maintaining order in the construction, installation and operation of the Solar Energy Farm. The Ordinance also ensures the health, safety, and welfare of the residents of Madison County by promoting the safe, effective, and efficient use of solar energy to reduce on site consumption of fossil fuels.

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	0230 - Agricultural Land	0021 - Farmland
South	0230 - Agricultural Land	0021 - Farmland
East	0230 - Agricultural Land	0021 - Farmland
West	0230 - Agricultural Land	0021 - Farmland

Should this special use be valid only for a specific time period? Yes X No

If Yes, what length of time? 20-30 Years

<i>Does the proposed Special Use Permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. Will the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;	X	
B. Is the proposed special use consistent with this City's Comprehensive Plan;	X	
C. Will the proposed special use have a minimal negative impact on the value of neighboring property and on this City's overall tax base;	X	
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and	X	
E. Will the proposed special use have a minimal impact on the facilities near the proposed special use, such as schools or hospitals require special protection?	X	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS.

Bol
Applicant's Signature

10/3/2024
Date

EXHIBIT A – Narrative Statement

i. Applicant Information

- Highland Solar 2, LLC is a wholly owned subsidiary of SRE Solar Origination 2, LLC, which is a wholly owned subsidiary of Summit Ridge Energy, LLC. Summit Ridge Energy, LLC is the nation's leading -commercial solar company, and the largest commercial solar developer and owner operator in the State of Illinois. In the past six years, Summit Ridge Energy has deployed over \$5B USD in project capital to finance 200+ solar farms. Summit Ridge Energy will have more than 500 MW of PV online by the end of 2024, providing solar power to 50,000 homes and businesses nationwide. Currently Summit Ridge Energy's Illinois portfolio includes more than 75 energized community solar projects, 30 projects under construction and 31 projects in late-stage development. Summit Ridge Energy, LLC is headquartered in Virginia at 1000 Wilson Blvd, Suite 2400, Arlington, VA 22209 with a regional office in Chicago. Their officers include:
 - Stephen J. Raeder II, CEO
 - Brian Dunn, COO

ii. Host Agreement

- Grandview Farm Limited Partnership is the owner of the property described as the Highland parcel (01-1-24-06-00-000-027.001) on which the solar farm project is proposed. William Drake is a Managing Partner of this Partnership. A host agreement with Grandview Farm Limited Partnership in the form of a executed Memorandum of Lease (Instrument Number: 2024R23930) (**Exhibit D**) is attached as well as a Grant of Permission (**Exhibit D**), allowing Highland Solar 2, LLC to submit Re-Zoning and Special Use Permit applications in accordance with City of Highland Zoning Ordinance Section 90-214 (dated December 11, 2023) for the project parcel with the City of Highland (**Exhibit G**).

iii. General Project Description

- This request for Re-zoning, Variance, and Special Use Permit is to install a Solar Farm to provide green power to the surrounding community. Applicant proposes the development of approximately 31.3 acres of a larger 60-acre parcel of private land to be annexed into the City of Highland into a ground-mounted photovoltaic (PV) solar energy generating facilities. The proposed project would each be capable of delivering about 4,990 kW of AC (or enough renewable energy to power 1000 households) into Ameren's local electric distribution grid.

- Following the annexation of the parcel into the City of Highland, the applicant proposes a new zoning designation of I – Industrial. Currently, the property is zoned as Unincorporated Agricultural in Madison County.

- The installation of this facility is in line with City of Highland’s Solar Ordinance which is designed to promote and encourage economic development, while maintaining order in the construction, installation and operation of the Solar Energy Farm in the City. This installation aligns with the Ordinance while ensuring protection of the health, safety and welfare of the residents of City of Highland by promoting the safe, effective, and efficient use of solar energy to reduce on-site consumption of fossil fuels or utility-supplied electric energy. Further alignment occurs with the ordinance as the panels have a maximum height of 12 ft when at full tilt. Warning signs will be posted at the entrance to the facility, and screening for adjacent views. No adverse effects to adjacent properties will occur because of this installation. The project will avoid adverse impacts to important areas such as agricultural land, endangered species habitats, conservation land, and other sensitive lands. Any traffic impacts will be limited to nine months during site construction. Hours of operation for the site will encompass daytime and will range from 6am to 6pm. A maximum of 30 construction workers will be present at any given time during the construction phase. Applicant proposes a single-axis tracker racking system, on which the panels will be attached. The racking system utilizes a pile driven into the ground surface. The solar panels will be directly interconnected to, and provide energy to, local 34.5 kV electric distribution grid via an overhead electrical service. Prior to utility interconnection, direct current (DC) electrical power generated by the solar panels will be transformed to alternating current (AC) power and modified as necessary to connect to Ameren electrical power supply. The project would also include an equipment pad, a gravel access road, a vegetative soil cover, and it will be surrounded by an 8 ft security fence per Highland Ordinance Sec. 90-214(14) and to comply with National Electrical Code requirements. Traffic generated during construction will be due to construction workers visiting the site as well as equipment deliveries. During maintenance, the expected traffic will be from maintenance crew(s).

- The manufacturer of the solar panels will be Hanwha Q Cells, and the manufacturer for the inverters will be Siemens KACO. Currently the proposed design has approximately 10,920 panels in the lease area and each panel has a generating capacity of approximately 680 W. The length of each module is 7.817 ft and the maximum height when at full tilt on the single-axis tracker is 12 ft. Minor changes to manufacturers and quantities may occur due the final availability.

- The interconnection point with Ameren is shown on the site plan and is to the north of the parcel.

iv. Site Plan

- Site Plan (**Exhibit B**) complies all requirements set forth in Section 90-214(b)(1)(d) and other sections of the City of Highland Ordinance in reference to the development of solar farms.
- All proposed setbacks
 - o Comply with 75' requirement from panel to property line requirements. Shown on site plan (**Exhibit B**).
- All Proposed Structures on property
 - o All equipment including solar panels, racking, collection equipment and equipment pad which includes transformers, inverters and data collection equipment are shown on site plan
- Existing structures on subject property and properties within a quarter mile of property
 - o Shown on site plan (**Exhibit B**) as well as the ALTA survey (**Exhibit C**) and material within the Phase I ESA (**Exhibit I(i)**)
- All existing and proposed underground and aboveground utilities
 - o All proposed underground and above ground (CAB) wiring shown in site plan. The project proposes the use of CAB wire management for the PV source wire from panels to combiner boxes and inverters (**Exhibit F**).
- All rights-of-way, wetlands, wooded areas, and public conservation lands
 - o Shown in the ALTA Survey (**Exhibit C**), Wetland Delineation (**Exhibit H**), and Phase I ESA (**Exhibit I(i)**)
- Location of Transitional buffer yard with statement on the site plan that all screening will be properly maintained.
 - o Variance Requested for single row transitional buffer yard shown in lieu of the staggered screening described in section 90-214(c)(6). Variance request submitted in application.
 - o Vegetative Maintenance Plan describing the maintenance of the trees/shrubs (**Exhibit K**).
- Ingress and Egress from the site as proposed during construction and thereafter
 - o Proposed Road surface and cover to be gravel.
 - o Dust control on site will be maintained using water.
 - o Access will be 16' wide spanning 1,366' to the array entrance gate. Turn around area provided outside of site entrance. Interior access road 20' with additional "Hammer head" turn around area next to the proposed equipment pad.

- Based on discussions with Chris Straub of the Highland Fire Department, the proposed design includes 20' minimum unobstructed space between array sections and 30' minimum unobstructed space from modules to fence to allow for fire/emergency vehicle access.
 - Two additional entrance gates proposed on the southern fence line for additional access to the array.
- Road to be maintained by EPC during construction and by Operations and Maintenance team during operation of the site.
- Leases other land use agreements executed with parcel owner (**Exhibit D**)
- Interconnection agreement with Utility Ameren Illinois (**Exhibit E**).
- An After-Hours Access Plan along with Fire Protection plan for use during construction will be developed in conjunction with the City of Highland Fire Department.
- Revegetation will occur on areas disturbed to bring them to pre-development levels upon decommissioning.
- Drainage
 - Due to the known presence of drain tiles on the site, a drain tile survey has been ordered and will be completed prior to the start of construction. A copy of this survey can be provided to the city upon request.
 - Any damage to waterways, drainage ditches, field tiles or other infrastructures caused by the solar farm's construction or maintenance will be repaired to near original condition and not impede the natural flow of water. All repairs will be completed within a reasonable amount of time. SRE will notify the Director of Public Works in case construction of the project encounters any underground drainage tiles per Sec 90-214(12).
 - The lowest altitude location of the lease areas will be used for drainage purposes.
 - SRE will use silt fence and filter socks for erosion and sediment control on site as shown in the E&S Plan (**Exhibit L**)
- Hours of operation during construction will be from 6AM to 6PM with at most 30 workers on site at any given time. For maintenance of the facility there will be limited traffic.
- The construction team will utilize only state roads leading to the site access via entrance on State Rt 160. (**Exhibit M**)
- Any traffic impacts will be limited to a nine-month duration during construction of the site. Hours of operation for the site will encompass daytime and will range from 6am to 6pm. A maximum of 30 construction workers will be present at any given time during the construction phase.
- See xviii for Environmental Impact documentation description

v. Complaint Resolution

- SRE will develop a process to resolve any complaints arising from neighboring property owners during the solar farm's construction and operation. The process may use an independent mediator or arbitrator and shall include a time limit for acting on a complaint. If required, a number for the mediator or arbitrator will be provided at the time of building permit issuance to the building zoning board. The process will not preclude the local government from acting on a complaint. SRE will provide nearby residents with the phone number of the project manager during construction of the facility, if a problem arises.

vi. Waste Disposal

- All solid waste generated from supplies, equipment, parts, packaging or operation of the facility will be removed from the site and disposed of in an appropriate manner. While highly unlikely, if any hazardous waste is generated by the facility, including, but not limited to, lubricating materials, will be removed consistent with all local, state and federal rules and regulations.
- All cleaning chemicals and solvents used during the operation and maintenance of the solar energy farm will consist of biodegradable products and will be low in volatile organic compounds.

vii. Conformance

- SRE's solar farm will comply with all applicable codes for the electrical, mechanical and structural components of the facility as well as all Federal and State requirements. All documents provided for review for a building permit will be stamped and signed by a professional engineer.

viii. Liability Policy

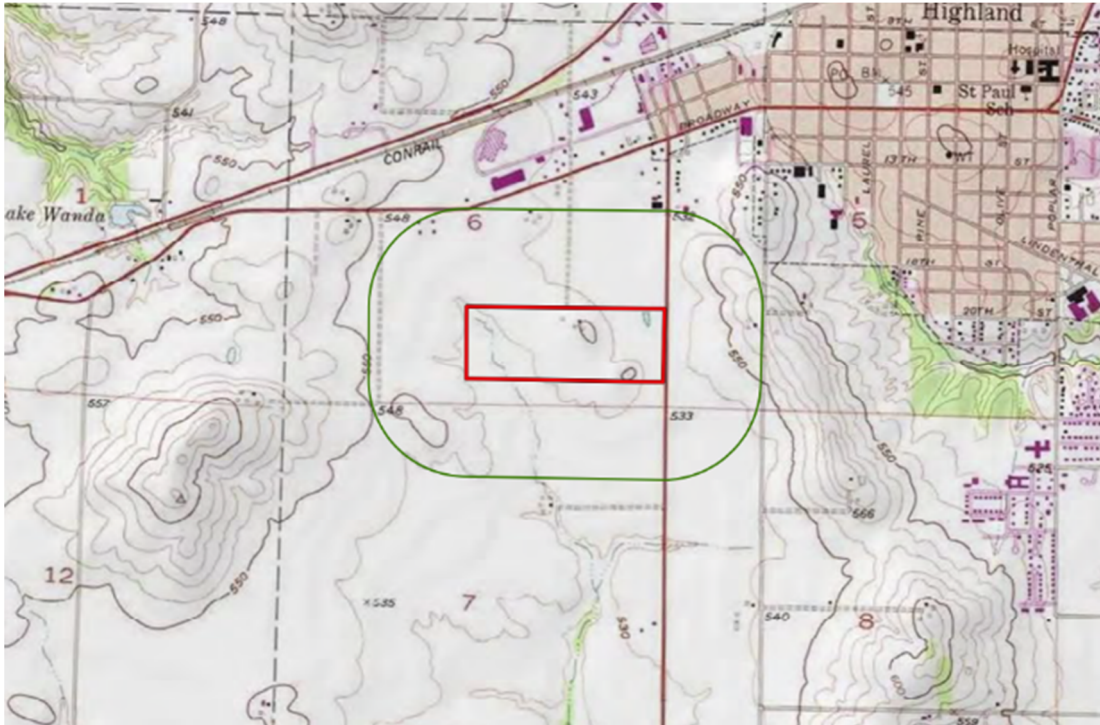
- Currently, this site is covered by corporate liability, and eventually, will be covered by project specific insurance. A copy of the Certificate of Insurance can be provided upon request.

ix. Dust Control

- Dust control on site will be maintained using water.

x. Topographic Site Information

- Topographic information within a quarter mile of the property line of the subject property. See Attached Wetland Delineation Report (pg. 13) (**Exhibit H**)



xi. Transitional Buffer Yard (TBY)

- The applicant proposes the use of a single row for screening in lieu of staggered screening of 8' trees spaced 8' on center (Sec. 90-214(c)(6)). Screening of ~6' tall Evergreen trees spaced 12' on center around the solar array as shown in the site plan. Trees to be 6' tall within two years of planting, 2-3' upon installation.

xii. Revegetation

- Revegetation will occur of areas disturbed to bring them to pre-development levels upon decommissioning.

xiii. Warning Signage

- Warning signage will be placed at every entrance, at the base of all pad mounted transformers, and on all fences at 50 ft intervals. Emergency contact information for the Operation and Maintenance team will be posted on entrance gates. Perimeter Site Fence will be at minimum 8 ft high with signage placed on it. Examples of site signage attached (**Exhibit O**)

xiv. Reflective Coating and Angles

- The solar panels are designed and oriented in ways to reduce reflections. The panels will be designed with an anti-reflective coating to minimize glare from the solar farm.
- Federal Aviation Administration Determination of no Hazard completed; project does not exceed notice criteria (**Exhibit N**) and no Glint/Glare analysis was required by FAA.

xv. Upgrades

- Any change to equipment and/or increase in overall peak electrical capacity for solar energy farms shall require a revised Special Use Permit which shall be reviewed and approved by the Combined Planning and Zoning Board. However, administrative review of an equipment change and/or capacity increase may occur by unanimous agreement of an administrative panel comprised of the Building and Zoning Director, the Fire Chief, and the Public Works Director if all of the following are met:
 - o The cumulative increase in overall peak electrical capacity as compared to the original amount approved in the Special Use Permit is less than 20%;
 - o The cumulative increase in the overall number of solar collectors as compared to the original amount approved in the Special Use Permit is less than 20%;
 - o At the time of application for an upgrade, there are no standing or unresolved complaints from surrounding property owners per the Complaint Resolution provision in Section 90-214 C.10.
 - o The City Building and Zoning Division has verified that there are no standing or unresolved issues with regard to the Design and Installation Requirements contained within this section (90-214 C).

xvi. Existing Structures

- All existing structures in project vicinity shown in ALTA Survey (**Exhibit C**) and support material included in Phase I ESA (**Exhibit I(i)**).

xvii. Design and Installation Requirements

- Proposed site plan attached depicts the location of equipment, including solar panels, equipment pads, underground wire routes, and setbacks. (**Exhibit B**). Additional details on design of the facility not discussed in the Site Plan section of this application are included below.
- CAB wiring will be utilized for wire/cable management (**Exhibit F**). CAB wiring is an above ground cabling and cabling management system within the solar module area as to connect the solar panels, combiner boxes, and string inverters.
- Medium Voltage wire will be run underground from the transformer pad to the Point on Interconnection (POI) across Highland Road adjacent to the Highland 1 Solar project.
- Applicant plans to install panels in an East to West configuration. Each row will have a North-South orientation. The panels will be placed on a single axis tracker racking system.
- Data sheets for the solar panels and inverters to be used are attached for reference to demonstrate conformance with local and national standards. (**Exhibit F**)

xviii. Environmental Impact

- Environmental, Archaeological and Cultural reports completed by Area M, a consultant for Highland Solar 2, LLC and Summit Ridge Energy, LLC, are attached. (**Exhibit I**).
- The Phase I Environmental Site Assessment concludes that there were no Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, or Historical Recognized Environmental Conditions in connection with the Project.
- The State Historic Preservation Office (SHPO) Letter and corresponding Phase I Cultural Resources Survey confirm that there are no significant historic, architectural, or archaeological resources that would be affected in the proposed project area.
- The Threatened and Endangered Species Review states that habitat for threatened and endangered species is absent from the Study/Project area.

xix. Ameren Interconnection

- Ameren Interconnection Application Attached (**Exhibit E**)
- The facility will meet applicable provisions for standards of interconnection, safety, and operating reliability per Sec 90-217(b)(3)

xx. Decommissioning Plan

- **Exhibit J**

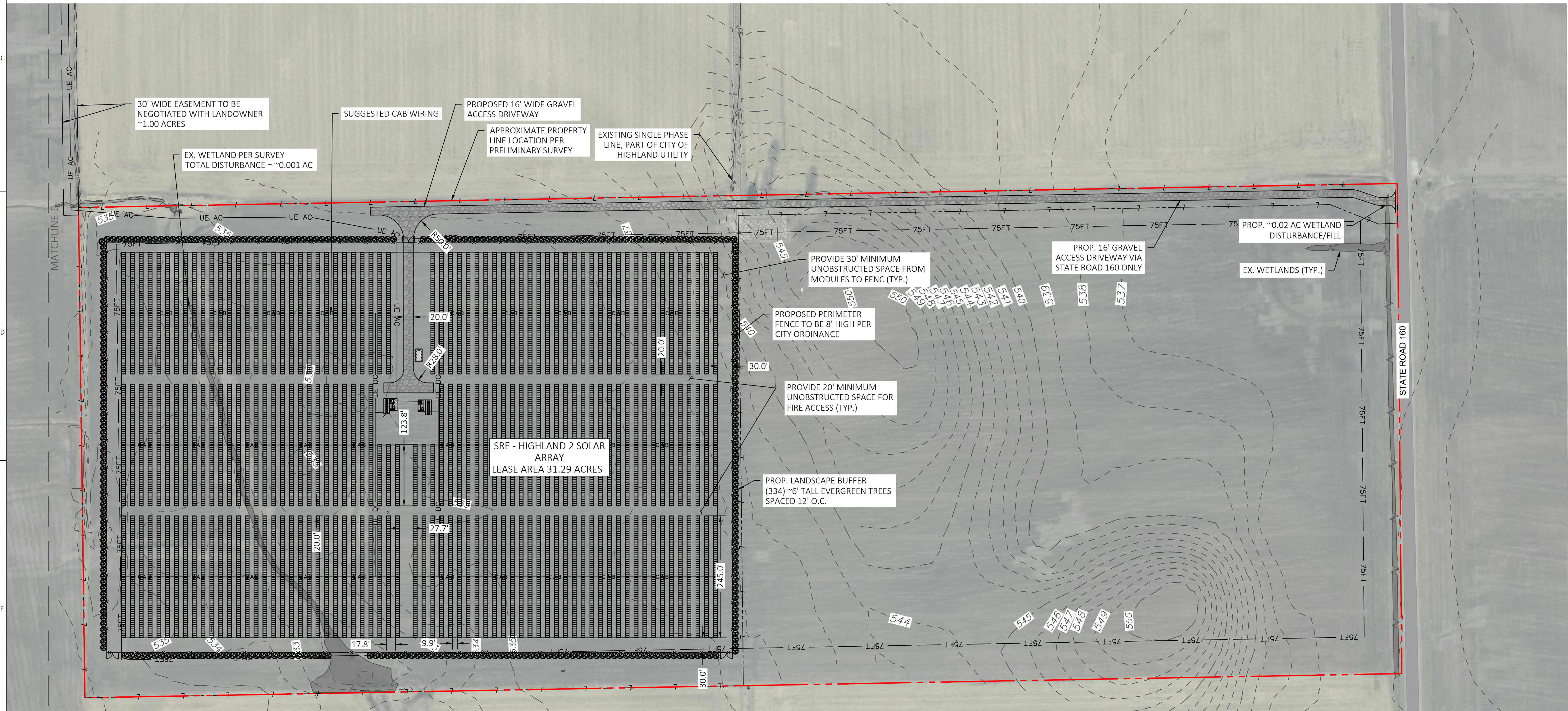
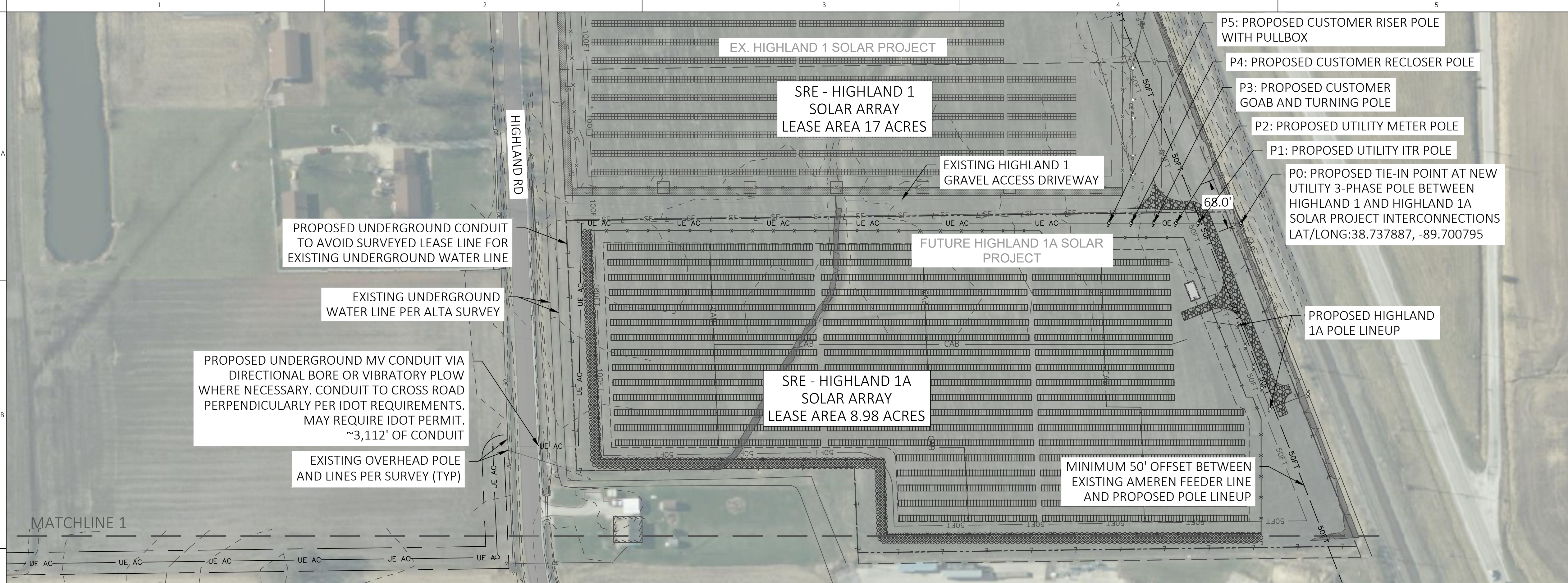
xxi. Vegetation Maintenance Plan

- **Exhibit K**

xxii. Applicant Contact Information

<i>Project Development Manager</i>	<i>Chase Wittich, Summit Ridge Energy, Manager, Project Development</i>	<i>(410) 458-6983</i>
<i>Construction Project Manager</i>	<i>Kyle Hawkinson, Summit Ridge Energy, Director, Operations</i>	<i>(314) 807-6458</i>
<i>Primary O&M Contact</i>	<i>ACT Renewable Control Center (ARCC), 24/7</i>	<i>(919) 299-2238</i>
<i>Secondary O&M Contact</i>	<i>Tim Chaput, Summit Ridge Energy Director, O&M</i>	<i>(603) 303-6444</i>

EXHIBIT B – Site Plan



NOTES:

- THE PROPOSED SITE PLAN IS CONCEPTUAL. FINAL EQUIPMENT SELECTION MAY CHANGE DEPENDING ON AVAILABILITY.
- PARCEL BOUNDARY LINE SHOULD BE CONSIDERED APPROXIMATE AND IS BEING SHOWN FOR REFERENCE PURPOSES ONLY.
- WETLAND DELINEATION HAVE BEEN REFERENCED FROM REPORT PREPARED BY AREA M CONSULTING IN APRIL, 2024.
- POINT OF INTERCONNECTION LOCATION IS APPROXIMATE AND WILL BE DETERMINED FOLLOWING A SITE SURVEY BY THE ELECTRICAL UTILITY. POINT OF INTERCONNECTION POLE SERIES TO BE DESIGNED IN ACCORDANCE WITH ELECTRICAL UTILITY STANDARDS.
- INTERCONNECTION ROUTE REQUIRES FURTHER REVIEW AND PERMITTING.
- LOCATIONS OF WIRING WITHIN THE SOLAR ARRAY IS SUGGESTED AND IS FOR REFERENCE PURPOSES ONLY. ACTUAL ROUTINGS TO BE DETERMINED IN 30% DESIGN STAGE.
- CONSTRUCTION ENTRANCE ACCESS TO ONLY BE ON STATE ROAD 160.
- WATER TO BE APPLIED FOR DUST CONTROL AS NEEDED.

SETBACKS		
MINIMUM YARD SETBACK	REQUIRED	PROPOSED
FRONT:	75'	75'
SIDE 1:	75'	75'
SIDE 2:	75'	75'
REAR:	75'	75'
FROM RESIDENCE:	150'	N/A
MAXIMUM BUILDING HEIGHT	N/A	~12'
MAXIMUM FENCE HEIGHT	8'	8'

*SETBACKS ARE BASED ON LOCAL ORDINANCE AND/OR ZONING CODE

ARRAY SPECIFICATIONS	
DC SYSTEM SIZE (kW)	7425.6 kW
AC SYSTEM SIZE (kW)	4990 kW
DC/AC RATIO	1.49
MODULE MODEL	Q.PEAK DUO ML-G12S
MODULE POWER	680 W
MODULE COUNT	10,920
RACKING QUANTITY	(192) 1x56; (6) 1x28; SAT
STRING LENGTH	28
STRING QUANTITY	390
INVERTER TYPE	KACO BLUEPLANET 125-TL3-INT
INVERTER QUANTITY	(38) 125 kW, (2) DERATED TO 120 kW
AZIMUTH	180°
TILT ANGLE / PHI LIMITS	±55°
NOMINAL PITCH (FEET)	17.78
INTER-ROW SPACING (FEET)	9.95
GROUND COVERAGE RATIO	0.440
TORQUE TUBE HEIGHT (FEET)	5.3 MIN; 5.8 DESIGN
TRACKER LEADING EDGE (FEET)	2 MIN; 2.5 DESIGN

SYSTEM SECTION VIEW

LEGEND

PROPERTY LINE	---
LEASE LINE	---
FENCE LINE	---
SOLAR MODULES	---
EQUIPMENT PAD	---
1 FT CONTOURS	---
CHAINLINK FENCE GATE	---
OVERHEAD ELECTRIC LINE	---
UNDERGROUND ELECTRIC LINE	---
UTILITY POLE	---
STORAGE SHED	---

Scale: 1"=120'

DATE

08/19/2024	08/19/2024	08/19/2024	08/19/2024	08/19/2024	08/19/2024
08/27/2024	08/27/2024	08/27/2024	08/27/2024	08/27/2024	08/27/2024
09/13/2024	09/13/2024	09/13/2024	09/13/2024	09/13/2024	09/13/2024
09/20/2024	09/20/2024	09/20/2024	09/20/2024	09/20/2024	09/20/2024
09/23/2024	09/23/2024	09/23/2024	09/23/2024	09/23/2024	09/23/2024

DESCRIPTION

GRAVEL DRIVEWAY & BUFFER UPDATES	GRAVEL DRIVEWAY & BUFFER UPDATES	GRAVEL DRIVEWAY & BUFFER UPDATES	GRAVEL DRIVEWAY & BUFFER UPDATES	GRAVEL DRIVEWAY & BUFFER UPDATES	GRAVEL DRIVEWAY & BUFFER UPDATES
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NOTES & LABELS UPDATES	NOTES & LABELS UPDATES	NOTES & LABELS UPDATES	NOTES & LABELS UPDATES	NOTES & LABELS UPDATES	NOTES & LABELS UPDATES

BY

AWIS	AWIS	AWIS	AWIS	AWIS	AWIS
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AWIS	AWIS	AWIS	AWIS	AWIS	AWIS
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REV

8	9	10	11	12	13	14
8	9	10	11	12	13	14
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8	9	10	11	12	13	14
8	9	10	11	12	13	14
8	9	10	11	12	13	14

DRAWING TITLE:

CONCEPTUAL SITE PLAN

DWG NO.

C 01

PROJECT:

IL - SRE - HIGHLAND 2
HIGHLAND RD, HIGHLAND, IL 62249
LAT/LONG: 38.730473, -89.696712

PE SEAL/CONSULTANT:

NOT FOR CONSTRUCTION

DRAWING ISSUE:

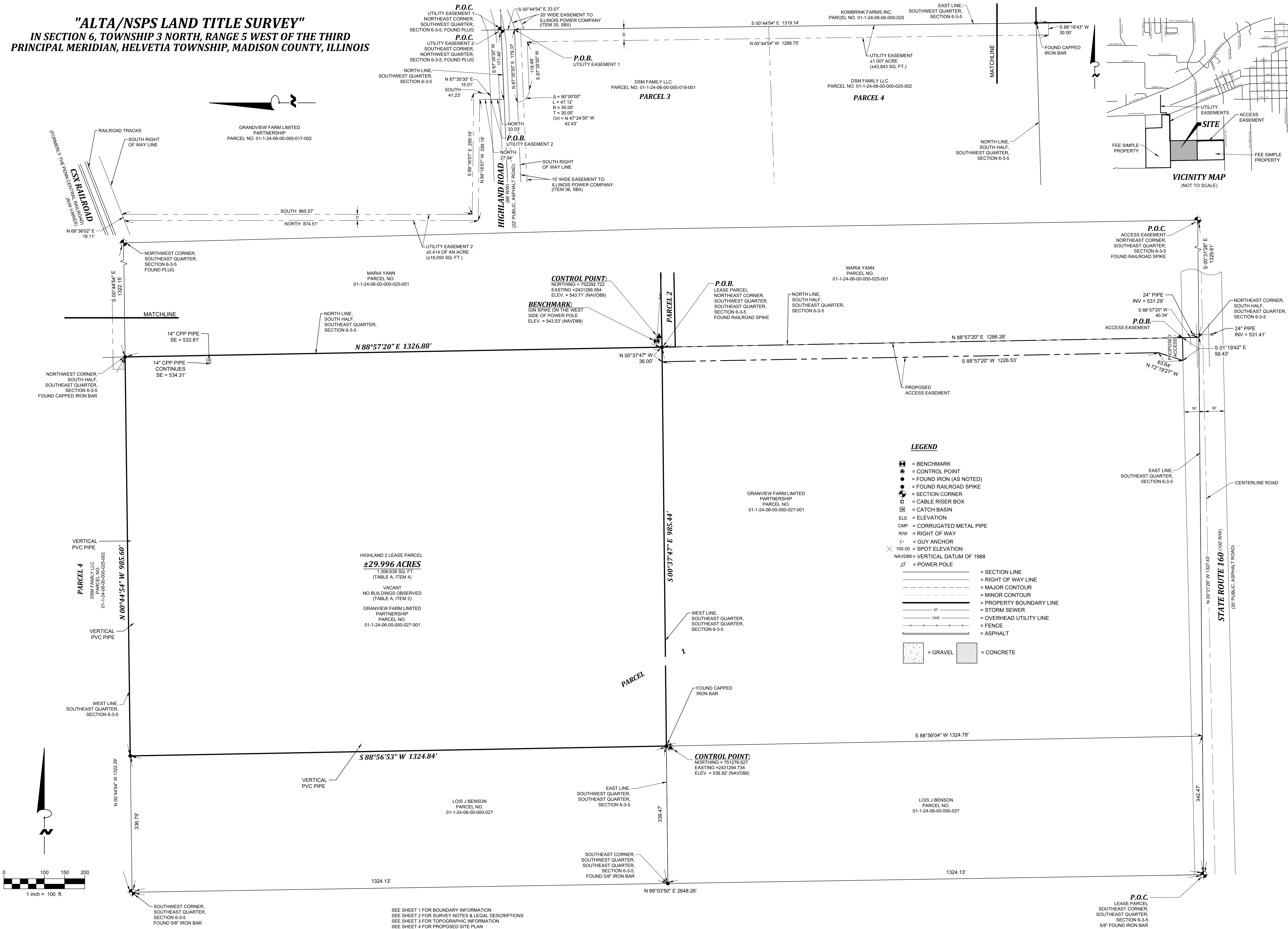
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CONSTRUCTION	<input type="checkbox"/>
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OTHER	<input type="checkbox"/>

STATE: ILLINOIS

EXHIBIT C

- i. ALTA Survey

"ALTA/NSPS LAND TITLE SURVEY"
IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD
PRINCIPAL MERIDIAN, HELVETIA TOWNSHIP, MADISON COUNTY, ILLINOIS



W+ WIGHTMAN

433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532

www.gowightman.com

PROJECT NAME:
HIGHLAND 2
HIGHLAND ROAD, HIGHLAND,
IL 62249

SUMMIT RIDGE ENERGY
1000 WILSON BOULEVARD,
ARLINGTON, VA 22209

REVISIONS

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DATE: OCTOBER 2, 2024
SCALE: 1" = 100'
DRAWN BY: TLK
CHECKED BY: GDH

ALTA/NSPS
LAND TITLE
SURVEY

JOB No. 240681
1 OF 4

"ALTA/NSPS LAND TITLE SURVEY"
IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD
PRINCIPAL MERIDIAN, HELVETIA TOWNSHIP, MADISON COUNTY, ILLINOIS

LEGAL DESCRIPTION (LEASE PARCEL):

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST IN MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 31' 26" WEST ON THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 1327.43 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 88° 57' 20" WEST ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1326.60 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 00° 37' 47" EAST ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 985.44 FEET; THENCE SOUTH 88° 56' 53" WEST 1324.84 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 44' 54" WEST ON SAID WEST LINE 985.60 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88° 57' 20" EAST ON SAID NORTH LINE 1326.88 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, US SURVEY FOOT.

CONTAINING 29.996 ACRES (1,306,637 SQ. FT.) MORE OR LESS.

LEGAL DESCRIPTION PER EXHIBIT A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. TIL923322, COMMITMENT DATE JUNE 03, 2024 AND LAST REVISED ON JUNE 11, 2024:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MADISON, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST, BEARING ASSUMED) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 6, 342.01 FEET TO THE POINT BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER, 985.63 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 6; THENCE SOUTH 88 DEGREES 57 MINUTES 00 SECONDS WEST, 2653.72 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 6; THENCE SOUTH 00 DEGREES 44 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 6, 985.60 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 00 SECONDS EAST, 2649.83 FEET TO THE POINT OF BEGINNING.

SITUATED IN MADISON COUNTY, ILLINOIS.

PERMANENT PARCEL NO.: 02-1-24-06-00-000-027.001

PARCEL 2:

ONE ACRE OFF THE WEST SIDE OF THE NORTHEAST QUARTER OF THE SOUTEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN.

SITUATED IN MADISON COUNTY, ILLINOIS.

PERMANENT PARCEL NO.: 01-1-24-06-00-000-026.000

PARCEL 3:

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 87 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 2406.66 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO A BRASS MONUMENT MARKING THE CENTER OF SAID SECTION 6; THENCE SOUTH 00 DEGREES 44 MINUTES 46 SECONDS EAST, A DISTANCE OF 33.01 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF OLD US ROUTE 40 (HIGHLAND ROAD), SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE LAND TO BE HEREIN DESCRIBED; RUNNING THENCE SOUTH 00 DEGREES 44 MINUTES 46 SECONDS EAST, A DISTANCE OF 628.07 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 57 MINUTES 36 SECONDS WEST, A DISTANCE OF 399.94 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF; THENCE NORTH 00 DEGREES 44 MINUTES 46 SECONDS WEST, A DISTANCE OF 625.56 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF OLD US ROUTE 40 (HIGHLAND ROAD); THENCE NORTH 87 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 400.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING PARALLEL TO AND 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

SITUATED IN MADISON COUNTY, ILLINOIS.

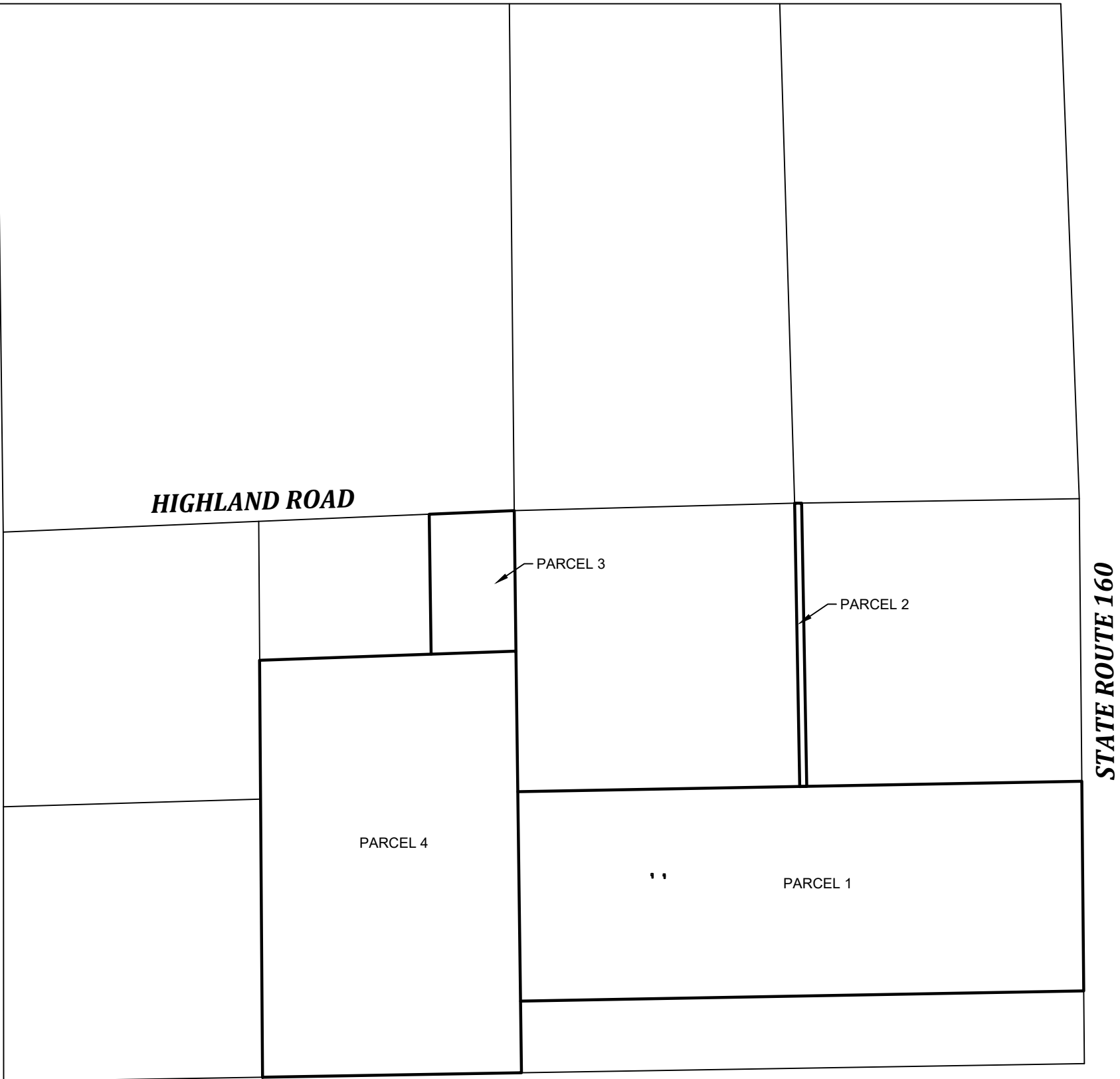
PERMANENT PARCEL NO.: 01-1-24-06-00-000-019-001

PARCEL 4:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN.

SITUATED IN MADISON COUNTY, ILLINOIS.

PERMANENT PARCEL NO.: 01-1-24-06-00-000-025.002



PARCEL INDEX
(NOT TO SCALE)

SURVEY NOTES

- MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY ARE SHOWN HEREON (TABLE A, ITEM 1).
- NO PARCEL ADDRESS WAS OBSERVED (TABLE A, ITEM 2).
- THE SURVEYED PARCEL IS LOCATED IN ZONE C - AREAS OF MINIMAL FLOODING, PER INFORMATION OBTAINED FROM NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 1704360035B, EFFECTIVE DATE APRIL 15, 1982 (TABLE A, ITEM 3).
- THE LEASE AREA CONTAINS 29.996 ACRES, MORE OR LESS (TABLE A, ITEM 4).
- VERTICAL RELIEF (1 FOOT CONTOURS AND SPOT ELEVATIONS) OF PROPOSED LEASE AREA WAS ESTABLISHED FROM GPS AND ON THE GROUND SURVEY AND ARE SHOWN ON SHEETS 3 AND 4 (TABLE A, ITEM 5).
- NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR TO DATE (TABLE A, ITEMS 6(a) AND 6(b)).
- NO BUILDINGS OBSERVED ON SURVEYED PARCEL (TABLE A, ITEMS 7(a)(b)(c)).
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON, INCLUDING ABOVE-GROUND UTILITIES (TABLE A, ITEM 8).
- THERE ARE NO PARKING AREAS WITHIN OR NEAR THE SURVEYED PARCEL (TABLE A, ITEM 9).
- LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. AS SUCH, ON THIS SURVEY, THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS ONLY. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE UNDERGROUND UTILITIES ARE BASED ON THE SURVEYOR'S OPINION AND ARE TRUE TO THE SURVEYOR'S INFORMATION, KNOWLEDGE, AND BELIEF. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR IS RELYING ON THE ACCURACY, COMPLETENESS, AND TECHNICAL SUFFICIENCY OF THE INFORMATION FURNISHED BY OR ON BEHALF OF THE CLIENT. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT. (TABLE A, ITEMS 11a & 11b)
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON (TABLE A, ITEM 13).
- DISTANCE TO THE NEAREST INTERSECTING STREET (STATE ROUTE 160) IS ±1286' EAST (TABLE A, ITEM 14).
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 16).
- NO INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 17).
- ON-SITE AND APPURTENANT EASEMENTS TO THE SURVEYED PARCELS AS DISCLOSED BY TITLE SEARCHES PROVIDED BY THE CLIENT ARE SHOWN HEREON (TABLE A, ITEM 18).
- NO FIELD DELINEATION MARKERS OF WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 20).
- THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (COMMITMENT NO. TIL923322) COMMITMENT DATE JUNE 3, 2024, LAST REVISED JUNE 11, 2024, AS MAY BE AMENDED FROM TIME TO TIME.
- THE LEASE PARCEL HAS INDIRECT ACCESS TO STATE ROUTE 160, A PUBLIC ROAD, FOR PUBLIC USE, WITHOUT GAPS OR GORES VIA A PROPOSED ACCESS EASEMENT.
- NO ENCROACHMENTS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEMS PER SCHEDULE B, PART II, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. TIL923322, COMMITMENT DATE JUNE 3, 2024, LAST REVISED JUNE 11, 2024

ITEMS 1-27: NOT SURVEY RELATED.

ITEM 28: LEASE MADE BETWEEN DUANE O. STEINER, AS TRUSTEE OF THE DUANE O. STEINER REVOCABLE TRUST DATED OCTOBER 12, 1990 AND MELANIE ANN STEINER, AS TRUSTEE OF THE MELANIE ANN STEINER REVOCABLE TRUST DATED JULY 8, 2002, LESSOR, AND SOLAMERICA ENERGY, LLC, LESSEE, DATED MAY 02, 2022, AND RECORDED MAY 12, 2022 AS DOCUMENT 2022R16449, DEMISING THE LAND FOR TERM OF THE OPTION - TERM OF 3 YEARS; TERM OF AGREEMENT - 25 YEARS WITH THE RIGHT TO EXTEND FOR FIVE PERIOD(S) OF 5 YEAR(S) EACH, TOGETHER WITH THE TERMS AND PROVISIONS CONTAINED THEREIN. ASSIGNMENT AND ASSUMPTION OF LAND CONTRACT MADE BY AND BETWEEN SOLAMERICA ENERGY, LLC ("ASSIGNOR") AND HIGHLAND AFFORDABLE SOLAR, LLC ("ASSIGNEE"), RECORDED SEPTEMBER 22, 2023 AS DOCUMENT 2023R25492, (BLANKET IN NATURE. COVERS PARCEL 4)

ITEM 29: OIL AND GAS LEASE MADE BY ANTON SCHMIDT TO HERBERT ALLEN WHEELER, RECORDED FEBRUARY 14, 1910 IN BOOK 351, PAGE 558, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCEL 1)

ITEM 30: OIL AND GAS LEASE MADE BY O.E. JENNINGS, J.H. KARCHMER, LON F. MORRIS, AND VAUGHN S. HOLLINGSWORTH TO WILLIAM J. SCHMIDT AND MAGGIE SCHMIDT, RECORDED OCTOBER 06, 1939 IN BOOK 783, PAGE 546, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCEL 1)

ITEM 31: OIL AND GAS LEASE MADE BY JOSEPH M. GALL TO VILLARD MARTIN, RECORDED APRIL 03, 1951 IN BOOK 1267, PAGE 408, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCELS 2 AND 4)

ITEM 32: OIL AND GAS LEASE MADE BY JOSEPH M. GALL TO GETTY OIL COMPANY, RECORDED JULY 29, 1973 AS DOCUMENT 193 7131 IN BOOK 2926, PAGE 458, AS CORRECTED BY DOCUMENT 202 5744 IN BOOK 3018, PAGE 899, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCEL 4)

ITEM 33: OIL AND GAS LEASE MADE BY PHILLIP A. ZURLIENE, BARBARA A. ZURLIENE AND JOSEPH I. CARTER TO GETTY OIL COMPANY, RECORDED AUGUST 24, 1973 AS DOCUMENT 194 3138 IN BOOK 2936, PAGE 176, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCEL 3)

ITEM 34: OIL AND GAS LEASE MADE BY PHILLIP A. ZURLIENE, BARBARA A. ZURLIENE AND JOSEPH I. CARTER TO ECO OIL COMPANY, RECORDED MAY 24, 1978 AS DOCUMENT 212 6907 IN BOOK 3095, PAGE 1403, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCEL 3)

ITEM 35: EASEMENT GRANTED TO ILLINOIS POWER COMPANY, DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT 173, 2139 IN BOOK 2513, PAGE 460. (IS NOT ON THE SURVEYED PARCELS BUT TOUCHES UTILITY EASEMENT 1 AS SHOWN)

ITEM 36: EASEMENT GRANTED TO ILLINOIS POWER COMPANY, DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT 223,1549 IN BOOK 3175, PAGE 218. (IS NOT ON AND DOES NOT TOUCH THE SURVEYED PARCELS)

ITEM 37: EASEMENT GRANTED TO ILLINOIS POWER COMPANY, DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT 223, 155 IN BOOK 3175, PAGE 220. (ITS LOCATION IS SHOWN)

ITEM 38: EASEMENT GRANTED TO CITY OF HIGHLAND, DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT 2018R38312. (IS NOT ON AND DOES NOT TOUCH THE SURVEYED PARCELS)

ITEM 39: TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 23-12-3068 ENTITLED A RESOLUTION APPROVING ANNEXATION AGREEMENT WITH DUANE STEINER AND MELANIE STEINER, ON BEHALF OF DSM FAMILY LLC RECORDED DECEMBER 19, 2023 AS DOCUMENT 2023R33803. (PARCELS 3 & 4 LIE WITHIN THE "AREA TO BE ANNEXED")

ITEM 40: TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 3313 ENTITLED AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS, OWNED BY DUANE STEINER AND MELANIE STEINER, ON BEHALF OF DSM FAMILY LLC RECORDED DECEMBER 19, 2023 AS DOCUMENT 2023R33804. (PARCELS 3 & 4 LIE WITHIN THE "AREA TO BE ANNEXED")

ITEM 41: DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES, RECORDED JULY 02, 1937 IN BOOK 746, PAGE 460. (IS NOT ON AND DOES NOT TOUCH THE SURVEYED PARCELS)

ITEM 42: DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES, RECORDED JULY 26, 1937 IN BOOK 746, PAGE 606. (IS NOT ON AND DOES NOT TOUCH THE SURVEYED PARCELS)

ITEM 43: NOT SURVEY RELATED.

ITEM 44: RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY. NO DRAINAGE TILES, DITCHES, FEEDERS, OR LATERAL WERE OBSERVED IN THE COURSE OF CONDUCTING THE FIELDWORK.

ITEM 45: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. THE RIGHT OF WAY LINES OF HIGHLAND ROAD AND STATE ROUTE 160 ARE SHOWN.

ITEM 46: RIGHTS OF THE INTERESTED PARTIES TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF THE STREAM WHICH MAY FLOW ON OR THROUGH THE LAND. NO STREAM ON THE SURVEYED PARCELS WAS OBSERVED DURING THE COURSE OF PERFORMING THE FIELDWORK.

ITEM 47: NOT SURVEY RELATED.

ACCESS EASEMENT LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 31' 26" WEST ON THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 1327.43 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 88° 57' 20" WEST ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 40.34 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROUTE 160 AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 01° 19' 42" EAST ON SAID WEST RIGHT OF WAY LINE 56.43 FEET; THENCE NORTH 72° 19' 27" WEST 63.64 FEET; THENCE SOUTH 88° 57' 20" WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1226.53 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 37' 47" WEST ON SAID WEST LINE 36.00 FEET TO SAID NORTH LINE; THENCE NORTH 88° 57' 20" EAST ON SAID NORTH LINE 1286.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.077 ACRES OR (46,928 SQ. FT.) MORE OR LESS.

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, US SURVEY FOOT.

UTILITY EASEMENT LEGAL DESCRIPTION:

EASEMENT 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 00° 44' 54" EAST ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 33.01 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 00° 44' 54" EAST ON SAID EAST LINE 1319.14 FEET; THENCE SOUTH 88° 18' 43" WEST ON 30.00 FEET; THENCE NORTH 00° 44' 54" WEST 1288.75 FEET; THENCE SOUTH 87° 35' 30" WEST PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF HIGHLAND ROAD 118.49 FEET; THENCE NORTHWESTERLY 47.12 FEET ON A 30.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 47° 24' 30" WEST 42.43 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 87° 35' 30" EAST ON SAID SOUTH RIGHT OF WAY LINE 179.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.007 OF AN ACRE (43,843 SQ. FT.) MORE OR LESS.

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, US SURVEY FOOT.

EASEMENT 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 87° 35' 30" WEST ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 171.46 FEET; THENCE NORTH 33.03 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHLAND ROAD AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 27.04 FEET; THENCE NORTH 89° 16' 57" WEST 299.19; THENCE NORTH 874.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF CSX RAILROAD (FORMERLY THE PENN CENTRAL RAILROAD); THENCE NORTH 68° 36' 02" EAST ON SAID SOUTH RIGHT OF WAY LINE 16.11 FEET; THENCE SOUTH 865.57 FEET; THENCE SOUTH 89° 16' 57" EAST 299.19 FEET; THENCE SOUTH 41.23 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 87° 35' 30" WEST ON SAID NORTH RIGHT OF WAY LINE 15.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.414 OF AN ACRE (18,050 SQ. FT.) MORE OR LESS.

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, US SURVEY FOOT.

SURVEYOR'S CERTIFICATION

TO SUMMIT RIDGE ENERGY, LLC; TITLEVEST, A DIVISION OF FIRST AMERICAN TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 11a, 11b, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER, 23, 2024.

AARON D. SMITH PS-035-004051
asmith@gowightman.com
LICENSE EXPIRES 11/30/2024

DATE

PRO FORMA

W+
WIGHTMAN
433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532

www.gowightman.com

PROJECT NAME:

HIGHLAND 2
HIGHLAND ROAD,
HIGHLAND, IL 62249

SUMMIT RIDGE ENERGY
350 NORTH ORLEANS
STREET #9000
CHICAGO, IL 60654

REVISIONS

REVISIONS: REVISIONS: 1/1/2024 BY: AARON D. SMITH

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DATE: OCTOBER 2, 2024

SCALE: 1" = 100'

DRAWN BY: TLK

CHECKED BY: GDH

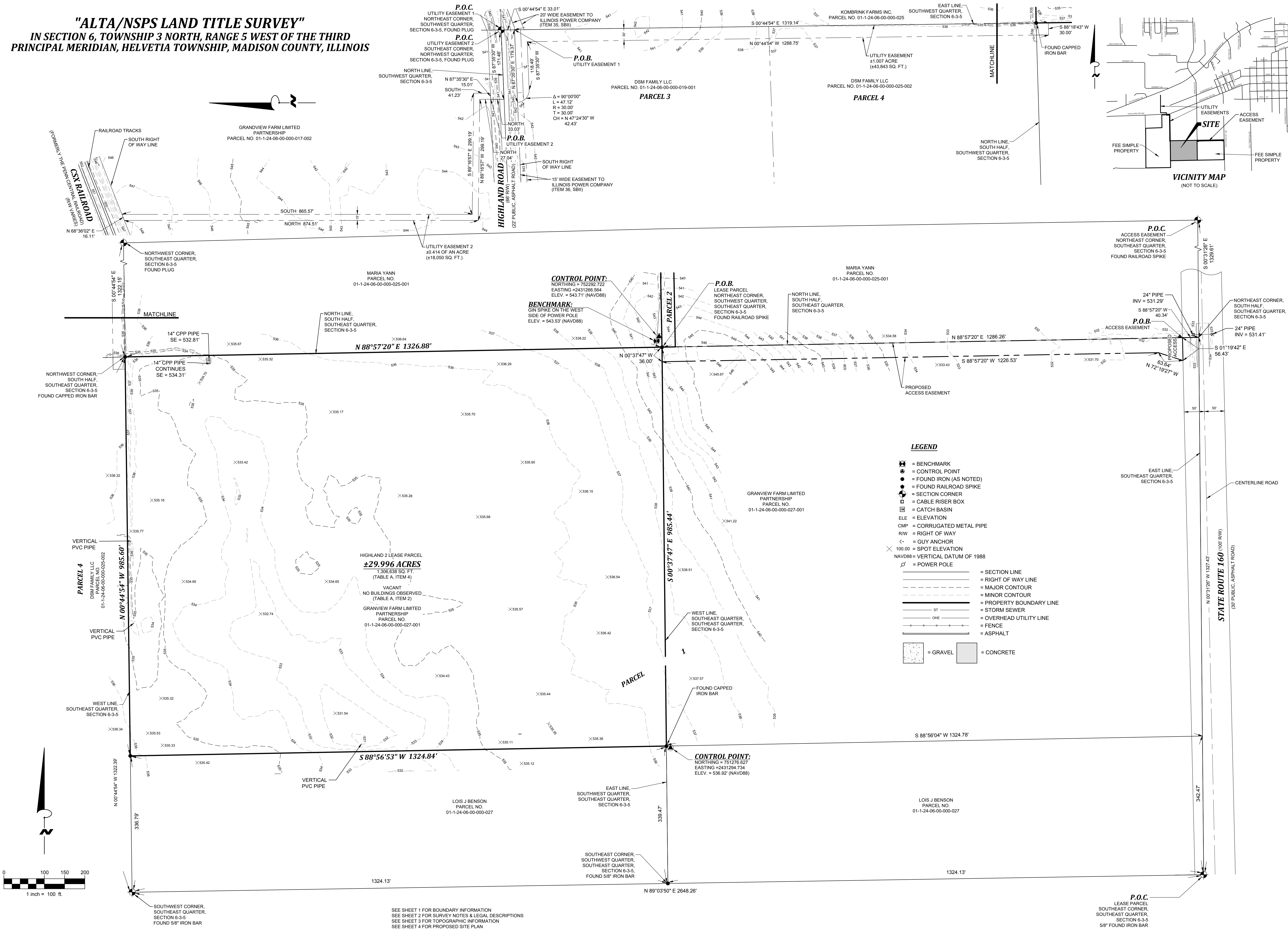
ALTA/NSPS
LAND TITLE
SURVEY

JOB No. 240681

2 OF 4

SEE SHEET 1 FOR BOUNDARY INFORMATION
SEE SHEET 2 FOR SURVEY NOTES & LEGAL DESCRIPTIONS
SEE SHEET 3 FOR TOPOGRAPHIC INFORMATION
SEE SHEET 4 FOR PROPOSED SITE PLAN

"ALTA/NSPS LAND TITLE SURVEY"
IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD
PRINCIPAL MERIDIAN, HELVETIA TOWNSHIP, MADISON COUNTY, ILLINOIS



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WIGHTMAN
433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532
www.gowightman.com

PROJECT NAME:
HIGHLAND 2
HIGHLAND ROAD, HIGHLAND,
IL 62249

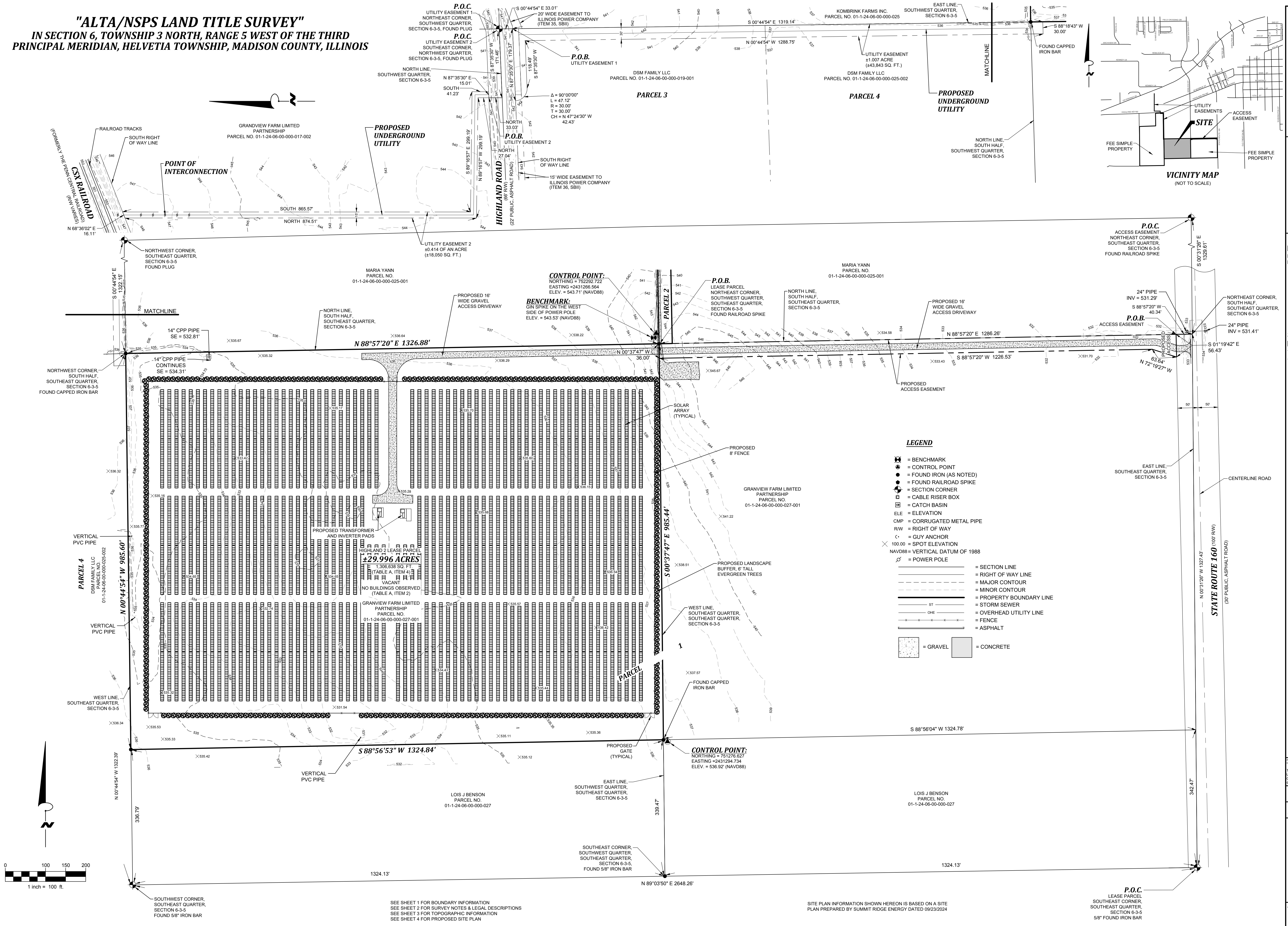
SUMMIT RIDGE ENERGY
1000 WILSON BOULEVARD,
ARLINGTON, VA 22209


REVISIONS
DATE: OCTOBER 2, 2024
SCALE: 1" = 100'
DRAWN BY: TLK
CHECKED BY: GDH

**ALTA/NSPS
LAND TITLE
SURVEY**

JOB No. 240681
3 OF 4

"ALTA/NSPS LAND TITLE SURVEY"
IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD
PRINCIPAL MERIDIAN, HELVETIA TOWNSHIP, MADISON COUNTY, ILLINOIS



**WIGHTMAN**
433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532
www.gowightman.com

PROJECT NAME:
HIGHLAND 2
HIGHLAND ROAD,
HIGHLAND, IL 62249

SUMMIT RIDGE ENERGY
1000 WILSON BOULEVARD,
ARLINGTON, VA 22209

REVISIONS
REVISION NO. DATE BY DESCRIPTION
1 09/23/2024 JTLK THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
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DATE: SEPTEMBER 26, 2024
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ALTA/NSPS
LAND TITLE
SURVEY

JOB No. 240681
4 OF 4

EXHIBIT D – Landowner Agreements

i. Grant of Permission

GRANT OF PERMISSION

The following are true and correct:

1. Grandview Farm Limited Partnership is the owner of the property described in Exhibit A in Madison County, Illinois.
2. Grandview Farm Limited Partnership herewith grants permission to SRE Solar Origination 2, LLC, to (on behalf of Grandview Farm Limited Partnership) apply for and pursue a Zoning Map Amendment for said property and a Special Use Permit for said property.

Grandview Farm Limited Partnership

By: The Starr Management Company,

By: 

Name: William K. Drake

Title: Managing Partner

STATE OF ILLINOIS)
) SS
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and State aforesaid, DO HEREBY CERTIFY THAT WILLIAM K. DRAKE personally known to me to be the same person whose name is subscribed to the foregoing instrument, acknowledged that he signed the said instrument as his free and voluntary act for the uses and purposes therein set forth. Given under my hand and Notarial Seal this 1st day of July, 2024.

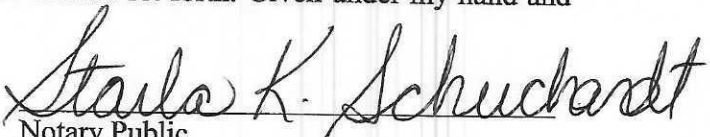

Notary Public



EXHIBIT A

LEGAL DESCRIPTION AS SURVEYED:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 31' 26" WEST ON THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 1327.43 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 88° 57' 20" WEST ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1326.60 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 00° 37' 47" EAST 985.44 FEET; THENCE SOUTH 88° 56' 53" WEST 1324.84 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 44' 54" WEST ON SAID WEST LINE 985.60 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88° 57' 20" EAST ON SAID NORTH LINE 1326.88 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS, DISTANCES, AND AREAS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, US SURVEY FOOT.

CONTAINING 1,306,638 SQ. FT. OR 29.996 ACRES MORE OR LESS.

ii. Executed Memorandum of Lease

2024R23930
STATE OF ILLINOIS
MADISON COUNTY
08/29/2024 11:08 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE:
ST STAMP FEE:
RHSPS FEE: 18.00
OF PAGES: 5

Prepared by and return to:

Amy E. Fox
Summit Ridge Energy
1000 Wilson Blvd, Suite 2400
Arlington, VA 22209

PIN#

**MEMORANDUM OF LEASE
Highland 2**

THIS MEMORANDUM OF LEASE ("Memorandum") is made and entered into as of this July 14, 2024, by **Grandview Farm Limited Partnership**, an Illinois limited partnership ("**Landlord**"), and **SRE Solar Origination 2, LLC** (together with its successors and assigns, the "**Tenant**"), whose address is 1000 Wilson Blvd, Suite 2400, Arlington, VA 22209; Landlord and Tenant, collectively, are hereinafter referred to as the "**Parties**".

1. **LEASE.** Landlord and Tenant are parties to that certain Ground Lease dated as of September 27, 2023 (the "**Lease**") for the purpose of installing, operating and maintaining a solar-powered electric generation facility ("**Generation Facility**") and easements for access and servicing the facility as set forth in the Lease.

2. **LEASED PREMISES.** The Generation Facility and its supporting easements are located on real property located in Madison County, Illinois and more particularly described on Exhibit A attached hereto (the "**Lease Area**").

3. **TERM.** The Lease includes (i) a Development Period effective from the date of the Lease until July 28, 2024, provided Tenant shall have the right to extend such time for two

(2) additional periods of (6) months each; (ii) an Operations Period that shall commence at on the effective date of written notification by Tenant to Landlord of the start of the Operations Period Commencement Date, until the twentieth (20th) anniversary, with three (3) successive five (5) year renewal operation; and (iii) a Decommissioning Period of up to 180 days.

4. **COUNTERPARTS.** This Memorandum may be executed in multiple counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument.

5. **SUCCESSORS AND ASSIGNS.** This Memorandum shall be binding upon, and inure to the benefit of the Parties, and their respective heirs, successors, and assigns.

6. **CAPITALIZED TERMS.** Capitalized terms used in this Memorandum shall have the same meanings assigned to them in the Lease.

7. **RATIFICATION.** This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, ad assigns, subject to the provisions of the Lease.


8. *[Signature pages follow]*

IN WITNESS WHEREOF, the undersigned, Landlord and Tenant, have duly executed this Memorandum, effective as of the day and year first above written.

LANDLORD:

Grandview Farm Limited Partnership

By: **The Starr Management Company, its**
General Partner

By: 
Dr. William K. Drake, President

STATE OF ILLINOIS

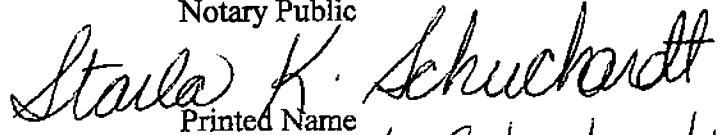
COUNTY OF Madison

This instrument was acknowledged before me this ¹⁴ day of ^{July} 2024, by Dr. William K. Drake, President, The Starr Management Company, General Partner of Grandview Farm Limited Partnership.

My commission expires

March 12, 2028

Notary Public


Printed Name

[NOTARY SEAL]

Starla K. Schuchardt

[signatures continue on following page]



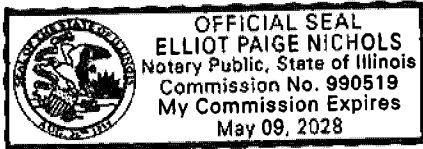
TENANT:
SRE Solar Origination 2, LLC

By: Mark Raeder
Mark Raeder, Authorized Representative

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me this 9th day of August, 2024
by Mark Raeder, not individually, but as Authorized Representative, SRE Solar Origination 2,
LLC, on behalf of said company.

My commission expires May 09, 2028



Elliot Paige Nichols
Notary Public

Elliot Paige Nichols
Printed Name

[NOTARY SEAL]

[End of Signatures]

EXHIBIT A

TRACT A

The Land referred to herein below is situated in the County of Madison, State of Illinois, and is described as follows:

Part of the Southeast quarter of Section 6, Township 3 North, Range 5 West of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the Southeast quarter of said Section 6; thence North 00 degrees 31 minutes 20 seconds West, (bearing assumed) along the East line of said Southeast quarter of Section 6, 342.01 feet to the point beginning; thence continuing North 00 degrees 31 minutes 20 seconds West along said East line of the Southeast quarter, 985.63 feet to the Northeast corner of the South half of said Southeast quarter of Section 6; thence South 88 degrees 57 minutes 00 seconds West, 2653.72 feet to the Northwest corner of the South half of said Southeast quarter of Section 6; thence South 00 degrees 44 minutes 54 seconds East, along the West line of said Southeast quarter of Section 6, 985.60 feet; thence North 88 degrees 57 minutes 00 seconds East, 2649.83 feet to the point of beginning.

Situated in Madison County, Illinois.

Permanent Parcel No.: 01-1-24-06-00-000-027.001

TRACT B

One acre off the West side of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, T3N, R5W of the 3rd P.M., Madison County, Illinois

PIN: 01-1-24-06-00-000-026

EXHIBIT E – Ameren Interconnection Agreement

**STANDARD AGREEMENT FOR INTERCONNECTION
OF DISTRIBUTED ENERGY RESOURCES FACILITIES WITH A
CAPACITY LESS THAN OR EQUAL TO 10 MVA**

This agreement (together with all attachments, the “Agreement”) is made and entered into this 10 day of July 2024, by and between Highland Solar 2, LLC (“interconnection customer”), as a LLC organized and existing under the laws of the State of Delaware and Ameren Illinois Company, (“Electric Distribution Company” or “EDC”), a corporation existing under the laws of the State of Illinois. Interconnection customer and EDC each may be referred to as a “Party”, or collectively as the “Parties”.

Recitals:

Whereas, interconnection customer is proposing to install or direct the installation of a distributed energy resources (DER) facility, or is proposing a generating capacity addition to an existing distributed energy resources (DER) facility, consistent with the interconnection request application form completed by interconnection customer on 1/23/24 ; and

Whereas, the interconnection customer will operate and maintain, or cause the operation and maintenance of, the DER facility; and

Whereas, interconnection customer desires to interconnect the DER facility with EDC's electric distribution system.

Now, therefore, in consideration of the premises and mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the Parties covenant and agree as follows:

Article 1. Scope and Limitations of Agreement

- 1.1 This Agreement shall be used for all approved interconnection requests for DER facilities that fall under Levels 2, 3 and 4 according to the procedures set forth in Part 466 of the Commission's rules (83 Ill. Adm. Code 466) (referred to as the Illinois Distributed Energy Resources Interconnection Standard).
- 1.2 This Agreement governs the terms and conditions under which the DER facility will interconnect to, and operate in parallel with, the EDC's electric distribution system.
- 1.3 This Agreement does not constitute an agreement to purchase or deliver the interconnection customer's power.
- 1.4 Nothing in this Agreement is intended to affect any other agreement between the EDC and the interconnection customer.

- 1.5 Terms used in this agreement are defined as in Section 466.20 of the Illinois Distributed Energy Resources Interconnection Standard unless otherwise noted.
- 1.6 Responsibilities of the Parties
- 1.6.1 The Parties shall perform all obligations of this Agreement in accordance with all applicable laws and regulations.
- 1.6.2 The EDC shall construct, own, operate, and maintain its interconnection facilities in accordance with this Agreement.
- 1.6.3 The interconnection customer shall construct, own, operate, and maintain its distributed energy resources (DER) facility and interconnection facilities in accordance with this Agreement.
- 1.6.4 Each Party shall operate, maintain, repair, and inspect, and shall be fully responsible for, the facilities that it now or subsequently may own unless otherwise specified in the attachments to this Agreement. Each Party shall be responsible for the safe installation, maintenance, repair and condition of its respective lines and appurtenances on its respective sides of the point of interconnection.
- 1.6.5 The interconnection customer agrees to design, install, maintain and operate its DER facility so as to minimize the likelihood of causing an adverse system impact on the electric distribution system or any other electric system that is not owned or operated by the EDC.
- 1.7 Parallel Operation Obligations
Once the DER facility has been authorized to commence parallel operation, the interconnection customer shall abide by all operating procedures established in IEEE Standard 1547 and any other applicable laws, statutes or guidelines, including those specified in Attachment 4 of this Agreement.
- 1.8 Metering
The interconnection customer shall be responsible for the cost to purchase, install, operate, maintain, test, repair, and replace metering and data acquisition equipment specified in Attachments 5 and 6 of this Agreement.
- 1.9 Reactive Power
- 1.9.1 Interconnection customers with a DER facility larger than or equal to 1 MVA shall design their DER facilities to maintain a power factor at the point of interconnection between .95 lagging and .95 leading at all times. Interconnection customers with a DER facility smaller than 1 MVA shall design their DER

facility to maintain a power factor at the point of interconnection between .90 lagging and .90 leading at all times.

1.9.2 Any EDC requirements for meeting a specific voltage or specific reactive power schedule as a condition for interconnection shall be clearly specified in Attachment 4. Under no circumstance shall the EDC's additional requirements for voltage or reactive power schedules exceed the normal operating capabilities of the DER facility.

1.9.3 If the interconnection customer does not operate the distributed energy resources (DER) facility within the power factor range specified in Attachment 4, or does not operate the distributed generation facility in accordance with a voltage or reactive power schedule specified in Attachment 4, the interconnection customer is in default, and the terms of Article 6.5 apply.

1.10 Standards of Operations

The interconnection customer must obtain all certifications, permits, licenses and approvals necessary to construct, operate and maintain the facility and to perform its obligations under this Agreement. The interconnection customer is responsible for coordinating and synchronizing the DER facility with the EDC's system. The interconnection customer is responsible for any damage that is caused by the interconnection customer's failure to coordinate or synchronize the DER facility with the electric distribution system. The interconnection customer agrees to be primarily liable for any damages resulting from the continued operation of the DER facility after the EDC ceases to energize the line section to which the DER facility is connected. In Attachment 4, the EDC shall specify the shortest reclose time setting for its protection equipment that could affect the DER facility. The EDC shall notify the interconnection customer at least 10 business days prior to adopting a faster reclose time on any automatic protective equipment, such as a circuit breaker or line recloser, that might affect the DER facility.

Article 2. Inspection, Testing, Authorization, and Right of Access

2.1 Equipment Testing and Inspection

The interconnection customer shall test and inspect its DER facility including the interconnection equipment prior to interconnection in accordance with IEEE Standard 1547 (2003) and IEEE Standard 1547.1 (2005). The interconnection customer shall not operate its DER facility in parallel with the EDC's electric distribution system without prior written authorization by the EDC as provided for in Articles 2.1.1-2.1.3.

2.1.1 The EDC shall perform a witness test after construction of the DER facility is completed, but before parallel operation, unless the EDC specifically waives the witness test. The interconnection customer shall provide the EDC at least 15 business days' notice of the planned commissioning test for the DER facility. If the EDC performs a witness test at a time that is not concurrent with the commissioning test, it shall contact the interconnection customer to schedule the witness test at a mutually agreeable time within 10 business days after the scheduled commissioning test designated on the application. If the EDC does not perform the witness test within 10 business days after the commissioning test, the witness test is deemed waived unless the Parties mutually agree to extend the date for scheduling the witness test, or unless the EDC cannot do so for good cause, in which case, the Parties shall agree to another date for scheduling the test within 10 business days after the original scheduled date. If the witness test is not acceptable to the EDC, the EDC shall deliver in writing a detailed technical description of all deficiencies of the DER facility identified by the EDC during the witness test. The interconnection customer has 30 business days after receipt of the written description to address and resolve any deficiencies. This time period may be extended upon agreement between the EDC and the interconnection customer. If the interconnection customer fails to address and resolve the deficiencies to the satisfaction of the EDC, the applicable cure provisions of Article 6.5 shall apply. The interconnection customer shall, if requested by the EDC, provide a copy of all documentation in its possession regarding testing conducted pursuant to IEEE Standard 1547.1.

2.1.2 If the interconnection customer conducts interim testing of the DER facility prior to the witness test, the interconnection customer shall obtain permission from the EDC before each occurrence of operating the DER facility in parallel with the electric distribution system. The EDC may, at its own expense, send qualified personnel to the DER facility to observe such interim testing, but it cannot mandate that these tests be considered in the final witness test. The EDC is not required to observe the interim testing or precluded from requiring the tests be repeated at the final witness test. During and leading up to the witness test, the EDC shall not limit the interconnection customer's ability to test the DER facility during normal working hours except for safety and reliability reasons.

- 2.1.3 After the DER facility passes the witness test, the EDC shall affix an authorized signature to the certificate of completion and return it to the interconnection customer approving the interconnection and authorizing parallel operation. The authorization shall not be conditioned or delayed and the EDC shall return the signed certificate of completion to the interconnection customer no more than 10 business days after the date that the DER facility passes the witness test.
- 2.2 **Commercial Operation**
The interconnection customer shall not operate the DER facility, except for interim testing as provided in Article 2.1, until such time as the certificate of completion is signed by all Parties.
- 2.3 **Right of Access**
The EDC must have access to the disconnect switch and metering equipment of the DER facility at all times. When practical, the EDC shall provide notice to the customer prior to using its right of access.

Article 3. Effective Date, Term, Termination, and Disconnection

- 3.1 **Effective Date**
This Agreement shall become effective upon execution by all Parties.
- 3.2 **Term of Agreement**
This Agreement shall become effective on the effective date and shall remain in effect unless terminated in accordance with Article 3.3 of this Agreement.
- 3.3 **Termination**
 - 3.3.1 The interconnection customer may terminate this Agreement at any time by giving the EDC 30 calendar days prior written notice.
 - 3.3.2 Either Party may terminate this Agreement after default pursuant to Article 6.5.
 - 3.3.3 The EDC may terminate, upon 60 calendar days' prior written notice, for failure of the interconnection customer to complete construction of the DER facility within 12 months after the in-service date as specified by the Parties in Attachment 2, which may be extended by agreement between the Parties.
 - 3.3.4 The EDC may terminate this Agreement, upon 60 calendar days' prior written notice, if the interconnection customer has abandoned, cancelled, permanently disconnected or stopped development, construction, or operation of the DER facility, or if the interconnection customer fails to operate the DER facility in parallel with the EDC's electric system for three consecutive years.
 - 3.3.5 Upon termination of this Agreement, the DER facility will be disconnected from the EDC's electric distribution system. Terminating this Agreement does not

relieve either Party of its liabilities and obligations that are owed or continuing when the Agreement is terminated.

3.3.6 If the Agreement is terminated, the interconnection customer loses its position in the interconnection queue.

3.4 Temporary Disconnection

A Party may temporarily disconnect the DER facility from the electric distribution system in the event one or more of the following conditions or events occurs:

3.4.1 Emergency conditions – shall mean any condition or situation: (1) that in the judgment of the Party making the claim is likely to endanger life or property; or (2) that the EDC determines is likely to cause an adverse system impact, or is likely to have a material adverse effect on the EDC's electric distribution system, interconnection facilities or other facilities, or is likely to interrupt or materially interfere with the provision of electric utility service to other customers; or (3) that is likely to cause a material adverse effect on the DER facility or the interconnection equipment. Under emergency conditions, the EDC or the interconnection customer may suspend interconnection service and temporarily disconnect the DER facility from the electric distribution system. The EDC must notify the interconnection customer when it becomes aware of any conditions that might affect the interconnection customer's operation of the DER facility. The interconnection customer shall notify the EDC when it becomes aware of any condition that might affect the EDC's electric distribution system. To the extent information is known, the notification shall describe the condition, the extent of the damage or deficiency, the expected effect on the operation of both Parties' facilities and operations, its anticipated duration, and the necessary corrective action.

3.4.2 Scheduled maintenance, construction, or repair – the EDC may interrupt interconnection service or curtail the output of the DER facility and temporarily disconnect the DER facility from the EDC's electric distribution system when necessary for scheduled maintenance, construction, or repairs on EDC's electric distribution system. The EDC shall provide the interconnection customer with notice no less than 5 business days before an interruption due to scheduled maintenance, construction, or repair, or the EDC shall provide notice immediately if the scheduled maintenance, construction, or repair is scheduled less than 5 business days in advance. The EDC shall coordinate the reduction or temporary disconnection with the interconnection customer; however, the interconnection customer is responsible for out-of-pocket costs incurred by the EDC for deferring or rescheduling maintenance, construction or repair at the interconnection customer's request.

- 3.4.3 Forced outages – The EDC may suspend interconnection service to repair the EDC's electric distribution system. The EDC shall provide the interconnection customer with prior notice, if possible. If prior notice is not possible, the EDC shall, upon written request, provide the interconnection customer with written documentation, after the fact, explaining the circumstances of the disconnection.
- 3.4.4 Adverse system impact – the EDC must provide the interconnection customer with written notice of its intention to disconnect the DER facility, if the EDC determines that operation of the DER facility creates an adverse system impact. The documentation that supports the EDC's decision to disconnect must be provided to the interconnection customer. The EDC may disconnect the DER facility if, after receipt of the notice, the interconnection customer fails to remedy the adverse system impact, unless emergency conditions exist, in which case, the provisions of Article 3.4.1 apply. The EDC may continue to leave the generating facility disconnected until the adverse system impact is corrected.
- 3.4.5 Modification of the DER facility – The interconnection customer must receive written authorization from the EDC prior to making any change to the DER facility, other than a minor equipment modification. If the interconnection customer modifies its facility without the EDC's prior written authorization, the EDC has the right to disconnect the DER facility until such time as the EDC concludes the modification poses no threat to the safety or reliability of its electric distribution system.
- 3.4.6 The EDC's compliance with Article 3 shall preclude any claim for damages for any lost opportunity or other costs incurred by the interconnection customer as a result of an interruption of service under Article 3. Any dispute over whether the EDC complied with Article 3 shall be resolved in accordance with the dispute resolution mechanism set forth in Article 8.

Article 4. Cost Responsibility for Interconnection Facilities and Distribution Upgrades

4.1 Interconnection Facilities

- 4.1.1 The interconnection customer shall pay, or reimburse the EDC, as applicable, for the cost of the interconnection facilities itemized in Attachment 3. The EDC shall identify the additional interconnection facilities necessary to interconnect the DER facility with the EDC's electric distribution system, the cost of those facilities, and the time required to build and install those facilities, as well as an estimated date of completion of the building or installation of those facilities.

- 4.1.2 The interconnection customer is responsible for its expenses, including overheads, associated with owning, operating, maintaining, repairing, and replacing its interconnection equipment.
- 4.2 Distribution Upgrades
The EDC shall design, procure, construct, install, and own any distribution upgrades. The actual cost of the distribution upgrades, including overheads, shall be directly assigned to the interconnection customer whose distributed energy resources (DER) facility caused the need for the distribution upgrades.

Article 5. Billing, Payment, Milestones, and Financial Security

- 5.1 Billing and Payment Procedures and Final Accounting (Applies to supplemental reviews conducted under Level 2 or 3 review with EDC construction necessary for accommodating the DER facility, and Level 4 reviews)
 - 5.1.1 The EDC shall bill the interconnection customer for the design, engineering, construction, and procurement costs of EDC-provided interconnection facilities and distribution upgrades contemplated by this Agreement as set forth in Attachment 3. The billing shall occur on a monthly basis, or as otherwise agreed to between the Parties. The interconnection customer shall pay each bill within 30 calendar days after receipt, or as otherwise agreed to between the Parties.
 - 5.1.2 Unless waived by the interconnection customer, within 90 calendar days after completing the construction and installation of the EDC's interconnection facilities and distribution upgrades described in Attachments 2 and 3 to this Agreement, the EDC shall provide the interconnection customer with a final accounting report of any difference between (1) the actual cost incurred to complete the construction and installation of the EDC's interconnection facilities and distribution upgrades; and (2) the interconnection customer's previous deposit and aggregate payments to the EDC for the interconnection facilities and distribution upgrades. If the interconnection customer's cost responsibility exceeds its previous deposit and aggregate payments, the EDC shall invoice the interconnection customer for the amount due and the interconnection customer shall pay the EDC within 30 calendar days. If the interconnection customer's previous deposit and aggregate payments exceed its cost responsibility under this Agreement, the EDC shall refund to the interconnection customer an amount equal to the difference within 30 calendar days after the final accounting report. Upon request from the interconnection customer, if the difference between the budget estimate and the actual cost exceeds 20%, the EDC will provide a written explanation for the difference.

5.1.3 If a Party disputes any portion of its payment obligation pursuant to this Article 5, the Party shall pay in a timely manner all non-disputed portions of its invoice, and the disputed amount shall be resolved pursuant to the dispute resolution provisions contained in Article 8. A Party disputing a portion of an Article 5 payment shall not be considered to be in default of its obligations under this Article.

5.2 Interconnection Customer Deposit

Within 15 business days after signing and returning the interconnection agreement to the EDC, the interconnection customer shall provide the EDC with a deposit equal to 100% of the estimated, non-binding cost to procure, install, or construct any such facilities. However, when the estimated date of completion of the building or installation of facilities exceeds three months from the date of notification, pursuant to Article 4.1.1 of this Agreement, this deposit may be held in escrow by a mutually agreed-upon third-party, with any interest to inure to the benefit of the interconnection customer. To the extent that this interconnection agreement is terminated for any reason, the EDC shall return all deposits provided by the interconnection customer, less any actual costs incurred by the EDC.

Article 6. Assignment, Limitation on Damages, Indemnity, Force Majeure, and Default

6.1 Assignment

This Agreement may be assigned by either Party. If the interconnection customer attempts to assign this Agreement, the assignee must agree to the terms of this Agreement in writing and such writing must be provided to the EDC. Any attempted assignment that violates this Article is void and ineffective. Assignment shall not relieve a Party of its obligations, nor shall a Party's obligations be enlarged, in whole or in part, by reason of the assignment. An assignee is responsible for meeting the same obligations as the assignor.

6.1.1 Either Party may assign this Agreement without the consent of the other Party to any affiliate (including mergers, consolidations or transfers, or a sale of a substantial portion of the Party's assets, between the Party and another entity), of the assigning Party that has an equal or greater credit rating and the legal authority and operational ability to satisfy the obligations of the assigning Party under this Agreement.

6.1.2 The interconnection customer can assign this Agreement, without the consent of the EDC, for collateral security purposes to aid in providing financing for the DER facility.

6.2 Limitation on Damages

Except for cases of gross negligence or willful misconduct, the liability of any Party to this Agreement shall be limited to direct actual damages and reasonable attorney's fees,

and all other damages at law are waived. Under no circumstances, except for cases of gross negligence or willful misconduct, shall any Party or its directors, officers, employees and agents, or any of them, be liable to another Party, whether in tort, contract or other basis in law or equity for any special, indirect, punitive, exemplary or consequential damages, including lost profits, lost revenues, replacement power, cost of capital or replacement equipment. This limitation on damages shall not affect any Party's rights to obtain equitable relief, including specific performance, as otherwise provided in this Agreement. The provisions of this Article 6.2 shall survive the termination or expiration of the Agreement.

6.3 Indemnity

- 6.3.1 This provision protects each Party from liability incurred to third parties as a result of carrying out the provisions of this Agreement. Liability under this provision is exempt from the general limitations on liability found in Article 6.2.
- 6.3.2 The interconnection customer shall indemnify and defend the EDC and the EDC's directors, officers, employees, and agents, from all damages and expenses resulting from a third party claim arising out of or based upon the interconnection customer's (a) negligence or willful misconduct or (b) breach of this Agreement.
- 6.3.3 The EDC shall indemnify and defend the interconnection customer and the interconnection customer's directors, officers, employees, and agents from all damages and expenses resulting from a third party claim arising out of or based upon the EDC's (a) negligence or willful misconduct or (b) breach of this Agreement.
- 6.3.4 Within 5 business days after receipt by an indemnified Party of any claim or notice that an action or administrative or legal proceeding or investigation as to which the indemnity provided for in this Article may apply has commenced, the indemnified Party shall notify the indemnifying Party of such fact. The failure to notify, or a delay in notification, shall not affect a Party's indemnification obligation unless that failure or delay is materially prejudicial to the indemnifying Party.
- 6.3.5 If an indemnified Party is entitled to indemnification under this Article as a result of a claim by a third party, and the indemnifying Party fails, after notice and reasonable opportunity to proceed under this Article, to assume the defense of such claim, that indemnified Party may, at the expense of the indemnifying Party, contest, settle or consent to the entry of any judgment with respect to, or pay in full, the claim.

- 6.3.6 If an indemnifying Party is obligated to indemnify and hold any indemnified Party harmless under this Article, the amount owing to the indemnified person shall be the amount of the indemnified Party's actual loss, net of any insurance or other recovery.

6.4 Force Majeure

- 6.4.1 As used in this Article, a force majeure event shall mean any act of God, labor disturbance, act of the public enemy, war, acts of terrorism, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment through no direct, indirect, or contributory act of a Party, any order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or any other cause beyond a Party's control. A force majeure event does not include an act of gross negligence or intentional wrongdoing by the Party claiming force majeure.
- 6.4.2 If a force majeure event prevents a Party from fulfilling any obligations under this Agreement, the Party affected by the force majeure event ("Affected Party") shall notify the other Party of the existence of the force majeure event within one business day. The notification must specify the circumstances of the force majeure event, its expected duration, and the steps that the Affected Party is taking and will take to mitigate the effects of the event on its performance. If the initial notification is verbal, it must be followed up with a written notification within one business day. The Affected Party shall keep the other Party informed on a continuing basis of developments relating to the force majeure event until the event ends. The Affected Party may suspend or modify its obligations under this Agreement (other than the obligation to make payments) only to the extent that the effect of the force majeure event cannot be otherwise mitigated.

6.5 Default

- 6.5.1 No default shall exist when the failure to discharge an obligation (other than the payment of money) results from a force majeure event as defined in this Agreement, or the result of an act or omission of the other Party.
- 6.5.2 A Party shall be in default ("Default") of this Agreement if it fails in any material respect to comply with, observe or perform, or defaults in the performance of, any covenant or obligation under this Agreement and fails to cure the failure within 60 calendar days after receiving written notice from the other Party. Upon a default of this Agreement, the non-defaulting Party shall give written notice of the default to the defaulting Party. Except as provided in Article 6.5.3, the defaulting Party has 60 calendar days after receipt of the default notice to cure the default; provided, however, if the default cannot be cured within 60 calendar days, the defaulting Party shall commence the cure within 20 calendar days after original

notice and complete the cure within six months from receipt of the default notice; and, if cured within that time, the default specified in the notice shall cease to exist.

- 6.5.3 If a Party has assigned this Agreement in a manner that is not specifically authorized by Article 6.1, fails to provide reasonable access pursuant to Article 2.3, and is in default of its obligations pursuant to Article 7, or if a Party is in default of its payment obligations pursuant to Article 5 of this Agreement, the defaulting Party has 30 days from receipt of the default notice to cure the default.
- 6.5.4 If a default is not cured as provided for in this Article, or if a default is not capable of being cured within the period provided for in this Article, the non-defaulting Party shall have the right to terminate this Agreement by written notice, and be relieved of any further obligation under this Agreement and, whether or not that Party terminates this Agreement, to recover from the defaulting Party all amounts due under this Agreement, plus all other damages and remedies to which it is entitled at law or in equity. The provisions of this Article shall survive termination of this Agreement.

Article 7. Insurance

For DER facilities with a nameplate capacity of 1 MVA or above, the interconnection customer shall carry sufficient insurance coverage so that the maximum comprehensive/general liability coverage that is continuously maintained by the interconnection customer during the term shall be not less than \$2,000,000 for each occurrence, and an aggregate, if any, of at least \$4,000,000. The EDC, its officers, employees and agents shall be added as an additional insured on this policy. The interconnection customer agrees to provide the EDC with at least 30 calendar days advance written notice of cancellation, reduction in limits, or non-renewal of any insurance policy required by this Article.

Article 8. Dispute Resolution

- 8.1 Parties shall attempt to resolve all disputes regarding interconnection as provided in this Article in a good faith manner.
- 8.2 If there is a dispute between the Parties about implementation or an interpretation of the Agreement, the aggrieved Party shall issue a written notice to the other Party to the Agreement that specifies the dispute and the Agreement articles that are disputed.
- 8.3 A meeting between the Parties shall be held within 10 days after receipt of the written notice. Persons with decision-making authority from each Party shall attend the meeting. If the dispute involves technical issues, persons with sufficient technical expertise and familiarity with the issue in dispute from each Party shall also attend the meeting. The meeting may be conducted by teleconference. The informal process between the parties

shall extend 30 days after the receipt of written notice, after which the dispute is deemed resolved and the timeframes for decisions within the interconnection process resume, unless one of the parties seeks resolution through non-binding arbitration procedures described in Article 8.4 or files a formal complaint at the Commission prior to the end of the 30-day period.

- 8.4 If the parties are unable to resolve the dispute through the process outlined in Article 8.3, either party may submit the interconnection dispute to an Ombudsman for non-binding arbitration. The party electing non-binding arbitration shall notify the other party of the request in writing. The non-binding arbitration process is limited to 60 days, absent mutual agreement of the parties and the Ombudsman to a longer period.
- 8.5 Each party shall bear its own fees, costs and expenses and an equal share of the expenses of the non-binding arbitration.
- 8.6 Within 10 days after the conclusion of the procedures in Article 8.4, either party may initiate a formal complaint with the Commission and ask for an expedited resolution of the dispute. If the complaint seeks expedited resolution, any written recommendation of the Ombudsman shall be appended to the complaint. The formal complaint shall proceed as a contested hearing pursuant to the Commission's Rules of Practice.
- 8.7 A party may, after good faith negotiations have failed, decline to pursue non-binding arbitration and instead initiate a formal complaint with the Commission. The formal complaint shall proceed as a contested hearing pursuant to the Commission's Rules of Practice.
- 8.8 Pursuit of dispute resolution may not affect an interconnection request or an interconnection applicant's position in the EDC's interconnection queue.
- 8.9 If the Parties fail to resolve their dispute under the dispute resolution provisions of this Article, nothing in this Article shall affect any Party's rights to obtain equitable relief, including specific performance, as otherwise provided in this Agreement.

Article 9. Miscellaneous

9.1 Governing Law, Regulatory Authority, and Rules

The validity, interpretation and enforcement of this Agreement and each of its provisions shall be governed by the laws of the State of Illinois, without regard to its conflicts of law principles. This Agreement is subject to all applicable laws and regulations. Each Party expressly reserves the right to seek change in, appeal, or otherwise contest any laws, orders or regulations of a governmental authority. The language in all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against the EDC or interconnection customer, regardless of the involvement of either Party in drafting this Agreement.

9.2 Amendment

Modification of this Agreement shall be only by a written instrument duly executed by both Parties.

9.3 No Third-Party Beneficiaries

This Agreement is not intended to and does not create rights, remedies, or benefits of any character whatsoever in favor of any persons, corporations, associations, or entities other than the Parties, and the obligations in this Agreement assumed are solely for the use and benefit of the Parties, their successors in interest and, where permitted, their assigns.

9.4 Waiver

9.4.1 Except as otherwise provided in this Agreement, a Party's compliance with any obligation, covenant, agreement, or condition in this Agreement may be waived by the Party entitled to the benefits thereof only by a written instrument signed by the Party granting the waiver, but the waiver or failure to insist upon strict compliance with the obligation, covenant, agreement, or condition shall not operate as a waiver of, or estoppel with respect to, any subsequent or other failure.

9.4.2. Failure of any Party to enforce or insist upon compliance with any of the terms or conditions of this Agreement, or to give notice or declare this Agreement or the rights under this Agreement terminated, shall not constitute a waiver or relinquishment of any rights set out in this Agreement, but the same shall be and remain at all times in full force and effect, unless and only to the extent expressly set forth in a written document signed by that Party granting the waiver or relinquishing any such rights. Any waiver granted, or relinquishment of any right, by a Party shall not operate as a relinquishment of any other rights or a waiver of any other failure of the Party granted the waiver to comply with any obligation, covenant, agreement, or condition of this Agreement.

9.5 Entire Agreement

Except as provided in Article 9.1, this Agreement, including all attachments, constitutes the entire Agreement between the Parties with reference to the subject matter of this Agreement, and supersedes all prior and contemporaneous understandings or agreements, oral or written, between the Parties with respect to the subject matter of this Agreement. There are no other agreements, representations, warranties, or covenants that constitute any part of the consideration for, or any condition to, either Party's compliance with its obligations under this Agreement.

9.6 Multiple Counterparts

This Agreement may be executed in two or more counterparts, each of which is deemed an original, but all constitute one and the same instrument.

9.7 No Partnership

This Agreement shall not be interpreted or construed to create an association, joint venture, agency relationship, or partnership between the Parties, or to impose any partnership obligation or partnership liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

9.8 Severability

If any provision or portion of this Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction or other governmental authority, (1) that portion or provision shall be deemed separate and independent, (2) the Parties shall negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by the ruling, and (3) the remainder of this Agreement shall remain in full force and effect.

9.9 Environmental Releases

Each Party shall notify the other Party of the release of any hazardous substances, any asbestos or lead abatement activities, or any type of remediation activities related to the DER facility or the interconnection facilities, each of which may reasonably be expected to affect the other Party. The notifying Party shall (1) provide the notice as soon as practicable, provided that Party makes a good faith effort to provide the notice no later than 24 hours after that Party becomes aware of the occurrence, and (2) promptly furnish to the other Party copies of any publicly available reports filed with any governmental authorities addressing such events.

9.10 Subcontractors

Nothing in this Agreement shall prevent a Party from using the services of any subcontractor it deems appropriate to perform its obligations under this Agreement; provided, however, that each Party shall require its subcontractors to comply with all applicable terms and conditions of this Agreement in providing services and each Party shall remain primarily liable to the other Party for the performance of the subcontractor.

9.10.1 A subcontract relationship does not relieve any Party of any of its obligations under this Agreement. The hiring Party remains responsible to the other Party for the acts or omissions of its subcontractor. Any applicable obligation imposed by this Agreement upon the hiring Party shall be equally binding upon, and shall be construed as having application to, any subcontractor of the hiring Party.

9.10.2 The obligations under this Article cannot be limited in any way by any limitation of subcontractor's insurance.

Article 10. Notices

10.1 General

Unless otherwise provided in this Agreement, any written notice, demand, or request required or authorized in connection with this Agreement ("Notice") shall be deemed properly given if delivered in person, delivered by recognized national courier service, or sent by first class mail, postage prepaid, to the person specified below:

If to Interconnection Customer:

Interconnection Customer: Highland Solar 2, LLC (c/o Summit Ridge Energy)

Attention: Bridget Callahan or Midwest Development Team

Address: 1000 Wilson Blvd, Suite 2400

City: Arlington State: VA Zip: 22209

Phone: 317-443-2905 Fax: _____ E-Mail: bcallahan@srenergy.com

If to EDC:

EDC: Ameren Illinois Company

Attention: Ameren Illinois Net Metering Coordinator

Address: 10 Richard Mark Way – Mail Code 910

City: Collinsville State: IL Zip: 62234

Phone: _____ Fax: _____ E-Mail: RenewablesIllinois@ameren.com

Alternative Forms of Notice

Any notice or request required or permitted to be given by either Party to the other Party and not required by this Agreement to be in writing may be given by telephone, facsimile or e-mail to the telephone numbers and e-mail addresses set out above.

10.2 Billing and Payment

Billings and payments shall be sent to the addresses set out below:

If to Interconnection Customer:

Interconnection Customer: Highland Solar 2, LLC (c/o Summit Ridge Energy)

Attention: Accounts Payable (PDF Invoices to accountspayable@srenergy.com)

Address: 1000 Wilson Blvd, Suite 2400

City: Arlington State: VA Zip: 22209

If to EDC:

EDC: Ameren Illinois

Attention: Ameren Net Metering Coordinator

Address: 10 Richard Mark Way – Mail Code 910

City: Collinsville State: IL Zip: 62234

10.3 Designated Operating Representative

The Parties may also designate operating representatives to conduct the communications that may be necessary or convenient for the administration of this Agreement. This person will also serve as the point of contact with respect to operations and maintenance of the Party's facilities.

Interconnection Customer's Operating Representative: _____

Attention: Summit Ridge Energy c/o Asset Management Team (admin@srenergy.com)

Address: 1000 Wilson Blvd, Suite 2400

City: Arlington State: VA Zip: 22209

EDC's Operating Representative: Ameren Illinois

Attention: Ameren Illinois Net Metering Coordinator

Address: 10 Richard Mark Way – Mail Code 910

City: Collinsville State: IL Zip: 62234


10.4 Changes to the Notice Information

Either Party may change this notice information by giving five business days written notice before the effective date of the change.


Article 11. Signatures

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

For the Interconnection Customer: -

Name: Barrett LaChance 
Title: SVP, Development
Date: 7/11/2024

For EDC:

Name: Jason Klein 
Title: Sr. Director, Distrib Ops, Eng & Plng
Date: 7/11/2024

Attachment 1

Definitions

Adverse system impact – A negative effect that compromises the safety or reliability of the electric distribution system or materially affects the quality of electric service provided by the electric distribution company (EDC) to other customers.

Applicable laws and regulations – All duly promulgated applicable federal, State and local laws, regulations, rules, ordinances, codes, decrees, judgments, directives, or judicial or administrative orders, permits and other duly authorized actions of any governmental authority, having jurisdiction over the Parties.

Commissioning test – Tests applied to a distributed energy resources (DER) facility by the applicant after construction is completed to verify that the facility does not create adverse system impacts. At a minimum, the scope of the commissioning tests performed shall include the commissioning test specified IEEE Standard 1547 Section 5.4 "Commissioning tests."

Distributed Energy Resources (DER) facility – The equipment used by an interconnection customer to generate or store electricity that operates in parallel with the electric distribution system. A distributed generation facility typically includes an electric generator, prime mover, and the interconnection equipment required to safely interconnect with the electric distribution system or a local electric power system.

Distribution upgrades – A required addition or modification to the EDC's electric distribution system at or beyond the point of interconnection to accommodate the interconnection of a distributed energy resources (DER) facility. Distribution upgrades do not include interconnection facilities.

Electric distribution company or EDC – Any electric utility entity subject to the jurisdiction of the Illinois Commerce Commission.

Electric distribution system – The facilities and equipment used to transmit electricity to ultimate usage points such as homes and industries from interchanges with higher voltage transmission networks that transport bulk power over longer distances. The voltage levels at which electric distribution systems operate differ among areas but generally carry less than 100 kilovolts of electricity. Electric distribution system has the same meaning as the term Area EPS, as defined in 3.1.6.1 of IEEE Standard 1547.

Facilities study – An engineering study conducted by the EDC to determine the required modifications to the EDC's electric distribution system, including the cost and the time required to build and install the modifications, as necessary to accommodate an interconnection request.

Force majeure event – Any act of God, labor disturbance, act of the public enemy, war, acts of terrorism, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment through no direct, indirect, or contributory act of a Party, any order, regulation or

restriction imposed by governmental, military or lawfully established civilian authorities, or any other cause beyond a Party's control. A force majeure event does not include an act of gross negligence or intentional wrongdoing.

Governmental authority – Any federal, State, local or other governmental regulatory or administrative agency, court, commission, department, board, other governmental subdivision, legislature, rulemaking board, tribunal, or other governmental authority having jurisdiction over the Parties, their respective facilities, or the respective services they provide, and exercising or entitled to exercise any administrative, executive, police, or taxing authority or power; provided, however, that this term does not include the interconnection customer, EDC or any affiliate of either.

IEEE Standard 1547 – The Institute of Electrical and Electronics Engineers, Inc. (IEEE), 3 Park Avenue, New York NY 10016-5997, Standard 1547 (2003), "Standard for Interconnecting Distributed Resources with Electric Power Systems."

IEEE Standard 1547.1 – The IEEE Standard 1547.1 (2005), "Conformance Test Procedures for Equipment Interconnecting Distributed Resources with Electric Power Systems."

Interconnection agreement or Agreement – The agreement between the interconnection customer and the EDC. The interconnection agreement governs the connection of the distributed energy resources (DER) facility to the EDC's electric distribution system and the ongoing operation of the distributed generation facility after it is connected to the EDC's electric distribution system.

Interconnection customer – The entity entering into this Agreement for the purpose of interconnecting a distributed energy resources (DER) facility to the EDC's electric distribution system.

Interconnection equipment – A group of components or an integrated system connecting an electric generator with a local electric power system or an electric distribution system that includes all interface equipment, including switchgear, protective devices, inverters or other interface devices. Interconnection equipment may be installed as part of an integrated equipment package that includes a generator or other electric source.

Interconnection facilities – Facilities and equipment required by the EDC to accommodate the interconnection of a distributed energy resources (DER) facility. Collectively, interconnection facilities include all facilities, and equipment between the distributed energy resources (DER) facility and the point of interconnection, including modification, additions, or upgrades that are necessary to physically and electrically interconnect the distributed energy resources (DER) facility to the electric distribution system. Interconnection facilities are sole use facilities and do not include distribution upgrades.

Interconnection request – An interconnection customer's request, on the required form, for the interconnection of a new distributed energy resources (DER) facility, or to increase the capacity or change the operating characteristics of an existing distributed energy resources (DER) facility that is interconnected with the EDC's electric distribution system.

Interconnection study – Any of the following studies, as determined to be appropriate by the EDC: the interconnection feasibility study, the interconnection system impact study, and the interconnection facilities study.

Illinois standard distributed energy resources interconnection rules – The most current version of the procedures for interconnecting distributed energy resources (DER) facilities adopted by the Illinois Commerce Commission. See 83 Ill. Adm. Code 466.

Parallel operation or Parallel – The state of operation that occurs when a distributed energy resources (DER) facility is connected electrically to the electric distribution system.

Point of interconnection – The point where the distributed energy resources (DER) facility is electrically connected to the electric distribution system. Point of interconnection has the same meaning as the term "point of common coupling" defined in 3.1.13 of IEEE Standard 1547.

Witness test – For lab-certified equipment, verification (either by an on-site observation or review of documents) by the EDC that the interconnection installation evaluation required by IEEE Standard 1547 Section 5.3 and the commissioning test required by IEEE Standard 1547 Section 5.4 have been adequately performed. For interconnection equipment that has not been lab-certified, the witness test shall also include verification by the EDC of the on-site design tests required by IEEE Standard 1547 Section 5.1 and verification by the EDC of production tests required by IEEE Standard 1547 Section 5.2. All tests verified by the EDC are to be performed in accordance with the test procedures specified by IEEE Standard 1547.1.

Attachment 2

Construction Schedule, Proposed Equipment & Settings

This attachment is to be completed by the interconnection customer and shall include the following:

1. The construction schedule for the distributed energy resources (DER) facility.
2. A one-line diagram indicating the distributed energy resources (DER) facility, interconnection equipment, interconnection facilities, metering equipment, and distribution upgrades.
3. Component specifications for equipment identified in the one-line diagram.
4. Component settings.
5. Proposed sequence of operations.
6. A three line diagram showing current potential circuits for protective relays.
7. Relay tripping and control schematic diagram.

Attachment 3

Description, Costs and Time Required to Build and Install the EDC's Interconnection Facilities

This attachment is to be completed by the EDC and shall include the following:

1. Required interconnection facilities, including any required metering.

Per the prior studies - EDC shall build the substation facilities as required to support the interconnection of the interconnection customer proposed facility up to the point of disconnect. The interconnection would consist of 3-wire 34,5kV meter and tap position installation, main line disconnect switches on both side of line tap, Ameren owned pole mounted recloser at POI, multiple substations/modifications and communications equipment added to line recloser. The interconnection customer would be responsible for construction to the point of disconnect. All costs shall be paid for and/or reimbursed by the interconnection customer pursuant to Article 5 of this agreement. The interconnection customer is required to construct all facilities which connect to EDC's facilities or otherwise interface with EDC's facilities, all as determined by EDC's final, detailed engineering, in accordance with EDC's published standards.

Additional required interconnection facilities and system upgrades may be identified while completing Detailed Engineering.

2. An estimate of itemized costs charged by the EDC for interconnection, including overheads, based on results from prior studies.

Highland Solar 2: Highland Rd, Highland, IL- **4990KW** (PowerClerk DER-33342)

Queue Position: 1

NOTE: THE COST ESTIMATE PROVIDED FOR YOUR PROJECT IN THE NEXT SECTION IS CONTINGENT UPON CONSTRUCTION COMPLETION OF ALL SYSTEM UPGRADES REQUIRED OF PROJECT(S) AHEAD OF YOUR PROJECT IN THE QUEUE THAT HAVE AN IMPACT ON THE CONNECTION OF YOUR PROJECT. SHOULD ANY ONE OR MORE OF SUCH PROJECTS WITHDRAW FOR ANY REASON, THE COSTS ASSOCIATED WITH YOUR PROJECT MAY CHANGE TO REFLECT THE COST IMPACT OF SYSTEM UPGRADES THAT NOW MAY BE REQUIRED TO CONNECT YOUR PROJECT AS A RESULT OF THE WITHDRAWAL OF SUCH HIGHER QUEUED PROJECTS.

An estimate of itemized costs charged by the EDC for interconnection, including overheads.

DS
Bl



\$854,000.00 for 3-wire 34,5kV meter and tap position installation, main line disconnect switches on both side of line tap, Ameren owned pole mounted recloser at POI, multiple substations/modifications and communications equipment added to line recloser. This will be subject to a true-up process at the end of the project.

Ameren Illinois reserves the right to revise this estimate prior to and during construction based on the requirements of Good Utility practices not foreseen at the time of the original estimate. The revisions to the estimate may include, but are not limited to, changes in the cost of materials and required labor.

Notwithstanding Section 5.2 of this Agreement, the Parties may agree to other forms of security in lieu of a cash deposit provided such other form of security is acceptable to the EDC.

3. An estimate for the time required to build and install the EDC's interconnection facilities based on results from prior studies and an estimate of the date upon which the facilities will be completed.

The final construction timeline will be developed during the scoping meeting which will be held with the applicant after the deposit is paid in full and will continue to be updated as the developer and Ameren Illinois work thru the construction process. That notwithstanding, it is anticipated that Ameren Illinois will initiate procurement activities immediately following the scoping meeting. Any revisions to the current scope of construction activities and their timeline will be provided immediately after that discussion. The requested in-service date is dependent on the availability of any long lead time equipment and weather impacts on construction activities.

Attachment 4

Operating Requirements for Distributed Energy Resources Facilities Operating in Parallel

The EDC shall list specific operating practices that apply to this distributed energy resources (DER) interconnection and the conditions under which each listed specific operating practice applies.

1. Customer shall meet requirements specified in Level 2 or 4 study.

Attachment 5

Monitoring and Control Requirements

This attachment is to be completed by the EDC and shall include the following:

1. The EDC's monitoring and control requirements must be specified, along with a reference to the EDC's written requirements documents from which these requirements are derived.
2. An internet link to the requirements documents.

<https://www.ameren.com/service-manual>

<http://standards.ieee.org>

Attachment 6

Metering Requirements

This attachment is to be completed by the EDC and shall include the following:

1. The metering requirements for the distributed generation facility.

The specific metering requirements and equipment will be specified as part of the Detailed Engineering.

2. Identification of the appropriate tariffs that establish these requirements.
3. An internet link to these tariffs.

<https://www.ameren.com/illinois/business/rates/>

<https://www.ameren.com/illinois/electric-choice/renewables>

Attachment 7

As Built Documents

This attachment is to be completed by the interconnection customer and shall include the following:

When it returns the certificate of completion to the EDC, the interconnection customer shall provide the EDC with documents detailing the as-built status of the following:

1. A one-line diagram indicating the distributed generation facility, interconnection equipment, interconnection facilities, and metering equipment.
2. Component specifications for equipment identified in the one-line diagram.
3. Component settings.
4. Proposed sequence of operations.
5. A three-line diagram showing current potential circuits for protective relays.
6. Relay tripping and control schematic diagram.

EXHIBIT F – Equipment Data Sheets

i. Modules

Q.PEAK DUO ML-G12S SERIES



PRELIMINARY

675-690 Wp | 132 Cells
22.2 % Maximum Module Efficiency

MODEL Q.PEAK DUO ML-G12S.3/BFG



Bifacial energy yield gain of up to 21%

Bifacial Q.ANTUM solar cells make efficient use of light shining on the module rear-side for radically improved LCOE.



Low electricity generation costs

Q.ANTUM DUO technology with optimized module layout to boost module power and improve LCOE.



A reliable investment

Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty¹.



Enduring high performance

Long-term yield security with Anti LID and Anti PID Technology², Hot-Spot Protect.



Frame for versatile mounting options

High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400 Pa) and wind loads (2400 Pa).



Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behavior.

¹ See data sheet on rear for further information.

² APT test conditions according to IEC/TS 62804-1:2015 method B (-1500 V, 168 h) including post treatment according to IEC 61215-1-1 Ed. 2.0 (CD)

The ideal solution for:



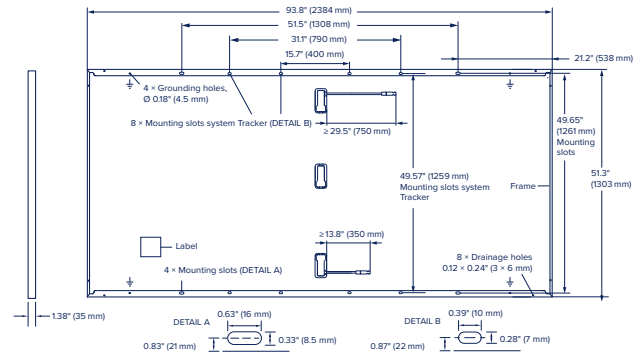
Ground-mounted
solar power plants



Q.PEAK DUO ML-G12S SERIES

Mechanical Specification

Format	93.8 in × 51.3 in × 1.38 in (including frame) (2384 mm × 1303 mm × 35 mm)
Weight	84.2 lbs (38.2 kg)
Front Cover	0.08 in (2.0 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	0.08 in (2.0 mm) semi-tempered glass
Frame	Anodised aluminium
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction box	2.09-3.98 × 1.26-2.36 × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 29.5 in (750 mm), (-) ≥ 13.8 in (350 mm)
Connector	Stäubli MC4; Stäubli MC4-Evo2; - IP68



Electrical Characteristics

POWER CLASS	675	680	685	690
-------------	-----	-----	-----	-----

MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC¹ (POWER TOLERANCE +5 W/-0 W)

Minimum			675		680		685		690	
	Power at MPP ¹	P _{MPP} [W]	675	738.4	680	743.8	685	749.3	690	754.8
	Short Circuit Current ¹	I _{SC} [A]	18.45	20.20	18.48	20.23	18.51	20.26	18.54	20.30
	Open Circuit Voltage ¹	V _{OC} [V]	46.10	46.27	46.24	46.40	46.37	46.53	46.50	46.66
	Current at MPP	I _{MPP} [A]	17.56	19.22	17.62	19.28	17.68	19.34	17.74	19.40
	Voltage at MPP	V _{MPP} [V]	38.43	38.42	38.59	38.58	38.75	38.74	38.90	38.90
	Efficiency ¹	η [%]	≥ 21.7		≥ 21.9		≥ 22.1		≥ 22.2	

Bifaciality of P_{MPP} and I_{SC} 70% ± 5% • Bifaciality given for rear side irradiation on top of STC (front side) • According to IEC 60904-1-2

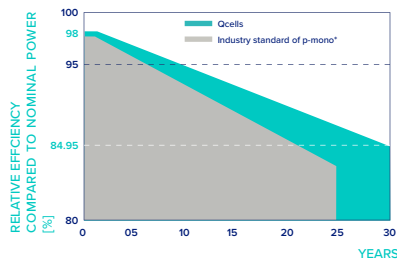
¹ Measurement tolerances P_{MPP} ± 3%; I_{SC}, V_{OC} ± 5% at STC: 1000 W/m²; *at BSTC: 1000 W/m² + φ × 135 W/m², φ = 70%, 25 ± 2 °C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT²

Minimum	Power at MPP	P _{MPP} [W]	508.2	512.0	515.7	519.5
	Short Circuit Current	I _{SC} [A]	14.86	14.89	14.91	14.94
	Open Circuit Voltage	V _{OC} [V]	43.61	43.73	43.86	43.98
	Current at MPP	I _{MPP} [A]	13.83	13.88	13.93	13.98
	Voltage at MPP	V _{MPP} [V]	36.75	36.89	37.03	37.16

¹ Measurement tolerances P_{MPP} ± 3%; I_{SC}, V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • ² 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

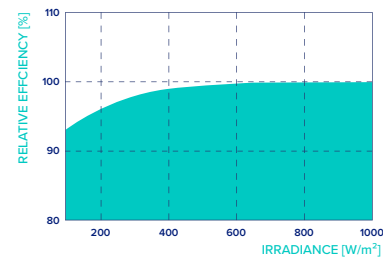


At least 98% of nominal power during first year. Thereafter max. 0.45% degradation per year. At least 93.95% of nominal power up to 10 years. At least 84.95% of nominal power up to 30 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I _{SC}	α	[%/K]	+0.04	Temperature Coefficient of V _{OC}	β	[%/K]	-0.27
Temperature Coefficient of P _{MPP}	γ	[%/K]	-0.34	Nominal Module Operating Temperature	NMOT	[°F]	108 ± 5.4 (42 ± 3 °C)

Properties for System Design

Maximum System Voltage	V _{sys}	[V]	1500	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	30	Fire Rating based on ANSI/UL 61730	TYPE 29 ⁴
Max. Design Load, Push/Pull ³		[lbs/ft ²]	75 (3600 Pa)/33 (1600 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push/Pull ³		[lbs/ft ²]	113 (5400 Pa)/50 (2400 Pa)		

³ See Installation Manual

⁴ New Type is similar to Type 3 but with metallic frame

Qualifications and Certificates

UL 61730, CE-compliant,
IEC 61215:2016,
IEC 61730:2016,
U.S. Patent No. 9,893,215
(solar cells)



*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.

Harwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com



ii. Inverters

blueplanet 125 - 150 TL3

String inverters for utility-scale solar power plants
up to multi-megawatt solar parks.



Decentrally into new dimensions.

Superior efficiencies and
overload capacity through silicon
carbide technology

Special properties for extreme
environmental conditions

Decentralised design or 'Virtual
Central' concept possible

Overvoltage protection AC/
DC and for communication
interfaces available

Lean commissioning and updates
via remote services



Technical Data

DC input data		125 TL3	137 TL3
Max. recommended PV generator power		187 500 W	205 500 W
MPP range		875 – 1 300 V	875 – 1 300 V
Operating range		875 – 1 450 V	875 – 1 450 V
Rated DC voltage / start voltage		900 V / 1 000 V	900 V / 1 000 V
Max. no-load voltage		1 500 V	1 500 V
Max. input current		160 A	160 A
Max. short circuit current $I_{sc\ max}$		300 A	300 A
Number of MPP tracker		1	1
Connection per tracker		1 - 2	1 - 2
AC output data			
Rated output		125 000 VA	137 000 VA
Max. power		137 500 VA	137 500 VA
Line voltage		600 V (3P+PE)	600 V (3P+PE)
Voltage range (Ph-Ph)		480 – 690 V	480 – 690 V
Rated frequency (range)		50 Hz / 60 Hz (45 – 65 Hz)	50 Hz / 60 Hz (45 – 65 Hz)
Rated current		3 x 120.3 A	3 x 132.3 A
Max. current		3 x 132.3 A	3 x 132.3 A
Reactive power / cos phi		0 – 100 % Snom / 0,30 ind. – 0,30 cap.	
Max. total harmonic distortion (THD)		≤ 3 %	≤ 3 %
Number of grid phases		3	3
General data			
Max. efficiency		99.2 %	99.2 %
Europ. efficiency		99.0 %	99.0 %
CEC efficiency		98.9 %	98.9 %
Standby consumption		< 10 W	< 10 W
Circuitry topology		transformerless	transformerless
Mechanical data			
Display		LEDs	LEDs
Control units		webserver, supports mobile devices	webserver, supports mobile devices
Interfaces		Ethernet (Modbus TCP, Sunspec), RS485 (KACO-protocol) USB, optional: 4-DI	
Fault signalling relay		potential-free NOC max. 30 V / 1 A	potential-free NOC max. 30 V / 1 A
DC connection		cable lug, max. 240 mm ² (0.372 in ²) Cu or Al	
AC connection		cable lug, max. 240 mm ² (0.372 in ²) Cu or Al	
Ambient temperature		-25 °C – +60 °C ¹⁾	-25 °C – +60 °C ¹⁾
Humidity		0 – 100 %	0 – 100 %
Max. installation elevation (above MSL)		3 000 m	3 000 m
Min. distance from coast		500 m	500 m
Cooling		temperature controlled fan	temperature controlled fan
Protection class		IP66 / NEMA 4X	IP66 / NEMA 4X
Noise emission		59.2 db (A)	59.2 db (A)
H x W x D		719 x 699 x 460 mm	719 x 699 x 460 mm
Weight		78.2 kg	78.2 kg
Certifications			
Safety		IEC 62109-1/-2, EN 61000-6-1/-2/-4, EN 61000-3-11/-12, EN 55011 group 1, class A EN 62920 Emission class A/Immunity class A UL62109-1, UL1741, CSA-C22.2 No.107.1 CSA-C22.2 No.62109-1, CSA-C22.2 No.62109-2	
Grid connection rule		overview see homepage / download area	

¹⁾ Power derating at high ambient temperatures

Versions	S	XL
Number of DC inputs	1 - 2	1 - 2
DC switch	-	✓
DC SPD	Type 1 + 2	Type 1 + 2
AC SPD	○	○
RS485 interface SPD	○	○
Ethernet interface SPD	○	○
PID Set	○	○

standard = ✓ upgradeable = ○

Technical Data

DC input data		150 TL3
Max. recommended PV generator power		225 000 W
MPP range		960 – 1 300 V
Operating range		960 – 1 450 V
Rated DC voltage / start voltage		1 000 V / 1 100 V
Max. no-load voltage		1 500 V
Max. input current		160 A
Max. short circuit current $I_{sc\ max}$		300 A
Number of MPP tracker		1
Connection per tracker		1 - 2
AC output data		
Rated output		150 000 VA
Max. power		150 000 VA
Line voltage		660 V (3P+PE)
Voltage range (Ph-Ph)		480 – 760 V
Rated frequency (range)		50 Hz / 60 Hz (45 – 65 Hz)
Rated current		3 x 131.2 A
Max. current		3 x 132.3 A
Reactive power / cos phi		0 – 100 % Snom / 0.30 ind. – 0.30 cap.
Max. total harmonic distortion (THD)		≤ 3 %
Number of grid phases		3
General data		
Max. efficiency		99.2 %
Europ. efficiency		99.0 %
CEC efficiency		99.0 %
Standby consumption		< 10 W
Circuitry topology		transformerless
Mechanical data		
Display		LEDs
Control units		webserver, supports mobile devices
Interfaces		Ethernet (Modbus TCP, Sunspec), RS485 (KACO-protocol) USB, optional: 4-DI
Fault signalling relay		potential-free NOC max. 30 V / 1 A
DC connection		cable lug, max. 240 mm ² (0.372 in ²) Cu or Al
AC connection		cable lug, max. 240 mm ² (0.372 in ²) Cu or Al
Ambient temperature		-25 °C – +60 °C ¹⁾
Humidity		0 – 100 %
Max. installation elevation (above MSL)		3 000 m
Min. distance from coast		500 m
Cooling		temperature controlled fan
Protection class		IP66 / NEMA 4X
Noise emission		59.2 db (A)
H x W x D		719 x 699 x 460 mm
Weight		78.2 kg
Certifications		
Safety		IEC 62109-1/-2, EN 61000-6-1/-2/-4, EN 61000-3-11/-12, EN 55011 group 1, class A EN 62920 Emission class A/Immunity class A UL62109-1, UL1741, CSA-C22.2 No.107.1 CSA-C22.2 No.62109-1, CSA-C22.2 No.62109-2
Grid connection rule		overview see homepage / download area

¹⁾ Power derating at high ambient temperatures

Versions	S	XL
Number of DC inputs	1 - 2	1 - 2
DC switch	-	✓
DC SPD	Type 1 + 2	Type 1 + 2
AC SPD	○	○
RS485 interface SPD	○	○
Ethernet interface SPD	○	○
PID Set	○	○

standard = ✓ upgradeable = ○

iii. CAB Wire Management System



Cable Management with Integrated Grounding

SAFE, STRONG, DURABLE

Proven Performance
45 Years in Electrical & Utility Industries

- ✓ Large Cost Savings
- ✓ Speeds Installation
- ✓ Cuts Engineering Costs
- ✓ Can Provide GEC and EGC
- ✓ Simplifies Electrical Design



**Innovative, Award-Winning CAB® Solar
for Superior Performance in Ground Mount Arrays**

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Choose CAB® Solar for Tracker, Ballasted or Fixed Installations.

Cable management is critical to the safety and longevity of ground mount PV arrays. CAB® Solar's patented system delivers safe, strong, durable cable support with important advantages over trenching, tray and other cabling methods.

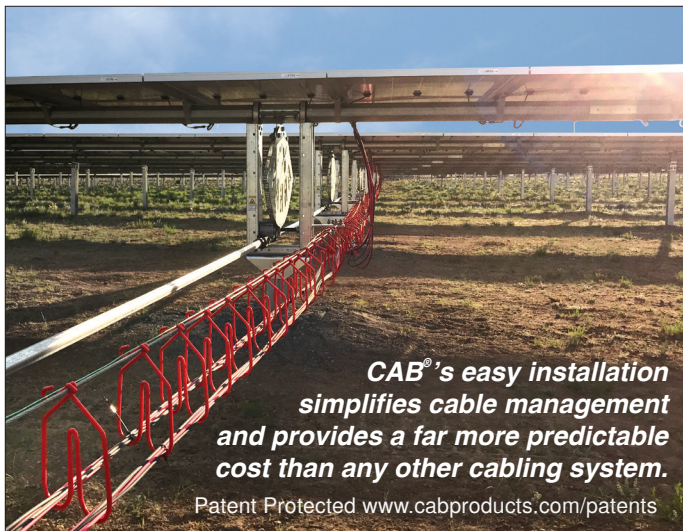
CAB® Cable Management provides the most predictable cost of installation with no cost overruns due to flooded trenches, mud, hard rock, machinery issues or site problems.

CAB® Solar Hangers are manufactured from class 3 galvanized, high tensile strength spring steel for maximum strength and corrosion resistance. A strong, durable PVC coating adds safety and protects cables. Coating is applied on 100% of the hanger surface which makes CAB® Hangers totally insulated and extremely durable in highly corrosive environments and will not mar cables.

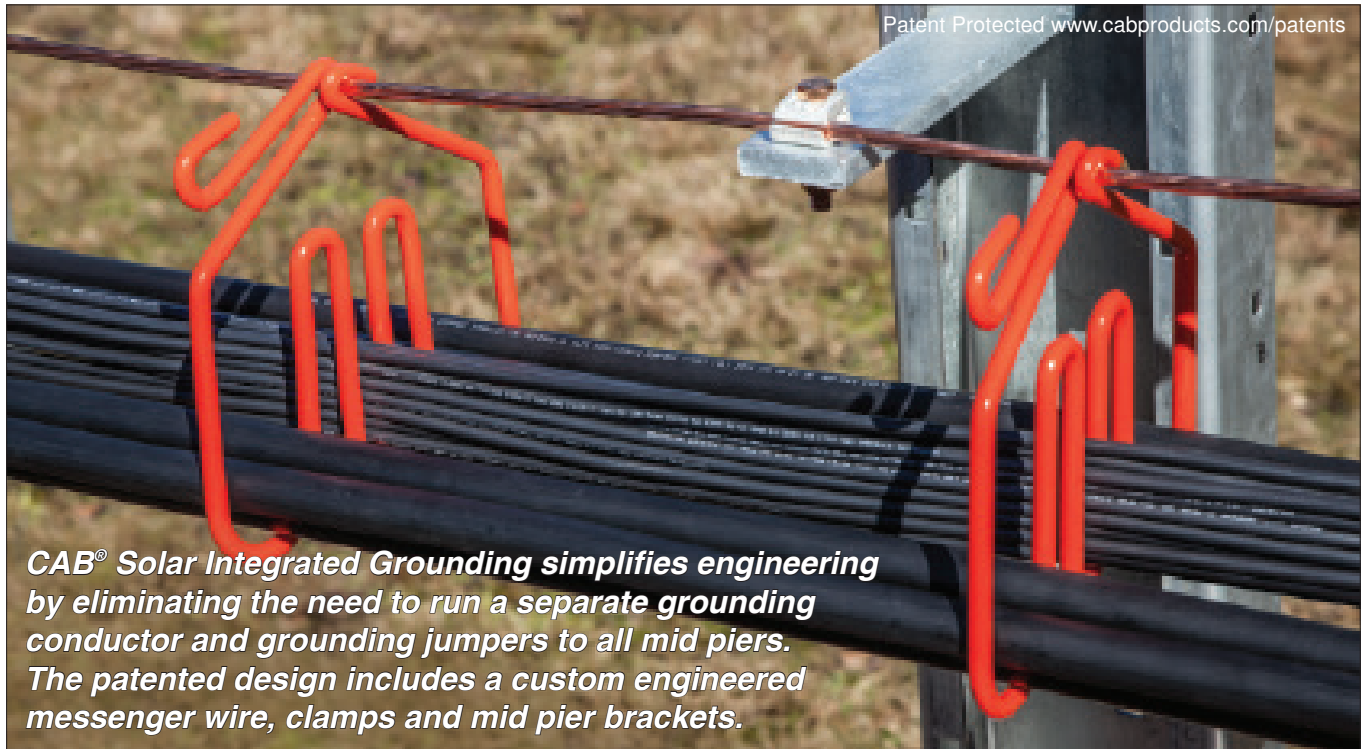
CAB®'s thick, heavy-duty PVC coating has a high dielectric breakdown strength. Coating is flame retardant, chemical resistant, and UV stabilized for long service life.

CAB® Solar Cable Management System is ETL Safety Listed to the following Safety Standards: UL 2239, 1565, CAN/CSA C22.2 No. 18.4-15, and C22.2 No. 18.5-13. CAB® Integrated Grounding System is ETL Listed to UL 2703.

Individual hangers are easily attached to messenger wire. No special tools required. Cables are loaded into carrier sections, then hangers are closed and locked in place. Hangers may be re-opened to add cables or perform maintenance. Cables are safely separated to meet NEC.



CAB® Integrated Grounding Saves Time and Resources.



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CAB® Solar Integrated Grounding simplifies engineering by eliminating the need to run a separate grounding conductor and grounding jumpers to all mid piers. The patented design includes a custom engineered messenger wire, clamps and mid pier brackets.

CAB®'s patented award-winning Cable Management with Integrated Grounding can provide both the Equipment Grounding Conductor (EGC) and the Grounding Electrode Conductor (GEC). CAB® offers #1, #2, and #3 Equivalent options. Meets NEC, UL and IEEE standards per the HDR Electrical Report. ETL Safety Listed by Intertek to UL 2703.

The CAB® Integrated Grounding system has become the number one Industry favorite because it speeds installation, which results in large labor savings on the job site.

CAB® multi-carrier hangers safely separate bundles of cables to meet NEC requirements. Numerous standard designs are offered to safely support large bundles of string wires, DC feeders, as well as AC, data or other cabling. Ask about custom hanger configurations to meet specific project requirements.

White Paper by Bill Brooks, Brooks Engineering:

"Use of purpose-built products like the CAB® Solar Hangers for exposed cable management in a PV array is well substantiated by the NEC and industry installation standards. Multiple hanger sections, such as those in various configurations of CAB® Solar Hangers create effective separation of conductors that allow for DC, AC, and communication cables to be supported with a single hanger type."
"CAB® Grounding Messenger Wire can provide for equipment bonding and grounding as needed in the PV system."



"The (CAB® Solar) Management system impressed the jury with its simplicity, ease of deployment, and high potential for labor saving impacts in the large-scale solar segment."

-pv magazine

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CAB® Delivers Engineering Benefits and Cost Savings.

Choose CAB® Solar for Superior Performance!

Industry Leading Technology

Large cost savings on labor and materials.

Quicker installation time. Speeds project completion.

Integrated Grounding can provide EGC and GEC.
Eliminates separate grounding conductor and jumpers.

Very easy to install. No special hanger tools or machinery needed.

Cables held securely in hanger with two strong locking top loops.
No chance for cables to fall out of open carriers.

Heavy PVC coating protects cables. No sharp edges on hangers.

Most predictable cost. No overruns due to equipment problems, construction issues, hard rock, high water table, etc.

No expensive delays from flooded trenches, deep mud.

Benefits environment. Less digging, soil run-off, site disruption.

Rodents won't nest in cabling, causing potential fires.

All wiring easily accessible. Simplifies upgrades, maintenance and troubleshooting for life of project.

Ideally suited for brownfields, landfills, rocky sites, high water table locations, ballasted installations.

CAB®'s excellent personal service eases design, ordering, shipping.

Custom configurations available for specific requirements.

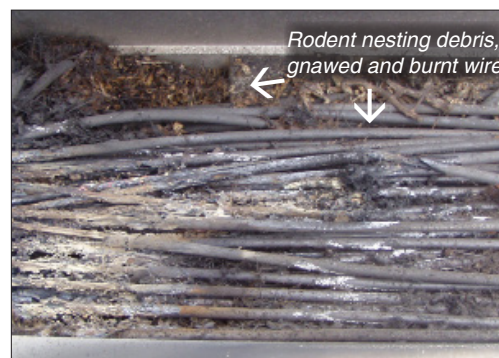
Standardized cable management across entire portfolio of projects greatly reduces engineering costs.

Decommissioning requires no special equipment; no environmental impact. Much lower cost.



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CAB® avoids the pitfalls of other cabling methods.



Rodent nesting in tray causes fire & system shutdown.



Trenching trouble leads to delays & possible penalties.



CAB® is a private, non-profit organization dedicated to providing job opportunities and services to persons with disabilities. CAB® Products are manufactured in the USA by CAB® employees with great pride and integrity. We deeply appreciate the support of the solar industry and our customers. Through your orders, many persons with disabilities are given the opportunity to be productive, independent and self-sufficient.



**Cambria County Association
for the Blind and Handicapped**

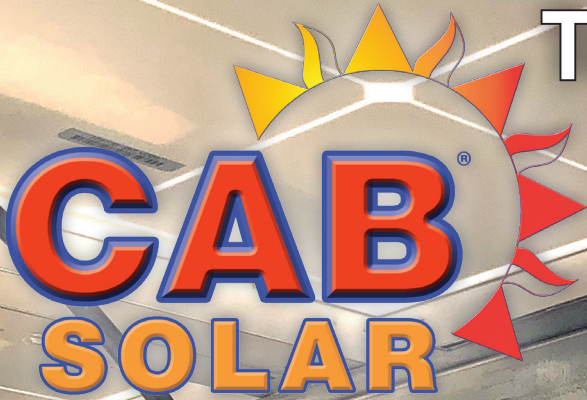
175 Industrial Park Rd. Ebensburg, PA 15931-4109 USA

Call: 814.472.5077



www.cabproducts.com





Torque Tube Hangers

Quick and Easy Under Panel Cable Management

Patent Protected. www.cabproducts.com/patents

***Reduces shading
in bifacial panel
projects.***

CAB® Torque Tube Hangers offer a sturdy long-term solution for under panel cable management. Supports large bundles of cables easily and effectively. CAB® Hangers help reduce installation costs and simplify future project maintenance.



- ✓ Safely manages all types of cables under solar panels.
- ✓ Designed with innovative features for quick installation over many styles of torque tubes or fixed tilt structures.
- ✓ Easy installation requires no tools.
- ✓ Greatly reduces labor time compared to cable ties, clips or clamps.
- ✓ In seconds, hangers can be installed and cables loaded.
- ✓ Spiral carrier securely retains cables or cable bundles.
- ✓ Hangers simplify upgrades, maintenance, and troubleshooting.
- ✓ Custom designs available for many torque tubes or fixed tilt structures.

CAB® Torque Tube Hangers

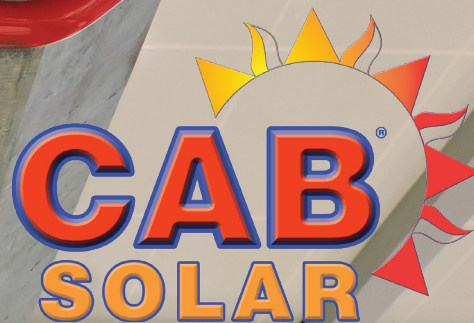
Safe, Strong, and Durable

Designed for quick, easy installation over many styles of torque tubes or fixed tilt structures.

CAB® Hangers deliver superior durability and long service life. They are manufactured from class 3 galvanized, high tensile strength spring steel for maximum strength and corrosion resistance.

CAB® PVC coating provides an extra measure of safety and protection for cables.

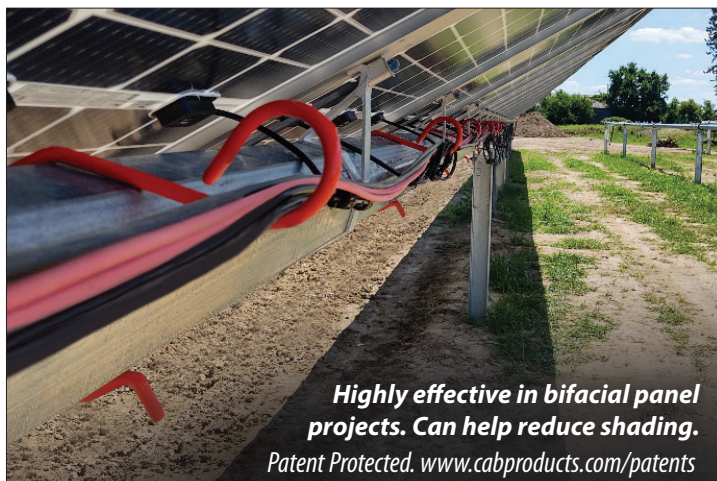
CAB® heavy-duty PVC coating applied to the hanger surface is flame retardant, chemical resistant, high dielectric grade, and UV stabilized for outstanding performance in highly corrosive environments.



"CAB® Torque Tube Hangers were very easy to install and cut labor costs over other attachment methods. We really liked the hangers and highly recommend them on future projects."

- John B. Bianconi, Vice President
Bob Biter Electrical Enterprises, Inc.

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Highly effective in bifacial panel projects. Can help reduce shading.
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Custom low-profile styles available for many torque tubes or fixed tilt structures.
Patent Protected. www.cabproducts.com/patents

cabsolar.com

1.814.472.5077

175 Industrial Park Rd. Ebensburg, PA 15931-4109 USA



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CAB[®] S-Hooks

SAFE, STRONG, DURABLE
in Various Sizes



9-inch S-Hook
CAB 9449



CAB[®] S-Hooks for Safer Workplaces

CAB[®] S-Hooks are manufactured from cold rolled steel for superior load handling. They are far stronger, more durable, and will not shatter in extreme heat or cold like competitor products made from plastic.

CAB[®] S-Hooks are coated with heavy PVC plastisol:

- ✓ High dielectric grade
- ✓ UV resistant
- ✓ Flame retardant
- ✓ Corrosion resistant
- ✓ Smooth and easy to handle
- ✓ Does not deteriorate or mar surfaces or cables

CAB[®] S-Hooks stand up to constant use, indoors or outside in extreme weather. CAB[®] S-Hooks' outstanding strength and durability make them the best choice for long life in demanding workplaces.



Made in the USA

13-inch S-Hook
CAB 9450



Strongest, Most Cost Effective S-Hooks Available

CAB[®] S-Hooks quickly and easily fix many job site safety hazards. Use CAB[®] S-Hooks to manage bundles of cables, wires, tubing, hoses, pipes, and more. Keep cables neat and out of harm's way.

CAB[®] S-Hooks can help with OSHA housekeeping requirements. Use them to eliminate tripping hazards on stairs or in busy aisles.

Easy to install. **CAB[®] S-Hooks** are ideal for permanent or temporary applications, such as construction areas. Their bright orange color provides great visibility, improving safety by alerting workers to the presence of electrical cables or sensitive hoses.



Before

Messy cables and hoses are a major tripping hazard. Floor traffic increases possibility of crimping or breakage, possibly disrupting important production workflow. CAB[®] S-Hooks are the answer.



CAB[®] S-Hooks are great for meeting OSHA Regulations. They help eliminate trip hazards!

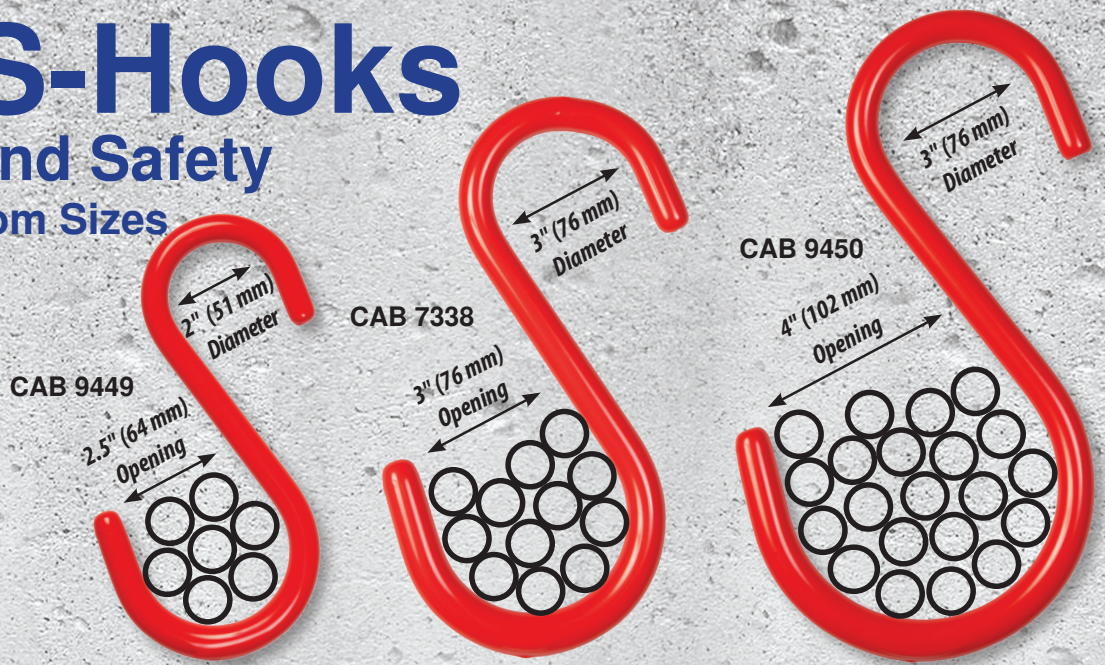
After

CAB[®] S-Hooks install in minutes, easily keeping cables and hoses safe and out of the way. CAB[®] S-Hooks are a cost effective, efficient solution to many common housekeeping problems in busy workplaces.

CAB® S-Hooks

for Strength and Safety

in Standard & Custom Sizes



CAB Number	S-Hook Height	Bottom Diameter	Working Load Limit	1" Diameter Carry Qty.	Quantity per Box	Weight per Box
CAB 9449	9" (229 mm)	3" (76 mm)	125 lb (57 kg)	7	25 hooks	18 lb (8.2 kg)
CAB 7338	11" (279 mm)	4" (102 mm)	150 lb (68 kg)	12	10 hooks	15 lb (6.8 kg)
CAB 9450	13" (330 mm)	5" (127 mm)	160 lb (73 kg)	21	10 hooks	17 lb (7.7 kg)



Easily Reuse
as Needed for
Different Tasks!



Ask CAB® about
Custom Designs
and Sizes!

Strong, versatile CAB® S-Hooks easily install to nearly any support. Bottom loop is wide enough to securely capture large bundles.

CAB® hooks are designed for many different uses. CAB® T-Bar Hooks have a wide, bottom carrier loop to securely capture large, heavy bundles.



CAB® is a private, non-profit organization dedicated to providing job opportunities and services to persons with disabilities. CAB® Products are manufactured by CAB® employees with great pride and integrity. We deeply appreciate the support of our customers. Through your orders, many persons with disabilities are given the opportunity to be productive, independent and self-sufficient.

CAB®
Hooks, Hangers,
Safety Products

Cambria County Association for the Blind & Handicapped
175 Industrial Park Road Ebensburg, PA 15931-4109 USA
cabproducts.com 1.814.472.5077



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EXHIBIT G – City of Highland Ordinance

DIVISION 5. - SPECIAL USE PERMITS

Sec. 90-75. - Review required for special uses.

This chapter divides this city into various districts, and permits in each district as a matter of right only those uses which are clearly compatible with one another. Certain other uses, because of their special operational or physical characteristics, may or may not have a detrimental impact on nearby permitted uses, depending upon their precise location, manner of operation, and other factors. Such special uses require careful case-by-case review, and may be allowed only by permission of the council. Any proposal to construct a non-residential structure greater than 2,500 square feet shall comply with the site plan review procedures contained in article II, division 3.

(Ord. No. 2195, § 2, 1-16-06)

Sec. 90-76. - Special use permit—When required.

A landowner shall obtain a special use permit prior to the issuance of a building permit:

- (1) For any use listed as a "special use" in Table 3.1; and
- (2) For any use otherwise requiring a special use permit by this chapter.

(Ord. No. 2195, § 2, 1-16-06)

Sec. 90-77. - Special use permit—Application requirements and procedures.

- (a) Every applicant for a special use permit under this chapter shall submit to the administrative official a special use permit application provided by the city along with the following items of information:
 - (1) Name and address of the applicant.
 - (2) Name and address of the owner or operator of the proposed structure or use, if different from subsection (a)(1) of this section.
 - (3) Nature of the proposed use, including type of activity, manner of operation, number of occupants or employees, and similar matters.
 - (4) Location of the proposed use or structure, and its relationship to existing adjacent uses or structures.
 - (5) Area and dimensions of the site for the proposed structure or uses.
 - (6) Existing and proposed screening, landscaping and erosion-control features on the site, including the parking area.
 - (7) Height and setbacks of the proposed structure.

- (8) Number and size of proposed dwelling units, if any.
- (9) Location and number of proposed parking/loading spaces and accessways.
- (10) Any other pertinent information that the administrator may require.
- (11) Check payable to the city for any application or review fees pursuant to section 90-67.

(Ord. No. 2195, § 2, 1-16-06)

Sec. 90-78. - Special use permit—Public hearing and notice requirements.

The combined planning and zoning board shall hold a public hearing on every special use permit proposal within a reasonable time after the proposal has been submitted to them. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date and the place of the hearing, and the nature of the proposed amendment, shall be given not more than 30 days nor less than 15 days before the hearing by:

- (1) First class mail to all parties whose property would be directly affected by the proposed amendment; and
- (2) Publication in a newspaper of general circulation within this city.

(Ord. No. 2195, § 2, 1-16-06; Ord. No. 2217, Exh. A, 9-18-06)

Sec. 90-79. - Special use permit—Combined planning and zoning board review.

The administrator shall prepare an advisory report on every request for a special use permit and present said report to the combined planning and zoning board at the next regular combined planning and zoning board meeting. Within a reasonable time after the public hearing, the combined planning and zoning board shall submit its advisory report on the special use permit required under this division to the council. In deciding what their advice should be, the combined planning and zoning board shall review the application for the following factors:

- (1) Whether the proposed amendment or special use is consistent with the city's comprehensive plan;
- (2) The effect the proposed amendment or special use would have on public utilities and on traffic circulation;
- (3) Whether the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;
- (4) The effect the proposed special use would have on the value of neighboring property and on this city's overall tax base;
- (5) The effect the proposed special use would have on public utilities; and
- (6)

Whether there are any facilities near the proposed special use, such as schools or hospitals that require special protection.

(Ord. No. 2195, § 2, 1-16-06; Ord. No. 2217, Exh. A, 9-18-06)

Sec. 90-80. - Reserved.

Editor's note— Ord. No. 2217, Exh. A, adopted Sept. 18, 2006, repealed § 90-80, which pertained to zoning board of appeals review of special use permits and derived from Ord. No. 2195, § 2, adopted Jan. 16, 2006.

Sec. 90-81. - Special use permit—Council action.

The city council shall act on every request for a special use permit at their next regularly scheduled meeting following submission of the combined planning and zoning board's advisory report. Without further public hearing, the council may grant a special use permit by an ordinance passed by simple majority vote of all members. In a separate statement accompanying any such ordinance, the Council shall state their findings of fact, and indicate their reasons for approving, with or without condition, or denying the request for a special use permit.

(Ord. No. 2195, § 2, 1-16-06)

Scope. This section applies to all solar energy farm installations in the City of Highland.

(a) *Purpose.* The purpose of this section is to provide regulations for the permitting of solar farms as a special use within the zoning districts identified in section 90-201, Permitted and Accessory Uses and Table 3.1. This section provides for the preservation, protection of natural resources such as forests, tributaries, and habitat while also providing restrictions for the development to aid in the quality of life for the adjacent property owners and general aesthetic qualities for the city while preventing detriment to the public health, safety and welfare of the city as a whole. This ordinance shall not be deemed to nullify any provisions of local, state, or federal law.

(b) *Filing requirements for a special use of a solar energy farm.* Submittal packets for a special use for the construction of a solar energy farm shall contain the following:

(1) *Application.* The applicant for a solar farm shall adhere to the provisions of article II, division V, Special use permits, of this chapter.

In addition, every solar farm application shall include the following information and documentation:

- a. *Host agreement.* An executed host agreement must be appended to, and included as part of, any solar farm special use application filed with the city.
- b. *Applicant information.* The applicant shall describe itself, its legal standing as to whether it is a corporation, limited liability company, individual, or other legal entity and shall identify its officers and directors, shareholders, and members. It shall also identify its parent and subsidiary companies. The same information shall be provided for all owners and operators of the solar farm system. In addition, the applicant shall identify the property owners that have entered into leases or agreements with the applicant and proof must be included that the applicant has the legal authority to bring this application in the name of such property owners.
- c. *Project description.* The applicant shall provide a general description of the project, including its total generating capacity; the equipment manufacturer, the type and model of solar collectors proposed, the number of solar collectors, the nameplate generating capacity of each solar collector, the proposed height of each solar collector and overall dimensions thereof, a power transmission plan which details the point at where electricity generated on the site connects to electric utility lines/facilities (and any related easements), and a statement as to which utility company the electricity generated on the site will be supplied.
- d. *Site plan.*

1. All proposed setback dimensions.
2. All proposed structures on the property, including, but not limited to, solar collectors, substations, and service roads.
3. Topographic site information for the subject property and the adjacent properties within a quarter mile of the property line of the subject property indicating contours in five foot intervals.
4. Existing structures on subject property and properties within a quarter mile of the property.
5. All existing and proposed underground and aboveground utilities.
6. All rights-of-way, wetlands, wooded areas, and public conservation lands.
7. Location of transitional buffer yard in conformance with section 90-214(c)(6) with statement on the site plan that all screening will be properly maintained, including a schedule indicating when and how diseased or dead trees/shrubs will be removed and replaced.
8. Ingress and egress from the site as proposed during construction and thereafter, which indicates:
 - i. Proposed road surface and cover.
 - ii. Dust control.
 - iii. Width and length of access route and location of ingress.
 - iv. Road maintenance progress or schedule for proposed use of land.
 - v. Certified easements, contracts, waivers, and option agreements for proposed use of the land.
 - vi. Utility interconnection details and a copy of written notification to the utility company requesting the proposed interconnection.
 - vii. Fire protection plan for the construction and the operation of the facility, and emergency access to the site.
 - viii. Revegetation or reclamation plan of the areas that will be disturbed.
 - ix. Drainage plan and erosion control plan.
 - x. Description of hours of operation for construction and maintenance of the facility, numbers of employees and type of traffic expected to be generated from the site.
 - xi. Public road routes.

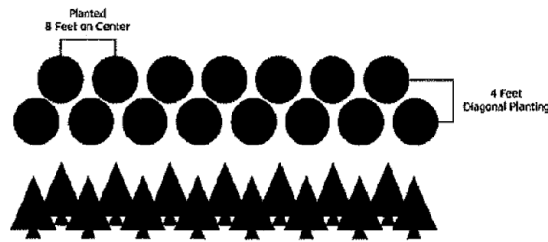
(c) *Design and installation requirements.*

(1)

Setbacks. The solar array and all components of the solar collector system in a solar energy farm shall be set back a minimum of the greater of the following:

- a. Seventy-five feet from all property lines;
 - b. One hundred fifty feet from public parks, public conservation lands, and/or the high water mark of all navigable waterways.
- (2) *Height.* The total height of the solar collectors shall not exceed 20 feet in height when oriented at a maximum tilt position unless specifically allowed by the Highland Combined Planning and Zoning Board.
- (3) *Electrical components.* All electrical components of a solar energy farm shall conform to all applicable local utility standards and national electric codes. All electrical wires and lines that are used in conjunction with the solar energy farm, including all electrical control wiring and connections to power lines, shall be installed underground unless specifically allowed otherwise by the Highland Combined Planning and Zoning Board.
- (4) *Environmental impact.* In all undeveloped areas, the solar energy developer will be required to complete a consultation with both the Illinois Historic Preservation Agency (IHPA) and the Illinois Department of Natural Resources (IDNR) through the department's online EcoCat Program (or equivalent review process). The cost of this consultation shall be at the developer's expense. The final certificate from EcoCat (or equivalent process) shall be provided to the City of Highland building and development before a special use permit application will be considered by the combined planning and zoning board.
- (5) *Warning signage.* Signs warning of the high voltage associated with the solar farm shall be posted at every entrance to the facility, at the base of all pad mounted transformers, and all substations. A sign that provides emergency contact information, such as phone number, shall be posted near the tower and the operations and maintenance building.
- (6) A transitional buffer yard (TBY) shall be used to screen solar electricity farms from adjacent properties and adjacent public rights-of-way. The TBY shall be located within the required 75 foot setback area.

The TBY must achieve a 100 percent screen through the use of either landscape berms or trees to a minimum height of eight feet within two years of installation. To achieve this appearance with trees, a staggered spacing approach with trees on eight-foot centers, should be utilized as shown below. All TBY landscaping shall be evergreen trees. Trees and/or landscape berms may be placed on either the inside or outside of any required fencing. The TBY must be kept in excellent condition, with dead or diseased trees removed and replaced on an annual basis, or as otherwise required in writing by the building and zoning supervisor or his/her designee.



- (7) *Federal and state requirement compliance.* The solar collecting system shall meet or exceed any standards and regulations of any agency of the state or federal government with the authority to regulate solar energy farms.
- (8) *Points of access and interior roadways.* Points of access to solar energy farms and interior private access roads shall be of sufficient width to accommodate access by emergency response vehicles, including firefighting apparatus as deemed necessary. Access points and interior roads shall be shown on a general site layout that is approved by the Highland fire chief and the Highland emergency medical services chief or his/her designee at the time of Special Use Permit application. An "after-hours" access plan shall be included and approved by the fire chief or designee. Once approved, access points and roadways shall be appropriately maintained.
- (9) *Exterior roads.* All routes that will be used for the construction and maintenance purposes shall be identified on the site plan. All routes for either egress or ingress need to be shown.
- (10) *Complaint resolution.* The applicant shall develop a process to resolve any complaints that may arise from neighboring property owners during the construction and operation of the solar farm. The process may use an independent mediator or arbitrator and shall include a time limit for acting on a complaint that is received. The process shall not preclude the local government from acting on a complaint. The applicant shall provide to the nearby residents a phone number of the project manager during the construction of the facility if a problem should arise.
- (11) *Waste disposal.* All solid waste generated from supplies, equipment, parts, packaging or operation of the facility shall be removed from the site immediately and disposed of in an appropriate manner. Any hazardous waste that is generated by the facility, including, but not limited to, lubricating materials, shall be removed consistent with all local, state and federal rules and regulations.
- (12) *Drainage.* The plan shall state that any damage to waterways, drainage ditches, field tiles or any other infrastructures caused by the construction or maintenance of the solar farm shall be completely repaired to near original condition and so as not to impede the natural flow of water. All repairs shall be completed within a reasonable amount of time.

The solar farm owner is to notify the director of public works director that the construction of any part of the project encounters any underground field drainage tiles. A plan sufficient to provide remediation shall be submitted, reviewed and subject to the approval of the director of public works director. All existing drainage tiles that will be crossed by private access roads shall be removed and replaced with load resistant tiles as specified by the city engineer. This shall be done before the private access roads are used for construction purposes. The load resistant tiles shall extend a minimum of 30 feet across the private access roads and shall be of the same diameter of the existing tiles. To ensure that all drainage tiles are located, reasonable measures shall be made to locate all existing tiles in the vicinity of the private access roads by exploratory trench or other appropriate methods. All drainage tiles that are encountered during construction shall be noted on the site plan. Financial assurances in the form of cash or an escrow account, surety bond or a letter of credit in a form and amount acceptable to the director of public works shall be posted to assure compliance with this section.

- (13) *Conformance to industry and code standards/engineer certification.* The solar farm shall comply with all applicable codes for the electrical, mechanical and structural components of the facility. All documents provided for review shall be stamped and signed by a professional engineer. All solar collection system panels shall be certified by the Solar Collector and Certification Corporation (SRCC).
- (14) *Fencing.* Perimeter fencing having a minimum of eight feet in height shall be installed around the boundary of the solar farm. The fence shall contain appropriate warning signage that is posted such that it is clearly visible on the site.
- (15) *Reflective coating.* Solar energy system components shall be designed with an antireflective coating. Verification shall be provided that verifies that the components of the solar energy system have this quality.
- (16) *Reflection angles.* Reflection angles for solar collectors shall be oriented such that they do not direct glare toward residential users on adjacent properties. Verification shall be provided by the applicant that reflection angles have been taken into account for both fixed position and pivoting solar collectors as well as for all seasonal changes to sun angles.
- (17) *Lot area.* Solar farms and components thereof shall be located on a parcel that is a minimum of 14 acres in size.
- (18) *Vegetation control.* A vegetation and weed control plan, which includes details of how frequently the site will be mowed, shall be provided that protects against the creation of a prey habitat and/or aesthetic impacts to the surrounding area. As the site shall be

screened with a transitional buffer yard (TBY), the combined planning and zoning board may allow grass/vegetation heights to exceed the city's established maximum growth heights as required elsewhere in the city.

- (19) *Cleaning supplies and solvents.* Cleaning chemicals and solvents used during the operation or maintenance of the solar energy farm facility shall consist of biodegradable products and shall be low in volatile organic compounds.
- (20) *Equipment and capacity upgrades.* Any change to equipment and/or increase in overall peak electrical capacity for solar energy farms shall require a revised special use permit which shall be reviewed and approved by the combined planning and zoning board. However, administrative review of an equipment change and/or capacity increase may occur by unanimous agreement of an administrative panel comprised of the building and zoning director, the fire chief, and the public works director if all of the following are met:
 - a. The cumulative increase in overall peak electrical capacity as compared to the original amount approved in the special use permit is less than 20 percent;
 - b. The cumulative increase in the overall number of solar collectors as compared to the original amount approved in the special use permit is less than 20 percent;
 - c. At the time of application for an upgrade, there are no standing or unresolved complaints from surrounding property owners per the complaint resolution provision in section 90-214(c)(10).
 - d. The city building and zoning division has verified that there are no standing or unresolved issues with regard to the design and installation requirements contained within this section (90-214(c)).
- (21) *Applicant contact information.* The applicant shall keep on file with the city building and zoning division current contact information, including mailing address(es), daytime telephone number(s), and emergency contact information of the property owner(s) and the solar collector operator(s). In addition, the applicant shall provide written information as to frequency of site and equipment inspections.
- (d) *Decommissioning or abandonment of the solar farm.* Prior to receiving a special use of the solar farm, the operator/owner shall provide for a decommissioning plan for the anticipated service life of the facility or in the event that the facility is abandoned or has reached its life expectancy. If the solar farm is out of service or not producing electrical energy for a period of 90 days, it will be deemed nonoperational and decommissioning and removal of that facility will need to commence according to the decommissioning plan provided and approved. The decommissioning plan shall be updated every ten years from the date of approval of the special use permit and provided to the combined planning and zoning board as an informational item. The decommissioning plan shall provide the following information:

- (1) Removal of the following within nine months:
- a. All solar collectors and components, aboveground improvements and outside storage.
 - b. Foundations, pads and underground electrical wires and reclaim the site to a depth of four feet below the surface of the ground.
 - c. Hazardous material from the property and dispose of in accordance with federal and state law.
 - d. A cost estimate for the decommissioning of the facility shall be prepared by a professional engineer or contractor who has expertise in the removal of the solar farm. The decommissioning cost estimate shall explicitly detail the cost before considering any projected salvage value of the out of service solar farm. The decommissioning cost shall be made by cash, surety bond or irrevocable letter of credit before any construction commences.
 - e. A restoration plan shall be provided for the site.
- (e) *Liability insurance.* The owner or operator of the solar farm shall maintain a current general liability policy covering bodily injury and property damage and name the City of Highland as an additional insured with limits of at least \$3,000,000.00 per occurrence and \$5,000,000.00 in the aggregate with a deductible of no more than \$5,000.00.
- Such insurance may be provided pursuant to a plan of self-insurance, by a party with a net worth of \$20,000,000.00 or more. The city shall be named as an individual insured on the policy to the extent the city is entitled to indemnification.
- (f) *Administration and enforcement.* The zoning officer shall enforce the provisions of this section through an inspection of the solar farm every year. The zoning officer and/or a designated public safety representative are hereby granted the power and authority to enter upon the premises of the solar farm at any time by coordinating a reasonable time with the operator/owner of the facility. Any person, firm or corporation who violates, disobeys, omits, neglects, refuses to comply with, or resists enforcement of any of the provisions of this section shall, upon conviction, be fined not less than \$75.00 nor more than \$500.00 for each offense. Each tower, solar array, or any other component of the solar energy farm shall be the subject of a separate violation and further each week that a violation is permitted to exist shall constitute a separate offense. Other actions may be taken by law or in equity to prevent or to remedy any violation of this section and these remedies shall be in addition to any other remedies, damages or penalties.

(Ord. No. 2878, § 5, 9-17-18)

EXHIBIT H – Wetland Delineation

Wetland Delineation Report
IL – SRE – Highland 2
Madison County, Illinois



Prepared for:

*Summit Ridge Energy, LLC
1000 Wilson Blvd, #2400
Arlington, VA 22209*

Prepared by:

*Area M Consulting, LLC
Environmental Consultants
2023 Alameda Street
Roseville, MN 55113
www.areasconsulting.com*

AREAM

April 2024

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I certify that, to the best of my knowledge, this wetland delineation and report were completed following current wetland standards as set forth by the USACE, NRCS, and other agencies. Findings in this report represent Area M's best judgement based on conditions and information available at the time of the wetland delineation.



Jonathan Knudsen, WDC, MS
Field Director/Wetland Specialist
MN Certified Wetland Delineator 1307
Virginia DPOR Professional Wetland Delineator 3402000205

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INTRODUCTION

Area M Consulting (Area M), on behalf of Summit Ridge Energy, LLC (Client), conducted a wetland delineation for the IL – SRE – Highland 2 Project (Project) located within Madison County, Illinois. The Area M biologist conducted a routine Level 2 Delineation, as defined by the United States Army Corps of Engineers (USACE) within the entire Project boundaries following procedures and methods outlined by the USACE Wetland Delineation Manual (USACE, 1987), Midwest Regional Supplement (USACE, 2012), and Illinois Mapping Conventions protocol (NRCS, 1998). This wetland delineation report is assembled to assist the Client with internal planning and to meet regulatory requirements necessary for permitting a community solar garden (CSG) in Madison County, Illinois for the Illinois Adjustable Block Program.

PROJECT DESCRIPTION

The Project, encompassing 60.75 acres, is located 0.6 miles southwest of Highland, Illinois in Section 06, T3N:R5W (Study Area) (Map 1 & Map 2; Appendix A). The Study Area includes a rolling, agricultural landform bounded on the east by HWY 160 and by open farmland to the north, west, and south. An ephemeral swale intersects the western quarter of the Study Area from north to south, flattening into shallow basin with drain tile inlet in the southwestern corner. Historic aerial imagery indicates the Study Area has undergone extensive tiling and drainage control. The entire Study Area is cultivated annually, with corn and soybean rotation. The surrounding landscape is dominated by cropland with interspersed drainageways, riparian woodlands, farmsteads, and infrastructure associated with the town of Highland. The entire Study Area is private property.

OFF-SITE REVIEW

Prior to fieldwork, Area M conducted a comprehensive desktop review of data sources to identify the presence/absence and extent of wetlands that could occur within the Study Area. Areas with wetland signatures, suggesting potential wetland conditions, were evaluated in greater detail during the field investigation. The following data sources were reviewed; the analysis of each data set is discussed in greater detail in the later part of this section.

- ☐ Hydrologic soil data
- ☐ Elevation Data
 - Illinois Light Detection and Ranging (LiDAR) Data
 - United States Geological Survey (USGS) topographic maps
- ☐ Mapped Wetlands/Waterbodies
 - U.S. Fish and Wildlife Services (USFWS) National Wetland Inventory (NWI)
 - Illinois Department of Natural Resources (IDNR) Public Waters
 - National Hydrography Dataset (NHD)
- ☐ Historic and current aerial photographs

Mapped Wetland Data

The NWI (USFWS, 2024), Illinois Public Waters (IDNR, 2024), and NHD (USGS, 2024) data sets were reviewed to document mapped wetlands and/or waterbodies within the Study Area. Area M confirmed the presence of an isolated NWI in the northeastern corner and an NHD flowline bisecting the western quarter of the Study Area (Map 3; Appendix A). The Federal Emergency Management Agency (FEMA) flood map was also accessed to determine if the Study Area is intersected by high-risk flood zones (FEMA, 2024) (Appendix B). High risk flood zones do not intersect the Study Area.

Soils

The Web Soil Survey (NRCS, 2024) was accessed to summarize mapped soil types occurring within the Study Area. Hydric soil units are present throughout the Study Area. A full list of hydric soil components and attributes are listed in Appendix C.

Topographic Data

Elevation and topographic data were reviewed within the Study Area to identify potential basins and depressional areas which could be indicative of wetlands. The Study Area includes a rolling field with several small hills and depressions. A small, eroded surface drainage intersects the western portion of the Study Area, transmitting water from northwest to southeast to a shallow basin containing a drain tile inlet. The total topographic relief of the Study Area is approximately 18 feet.

Historic Aerial Photography Review

Historical aerial slides were analyzed for wetland signatures in conjunction with antecedent precipitation to identify potential wetlands prior to the field delineation. Evaluating imagery is a useful method for identifying wetlands, particularly in farm fields, due to the lack of natural vegetation and/or hydrology. Wetland signatures were identified on each slide, following the Illinois Wetland Mapping Conventions protocol (NRCS, 1998). Areas within each slide showing wetland signatures, such as ponding, were outlined and are presented on each slide (labeled as Areas). Aerial imagery dates and antecedent precipitation status for each slide are listed below (Table 1). Antecedent precipitation data for the imagery (Dry, Normal, or Wet) was determined based on the NRCS/USACE method for using hydrology and meteorological data to evaluate wetland hydrology (Sprecher and Warne, 1997). The antecedent precipitation data was accessed using the Environmental Protection Agency (EPA) Antecedent Precipitation Tool (EPA, 2024). Upon review, two areas (Area 1 and Area 2) showing wetland hydrology signatures on aerial slides were identified within the Study Area (Appendix D).

Table 1. Imagery dates and antecedent precipitation status.

Imagery Date	Wetland Signature ¹		Antecedent Precipitation Status ²
	Area 1	Area 2	
3/1991	Yes	Yes	Dry
4/1998	Yes	Yes	Wet
1/2004	Yes	Yes	Wet
3/2005	Yes	Yes	Normal
6/2005	No	No	Normal
6/2006	Yes	Yes	Normal
6/2007	No	Yes	Normal
6/2009	Yes	No	Wet
6/2010	Yes	No	Normal
9/2011	No	Yes	Normal
9/2012	Yes	Yes	Normal
11/2015	Yes	Yes	Dry
4/2019	No	No	Wet
4/2020	Yes	Yes	Wet
10/2020	Yes	Yes	Dry
6/2022	Yes	Yes	Normal
9/2022	Yes	Yes	Normal
6/2023	No	No	Dry

¹Wetland Mapping Conventions (NRCS, 1998)²Antecedent Precipitation Tool (EPA, 2024)

Off-site Summary

Overall, the off-site review suggests that two wetlands (within Area 1 and Area 2) are present within the Study Area based on the slide review in conjunction with local topography, NWI, and soil data. Aerial imagery suggests more tiling or improved drainage mitigation were installed 2019-2020, The entire Study Area was investigated in greater detail during the field survey.

FIELD DELINEATION

Methodology

Suspected wetlands (Areas) identified during the off-site analysis were investigated in the field using routine on-site delineation methods in accordance with the USACE Wetlands Delineation Manual (USACE, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0) (USACE, 2010). This included the characterization of vegetation, soils, and hydrology on-site. Wetlands are defined by the USACE as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” For an area to be delineated as a regulated wetland, the vegetative, hydrologic, and soil characteristics must all be present and consistent with federal and state classification criteria.

Transects were established in representative transition zones, perpendicular between suspected wetland and upland areas. Survey Points were recorded along each transect, moving from wetland to upland to determine the wetland boundary. Wetland criteria were evaluated at each Survey Point and a Wetland Determination Form – Midwest Region (Form) was completed. The entire Study Area was surveyed in the field to confirm the absence of additional wetlands.

The location and boundaries of wetland features identified by Area M during field surveys were mapped using a Trimble Geoexplorer 6000 which typically achieves accuracy within 2 feet. A map depicting wetland boundaries, survey points, and transects is included in Appendix A. Representative photos of the Study Area are included in Appendix E. Forms are included in Appendix F.

Field Conditions

Area M conducted a field delineation within the Study Area on April 1, 2024. The field conditions were Cool and windy, with light rain. Recent rain had inundated the swale and bordering ditches. The temperature was approximately 55 degrees Fahrenheit, and the skies were cloudy. The Study Area was not yet plowed or planted at the time of the survey. Corn stubble was still present in the field.

Field Review Summary

Based upon this routine Level 2 Wetland Delineation, it is the professional opinion of Area M that three wetlands (Wetland 1, Wetland 2, and Wetland 3) are present within the Study Area (Map 5; Appendix A).

Wetland 1 – PEM2Adf – 0.23 acres

Wetland 1, flagged within Area 1 during the offsite review, is a small surface drainage/ditch intersecting the northeastern corner of the Study Area. Historic imagery indicates this area is annually farmed but tiling and plowing have altered its hydrology. Wetland 1 appears to have had parallel tiles installed in 2019, directing drainage towards perpendicular ditch. Within Area 1, 6 of 9 slides with normal antecedent precipitation showed potential wetland hydrology indicators. The on-site field delineation confirmed a portion of Area 1 is a Wetland. Wetland 1 drains into a roadside ditch which parallels New Trenton Road.

At SP 1-1, located within the ditch, soils saturation was observed (A3) in conjunction with several secondary hydrology indicators. Soils were hydric, with a depleted matrix containing redox beneath a deep, dark gray stratum (A12). The plant community was not evaluated or used as wetland criteria due to cropping. At SP 1-2, outside of the ditch in the adjacent cropland, wetland hydrology indicators were not observed. Wetland 1 was mapped by following the shallow ditch, which appears to have had recent standing water, surface soil cracks, and presence of saturated soils. Wetland 1 was extended to include the narrow roadside ditch which borders the eastern edge of the Study Area and New Trenton Road.

Wetland 2 – PEM2Cd – 0.01 acres

Wetland 2, flagged within Area 2 during the offsite review, is a small drainageway/ditch in the northwestern corner of the Study Area, transmitting water from the northwest to southeast to its terminus at a tile inlet. Wetland 2 is severely eroded and clearly carries tiled water to the inlet but is disjointed from Wetland 3 (see imagery from 6/2022).

At SP 2-1, located on the edge of the basin, primary wetland hydrology indicators including standing water were observed (A1). Soils were hydric, with a depleted matrix containing redox (F3, A11). Only limited vegetation could be identified due to season, including *Rumex crispus*. At SP 2-2, outside of the ditch, wetland hydrology indicators were not observed, and the landform was cropped to the edge of the basin. Grading or other earthwork appears to have been conducted in the area to assist with drainage in the past 5 years. Wetland 2 was mapped by following the pronounced topographic landform.

Wetland 3 – PEM2Adf – 0.42 acres

Wetland 3, flagged within Area 2 during the offsite review, is a small surface drainage/swale bisecting the western portion of the Study Area. Historic imagery indicates this area is annually farmed but tiling and plowing have altered its hydrology. Wetland 1 appears to have had parallel tiles installed in 2019, directing drainage towards perpendicular ditch. Within Area 3, 7 of 9 slides with normal antecedent precipitation showed potential wetland hydrology indicators. The on-site field delineation confirmed a portion of Area 1 is a Wetland. Wetland 3 drains the landscape from northwest to southeast towards a drain tile inlet located in a shallow basin on the southern boundary of the Study Area.

At SP 3-1, located within the basin near the tile inlet, soils saturation was observed (A3) in conjunction with several secondary hydrology indicators. Soils were hydric, with a depleted matrix containing redox beneath a deep, dark gray stratum (A12). The plant community was not evaluated or used as wetland criteria due to cropping. At SP 3-2, outside of the ditch in the adjacent cropland, wetland hydrology indicators were not observed. Wetland 1 was mapped by following the subtle landform transition from concave to linear and presence of saturated soils and surface cracks.

RESULTS AND RECOMMENDATIONS

Based upon this routine Level 2 Wetland Delineation, it is the professional opinion of Area M that the Study Area does contains three features (Wetland 1, Wetland 2, and Wetland 3) that satisfy the criteria to be wetlands pursuant to the Army Corps of Engineers' 1987 Manual with subsequent clarification memoranda and pursuant to confirmation by the USACE (Map 5; Appendix A). Wetland 1, Wetland 2, and Wetland 3 do not appear to be relatively permanent with continuous surface connection to navigable waters, and likely not jurisdiction under Section 404 of the Clean Water Act, regulated by the USACE. However, only the USACE can make the final determination on jurisdiction. The wetlands and wetland boundaries described within this report are characterized based on the conditions in the field at the time of the survey and subject to verification by state, federal, and local agencies, which have final authority over wetland presence, extent, and jurisdictional status.

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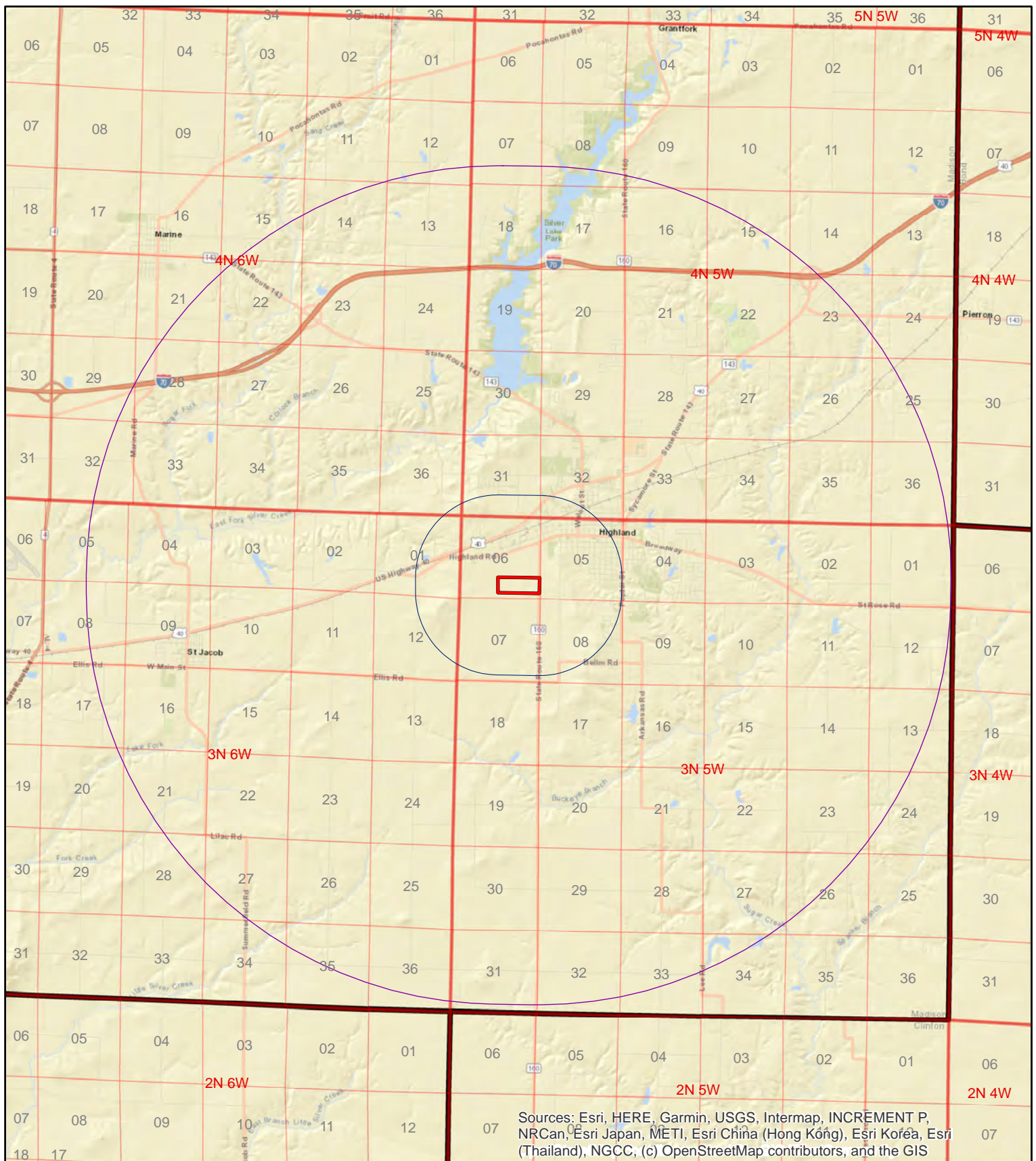
United States Geology Survey (USGS). 2024. National Hydrography Dataset. *Accessed and downloaded February 2018 from* https://nhd.usgs.gov/NHD_High_Resolution.html

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Sprecher, S.W. and Andrew G. Warne, A.G., 2000. Accessing and Using Meteorological Data to Evaluate Wetland Hydrology. WRAP Technical Notes Collection, ERDC/EL TR-WRAP-00-1. U.S. Army Engineer Research and Development Center, Vicksburg, MS.

Appendix A:

Maps



IL - SRE - Highland 2

Madison County, IL

S6 T3N:R5W

60.75 Acres

38.730475 Lat

-89.694547 Long



Project Location



Study Area



1-Mile Buffer



5-mile Buffer



Section Line

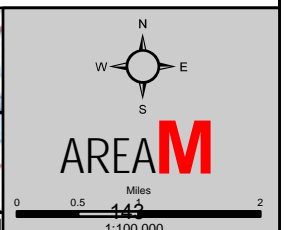
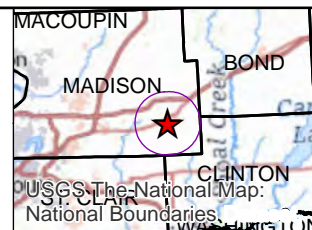


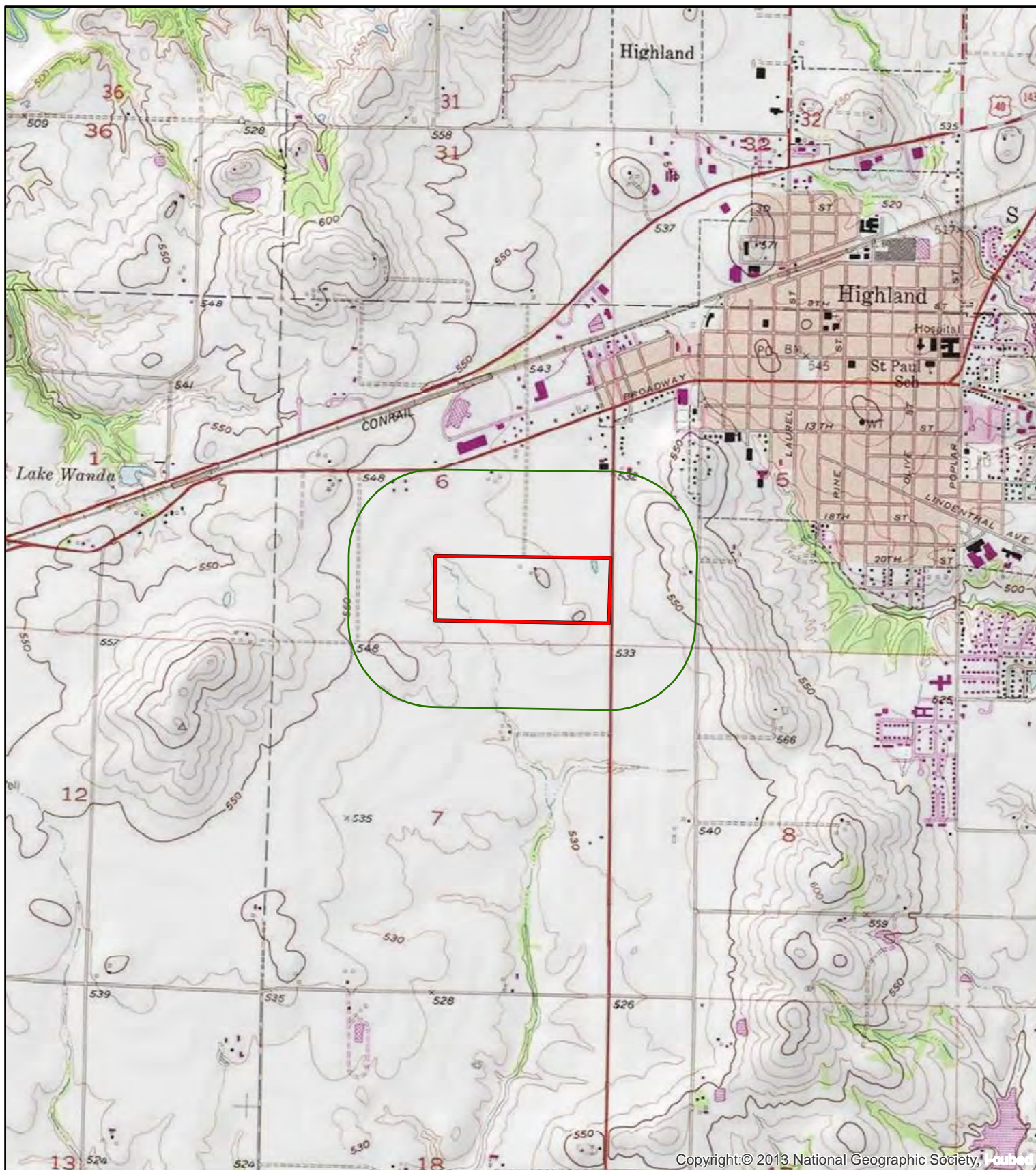
Township Line



County Line

Map 1. Location Map



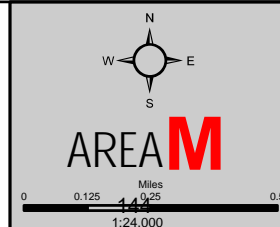


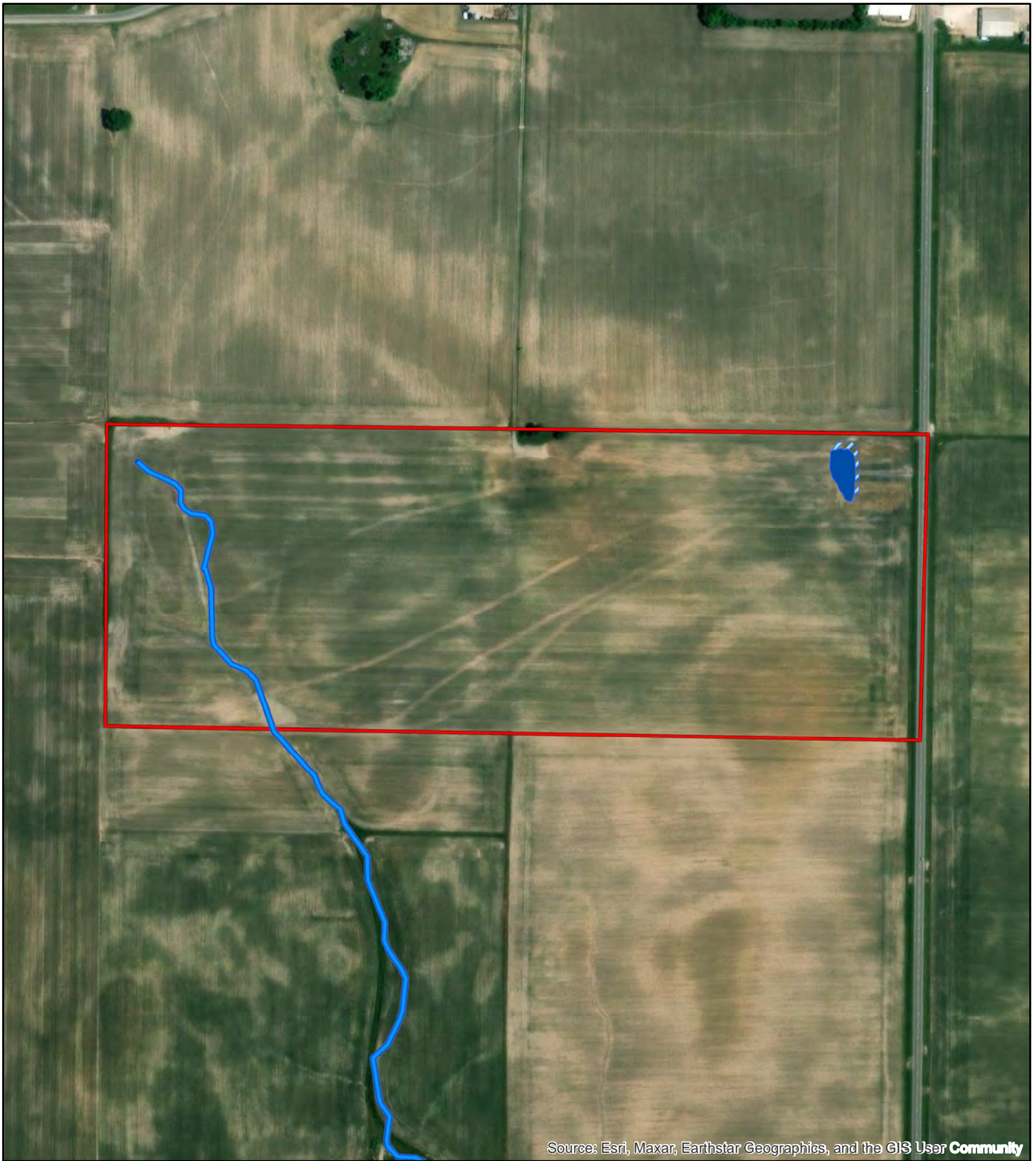
IL - SRE - Highland 2

Map 2. 1:24,000 Topographic

Madison County, IL

- Study Area
- 0.5-Mile Buffer





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

IL - SRE - Highland 2

Map 3. Wetland Map

Madison County, IL



Study Area



NWI Wetland



NHD Flowline

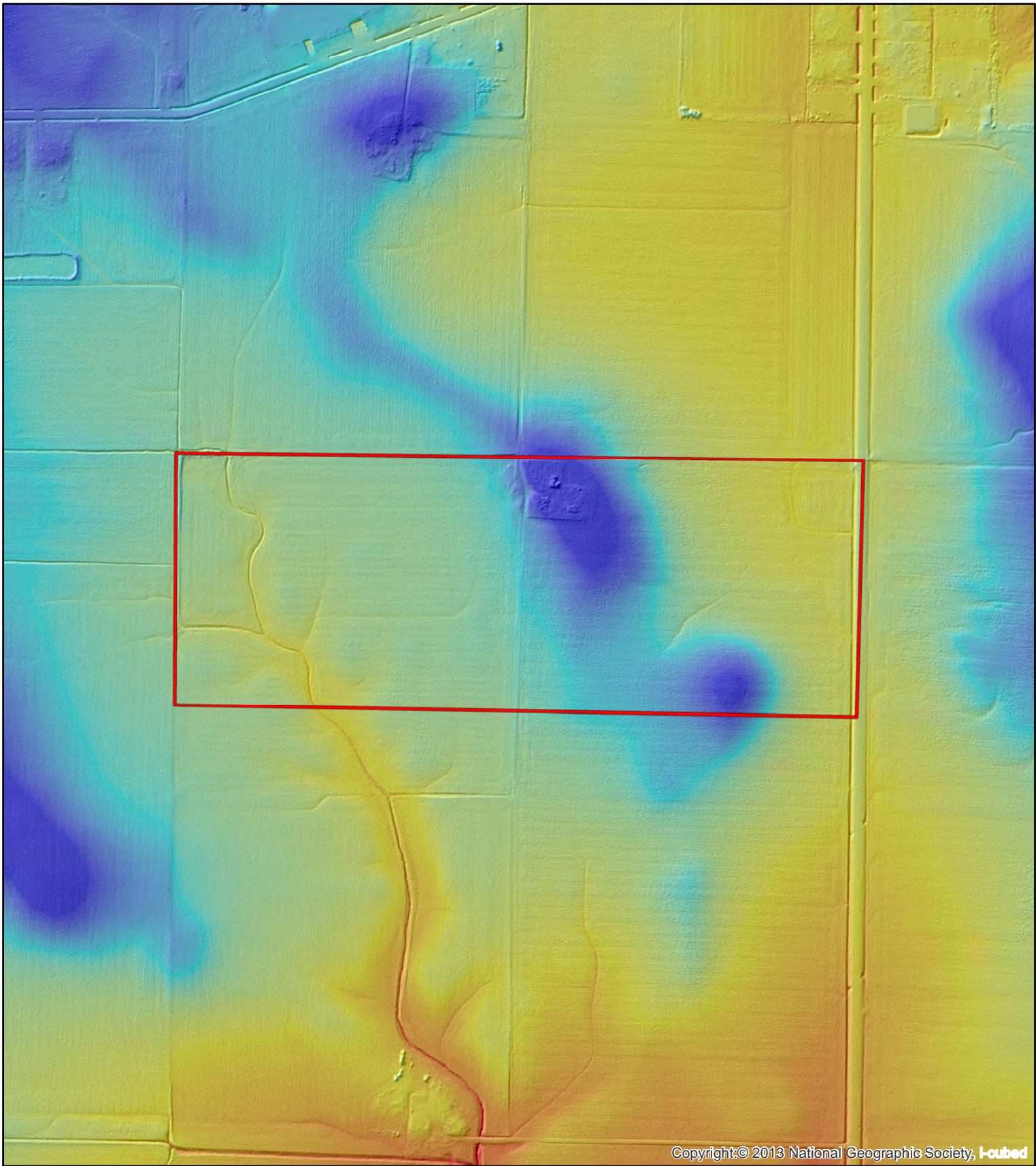


NHD Waterbody



AREAM



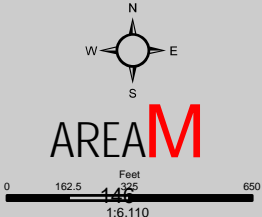
0 130 145 520
1:5,080 Feet



Copyright © 2013 National Geographic Society, i-cubed

IL - SRE - Highland 2

Map 4. Lidar Map








<p>Madison County, IL</p>	<div data-bbox="446 1833 659 1877"> Study Area</div> <div data-bbox="792 1833 1019 1982"><p>Relative Elevation</p><p>High</p><p>Low</p></div>	<div data-bbox="1299 1822 1559 2037"><p>AREA M</p><p>0 162.5 325 650 Feet</p><p>1:6,110</p></div>
---------------------------	---	--



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

IL - SRE - Highland 2

Map 5. Wetland Delineation Map

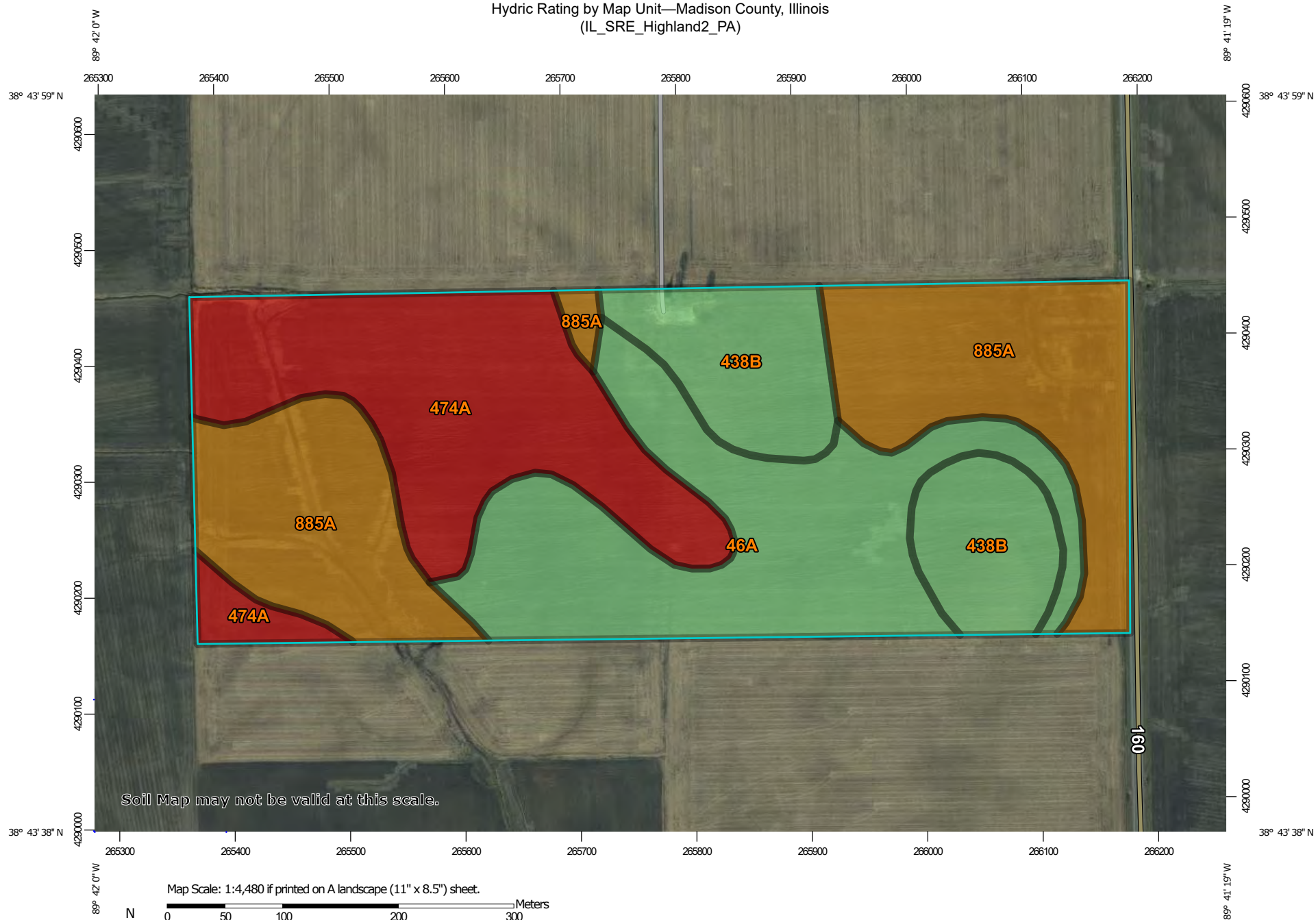
Madison County, IL	 Study Area	 Waterway	 Sampling Point - Upland  Sampling Point - Wetland	 AREAM 0 112.5 225 450 Feet 1:4,280
	 Delineated Wetland  Wetland Transect			

Appendix B:

Soils Report

Hydric Rating by Soils Unit and Hydric Soil List – All components

Hydric Rating by Map Unit—Madison County, Illinois (IL_SRE_Highland2_PA)



Map Scale: 1:4,480 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

4/15/2020
Page 1 of 5







MAP LEGEND

Area of Interest (AOI)







 Area of Interest (AOI)

Soils







Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available


Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available




Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

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

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Madison County, Illinois
Survey Area Data: Version 18, Aug 28, 2023

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

Date(s) aerial images were photographed: Jul 14, 2020—Apr 19, 2021

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

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
46A	Herrick silt loam, 0 to 2 percent slopes	8	16.5	27.2%
438B	Aviston silt loam, 2 to 5 percent slopes	5	9.4	15.4%
474A	Piasa silt loam, 0 to 2 percent slopes	100	15.9	26.1%
885A	Virden-Fosterburg silt loams, 0 to 2 percent slopes	90	19.0	31.3%
Totals for Area of Interest			60.7	100.0%

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 minor 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, such as 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:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

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Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

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Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Hydric Soil List - All Components

This table lists the map unit components and their hydric status in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

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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, such as 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).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. Doc. 2012-4733 Filed 2-28-12. February, 28, 2012. Hydric soils of the United States.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
- Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Soil List - All Components

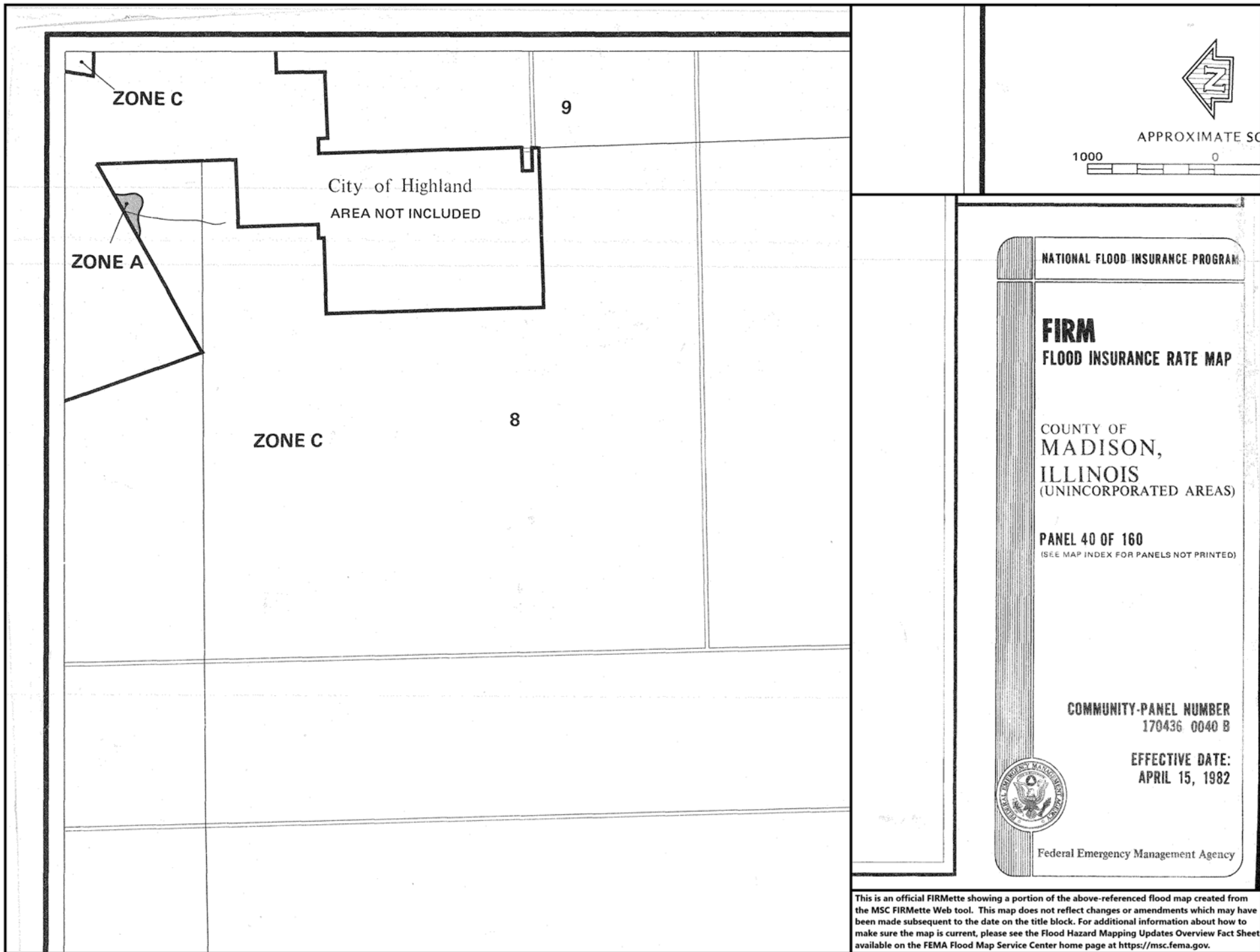
Hydric Soil List - All Components—IL119-Madison County, Illinois					
Map symbol and map unit name	Component/Local Phase	Comp. pct.	Landform	Hydric status	Hydric criteria met (code)
46A: Herrick silt loam, 0 to 2 percent slopes	Herrick	83-100	Ground moraines	No	—
	Virden	0-8	Ground moraines	Yes	2
	Piasa	0-5	Ground moraines, depressions	Yes	2
	Cowden	0-4	Ground moraines	Yes	2
438B: Aviston silt loam, 2 to 5 percent slopes	Aviston	90	Ground moraines	No	—
	Virden	5	Ground moraines	Yes	2
474A: Piasa silt loam, 0 to 2 percent slopes	Piasa	86-100	Ground moraines, depressions	Yes	2
	Cowden	0-6	Ground moraines	Yes	2
	Virden	0-8	Ground moraines	Yes	2
885A: Virden-Fosterburg silt loams, 0 to 2 percent slopes	Virden	50	Till plains	Yes	2
	Fosterburg	40	Till plains, depressions	Yes	2

Data Source Information

Soil Survey Area: Madison County, Illinois

Survey Area Data: Version 18, Aug 28, 2023

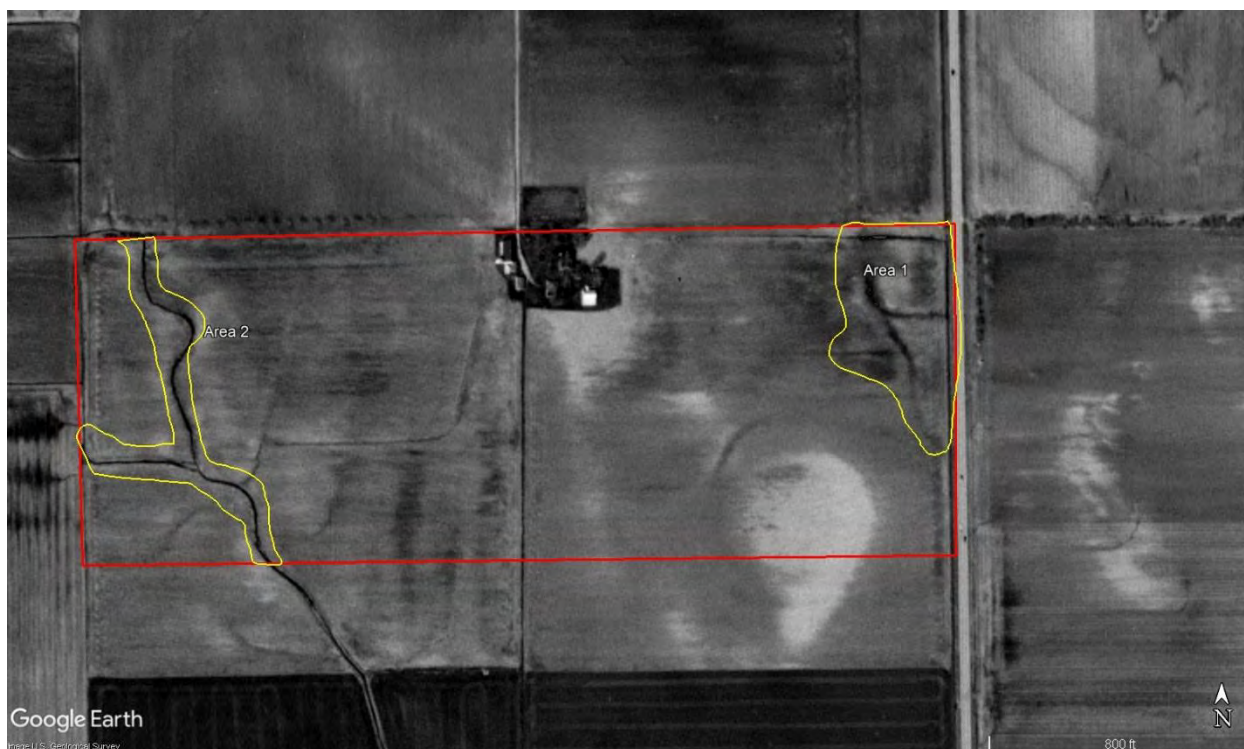
Appendix C:
FEMA Firmette



Appendix D:
Aerial Imagery Slides



March 1991



April 1998

AREAM



January 2004



March 2005



June 2005



June 2006



June 2007



June 2009



June 2010



September 2011



September 2012



November 2015



June 2019



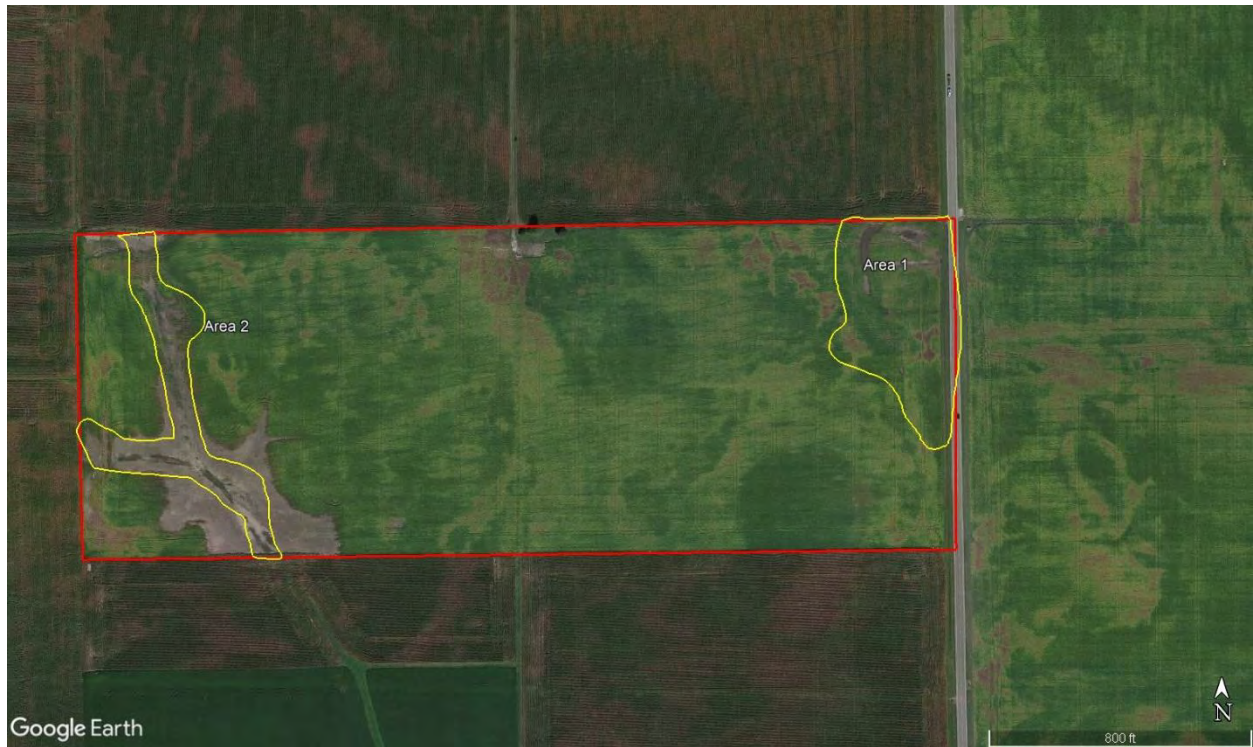
April 2020



October 2020



June 2022



September 2022



June 2023

Appendix E:
Field Photographs



Representative upland cropland, viewed to the southeast from the center of the Study Area



Representative upland cropland, viewed to the southwest from the northeastern corner of the Study Area



Wetland 1, viewed to the west from the northeastern corner of the Study Area



Wetland 2, viewed to the northwest from the northwestern portion of the Study Area



Wetland 3, viewed to the southeast from the east-central portion of the Study Area



Wetland 3, near a tile inlet, viewed to the east along the southern boundary of the Study Area

Appendix F:
Wetland Data Sheets

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: IL - SRE - Highland 2 City/County: Madison Sampling Date: 4/1/2024
 Applicant/Owner: Summit Ridge Energy State: IL Sampling Point: SP 1-1
 Investigator(s): J Knudsen Section, Township, Range: S6, T3N:R5W
 Landform (hillside, terrace, etc.): farmed ditch Local relief (concave, convex, none): Concave
 Slope (%): 1 Lat: 38.731384 Long: -89.690275 Datum: NAD 83
 Soil Map Unit Name: 885A - Virden-Fosterburg silt loams, 0-2 percent slopes NWI classification: NWI

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation X, Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	
Remarks: SP in depression in areea with recent earth work. Antecedent precipitation was higher than normal. Cropping/farming is not normal circumstances. Ongoing rain.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
5.				
		=Total Cover		
Sapling/Shrub Stratum	(Plot size: <u>15ft</u>)			
1.				
2.				
3.				
4.				
5.				
		=Total Cover		
Herb Stratum	(Plot size: <u>5ft</u>)			
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
		=Total Cover		
Woody Vine Stratum	(Plot size: <u>30ft</u>)			
1.				
2.				
		=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: (A)

Total Number of Dominant Species Across All Strata: (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u> </u>	x 1 = <u> </u>
FACW species <u> </u>	x 2 = <u> </u>
FAC species <u> </u>	x 3 = <u> </u>
FACU species <u> </u>	x 4 = <u> </u>
UPL species <u> </u>	x 5 = <u> </u>
Column Totals: <u> </u> (A)	<u> </u> (B)
Prevalence Index = B/A = <u> </u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)
 Vegetation not evaluated or used as wetland criteria due to cropping. Some RCG in swale.

SOIL

Sampling Point: SP 1-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-18	10YR 2/1	100					Silt loam	Dark Gray with rocks
18-22	10YR 5/1	95	10YR 5/6	4	C	M	Silt loam	Depleted with redox
			10YR 2/1	1	C	M		Some black concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: Depleted soils with redox	

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input checked="" type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input checked="" type="checkbox"/> Drainage Patterns (B10)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 15 Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 9 (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: IL - SRE - Highland 2 City/County: Madison Sampling Date: 4/1/2024
 Applicant/Owner: Summit Ridge Energy State: IL Sampling Point: SP 1-2
 Investigator(s): J Knudsen Section, Township, Range: S6, T3N:R5W
 Landform (hillside, terrace, etc.): flat cropland Local relief (concave, convex, none): None
 Slope (%): 1 Lat: 38.731384 Long: -89.690275 Datum: NAD 83
 Soil Map Unit Name: 885A - Virden-Fosterburg sil loams, 0-2 percent slopes NWI classification: NWI

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation X, Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks: SP in depression in flat area without geo position. Older aerial show this area has likely been filled. Antecedent precipitation was higher than normal. Cropping/farming is not normal circumstances. Ongoing rain.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u> </u> (A) Total Number of Dominant Species Across All Strata: <u> </u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u> </u> (A/B)																
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover			Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u> </u></td> <td>x 1 = <u> </u></td> </tr> <tr> <td>FACW species <u> </u></td> <td>x 2 = <u> </u></td> </tr> <tr> <td>FAC species <u> </u></td> <td>x 3 = <u> </u></td> </tr> <tr> <td>FACU species <u> </u></td> <td>x 4 = <u> </u></td> </tr> <tr> <td>UPL species <u> </u></td> <td>x 5 = <u> </u></td> </tr> <tr> <td>Column Totals: <u> </u> (A)</td> <td><u> </u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u> </u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u> </u>	x 1 = <u> </u>	FACW species <u> </u>	x 2 = <u> </u>	FAC species <u> </u>	x 3 = <u> </u>	FACU species <u> </u>	x 4 = <u> </u>	UPL species <u> </u>	x 5 = <u> </u>	Column Totals: <u> </u> (A)	<u> </u> (B)	Prevalence Index = B/A = <u> </u>	
Total % Cover of:	Multiply by:																				
OBL species <u> </u>	x 1 = <u> </u>																				
FACW species <u> </u>	x 2 = <u> </u>																				
FAC species <u> </u>	x 3 = <u> </u>																				
FACU species <u> </u>	x 4 = <u> </u>																				
UPL species <u> </u>	x 5 = <u> </u>																				
Column Totals: <u> </u> (A)	<u> </u> (B)																				
Prevalence Index = B/A = <u> </u>																					
		=Total Cover																			
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)																					
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover																			
Herb Stratum (Plot size: <u>5ft</u>)																					
1.																					
2.																					
3.																					
4.																					
5.																					
6.																					
7.																					
8.																					
9.																					
10.																					
		=Total Cover																			
Woody Vine Stratum (Plot size: <u>30ft</u>)																					
1.																					
2.																					
		=Total Cover																			
Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																					
Hydrophytic Vegetation Present? Yes <u> </u> No <u> </u>																					
Remarks: (Include photo numbers here or on a separate sheet.) Vegetation not evaluated or used as wetland criteria due to cropping. Some RCG in swale.																					

SOIL

Sampling Point: SP 1-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-20	10YR 2/1	100					Silt loam	Dark - some rocks and debris
20-22	10YR 5/1	95	10YR 5/6	4	C	M	Silt loam	Depleted with redox
			10YR 2/1	1	C	M		Some black concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: Depleted soils with redox	

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: There has been recent tiling 2019 throughout the entire site. Very little hydrology now compared to older imagery.	

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: IL - SRE - Highland 2 City/County: Madison Sampling Date: 4/1/2024
 Applicant/Owner: Summit Ridge Energy State: IL Sampling Point: SP 2-1
 Investigator(s): J Knudsen Section, Township, Range: S6, T3N:R5W
 Landform (hillside, terrace, etc.): farmed ditch Local relief (concave, convex, none): Concave
 Slope (%): 2 Lat: 38.73163 Long: -89.698482 Datum: NAD 83
 Soil Map Unit Name: 474A - Piasa silt loam, 0-2 percent slopes NWI classification: NHD

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation X, Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Remarks: SP on edge of steep, ditch. Channel full of water. Natural grasses present leading to draitile inlet. Antecedent precipitation was higher than normal. Cropping/farming is not normal circumstances.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover			Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>2</u></td> <td>x 3 = <u>6</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>2</u> (A)</td> <td><u>6</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.00</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>2</u>	x 3 = <u>6</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>2</u> (A)	<u>6</u> (B)	Prevalence Index = B/A = <u>3.00</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>0</u>	x 2 = <u>0</u>																				
FAC species <u>2</u>	x 3 = <u>6</u>																				
FACU species <u>0</u>	x 4 = <u>0</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>2</u> (A)	<u>6</u> (B)																				
Prevalence Index = B/A = <u>3.00</u>																					
		=Total Cover																			
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)																					
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover																			
Herb Stratum (Plot size: <u>5ft</u>)																					
1.	<u>Rumex crispus</u>	<u>2</u>	<u>Yes</u>	<u>FAC</u>																	
2.																					
3.																					
4.																					
5.																					
6.																					
7.																					
8.																					
9.																					
10.																					
		<u>2</u> =Total Cover																			
Woody Vine Stratum (Plot size: <u>30ft</u>)																					
1.																					
2.																					
		=Total Cover																			
Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																					
Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																					
Remarks: (Include photo numbers here or on a separate sheet.) Vegetation could not be identified, apart from rumex																					

SOIL

Sampling Point: SP 2-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 3/1	100					Silt loam	Dark gray
10-20	10YR 4/1	95	10YR 4/6	3	C	M	Silt loam	Depleted with redox
			10YR 2/1	1	C	M		Some black concentrations
			10YR 6/1	1	D	M		Some depletions

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: Depleted soils with redox	

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input checked="" type="checkbox"/> Surface Soil Cracks (B6)	
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input checked="" type="checkbox"/> Drainage Patterns (B10)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 10 Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 5 (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: IL - SRE - Highland 2 City/County: Madison Sampling Date: 4/1/2024
 Applicant/Owner: Summit Ridge Energy State: IL Sampling Point: SP 2-2
 Investigator(s): J Knudsen Section, Township, Range: S6, T3N:R5W
 Landform (hillside, terrace, etc.): Flat cropland Local relief (concave, convex, none): Concave
 Slope (%): 1 Lat: 38.73135 Long: -89.698435 Datum: NAD 83
 Soil Map Unit Name: 474A - Piasa silt loam, 0-2 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no, explain in Remarks.)

Are Vegetation ☒, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☐ No ☒

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: SP outside of ditch and drain tile inlet, in cropland. Antecedent precipitation was higher than normal. Cropping/farming is not normal circumstances.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
5.				
		=Total Cover		
Sapling/Shrub Stratum	(Plot size: <u>15ft</u>)			
1.				
2.				
3.				
4.				
5.				
		=Total Cover		
Herb Stratum	(Plot size: <u>5ft</u>)			
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
		=Total Cover		
Woody Vine Stratum	(Plot size: <u>30ft</u>)			
1.				
2.				
		=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)
Prevalence Index = B/A = _____	

Hydrophytic Vegetation Indicators:

☐ 1 - Rapid Test for Hydrophytic Vegetation

☐ 2 - Dominance Test is >50%

☐ 3 - Prevalence Index is ≤3.0¹

☐ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☐ No ☐

Remarks: (Include photo numbers here or on a separate sheet.)
 Vegetation not evaluated or used as wetland criteria due to cropping

SOIL

Sampling Point: SP 2-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	10YR 3/1	100					Silt loam	Dark gray
12-15	10YR 4/1	95	10YR 4/6	3	C	M	Silt loam	Depleted with redox
			10YR 2/1	1	C	M		Some black concentrations
			10YR 6/1	1	D	M		Some depletions

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: Depleted soils with redox	

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: IL - SRE - Highland 2 City/County: Madison Sampling Date: 4/1/2024
 Applicant/Owner: Summit Ridge Energy State: IL Sampling Point: SP 3-1
 Investigator(s): J Knudsen Section, Township, Range: S6, T3N:R5W
 Landform (hillside, terrace, etc.): farmed swale Local relief (concave, convex, none): Concave
 Slope (%): 3 Lat: 38.729063 Long: -89.67036 Datum: NAD 83
 Soil Map Unit Name: 885A - Virden-Fosterburg sil loams, 0-2 percent slopes NWI classification: NHD

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)

Are Vegetation X, Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Remarks: SP in farmed swale where broadens into a shallow basin. Drainage appears to be manipulated in past few years. Antecedent precipitation was higher than normal. Cropping/farming is not normal circumstances. Ongoing rain.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u> </u> (A) Total Number of Dominant Species Across All Strata: <u> </u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u> </u> (A/B)																
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover			Prevalence Index worksheet: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u> </u></td> <td>x 1 = <u> </u></td> </tr> <tr> <td>FACW species <u> </u></td> <td>x 2 = <u> </u></td> </tr> <tr> <td>FAC species <u> </u></td> <td>x 3 = <u> </u></td> </tr> <tr> <td>FACU species <u> </u></td> <td>x 4 = <u> </u></td> </tr> <tr> <td>UPL species <u> </u></td> <td>x 5 = <u> </u></td> </tr> <tr> <td>Column Totals: <u> </u> (A)</td> <td><u> </u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u> </u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u> </u>	x 1 = <u> </u>	FACW species <u> </u>	x 2 = <u> </u>	FAC species <u> </u>	x 3 = <u> </u>	FACU species <u> </u>	x 4 = <u> </u>	UPL species <u> </u>	x 5 = <u> </u>	Column Totals: <u> </u> (A)	<u> </u> (B)	Prevalence Index = B/A = <u> </u>	
Total % Cover of:	Multiply by:																				
OBL species <u> </u>	x 1 = <u> </u>																				
FACW species <u> </u>	x 2 = <u> </u>																				
FAC species <u> </u>	x 3 = <u> </u>																				
FACU species <u> </u>	x 4 = <u> </u>																				
UPL species <u> </u>	x 5 = <u> </u>																				
Column Totals: <u> </u> (A)	<u> </u> (B)																				
Prevalence Index = B/A = <u> </u>																					
		=Total Cover																			
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)																					
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover																			
Herb Stratum (Plot size: <u>5ft</u>)																					
1.																					
2.																					
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4.																					
5.																					
6.																					
7.																					
8.																					
9.																					
10.																					
		=Total Cover																			
Woody Vine Stratum (Plot size: <u>30ft</u>)																					
1.																					
2.																					
		=Total Cover																			
Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																					
Hydrophytic Vegetation Present? Yes <u> </u> No <u> </u>																					
Remarks: (Include photo numbers here or on a separate sheet.) Vegetation not evaluated or used as wetland criteria due to cropping. Some RCG in swale.																					

SOIL

Sampling Point: SP 3-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-18	10YR 2/1	100					Silt loam	Dark
18-20	10YR 5/1	95	10YR 5/6	4	C	M	Silt loam	Depleted with redox
			10YR 2/1	1	C	M		Some black concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	³ Indicators of hydrophytic vegetation and
<input type="checkbox"/> Sandy Mucky Mineral (S1)	wetland hydrology must be present,
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	unless disturbed or problematic.
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: Depleted soils with redox	

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input checked="" type="checkbox"/> Surface Soil Cracks (B6)	
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 12 Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 8 (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: IL - SRE - Highland 2 City/County: Madison Sampling Date: 4/1/2024
 Applicant/Owner: Summit Ridge Energy State: IL Sampling Point: SP 3-2
 Investigator(s): J Knudsen Section, Township, Range: S6, T3N:R5W
 Landform (hillside, terrace, etc.): flat cropland Local relief (concave, convex, none): None
 Slope (%): 1 Lat: 38.729224 Long: -89.697011 Datum: NAD 83
 Soil Map Unit Name: 885A - Virden-Fosterburg sil loams, 0-2 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation X, Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks: SP in flat area field without geo position adjacent to Wetland 3.. Antecedent precipitation was higher than normal. Cropping/farming is not normal circumstances. Ongoing rain.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u> </u> (A) Total Number of Dominant Species Across All Strata: <u> </u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u> </u> (A/B)
1.					
2.					
3.					
4.					
5.					
		=Total Cover			
Sapling/Shrub Stratum		(Plot size: <u>15ft</u>)			Prevalence Index worksheet: <div style="display: flex; justify-content: space-between;"> Total % Cover of: Multiply by: </div> OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>
1.					
2.					
3.					
4.					
5.					
		=Total Cover			
Herb Stratum		(Plot size: <u>5ft</u>)			Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
		=Total Cover			
Woody Vine Stratum		(Plot size: <u>30ft</u>)			Hydrophytic Vegetation Present? Yes <u> </u> No <u> </u>
1.					
2.					
		=Total Cover			
Remarks: (Include photo numbers here or on a separate sheet.) Vegetation not evaluated or used as wetland criteria due to cropping. Some RCG in swale.					

SOIL

Sampling Point: SP 3-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-20	10YR 2/1	100					Silt loam	Dark, some gravel
20-21	10YR 5/1	95	10YR 5/6	4	C	M	Silt loam	Depleted with redox
			10YR 2/1	1	C	M		Some black concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks: Depleted soils with redox	

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: There has been recent tiling 2019 throughout the entire site. Very little hydrology now compared to older imagery. Drainage shape has changed in past 5 years.	

EXHIBIT I - Environmental Reports

i. Phase I ESA

PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE *HIGHLAND 2* COMMUNITY SOLAR PROJECT

MADISON COUNTY, ILLINOIS

PREPARED FOR:

SUMMIT RIDGE ENERGY, LLC

PREPARED BY:

AREA M CONSULTING, LLC

APRIL 1, 2024

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A: Site Location Map

B: Site 24K Topo Map

C: Site Sketch Maps

D: ERIS Report

E: Aerial Photographs

F: IL SHPO Archaeological Survey Short Form

G: Site Photographs

1. INTRODUCTION

1.1 Purpose

Area M Consulting (Area M) received authorization from Mark Zwieg of Summit Ridge Energy, LLC to conduct a Phase I Environmental Site Assessment (ESA) for the Highland 2 Community Solar Project (Project) on behalf of Summit Ridge Energy, LLC (Client). The Phase I ESA was completed in order to evaluate the Project area for recognized environmental conditions and to help satisfy All Appropriate Inquiries (AAI) standards and practices. The Phase I ESA was conducted with reference to The American Society for Testing and Materials (ASTM) Practice E1527-21 and 40 Code of Federal Regulations (CFR) Part 312. Throughout the course of this study, adherence to the ASTM Practice E1527-21 was the standard and intent.

The purpose of this Phase I ESA was to evaluate the Project area for indications of “recognized environmental conditions.” A recognized environmental condition is defined by ASTM Practice E1527-21 as: “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.”

In addition, a “controlled recognized environmental condition” is also a recognized environmental condition. A controlled recognized environmental condition is defined by ASTM Practice E1527-21 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

1.2. Scope of Services

Services provided for this project included:

- Preparing a description of the Project location, current use, and improvements, and that of the immediately surrounding area.
- Preparing a general description of the topography, soils, geology, and groundwater flow direction at the Site.
- Reviewing reasonably ascertainable and practically reviewable regulatory information published by state and federal agencies, health, and/or environmental agencies.
- Reviewing the history of the Project area, including aerial photographs, fire insurance maps, directories, and other readily available Project area development data.
- Conducting a reconnaissance and environmental review of the Project area, including observations of the Project area for indications of hazardous materials, petroleum products, polychlorinated biphenyls (PCBs), wells, storage tanks, solid waste disposal, pits and sumps, and utilities.
- Conducting an area reconnaissance, including a brief review of adjoining property uses and pertinent environmental information noted in the vicinity of the Project.

- Interviewing current owners and/or occupants of the Project area and accessible past Project area owners, operators and/or occupants, as available.
- Interviewing local government officials or agencies having jurisdiction over hazardous waste disposal or other environmental matters in the area of the Project area, as available.
- Reviewing previous environmental reports prepared for the Project area, if provided.
- Preparing a written report of our methods, results, and conclusions.

The Standard Scope of the ASTM Practice E1527-21 is not intended to provide a universal analysis of potential environmental risks and hazards. This assessment does not include analyses of non-standard scope environmental risks and hazards; Area M can complete such additional analyses if desired under a separate scope and contract.

This assessment does not include vapor encroachment screening as defined in ASTM Practice E2600-10, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. ASTM Practice E2600-10 is not a requirement or component of “all appropriate inquiry,” but a tool for evaluating vapor migration. Its results are not determinative of whether hazardous substances from a release are present at the property, according to “all appropriate inquiry” or ASTM Practice E1527-21. Although an ASTM Practice E2600-10 vapor encroachment screen is not within the scope of this Phase I ESA, vapors present from hazardous substances or petroleum products are considered identically to hazardous substances or petroleum products present as a result of a release to the environment. So while a vapor encroachment screening per ASTM Practice E2600-10 standard is not part of this assessment, the potential for impacts to the property from vapor migration that is a result of a release of hazardous substances and/or petroleum products to the environment (VECs) are considered in assessing for the presence of recognized environmental conditions as defined by ASTM E1527-21.

1.3. Report Users

Area M has been contracted by the Client to conduct a Phase I ESA for the Project, located in Section 6, Township 3N, Range 5W, Madison County, IL (Appendix A). The study area is comprised of approximately 60.75 acres.

The Project will produce up to 4 MW. The ground between rows of photovoltaic generators will be planted with seed and vegetation maintenance will occur for the life of the Project. The lifespan of Project equipment can be up to 40 years, with an anticipated energy contract for between 20 and 25 years. All areas that will include interconnection equipment have been included in the surveyed area.

The Phase I ESA was prepared on behalf of the Client, for use by Client (User). No other party has a right to rely on the contents of the Phase I ESA without written authorization by Area M. The Phase I ESA was requested in conjunction with leasing and redevelopment of the Project. All authorized parties are entitled to rely on the attached report according to our contract with Client/User, and under the same terms, conditions, and circumstances.

2. RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the Project. Only those regulatory and historical sources that were readily available, practically reviewable, and likely to be useful to develop a history of previous uses of the Project and surrounding area within the time and cost constraints of this Phase I ESA were consulted.

2.1. Site Location

Various documents and online sources were reviewed to obtain site location information. The following is a summary our findings:

CITY	Highland
COUNTY	Madison
STATE	Illinois
LATITUDE	38.730475 North
LONGITUDE	89.694547 West
SECTION, TOWNSHIP, RANGE	Section 6, Township 3 North, Range 5 West
ELEVATION	546 Feet above sea level
SIZE	60.75 Acres

The Project Location Map, 24K Topo Map, and Sketch Maps (Aerial and LiDAR) are attached in Appendices A, B, and C respectively.

2.1.1. Geology

The Project falls within the Southern Till plain Natural Division. The Project vicinity is a loess-covered Illinoian till plain south of the terminal Wisconsin moraine, with landforms shaped by glacial ice, running water, and windblown deposits.

Soils here are the result of glaciers and sediments of the Wisconsin and Illinoian Stages, with parent materials from a variety of glacial origins including till, outwash, alluvium, and loess. Pennsylvanian shale, sandstone, siltstone, black shale and coal underlie most of the unconsolidated deposits throughout the county, buried by up to 200 feet of the overlying glacial and alluvial deposits.

In the broader area, mine spoil is often mixed and reworked overburden material; a heterogeneous mixture of till, loess, shale, siltstone, black shale, and coal. In some areas layers of replaced soil material overlie the mixed material (Elmer, 2005). Soils are poor because of high clay content and frequent “claypan” subsoil (Illinois State Geological Survey).

2.1.2. Hydrogeology

Bedrock aquifers historically have been the primary groundwater source for most uses in Madison County. The majority of the Project area is composed of hydric soils. The depth to groundwater within the Project area, based on soils data, is over 50 feet. The majority of the site is composed of the Prairie Aquigroup, which sits atop the impermeable Pennsylvania Shale of the Mississippi Valley Aquigroup, serving as a confining bed for hydraulic separation. The Prairie Aquigroup is established within the unconsolidated glacial deposits which blanket Madison County, forming the present land surface. These deposits consist mostly of glacial drift but may occasionally contain locally important deposits of loess and alluvium (Illinois State Geological Survey).

Elevation, topographic, and other data were reviewed in order to assess general hydrogeological conditions of the Project area. The Project area includes a rolling field with several small hills and depressions. A small, eroded surface drainage intersects the western portion of the Project area, transmitting water from Northwest to Southeast to a shallow basin containing a drain tile inlet. Total topographic relief is approximately 18 feet.

The regional groundwater flow direction in the vicinity of the Project area could not be ascertained, due to lack of available hydrogeological information, although this location falls within the Mackinaw River Drainage. Further, the local direction of groundwater flow may be affected by nearby streams, lakes, wells, and/or wetlands and may vary seasonally. Site-specific groundwater flow direction was not determined through direct measurement.

2.2. Regulatory Reports

Regulatory database information pertaining to the Project area was obtained from ERIS. The ERIS Radius Report (Appendix D) is a compilation of records of facilities that are included on current federal and state environmental regulatory databases. The databases were searched based on the specified minimum search distances from the Project area as established by ASTM Practice E1527-21.

The ERIS Radius Report includes a description, source reference, date of acquisition, and the specified approximate minimum search distance criteria for each database and list. Area M reviewed ERIS report results to identify records that indicate known or potential recognized environmental conditions on the Project area and surrounding area and to evaluate the likelihood for those recognized environmental conditions to impact the Project area based on the information examined in this document.

2.2.1. Site

The ERIS Radius report identifies zero facilities within the Project area that may indicate risk for a release or a likely release of hazardous substances and/or petroleum products.

2.2.2. Adjoining Properties

The ERIS Radius report identifies zero facilities on properties adjoining the Project area that may indicate risk for a release or a likely release of hazardous substances and/or petroleum products.

2.2.3. Surrounding Area

The ERIS Radius report identifies five facilities beyond adjoining properties within 1 mile, that may indicate risk for a release or a likely release of hazardous substances and/or petroleum products.

Based on factors that include regulatory status, distance from the Project area, relative elevations, and location relative to the regional groundwater flow direction, sites identified are not of concern.

So zero facilities are identified in the ERIS report that warrant further consideration as potential recognized environmental conditions.

2.2.4. Unmapped Sites

The ERIS report identified eleven unplotable records.

2.2.5. National Environmental Policy Act (NEPA) Research

Published federal and state information were reviewed to determine whether the Project area is located within officially designated wilderness areas, officially designated wildlife preserves, critical habitat areas for threatened or endangered species, Native American religious areas, floodplains, and potential wetland areas.

According to the U.S. Fish and Wildlife Service, the following federally threatened and endangered species are located within Madison County:

- Indiana Bat (*Myotis sodalis*) - Endangered
- Northern Long-Eared Bat (*Myotis septentrionalis*) - Threatened
- Decurrent False Aster (*Boltania decurrent*) - Threatened

No critical habitat is identified within the Project area. Considering the Project area consists of cultivated agricultural land, there is no habitat present for the above listed federally threatened species; they are therefore unlikely to be present.

No Natural Areas or floodplains are located within the Project area. One wetland area has been identified within the Project area.

2.2.6. Illinois Department of Natural Resources

Area M conducted online search of the Illinois Department of Natural Resources (IDNR) Endangered Species Protection Board Rare Species Guide and other sources for information regarding the potential for state endangered or threatened species to be located at the Project area.

According to these sources, 26 endangered and threatened species are located within Madison County.

Considering the Project will avoid woodlands and wetlands, and the remainder of the Project area consists of agricultural land, there is no habitat present for the 26 State threatened or endangered species that will be impacted by Project activities.

2.2.7. Illinois State Historic Preservation Office

Area M conducted online search of the Illinois Inventory of Archaeological Sites to identify any recorded archaeological sites or historical sites within the Project area: no such sites were recorded at the time of survey.

2.3. Additional Federal, State, and Local Environmental Records

To enhance and supplement the regulatory database report, we additional records to identify known or potential recognized environmental conditions within the Project area, available online and in archives.

2.3.1. Well Databases

The Illinois State Geological Survey (ISGS) maintains the Illinois Water and Related Wells Index (IWRW), which is a limited database of water well records. IWRW was accessed through the ISGS website. Not all private water wells are listed in that database. Our review revealed zero documented water wells within the Project area.

2.3.2. State Regulatory Web Pages

The Illinois State Geological Survey (ISGS) maintains the Coal Mines in Illinois Viewer (ILMINES), which is a database of coal mine records. ILMINES was accessed through the ISGS website. Our review revealed zero coal mines within the Project area.

2.4. Regulatory Agency File and Records Review

The purpose of the regulatory file review is to obtain sufficient information to assist in determining if a *Recognized Environmental Condition*, *Historical Recognized Environmental Condition*, *Controlled Recognized Environmental Condition*, or a *de minimis* condition exists within the Project area in connection with a regulatory report listing. Based on our review of the regulatory report, it is our opinion that a regulatory agency file and records review is not warranted due to factors that include regulatory status, distance from the Project area, and location relative to the regional groundwater flow, as referenced in Section 2.1.

2.5. Historical-Use Information

The objective of the historical-use information review was to develop a history of the previous uses of the Project area and surrounding areas, and to help evaluate the likelihood of past uses having led to recognized environmental conditions in connection with the Project area.

Details regarding the information reviewed are provided in the sections below.

2.5.1. Historical Maps/Fire Insurance Maps

No historic map coverage was located for the Project area.

2.5.2. Historical Topographic Maps

Historical topographic maps for the Project area were reviewed. The following is a summary of the information reviewed.

Structures are depicted within the Project area, adjacent to the center of its northern edge. A road bounds the Project area to the East. The Town of Highland is portrayed 1/2 mile to the Northeast.

2.5.3. Aerial Photographs

Copies of the aerial photographs are attached in Appendix E. The following is a summary of the information reviewed.

Primarily, the Project area consists of cultivated agricultural land.

Structures of a former homestead are visible within the Project area, adjacent to the center of its northern edge, until 2015, demolished by 2019. In imagery after 2015, tree cover and homestead footprint are progressively reduced, replaced by cultivated land. A road bounds the Project area to the East.

2.6. Environmental Liens, Activity Use Limitation, and Additional Information

Various online searches of publicly-available resources — including the EPA and IL EPA databases — were conducted to determine the occurrence or presence of ELs and AULs associated with the parcel(s) located within the Project area. In addition, other sources reviewed for this document were examined for evidence suggesting the presence of ELs and AULs.

As of April 1, 2024, no ELs or AULs were identified by the Environmental Professionals on parcels within the Project area.

3. INTERVIEWS

Area M obtained additional information regarding historical and current land-use of the Project area through interviews, presented below.

3.1. Landowner Interview

Grandview Farm LP

Attempts to contact the Grandview Farm on or around April 1, 2024 were unsuccessful; no additional information pertinent to this report was obtained.

3.2. User

The sections below present information communicated to Area M by the User that the Environmental Professional has determined to indicate the possible presence or likely presence of a recognized environmental condition. The information below is current as of April 1, 2024.

3.2.1. Environmental Liens

The User was not aware of a record or awareness of environmental liens recorded against the Site.

3.2.2. Activity and Use Limitations

The User was not aware of a record or awareness of AULs recorded against the Site.

3.2.3. Specialized Knowledge or Experience

The User was not aware of specialized environmental knowledge for the Site.

3.2.4. Valuation of Property's Purchase Price

The User was not aware of information indicating any reduction in purchase price or fair market value due to environmental issues.

3.2.5. Reasonably Ascertainable Information

The User was not aware of commonly known or reasonably ascertainable information about the property that suggest conditions indicative of contamination.

3.2.5. Degree of Obviousness of Contamination

The User was not aware of any obvious indications of the presence or likely presence of releases or threatened releases at the Site.

4. PROJECT AREA RECONNAISSANCE

The objective of a Project area reconnaissance is to obtain information indicating the likely presence of recognized environmental conditions. Area M senior environmental professional Jonathan Knudsen conducted reconnaissance on April 1, 2024.

4.1. Methodology

Observations made within the Project area during reconnaissance were conducted by physically traversing and visually observing the Project area. Adjoining properties were visually observed from the Project area boundaries or nearby public right-of-way areas.

4.2. Site Characteristics

At the time of the most recent reconnaissance, the Project area consisted of cultivated agricultural land. A small drive and some tree cover are present within the Project area, along its northern edge; grass wetland areas were observed in the southwestern and northeastern corners. Sketch maps (Appendix C) and photographs (Appendix F) of the Project area are attached. No observations of environmental concern were noted.

4.3. Adjoining Property Use and Characteristics

The Project area is bound by a paved road to the East (IL-160); adjacent properties consist of cultivated agricultural land and associated homesteads. No observations of environmental concern were noted.

4.4. Site Improvements and Layout

No improvements such as buildings or roads were noted within the Project area during reconnaissance, a shallow drive enters the center of the northern portion of the Project area.

4.5. Pits, Ponds, Pools of Liquid, or Lagoons

No indications of pits, ponds, pools of liquid, or lagoons having the potential to contain hazardous substances or petroleum products were observed within the Project area or on adjoining properties during reconnaissance.

4.6. Stained Soil

No stained soil was observed within the Project area during reconnaissance.

4.7. Solid Waste Disposal

No observations indicated a potential for the presence of solid waste disposal.

4.8. Stressed Vegetation

No areas of stressed, discolored, stained or dead vegetation beyond what would be expected due to seasonal conditions were observed within the Project area during reconnaissance.

4.9. Hazardous Substances

No indications of current and/or historic use, storage, staining, or spills of hazardous substances were observed within the Project area during reconnaissance.

4.10. Petroleum Products

No indications of current and/or historic use, storage, staining, or spills of petroleum products were observed within the Project area during reconnaissance.

4.11. Storage Tanks

No indications of aboveground or underground storage tanks (AST/UST) were noted at the Project area during reconnaissance.

4.12. Unidentified Drums and Containers

Zero unidentified drums or containers were identified within the Project area.

4.13. Odors

No indications of strong, pungent, or noxious odors were observed within the Project area during reconnaissance.

4.14. Potential PCB-Containing Electrical and Hydraulic Equipment

No indications of potentially PCB-containing electrical or hydraulic equipment were noted within the Project area during reconnaissance, aside from those associated with the Project.

4.15. Wastewater Discharges

No indications of wastewater discharging into a ditch, underground injection system, or stream on or adjacent to the Project area were observed during reconnaissance.

4.16. Sewage Disposal System

The Project area consists of agricultural land and thus does not have a private sewage disposal system, nor is it connected to municipal sewer services. However, a sewage disposal system was likely present for the demolished homestead.

4.17. Wells

Zero wells were observed within the Project area; the well identified during background research could not be located during survey.

4.18. Potable Water Supply

The Project area consists of agricultural land and thus does not have a potable water supply, nor is it connected to municipal water services. However, a water source was likely present for the demolished homestead.

5. SUMMARY OF LAND-USE ACTIVITIES

The Project area consists of cultivated agricultural land grass wetland areas sit in the southwestern and northeastern corners. Prior to 2015, structures associated with a farmstead stood in the center of the northern edge of the Project area, demolished by 2019; a small drive and tree cover are present where the demolished farmstead once stood. The Project area is bound by a paved road to the East (IL-160); adjacent properties consist of cultivated agricultural land and associated homesteads.

6. LIMITING CONDITIONS AND DATA GAPS

The findings and conclusions presented in this report are based on procedures described in ASTM Practice E1527-21, inquiries with public officials, available literature cited in this report, conditions noted at the time of our Phase I ESA, and our interpretation of the information obtained as part of this Phase I ESA. Our findings and conclusions are limited to the specific project and properties described in this report and by the accuracy and completeness of information provided by others.

An environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property within reasonable limits of time and cost.

In composing this report, Area M utilized methods and practices standard across the profession.

No warranty, express or implied, is made.

No limiting conditions were identified during the Phase I ESA process.

No data failures were identified during the Phase I ESA process, with the exception of the following:

- Attempts to contact the landowner have been unsuccessful.
- Historical resources were not readily available for 5-year-or-less intervals from the time of the first developed use.

Considering the other information obtained during the Phase I ESA process, it is our opinion the above-listed data failures are not significant enough to be considered a data gap; specifically, in light of a previous contact made with landowners for earlier iterations of this report, and the clear picture of recent site-use history for the Project area.

An addendum will be provided if information is received from the local government official, landowner, or Project representative after the submittal of this report that alters the findings herein.

7. FINDINGS

The findings include identified known or suspect recognized environmental conditions, controlled recognized environmental conditions, historical recognized conditions, *de minimis* conditions and additional issues in connection with the Project area.

The following findings are based on the results of our assessment:

- The Project area consists of cultivated agricultural land grass wetland areas sit in the southwestern and northeastern corners.
- Prior to 2015, structures associated with a farmstead stood in the center of the northern edge of the Project area, demolished by 2019; a small drive and tree cover are present where the demolished farmstead once stood.
- Government database records reviewed identify five regulated facilities between 1/4 mile and 1 mile of the Project area.

8. OPINIONS

Area M understands this Phase I ESA was conducted in association with leasing and redevelopment associated with the Project, so opinions presented herein are influenced by those motivations.

8.1. Recognized Environmental Conditions

A recognized environmental condition is defined by ASTM Practice E1527-21 as: “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.”

Although leaks and releases were documented in records reviews, these were determined not to constitute RECs, based on the nature of those records and observations made during site reconnaissance. This assessment identified no recognized environmental conditions in connection with the Project area.

8.2. Controlled Recognized Environmental Conditions

A controlled recognized environmental condition is defined by ASTM Practice E1527-21 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

This assessment identified no controlled recognized environmental conditions in connection with the Project area.

8.3. Historical Recognized Environmental Conditions

A historical recognized environmental condition is defined by ASTM Practice E1527-21 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the Site and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Site to any required controls.”

This assessment identified no historical recognized environmental conditions in connection with the Project area.

8.4. *De Minimis* Conditions

A *de minimis* condition is defined by ASTM Practice E1527-21 as “a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

The following findings are considered *de minimis* conditions:

- The Project area consists primarily of cultivated agricultural land grass wetland areas sit in the southwestern and northeastern corners. Prior to 2015, structures associated with a farmstead stood in the center of the northern edge of the Project area, demolished by 2019. It is our opinion that the primary use and of the Project area as agricultural land — and an associated homestead — is a *de minimis* condition for the Project area.
- The government database records reviewed identifies five regulated facilities between 1/4 mile and 1 mile of the Project area; it is our opinion that the lack of identified regulated facilities within the Project area and the number and nature of identified facilities are a *de minimis* condition

9. CONCLUSIONS

Area M has completed this Phase I ESA of the Project area in general conformance with the scope and limitations of ASTM Practice E1527-21.

This assessment identified no *Recognized Environmental Conditions* in connection with the Project.

This assessment identified no *Controlled Recognized Environmental Conditions* in connection with the Project.

This assessment identified no *Historical Recognized Environmental Conditions* in connection with the Project.

10. ENVIRONMENTAL PROFESSIONAL STATEMENT OF QUALIFICATIONS

The undersigned declare possession of the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Area M has developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Qualifications of the environmental professional and the qualifications of the personnel conducting site reconnaissance, database research, and interviews are attached in appendices.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

Area M Consulting, LLC



Garrett L. Knudsen

Executive Director & Principal Investigator

AREA M

651.802.8323

gknudsen@areaMconsulting.com



Jonathan R. Knudsen

Director of Operation & Senior Environmental Scientist

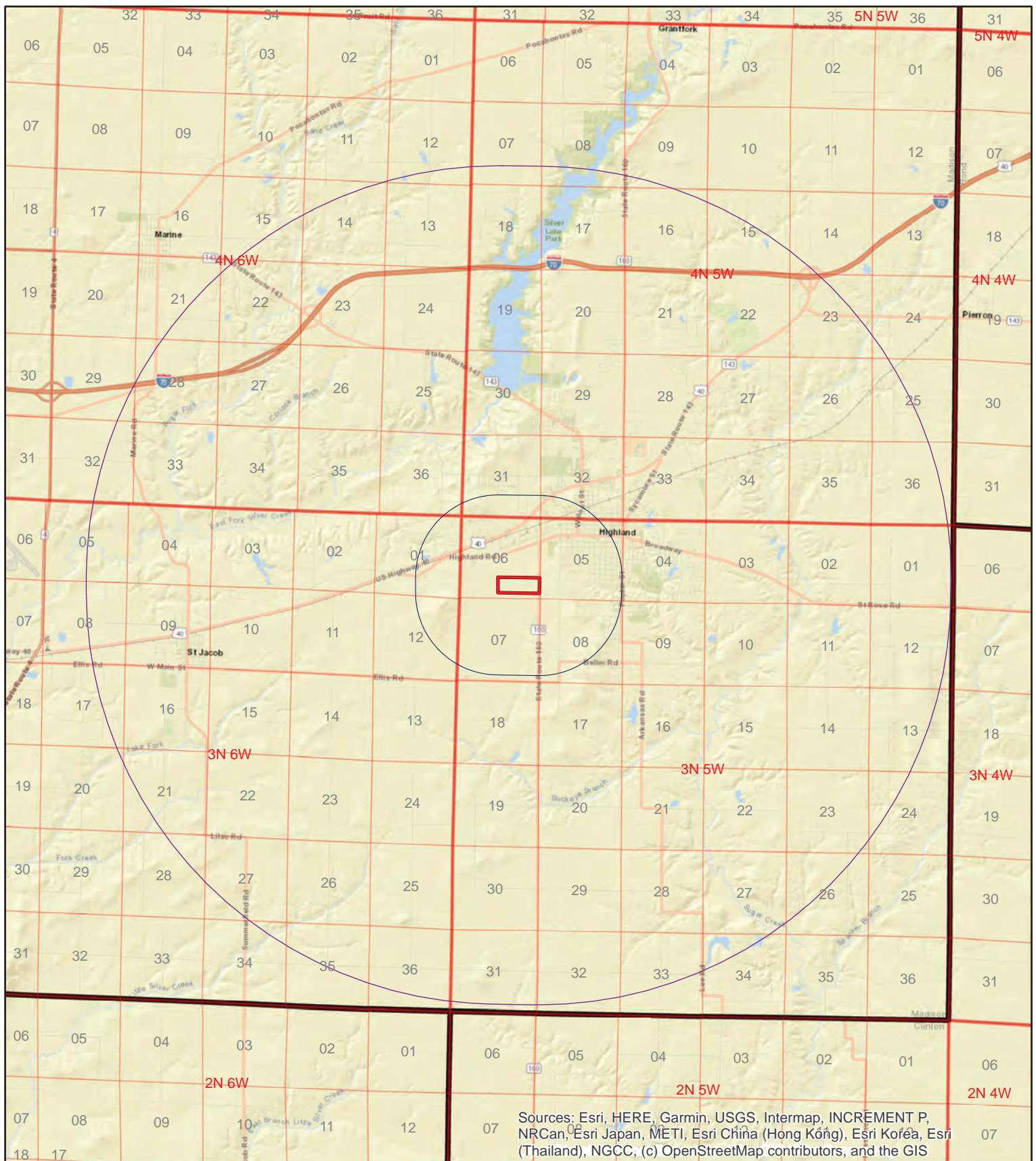
AREA M

208.802.8323

jknudsen@areaMconsulting.com

APPENDIX A

SITE LOCATION MAP



IL - SRE - Highland 2

Madison County, IL

S6 T3N:R5W

60.75 Acres

38.730475 Lat

-89.694547 Long



Project Location



Study Area



1-Mile Buffer



5-mile Buffer



Section Line

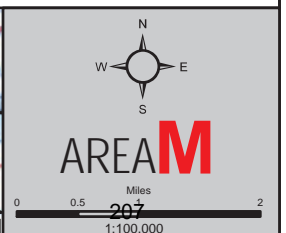
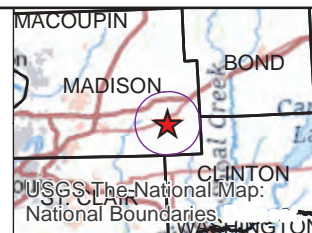


Township Line



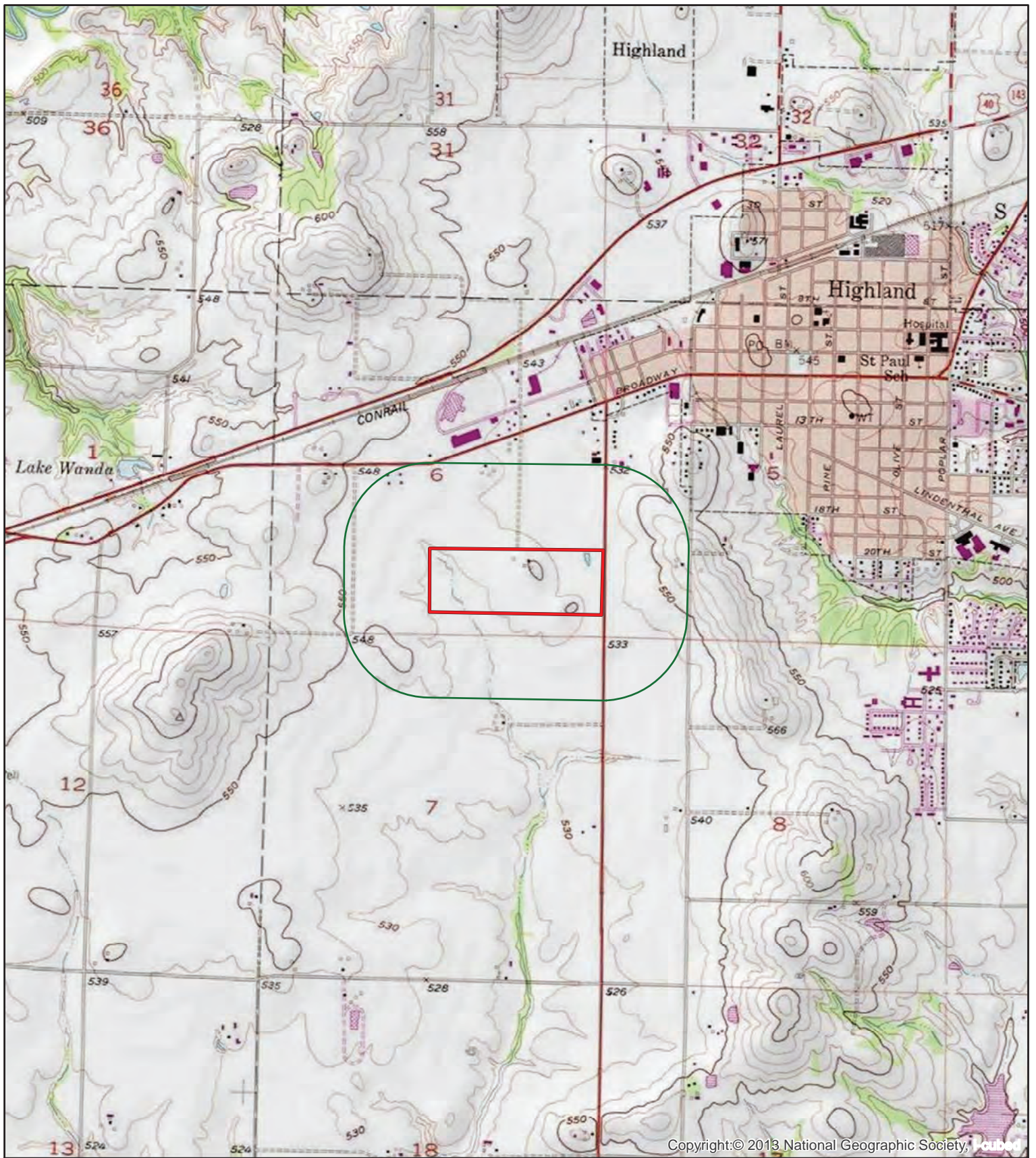
County Line

Map 1. Location Map



APPENDIX B

SITE 24K TOPO MAP



IL - SRE - Highland 2

Map 2. 1:24,000 Topographic

<p>Madison County, IL</p>	<div data-bbox="376 1829 462 1875" style="border: 2px solid red; width: 53px; height: 22px; display: inline-block;"></div> Study Area
---------------------------	---

APPENDIX C

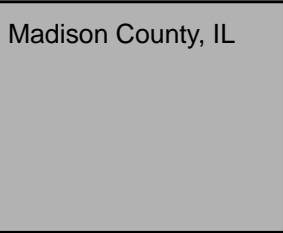
SITE SKETCH MAPS



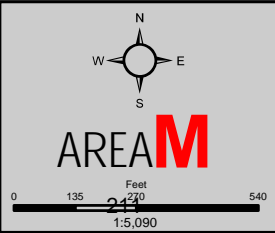
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

IL - SRE - Highland 2

Map 3. Sketch Map



 Project Area



AREA **M**



IL - SRE - Highland 2		Map 4. Lidar Map
Madison County, IL	 Project Area	<div> AREAM Feet 0 135 270 540 1:5,090</div>

APPENDIX D

ERIS REPORT



DATABASE REPORT

Project Property:	<i>Highland 2 n/a Highland IL</i>
Project No:	
Report Type:	<i>Database Report</i>
Order No:	<i>24041900156</i>
Requested by:	<i>Area M Consulting</i>
Date Completed:	<i>April 23, 2024</i>

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Executive Summary

Property Information:

Project Property: Highland 2
n/a Highland IL

Project No:

Coordinates:

Latitude: 38.73037777
Longitude: -89.69449937
UTM Northing: 4,290,304.24
UTM Easting: 265,776.73
UTM Zone: 16S

Elevation: 546 FT

Order Information:

Order No: 24041900156
Date Requested: April 19, 2024
Requested by: Area M Consulting
Report Type: Database Report

Historicals/Products:

ERIS Xplorer [ERIS Xplorer](#)
Excel Add-On Excel Add-On

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	1	-	1
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	1	-	1
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	1	-	1
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

State

SSU	Y	1	0	0	0	0	0	0
DELISTED SSU	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWF/LF SPECIAL	Y	0.5	0	0	0	0	-	0
NIPC	Y	0.5	0	0	0	0	-	0
CCDD	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	2	-	2
LUST DOCUMENT	Y	0.5	0	0	0	2	-	2
DELISTED LUST	Y	0.5	0	0	0	0	-	0
LUST TRUST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
DELISTED TANK	Y	0.25	0	0	0	-	-	0
ENG	Y	0.5	0	0	0	1	-	1
INST	Y	0.5	0	0	0	1	-	1
AUL	Y	0.5	0	0	0	0	-	0
SRP	Y	0.5	0	0	0	1	-	1
REM ASSESS	Y	0.5	0	0	0	1	-	1
BROWNFIELDS	Y	0.5	0	0	0	1	-	1
BROWN MBRGP	Y	0.5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

County

No County databases were selected to be included in the search.

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Additional Environmental Records								
Federal								
PFAS GHG	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	1	-	1
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
MRDS	Y	1	0	0	0	0	1	1
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0

State

SPILLS	Y	0.125	0	0	-	-	-	0
SPILL OER	Y	0.125	0	0	-	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
IEPA DOCS	Y	PO	0	-	-	-	-	0
CDL	Y	0.25	0	0	0	-	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
AIR PERMITS	Y	0.25	0	0	0	-	-	0
UIC	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
COMPOST	Y	0.5	0	0	0	0	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Total:	0	0	0	13	1	14
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* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	LUST	Dillow Brothers Service	1143 New Trenton Rd. Highland IL 62249	NE	0.32 / 1,682.15	-13	19
<i>Incident No Incidents ID NFR Date:</i> 920612 12599 09/30/2021							
1	LUST DOCUMENT	Dillow Brother Svc	1143 New Trenton Rd Highland IL 62249	NE	0.32 / 1,682.15	-13	19
2	LUST	Hulcher Service Inc.	12263 Highland Highland IL 62249	N	0.32 / 1,711.51	-7	20
<i>Incident No Incidents ID NFR Date:</i> 971690 20775 05/02/2005							
2	LUST DOCUMENT	Hulcher Services Inc	12263 Highland Highland IL 62249	N	0.32 / 1,711.51	-7	20
3	PFAS IND	COOPER B-LINE INC	HIGHLAND IL	NNW	0.43 / 2,257.52	0	20
4	CERCLIS	MINTON ENTERPRISES	5 MONROE STREET HIGHLAND IL 62249	NNE	0.49 / 2,576.42	-11	21
<i>Site EPA ID:</i> ILN000510101							
4	SRP	Minton Enterprises, Inc.	5 Monroe Street Highland IL 62249	NNE	0.49 / 2,576.42	-11	22
4	FED BROWNFIELDS	Minton Enterprises, Inc.	5 Monroe Street Highland IL 62249	NNE	0.49 / 2,576.42	-11	23
<i>Property ID:</i> 62281							
4	SEMS	MINTON ENTERPRISES	5 MONROE STREET HIGHLAND IL 62249	NNE	0.49 / 2,576.42	-11	25
<i>EPA ID:</i> ILN000510101							
4	BROWNFIELDS	Minton Enterprises, Inc	5 Monroe Street Highland IL	NNE	0.49 / 2,576.42	-11	26
4	ENG	Minton Enterprises, Inc.	5 Monroe Street Highland IL 62249	NNE	0.49 / 2,576.42	-11	26
4	INST	Minton Enterprises, Inc.	5 Monroe Street Highland IL 62249	NNE	0.49 / 2,576.42	-11	27
4	REM ASSESS	Minton Enterprises Inc	5 Monroe St Highland IL 62249	NNE	0.49 / 2,576.42	-11	27

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<u>5</u>	MRDS	HIGHLAND PIT	MADISON COUNTY HIGHLAND IL 62249 <i>Dep ID:</i> 10168708	ENE	0.77 / 4,055.10	-4	<u>28</u>

Executive Summary: Summary by Data Source

Standard

Federal

SEMS - SEMS List 8R Active Site Inventory

A search of the SEMS database, dated Jan 26, 2024 has found that there are 1 SEMS site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MINTON ENTERPRISES	5 MONROE STREET HIGHLAND IL 62249	NNE	0.49 / 2,576.42	4
<i>EPA ID: ILN000510101</i>				

CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS

A search of the CERCLIS database, dated Oct 25, 2013 has found that there are 1 CERCLIS site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MINTON ENTERPRISES	5 MONROE STREET HIGHLAND IL 62249	NNE	0.49 / 2,576.42	4
<i>Site EPA ID: ILN000510101</i>				

FED BROWNFIELDS - The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database

A search of the FED BROWNFIELDS database, dated Feb 7, 2024 has found that there are 1 FED BROWNFIELDS site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Minton Enterprises, Inc.	5 Monroe Street Highland IL 62249	NNE	0.49 / 2,576.42	4
<i>Property ID: 62281</i>				

State

LUST - Leaking Underground Storage Tanks (LUST)

A search of the LUST database, dated Nov 27, 2023 has found that there are 2 LUST site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Dillow Brothers Service	1143 New Trenton Rd. Highland IL 62249	NE	0.32 / 1,682.15	1
<i>Incident No / Incidents ID / NFR Date: 920612 / 12599 / 09/30/2021</i>				
Hulcher Service Inc.	12263 Highland Highland IL 62249	N	0.32 / 1,711.51	2

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
-------------------------------	-----------------------	-------------------------	--------------------------------	-----------------------

Incident No | Incidents ID | NFR Date: 971690 | 20775 | 05/02/2005

LUST DOCUMENT - Leaking UST Document

A search of the LUST DOCUMENT database, dated Jan 23, 2024 has found that there are 2 LUST DOCUMENT site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Dillow Brother Svc	1143 New Trenton Rd Highland IL 62249	NE	0.32 / 1,682.15	<u>1</u>
Hulcher Services Inc	12263 Highland Highland IL 62249	N	0.32 / 1,711.51	<u>2</u>

ENG - Sites with Engineering Controls

A search of the ENG database, dated Jan 2, 2024 has found that there are 1 ENG site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Minton Enterprises, Inc.	5 Monroe Street Highland IL 62249	NNE	0.49 / 2,576.42	<u>4</u>

INST - Institutional Controls

A search of the INST database, dated Jan 2, 2024 has found that there are 1 INST site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Minton Enterprises, Inc.	5 Monroe Street Highland IL 62249	NNE	0.49 / 2,576.42	<u>4</u>

SRP - Illinois Site Remediation Program Database

A search of the SRP database, dated Jan 2, 2024 has found that there are 1 SRP site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Minton Enterprises, Inc.	5 Monroe Street Highland IL 62249	NNE	0.49 / 2,576.42	<u>4</u>

REM ASSESS - Document Explorer Remediation and Assessment Sites

A search of the REM ASSESS database, dated Jan 23, 2024 has found that there are 1 REM ASSESS site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Minton Enterprises Inc	5 Monroe St Highland IL 62249	NNE	0.49 / 2,576.42	4

BROWNFIELDS - Brownfields Redevelopment Assessment Database

A search of the BROWNFIELDS database, dated Nov 21, 2022 has found that there are 1 BROWNFIELDS site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Minton Enterprises, Inc	5 Monroe Street Highland IL	NNE	0.49 / 2,576.42	4

Non Standard

Federal

PFAS IND - PFAS Industry Sectors

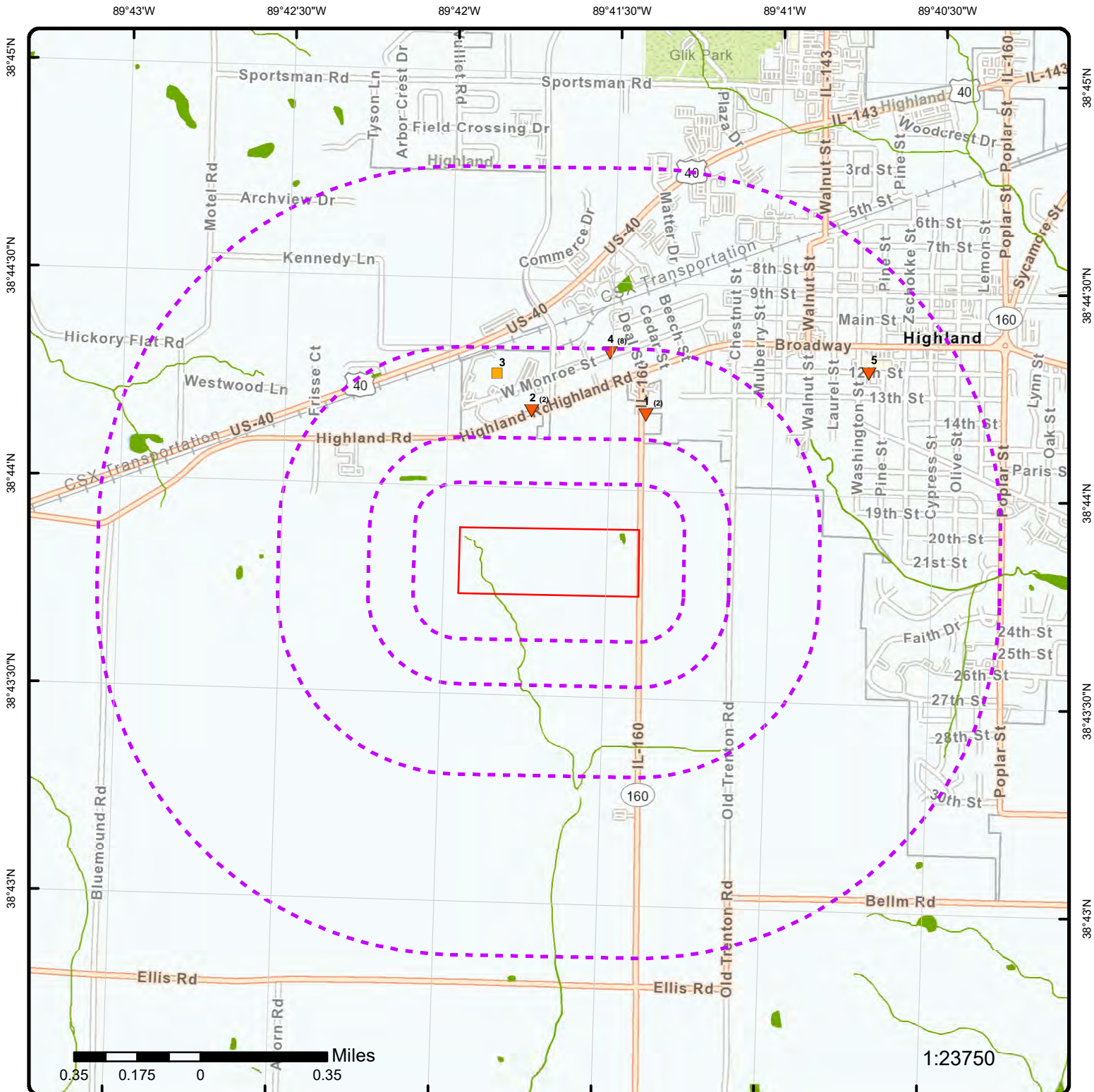
A search of the PFAS IND database, dated Dec 4, 2023 has found that there are 1 PFAS IND site(s) within approximately 0.50miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
COOPER B-LINE INC	HIGHLAND IL	NNW	0.43 / 2,257.52	3

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2016 has found that there are 1 MRDS site(s) within approximately 1.00miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
HIGHLAND PIT	MADISON COUNTY HIGHLAND IL 62249	ENE	0.77 / 4,055.10	5
	<i>Dep ID: 10168708</i>			



Map: 1.0 Mile Radius

Order Number: 24041900156

Address: n/a, Highland, IL



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

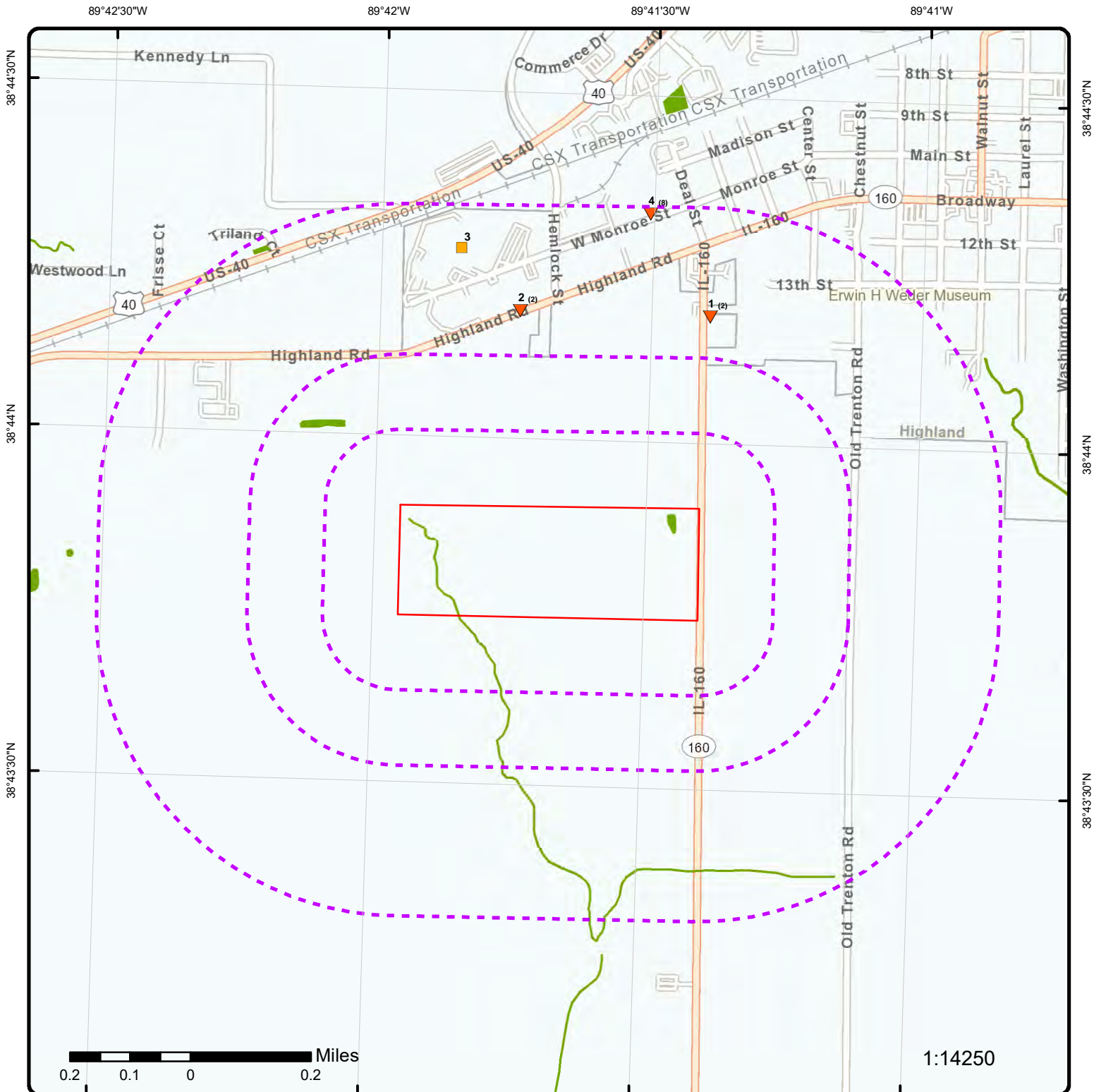
Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.5 Mile Radius

Order Number: 24041900156

Address: n/a, Highland, IL



Project Property

Buffer Outline

▲ Sites with Higher Elevation

▲ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

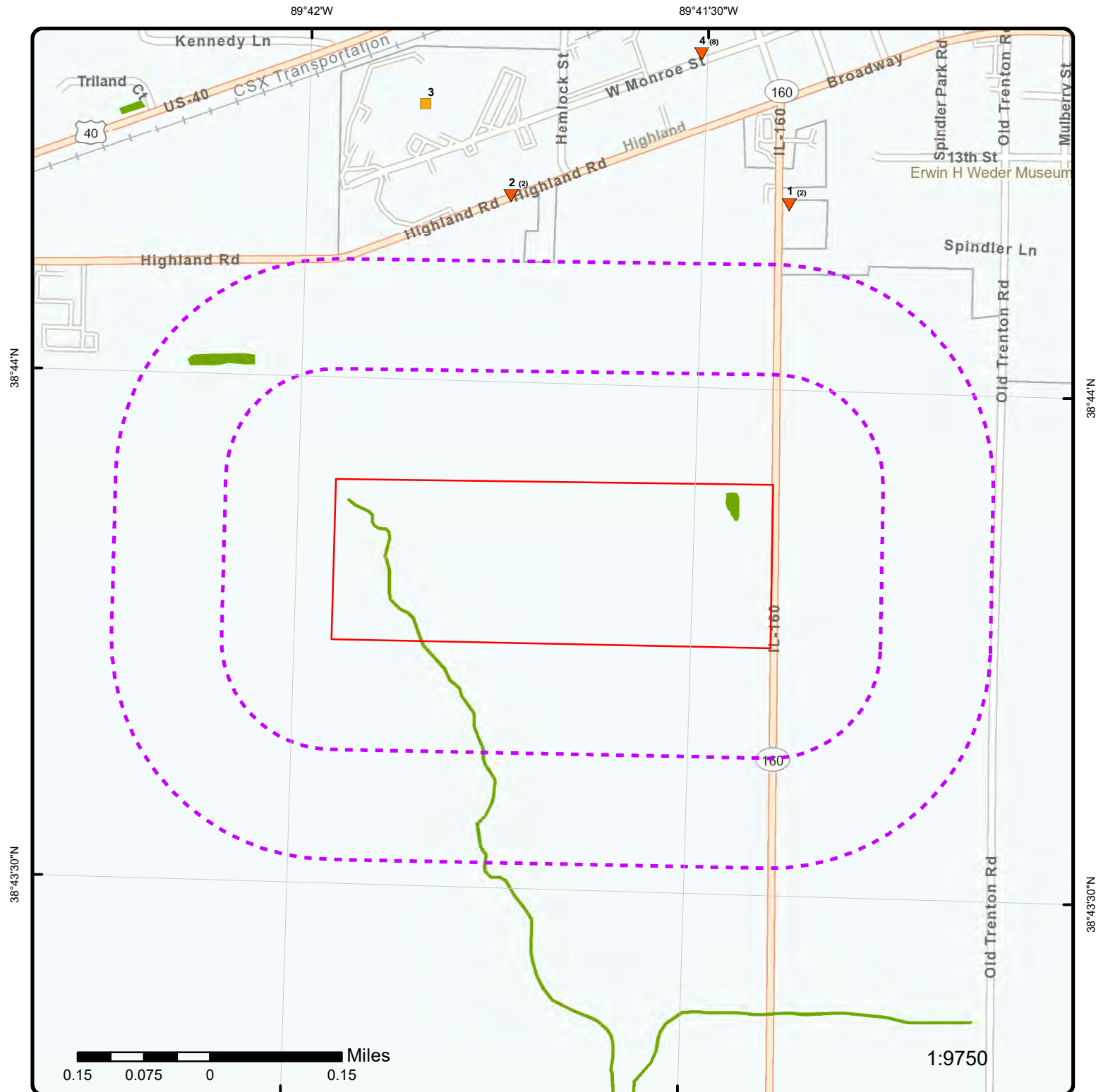
Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.25 Mile Radius

Order Number: 24041900156

Address: n/a, Highland, IL



Project Property

Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)

89°42'W

89°41'30"W

38°44'N

38°43'30"N

38°44'N

38°43'30"N



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aerial Year: 2023

Address: n/a, Highland, IL

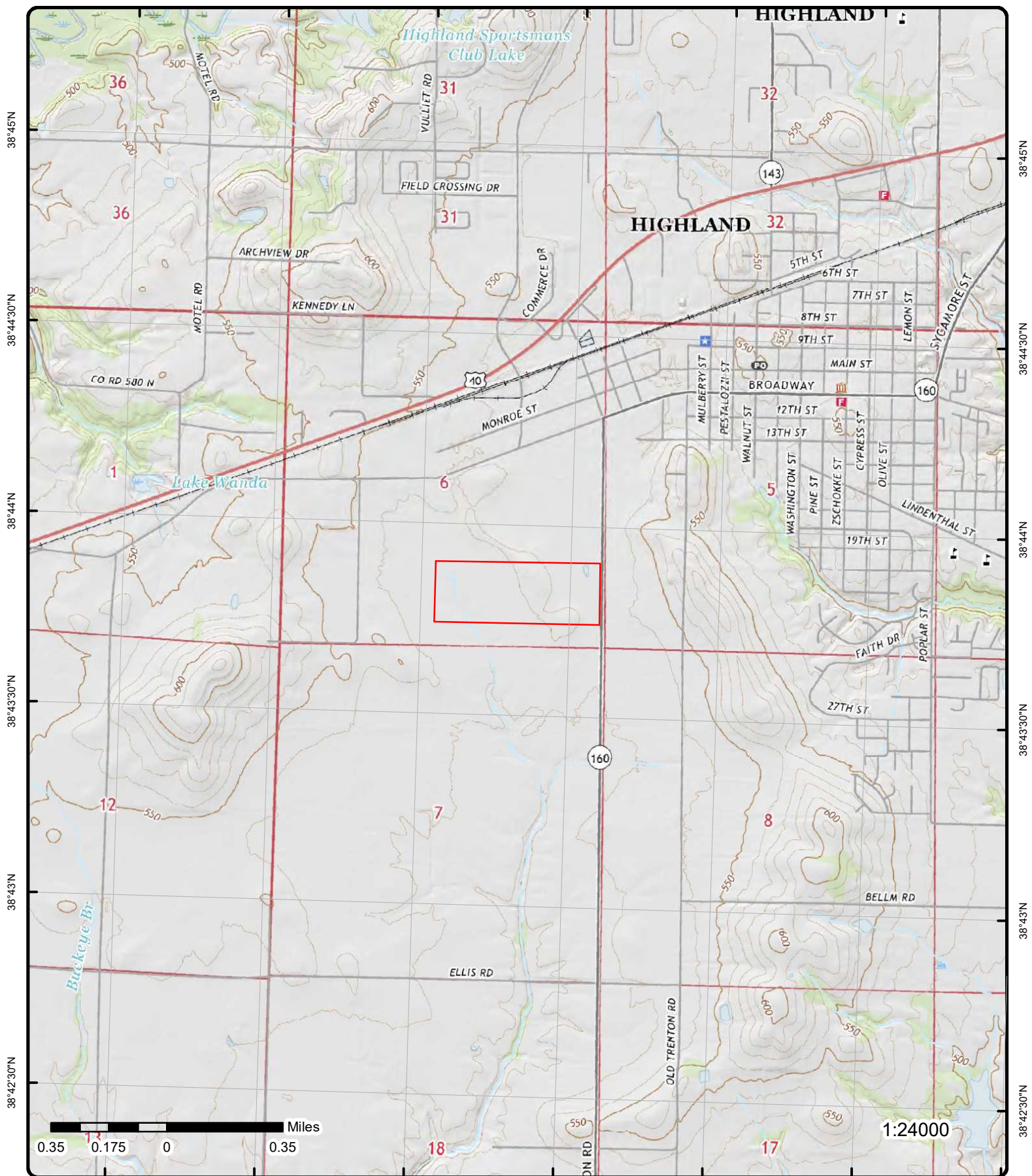
Source: ESRI World Imagery

Order Number: 24041900156



© ERIS Information Inc.

89°43'W 89°42'30"W 89°42'W 89°41'30"W 89°41'W 89°40'30"W



Topographic Map

Year: 2021

Order Number: 24041900156

Address: n/a, IL

Quadrangle(s): Highland IL, Grantfork IL

Source: USGS Topographic Map



© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	NE	0.32 / 1,682.15	533.34 / -13	Dillow Brothers Service 1143 New Trenton Rd. Highland IL 62249	LUST
<div> <div> Incident No: 920612 Incidents ID: 12599 NFR Date: 09/30/2021 Gasoline: True Unleaded: False Diesel: True Fuel Oil: False Jet Fuel: False Used Oil: False Non Petroleum Prod: False Other Petroleum: False Non LUST Date: Non LUST Letter Dt: Heating Oil Letter Date: Free Product Discovery Date: Primary Resp Party Name: Dillow Brothers Service Primary Resp Party Address: 1143 New Trenton Road Primary Resp Party City: Highland Primary Resp Party State: IL Primary Resp Party ZIP: 62249 Primary Resp Party Phone: (618) 654-2071 Primary Resp Party Contact: Sue Dillow </div> <div> LPC No: 1190555034 IEMA Date: 03/06/1992 Regulation: 734 C 20 Day Report Date: 03/27/1992 C 45 Day Report Date: 10/15/1993 NFR Recorded Date: 10/15/2021 Pre 74 Date: Proj Manager Phone: Proj Mngr First Nm: Karl Proj Mngr Last Nm: Kaiser Proj Manager Email: Site County: Madison </div> </div>						

1	2 of 2	NE	0.32 / 1,682.15	533.34 / -13	Dillow Brother Svc 1143 New Trenton Rd Highland IL 62249	LUST DOCUMENT
<div> <div> Site ID (Map): 170000693346 System ID (Map): 1190555034 Program ID (Web): 1190555034 Interest Type (Map): LUST Media Code (Map): LAND Category (Web): Leaking UST Technical Document Indicator (Map): Yes Document Count (Web): 70 Total Pages (Web): 1596 Revision Date Time (Map): 06/30/2003 Collection Date (Map): 01/01/2001 Name (Web): Dillow Brother Svc - 170000693346 Address (Web): 1143 New Trenton Rd Name (Map): Dillow Brother Svc Address (Map): 1143 New Trenton Rd Category URL (Web): https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1Ym9yY1x1UHQkPU4xbWRhJHRyYXRvcIBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0IFUEFJRf09IjE3MDAwMDY5MzM0NiIlgQU5EIFtDQVRFR09SWV09IjlxQSI1 Data Source: IEPA Document Explorer - Geographic Search (Map); IEPA Document Explorer - Facility/Site Search (Web) Note: Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer </div> <div> Originating Bureau (Web): Bureau of Land City (Web): Highland State (Web): IL Zip (Web): 62249 City (Map): Highland State (Map): IL Zip (Map): 62249 Latitude (Map): 38.73781 Longitude (Map): -89.69006 X (Map): -89.69005999999996 Y (Map): 38.737810000000025 </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 2	N	0.32 / 1,711.51	538.81 / -7	Hulcher Service Inc. 12263 Highland Highland IL 62249	LUST
<div> <div> Incident No: 971690 Incidents ID: 20775 NFR Date: 05/02/2005 Gasoline: True Unleaded: False Diesel: True Fuel Oil: False Jet Fuel: False Used Oil: False Non Petroleum Prod: False Other Petroleum: False Non LUST Date: Non LUST Letter Dt: Heating Oil Letter Date: Free Product Discovery Date: Primary Resp Party Name: Hulcher Service Inc. Primary Resp Party Address: 611 Kimberly Dr. Primary Resp Party City: Denton Primary Resp Party State: TX Primary Resp Party ZIP: 76208 Primary Resp Party Phone: 8006598032 Primary Resp Party Contact: Robert Nell </div> <div> LPC No: 1190555033 IEMA Date: 09/11/1997 Regulation: 732 C 20 Day Report Date: 10/10/1997 C 45 Day Report Date: 12/08/1997 NFR Recorded Date: 06/15/2005 Pre 74 Date: Proj Manager Phone: (217) 524-4649 Proj Mngr First Nm: Trent Proj Mngr Last Nm: Benanti Proj Manager Email: Trent.Benanti@illinois.gov Site County: Madison </div> </div>						
2	2 of 2	N	0.32 / 1,711.51	538.81 / -7	Hulcher Services Inc 12263 Highland Highland IL 62249	LUST DOCUMENT
<div> <div> Site ID (Map): 170000306461 System ID (Map): 1190555033 Program ID (Web): 1190555033 Interest Type (Map): LUST Media Code (Map): LAND Category (Web): Leaking UST Technical Document Indicator (Map): Yes Document Count (Web): 27 Total Pages (Web): 442 Revision Date Time (Map): 06/30/2003 Collection Date (Map): 04/12/2007 Name (Web): Hulcher Services Inc - 170000306461 Address (Web): 12263 Highland Name (Map): Hulcher Services Inc Address (Map): 12263 Highland Category URL (Web): https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1Ym91Y1x1UHQkPU4xbWRhJHRyYXRvcIBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0IFUEFJRF09ljE3MDAwMDMwNjQ2MSIgQU5EIFtDQVRFR09SWV09ljlxQSI1 IEPA Document Explorer - Geographic Search (Map); IEPA Document Explorer - Facility/Site Search (Web) Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer </div> <div> Originating Bureau (Web): Bureau of Land City (Web): Highland State (Web): IL Zip (Web): 62249 City (Map): Highland State (Map): IL Zip (Map): 62249 Latitude (Map): 38.7367 Longitude (Map): -89.6957 X (Map): -89.69569999999999 Y (Map): 38.736700000000004 </div> </div> <div> Data Source: Note: </div>						
3	1 of 1	NNW	0.43 / 2,257.52	545.97 / 0	COOPER B-LINE INC HIGHLAND IL	PFAS IND
<div> <div> Status: Active Fac Indian Cntry Flg: N Fac Derived Huc: 07140204 </div> <div> Fac Fips Code: 17119 Compliance Status: No Violation Identified EPA Programs: CAA; CWA; RCRA </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac Derived Wbd:	071402040102				Federal Facility:	No
Fac Derived Cd113:	15				Federal Agency:	-
Fac Derived Cb2010:	171194036011147				Fac Snc Flg:	N
Fac Informal Count:	0				AIR Flag:	Y
Last Informal Action:	1/15/2015				NPDES Flag:	Y
Formal Action Count:	0				SDWIS Flag:	N
Last Formal Action:	6/1/2015				RCRAFlag:	Y
Fac Total Penalties:	0				TRI Flag:	Y
Fac Penalty Count:	-				GHG Flag:	N
Date Last Penalty:	8/31/2004				TRI IDs:	62249BLNSY509WE
Last Penalty Amt:	25000				TRI Releases Trnsfrs:	95048
Fac Qtrs With Nc:	0				TRI on Site Releases:	1
Programs With Snc:	0				TRI off Site Trnsfrs:	95047
Fac Percent Minority:	3.7				TRI Reporter:	Yes
Fac Pop Den:	428.93				Fac Imp Water Flg:	-
Count:	1				Fac Major Flag:	-
Fac County:	MADISON				Fac Active Flag:	Yes
State Other :					Fac Inspection Count:	1
Region:	05				Date Last Inspection:	5/22/2023
Latitude:	38.737874				Days Last Inspection:	194
Longitude:	-89.697463					
Fac Derived Tribes:	-					
AIR IDs:	IL000119055ABE					
CAA Permit Types:	Minor Emissions					
CAA NAICS:	332114 332323					
CAA SICS:	3433					
NPDES IDs:	ILP000150 ILR000847					
CWA Permit Types:	Non-M					
CWA NAICS:	-					
CWA SICS:	3499					
RCRA IDs:	ILD053969408					
RCRA Permit Types:	VSQG					
RCRA NAICS:	332999					
SDWA IDs:	-					
SDWA System Types:	-					
SDWA Compliance Status:	-					
SDWA Snc Flag:	N					
Fac Collection Meth:	INTERPOLATION-PHOTO					
EJSCREEN Flag Us:	N					
EJSCREEN Report:	https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-89.697463,%22y%22:38.737874,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1					
ECHO Facility Report:	https://echo.epa.gov/detailed-facility-report?fid=110000768866					
Industry:	Metal Machinery Mfg					

<u>4</u>	1 of 8	NNE	0.49 / 2,576.42	535.33 / -11	MINTON ENTERPRISES 5 MONROE STREET HIGHLAND IL 62249	CERCLIS
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Site ID:	0510101	RNPL Status Code:	N
Site EPA ID:	ILN000510101	NPL Status:	Not on the NPL
Site Street Address 2:		RFED Facility Code:	N
Site County Name:	MADISON	RFED Facility Desc:	Not a Federal Facility
Site FIPS Code:	17119	USGS Hydro Unit No.:	
Region Code:	05	Site Cong. Dist. Code:	19
Site SMSA No.:		ROT Desc:	
Site Prim. Latitude:	+38.738998	FR NPL Update No.:	
Site Prim. Longitude:	-089.691612	RFRA Code:	
Lat Long Source:			
RNON NPL Status Desc:	Removal Only Site (No Site Assessment Work Needed)		

CERCLIS Site Contact Name(s)

Person ID:	5271198.00
First Name:	KEVIN
Last Name:	TURNER

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Phone No.: 6185253665
Email:

CERCLIS Assess History

OU ID:	00	RALT Short Name:	EPA Fund
Act Code ID:	001	Act Start Date:	10/23/2006 00:00:00
RAT Code:	RV	Act Complete Date:	4/11/2007 00:00:00
RAT Short Name:	RMVL	AGT Order No.:	70
RAT Name:	REMOVAL	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:	V	SH Lead:	
SPA Code:	08		
RAT Def:			

Response action that requires expeditious attention to reduce imminent and substantial dangers to human health, welfare, or the environment or an emergency response required within hours or days to address acute situations involving actual or potential threat to human health, the environment, or real or personal property due to the release of a hazardous substance. Characterization of a removal action as removal, not immediate removal or planned removal, started at the beginning of FY 1987. This code now takes the place of immediate removal (IR) and planned removal (PR).

Site Desc:
Site Alias:

CERCLIS Assess History

OU ID:	00	RALT Short Name:	
Act Code ID:		Act Start Date:	
RAT Code:		Act Complete Date:	
RAT Short Name:		AGT Order No.:	0
RAT Name:		SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:		SH Seq:	
RAT Level:		SH Start Date:	
RAT DEF OU:		SH Complete Date:	
RFBS Code:		SH Lead:	
SPA Code:			
RAT Def:			
Site Desc:			

The Minton Enterprises site is former metal plating facility. The site assessment revealed a denigrated condition. This removal action will include stabilization, removal and off-site disposal of all solids and liquids in drums, vats and other container

Site Alias:

No alias data available

CERCLIS Assess History

OU ID:	00	RALT Short Name:	EPA Fund
Act Code ID:	001	Act Start Date:	11/6/2006 00:00:00
RAT Code:	AR	Act Complete Date:	
RAT Short Name:	ADMM REC	AGT Order No.:	580
RAT Name:	ADMINISTRATIVE RECORDS	SH OU:	
RAT Hist. Only Flag:		SH Code:	
RAT NSI Indicator:	B	SH Seq:	
RAT Level:	1	SH Start Date:	
RAT DEF OU:	00	SH Complete Date:	
RFBS Code:	P	SH Lead:	
SPA Code:	13		
RAT Def:			

SARA specifies that administrative records be compiled at Superfund sites where remedial or removal responses are planned, or are occurring, or where EPA is issuing a unilateral order or initiating litigation to track enforcement case budget funds used for any RP lead activity.

Site Desc:
Site Alias:

4	2 of 8	NNE	0.49 / 2,576.42	535.33 / -11	Minton Enterprises, Inc. 5 Monroe Street	SRP
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Highland IL 62249

I EPA ID:	1190555027	Longitude:	-89.691958
US EPA ID:	ILD984817064	Latitude:	38.739203
County:	Madison		

Site Applicant / Consultant Information

RA Title:	Mr.	Received SA Date:	9/15/2009
RA First Name:	Timothy	PM ID:	Andrew Catlin
RA Last Name:	Klaus	Four Letter Date:	
RA Address1:	1002 Chestnut Street	Active Site:	No
RA Address2:		Consultant Address1:	620 Armsway Boulevard
RA City:	Highland, IL	Consultant Address2:	
RA Zip:	62249	Consultant City:	Godfrey, IL
Consultant Contact:	Nathaniel Brooks	Consultant Zip:	62035
RA Company:	Klaus Service Center, Inc.		
Consultant Company:	Safety Partners, Ltd.		

Letter Information

NFR Site Name:	Minton Enterprises, Inc.	Indust Commercial:	Yes
NFR Letter Date:	11/25/2019	Worker Caution:	Yes
Effective:	True	Slab on Grade:	No
NFR Recorded Date:	12/4/2019	BCT:	No
Comp Focus:	Focused	Inst Control Other:	No
RA First Name:	Timothy	Building Slab:	No
RA Last Name:	Klaus	Asphalt Used:	Yes
RA Company:	Klaus Service Center, Inc.	Concrete Used:	No
RA Address1:	1002 Chestnut Street	Clean Soil Three ft:	No
RA Address2:		Clean Soil Ten ft:	No
RA City:	Highland, IL	Alternate Barrier:	No
RA Zip:	62249	Other Barrier:	No
Acres:	2.5000	ELUC Other:	No
Ordinance:	Yes		
ELUC Groundwater Use	No		
Restrict:			
Groundwater Use Restriction:	No		
Highway Authority Agreement:	No		
Land Use:	Industrial/Commercial		

4

3 of 8

NNE

0.49 /
2,576.42

535.33 /
-11

Minton Enterprises, Inc.
5 Monroe Street
Highland IL 62249

FED
BROWNFIELDS

Property ID:	62281	County:	MADISON
Lat Measure:	38.73897	Latitude (Map):	
Long Measure:	-89.69151	Longitude (Map):	
Property Name:	Minton Enterprises, Inc.		
Address:	5 Monroe Street		
City:	Highland		
State Code:	IL		
Zip Code:	62249		
Primary Name (Map):			
Location Address (Map):			
City Name (Map):			
County Name (Map):			
State Code (Map):			
Postal Code (Map):			
Data Source:	Cleanups in My Community (CIMC) Cleanups and Grants Listing Export - Brownfield Properties		

Property Details (Cleanups in My Community)

ID No:	Size Acres:	2.2
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
NFA Letter Date: Media Affected: Soil Media Cleaned Up: Contaminants REC: Contams Actionable: Lead Other Metals Contams < Actionble: Contamnts Cleanup: Tanks Removal: Cleanup Needed: U Cleanup Treatment: Excavation Disposl: Contams Extractn: Reduc Contams: Additional Clnup: Institutional Cleanup: Institutional Cleanup: Engineering Needed: Eng Control: Additnl Inst Control: Additnl Eng Control: Inst Control Date: Eng Control Date: Property Alias: Property Owner: Private Address Source URL: Address Source URL: Address Source URL: Other:			Parcel No: 01-2-24-06-08-201-003 Property Enrolled: Radius: .5 Census Tract: 17119403601 2010 # Below Poverty: 23. 2010 Below Poverty: 5.39 2010 Median Income: 726. 2010 No Low Income: 63. 2010 Low Income: 14.75 2010 No Vacant Hous: 18. 2010 Vacant Housing: 9.25 2010 # Unemployed: 20. 2010 Unemployed: 4.68 Tech Capping: Secur Guard Fence: Immobilization: Eng Barriers: Proprietary Cntrl: Info Device: Govt Cntrl: Enf Permit Tool: Clnup Struct Remov:			

Activity Details(Cleanups in My Community)

Coop Agmt No: 96507903 Program Name: RP Activity Funded: Type CA Fund: Funding Entity: IL EPA Assessmnt Start Dt: 05/10/2006 Assessmnt Compl Dt: 09/25/2007 Clnup Actvy Start Dt: Clnup Actvy Comp Dt: Acres Cleaned Up: Clnup Funding Src: Clnup Entity Provid: Signed Rpt Dt: Direct Clnup Tot Fnd: Direct Clnup Fnd Src: Fund Amt Expnded: Source of Funding: State/Tribal Funding (non-section 128(a)) Past Use Residential: Past Use Greenspace: Past Use Industrial: 2.2 Past Use Commercial: Coop Agmt Recipnt: Illinois Environmental Protection Agency Clnup Compet Doc2: Climate Adapt Mitg1: Climate Adapt Mitg2:			Redev Actvy Funded: Redev Start Dt: Redev Compl date: Redev Fund Entity: Redev Residential: Redev Greenspace: Redev Industrial: Redev Commercial: # of Redev Jobs: RLF Signed Dt: RLF Intest Rate: RLF EPA Fund: RLF Cost Share: RLF Prog Income: RLF Lvg Fund Src: RLF Lvg Fund Entity: RLF Lvg Fund Amt: RLF Subgrant Signed: Subgrant EPA Fund: Subgrant Cost Shr:		
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Activity Details(Cleanups in My Community)

Coop Agmt No: 96507903 Program Name: RP Activity Funded: Type CA Fund: Funding Entity: EPA Assessmnt Start Dt: 05/10/2006 Assessmnt Compl Dt: 09/25/2007 Clnup Actvy Start Dt:			Redev Actvy Funded: Redev Start Dt: Redev Compl date: Redev Fund Entity: Redev Residential: Redev Greenspace: Redev Industrial: Redev Commercial:		
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Clnup Actvy Comp Dt: Acres Cleaned Up: Clnup Funding Src: Clnup Entity Provid: Signed Rpt Dt: Direct Clnup Tot Fnd: Direct Clnup Fnd Src: Fund Amt Expnded: Source of Funding: Past Use Resiential: Past Use Greenspace: Past Use Industrial: Past Use Commercial: Coop Agmt Recipnt: Clnup Compet Doc2: Climate Adapt Mitg1: Climate Adapt Mitg2:	 State/Tribal Funding (non-section 128(a)) 2.2 Illinois Environmental Protection Agency				# of Redev Jobs: RLF Signed Dt: RLF Intest Rate: RLF EPA Fund: RLF Cost Share: RLF Prog Income: RLF Lvg Fund Src: RLF Lvg Fund Entity: RLF Lvg Fund Amt: RLF Subgrant Signed: Subgrant EPA Fund: Subgrant Cost Shr:	

4	4 of 8	NNE	0.49 / 2,576.42	535.33 / -11	MINTON ENTERPRISES 5 MONROE STREET HIGHLAND IL 62249	SEMS
EPA ID: Primary Nm (MAP): City Name: Site Name: Street Address: Street Address 2: City: State: Zip: County: Latitude: Longitude: Latitude83(CalOES): Data Source:	 ILN000510101 MINTON ENTERPRISES, INC. HIGHLAND MINTON ENTERPRISES 5 MONROE STREET HIGHLAND IL 62249 MADISON +38.738998 -089.691612 38.738936 EPA Superfund Data and Reports Active Site Inventory (List 8R Active);EPA FRS Interests Map - SEMS;CalOES EPA RCRA TSDF Map - SEMS				Pgm Sys ID: Loc Addr (MAP): Postal Code: County Name: Latitude83: Longitude83: PGM SYS ID(CalOES): Name(CalOES): Loc Addr(CalOES): City(CalOES): Postal(CalOES): County(CalOES): Longitude83(CalOES):	 ILN000510101 5 MONROE ST 62249-1333 MADISON 38.738935999999995 -89.69091999999999 ILN000510101 MINTON ENTERPRISES, INC. 5 MONROE ST HIGHLAND 62249-1333 MADISON -89.69092

Site Level Information

Site ID: NPL: Federal Facility: FF Docket: Non NPL Status:	 0510101 Not on the NPL No No Removal Only Site (No Site Assessment Work Needed)	Superfund Alt Agmt: FIPS Code: Cong District: Region:	 No 17119 19 05
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Action Information

Operable Units: Action Code: Action Name: SEQ:	 00 AR ADMIN REC 1	Start Actual: Finish Actual: Qual: Curr Action Lead:	 11/6/2006 5:00:00 AM EPA Perf
Operable Units: Action Code: Action Name: SEQ:	 00 RV RMVL 1	Start Actual: Finish Actual: Qual: Curr Action Lead:	 10/23/2006 4:00:00 AM 4/11/2007 4:00:00 AM C EPA Perf

GIS Information

Registry ID: Active Status: Key Field: Interest Type: Fed Agency Name:	 110018452271 NOT ON THE NPL SEMSILN000510101 SUPERFUND (NON-NPL) 	Pgm Sys Acnm: Accuracy Value: HUC8 Code: HUC 12: Public Ind:	 SEMS 50 07140204 071402040102 Y
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fed Facility Code:				Pgm Report:		no data yet
Federal Land Ind:				X:		-89.69092040799995
EPA Region Code:				Y:		38.738935715000025
Fips Code:				17119		
Collect Mth Desc:				ADDRESS MATCHING-HOUSE NUMBER		
Ref Point Desc:				ENTRANCE POINT OF A FACILITY OR STATION		
Fac Url:				https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110018452271		
Program Url:						
Pgm Report Url:				no data yet		

CalOES EPA RCRA TSD - SEMS

Registry ID:		110018452271	HUC 12:		071402040102
Interest Type:		SUPERFUND (NON-NPL)	Collect Mth Desc:		ADDRESS MATCHING-HOUSE NUMBER
Active Status:		NOT ON THE NPL	Accuracy Value:		50
Pgm Sys Acnm:		SEMS	Ref Point Desc:		ENTRANCE POINT OF A FACILITY OR STATION
Federal Agency Nm:			EPA Region Code:		05
Federal Land Ind:			Key Field:		SEMSILN000510101
Fed Facility Cd:			Create Dt:		10/26/2021
Public Ind:		Y	Update Dt:		11/24/2021
FIPS Code:		17119	Last Reported Dt:		
HUC8 Code:		07140204			
Pgm Report Url:		no data yet			
Program URL:					
Fac Url:		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110018452271			

4	5 of 8	NNE	0.49 / 2,576.42	535.33 / -11	Minton Enterprises, Inc 5 Monroe Street Highland IL	BROWNFIELDS
IEPA ID:		1190555027	County:		Madison	
Contaminant:		Hazardous Substances	Latitude:		38.73897	
Completion Date:		9/22/2007	Longitude:		-89.69151	
Acreage:		2.2				

4	6 of 8	NNE	0.49 / 2,576.42	535.33 / -11	Minton Enterprises, Inc. 5 Monroe Street Highland IL 62249	ENG
I EPA ID:		1190555027	Longitude:		-89.691958	
US EPA ID:		ILD984817064	Latitude:		38.739203	
County:		Madison				

Site Applicant / Consultant Information

Active Site:		No	Consultant Contact:		Nathaniel Brooks
RA Title:		Mr.	Consultant Address1:		620 Armsway Boulevard
RA First Name:		Timothy	Consultant Address2:		
RA Last Name:		Klaus	Consultant City:		Godfrey, IL
RA Address1:		1002 Chestnut Street	Consultant Zip:		62035
RA Address2:			PM ID:		Andrew Catlin
RA City:		Highland, IL	Received SA Date:		9/15/2009
RA Zip:		62249	Four Letter Date:		
RA Company:		Klaus Service Center, Inc.			
Consultant Company:		Safety Partners, Ltd.			

Letters Information

NFR Site Name:		Minton Enterprises, Inc.	Indust Commercial:		Yes
NFR Letter Date:		11/25/2019	Worker Caution:		Yes
Effective:		True	Slab on Grade:		No
NFR Recorded Date:		12/4/2019	BCT:		No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comp Focus:	Focused				Inst Control Other:	No
RA First Name:	Timothy				Building Slab:	No
RA Last Name:	Klaus				Asphalt Used:	Yes
RA Company:	Klaus Service Center, Inc.				Concrete Used:	No
RA Address1:	1002 Chestnut Street				Clean Soil Three ft:	No
RA Address2:					Clean Soil Ten ft:	No
RA City:	Highland, IL				Alternate Barrier:	No
RA Zip:	62249				Other Barrier:	No
Acres:	2.5000				ELUC Other:	No
Ordinance:	Yes					
ELUC Groundwater Use Restrict:	No					
Groundwater Use Restriction:	No					
Highway Authority Agreement:	No					
Land Use:	Industrial/Commercial					

<u>4</u>	7 of 8	NNE	0.49 / 2,576.42	535.33 / -11	Minton Enterprises, Inc. 5 Monroe Street Highland IL 62249	INST
I EPA ID:	1190555027			Longitude:	-89.691958	
US EPA ID:	ILD984817064			Latitude:	38.739203	
County:	Madison					

Site Applicant / Consultant Information

RA Title:	Mr.	Received SA Date:	9/15/2009
RA First Name:	Timothy	PM ID:	Andrew Catlin
RA Last Name:	Klaus	Four Letter Date:	
RA Company:	Klaus Service Center, Inc.	Active Site:	No
RA Address1:	1002 Chestnut Street	Consultant Address1:	620 Armsway Boulevard
RA Address2:		Consultant Address2:	
RA City:	Highland, IL	Consultant City:	Godfrey, IL
RA Zip:	62249	Consultant Zip:	62035
Consultant Contact:	Nathaniel Brooks		
Consultant Company:	Safety Partners, Ltd.		

Letters Information

NFR Site Name:	Minton Enterprises, Inc.	Indust Commercial:	Yes
NFR Letter Date:	11/25/2019	Worker Caution:	Yes
Effective:	True	Slab on Grade:	No
NFR Recorded Date:	12/4/2019	BCT:	No
Comp Focus:	Focused	Inst Control Other:	No
RA First Name:	Timothy	Building Slab:	No
RA Last Name:	Klaus	Asphalt Used:	Yes
RA Company:	Klaus Service Center, Inc.	Concrete Used:	No
RA Address1:	1002 Chestnut Street	Clean Soil Three ft:	No
RA Address2:		Clean Soil Ten ft:	No
RA City:	Highland, IL	Alternate Barrier:	No
RA Zip:	62249	Other Barrier:	No
Acres:	2.5000	ELUC Other:	No
Ordinance:	Yes		
ELUC Groundwater Use Restrict:	No		
Groundwater Use Restriction:	No		
Highway Authority Agreement:	No		
Land Use:	Industrial/Commercial		

<u>4</u>	8 of 8	NNE	0.49 / 2,576.42	535.33 / -11	Minton Enterprises Inc 5 Monroe St Highland IL 62249	REM ASSESS
Name (Map):	Minton Enterprises Inc	Name (Web):	Minton Enterprises Inc - 170000270711			
Addr (Map):	5 Monroe St	Addr (Web):	5 Monroe St			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
City (Map):	Highland				City (Web):	Highland
State (Map):	IL				State (Web):	IL
Postal (Map):	62249				Zip (Web):	62249
Note:	Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer					
Data Source:	IEPA Document Explorer - Geographic Search (Map); IEPA Document Explorer - Facility/Site Search (Web)					

IEPA Document Explorer

Site ID:	170000270711	Originating Bureau:	Bureau of Land
Program ID:	1190555027	Document Count:	16
Category:	Superfund Technical	Total Pages:	1018
Category URL:	https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1YmtpY1xuUHdkPU4xbWRhJHRyYXRvcIBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0lFUEFJRF09lE3MDAwMDI3MDcxMSIgQU5EIFtDQVRFR09SWV09lE5QyI1		

IEPA Document Explorer

Site ID:	170000270711	Originating Bureau:	Bureau of Land
Program ID:	1190555027	Document Count:	30
Category:	Site Remediation - Technical	Total Pages:	631
Category URL:	https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1YmtpY1xuUHdkPU4xbWRhJHRyYXRvcIBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0lFUEFJRF09lE3MDAwMDI3MDcxMSIgQU5EIFtDQVRFR09SWV09lE5QyI1		

IEPA Document Explorer (Map Search)

Site ID:	170000270711	Document Indicator:	Yes
System ID:	1190555027	Latitude:	38.73934
Interest Type:	BOL	Longitude:	-89.69181
Media Code:	LAND	X:	-89.69180999999998
Collection Date:	05/31/2006	Y:	38.73934000000003
Revision Date/Time:	06/30/2003		

<u>5</u>	1 of 1	ENE	0.77 / 4,055.10	541.76 / -4	HIGHLAND PIT MADISON COUNTY HIGHLAND IL 62249	MRDS
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Dep ID:	10168708	I1:	74
Dev Status:	PAST PRODUCER	Latitude:	38.738281
Code List:	SDG	Longitude:	-89.678406
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10168708		

Commodity

I1:	35	Line:	1
Code:	SDG	Inserted By:	MAS migration
Commodity:	Sand and Gravel, Cons	Insert Date:	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	Updated By:	USGS
Commodity Group:	Sand and Gravel	Update Date:	29-OCT-2002 09:01:40
Importance:	Primary		

Names

I1:	24	Inserted By:	MAS migration
Status:	Current	Insert Date:	29-OCT-02
Site Name:	Highland Pit	Updated By:	USGS
Line:	1	Update Date:	29-OCT-02

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Dec 26, 2023

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Dec 26, 2023

Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Dec 26, 2023

SEMS List 8R Active Site Inventory:

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Jan 26, 2024

SEMS List 8R Archive Sites:[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Jan 26, 2024

Inventory of Open Dumps, June 1985:[ODI](#)

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS:[CERCLIS](#)

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:[RCRA CORRACTS](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jan 1, 2024

RCRA non-CORRACTS TSD Facilities:[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Jan 1, 2024

RCRA Generator List:[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jan 1, 2024

RCRA Small Quantity Generators List:[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jan 1, 2024

RCRA Very Small Quantity Generators List:[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jan 1, 2024

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jan 1, 2024

RCRA Sites with Controls:[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jan 1, 2024

Federal Engineering Controls-ECs:[FED ENG](#)

List of Engineering controls (ECs) made available by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Feb 29, 2024

Federal Institutional Controls- ICs:[FED INST](#)

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Feb 29, 2024

Land Use Control Information System:

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: Dec 26, 2023

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Feb 20, 2024

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Feb 7, 2024

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: May 2, 2023

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: May 2, 2023

Historical Gas Stations:**HIST GAS STATIONS**

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:**REFN**

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Feb 28, 2024

Petroleum Product and Crude Oil Rail Terminals:**BULK TERMINAL**

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from the Federal Communications Commission Data hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Sep 22, 2023

LIEN on Property:**SEMS LIEN**

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Jan 26, 2024

Superfund Decision Documents:**SUPERFUND ROD**

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Dec 26, 2023

Formerly Utilized Sites Remedial Action Program:**DOE FUSRAP**

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State**State Response Action Program Database:****SSU**

The State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit. The State Response Action Program database made available by Illinois Environmental Protection Agency. This database is state equivalent CERCLIS.

Government Publication Date: Aug 3, 2023

Delisted State Response Action Program:**DELISTED SSU**

List of sites removed from the State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit.

Government Publication Date: Aug 3, 2023

Solid Waste Landfills Subject to State Surcharge Database:**SWF/LF**

The Bureau of Land maintains a list of solid waste facilities and landfills throughout the state. This list made available by Illinois Environmental Protection Agency's Bureau of land.

Government Publication Date: Jul 13, 2022

Special Waste Site List:

SWF/LF SPECIAL

The following landfills are those that as of January 1, 1990, accept non-hazardous special waste pursuant to the Illinois Environmental Protection Agency Non-Hazardous Special Waste Definition. List A includes landfills that may receive any non-hazardous waste. Non-Regional Pollutant Control Facilities are so noted. List B includes landfills designed to receive specific non-hazardous wastes. List B landfills are designated as a Regional Pollutant Control Facility by RPCF, or Non-regional Pollutant Control Facility by Non-RPCF.

Government Publication Date: Jan 1, 1990

Northeastern Illinois Planning Commission Historical Inventory of Solid Waste Disposal Sites in

NIPC

Northeastern Illinois:

Historical inventory of solid waste disposal sites in northeastern Illinois prepared by the Northeastern Illinois Planning Commission (NIPC).

Government Publication Date: Dec 1987

Clean Construction or Demolition Debris:

CCDD

This is a list of CCDD Fill Operations with Approved Permits. Beginning July 1, 2008, no person can use CCDD as fill material in a current or former quarry, mine, or other excavation unless they have obtained a permit from the Illinois EPA.

Government Publication Date: Oct 3, 2023

Leaking Underground Storage Tanks (LUST):

LUST

The Leaking Underground Storage Tank Incident Tracking (LIT) database identifies the status of all Illinois LUST incidents reported to the Illinois Emergency Management Agency (IEMA) and to the Illinois Environmental Protection Agency.

Government Publication Date: Nov 27, 2023

Leaking UST Document:

LUST DOCUMENT

A list of sites from the Illinois Environmental Protection Agency (IEPA) Document Explorer at which one or more of the documents is in the Leaking Underground Storage Tank (LUST) category. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are maintained in a digital format.

Government Publication Date: Jan 23, 2024

Delisted Leaking Underground Storage Tank Sites:

DELISTED LUST

List of sites removed from the Leaking Underground Storage Tank Incident Tracking (LIT) database made available by the Illinois Environmental Protection Agency.

Government Publication Date: Jan 23, 2024

Underground Storage Tank Fund Payment Priority List:

LUST TRUST

In case sufficient funds are not available in the Underground Storage Tank Fund, requests for payment are entered on the Payment Priority List by "queue date" order. As required by the Environmental Protection Act, the queue date is the date that a complete request for partial or final payment was received by the Agency. The queue date is "officially" confirmed at the end of the payment review process when a Final Decision Letter is sent to the site owner. The Underground Storage Tank Fund Priority list made available by Illinois Environmental Protection Agency.

Government Publication Date: Nov 01, 2016

Underground Storage Tank Database (UST):

UST

This database maintained by Division of Petroleum & Chemical Safety, contains information derived from tank registration information supplied to the Office of the Illinois State Fire Marshal (OSFM) from outside sources.

Government Publication Date: Nov 27, 2023

Aboveground Storage Tanks (AST):

AST

A list of aboveground storage tanks inspected by the Office of State Fire Marshal (OSFM).

Government Publication Date: Mar 15, 2024

Delisted Storage Tanks:

DELISTED TANK

This database contains a list of closed storage tank sites that were removed from the Illinois Department of Environmental Quality.

Government Publication Date: Mar 6, 2024

Sites with Engineering Controls:

ENG

Sites in the Illinois Environmental Protection Agency (IEPA)'s Site Remediation Program (SRP) database with engineering controls in place.

Government Publication Date: Jan 2, 2024

Institutional Controls:

INST

Sites in the Illinois Environmental Protection Agency (IEPA)'s Site Remediation Program (SRP) database with institutional controls in place.

Government Publication Date: Jan 2, 2024

Environmental Covenants Registry:

AUL

According to the Illinois Environmental Protection Agency (Illinois EPA), the Illinois Uniform Environmental Covenants Act (UECA) (765 Illinois Compiled Statutes (ILCS) 122 et seq.) creates an environmental covenant that is a specific recordable interest in real estate. It arises from an environmental response project that imposes activity and use limitations on a property. No environmental covenant is effective without the approval of the Illinois EPA, through the Director's signature. The UECA instrument recites the property use controls and remediation requirements imposed upon the property. Section 12(a) of the Illinois UECA requires the Illinois EPA to establish and maintain a registry that contains all environmental covenants and any amendment or termination of those covenants.

Government Publication Date: Aug 1, 2023

Illinois Site Remediation Program Database:

SRP

The Site Remediation Program (SRP) database identifies the status of all voluntary remediation projects administered through the Pre-Notice Site Cleanup Program (1989 to 1995) and the Site Remediation Program (1996 to the present). This Site Remediation program database made available by Illinois Environmental Protection Agency.

Government Publication Date: Jan 2, 2024

Document Explorer Remediation and Assessment Sites:

REM ASSESS

A list of sites from the Illinois Environmental Protection Agency (IEPA) Document Explorer at which one or more documents available are associated with the Federal Facilities Unit, National Priorities List Unit, Site Assessment Unit, or Voluntary Site Remediation Unit. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are maintained in a digital format.

Government Publication Date: Jan 23, 2024

Brownfields Redevelopment Assessment Database:

BROWNFIELDS

The Office of Site Evaluations Redevelopment Assessment database identifies the status of properties within the State in which the Illinois EPA's Office of Site Evaluation has conducted a Municipal Brownfields Redevelopment Grant (MBRG) project.

Government Publication Date: Nov 21, 2022

Municipal Brownfields Redevelopment Grant Program (MBRGP) project sites administered through OBA:

BROWN MBRGP

The Office of Brownfields Assistance (OBA) database identifies the status of all Municipal Brownfields Redevelopment Grant Program (MBRGP) project sites administered through OBA. Office of Brownfields Assistance Database search made available by Illinois Environmental Protection Agency's Bureau of Land Data-Center.

Government Publication Date: Mar 31, 2013

Tribal**Leaking Underground Storage Tanks on Indian Lands:**

INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 5, which includes Illinois, is made available by the United States Environmental Protection Agency (EPA). There are no federally recognized Tribes in Illinois, according to the U.S. Department of Interior, Bureau of Indian Affairs.

Government Publication Date: Oct 16, 2017

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 5, which includes Illinois, is made available by the United States Environmental Protection Agency (EPA). There are no federally recognized Tribes in Illinois, according to the U.S. Department of Interior, Bureau of Indian Affairs.

Government Publication Date: Oct 16, 2017

Delisted Tribal Leaking Storage Tanks:

DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 25, 2023

Delisted Tribal Underground Storage Tanks:

DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 25, 2023

County

No County databases were selected to be included in the search.

Additional Environmental Record Sources**Federal****PFAS Greenhouse Gas Emissions Data:**

PFAS GHG

The U.S. Environmental Protection Agency's Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO₂e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. Includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures by DSSTox. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time.

Government Publication Date: Feb 5, 2024

Facility Registry Service/Facility Index:

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Feb 9, 2024

Toxics Release Inventory (TRI) Program:

TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites:

PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Mar 19, 2024

Federal Agency Locations with Known or Suspected PFAS Detections:

PFAS FED SITES

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to September 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Sep 5, 2023

SSEHRI PFAS Contamination Sites:

PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

Government Publication Date: May 19, 2023

National Response Center PFAS Spills:

ERNS PFAS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam," "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Jan 24, 2024

PFAS NPDES Discharge Monitoring:

PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Feb 19, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

Perfluorinated Alkyl Substances (PFAS) Water Quality:

PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities:

PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest :

[PFAS E-MANIFEST](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Feb 25, 2024

PFAS Industry Sectors:

[PFAS IND](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Dec 4, 2023

Hazardous Materials Information Reporting System:

[HMIRS](#)

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: Nov 26, 2023

National Clandestine Drug Labs:

[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act:

[TSCA](#)

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA:

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Jan 26, 2024

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRd no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Aug 26, 2023

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jan 20, 2024

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Jan 20, 2024

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

FUDS Munitions Response Sites:

[FUDS MRS](#)

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites:

[FORMER NIKE](#)

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

[PIPELINE INCIDENT](#)

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: Nov 6, 2023

Material Licensing Tracking System (MLTS):

[MLTS](#)

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

[MINES](#)

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: May 1, 2023

Surface Mining Control and Reclamation Act Sites:

[SMCRA](#)

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023

Mineral Resource Data System:

MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:

LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 12, 2023

Alternative Fueling Stations:

ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Nov 27, 2023

Superfunds Consent Decrees:

CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Apr 19, 2023

Air Facility System:

AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2023

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Oct 30, 2023

State**Spills and Incidents:**[SPILLS](#)

A list of reports taken by Illinois Emergency Management Agency (IEMA) of Hazardous Material spills in Illinois.

Government Publication Date: Jan 23, 2024

Emergency Response Releases & Spills Database:[SPILL OER](#)

The Office of Emergency Response (OER) maintains the Emergency Response Releases & Spills Database.

The Emergency Operations Unit, within OER, coordinates Illinois EPA's response to environmental emergencies involving oil or hazardous materials and ensures that any environmental contamination is cleaned up. EOU works with other response agencies including the Illinois Emergency Management Agency (IEMA), which is the initial contact for responses to an emergency or disaster in Illinois.

Government Publication Date: Jan 23, 2024

Per- and Polyfluoroalkyl Substances (PFAS):[PFAS](#)

A list of reports taken by the Illinois Emergency Management Agency (IEMA) of incidents involving hazardous materials, where the hazardous material involved in the incident is in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Jan 23, 2024

Dry Cleaning Facilities:[DRYCLEANERS](#)

This list of licensed drycleaner facilities is provided by the Drycleaner Environmental Response Trust Fund of Illinois; and since July 1, 2020, is administrated by Illinois Environmental Protection Agency (IEPA).

Government Publication Date: Mar 25, 2024

Delisted Drycleaners:[DELISTED DRYCLEANERS](#)

List of sites removed from the drycleaners database made available by the Drycleaner Environmental Response Trust Fund of Illinois.

Government Publication Date: Mar 25, 2024

IEPA Document Explorer:[IEPA DOCS](#)

A list of permits and documents found in the Illinois Environmental Protection Agency (IEPA) Document Explorer. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are available in a digital format. This list includes records not otherwise categorized as LUST, Remediation, Air Permits, NPDES, or Compliance Commitment Agreements.

Government Publication Date: Jan 23, 2024

Clandestine Drug Labs:[CDL](#)

List of clandestine drug lab locations made available by the Illinois Department of Public Health. The Department maintains a list of properties from reports it receives from the Illinois State Police through the Illinois Emergency Management Agency.

Government Publication Date: Jan 4, 2023

Tier 2 Report:[TIER 2](#)

List of facilities who submit Tier II forms to the Illinois Emergency Management Agency (IEMA).

Government Publication Date: May 10, 2023

Air Permits:[AIR PERMITS](#)

A list of sites from the Illinois Environmental Protection Agency (IEPA) Document Explorer at which one or more of the documents is in the Air Permits (construction and operating) category. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are maintained in a digital format.

Government Publication Date: Jan 23, 2024

Underground Injection Control Wells:[UIC](#)

The Underground Injection Control (UIC) Program is a federal program established under the provision of the Safe Drinking Water Act of 1974. Since groundwater is a major source of drinking water in the United States, the UIC Program requirements were designed to prevent contamination of groundwater resulting from the operation of injection wells. The Underground Injection Well Inventory is provided by the Illinois Environmental Protection Agency. This inventory includes Class V Injection Wells which are utilized to inject non-hazardous waste into or above the Underground Source of Drinking Water.

Government Publication Date: Aug 1, 2019

Potentially Infectious Medical Waste Facilities:

MEDICAL WASTE

Title 35 of the Illinois Administrative Code defines Potentially Infectious Medical Waste (PIMW) as waste generated in connection with the diagnosis, treatment (i.e., provision of medical services), or immunization of human beings or animals; research pertaining to the provision of medical services; or the provision or testing of biologicals. The Illinois Environmental Protection Agency's Bureau of Land is responsible for administering the PIMW program. The facilities included on this listing treat, store, transfer or dispose of PIMW.

Government Publication Date: Jun 6, 2023

Compost Facilities:

COMPOST

The Illinois Environmental Protection Agency's Bureau of Land, Division of Land Pollution Control maintains this list of composting facilities. Composting facilities provide an alternative option to managing and disposing of non-hazardous solid waste and/or landscape waste instead of the waste being landfilled.

Government Publication Date: Sep 2, 2016

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

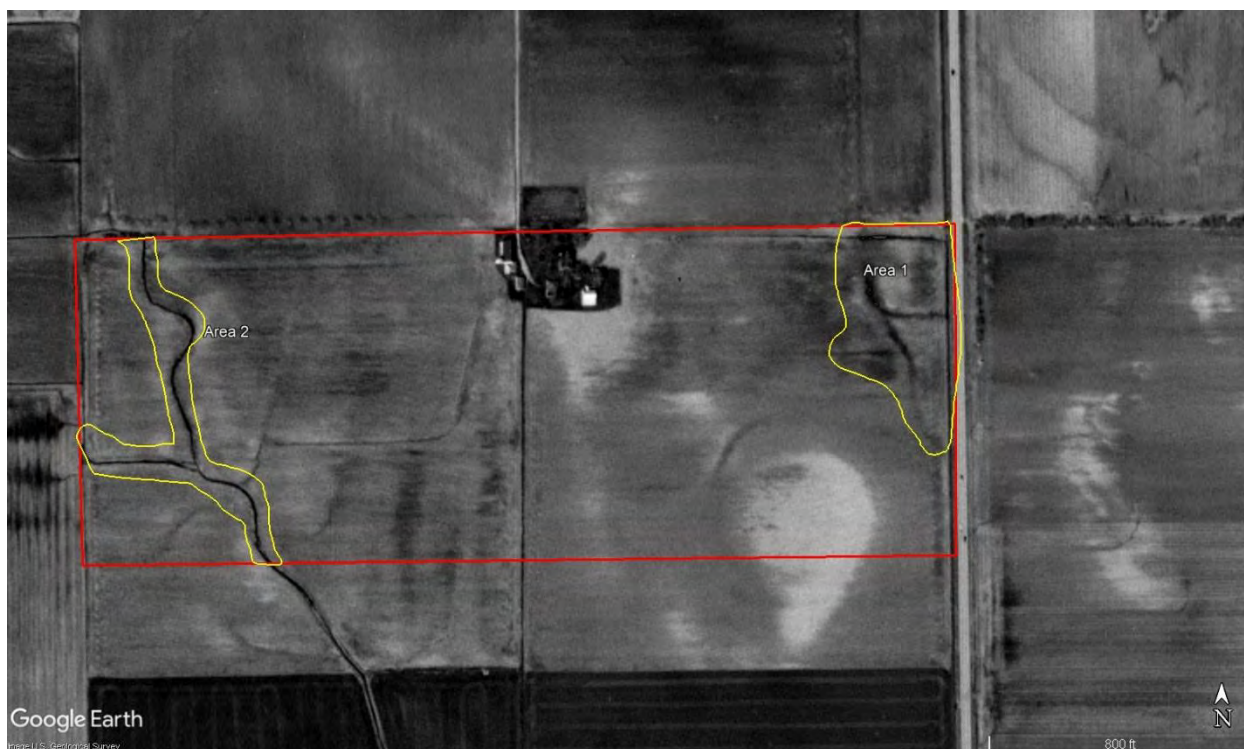
Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX E

AERIAL PHOTOGRAPHS



March 1991



April 1998

AREAM



January 2004



March 2005



June 2005



June 2006



June 2007



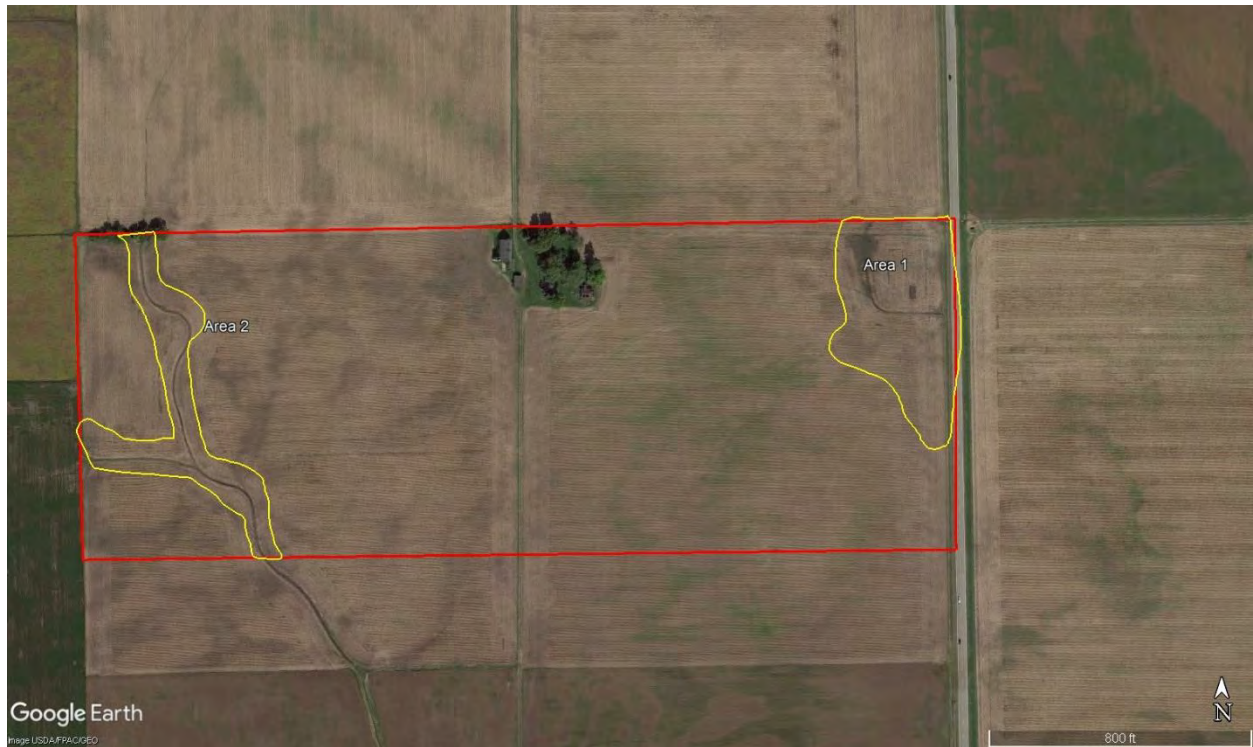
June 2009



June 2010



September 2011



September 2012



November 2015



June 2019



April 2020



October 2020



June 2022



September 2022



June 2023

APPENDIX F

IL SHPO ARCHAEOLOGICAL SURVEY SHORT FORM

ARCHAEOLOGICAL SURVEY/TESTING SHORT REPORT

Illinois State Historic Preservation Office
One Natural Resources Way, Springfield, IL 62702
(217) 785-4997

SHPO Log # _

LOCATIONAL INFORMATION AND SURVEY CONDITIONS

County: Madison County

Quadrangle: Highland, IL 7.5'

Project type/title: IL – SRE – Highland 2 Project

Funding and/or permitting Federal/State agencies: Privately-funded/Private land; county-level permitting

Legal location: Township: 3N Range: 5W Section(s): 6

Natural Division: 9

U.T.M. (Zone 16)

Centerpoint (m): 265781.50 E, 4290303.76 N

Project description: The proposed community solar project encompassing 60.75 acres is located approximately 0.6 miles southwest of the City of Highland in Madison County, Illinois. The proposed project is designed to produce 2-4 mW from photovoltaic generator arrays; solar panels will reach a total height of 144". Equipment can function up to 40 years, with an anticipated energy contract from 25-25 years. The project APE, includes all areas within the parcel that may experience ground-disturbing activities, including interconnection, masts, road improvements, lay down areas, and water retention are included in this survey report.

Topography: The Project area is located on a rolling field with two elevated rises: one in the north central portion of the area and one in the southeast. Graded and modified area of former farmstead in north-central portion of the Project area.

Soils: Virden-Herrick (s2239)

Drainage: Modified creeks in the west half of the Project area, culminating in a fork in the northwestern corner; East Fork Silver Creek drainage.

Land use/ground cover (include % visibility): Agricultural field (harvested corn with stubble present); 70%-100% visibility. Gravel pad in north central portion of Project area, 0% visibility

Survey limitations: None

ARCHAEOLOGICAL AND HISTORICAL INFORMATION

Historic plats/atlasses/sources: US GLO 1844, 1850; Holmes and Arnold 1861; Brink, McCormick & Co. 1873; H. Riniker, Rob't Hagnauer, and Geo. K. Dickson 1892; Geo. A. Ogle & Co., 1906;

Previously reported sites: None

Previous surveys: None

Regional archaeologist contacted: None

Investigation techniques: Systematic pedestrian survey

Time expended: 14 person/hours

Sites located: 11MS2720

Cultural material: 20th-21st Century artifacts including: ironstone ceramics, colorless bottle glass, iron alloy fragments, and modern plastics

Curated at: NA

Collection techniques: Not collected, total observation in field

Area surveyed (acres/m²): 60.75 acres

RESULTS OF INVESTIGATION AND RECOMMENDATIONS

- ☐ Phase I archaeological reconnaissance has located no archaeological material;
- ☒ Phase I archaeological reconnaissance has located archaeological materials; site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.
- ☐ Phase I archaeological reconnaissance has located archaeological materials; site(s) may meet requirements for National Register eligibility; Phase II testing is recommended.
- ☐ Phase II archaeological investigation has indicated that site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.
- ☐ Phase II archaeological investigation has indicated that site(s) meet requirements for National Register eligibility; Determination of eligibility is recommended.

CONTRACTOR INFORMATION

Archaeological Contractor: Area M Consulting, LLC

Address/phone: 7302 Claredon Drive, Edina, MN 55439 / 651.802.8323

Surveyor(s): Joseph Pnewski, Jonathan Knudsen **Date:** April 1, 2024

Report completed by: Joseph Pnewski **Date:** May 6, 2024

Submitted by (signature and title):



Senior Archaeologist & Principal Investigator

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

- X 1) Relevant portion of USGS 7.5' topographic quadrangle map(s) showing project location and any recorded sites; ***Appendix B***
- X 2) project map(s) depicting survey limits and, when applicable, approximate site limits and concentrations of cultural materials; ***Appendix B***
- X 3) site form(s); ***Appendix D***
- X 4) all relevant project correspondence;
- X 5) additional information sheets as necessary.

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

Area M Consulting, LLC
7302 Claredon Drive
Edina, MN 55439

Contact Person: Joseph Pnewski

Phone Number: 612.308.9888

APPENDIX G

SITE PHOTOGRAPHS



Representative upland cropland, viewed to the southeast from the center of the Study Area



Representative upland cropland, viewed to the southwest from the northeastern corner of the Study Area



Wetland 1, viewed to the west from the northeastern corner of the Study Area



Wetland 2, viewed to the northwest from the northwestern portion of the Study Area



Wetland 3, viewed to the southeast from the east-central portion of the Study Area



Wetland 3, near a tile inlet, viewed to the east along the southern boundary of the Study Area

ii. Threatened and Endangered Species Report

Threatened and Endangered Species Review
IL – SRE – Highland 2
Madison County, Illinois



Prepared for:

*Summit Ridge Energy, LLC
1515 Wilson Blvd Ste 300
Arlington, VA 22209*

Prepared by:

*Area M Consulting, LLC
Environmental Consultants
2023 Alameda Street
Roseville, MN 55113
www.areasmconsulting.com*

April 2024

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INTRODUCTION

Area M Consulting (Area M), on behalf of Summit Ridge Energy, LLC (Client), conducted a wetland delineation for the IL – SRE – Highland 2 (Project) located within Madison County, Illinois. The Project, a 2–4-megawatt community solar garden, will be composed of ground-mounted solar panels, fencing, access and maintenance roads, equipment pads, and vegetative screening. The scope of this study includes both a desktop review and field investigation and is designed to identify T&E species and protected resources known to occur within the region, locate present T&E species, identify suitable habitat for each flagged T&E species, and assess if these species are likely to be impacted by Project activities.

PROJECT SETTING

The Project, encompassing 60.75 acres, is located 0.6 miles southwest of Highland, Illinois in Section 06, T3N:R5W (Study Area) (Appendix A). The Study Area includes a rolling, agricultural landform bounded on the east by HWY 160 and by open farmland to the north, west, and south. An ephemeral swale intersects the western quarter of the Study Area from north to south, flattening into shallow basin with drain tile inlet in the southwestern corner. Historic aerial imagery indicates the Study Area has undergone extensive tiling and drainage control. The entire Study Area is cultivated annually, with corn and soybean rotation. The surrounding landscape is dominated by cropland with interspersed drainageways, riparian woodlands, farmsteads, and infrastructure associated with the town of Highland. The entire Study Area is private property. The Study Area does not contain trees.

METHODS

Area M reviewed the United States Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) tool and the Illinois Department of Natural Resources (IDNR) Ecological Compliance Assessment Tool (EcoCAT) in conjunction with the Project setting to identify potential impacts to T&E species. The IPaC tool was accessed and queried on April 14, 2024, to identify federal T&E species known to occur within the Project vicinity. The Project was submitted through the EcoCAT portal to the IDNR on April 1, 2024, to determine if state T&E species have been observed within the Project vicinity and request mitigation recommendations. Finally, a field visit was conducted within the Study Area on April 1, 2024, to identify potential habitat for T&E species flagged by the IPaC and EcoCAT and summarize on-site conditions. T&E species listed in the IPaC query and identified in the EcoCAT consultation letter are addressed below (Table 1). Aquatic species (e.g., mussels, fish) have been omitted from this review due to aquatic resource avoidance and/or the proposed use of erosion/runoff mitigation. Federal candidate species and state-protected plant species are omitted from this review due to their lack of protection on private land.

RESULTS

The IPaC review and EcoCAT consultation letter identified **six** total T&E species known to occur within the Project vicinity (Table 1, Appendix A). Each T&E species flagged in this review is described in relation to habitat found within the Study Area, below. Field photos of representative habitat within the Study Area are presented in Appendix E.

Table 1. T&E Species identified through the IPaC and EcoCAT.

Species	Scientific Name	Group	Status ¹	Known Record ²	Potential Habitat Present
Northern long-eared bat	<i>Myotis septentrionalis</i>	Mammal	FE/SE	No	No
Indiana bat	<i>Myotis sodalis</i>	Mammal	FE/SE	No	No
Whooping crane	<i>Grus americana</i>	Bird	EXPA	No	No
Eastern massasauga	<i>Sistrurus catenatus</i>	Reptile	FT/SE	No	No
Decurrent false aster	<i>Bolonia decurrens</i>	Plant	FT/SE	No	No
Eastern prairie fringed orchid	<i>Platanthera leucophaea</i>	Plant	FT/SE	No	No

¹ FT-Federal Threatened; FE – Federal Endangered; ST – State Threatened; EXPA – Federal Experimental/non-essential; SE-State Endangered; SC-State Concerned

² Based on EcoCAT response
 USFWS, 2024; IDNR, 2024

- IPaC review
 - Six federally protected terrestrial species are known to occur within the Project vicinity (Appendix B)
 - No Critical Habitat within the Study Area
- IDNR Threatened and Endangered Species
 - 27 state-listed species in Madison County
- EcoCAT
 - IDNR Natural Heritage Database does not contain record of Illinois Natural Area Inventory Sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves within the Study Area (Appendix C)
 - Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated
 - No known Indiana bat or northern long-eared bat (NLEB) maternity roosts or hibernacula within the Study Area
- Field Review
 - No suitable roosting, brooding, or nesting habitat for T&E species
 - No T&E species observed during the field survey

Northern long-eared bat

The NLEB is a medium-sized bat found across the eastern and north-central United States and all Canadian Provinces (USFWS, 2015). The NLEB cluster during the winter to hibernate in caves or mines. Summer/breeding habitat includes both live and dead trees, where they roost under loose bark, within cavities, and in crevices. This species will rarely roost in structures such as sheds or barns. Foraging habitat includes forest understory and woodland edges. The IDNR does not have a record of NLEB hibernacula or maternity roosts within the Project vicinity (IDNR, 2024). No woodland habitat, trees or other suitable roosting or brooding habitat are present within the Study Area (Appendix A). Therefore, this species will not likely be impacted by Project activities. The NLEB Consistency Letter from the Determination Key indicates the Project May Affect, but not Adversely Affect the NLEB (Appendix D). If trees are cleared for Project construction, Area M recommends tree removal occurs from September 30 to April 1, coinciding with hibernation.

Indiana bat

The Indiana bat is a medium-sized bat found across the eastern half of the United States (USFWS, 2019a). Large numbers of Indiana bats cluster during the winter to hibernate in caves or mines. Summer/breeding habitat includes wooded areas, where they roost under loose bark and forage along forested edges. The IDNR does not have records of Indiana bat hibernacula or maternity roosts within the Project vicinity (IDNR, 2024). No woodland habitat, trees or other suitable roosting or brooding habitat are present within the Study Area (Appendix A). Therefore, this species will not likely be impacted by Project activities. If trees are cleared for Project construction, Area M recommends tree removal occurs from September 30 to April 1, coinciding with hibernation.

Whooping crane

The whooping crane, the tallest bird in North America, is a large, long-legged bird with snow white plumage and black wing tips (Urbanek and Lewis, 2020). This species is known for the recovery efforts to bring it back from the brink of extinction. The whooping crane prefers extensive wetland systems, localized to only a handful of locations in the United States. Migration habitat includes a variety of cropland and adjacent shallow, open water wetlands. Heavily vegetated wetlands are not generally used. Due to the absence of open wetland habitats within the Study Area, Project activities will not likely impact the whooping crane.

Massasauga

The eastern massasauga is a medium-sized, grayish brown rattlesnake overlaid with darker brown bow-tie blotches on its back (Illinois Natural History Survey, 2024). This species was formerly common over the northern two-thirds of Illinois prior to drainage of prairie marshes and intensive agricultural. The Massasauga prefers wet habitats, but will inhabit old fields, woodlands, and old fields during the summer. Due to the absence of appropriate habitat within the Study Area, Project activities will not likely impact the eastern massasauga.

Decurrent false aster

The decurrent false aster is an upright, perennial plant with pinkish-white flowers native to Illinois and Missouri (USFWS, 2024b). This species is found in moist, sandy floodplains, and wetlands associated with the Illinois River. This plant relies on periodic flooding to scour away competing plants for its persistence. Based on this habitat review, the Project Site does not include suitable habitat for this species due to the lack of requisite wetland, sandy, or floodplain habitats. Therefore, Project activities will likely not impact the decurrent false aster.

Eastern prairie fringed orchid

The eastern prairie fringed orchid is a plant with a single stalk and white flowers native throughout Illinois (USFWS, 2024c). This species occurs in mesic to wet tallgrass prairies and meadows but are also known to grow in roadside ditches and old fields. Due to the absence of appropriate habitat within the Study Area, Project activities are not likely to impact the eastern prairie fringed orchid.

DISCUSSION

Based on the review of USFWS and IDNR resources in conjunction with the field survey, it is the opinion of Area M that habitat for T&E species is absent from Study Area. Because the Project is designed to avoid uncropped wetlands, vegetated waterways, undisturbed plant communities, federal Critical Habitat, and tree removal, impacts to T&E species are unlikely. Furthermore, the IDNR does not have record of T&E species within the Project vicinity (IDNR, 2024). If any T&E species described within this report are observed during Project activities, Area M advises the Client to contact the IDNR, USFWS, and Area M for further guidance.

REFERENCES

Illinois Department of Natural Resources (IDNR). 2024. EcoCAT Information Request Letter– Project Number 2412506. Springfield, Illinois.

Illinois Natural History Survey (INHS). 2024. *Sistrurus catentus*. Herpetology collection. Prairie Research Institute. Champaign, IL. Retrieved from <https://herpetology.inhs.illinois.edu/species-lists/ilspecies/massasauga/>

IDNR. 2023. Illinois Threatened and Endangered Species by County. Illinois Natural Heritage Database. Retrieved from <https://www2.illinois.gov/dnr/ESPB/Documents/ET%20List%20Review%20and%20Revision/Illinois%20Threatened%20and%20Endangered%20Species%20by%20County.pdf>

United States Fish and Wildlife Service (USFWS). 2024a. IPaC Review: Conducted on April 14, 2024. Retrieved from <https://ecos.fws.gov/ipac/>

USFWS. 2024b. Decurrent false aster fact sheet. Midwest Region Endangered Species. Retrieved from <https://www.fws.gov/midwest/endangered/plants/decurrentfalseaster/decurrefa.html>

USFWS. 2024c. Eastern prairie fringed orchid fact sheet. Midwest Region Endangered Species. Retrieved from <https://www.fws.gov/species/eastern-prairie-fringed-orchid-platanthera-leucophaea>

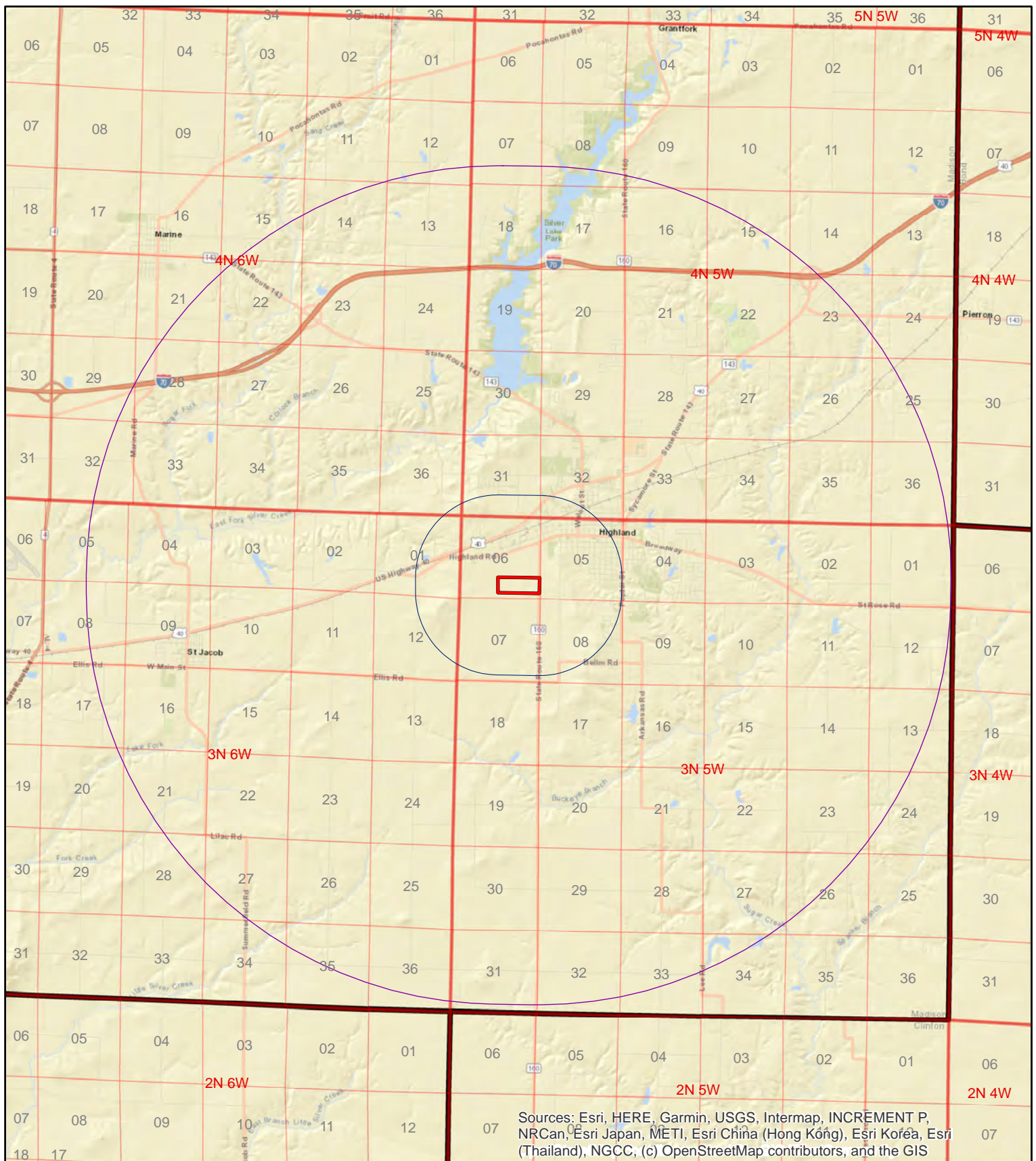
USFWS. 2019. Indiana bat fact sheet. Midwest Region Endangered Species. Retrieved from <https://www.fws.gov/midwest/endangered/mammals/inba/inbafactsht.html>

USFWS. 2015. Northern long-eared bat fact sheet. Midwest Region Endangered Species. Retrieved from <https://www.fws.gov/midwest/endangered/mammals/nleb/nlebFactSheet.html>

Urbanek, R. P. and J. C. Lewis (2020). Whooping Crane (*Grus americana*), version 1.0. In *Birds of the World* (A. F. Poole, Editor). Cornell Lab of Ornithology, Ithaca, NY, USA. <https://doi.org/10.2173/bow.whocra.01>

Appendix A:

Maps



IL - SRE - Highland 2

Madison County, IL

S6 T3N:R5W

60.75 Acres

38.730475 Lat

-89.694547 Long



Project Location



Study Area



1-Mile Buffer



5-mile Buffer



Section Line

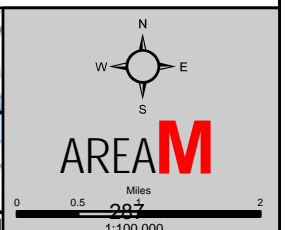
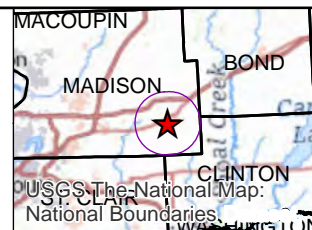


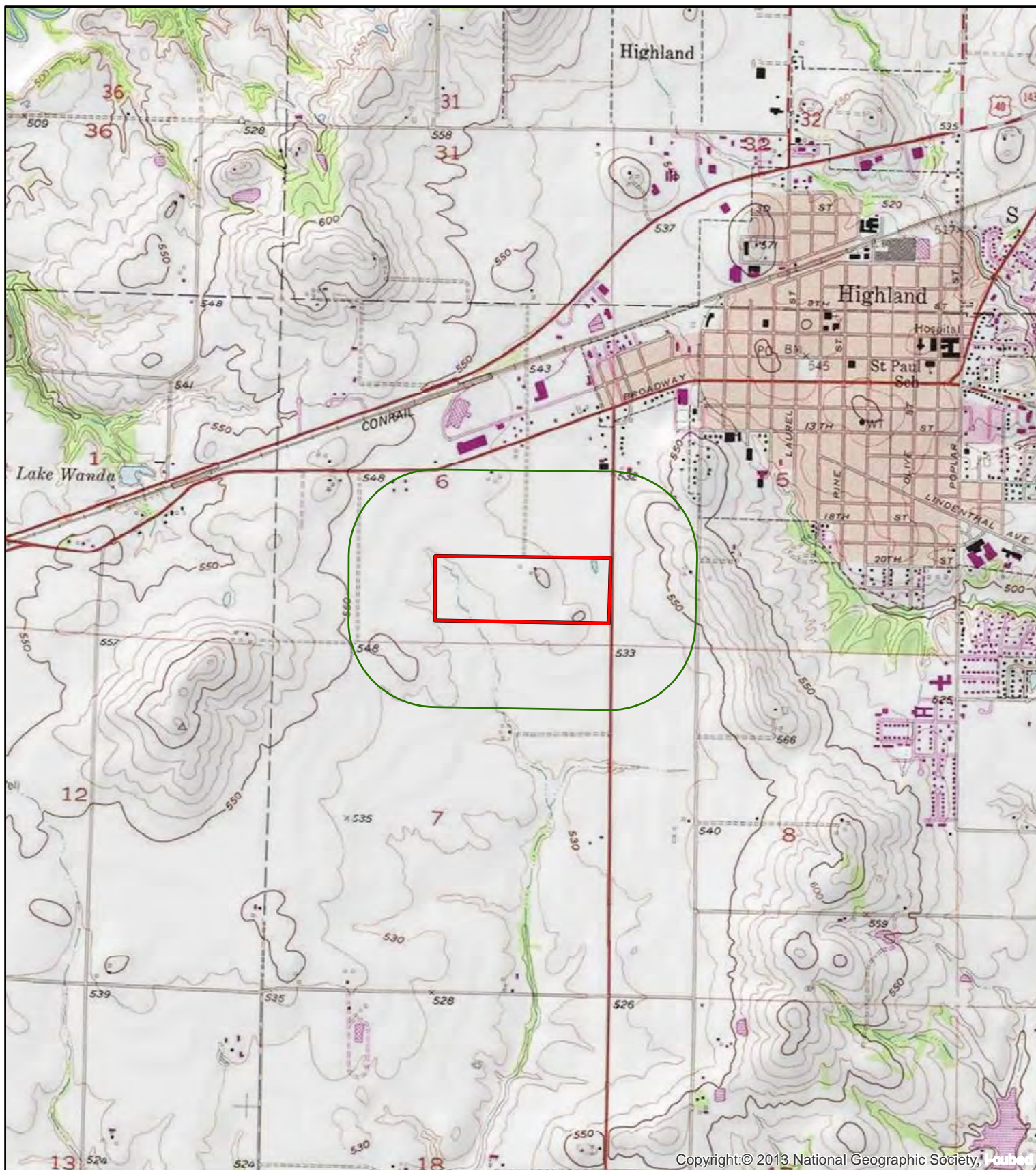
Township Line



County Line

Map 1. Location Map







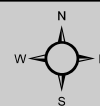
IL - SRE - Highland 2

Map 2. 1:24,000 Topographic

Madison County, IL

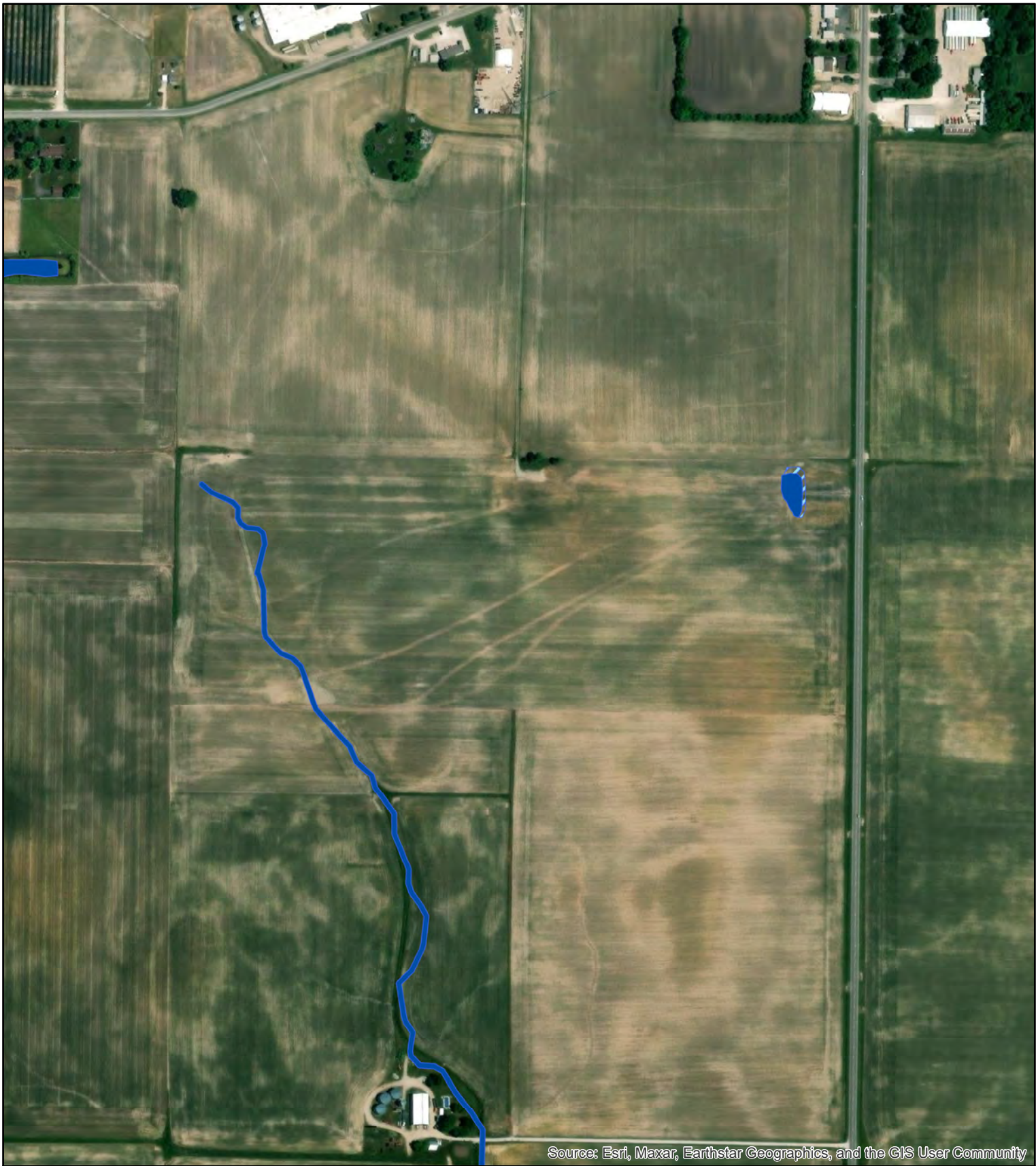
 Study Area

 0.5-Mile Buffer



AREAM







0 0.125 0.25 0.5
Miles
1:24,000




Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

IL - SRE - Highland 2

Map 3. Aerial Map

Madison County, IL	 Study Area	 NHD Waterbody
	 NWI Wetland	 USFWS Critical Habitat
	 NHD Flowline	 USFWS Critical Habitat



AREAM

0 160 320 640 feet

1:6,110

Appendix B:
IPaC Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Project information

NAME

IL-SRE-Highland 2

LOCATION

Madison County, Illinois



DESCRIPTION

Some(The 1-2 MW community solar facility will include: I-beam supporting the photovoltaic array, fencing, various equipment pads, an access road, vegetative

screening, an infiltration pond, and laydown area. Construction is proposed to commence in 2024.)

Local office

Southern Illinois Sub-Office

☎ (618) 998-5945

✉ Marion@fws.gov

MAILING ADDRESS

Southern Illinois Sub-office
8588 Route 148
Marion, IL 62959-5822

PHYSICAL ADDRESS

6987 Headquarters Road
Marion, IL 62959

<https://www.fws.gov/office/illinois-iowa-ecological-services>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of

Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> Wherever found This species only needs to be considered if the following condition applies: <ul style="list-style-type: none"> This species only needs to be considered if the project includes wind turbine operations. No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Birds

NAME	STATUS
Whooping Crane <i>Grus americana</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/758	EXPN

Reptiles

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2202	Threatened

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Decurrent False Aster <i>Boltonia decurrens</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7705	Threatened
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/601	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below.

Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<div>Bald Eagle <i>Haliaeetus leucocephalus</i></div> <div>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</div> <div>https://ecos.fws.gov/ecp/species/1626</div>	Breeds Oct 15 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

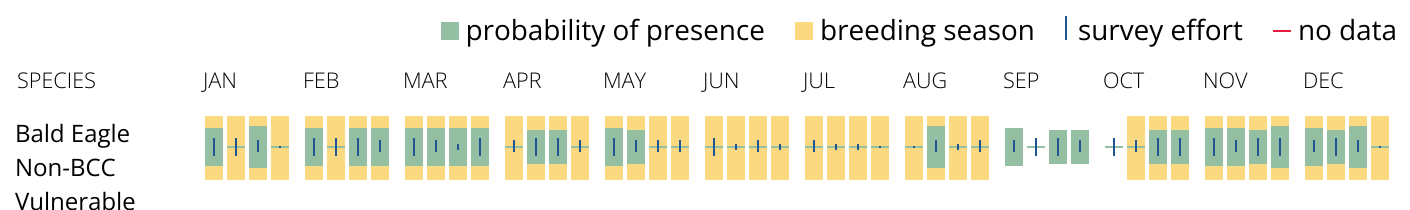
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>

- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Rusty Blackbird *Euphagus carolinus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the

probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

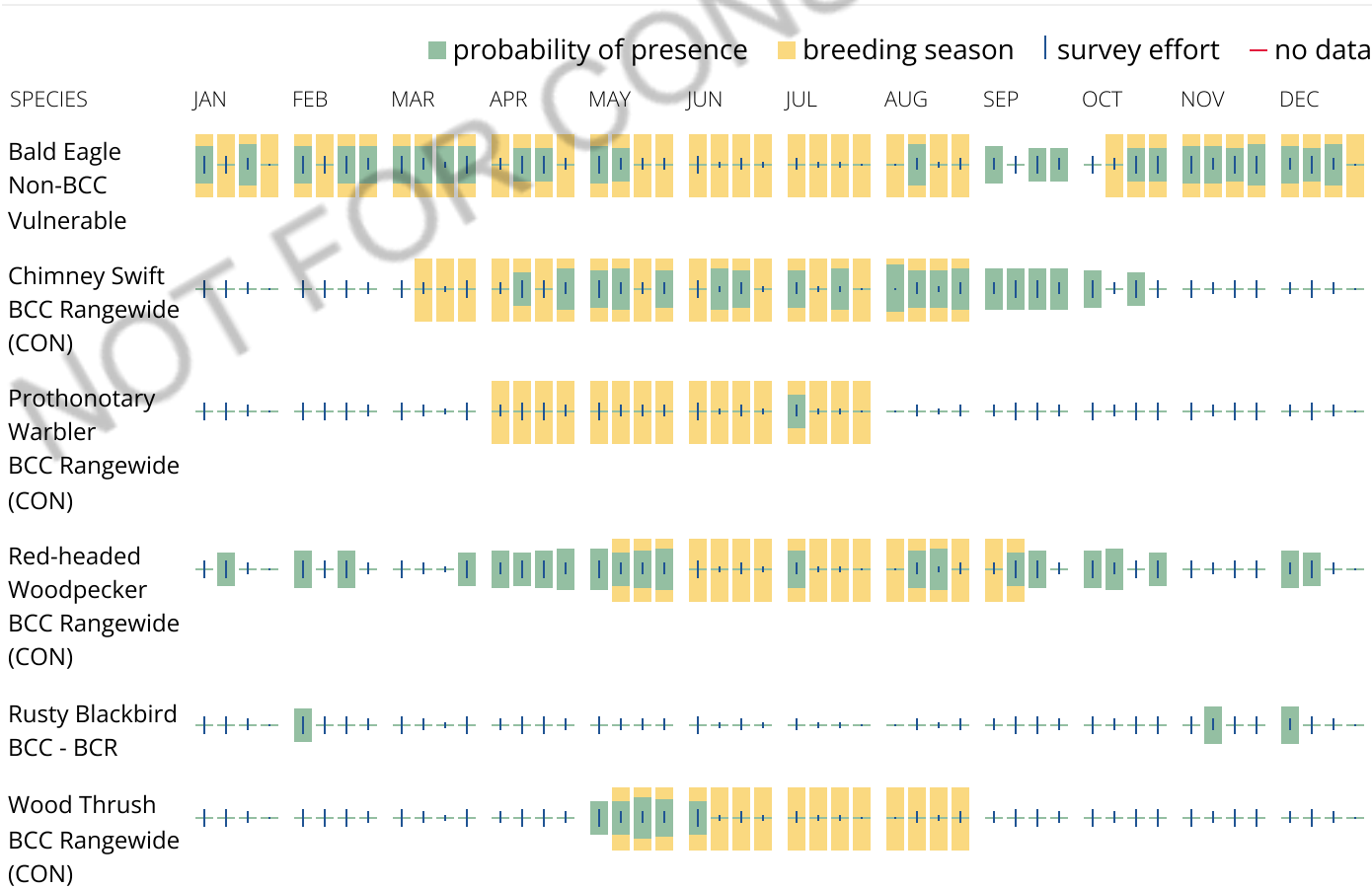
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);

2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Appendix C:
EcoCAT Query

Applicant: Area M Consulting
Contact: Joseph Pnewski
Address: 2023 Alameda Street
Roseville, MN 55113

Project: IL-SRE-Highland 2
Address: New Trenton Rd, Highland

IDNR Project Number: 2412506
Date: 04/02/2024

Description: 2-4 MW photovoltaic solar facility composed of I-beams supporting panels, an access road, various equipment pads, fencing, and an infiltration pond. Wetlands are on-site but will be avoided. Tree removal will not occur.

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: Madison

Township, Range, Section:
3N, 5W, 6



IL Department of Natural Resources Contact

Bradley Hayes
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

Madison County
Chris Doucleff
157 N Main Street
Ste 254
Edwardsville, Illinois 62025 -1964

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.

Security

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.



EcoCAT Receipt

Project Code 2412506

APPLICANT	DATE
Area M Consulting Joseph Pnewski 2023 Alameda Street Roseville, MN 55113	4/2/2024

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81
TOTAL PAID			\$ 127.81

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov

Appendix D:
NLEB Determination Key Consistency Letter



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Southern Illinois Sub-Office

Southern Illinois Sub-office

8588 Route 148

Marion, IL 62959-5822

Phone: (618) 998-5945

Email Address: Marion@fws.gov

<https://www.fws.gov/office/illinois-iowa-ecological-services>



In Reply Refer To:

Project code: 2024-0079601

Project Name: IL-SRE-Highland 2

04/19/2024 17:02:06 UTC

Federal Nexus: no

Federal Action Agency (if applicable):

Subject: Technical assistance for 'IL-SRE-Highland 2'

Dear Joe Pnewski:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on April 19, 2024, for 'IL-SRE-Highland 2' (here forward, Project). This project has been assigned Project Code 2024-0079601 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (Dkey), invalidates this letter. **Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.**

Determination for the Northern Long-Eared Bat

Based upon your IPaC submission and a standing analysis, your project is not reasonably certain to cause incidental take of the northern long-eared bat. Unless the Service advises you within 15

days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the Action is not likely to result in unauthorized take of the northern long-eared bat.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Decurrent False Aster *Boltonia decurrens* Threatened
- Eastern Massasauga (=rattlesnake) *Sistrurus catenatus* Threatened
- Eastern Prairie Fringed Orchid *Platanthera leucophaea* Threatened
- Indiana Bat *Myotis sodalis* Endangered
- Monarch Butterfly *Danaus plexippus* Candidate
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

We are uncertain where the northern long-eared bat occurs on the landscape outside of known locations. Because of the steep declines in the species and vast amount of available and suitable forest habitat, the presence of suitable forest habitat alone is a far less reliable predictor of their presence. Based on the best available information, most suitable habitat is now expected to be unoccupied. During the interim period, while we are working on potential methods to address this uncertainty, we conclude take is not reasonably certain to occur in areas of suitable habitat where presence has not been documented.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the Southern Illinois Sub-Office and reference Project Code 2024-0079601 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

IL-SRE-Highland 2

2. Description

The following description was provided for the project 'IL-SRE-Highland 2':

The 1-2 MW community solar facility will include: I-beam supporting the photovoltaic array, fencing, various equipment pads, an access road, vegetative screening, an infiltration pond, and laydown area. Construction is proposed to commence in 2024.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.73035595,-89.69455843110663,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect, but not likely to adversely affect” for the Endangered northern long-eared bat (*Myotis septentrionalis*).

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of the northern long-eared bat or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. The action area does not overlap with an area for which U.S. Fish and Wildlife Service currently has data to support the presumption that the northern long-eared bat is present. Are you aware of other data that indicates that northern long-eared bats (NLEB) are likely to be present in the action area?

Bat occurrence data may include identification of NLEBs in hibernacula, capture of NLEBs, tracking of NLEBs to roost trees, or confirmed NLEB acoustic detections. Data on captures, roost tree use, and acoustic detections should post-date the year when white-nose syndrome was detected in the relevant state. With this question, we are looking for data that, for some reason, may have not yet been made available to U.S. Fish and Wildlife Service.

No

3. Does any component of the action involve construction or operation of wind turbines?

Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

4. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

No

PROJECT QUESTIONNAIRE

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Joe Pnewski
Address: 1156 Palace Avenue
City: SAINT PAUL
State: MN
Zip: 55105
Email: jpnewski@areamconsulting.com
Phone: 6123089888

Appendix E:
Field Photos



Representative upland cropland, viewed to the southwest from the northern boundary of the Study Area



Farmed wetland/swale, viewed to the southeast from the southwestern portion of the Study Area



Small drainage flowing into tile inlet, viewed to the northwest from the northwestern portion of the Study Area



Representative cropland, viewed to the east from the center of the Study Area

iii. Cultural Resources Report



May 20, 2024

Mr. Jeff Krutchen
Chief Archaeologist
Illinois State Historic Preservation Office, IDNR
One Natural Resources Way
Springfield, IL 62702

Subject: Phase I Cultural Resources Survey for the *IL-SRE-Highland 2* Project, Highland, Madison County, IL

Dear Mr. Krutchen,

Please find attached a State of Illinois *Archaeological Survey Short Report* (ASSR) form and associated supplemental materials in fulfillment of a Phase I Cultural Resources study for the IL-SRE-Highland 2 Project, located in Helvetia Township, Madison County, Illinois (Project).

The proposed Project will produce up to 5MW. Ground between rows of photovoltaic generators will be planted with seed and vegetation maintenance will occur for the life of the Projects. The lifespan of solar equipment can be up to 40 years, with an energy contract between 20 and 25 years. The *Area of Potential Effect* (APE), spanning 60.75 acres, includes all areas within the parcel that may experience ground-disturbing activities, including interconnection, masts, road improvements, lay down areas, and water retention are included in this survey report; all existing structures will be avoided.

As currently defined, the Project is not considered a federal undertaking as defined by Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations (36 CFR 800). Community Solar projects are typically subject to municipal-level or county-level permitting only.

In April of 2024, Area M completed a comprehensive Cultural Resources study for the proposed Project. The Cultural Resources study included a Phase I archaeological survey of the APE within the property boundaries (60.75 acres) to identify any archaeological sites that are potentially eligible for inclusion in the National Register of Historic Places (NRHP). In addition, an inventory of standing structures was conducted within a 0.25 mile visual APE surrounding the property. These studies were conducted in accordance with all State and Federal survey guidelines.

Project	County	TRS	Estimated Area
IL-SRE-Highland 2	Madison	T3N R5W S6	60.75ac

During the archaeological survey, one historical artifact scatter (11MS2720) was identified on the north side of the property. As a disturbed historical artifact scatter mixed with modern materials and no standing structures or features, 11MS2720 has limited information potential and is recommended as not eligible for the NRHP. The inventory of standing structures identified five properties within a 0.25 mile visual APE.

Based on these findings, Area M believes the Projects will not adversely affect any significant historic properties. Therefore, Area M recommends that the Projects may proceed as planned with no negative impact to cultural resources. If the APE is altered, a new report must be rendered.



If you have any questions, or comments, regarding this letter or report, please feel free to contact me.

Sincerely,

Area M Consulting, LLC

A handwritten signature in blue ink, appearing to read "JPnewski".

Joseph K. Pnewski
Senior Archaeologist and Principal Investigator

AREA**M**

612.308.9888

jpnewski@areaMconsulting.com

ARCHAEOLOGICAL SURVEY/TESTING SHORT REPORT

Illinois State Historic Preservation Office
One Natural Resources Way, Springfield, IL 62702
(217) 785-4997

SHPO Log # _

LOCATIONAL INFORMATION AND SURVEY CONDITIONS

County: Madison County

Quadrangle: Highland, IL 7.5'

Project type/title: IL – SRE – Highland 2 Project

Funding and/or permitting Federal/State agencies: Privately-funded/Private land; county-level permitting

Legal location: Township: 3N Range: 5W Section(s): 6

Natural Division: 9

U.T.M. (Zone 16)

Centerpoint (m): 265781.50 E, 4290303.76 N

Project description: The proposed community solar project encompassing 60.75 acres is located approximately 0.6 miles southwest of the City of Highland in Madison County, Illinois. The proposed project is designed to produce 2-4 mW from photovoltaic generator arrays; solar panels will reach a total height of 144". Equipment can function up to 40 years, with an anticipated energy contract from 25-25 years. The project APE, includes all areas within the parcel that may experience ground-disturbing activities, including interconnection, masts, road improvements, lay down areas, and water retention are included in this survey report.

Topography: The Project area is located on a rolling field with two elevated rises: one in the north central portion of the area and one in the southeast. Graded and modified area of former farmstead in north-central portion of the Project area.

Soils: Virden-Herrick (s2239)

Drainage: Modified creeks in the west half of the Project area, culminating in a fork in the northwestern corner; East Fork Silver Creek drainage.

Land use/ground cover (include % visibility): Agricultural field (harvested corn with stubble present); 70%-100% visibility. Gravel pad in north central portion of Project area, 0% visibility

Survey limitations: None

ARCHAEOLOGICAL AND HISTORICAL INFORMATION

Historic plats/atlasses/sources: US GLO 1844, 1850; Holmes and Arnold 1861; Brink, McCormick & Co. 1873; H. Riniker, Rob't Hagnauer, and Geo. K. Dickson 1892; Geo. A. Ogle & Co., 1906;

Previously reported sites: None

Previous surveys: None

Regional archaeologist contacted: None

Investigation techniques: Systematic pedestrian survey

Time expended: 14 person/hours

Sites located: 11MS2720

Cultural material: 20th-21st Century artifacts including: ironstone ceramics, colorless bottle glass, iron alloy fragments, and modern plastics

Curated at: NA

Collection techniques: Not collected, total observation in field

Area surveyed (acres/m²): 60.75 acres

RESULTS OF INVESTIGATION AND RECOMMENDATIONS

- ☐ Phase I archaeological reconnaissance has located no archaeological material;
- ☒ Phase I archaeological reconnaissance has located archaeological materials; site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.
- ☐ Phase I archaeological reconnaissance has located archaeological materials; site(s) may meet requirements for National Register eligibility; Phase II testing is recommended.
- ☐ Phase II archaeological investigation has indicated that site(s) does (do) not meet requirements for National Register eligibility; Project clearance is recommended.
- ☐ Phase II archaeological investigation has indicated that site(s) meet requirements for National Register eligibility; Determination of eligibility is recommended.

COMMENTS See Attached Documentation

CONTRACTOR INFORMATION

Archaeological Contractor: Area M Consulting, LLC

Address/phone: 7302 Claredon Drive, Edina, MN 55439 / 651.802.8323

Surveyor(s): Joseph Pnewski, Jonathan Knudsen **Date:** April 1, 2024

Report completed by: Joseph Pnewski **Date:** May 6, 2024

Submitted by (signature and title):



Senior Archaeologist & Principal Investigator

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

- X 1) Relevant portion of USGS 7.5' topographic quadrangle map(s) showing project location and any recorded sites; ***Appendix B***
- X 2) project map(s) depicting survey limits and, when applicable, approximate site limits and concentrations of cultural materials; ***Appendix B***
- X 3) site form(s); ***Appendix D***
- X 4) all relevant project correspondence;
- X 5) additional information sheets as necessary.

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

Area M Consulting, LLC
7302 Claredon Drive
Edina, MN 55439

Contact Person: Joseph Pnewski

Phone Number: 612.308.9888

PHASE I CULTURAL RESOURCES SURVEY
IL-SRE-Highland 2
Madison County, Illinois

Prepared for:

*Summit Ridge Energy, LLC
1000 Wilson Blvd, #2400
Arlington, VA 22209*

Prepared by:

*Area M Consulting, LLC
Environmental Consultants
7302 Claredon Drive
Edina, MN 55439
www.areasmconsulting.com*

AREAM

May 2024

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MANAGEMENT SUMMARY

In April of 2024, Area M Consulting (Area M) completed a comprehensive Cultural Resources study for the following Community Solar project in Highland, Madison County, IL: IL-SRE-Highland 2 Project (Project)

The proposed project will include development of the parcel for a community solar garden and will produce up to 5MW. As currently defined, the Project is not considered a federal undertaking as defined by Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended, and its implementing regulations (36 CFR 800). Community Solar projects are typically subject to municipal-level or county-level permitting only. The purpose of the Phase I cultural study was to determine if the project area contains any intact archaeological resources or historic properties that may be affected by the development of the Project.

The project archaeological Area of Potential Effect (APE) includes the property boundary of the 60.75-acre parcel. The Project area is located within Section 6 of Township (T) 3N, Range (R) 5W. Further, a 0.25-mile visual APE was also inventoried for standing structures. Joseph Pnewski, M.A. served as the Principal Investigator.

During the archaeological survey, one historical artifact scatter (11MS2720) was identified on the north side of the property. As a disturbed historical artifact scatter mixed with modern materials and no standing structures or features, 11MS2720 has limited information potential and is recommended as not eligible for the NRHP.

During the standing structures inventory, a total of five properties were identified and inventoried.

Based on these findings, Area M does not recommend any additional cultural investigations prior to, or during, the development of the parcel subject to this survey. Therefore, Area M recommends that the Project may proceed as planned with no negative impact to cultural resources.

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INTRODUCTION

In April of 2024, Area M Consulting (Area M) completed a comprehensive Cultural Resources study for the following Community Solar project in Highland, Madison County, IL: IL-SRE-Highland 2 Project (Project). The Project is not considered a federal undertaking as defined by Section 106 of the NHPA, as amended, and its implementing regulations (36 CRF 800). However, a Phase I cultural study was conducted in order to determine if the project area contains any intact archaeological resources or historic properties that may be affected by the development of the Project.

PROJECT DESCRIPTION

The proposed Project is a 2-4 MW community solar garden (CSG) consisting of a ground-mounted photovoltaic array, access road, and associated components. All areas within the parcel may experience ground-disturbing activities, including interconnection, masts, road improvements, lay down areas, and water retention are included in this survey report; all existing structures will be avoided.

AREA OF POTENTIAL EFFECT (APE)

The Project, encompassing approximately 60.75 acres, is located 0.6 miles southwest of Highland, IL in Section 6, T3N:R5W (Appendix A: Maps 1-2). The project archaeological APE includes all areas within the Project parcel, while a 0.25-mile visual APE was also inventoried for standing structures.

The UTM (NAD 83, Zone 16) center point for the project area is 265781.50 E, 4290303.76 N. The project APE is located within Section 6 of T3N:R5W.

TABLE 1. PROJECT LEGAL LOCATION AND PROPOSED ACREAGE.

Project	County	TRS	Estimated Area
IL-SRE-Highland 2	Madison	T3N R5W S6	60.75ac

METHODS

All work was conducted in accordance with the *Illinois State Historic Preservation Office Guidelines for Archaeological Reconnaissance Surveys and Reports* (IDNR 2024) and the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (National Park Service 1983).

OBJECTIVES

The purpose of the Phase I archaeological survey was to determine whether the project's archaeological review area contains intact archaeological resources that may be eligible for listing in the National Register of Historic Places (NRHP). The NRHP criteria used to assess the significance of documented archaeological sites are included below (National Park Service 1997).

- Criterion A – association with events that have made a significant contribution in our past;
- Criterion B – association with the lives of persons significant in our past;
- Criterion C – embodiment of the distinctive characteristics of a type, period, or artistic values; or representation of the work of a master; possession of high artistic values; or representation of a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D – potential to yield information important to prehistory or history.

LITERATURE SEARCH

Prior to fieldwork, staff from Area M conducted background research on the Illinois Inventory of Archaeological Sites (IIAS) and Historic & Architectural Resources Geographic Information System (HARGIS) online portals. Sources examined during this research included files of previously identified cultural resources and cultural resources surveys that fall within or near the project area. Additional historical maps, as well as historical aerial photographs, topographic maps, satellite imagery, LiDAR imagery, and other sources were reviewed online. This research was conducted to identify those portions of the project area that have a higher potential for containing intact archaeological resources.

PROBABILITY MAPPING METHODS

A probability map for unrecorded resources was completed for the Project. Permanently wet areas (e.g., wetlands and streams), poorly drained areas, and areas with slopes greater than 20 percent are generally considered inhospitable to human occupation and are unlikely to contain cultural resources. In general, areas with higher pre-contact archaeological potential are in proximity to a relatively substantial water source, typically within 500 feet, though the exact distance often varies according to environmental conditions such as the size of the body of

water, the nature of the water source (perennial versus intermittent), and the extent of the floodplain. Topographic prominence and/or proximity to previously recorded pre-contact sites are also typically indicative of high pre-contact archaeological potential.

PHASE I ARCHAEOLOGICAL SURVEY

The Phase I archaeological survey examined those portions of the project area that were assessed as having the potential to contain intact archaeological resources and which had not undergone previous survey. The Phase I Survey included literature search, predictive modeling, LiDAR analysis, and field survey of one hundred percent of the Project area.

Areas identified as having moderate to high archaeological potential that afforded greater than 40 percent surface visibility underwent systematic pedestrian survey at 5-meter intervals. During this survey, the entire property afforded greater than 40 percent visibility.

GEOGRAPHIC INFORMATION SYSTEM DATA

The location and boundaries of any cultural resources identified by Area M during field surveys were mapped using a Trimble Geoexplorer 6000 which typically achieves accuracy within 2 feet. Maps depicting survey areas and identified archaeological sites are included in Appendices A and B.

LABORATORY ANALYSIS AND CURATION

All artifacts identified during the Phase I investigations were recorded in the field but not collected.

LITERATURE SEARCH

On March 29, 2024, Area M conducted a desktop review of previously recorded archaeological sites and surveys (IIAS Portal) and historic resources (HARGIS portal). Additional historical maps, as well as historical aerial photographs, topographic maps, satellite imagery, LiDAR imagery, and other sources were reviewed online. This research was conducted to identify those portions of the project area that have a higher potential for containing intact archaeological resources.

PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

Background research within the IIAS Portal revealed no previous archaeological investigations have been documented within the archaeological APE. A total of 14 archaeological surveys are documented within a one-mile (1.6-km) radius of the archaeological APE, largely related to road corridors and urban development of the city of Highland, IL.

ARCHAEOLOGICAL SITES

Background research within the IIAS Portal revealed that one previously identified archaeological resource has been recorded within a one-mile (1.6-km) radius of the archaeological APE. Site 11MS2184 is documented as a historic artifact scatter dating to the mid-19th through early-20th centuries (Adams 2005).

TABLE 2. ARCHAEOLOGICAL RESOURCES WITHIN ONE-MILE OF THE PROJECT

Site Num	Name	TRS	Description
11MS2184		T4N R5W S32	Historical artifact scatter (19 th -20 th Century)

ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

The archaeological APE’s terrain and topography, distance to water sources and other natural resources, and other landscape conditions, both as they exist current and as they were historically, were studied to estimate the potential for the Project APE to hold unrecorded cultural resources.

In general, areas with higher pre-contact archaeological potential are in proximity to a relatively substantial water source, typically within 500 feet, though the exact distance often varies according to environmental conditions such as the size of the body of water, the nature of the water source (perennial versus intermittent), and the extent of the floodplain. Topographic prominence and/or proximity to previously recorded pre- contact sites are also typically indicative of high pre-contact archaeological potential.

In addition, proximity to previously recorded archaeological resources can be an indicator of potential for unrecorded archaeological resources based on similar environmental or landscape conditions. For historical-period archaeological resources, proximity to historical-period structures, buildings, roads, or features can also be an indicator for higher archaeological potential.

However, it should be noted that the absence of previously recorded archaeological sites or features in an area does not necessarily suggest low archaeological potential.

In otherwise moderate or high potential locations, archaeological resources can be destroyed or disturbed by agricultural activities, road or structural development, grading, mining or other ground surface disturbing activities.

A review of the landscape, environment, and topographic features indicates that a majority of the project APE is located within area of low archaeological potential due to distance from substantial water resources. However, undisturbed portions of two small topographic rises within the area may contain moderate potential for Native American heritage resources.

Further, a review of 19th and 20th century Public Land Survey (PLS) resources and historical aerial photographs indicated the presence of a former farmstead within the archaeological APE. Based on the presence of the former farmstead, undisturbed portions of the project’s archaeological APE proximate the former location have moderate to high potential to contain historical-period archaeological resources.

HISTORIC AND ARCHITECTURAL RESOURCES

Background research within the HARGIS Portal revealed that one previously identified historical standing structure had been recorded within a one-mile (1.6-km) radius of the Project area. The Wildi, Jon, Masonic Temple is recorded as “Determined Eligible”. However, as the property is located outside a 0.25 mile visual APE and there are no discernable sightlines towards the Project area, the Project will not have any visual effect on the property.

TABLE 3. HISTORIC AND ARCHITECTURAL RESOURCES WITHIN ONE-MILE OF THE PROJECT

Ref Num	Name	Address	NRHP Status	Visual Impact
106012	Wildi, Jon, Masonic Temple	713 9 th St. Highland, IL	Determined Eligible	No Visual Impact

PHASE I ARCHAEOLOGICAL SURVEY

Area M completed a Phase I archaeological survey on April 1, 2024. The archaeological APE is located entirely on a rolling, agricultural landform bounded on the east by IL 160 and by open farmland to the north, west, and south (Appendix B: Maps 3-4). Historical aerial imagery indicates the archaeological APE has undergone extensive tiling and drainage control. The entire archaeological APE is cultivated annually, with corn and soybean rotation. The surrounding landscape is dominated by cropland with interspersed drainageways, riparian woodlands, farmsteads, and infrastructure associated with the city of Highland.

SURVEY RESULTS

At the time of survey, the archaeological APE was harvested with corn stubble affording approximately 70%-100% surface visibility (Appendix B: Figure 1). A graded and modified gravel parking pad was present on the north-central boundary of the APE. The entirety of the archaeological APE underwent pedestrian survey at 5-m intervals. One historical artifact scatter was identified surrounding the gravel parking pad and corresponding to a former farmstead location (Appendix B: Maps 5-6). The associated site (11MS2720) is described in further detail below. Field photos from the Phase I archaeological survey are presented in Appendix B.

11MS2720

The Kuhnen-Schmidt farmstead was formerly located in the north central portion of the archaeological APE in the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 6, T3N, R5W (Helvetia Township) (Appendix B: Map 5-6).

Brief History

Documentary research indicates that the farmstead was settled by 1861 when a plat map indicates the 80 acres of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 6 was the property of C.H. Kuhnen and a homestead is denoted in the north-central portion of the property (Holmes and Arnold 1861) (Appendix B: Figure 2). The property continued to be owned by the Kuhnen family through at least 1892 (H. Riniker, Rob't Hagnauer, and Geo. K Dickson 1892) (Appendix B: Figures 2-3). By the first part of the twentieth century, the farmstead was owned by Anton Schmidt and remained in the Schmidt family through at least 1956 (Geo. A. Ogle & Co. 1906; Kenyon Company 2017; Rockford Map Publishers 1956) (Appendix B: Figures 3-4).

Historical aerials indicate that the farmstead continued to be in active operation and occupied through at least 2011 whereafter the farmstead appears to be vacant through 2017. By 2019 the farmstead appears to be completely demolished and graded, with a gravel parking pad present in its former location (see Appendix B: Maps 3-6). The remainder of the 80-acre property has historically been agriculturally cultivated and is currently a harvested corn field.

Fieldwork Results

During the Phase I archaeological survey, the entire APE underwent pedestrian survey at 5-m intervals. A light surface artifact scatter (less than 10 total artifacts) was identified within the cultivated area and the gravel parking pad within the former farmstead location including ironstone ceramic sherds, colorless bottle glass, metal fragments, and modern plastics (Appendix B: Figure 5). These materials are consistent with a light sheet refuse scatter associated with the demolition of the farmstead. These artifacts were not collected.

Recommendation

As the buildings have been removed, no farm remnants are visible, and the core of the farmstead is in active cultivation and impacted by a graded gravel parking pad, 11MS2720 is considered to have low archaeological research potential. Further, the historical artifact scatter associated with 11MS2720 has been disturbed by both the recent demolition of the farmstead as well as current cultivation activities. Based on the results of the Phase I archaeological survey, no further archaeological investigations are recommended within 11MS2720. A completed IAS archaeological site form is attached in Appendix D.

STANDING STRUCTURE INVENTORY

Area M completed an inventory of standing structures within a 0.25 mile visual APE surrounding the Project area in September 2023 and April 2024. The visual APE is located entirely within a rural landscape including cropland, farmsteads, and modern expansion/development associated with the city of Highland.

It should be noted that visual disturbance from the proposed solar project is unlikely; although solar sites include structures that are conspicuous when compared to building and structures of the region (including overhead cabling and power lines, telephone poles, transmission towers, and farm structures such as silos, barns, and granaries), they are low profile and will become increasingly common.

INVENTORY RESULTS

A total of five properties were determined to be located within a 0.25 mile visual APE of the Project (Table 4; Appendix C: Map 5). Of those, three were determined to be at least 50 years or older. All properties 50 years and older were able to be documented from the public right-of-way (ROW) or publicly accessible areas. Best practices were used to obtain the best photograph of all properties.

Field survey determined that the other two properties were constructed within the past 50 years and are likely not eligible for the NRHP (Table 4). Based on these findings, no photos of those structures are included in this report.

An annotated map of inventories property locations, as well as field photos of properties 50 years and older are presented in Appendix C (Map 7; Figures 1-3).

TABLE 4. PROPERTIES WITHIN 0.25 MILE VISUAL APE

Figure Num	Address Highland, IL 62249	Description	Cons. Date	Viewshed	NRHP Status	Photo Date
0.25 Mi. Visual APE (More than 50 years old)						
1	12136 Highland Road	Residential	1965	Unobscured	Uneval.	08/31/23
2	12124 Highland Road	Residential	1965	Unobscured	Uneval.	08/31/23
3	12256 Highland Road	Residential	1920	Unobscured	Uneval.	08/31/23
0.25 Mi. Visual APE (Less than 50 years old)						
4	2113 Old Trenton Road	Residential	1987	Unobscured	Not Eligible	NA
5	2071 Old Trenton Road	Residential	1986	Unobscured	Not Eligible	NA

SUMMARY AND RECOMMENDATIONS

In April of 2024, Area M completed a comprehensive Cultural Resources study for the proposed IL-SRE-Highland 2 Project. The Cultural Resources study included a desktop literature search, Phase I archaeological survey of the APE within the property boundaries, and an inventory of standing structures was conducted within a 0.25 mile visual APE surrounding the property. As currently defined, the Project is not considered a federal undertaking as defined by Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations (36 CFR 800).

During the archaeological survey, one historical artifact scatter (11MS2720) associated with the location of a former farmstead was identified on the north side of the property. As a disturbed historical artifact scatter mixed with modern materials and no standing structures or features, 11MS2720 has limited information potential and is recommended as not eligible for the NRHP. Maps and figures associated with the Phase I archaeological survey are included in Appendix B.

The inventory of standing structures identified five properties within a 0.25 mile visual APE. Three of the properties were determined to be 50 years or older and were photographed as part of this study. Maps and figures associated with the standing structure inventory are included in Appendix C.

Based on these findings, Area M believes the Projects will not adversely affect any significant historic properties. Therefore, Area M recommends that the Projects may proceed as planned with no negative impact to cultural resources.

This assessment is based on project plans received by Area M in March 2023. Any alterations to project plans should be reviewed for impacts to potential cultural resources.

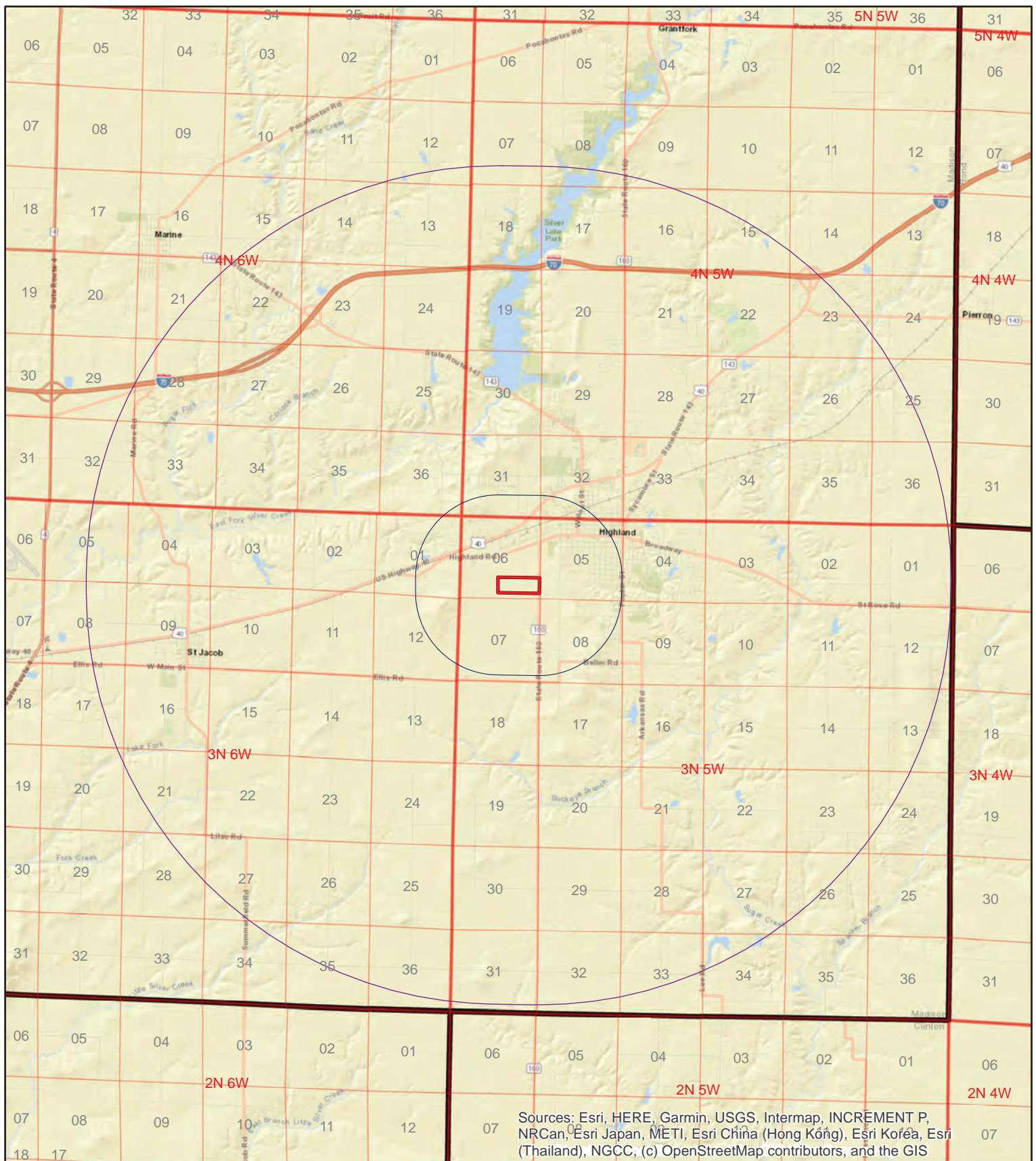
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1956 Farm Plat Book, Madison County, Illinois. Rockford Map Publishers. Rockford, IL.

Appendix A:
Overview Maps



IL - SRE - Highland 2

Madison County, IL

S6 T3N:R5W

60.75 Acres

38.730475 Lat

-89.694547 Long



Project Location



Study Area



1-Mile Buffer



5-mile Buffer



Section Line

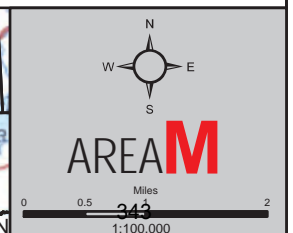
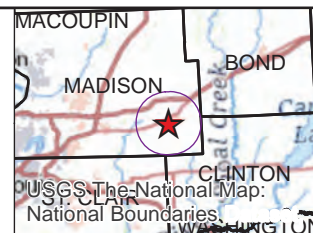


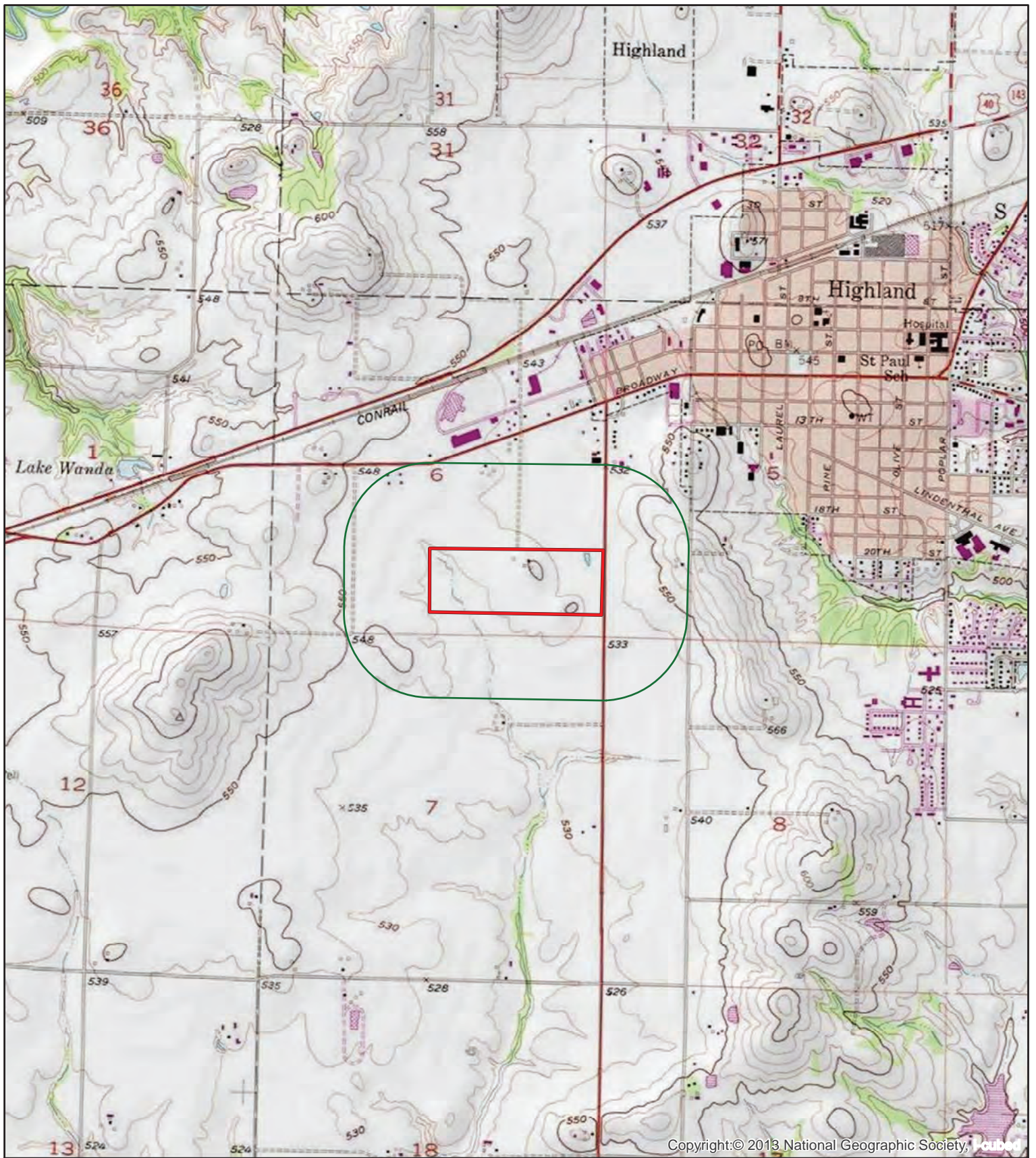
Township Line



County Line

Map 1. Location Map



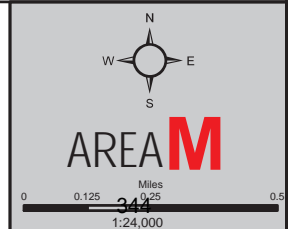


IL - SRE - Highland 2

Map 2. 1:24,000 Topographic

Madison County, IL

- Study Area
- 0.5-Mile Buffer



Appendix B:

Phase I Archaeological Survey Maps and Figures



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

IL - SRE - Highland 2

Map 3. Sketch Map

Madison County, IL



Project Area



AREAM

0 135 270 540 Feet
1:5,090



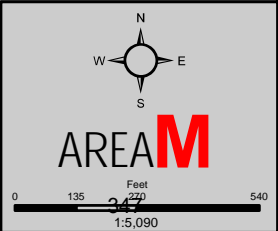
IL - SRE - Highland 2

Map 4. Lidar Map

Madison County, IL



Project Area





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Map 6. Sketch Map

Madison County, IL



Surveyed Area



Archaeological Site Boundary



AREAM

0 135 270 540 Feet
1:5,090



Figure 1. Archaeological Survey Area, Representative Surface Visibility – View to the West

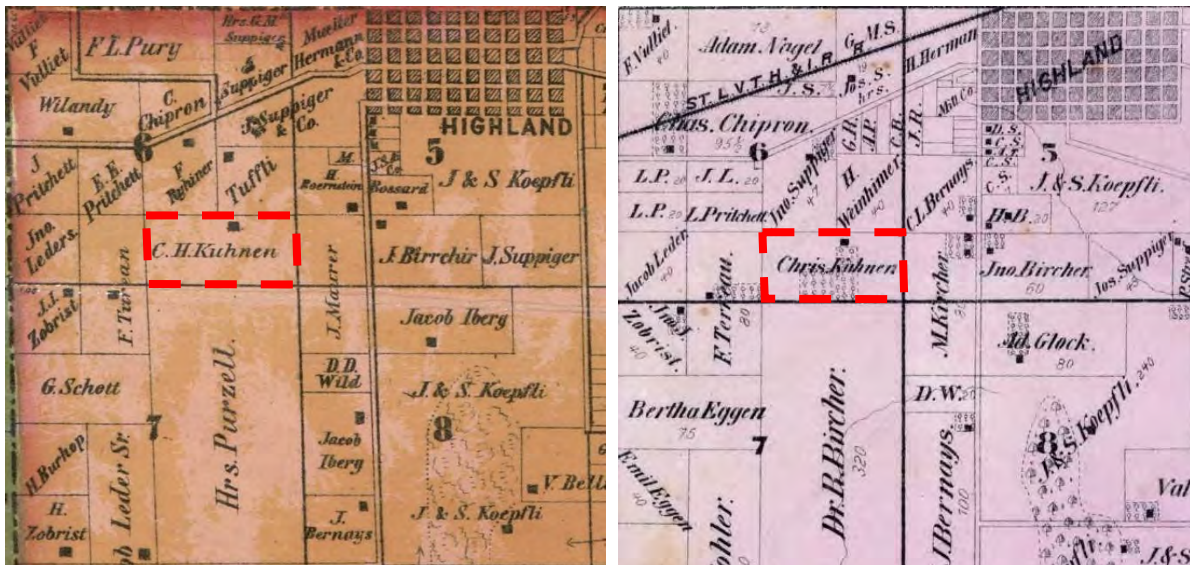


Figure 2. Site 11MS2720 Farm Parcel (dashed outline) on 1861 Plat (Left) and 1873 Plat (Right)

Holmes & Arnold 1861; Brink, McCormick & Co. 1873

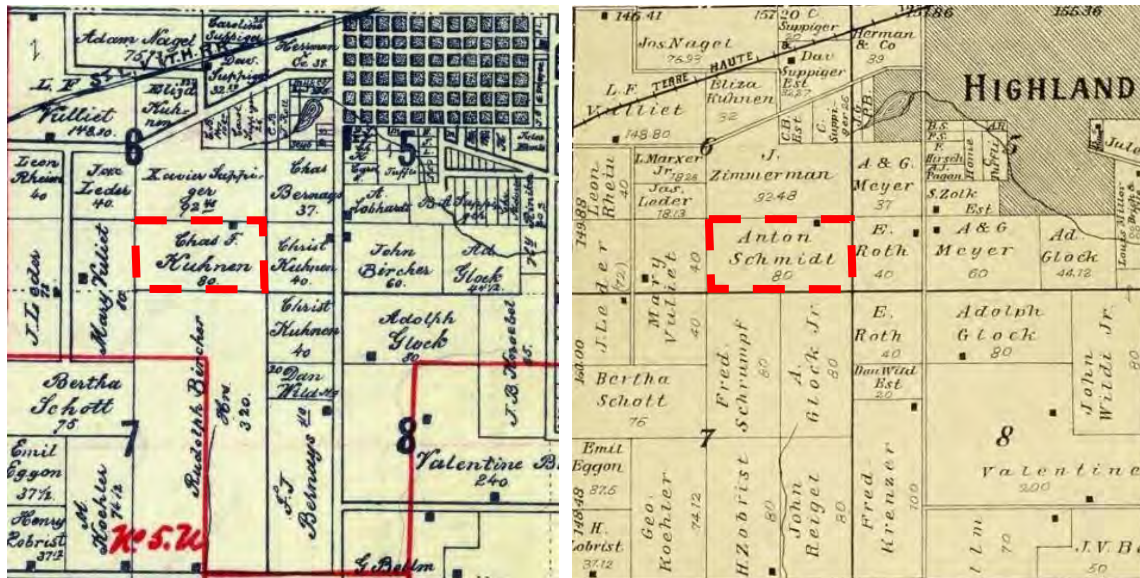


Figure 3. Site 11MS2720 Farm Parcel (dashed outline) on 1892 Plat (Left) and 1906 Plat (Right)

H. Riniker, Rob't Hagnauer, and Geo. K. Dickson 1892; Geo. A. Ogle & Co. 1906

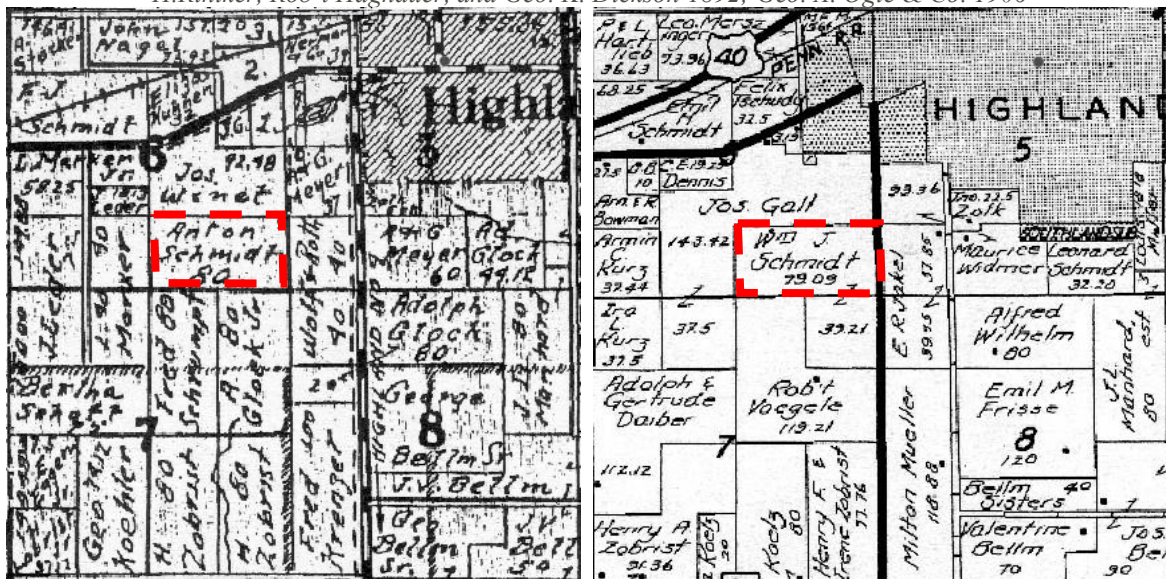


Figure 4. Site 11MS2720 Farm Parcel (dashed outline) on 1917 Plat (Left) and 1956 Plat (Right)

Kenyon Company 1917; Rockford Map Publishers. 1956



Figure 5. Site 11MS2720, Overview – View to the West

Appendix C:
Standing Structure Inventory Maps and Figures



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

IL - SRE - Highland 2

Map 7. Structures



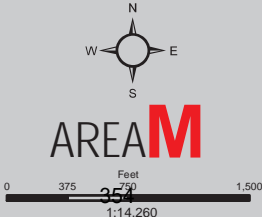
<p>Madison County, IL</p>	<p> Project Area</p> <p> 0.25-Mile Buffer</p>	 <p>0 375 750 1,500 Feet 1:14,260</p> <p>AREA M</p>
---------------------------	---	---



Figure 1. 12136 Highland Road – View to the South



Figure 2. 12124 Highland Road – View to the South



Figure 3. 12256 Highland Road – View to the South

Appendix D:
Archaeological Site Form

Illinois Archaeological Site Recording Form

County Madison Site Name Revisit N
 Field No. Highland 2 - 1 7.5' Quadrangle Highland County Site No. 2720
 Ownership Private Meridian 3 Township 3 N Range 5 W Section 6 Recorded 2024.04.22
 WGS84 Latitude 38.731408 Longitude -89.694178 Site Area (sq. m) 6,623
 UTM Nad83 Zone 16 UTM North 4,290,417 UTM East 265,809
 Known Alternate Names

ENVIRONMENT

Topography Other Upland Drainage Basin Lower Kaskaskia
 Nearest Water Supply East Fork Silver Creek Elevation (meters AMSL) 168
 Soil Association Virden-Herrick (s2239)

Description The site is located pproximately 0.25 miles to the west of New Trenton Rd south of Highland, IL. The site measures approximately 90 meters east-west and 60 meters north-south across across a cultivated agricultural field and graded gravel pad.

SURVEY

Project Name IL - SRE - Highland 2 Project Project Type Phase I CRM
 Ground Cover Stubble Rock Surface Visibility % 70
 Survey Methods Pedestrian
 Site Type Habitation Standing Structure N

SITE CONDITION

Extent of Damage Severe Main Cause of Damage Development

MATERIALS OBSERVED

Survey Sampling Strategy Total Observation

Number of Prehistoric Artifacts (count or estimate) 0

Number of Historic Artifacts (count or estimate) 10

☐ Prehistoric Diagnostic Artifacts

☒ Historic Diagnostic Artifacts

☐ Prehistoric Surface Features

☐ Historic Surface Features

☐ Prehistoric Buried Features Ave. Depth (cm) 0

☐ Historic Buried Features Ave. Depth (cm) 0

Description Sparse scatter of 20th century ceramic and glass sherds and metal fragments mixed with modern plastics, glass, and other materials. No materials were collected.

TEMPORAL AFFILIATION

<input type="checkbox"/> Prehistoric Unknown	<input type="checkbox"/> Woodland	<input type="checkbox"/> Protohistoric	<input type="checkbox"/> Frontier Antebellum (1841-April 11, 1861)
<input type="checkbox"/> Paleoindian	<input type="checkbox"/> Early Woodland	<input type="checkbox"/> Historic Native American	<input type="checkbox"/> Civil War (April 12, 1861-April 9, 1865)
<input type="checkbox"/> Archaic	<input type="checkbox"/> Middle Woodland	<input checked="" type="checkbox"/> Historic (generic)	<input type="checkbox"/> Frontier Post-Civil War (April 10, 1865-1870)
<input type="checkbox"/> Early Archaic	<input type="checkbox"/> Late Woodland	<input type="checkbox"/> Colonial (1673-1780)	<input type="checkbox"/> Early Industrial (1871-1900)
<input type="checkbox"/> Middle Archaic	<input type="checkbox"/> Mississippian	<input type="checkbox"/> Pioneer (1781-1840)	<input type="checkbox"/> Urban Industrial (1901-1945)
<input type="checkbox"/> Late Archaic	<input type="checkbox"/> Upper Mississippian	<input type="checkbox"/> Frontier (generic; 1841-1870)	<input checked="" type="checkbox"/> Post-War (1946-present)

Description Artifacts observed onsite are likely associated with a former farmstead on the location (c.1861-2017). Materials observed are related to the 20th-21st century occupation and demolition of the farmstead.

Surveyor Joe Pnewski Institution AREAM Survey Date 2024.01.01 Curation Facility N/A
 Form By Joe Pnewski Institution AREAM Report Date 2024.04.18 NRHP Listing N
 SHPO Log No. SHPO 1st Survey Doc No.
 Compliance Status HRA N

iv. SHPO Letter



Madison County
Highland
SW of Highland Rd & New Trenton Rd
Section:6-Township:3N-Range:5W
Ineligible Site: 11MS2720,
12136 Highland Road, Highland,
12124 Highland Road, Highland,
12256 Highland Road, Highland,
2113 Old Trenton Road, Highland,
2071 Old Trenton Road, Highland
IEPA
New Construction, IL-SRE-Highland 2 Solar

PLEASE REFER TO: SHPO LOG #011052024

July 1, 2024

Joseph Pnewski
Area M Consulting, LLC
7302 Claredon Dr.
Edina, MN 55439

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 funded, permitted, or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.

According to the information you have provided there is no federal involvement in your project. Be aware that the state law is less restrictive than the federal cultural resource laws concerning archaeology. 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.

This approval remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

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

Sincerely,

Carey L. Mayer, AIA
Deputy State Historic
Preservation Officer

EXHIBIT J – Decommissioning Plan

DECOMMISSIONING PLAN

for

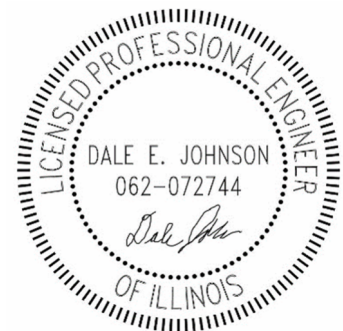
PROPOSED SOLAR DEVELOPMENT

IL - SRE - HIGHLAND 2
HIGHLAND RD
HIGHLAND, IL 62249
LAT/LONG: 38.730473, -89.696712

DATE: JUNE 28, 2024
REV 1: SEPTEMBER 26, 2024

Prepared by:

Summit Ridge Energy.
1000 Wilson Boulevard, Suite 2400
Arlington, VA 22209



Dale Johnson, PE; License Expiration: 11/30/2025



Table of Contents

Overview	1
Dismantlement and Demolition.....	2
Disposal or Recycling of Materials	4
Site Stabilization and Restoration.....	4
Current Permit Requirements.....	5
Schedule.....	5
Solar Decommissioning Estimate.....	5

ATTACHMENTS

Attachment 1	Decommissioning Estimate
Attachment 2	Site Plan
Attachment 3	Code of Ordinances
Attachment 4	Agricultural Impact Mitigation Agreement (AIMA)

OVERVIEW

Summit Ridge Energy (SRE) has prepared this Decommissioning Plan for a proposed Solar Generating Facility (SGF) in Marine in Madison County, Illinois called Highland 2. The site is located 1 mile west of Highland off Highland RD, on an agricultural site.

The purpose of the Plan is to provide the general scope of work and construction cost estimate for the decommissioning and assurance process. This document outlines the decommissioning activities required to restore the Small Solar Energy System site to a meadow condition that existed prior to construction of the Solar Energy Facility after a 40-year design life.

The solar system will produce power using photovoltaics (PV) panels mounted on ground supported galvanized metal piles. The facility will generally include equipment pads, perimeter security fencing, underground electrical conduits, overhead wires and utility poles, and a gravel access driveway. The energy generated from the system will be supplied to public utility grid. The major civil infrastructure quantities have summarized below, with the full detailed list provided in Attachment 1:

- Gravel Driveway – 43,208 Square Feet
- Perimeter Fence – 4,168 Liner Feet
- (2) Equipment Pads – 1,447 Square Feet
- Solar Modules – 10,920 Hanwah Q.peak

The decommissioning cost assessment has been split between solar facility dismantlement, disposal, and site restoration, which reflect that overall decommissioning process. The reported costs include labor, materials, equipment, contractor's overhead, contingency, and profit; the labor costs have been estimated using regional labor rates.

DISMANTLEMENT AND DEMOLITION

The dismantling and demolition of the Facility shall include the removal of all solar electric systems, buildings, cabling, electrical components, roads, foundations, piles, and any other associated facilities.

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 resale monetary value, these components will be dismantled and disassembled rather than being demolished and disposed. It is anticipated that materials may be salvaged and some of the costs recovered.

Following coordination with Ameren regarding timing and required procedures for disconnecting the Facility from the electrical grid, 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. Modules, inverters, transformers, meters, fans, lighting fixtures, and other electrical structures will be removed. The photovoltaic mounting

system framework will be dismantled and recycled. The galvanized support piles will be completely removed and recycled.

The term “hazardous” will be defined by the laws and regulations in effect at the time of decommissioning. Disposal of these materials at a landfill will be governed by State and Public Local Laws of the Authority Having Jurisdiction (AHJ) and including the Code of Illinois Regulations (COILR) governing waste disposal at County area landfills, and as may be amended from time to time.

Finally, all associated structures will be demolished and removed from the site for recycling or disposal, but no later than within 90 days after the end of energy production. Any facility unutilized for a continuous period of 12 months will be considered abandoned. The Owner shall decommission the project within 12 months of abandonment. The owner or operator shall notify the County by certified mail of the proposed date of discontinued operations and plans for removal. This will include the site fence, gates, access driveways, equipment foundations, and underground cables, which will likely be reclaimed or recycled. Landscape or grading may remain if a written request is submitted by the landowner and a waiver is granted by the Board of Supervisors.

Consultation with the landowner will determine if the access driveway should be left in place for their continued use. If the driveway is preferred to remain, the landowner will submit a request to the Board of Supervisors that such driveway remain. If the access driveway is deemed unnecessary, the contractor will remove the access driveway and restore this area with native soils and seeding. The gravel surface and base course will be removed completely. Any “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. Abandoned underground conduits/raceways will be capped at each end. Above ground lines and all poles will be removed, along with associated equipment (isolation switches, fuses, metering) and holes will be filled with clean topsoil.

Erosion and sediment control measures are required during the decommissioning process. These measures include a stabilized construction entrance, silt fence, concrete washout stations, and ground stabilization practices. The owner/operator will restore the project location to a vegetated meadow condition.

As with the project’s construction, noise levels during the decommission work will increase. Proper steps will be followed to minimize the disturbance, such as using proper equipment for removing the support piles. Work hours are assumed to be 8 hours a day, during daylight. Also, road traffic in the area may increase temporarily due to crews and equipment movements.

Further details of the on-site stabilization are included in subsequent sections.

DISPOSAL OR RECYCLING OF MATERIALS

During the decommissioning phase, a variety of excess materials can be salvaged. Most of the materials used in a solar facility are reusable. Any remaining materials will be removed and disposed of off-site at an appropriate facility. The project general contractor will maximize recycling and reuse and will work

with manufacturers, local subcontractors, and waste firms to segregate material to be recycled, reused and/or disposed of properly.

The project developer will be responsible for arranging the collection or recycling of fence, racking piles, PV panels, panel tracker equipment, AC and DC wiring, inverters, and miscellaneous equipment for salvage value.

Gravel may be reused as general fill on site with the property owner's permission. Remaining gravel, geotextile fabric, concrete, and debris need to be separated and transported off-site by truck to the appropriate facilities for recycling and disposal in accordance with federal, state, and local solid waste management regulations.

Acceptable waste facilities could include a local recycling and disposal facility. Local landfills can accept non-recyclable waste; this estimate assumes a cost for the transport and a local disposal fee. For the recyclable metal components, such as steel piles and racking, there are a selection of local metal recyclers/scrap yards, which are available to purchase the components upon decommissioning. We have assumed the transportation and delivery fee to a local metal recycler, for the purposes of this estimate and have excluded any salvage value.

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 AND RESTORATION

The areas of the Facility that are disturbed (during decommissioning) will require minor grading activities to restore the site to a pre-development condition. Grading is required to establish a uniform and consistent slope; the ground will be stabilized via hydro seeding with the surface treatment approved by the building inspector/planning board, including application of a selected grass seed mix to surfaces disturbed during the decommissioning process. Compacted soils shall be decompacted as agreed to by the landowner. Additionally, minor volumes of soil material will be required to restore the access driveways and concrete equipment pad area. All site stabilization activities will be completed in accordance with the approved Sediment and Erosion Control Plan issued by the local AHJ. At the time of approval of this plan, it is unknown whether a permit will be required for the proposed activities described above.

CURRENT PERMITTING REQUIREMENTS

We anticipate the following permits may be required prior to commencement of the decommissioning work: National Pollution Discharge Elimination Systems (NPDES) and a local Building Permit. Other permits that may be required include site development permit and/or road use agreement. However, because the decommissioning is expected to occur later in the future, the permitting requirements will be reviewed and might be subject to revisions based on local, state, and federal regulations at the time.

SCHEDULE

The decommissioning process is estimated to take approximately sixteen to eighteen (16-18) weeks, but no longer than six (6) months, and is intended to occur outside of the winter season. The decommission must be complete within twelve (12) months after the end of the useful life of the facility.

Per the guidelines outlined in Agricultural Impact Mitigation Agreements (AIMA), and if deemed necessary by the county, a sum equal to ten (10), fifty (50), and one hundred (100) percent of the projected decommissioning expenses must be submitted to the county on or before the first, sixth and eleventh anniversary of the commencement of commercial activities, respectively.

SOLAR DECOMMISSIONING ESTIMATE

The decommissioning estimate is based on regional labor costs and disregards salvage value at the end of a 40-year lifespan. Using publicly available construction cost data from the 2024 RS Means Site Work book, the daily cost for different construction crew types that will be needed to perform the decommissioning work were identified. The duration of each type of activity was assumed e.g. removing modules, piles etc., and the cost for each deconstruction activity was quantified. Using the duration of each subtask, and the cost for a daily crew rate, a total decommissioning cost was calculated.

The total decommissioning cost estimate is **\$577,085**; the detailed cost estimate is included below.

ATTACHMENT 1: DECOMMISSIONING ESTIMATE

DECOMMISSIONING COST ANALYSIS IL - SRE - HIGHLAND 2 SOLAR PROJECT

DATE: 06.28.24
REV 1: 09.26.24



Standard Equipment and Work Crews Daily Rates			
Crew	Labor Hours, Daily total	Daily Cost (includes Sub O&P)	Comment
A-3C: Skid Steer 78 HP, 1 Equip Operator	8	\$ 1,169.70	General Site Work/loading
A-3D: 1 Flatbed Trailer 25 ton, 1 pickup truck, 1 Truck Driver	8	\$ 1,088.24	Module Loading
B-10B: 1 Dozer 200 HP, 1 Equipment operator, 0.5 laborer,	12	\$ 2,648.93	Remove Driveway, Site restoration
B-12D: 1 Hydraulic Excavator 3.5 CY, 1 Equip operator, 1 Laborer,	16	\$ 3,761.86	Remove Piles, excavation etc
B-17: 1 Backhoe 48 HP, 1 Dump Truck 8 CY, 2 laborers, 1 Operator, 1 Driver	32	\$ 3,454.23	Material Loading
A-31: 1 Hydraulic Crane 40 ton, 1 Equip operator	8	\$ 3,337.44	Material Loading
A-3P: Forklift, 31' reach, 1 operator	8	\$ 1,431.37	Equipment and Operator
B-2: 1 Labor Foreman, 4 laborers	40	\$ 2,925.60	General Labor
R-1: 1 foreman, 3 electricians, 2 apprentice	48	\$ 4,767.60	Skilled Labor
Equip. Rent-Boom, 60', w/ Operator-1 day (sect. 0154-40-0075)	8	\$ 571.50	Rental for Overhead line removal

Material and Equipment Removal Unit Rates			
	Hours		Hours
		Pile Removal Rate, piles/day	50
Module Removal Rate, module/hour	144	Time to remove overhead lines, LF/hr	50
Module Wire Removal Rate, hr	0.5	Time to remove a utility pole/hr	1
Time to remove AC/DC lines, LF/hr	100	Inverter Removal Rate, hr/inverter	0.5
Rack Removal Rate (Rack,wire,motor), Strings/hour	6	Transformer/switchgear Removal Rate, hr/unit	2
Grading Rate, CY/hour	100	Racking Loading Rate, min/LF	0.1
Fence Removal Rate, LF/Hr	300	Ground Seeding Rates, Ac/hr	1
Silt Fence Install/Removal rates, LF/HR	100		

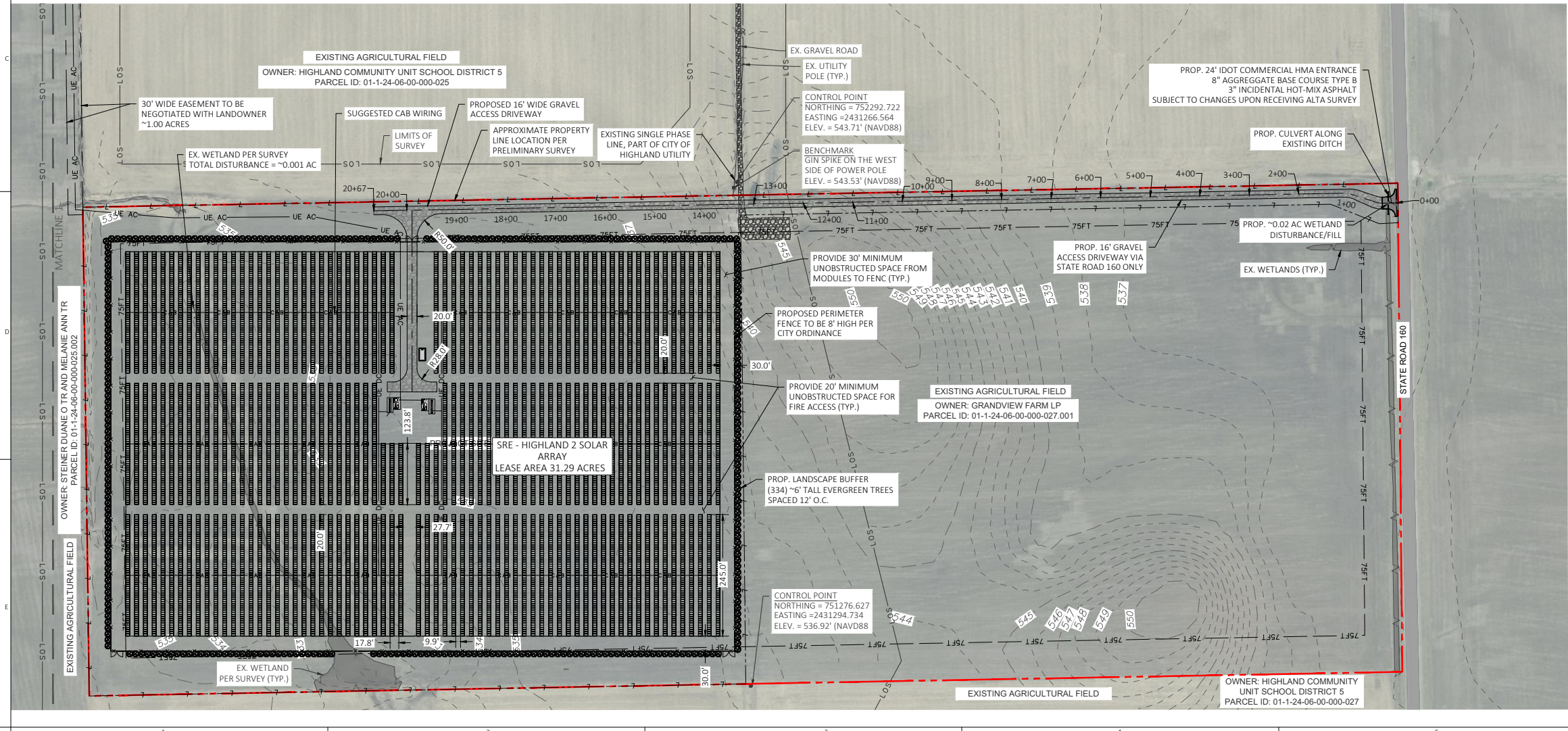
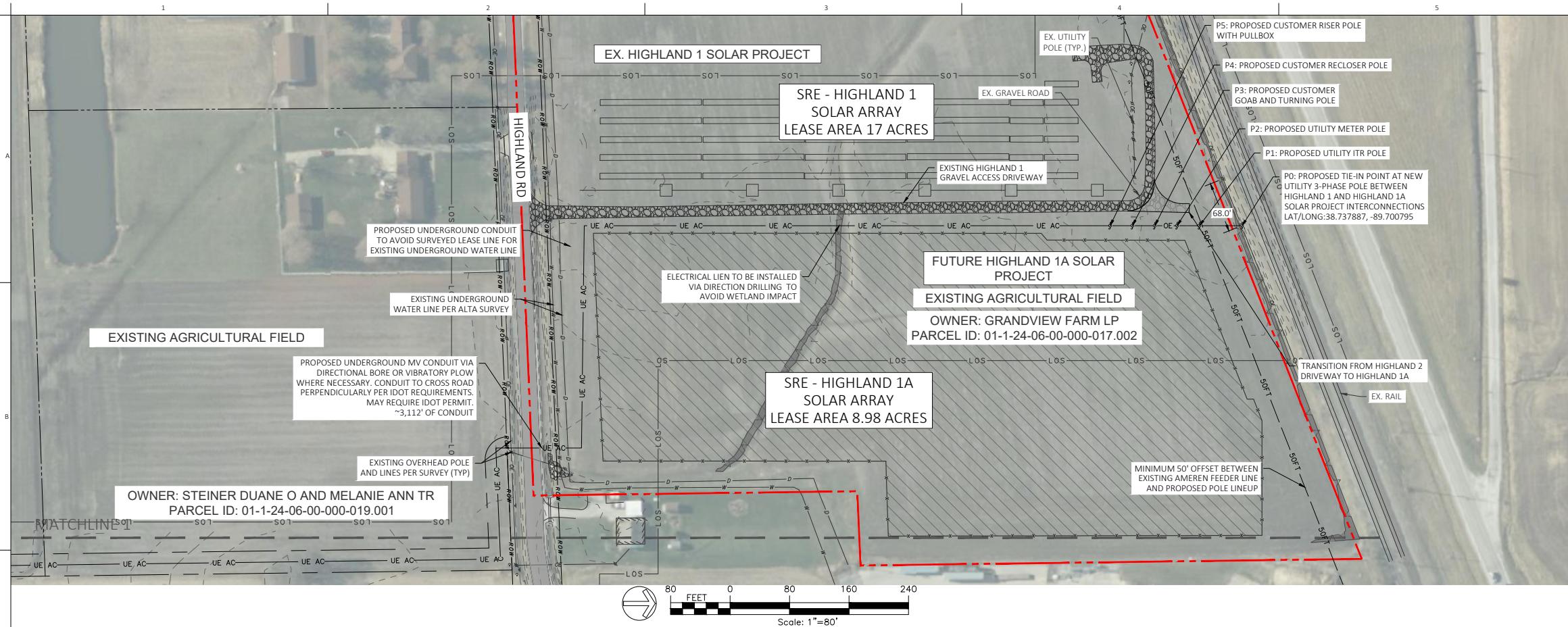
DISASSEMBLY & DISPOSAL						
	QTY		Time to Complete Task, Days	Completed by Crew ID#	Labor Hours/ Total	Cost, \$
Remove Modules	10,920	Modules	10	B-2, A-3D, A-3P	560	\$ 54,452.10
Remove Inverters	40	EA	3	B-2, R-1	264	\$ 23,079.60
Remove Transformer, Switchgear, and misc. electrical equipment(s) loading	2	EA	1	A-31	8	\$ 3,337.44
Remove Foundation Piles	2,148	EA	6	B-12D, A-3C, A-3D	192	\$ 36,118.80
Remove Racking (torque tubes, motor, & supports) Strings	390	Strings	9	A-3D, A-3C, B-12D	288	\$ 54,178.20
Remove DC Wiring	4,534	LF	6	R-1, B-12D	384	\$ 51,176.76
Remove AC Wiring	3,771	LF	5	R-1, B-12D	320	\$ 42,647.30
Remove Fence	4,168	LF	2	B-17	64	\$ 6,908.46
Remove Gravel Access Drive	1600	CY	2	A-3C, B-10B, B-12D	72	\$ 15,160.98
Removal Utility Poles	5	EA	1	Rent-Boom Lift	8	\$ 571.50
Remove Equipment Pad	2	LS	1	B-12D, B-2	56	\$ 6,687.46
SITE RESTORATION						
Re-Seeding and mulching and site cleanup/restoration	31	AC	4	A-3C, B-2	192	\$ 16,381
Temporary Erosion and Sediment Control / silt fence	1713	LF	5	B-12	80	\$ 18,809
Construction Entrance	1	EA	1	B-12	8	\$ 2,000.00
OTHER COSTS						
			Unit Cost			
Transportation to transfer station (assumes 10 truckloads reqd)	200	MILE	\$ 3.05			\$ 6,100.00
Disposal (C&D) (Assume W6 x 8 x 17 ft Piles)	146	Tons	\$ 100.00			\$ 146,064.00
Disposal (module weight 75 pounds)	410	Tons	\$ 100.00			\$ 40,950.00

Notes

1. The crew rates provided are based on regional labor and crew rates per the RS Means: Site Work & Landscape Cost data book version 2024.

Labor Hours Total	2,408
Subtotal \$	524,623
Mobilization Cost, \$ (10%)	52,462
TOTAL \$	577,085

ATTACHMENT 2: SITE PLAN



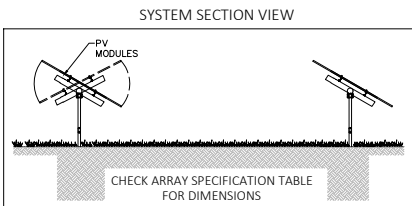
NOTES:

- THE PROPOSED SITE PLAN IS CONCEPTUAL. FINAL EQUIPMENT SELECTION MAY CHANGE DEPENDING ON AVAILABILITY.
- PARCEL BOUNDARY LINE SHOULD BE CONSIDERED APPROXIMATE AND IS BEING SHOWN FOR REFERENCE PURPOSES ONLY.
- WETLAND DELINEATION HAVE BEEN REFERENCED FROM REPORT PREPARED BY AREA M CONSULTING IN APRIL, 2024.
- POINT OF INTERCONNECTION LOCATION IS APPROXIMATE AND WILL BE DETERMINED FOLLOWING A SITE SURVEY BY THE ELECTRICAL UTILITY. POINT OF INTERCONNECTION POLE SERIES TO BE DESIGNED IN ACCORDANCE WITH ELECTRICAL UTILITY STANDARDS.
- INTERCONNECTION ROUTE REQUIRES FURTHER REVIEW AND PERMITTING.
- LOCATIONS OF WIRING WITHIN THE SOLAR ARRAY IS SUGGESTED AND IS FOR REFERENCE PURPOSES ONLY. ACTUAL ROUTINGS TO BE DETERMINED IN 30% DESIGN STAGE.
- CONSTRUCTION ENTRANCE ACCESS TO ONLY BE ON STATE ROAD 160.
- WATER TO BE APPLIED FOR DUST CONTROL AS NEEDED.

SETBACKS		
MINIMUM YARD SETBACK	REQUIRED	PROPOSED
FRONT:	75'	75'
SIDE 1:	75'	75'
SIDE 2:	75'	75'
REAR:	75'	75'
FROM RESIDENCE:	150'	N/A
MAXIMUM BUILDING HEIGHT	N/A	~12'
MAXIMUM FENCE HEIGHT	8'	8'

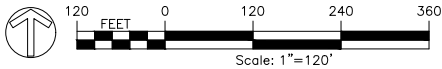
*SETBACKS ARE BASED ON LOCAL ORDINANCE AND/OR ZONING CODE

ARRAY SPECIFICATIONS	
DC SYSTEM SIZE (kW)	7425.6 kW
AC SYSTEM SIZE (kW)	4990 kW
DC/AC RATIO	1.49
MODULE MODEL	Q.PEAK DUO ML-G12S
MODULE POWER	680 W
MODULE COUNT	10,920
RACKING QUANTITY	(192) 1x56; (6) 1x28; SAT
STRING LENGTH	28
STRING QUANTITY	390
INVERTER TYPE	KACO BLUEPLANET 125-TL3-INT
INVERTER QUANTITY	(38) 125 kW, (2) DERATED TO 120 kW
AZIMUTH	180°
TILT ANGLE / PHI LIMITS	±55°
NOMINAL PITCH (FEET)	17.78
INTER-ROW SPACING (FEET)	9.95
GROUND COVERAGE RATIO	0.440
TORQUE TUBE HEIGHT (FEET)	5.3 MIN; 5.8 DESIGN
TRACKER LEADING EDGE (FEET)	2 MIN; 2.5 DESIGN



LEGEND

PROPERTY LINE	---
LEASE LINE	---
FENCE LINE	---
SOLAR MODULES	---
EQUIPMENT PAD	---
1 FT CONTOURS	---
CHAINLINK FENCE GATE	---
OVERHEAD ELECTRIC LINE	---
UNDERGROUND ELECTRIC LINE	---
UTILITY POLE	---
STORAGE SHED	---



REV	BY	DESCRIPTION	DATE
8	AWIS	GRAVEL DRIVEWAY & BUFFER UPDATES	08/19/2024
9	AWIS	FIRE ACCESS UPDATES - NORTH ACCESS	08/27/2024
10	AWIS	FIRE ACCESS UPDATES - EAST ACCESS	08/27/2024
11	AWIS	EXPAND FENCE - NORTH ACCESS	09/13/2024
12	AWIS	EXPAND FENCE - EAST ACCESS	09/13/2024
13	DEJ	EAST ACCESS ONLY 75' SETBACK	09/20/2024
14	AWIS	NOTES & LABELS UPDATES	09/23/2024
15	AWIS	CIVIL SET SYNC	09/26/2024

DRAWING ISSUE	PRELIMINARY	PERMITTING	BID	CONSTRUCTION	AS-BUILT	OTHER
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



PE SEAL/CONSULTANT:
NOT FOR CONSTRUCTION

PROJECT:
IL - SRE - HIGHLAND 2
HIGHLAND RD, HIGHLAND, IL 62249
LAT/LONG: 38.730473, -89.696712
UTILITY: AMEREN
COUNTY OR TOWNSHIP: MADISON COUNTY
STATE: ILLINOIS

ATTACHMENT 3: CODE OF ORDINANCES

screened with a transitional buffer yard (TBY), the combined planning and zoning board may allow grass/vegetation heights to exceed the city's established maximum growth heights as required elsewhere in the city.

- (19) *Cleaning supplies and solvents.* Cleaning chemicals and solvents used during the operation or maintenance of the solar energy farm facility shall consist of biodegradable products and shall be low in volatile organic compounds.
- (20) *Equipment and capacity upgrades.* Any change to equipment and/or increase in overall peak electrical capacity for solar energy farms shall require a revised special use permit which shall be reviewed and approved by the combined planning and zoning board. However, administrative review of an equipment change and/or capacity increase may occur by unanimous agreement of an administrative panel comprised of the building and zoning director, the fire chief, and the public works director if all of the following are met:
 - a. The cumulative increase in overall peak electrical capacity as compared to the original amount approved in the special use permit is less than 20 percent;
 - b. The cumulative increase in the overall number of solar collectors as compared to the original amount approved in the special use permit is less than 20 percent;
 - c. At the time of application for an upgrade, there are no standing or unresolved complaints from surrounding property owners per the complaint resolution provision in section 90-214(c)(10).
 - d. The city building and zoning division has verified that there are no standing or unresolved issues with regard to the design and installation requirements contained within this section (90-214(c)).
- (21) *Applicant contact information.* The applicant shall keep on file with the city building and zoning division current contact information, including mailing address(es), daytime telephone number(s), and emergency contact information of the property owner(s) and the solar collector operator(s). In addition, the applicant shall provide written information as to frequency of site and equipment inspections.
- (d) *Decommissioning or abandonment of the solar farm.* Prior to receiving a special use of the solar farm, the operator/owner shall provide for a decommissioning plan for the anticipated service life of the facility or in the event that the facility is abandoned or has reached its life expectancy. If the solar farm is out of service or not producing electrical energy for a period of 90 days, it will be deemed nonoperational and decommissioning and removal of that facility will need to commence according to the decommissioning plan provided and approved. The decommissioning plan shall be updated every ten years from the date of approval of the special use permit and provided to the combined planning and zoning board as an informational item. The decommissioning plan shall provide the following information:

ATTACHMENT 4: STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT (AIMA)

STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT

between

Highland Solar 2, LLC

and the

ILLINOIS DEPARTMENT OF AGRICULTURE

Pertaining to the Construction of a Commercial Solar Energy Facility

in

Madison County, Illinois

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

Highland Solar 2, LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 4.99MWac Commercial Solar Energy Facility in Madison County [GPS Coordinates: 38.7304, -89.6967], which will consist of up to 30 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

Conditions of the AIMA

The mitigative actions specified in this AIMA shall be subject to the following conditions:

- A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.
- B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.
- C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

Standard Solar AIMA V.8.19.19

Highland Solar 2, LLC
Standard Solar Agricultural Impact Mitigation Agreement

- D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.
- E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.
- F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.
- G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.
- H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.
- I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.
- J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.
- K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.
- L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.
- M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

Definitions

Abandonment

When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.

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Aboveground Cable	Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter.
Agricultural Impact Mitigation Agreement (AIMA)	The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein.
Agricultural Land	Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above.
Best Efforts	Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation.
Commercial Operation Date	The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months.
Commercial Solar Energy Facility (Facility)	A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts.
Commercial Solar Energy Facility Owner deemed (Facility Owner)	A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act.
County	The County or Counties where the Commercial Solar Energy Facility is located.
Construction	The installation, preparation for installation and/or repair of a Facility.
Cropland	Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland.

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Deconstruction	The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA.
Deconstruction Plan	<p>A plan prepared by a Professional Engineer, at the Facility's expense, that includes:</p> <ol style="list-style-type: none">(1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things:<ol style="list-style-type: none">i. the number of solar panels, racking, and related facilities involved;ii. the original Construction costs of the Facility;iii. the size and capacity, in megawatts of the Facility;iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs);v. the Construction method and techniques for the Facility and for other similar facilities; and(2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility.
Department	The Illinois Department of Agriculture (IDOA).
Financial Assurance	A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary.
Landowner	Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement.
Prime Farmland	Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management).
Professional Engineer	An engineer licensed to practice engineering in the State of Illinois.
Soil and Water Conservation District (SWCD)	A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources.
Tenant	Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement.
Topsoil	The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon.
Underlying Agreement	The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner.

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Underground Cable	Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid.
USDA Natural Resources Conservation Service (NRCS)	An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation.

Construction and Deconstruction Standards and Policies

1. Support Structures

- A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.
- B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.
- C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

2. Aboveground Facilities

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

3. Guy Wires and Anchors

Best Efforts shall be made to place guy wires and their anchors, if used, out of Cropland, pastureland and hayland, placing them instead along existing utilization lines and on land other than Cropland. Where this is not feasible, Best Efforts shall be made to minimize guy wire impact on Cropland. All guy wires shall be shielded with highly visible guards.

4. Underground Cabling Depth

- A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:
 1. a minimum of 5 feet of top cover where they cross Cropland.
 2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
 3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.

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4. a minimum of 3 feet of top cover where they cross wooded/brushy land.
- B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:
 1. Within the fenced perimeter of the Facility; or
 2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.
- C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.

5. Topsoil Removal and Replacement

- A. Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such a manner that it will not become intermixed with subsoil materials.
- B. Best Efforts shall be made to store all disturbed subsoil material near the excavation site and separate from the topsoil.
- C. When backfilling an excavation site, Best Efforts shall be used to ensure the stockpiled subsoil material will be placed back into the excavation site before replacing the topsoil.
- D. Refer to Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.
- E. Refer to Section 8 for procedures pertaining to the repair of compaction and rutting of the topsoil.
- F. Best Efforts shall be performed to place the topsoil in a manner so that after settling occurs, the topsoil's original depth and contour will be restored as close as reasonably practicable. The same shall apply where excavations are made for road, stream, drainage ditch, or other crossings. In no instance shall the topsoil materials be used for any other purpose unless agreed to explicitly and in writing by the Landowner.
- G. Based on the mutual agreement of the landowner and Facility Owner, excess soil material resulting from solar facility excavation shall either be removed or stored on the Landowner's property and reseeded per the applicable National Pollution Discharge Elimination System (NPDES) permit/Stormwater Pollution Prevention Plan (SWPPP). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.

6. Rerouting and Permanent Repair of Agricultural Drainage Tiles

The following standards and policies shall apply to underground drainage tile line(s) directly or indirectly affected by Construction and/or Deconstruction:

- A. Prior to Construction, the Facility Owner shall work with the Landowner to identify drainage tile lines traversing the property subject to the Underlying Agreement to the extent reasonably practicable. All drainage tile lines identified in this manner shall be shown on the Construction and Deconstruction Plans.

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- B. The location of all drainage tile lines located adjacent to or within the footprint of the Facility shall be recorded using Global Positioning Systems (GPS) technology. Within 60 days after Construction is complete, the Facility Owner shall provide the Landowner, the IDOA, and the respective County Soil and Water Conservation District (SWCD) with "as built" drawings (strip maps) showing the location of all drainage tile lines by survey station encountered in the Construction of the Facility, including any tile line repair location(s), and any underground cable installed as part of the Facility.

C. Maintaining Surrounding Area Subsurface Drainage

If drainage tile lines are damaged by the Facility, the Facility Owner shall repair the lines or install new drainage tile line(s) of comparable quality and cost to the original(s), and of sufficient size and appropriate slope in locations that limit direct impact from the Facility. If the damaged tile lines cause an unreasonable disruption to the drainage system, as determined by the Landowner, then such repairs shall be made promptly to ensure appropriate drainage. Any new line(s) may be located outside of, but adjacent to the perimeter of the Facility. Disrupted adjacent drainage tile lines shall be attached thereto to provide an adequate outlet for the disrupted adjacent tile lines.

D. Re-establishing Subsurface Drainage Within Facility Footprint

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

- E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.
- F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.
- G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.

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7. Rock Removal

With any excavations, the following rock removal procedures pertain only to rocks found in the uppermost 42 inches of soil, the common freeze zone in Illinois, which emerged or were brought to the site as a result of Construction and/or Deconstruction.

- A. Before replacing any topsoil, Best Efforts shall be taken to remove all rocks greater than 3 inches in any dimension from the surface of exposed subsoil which emerged or were brought to the site as a result of Construction and/or Deconstruction.
- B. If trenching, blasting, or boring operations are required through rocky terrain, precautions shall be taken to minimize the potential for oversized rocks to become interspersed in adjacent soil material.
- C. Rocks and soil containing rocks removed from the subsoil areas, topsoil, or from any excavations, shall be removed from the Landowner's premises or disposed of on the Landowner's premises at a location that is mutually acceptable to the Landowner and the Facility Owner.

8. Repair of Compaction and Rutting

- A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping depth. The disturbed area shall then be disked.
- B. All ripping and disking shall be done at a time when the soil is dry enough for normal tillage operations to occur on Cropland adjacent to the Facility.
- C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.
- D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

9. Construction During Wet Weather

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

- A. Construction activities on prepared surfaces, surfaces where topsoil and subsoil have been removed, heavily compacted in preparation, or otherwise stabilized (e.g. through cement mixing) may occur at the discretion of the Facility Owner in wet weather conditions.

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- B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

10. Prevention of Soil Erosion

- A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.
- B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.
- C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

11. Repair of Damaged Soil Conservation Practices

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

12. Compensation for Damages to Private Property

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

13. Clearing of Trees and Brush

- A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.
- B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

14. Access Roads

- A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.

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- B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.
- C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

15. Weed/Vegetation Control

- A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.
- B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.
- C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.
- D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

16. Indemnification of Landowners

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities

- A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:
 - 1. Solar panels, cells and modules;
 - 2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
 - 3. Solar panel foundations, if used (to depth of 5 feet);

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4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
 5. Overhead collection system components;
 6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
 7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
 8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
 9. Debris and litter generated by Deconstruction and Deconstruction crews.
- B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.
- C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.
- D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:
1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
 2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
 3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.

Highland Solar 2, LLC
Standard Solar Agricultural Impact Mitigation Agreement

- E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.
- F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

Concurrence of the Parties to this AIMA

The Illinois Department of Agriculture and Highland Solar 2, LLC concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in Madison County within the State of Illinois.

The effective date of this AIMA commences on the date of execution.

**STATE OF ILLINOIS
DEPARTMENT OF AGRICULTURE**



By: Jerry Costello II, Director



By Clay Nordsiek, Deputy General Counsel

801 E. Sangamon Avenue,
State Fairgrounds, POB 19281
Springfield, IL 62794-9281

4/19, 2024

Highland Solar 2, LLC

DocuSigned by:



5640DE2C7A73450

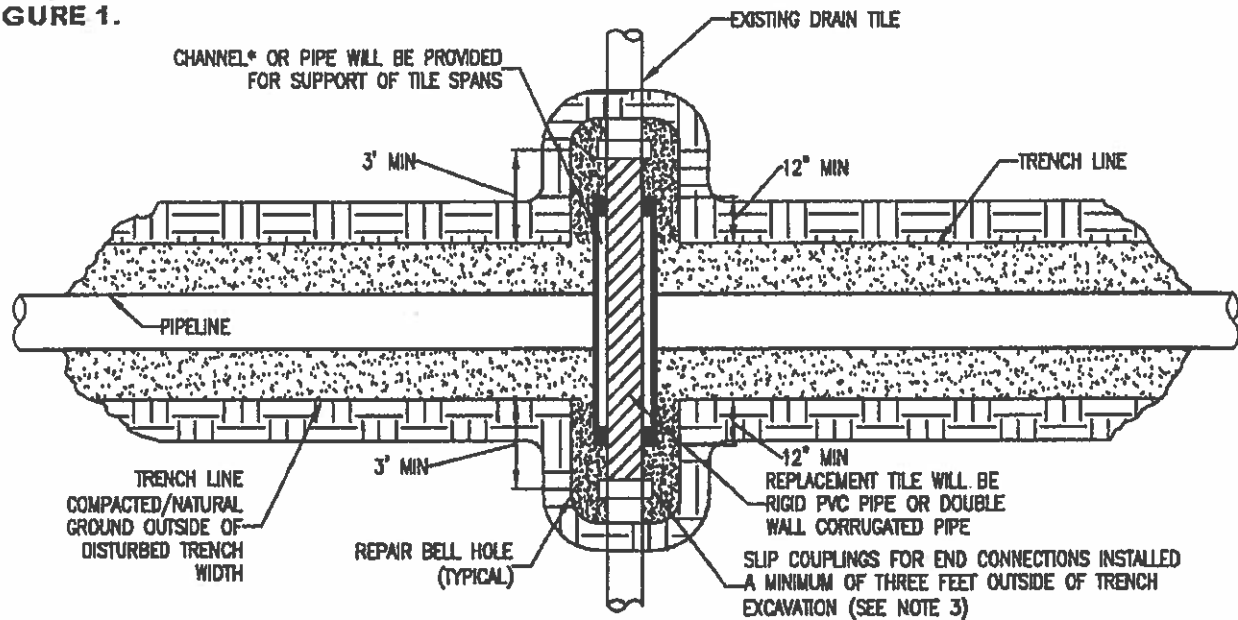
By Bridget Callahan

1000 Wilson Blvd #2400,
Arlington, VA 22209

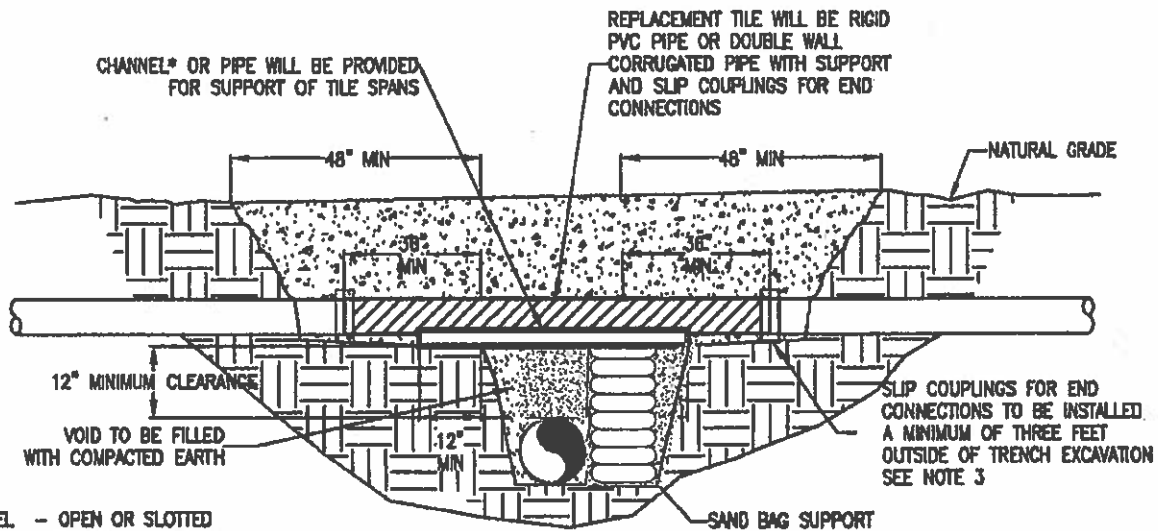
Address

April 8th, 2024

FIGURE 1.



PLAN
N.T.S.



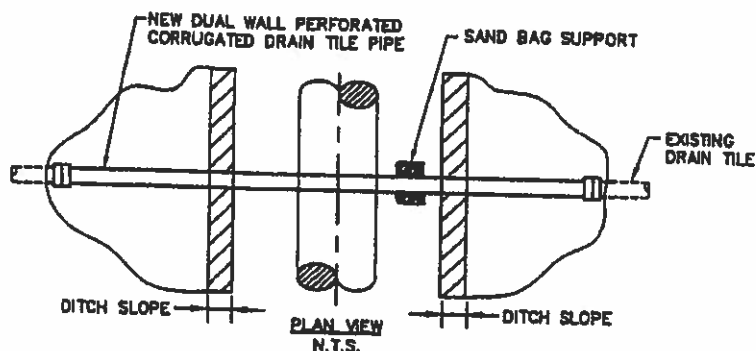
CROSS SECTION
N.T.S.

NOTE:

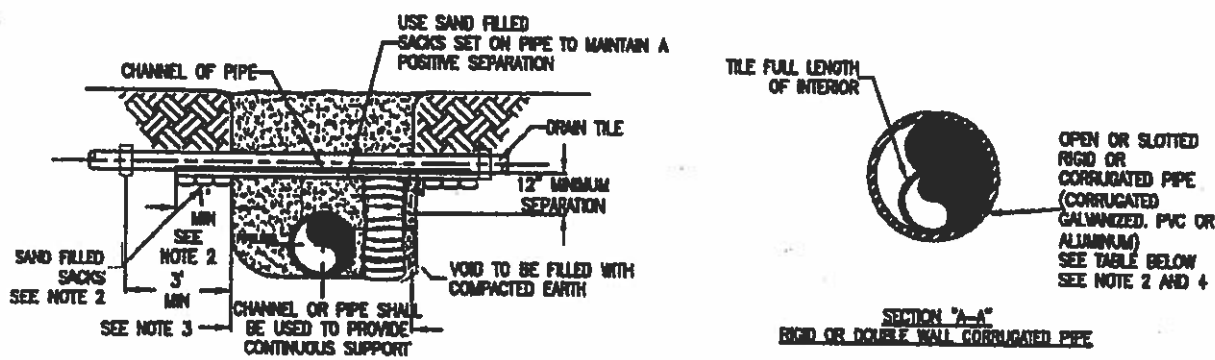
1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

TEMPORARY DRAIN TILE REPAIR

FIGURE 2.



PLAN VIEW



END VIEWS

MINIMUM SUPPORT TABLE				
TILE SIZE	CHANNEL SIZE		PIPE SIZE	
3"	4" @ 5.4	#11	4"	STD. WT.
4"-6"	5" @ 6.7	#11	6"	STD. WT.
8"-9"	7" @ 9.8	#11	8"-10"	STD. WT.
10"	10" @ 15.3	#11	12"	STD. WT.

NOTE:

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.
2. 1'-0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).
3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.
4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.
5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20' TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.
6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.
7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE LATERALLY INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

PERMANENT DRAIN TILE REPAIR

PAGE 2 of 2

EXHIBIT K – Vegetative Management Plan



VEGETATIVE MAINTENANCE PLAN

Project Information

Project Name: Highland 2

Address: Highland RD, Highland, IL 62249

Project Area: Approximately 30 acre project area

Background

The proposed Highland 2 solar project involves the construction of a 4.99 megawatt alternating current single axis tracker photovoltaic system and supporting infrastructure such as access roads, electrical lines, and perimeter fence..

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.

It is important to note this scope of work covers work along the access road and within 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

- o 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

- o 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

- o During each maintenance visit, the site will be inspected for signs of erosion. Any areas of concern will be immediately communicated 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.

- Access Road Maintenance

- o 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. Design corridors for emergency vehicle access will be maintained.

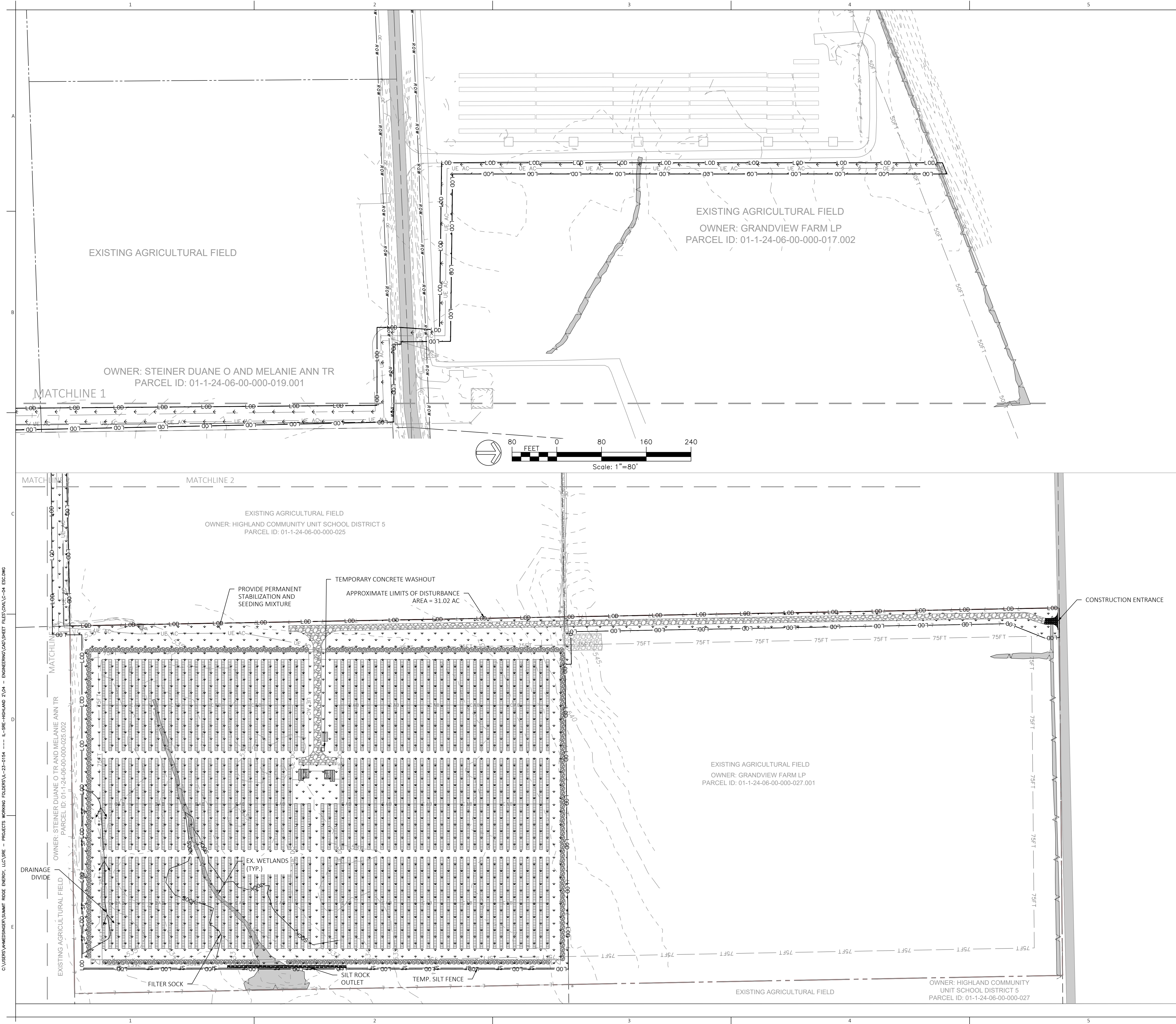
Table 1: Scope of Work

Activity	Frequency	Timing
Perimeter Maintenance	8-12 Weeks	May - October
Mowing	8-12 Weeks	May - October
Site Inspections	8-12 Weeks	May - October
Screening Maintenance*	4-8 Weeks	May - October
Access Road Maintenance	8-12 Weeks	May - October

Note: Dead or diseased trees removed and replaced on an annual basis, or as otherwise required in writing by the Building and Zoning supervisor or his/her designee.

EXHIBIT L – Erosion and Sediment Control Plan

C:\USERS\HARRISON\SUMMIT RIDGE ENERGY\23-0134 - IL-SRE-HIGHLAND 2\04 - ENGINEERING\DWG SHEET FILES\NOVA\04-04-ESC.DWG



NOTES:

- THIS DRAWINGS ILLUSTRATES THE PROPOSED LAYOUT FOR BEST MANAGEMENT PRACTICES (BMPs) TO CONTROL EROSION AND SEDIMENT AT THE PROJECT SITE. ACTUAL CONFIGURATIONS MAY VARY SOMEWHAT FROM WHAT IS ILLUSTRATED TO FACILITATE CONSTRUCTION ACCESS AND PHASING. CONTRACTOR TO ENSURE ALL MEASURES ARE INSTALLED AND WORKING CORRECTLY.
- ESTABLISH PERIMETER SEDIMENT CONTROL MEASURES AND CONSTRUCTION PRIOR TO LAND DISTURBING ACTIVITIES.
- DURING CONSTRUCTION THE GRAVEL DRIVEWAY BASE COURSE CAN BE INSTALLED TO FACILITATE SITE ACCESS. ONCE CONSTRUCTION IS COMPLETE, REPAIR AREAS OF BASE STONE AS NEEDED AND INSTALL TOP COURSE OF AGGREGATE PER THE APPROVED DRIVE DETAIL.
- THE EPC CONTRACTOR SHALL PROVIDE A QUALIFIED PERSON FOR THE INSPECTIONS OF THE ESC MEASURES AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 2 HOURS OF A ½ INCH OR GREATER RAINFALL /SNOWFALL EVENT. MAINTAIN AN INSPECTION REPORT ONSITE.
- CLEAR THE SEDIMENT FROM THE PERIMETER SEDIMENT CONTROL MEASURES WHEN IT REACHES ½ THE HEIGHT OF THE CONTROL MEASURES.
- THE EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND REMOVAL IS ALLOWED BY THE AHI.
- NO EXCAVATION SHALL REMAIN OPEN BEYOND EACH WORK DAY. IF AN EXCAVATION IS LEFT OVERNIGHT PROVIDE ADEQUATE ESC AND SAFETY MEASURES.
- PROVIDE SILT FENCE AROUND SOIL STOCKPILES AND ENSURE NO GREATER THAN A 2:1 SIDE SLOPE.
- APPLY WATER FOR DUST CONTROL AS NEEDED
- REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS AFTER ACHIEVING FINAL STABILIZATION. UPON REMOVAL OF PERIMETER SEDIMENT CONTROL MEASURES, SMOOTH THE GRADE AND SEED AND STABILIZE REMAINING DISTURBED AREAS.
- FINAL SEED MIXTURE TO CONSIST OF A POLLINATOR FRIENDLY SEED MIXTURE THAT IS COMPLIANT WITH LOCAL AND STATE STANDARDS. SEED MIXTURE TO BE APPROVED DURING SUBMITTAL REVIEW PROCESS WITH ENGINEER AND OWNER APPROVAL. A TYPICAL MIXTURE USED REGIONALLY IS PROVIDED HEREIN.

VEGETATIVE MAINTENANCE PLAN

THE OPERATION AND MAINTENANCE (O&M) OF ONSITE VEGETATION WILL OCCUR AT THE FREQUENCY OF APPROXIMATELY 2-3 TIMES PER YEAR. THE CONTRACTOR WILL 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. O&M ACTIVITIES INCLUDE THE FOLLOWING:

- PERIMETER MAINTENANCE - THE PERIMETER FENCE LINE WILL BE INSPECTED FOR TRASH AND DEBRIS. COLLECT ITEMS AND DISPOSED OFFSITE AT AN APPROPRIATE DISPOSAL SITE. VEGETATIVE GROWTH ALONG THE FENCE LINE WILL ALSO BE TRIMMED AND MAINTAINED TO PREVENT THE GROWTH OF WEEDS OR TALL GRASSES AND COMPLY WITH SAFETY/FIRE REGULATIONS.
- MOWING - MOWING IS A THREE-STEP PROCESS, FIRST, THE MOWER OR BUSH HOG TRIMS THE LARGE AREAS. SECOND, TRIMMERS/WEED WACKERS ARE USED TO CUT AROUND STRUCTURAL ELEMENTS AND OTHER PLACES THE MOWER COULDN'T REACH, TAKING CARE NOT TO DAMAGE ANY CONDUITS. FINALLY, ANY VEGETATION THAT WAS THROWN AND ADHERED TO THE MODULES WILL BE CLEANED. 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 EROSION. ANY AREAS OF CONCERN WILL BE IMMEDIATELY COMMUNICATED 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.
- 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.

PROPOSED PERMANENT SEED MIXTURE (OR APPROVED EQUAL)

ERNST SEEDS

Ernst Conservation Seeds
8804 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: March 14, 2024

Botanical Name	Common Name	Price/Lb
94.90 % <i>Poa annua</i> , Variety Not Stated	Sheep Fescue, Variety Not Stated	\$5.52
2.50 % <i>Alopecurus pratensis</i>	Butterfly Milkweed	\$12.00
2.00 % <i>Chamaecrista fasciculata</i> , PA Ecotype	Pennsylvanian Milkweed	12.00
0.30 % <i>Cirsium discolor</i>	Shore Evening Primrose	96.00
0.30 % <i>Thalictrum dasycarpum</i> , VA Ecotype	Zinnia Spottedwort, VA Ecotype	144.00

100.00 %

Seeding Rate: Seed at 40 lbs/acre with 30 lbs/acre of a cover crop. For a cover crop use either grain rye (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec).

Grasses & Grass-like Species - Herbaceous Perennial; Herbaceous Flowering Species - Herbaceous Perennial; Pollinator Favorites; Solar Sites

Mix Price/Lb Bulk: \$14.00

LEGEND

---	PROPERTY LINE
50FT	PROPERTY SETBACK
LOD	LIMITS OF DISTURBANCE
SF	SOIL BOUNDARIES PER NRCS
SF	SILT FENCE
CONSTRUCTION MATTING	CONSTRUCTION MATTING
SOCK	FILTER SOCK
CONSTRUCTION ENTRANCE	CONSTRUCTION ENTRANCE
STAGING AREA	STAGING AREA
PERMANENT SEEDING AREA	PERMANENT SEEDING AREA
DRAINAGE DIVIDE	DRAINAGE DIVIDE

120 0 120 240 360

Scale: 1"=120'

PROJECT: IL - SRE - HIGHLAND 2
HIGHLAND RD, HIGHLAND, IL 62249
LAT/LONG: 38.730473, -89.696712

DRAWING TITLE: EROSION & SEDIMENT CONTROL

DWG NO: C-04

DATE: 07/26/24
DESCRIPTION: 30% CIVIL SET
REV: 0
BY: AWS
REV: 1
DESCRIPTION: UPDATED ENTRANCE + IX

DRAWING ISSUE: PRELIMINARY
PERMITTING
BID
CONSTRUCTION
AS-BUILT
OTHER

PE SEAL/CONSULTANT: NOT FOR CONSTRUCTION

PROJECT: IL - SRE - HIGHLAND 2
HIGHLAND RD, HIGHLAND, IL 62249
LAT/LONG: 38.730473, -89.696712

DRAWING TITLE: EROSION & SEDIMENT CONTROL

DWG NO: C-04

EXHIBIT M – Construction Access Route

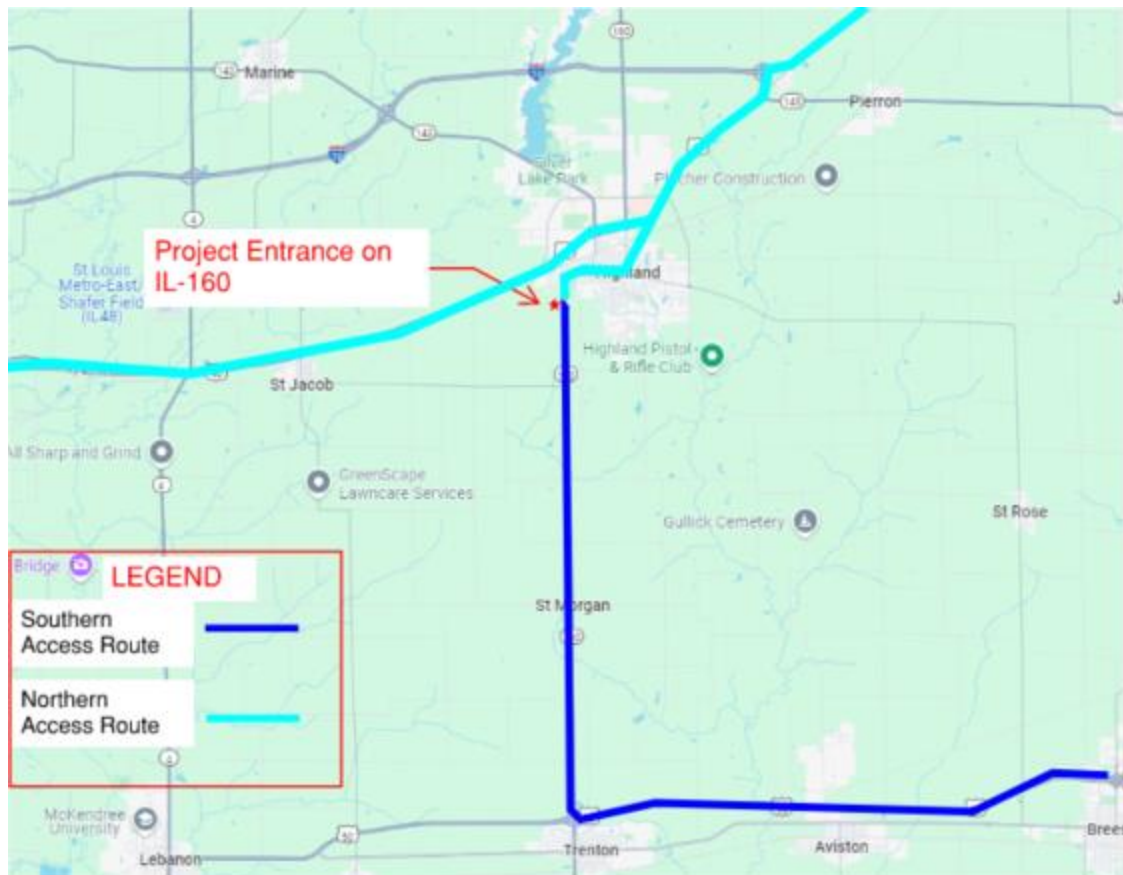


EXHIBIT O – Warning + Site Signage Examples



EXHIBIT N – FAA Notice Criteria Tool Result



The FAA is currently experiencing delays in processing off-airport aeronautical studies. These delays are currently resulting in an approximate 15 additional days in processing time. The FAA will continue to work aeronautical studies on a first come, first served basis. Please take this possible delay into consideration when determining when to submit your case. If your submitted aeronautical study requires priority and 60 days has elapsed since submission, please contact the OEG Specialist for your state with the rationale for your request and it will be reviewed for escalation. The issue causing these delays is actively being mitigated and is expected to be resolved around August.

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

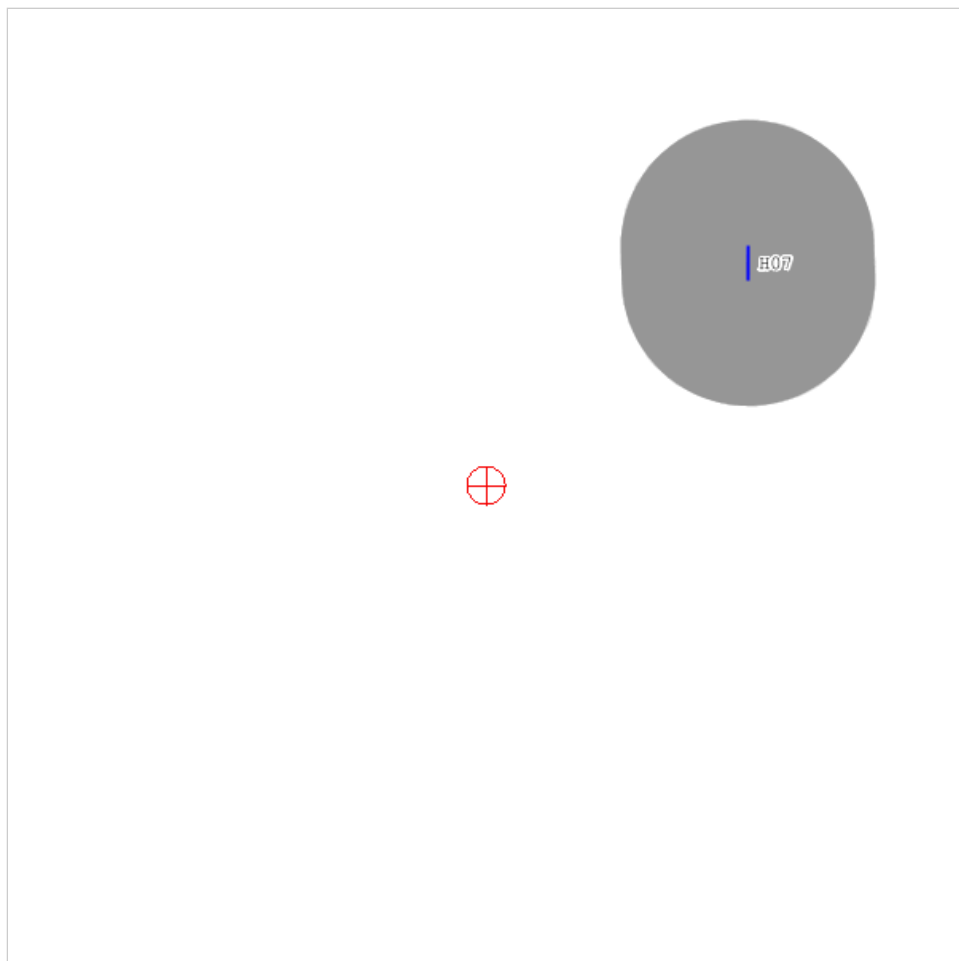
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

* Structure Type:	SOLAR Solar Panel ▼			
	Please select structure type and complete location point information.			
Latitude:	38	Deg	43	M 49.70 S N ▼
Longitude:	89	Deg	42	M 48.16 S W ▼
Horizontal Datum:	NAD83 ▼			
Site Elevation (SE):	536	(nearest foot)		
Structure Height :	15	(nearest foot)		
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes			

Results

You do not exceed Notice Criteria.



MEMORANDUM

To: City of Highland Combined Planning & Zoning Board

Meeting Date: November 6, 2024

From: Emily Calderon, AICP, Moran Economic Development

Location: PIN# 01-1-24-06-00-000-027.001

Proposal: Rezoning, Special Use Permit, and Variances for Solar Energy Farm

Proposal Summary:

Summit Ridge Energy (1000 Wilson Boulevard, STE 2400 Arlington, VA 22209) has submitted four separate requests for the property located at PIN# 01-1-24-06-00-000-027.001, which is currently unincorporated. The property will be subject to annexation at the November 11 City Council meeting.

Each of the four zoning requests (rezoning, special use permit, and zoning variances) are related and will be discussed together in this Memo.

Rezoning (Zoning Amendment): Per Section 90-115 of the City's Zoning Ordinance, all property annexed to the City shall be zoned R-1C (Single Family Residential District). As such, the applicant is requesting rezoning of the subject property to "I" (Industrial District) so that it can be used for a solar energy farm (with the appropriate special use permit).

Special Use Permit: Section 90-201 (Use Table) identifies Solar Energy Farms as a special use in the "I" Industrial District. The applicant is therefore requesting a Special Use Permit to operate the Solar Energy Farm on the subject parcel.

Zoning Variances:

1. Zoning Variance from Section 90-214(c)(3) of the Zoning Code in order to allow above ground CAB wiring inside of the solar array.
2. Zoning Variance from Section 90-214(c)(6) in order to allow a Transitional Buffer Yard (TBY) that includes one single row of evergreen trees planted outside of the perimeter fence on 10-foot centers, which will be 2-feet at time of planting and approximately 6-feet within two years. The ordinance requires plantings to be 8-feet upon installation and planted in a staggered pattern, 8-foot on center.

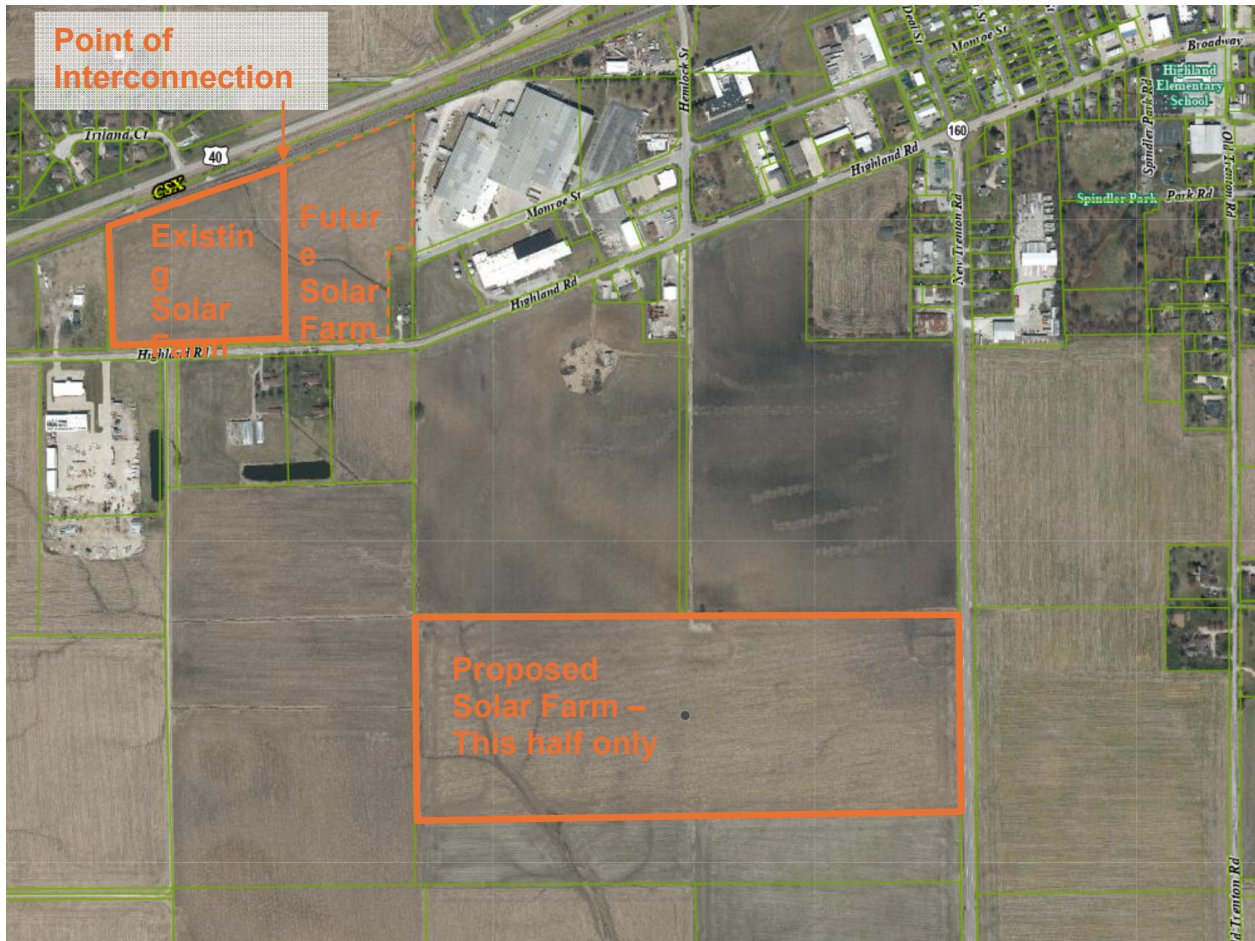
Comprehensive Plan Consideration:

The subject property is denoted as Non-Urban / Agricultural on the Comprehensive Plan's Future Land Use Map. Although the property is proposed to be zoned industrial, the passive use of a solar farm is aligned with the non-urban/agricultural land use category.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Agricultural	Madison County "A"
South	Agricultural	Madison County "A"
East	Agricultural	Madison County "A"
West	Agricultural	A-1C Single-Family Residence

Site Location:



REZONING

Section 90-88 of the Zoning Code provides the following findings of fact which must be reviewed prior to the CPZB making a recommendation on the proposed rezoning:

1. Existing use and zoning of the property in question.

The subject property is currently located in unincorporated Madison County is zoned "A" Agricultural District.

2. Existing use and zoning of other lots in the vicinity of the property in question.

All land surrounding the proposed property is used for Agricultural purposes. Land on the North, East, and South is unincorporated and zoned "A" (Agricultural) in Madison County,

while land to the west is in the City of Highland and is zoned R-1C (Single Family Residential).

3. The extent to which the zoning amendment may detrimentally affect nearby property.

It is not anticipated that the zoning amendment would negatively impact nearby property.

4. Suitability of the property in question for uses already permitted under existing requirements.

Upon annexation, the property will be zoned R-1C, which allows for uses that are suitable for the area.

5. Suitability of the property in question for the proposed uses.

The proposed use is a solar energy farm, which is a suitable land use for this tract.

6. The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.

There is little to no development in the immediate vicinity of this parcel. Additionally, the future land use map identifies the future land use as "Non-Urban / Agricultural" and the proposed use as a solar farm is a passive use aligned with this land use category.

7. The effect the proposed rezoning would have on the implementation of this city's comprehensive plan.

The rezoning would not interfere with the implementation of the comprehensive plan.

8. The effect the proposed use would have on public utilities, other needed public services and traffic circulation on nearby streets.

The proposed use will not negatively impact public utilities, other public services, or traffic circulation.

9. Whether the proposed amendment promotes the health, safety, quality of life, comfort and general welfare of the city.

The proposed amendment will adequately protect and promote the health, safety, quality of life, comfort, and general welfare of the City of Highland.

SPECIAL USE PERMIT

Section 90-79 of the Zoning Code provides the following findings of fact which must be reviewed prior to the CPZB making a recommendation on the proposed Special Use Permit:

1. Whether the proposed amendment or Special Use is consistent with the City's Comprehensive Plan.

The proposed Special Use is consistent with the Comprehensive Plan.

2. The effect the proposed amendment or Special Use would have on public utilities and on traffic circulation.

The proposed Special Use would not have an adverse effect on public utilities or traffic circulation on nearby streets.

3. Whether the proposed design, location and manner of operation of the proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment.

The proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment.

4. The effect the proposed Special Use would have on the value of neighboring property and on this City's overall tax base.

The proposed Special Use will not have a detrimental impact on the value of neighboring property or on the City's overall tax base.

5. The effect the proposed Special Use would have on public utilities.

It is expected that solar energy generated on the site will have a positive impact on public utilities. However, electricity generated will be provided to Ameren Illinois and not directly to Highland residents.

6. Whether there are any facilities near the proposed Special Use, such as schools or hospitals that require special protection.

There are no facilities near the proposed Special Use that require the need for special protection.

Additionally, Section 90-214 (c) requires that all Solar Energy Farms meet the following design criteria:

	Design Criteria for Solar Energy Farms (Sec. 90-214(c))	Compliant
1	Height. The total height of the solar collectors shall not exceed 20 feet in height when oriented at a maximum tilt position unless specifically allowed by the Highland Combined Planning and Zoning Board.	Yes
2	Electrical components. All electrical components of a solar energy farm shall conform to all applicable local utility standards and national electric codes. All electrical wires and lines that are used in conjunction with the solar energy farm, including all electrical control wiring and connections to power lines, shall be installed underground unless specifically allowed otherwise by the Highland Combined Planning and Zoning Board.	See Variance #1
3	Environmental impact. In all undeveloped areas, the solar energy developer will be required to complete a consultation with both the Illinois Historic Preservation Agency (IHPA) and the Illinois Department of Natural Resources (IDNR) through the department's online EcoCat Program (or equivalent review process). The cost of this consultation shall be at the developer's expense. The final certificate from EcoCat (or equivalent process) shall be provided to the City of Highland building and development before a special use permit application will be considered by the combined planning and zoning board.	Yes

4	Warning signage. Signs warning of the high voltage associated with the solar farm shall be posted at every entrance to the facility, at the base of all pad mounted transformers, and all substations. A sign that provides emergency contact information, such as phone number, shall be posted near the tower and the operations and maintenance building.	Yes
5	A transitional buffer yard (TBY) shall be used to screen solar electricity farms from adjacent properties and adjacent public rights-of-way. The TBY shall be located within the required 75 foot setback area. The TBY must achieve a 100 percent screen through the use of either landscape berms or trees to a minimum height of eight feet within two years of installation. To achieve this appearance with trees, a staggered spacing approach with trees on eight-foot centers, should be utilized as shown below. All TBY landscaping shall be evergreen trees. Trees and/or landscape berms may be placed on either the inside or outside of any required fencing. The TBY must be kept in excellent condition, with dead or diseased trees removed and replaced on an annual basis, or as otherwise required in writing by the building and zoning supervisor or his/her designee.	See Variance #2
6	Federal and state requirement compliance. The solar collecting system shall meet or exceed any standards and regulations of any agency of the state or federal government with the authority to regulate solar energy farms.	Yes
7	Points of access and interior roadways. Points of access to solar energy farms and interior private access roads shall be of sufficient width to accommodate access by emergency response vehicles, including firefighting apparatuses as deemed necessary. Access points and interior roads shall be shown on a general site layout that is approved by the Highland fire chief and the Highland emergency medical services chief or his/her designee at the time of Special Use Permit application. An "after-hours" access plan shall be included and approved by the fire chief or designee. Once approved, access points and roadways shall be appropriately maintained.	Yes (roadway width under discussion)
8	Exterior roads. All routes that will be used for construction and maintenance purposes shall be identified on the site plan. All routes for either egress or ingress need to be shown.	Yes
9	Complaint resolution. The applicant shall develop a process to resolve any complaints that may arise from neighboring property owners during the construction and operation of the solar farm. The process may use an independent mediator or arbitrator and shall include a time limit for acting on a complaint that is received. The process shall not preclude the local government from acting on a complaint. The applicant shall provide nearby residents a phone number of the project manager during the construction of the facility if a problem should arise.	Yes
10	Waste disposal. All solid waste generated from supplies, equipment, parts, packaging or operation of the facility shall be removed from the site immediately and disposed of in an appropriate manner. Any hazardous waste that is generated by the facility, including, but not limited to, lubricating materials, shall be removed consistent with all local, state and federal rules and regulations.	Yes
11	Drainage. The plan shall state that any damage to waterways, drainage ditches, field tiles or any other infrastructure caused by the construction or maintenance of the solar farm shall be completely repaired to near original condition and so as not to impede the natural flow of water. All repairs shall be completed within a reasonable amount of time.	Yes
12	Conformance to industry and code standards/engineer certification. The solar farm shall comply with all applicable codes for the electrical, mechanical and structural components of the facility. All documents provided for review shall be stamped and signed by a professional engineer. All solar collection system panels shall be certified by the Solar Collector and Certification Corporation (SRCC).	Yes

13	Fencing. Perimeter fencing having a minimum of eight feet in height shall be installed around the boundary of the solar farm. The fence shall contain appropriate warning signage that is posted such that it is clearly visible on the site.	Yes
14	Reflective coating. Solar energy system components shall be designed with an antireflective coating. Verification shall be provided that verifies that the components of the solar energy system have this quality.	Yes
15	Reflection angles. Reflection angles for solar collectors shall be oriented such that they do not direct glare toward residential users on adjacent properties. Verification shall be provided by the applicant that reflection angles have been taken into account for both fixed position and pivoting solar collectors as well as for all seasonal changes to sun angles.	Yes
16	Lot area. Solar farms and components thereof shall be located on a parcel that is a minimum of 14 acres in size.	Yes
17	Vegetation control. A vegetation and weed control plan, which includes details of how frequently the site will be mowed, shall be provided that protects against the creation of a prey habitat and/or aesthetic impacts to the surrounding area. As the site shall be screened with a transitional buffer yard (TBY), the combined planning and zoning board may allow grass/vegetation heights to exceed the city's established maximum growth heights as required elsewhere in the city.	Yes
18	Cleaning supplies and solvents. Cleaning chemicals and solvents used during the operation or maintenance of the solar energy farm facility shall consist of biodegradable products and shall be low in volatile organic compounds.	Yes
19	Equipment and capacity upgrades. Any change to equipment and/or increase in overall peak electrical capacity for solar energy farms shall require a revised special use permit which shall be reviewed and approved by the combined planning and zoning board.	Yes
20	Applicant contact information. The applicant shall keep on file with the city building and zoning division current contact information, including mailing address(es), daytime telephone number(s), and emergency contact information of the property owner(s) and the solar collector operator(s). In addition, the applicant shall provide written information as to frequency of site and equipment inspections.	Yes

VARIANCE #1

Zoning Variance from Section 90-214(c)(3) of the Zoning Code in order to allow above ground CAB wiring inside of the solar array.

1. The applicant acquired his property in good faith and where by reason of exceptional narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the zoning regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located.

The strict application of the zoning code would prohibit the use of a CAB wire management system for this Solar Energy Farm, which is the preferable method of managing wires within the perimeter fencing of the array.

2. The proposed variance is consistent with the general purpose of this chapter, Section 90-1.

The proposed variance is consistent with the purposes of this Chapter.

3. Strict application of this chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application.

Strict application of this chapter would constitute a hardship for the applicant in terms of managing the electrical cables within the array.

4. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property.

The variance requested is the minimum variation that will alleviate the hardship.

5. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.

The variance requested is unique to this property.

6. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning).

The circumstances engendering this variance request are specific to this solar array.

7. The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate implementation of this city's comprehensive plan.

The variance, if granted, will not impede the implementation of the City's comprehensive plan.

VARIANCE #2

Zoning Variance from Section 90-214(c)(6) in order to allow a Transitional Buffer Yard (TBY) that includes one single row of evergreen trees planted outside of the perimeter fence on 10-foot centers, which will be 2-feet at time of planting and approximately 6-feet within two years. The ordinance requires plantings to be 8-feet upon installation and planted in a staggered pattern, 8-foot on center.

1. The applicant acquired his property in good faith and where by reason of exceptional narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the zoning regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located.

The strict application of the zoning code would result in undue difficulty for the developer, as there are no land uses or facilities near the subject property that require protection and/or screening.

2. The proposed variance is consistent with the general purpose of this chapter, Section 90-1.

The proposed variance is consistent with the general purpose of this chapter.

3. Strict application of this chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application.

Strict application of the Code would create an unnecessary hardship for the developer.

4. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property.

The proposed variation is the minimum deviation that would provide screening while alleviating the said hardship.

5. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.

The conditions of the proposed variance are unique to this property, which is surrounded by agricultural uses that do not require special protection and / or special consideration for screening purposes.

6. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning).

The circumstances engendering this variance request are specific to this solar array.

7. The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate implementation of this city's comprehensive plan.

The variance, if granted, will not impede the implementation of the City's comprehensive plan.

Recommendations

Rezoning: Approval of the request to rezone the property from R-1C to I is recommended.

Special Use Permit: Approval of the request for a Special Use Permit for a Solar Array is recommended.

Variance #1 (underground CAB wires): Approval of the variance to allow above ground CAB wires is recommended.

Variance #2 (screening): Approval is recommended for the variance to allow for one single row of evergreen trees planted outside of the perimeter fence on 10-foot centers, which will be 2-feet at time of planting and approximately 6-feet within two years.



City of Highland
Building and Zoning

Exhibit "C"
COMBINED PLANNING & ZONING BOARD
Advisory Report for Rezoning Request and Reasons Therefore

Date Submitted: 10/4/24
Filing Fees: \$250.00
Date Paid: 10/4/2002
Date Advertised: 10/17/2024
Date of Sent Notice: 10/16/24
Public Hearing Date: 11/18/2024

On November 6, 2024, the City of Highland Combined Planning and Zoning Board, at its regular meeting, voted to recommend to the City Council approval / denial of a request for rezoning for the following:

Highland Solar 2, LLC (1000 Wilson Blvd., Suite 2400, Arlington, VA 22209) is requesting a Zoning Map Amendment (Rezoning) for the property located at 01-1-24-06-00-000-127.001. The subject property contains approximately 60 acres and is currently zoned Madison County "A" (Agricultural) and the proposed zoning classification is City of Highland "I" (Industrial), pending annexation.

Note: At the time this rezoning is considered by the City Council, the subject property will have been annexed into the city with a zoning classification of R-1-C.

In recommending Approval (action) of this request for rezoning, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation (Sec. 90-88. – Zoning amendments—Combined planning and zoning board factors for consideration.) and all other conditions listed for the proposed use in other sections of these regulations. With regard to those regulations in Sec. 90-88, the Combined Planning and Zoning Board offers the following findings of fact:

1. Existing use and zoning of the property in question.
The subject property is currently located in unincorporated Madison County and is zoned "A" Agricultural District.
2. Existing use and zoning of other lots in the vicinity of the property in question.
The land use and zoning of properties surrounding the subject property are identified below.

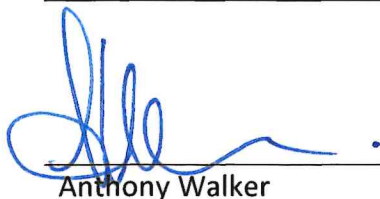
Direction	Land Use	Zoning
North	Agricultural	Madison County "A" (Agricultural)
South	Agricultural	Madison County "A" (Agricultural)
East	Agricultural	Madison County "A" (Agricultural)
West	Agricultural	R-1-C (Single-Family Residential)

3. The extent to which the zoning amendment may detrimentally affect nearby property.
It is not anticipated that the zoning amendment would negatively impact nearby property.
4. Suitability of the property in question for uses already permitted under existing requirements.
Upon annexation, the property will be zoned R-1-C, which allows for uses that are suitable for the area.
5. Suitability of the property in question for the proposed uses.
The proposed use is a solar energy farm, which is a suitable land use for this tract..
6. The type, density, and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.
There is little to no development in the immediate vicinity of this parcel. Additionally, the future land use map identifies the future land use as "Non-Urban / Agricultural" and the proposed use as a solar farm is a passive use aligned with this land use category.
7. The effect the proposed rezoning would have on implementation of the City's comprehensive plan.
The rezoning would not interfere with the implementation of the comprehensive plan.
8. The effect the proposed use would have on public utilities, other needed public services, and traffic circulation on nearby streets.
The proposed rezoning will not negatively impact public utilities, other public services, or traffic circulation.
9. Whether the proposed amendment promotes the health, safety, quality of life, comfort and general welfare of the City.
The proposed amendment will adequately protect and promote the health, safety, quality of life, comfort, and general welfare of the City of Highland.

In addition, the Combined Planning and Zoning Board found that the proposed use did did not provide safeguards to assure its compatibility with the surrounding area.

The City Council will consider the recommendation of the Combined Planning and Zoning Board at the November 18, 2024, meeting of the City Council.

Conditions (if any): _____



Anthony Walker

Chairperson of the Combined Planning and Zoning Board

11/10/24
Date

RESOLUTION NO. _____

**RESOLUTION MAKING SEPARATE STATEMENT OF FINDINGS OF FACT
IN CONNECTION WITH ORDINANCE GRANTING SPECIAL USE PERMIT
FOR A SOLAR FARM WITHIN THE “I” ZONING DISTRICT AT
PIN 01-1-24-06-00-000-027.001, HIGHLAND, ILLINOIS**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, Section 90-81 of the *Code of Ordinances, City of Highland*, provides that the City Council “may grant a special use permit by ordinance,” but requires that “In a separate statement accompanying any such ordinance, the Council shall state findings of fact, and indicate reasons for approving . . . the request for a special use permit;” and

WHEREAS, Highland Solar 2, LLC (1000 Wilson Blvd. Suite 2400, Arlington, VA 22209) on behalf of Grandview Farms, Limited Partnership, (“Applicant”) has filed a Special Use Permit Application to allow for a Solar Farm within the “I” zoning district at PIN 01-1-24-06-00-000-027.001, in accord with the *Code of Ordinances, City of Highland*; and

WHEREAS, a copy of the Special Use Permit Application is attached as **Exhibit A** and incorporated by reference as though fully set forth herein; and

WHEREAS, a copy of the Combined Planning and Zoning Board (“CPZB”) Staff Report is attached hereto as **Exhibit B** and incorporated by reference as though fully set forth herein; and

WHEREAS, **Exhibits A and B** were considered as part of the Special Use Permit Application by the CPZB; and

WHEREAS, the CPZB recommended approval of this Special Use pursuant to **Exhibits A and B** (*See* CPZB Determination of Special Use Permit, attached hereto as **Exhibit C**); and

WHEREAS, City Building Official has recommended that Applicant’s request for a Special Use Permit and conceptual site plan be approved by the City Council with certain conditions, as fully set out in the Memorandum dated November 13, 2024 in reference to same (*See* Memorandum, attached hereto as **Exhibit D** and incorporated by reference as thought fully set forth herein).

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HIGHLAND:

Section 1. The City Council makes the following findings of fact concerning the *procedures* followed to present the Special Use Permit Application (**Exhibits A, B**) for approval:

(a) The Administrator to whom the Special Use Permit Application was submitted referred the matter to the CPZB.

(b) The CPZB met in regular session on November 6, 2024, at 7:00 p.m., to consider and act upon the Special Use Permit Application.

(c) Public notice of the hearing to be held at the CPZB meeting was published pursuant to Illinois state law, and the applicant was notified of the hearing to be held at the meeting by first class mail, with postage thereon fully prepaid.

(d) At the hearing, the CPZB took and heard evidence, and the CPZB prepared and submitted its advisory report to the City Council recommending approval of the Special Use Permit Application.

(e) The City Council finds the steps recited above, in compliance with the *Code of Ordinances, City of Highland*, to be facts, and further finds and determines that the matters and proceedings to date are in accordance with the *Code of Ordinances, City of Highland*.

Section 2. The City Council makes the following findings of fact concerning the *merits* of the Special Use Permit Application (**Exhibits A, B and C**):

(a) The proposed Special Use will adequately protect the public health, safety, welfare and the physical environment of the surrounding area and the City of Highland.

(b) The proposed Special Use is consistent with the City of Highland's Comprehensive Plan.

(c) The proposed Special Use would not have an adverse effect on public utilities or traffic circulation on nearby streets.

(d) There are no facilities near the proposed Special Use that require the need for special protection.

(e) The location – where the Special Use will be made pursuant to the Special Use Permit – is zoned “I”

(f) The granting of this Special Use Permit would be in the best interest of the City of Highland, and the Special Use Permit should be granted by ordinance.

Section 3. This resolution shall constitute the separate statement of findings of fact, supporting the granting of the Special Use Permit, required by Section 90-81 of the *Code of Ordinances, City of Highland*, and shall be permanently attached to the ordinance adopted granting the Special Use Permit.

Section 4. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with law.

This Resolution adopted by the City Council of the City of Highland, Illinois and deposited and filed in the office of the City Clerk on the _____ day of _____, 2024, the vote taken by ayes and nays and entered upon the legislative records as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois



Highland 2 Solar Project
4.99 MWAC Community Solar Project
City of Highland, Illinois
Application Package
Submitted October 3, 2024

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Executive Summary

Enclosed in this package is material to support applicant Highland Solar 2, LLC's submission of three applications to the City of Highland for the Re-Zoning, Variance, and Special Use Permit of a 4.99 MWAC community solar project. The Applicant's non-entity, project name is "Highland 2". The proposed project has been designed to maximize usable acreage while minimizing impacts to nearby landowners, wetlands and the environment.

Applications

- i. Zoning Map Amendment (Rezoning) Application



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

ZONING MAP AMENDMENT (REZONING) APPLICATION

A proposal for a change in district classification (rezoning) may be initiated by either the City Council, the Combined Planning and Zoning Board or by application of the owner of property affected.

1. Pre-Application Conference: A pre-application conference shall be required prior to submission of any application for rezoning pursuant to Section 90.057.
2. Application & Fee: A proposal for a zoning map amendment shall be filed with the Administrative Official on forms provided herein along with a \$250.00 review and processing fee as required pursuant to Section 90.067 of the City's Zoning Code. An application shall not be scheduled for public hearing until the application form has been fully completed, the filing fee paid, and all required information submitted.
3. Public Notice - City: The Office of the Administrative Official shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The Office of the Administrative Official shall be responsible for following the administrative procedures for a zoning district amendment as prescribed in the adopted zoning regulations. The notice shall fix the time and place of the hearing and shall describe generally the change requested.
4. Notice to Neighbors - City: It shall be the City's responsibility to submit a notice of intent to surrounding property owners by regular mail **no less than 15 days prior to the scheduled meeting date**. The notice shall contain the time and place of the public hearing and a statement regarding the purpose of the hearing, including, but not limited to, the location of the subject property(s) being considered for rezoning, the existing and proposed zoning classifications and proposed uses for the site. (Notice must entail a minimum of 250 feet from the applicant's property lines).
5. Public Hearing: The Combined Planning and Zoning Board shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. The public hearings are held in City Hall located at 1115 Broadway, Highland, IL in the Council Chambers.
6. Combined Planning and Zoning Board Recommendation: The public hearing may be adjourned from time to time and upon its conclusion, within a reasonable time after the public hearing on a zoning amendment the Combined Planning and Zoning Board shall submit their advisory report to the Council. This recommendation shall be submitted along with an accurate record of the public hearing. The report shall state the Combined Planning and Zoning Board recommendations regarding adoption of the proposed amendment, and their reasons for said action. If the effect of the proposed amendment would be to alter district boundaries or to change the status of any use, the Combined Planning and Zoning Board shall include in their advisory report findings of fact concerning each of the following matters:
 - a. Existing use and zoning of the property in question;
 - b. Existing use and zoning of other lots in the vicinity of the property in question;
 - c. Suitability of the property in question for uses already permitted under existing

requirements;

- d. Suitability of the property in question for the proposed uses;
 - e. The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned;
 - f. The effect the proposed rezoning would have on implementation of this City's comprehensive plan;
 - g. The effect the proposed use would have on public utilities and on traffic circulation on nearby streets;
 - h. Whether the proposed amendment is consistent with the City's Comprehensive Plan and this Chapter;
 - i. Whether the proposed amendment promotes the health, safety, quality of life, comfort and general welfare of the City;
 - j. Adequacy of public utilities, traffic circulation and other needed public services;
 - k. Compatibility of the proposed amendment to the existing character of the neighborhood;
 - l. The extent to which the zoning amendment may detrimentally affect nearby property; and
 - m. Suitability of the uses to which the property has been restricted under its existing zoning.
7. Decision by Council: The Council shall act on every proposed zoning amendment at their next regularly scheduled meeting following submission of the Combined Planning and Zoning Board's advisory report. Without further public hearing, the Council may pass any proposed amendment or may refer it back to the Combined Planning and Zoning Board for further consideration, by simple majority vote of all the members then holding office.
8. Appeal: The favorable vote of at least two-thirds of all the members of the Council is required to pass an amendment to this chapter when the proposed amendment is opposed, in writing, by the owners of 20 percent of the frontage proposed to be altered, or by the owners of 20 percent of the frontage immediately adjoining or across an alley there from, or by the owners of 20 percent of the frontage directly opposite the frontage proposed to be altered. (See 65 ILCS 5/11-13-14.)

EXHIBIT "A"

Zoning Map Amendment Rezoning Application

Return Form to:

Administrative
Official City of
Highland 12990
Troxler Rd
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 10/4/24
Filing Fees: 8250.00
Date Paid: 10/4/24
Date Advertised: 10/17/24
Date Notices Sent: 10/16/24
Public Hearing Date: 11/6/24
Zoning File #: REZON-5034-0017

APPLICANT INFORMATION:

Applicant: Highland Solar 2, LLC Phone: (410) 458-6983
Address: 1000 Wilson Blvd, Suite 2400 Zip: 22209
Email Address: chase.wittich@srenergy.com
Owner: Grandview Farm Limited Partnership Phone: (618) 887-4806
Address: 10205 State Route 143, Marine, IL Zip: 62061
Email Address: _____

PROPERTY INFORMATION:

Street Address or Parcel ID of Property: New Trenton Rd, Highland, IL 62249 : 01-1-24-06-00-000-027.001

Property is Located In (Legal Description): Legal Description attached in Memorandum of Lease (Exhibit D(ii)) of Application Package. Tract A.

Present Zoning: Unincorporated Agricultural Requested Zoning: I - Industrial Acreage: 60.00

Present Use of Property: Agricultural Farmland

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
South	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
East	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
West	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would the proposed change create a small, isolated district unrelated to surrounding districts? Yes _____ No ☒ If yes, explain: _____

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes ☒ No _____ If yes, explain: Property is currently outside City of Highland Jurisdiction.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Is the proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? Yes ☒ No _____
2. Is the proposed change consistent with the Future Land Use Map? Yes ☒ No _____

UNIQUE CHARACTERISTICS OF PROPERTY AND ADDITIONAL COMMENTS:

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property proposed to be rezoned. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. If the proposed zoning is a Planned Use or requires a special use permit, the rezoning application shall be accompanied by a use permit application defining the specifically requested use or list of uses.
5. Application fee.
6. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS

Bol
Applicant's Signature

10/3/2024

Date

ii. Variance Application



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

VARIANCE APPLICATION

When an applicant feels that the strict application of the requirements of the Zoning Regulations would create an undue hardship, they may request a variance from the Combined Planning and Zoning Board. The Combined Planning and Zoning Board must base its decision, to as great a degree as possible, on factual evidence and not the personal opinion of the applicant, neighbors, or others. The request for a variance should be based on a conflict between the restrictions on the development of the property due to the Zoning Regulations and the restrictions on the development of the property due to its physical characteristics. A variance should be issued only to the specific restrictions on physical construction and not to the list of permissible land uses within a given zone.

1. Application and Fees: Every application for a variance shall be filed with the Administrative Official on forms provided by the City along with a **\$250.00** review and processing fee established pursuant to Section 90-067. The administrator shall promptly route the application, to the Combined Planning and Zoning Board. The application shall contain sufficient information to allow the Board to make an informed decision, and shall include, at a minimum, the following:
 - a. Name and address of the applicant;
 - b. Location of the structure/use for which the variance is sought;
 - c. Relationship of the structure/use to existing structures/uses on adjacent lots;
 - d. Specific section of this chapter containing the requirements which, if strictly applied, would cause a serious problem;
 - e. Any other pertinent information that the administrator may require; and
2. Public Hearing: The Combined Planning and Zoning Board shall hold a public hearing on each zoning variance request within a reasonable time after the variance application is submitted to them. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date and place of the hearing, and the nature of the proposed variance, shall be given not more than 30 nor less than 15 days before the hearing by:
 - a. First class mail to the applicant and to all parties whose property would be directly affected by the proposed variance. and
 - b. Publication in a newspaper of general circulation within this City.
3. Standards for Consideration: The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that the proposed variance meets the requirements below and as noted in Section 90.093 of the Zoning Code and also provided in the Application Checklist located at the end of this Section.
 - a. The applicant acquired his property in good faith and where by reason of exceptional

narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the Zoning Regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located

- b. That the proposed variance is consistent with the general purpose of City's Zoning Code. (Section 90.001)
 - c. Strict application of the Chapter of which the variance is being requested would constitute unnecessary hardship upon the property owner represented in the application;
 - d. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;
 - e. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.
 - f. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and
 - g. The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.
4. Supplemental Requirements: In granting a variance, the Board may impose such conditions, safeguards and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of these regulations.
5. Basis for Decision-Making: The Combined Planning and Zoning Board shall render a decision on every zoning variance request within a reasonable time after the public hearing. In accordance with Illinois State Statute (65 ILCS 5/11-13-11), the Combined Planning and Zoning Board shall specify the terms of relief granted, if any, in one statement, and their findings of fact in another statement. The findings of fact shall clearly indicate the Board's reasons for granting or denying any requested variance.

EXHIBIT "A"
Variance Application

Return Form To:

Administrative
Official City of
Highland 12990
Troxler Rd
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 10/11/24
Filing Fees: \$ 250.00
Date Paid: 10/14/24
Date Advertised: 10/11/24
Date Notices Sent: 10/16/24
Public Hearing Date: 11/6/24
Zoning File #: VAR-1024-0014

APPLICANT INFORMATION:

Applicant: Highland Solar 2, LLC Phone: (410) 458-6983
Address: 1000 Wilson Blvd, Suite 2400 Zip: _____
Email Address: chase.wittich@srenergy.com
Owner: Grandview Farm Limited Partnership Phone: (618) 887-4806
Address: 10205 State Route 143, Marine, IL Zip: 62061
Email Address: _____

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: New Trenton Road, Highland, IL 62249 : 01-1-24-06-00-000-027.001

Present Use of Property: Agricultural Farmland

Proposed Use of Property: SOLAR FARM

Variance Requested: Sec. 90-214 (c)(6) - Transitional Buffer Yard. Current ordinance calls for staggered installation with minimum height of 8', spaced 8' on center. Propose planting of single-row evergreen trees spaced 10 ft on center outside of the fence on all sides of the solar farm array.

Plantings will be ~3 ft tall upon installation and will grow to 6' within 2 years.

Code Section: 90-214 (c)(6)

SURROUNDING LAND USE AND ZONING:

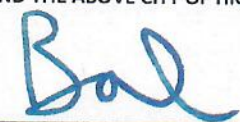
	<u>Land Use</u>	<u>Zoning</u>
North	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
South	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
East	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>
West	<u>0230 - Agricultural Land</u>	<u>0021 - Farmland</u>

The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that:	Yes	No
1. <u>Property Acquisition:</u> The property was acquired in good faith and strict application of the terms of the Zoning regulations would prohibit the use of the property.	Yes	
2. <u>Zoning Code Compliance:</u> The granting of the variance desired will not be opposed to the general spirit and intent of the zoning regulations.	Yes	
3. <u>Hardship:</u> Strict application of this Chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application;	Yes	
4. <u>Minimal Deviation:</u> The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;	Yes	
5. <u>Uniqueness:</u> The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.	Yes	
6. <u>Public Interest:</u> The variance is not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and	Yes	
7. <u>Comprehensive Plan Compliance:</u> The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.	Yes	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS.



Applicant's Signature

10/3/2024

Date



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

VARIANCE APPLICATION

When an applicant feels that the strict application of the requirements of the Zoning Regulations would create an undue hardship, they may request a variance from the Combined Planning and Zoning Board. The Combined Planning and Zoning Board must base its decision, to as great a degree as possible, on factual evidence and not the personal opinion of the applicant, neighbors, or others. The request for a variance should be based on a conflict between the restrictions on the development of the property due to the Zoning Regulations and the restrictions on the development of the property due to its physical characteristics. A variance should be issued only to the specific restrictions on physical construction and not to the list of permissible land uses within a given zone.

1. **Application and Fees:** Every application for a variance shall be filed with the Administrative Official on forms provided by the City along with a **\$250.00** review and processing fee established pursuant to Section 90-067. The administrator shall promptly route the application, to the Combined Planning and Zoning Board. The application shall contain sufficient information to allow the Board to make an informed decision, and shall include, at a minimum, the following:
 - a. Name and address of the applicant;
 - b. Location of the structure/use for which the variance is sought;
 - c. Relationship of the structure/use to existing structures/uses on adjacent lots;
 - d. Specific section of this chapter containing the requirements which, if strictly applied, would cause a serious problem;
 - e. Any other pertinent information that the administrator may require; and
2. **Public Hearing:** The Combined Planning and Zoning Board shall hold a public hearing on each zoning variance request within a reasonable time after the variance application is submitted to them. At the hearing, any interested party may appear and testify, either in person or by duly authorized agent or attorney. Notice indicating the time, date and place of the hearing, and the nature of the proposed variance, shall be given not more than 30 nor less than 15 days before the hearing by:
 - a. First class mail to the applicant and to all parties whose property would be directly affected by the proposed variance. and
 - b. Publication in a newspaper of general circulation within this City.
3. **Standards for Consideration:** The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that the proposed variance meets the requirements below and as noted in Section 90.093 of the Zoning Code and also provided in the Application Checklist located at the end of this Section.
 - a. The applicant acquired his property in good faith and where by reason of exceptional

narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the Zoning Regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located

- b. That the proposed variance is consistent with the general purpose of City's Zoning Code. (Section 90.001)
 - c. Strict application of the Chapter of which the variance is being requested would constitute unnecessary hardship upon the property owner represented in the application;
 - d. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;
 - e. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.
 - f. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and
 - g. The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.
4. Supplemental Requirements: In granting a variance, the Board may impose such conditions, safeguards and restrictions upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood, and to carry out the general purpose and intent of these regulations.
5. Basis for Decision-Making: The Combined Planning and Zoning Board shall render a decision on every zoning variance request within a reasonable time after the public hearing. In accordance with Illinois State Statute (65 ILCS 5/11-13-11), the Combined Planning and Zoning Board shall specify the terms of relief granted, if any, in one statement, and their findings of fact in another statement. The findings of fact shall clearly indicate the Board's reasons for granting or denying any requested variance.

EXHIBIT "A"
Variance Application

Return Form To:

Administrative

Official City of

Highland 12990

Troxler Rd

Highland, IL 62249

(618) 654-9891

(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 10/14/27

Filing Fees: \$250.00

Date Paid: 10/14/27

Date Advertised: 10/17/27

Date Notices Sent: 10/16/27

Public Hearing Date: 11/6/27

Zoning File #: VAR-1024-0015

APPLICANT INFORMATION:

Applicant: Highland Solar 12, LLC

Phone: 4104586983

Address: 1000 Wilson Blvd, Suite 2400

Zip: _____

Email Address: chase.wittich@srenergy.com

Owner: Grandview Farm Limited Partnership

Phone: (618) 887-4806

Address: 10205 State Route 143, Marine, IL

Zip: 62061

Email Address: _____

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: New Trenton Road, Highland, IL 62249 : 01-1-24-06-00-000-027.001

Present Use of Property: Agricultural Farmland

Proposed Use of Property: SOLAR FARM

Variance Requested: Sec. 90-214 (c)(3) - Electrical Components - all electrical wiring must be underground

Propose above ground CAB wire management inside of the array. CAB wire management system will be used for wires leading from modules to combiner boxes and inverters as well as wires for the tracker power wiring. CAB brochure included in Application Package for Highland 2.

Code Section: 90-214 (c)(3)

SURROUNDING LAND USE AND ZONING:

Land Use

Zoning

North

0230 - Agricultural Land

0021 - Farmland

South

0230 - Agricultural Land

0021 - Farmland

East

0230 - Agricultural Land

0021 - Farmland

West

0230 - Agricultural Land

0021 - Farmland

<i>The Combined Planning and Zoning Board shall not grant any zoning variance unless, based upon the evidence presented to them, they determine that:</i>		Yes	No
1. <u>Property Acquisition:</u> The property was acquired in good faith and strict application of the terms of the Zoning regulations would prohibit the use of the property.	Yes		
2. <u>Zoning Code Compliance:</u> The granting of the variance desired will not be opposed to the general spirit and intent of the zoning regulations.	Yes		
3. <u>Hardship:</u> Strict application of this Chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application;	Yes		
4. <u>Minimal Deviation:</u> The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property;	Yes		
5. <u>Uniqueness:</u> The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.	Yes		
6. <u>Public Interest:</u> The variance is not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning), and	Yes		
7. <u>Comprehensive Plan Compliance:</u> The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate the implementation of this City's comprehensive plan.	Yes		

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS.



Applicant's Signature

10/8/2024

Date

iii. Special Use Permit Application



City of Highland

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT BUILDING AND ZONING DIVISION

SPECIAL USE PERMIT APPLICATION

Certain uses, because of their special operational or physical characteristics, may or may not have a detrimental impact on nearby permitted uses, depending upon their precise location, manner of operation, and other factors. Such special uses require careful case-by-case review, and may be allowed only pursuant to the following requirements and procedures.

1. Pre-Application Conference: A pre-application conference shall be required prior to submission of any application for Special Use Permit pursuant to Section 90.057.
2. Application & Fee: A proposal for a zoning district amendment shall be filed with the Administrative Official on forms provided herein along with a \$250.00 review and processing fee as required pursuant to Section 90.067 of the City's Zoning Code. Additionally, any proposal to construct a non-residential structure greater than 2,500 square feet shall comply with the Site Plan Review Procedures contained in Article 13 herein. An application shall not be scheduled for public hearing until the application form has been fully completed, the filing fee paid, and all required information submitted.
3. Public Notice - City: The Office of the Administrative Official shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The notice shall fix the time and place of the hearing and shall describe generally the change requested.
4. Notice to Neighbors - City: It shall be the City's responsibility to submit a notice of intent to surrounding property owners by regular mail **no less than 15 days prior to the scheduled meeting date**. The notice shall contain the time and place of the public hearing and a statement regarding the purpose of the hearing, including, but not limited to, the location of the subject property(s) being considered for rezoning, the existing and proposed zoning classifications and proposed uses for the site. (Notice must entail a minimum of 250 feet from the applicant's property lines).
5. Public Hearing: The Combined Planning and Zoning Board shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. At the hearing any interested party may appear and testify, either in person or by duly authorized agent or attorney. The public hearings are held in City Hall located at 1115 Broadway, Highland, IL in the Council Chambers.
6. Combined Planning and Zoning Board Recommendation: The Administrator shall prepare an advisory report on every request for a special use permit and present said report to the Combined Planning and Zoning Board at the next regular Combined Planning and Zoning Board meeting. The Combined Planning and Zoning Board shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. In order to recommend approval or disapproval of a proposed special use permit, the Combined Planning and Zoning Board shall consider the following matters:
 - a. Whether the proposed amendment or special use is consistent with the City's comprehensive plan;
 - b. The effect the proposed amendment or special use would have on public utilities and on traffic circulation;

- c. Whether the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;
- d. The effect the proposed special use would have on the value of neighboring property and on this City's overall tax base;
- e. The effect the proposed special use would have on public utilities; and
- f. Whether there are any facilities near the proposed special use, such as schools or hospitals that require special protection.

7. Decision by Council: The City Council shall act on every request for a special use permit at their next regularly scheduled meeting following submission of the Combined Planning and Zoning Board's advisory report. Without further public hearing, the Council may grant a special use permit by an ordinance passed by simple majority vote of all members. In a separate statement accompanying any such ordinance, the Council shall state their findings of fact, and indicate their reasons for approving, with or without conditions, or denying the request for a special use permit.

EXHIBIT "A"
Special Use Permit Application

Return Form To:

Administrative
Official City of
Highland 12990
Troxler Rd
Highland, IL 62249
(618) 654-9891
(618) 654-1901 (fax)

For Office Use Only

Date Submitted: 10/4/24
Filing Fee: \$250.00
Date Paid: 10/4/24
Date Advertised: 10/17/24
Date Notices Sent: 10/16/24
Public Hearing Date: 11/6/24
Zoning File #: Sup-1024-0030

APPLICANT INFORMATION:

Applicant: Highland Solar 2, LLC Phone: (410) 458-6983
Address: 1000 Wilson Blvd, Suite 2400 Zip: 22209
Email Address: chase.wittich@srenergy.com
Owner: Grandview Farm Limited Partnership Phone: (618) 887-4806
Address: 10205 State Route 143, Marine, IL Zip: 62061
Email Address: _____

PROPERTY INFORMATION:

Street Address of Parcel ID of Property: New Trenton Rd, Highland, IL 62249 : 01-1-24-06-00-000-027.001
Property is Located In (Legal Description): Listed in Exhibit D(ii) of Application Package

Present Zoning Classification: Unincorporated - A - Agricultural Acreage: 60.00
Present Use of Property: AGRICULTURAL FARMLAND

Proposed Land Use: SOLAR FARM

Description of proposed use and reasons for seeking a special use permit:

Highland Solar 2 proposes the installation of a Solar Energy Farm for the purpose of providing green energy to Highland and the surrounding area. The installation of this facility is in line with the City of Highland Solar Ordinance which is designed to promote and encourage economic development, while maintaining order in the construction, installation and operation of the Solar Energy Farm. The Ordinance also ensures the health, safety, and welfare of the residents of Madison County by promoting the safe, effective, and efficient use of solar energy to reduce on site consumption of fossil fuels.

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	0230 - Agricultural Land	0021 - Farmland
South	0230 - Agricultural Land	0021 - Farmland
East	0230 - Agricultural Land	0021 - Farmland
West	0230 - Agricultural Land	0021 - Farmland

Should this special use be valid only for a specific time period? Yes X No

If Yes, what length of time? 20-30 Years

<i>Does the proposed Special Use Permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. Will the proposed design, location and manner of operation of the proposed special use will adequately protect the public health, safety and welfare, and the physical environment;	X	
B. Is the proposed special use consistent with this City's Comprehensive Plan;	X	
C. Will the proposed special use have a minimal negative impact on the value of neighboring property and on this City's overall tax base;	X	
D. Will the proposed special use have a minimal negative impact on public utilities and on traffic circulation on nearby streets; and	X	
E. Will the proposed special use have a minimal impact on the facilities near the proposed special use, such as schools or hospitals require special protection?	X	

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

I HAVE READ AND UNDERSTAND THE ABOVE CITY OF HIGHLAND PETITION TO THE COMBINED PLANNING & ZONING BOARD REQUIREMENTS.

Bol
Applicant's Signature

10/3/2024
Date

EXHIBIT A – Narrative Statement

i. Applicant Information

- Highland Solar 2, LLC is a wholly owned subsidiary of SRE Solar Origination 2, LLC, which is a wholly owned subsidiary of Summit Ridge Energy, LLC. Summit Ridge Energy, LLC is the nation's leading -commercial solar company, and the largest commercial solar developer and owner operator in the State of Illinois. In the past six years, Summit Ridge Energy has deployed over \$5B USD in project capital to finance 200+ solar farms. Summit Ridge Energy will have more than 500 MW of PV online by the end of 2024, providing solar power to 50,000 homes and businesses nationwide. Currently Summit Ridge Energy's Illinois portfolio includes more than 75 energized community solar projects, 30 projects under construction and 31 projects in late-stage development. Summit Ridge Energy, LLC is headquartered in Virginia at 1000 Wilson Blvd, Suite 2400, Arlington, VA 22209 with a regional office in Chicago. Their officers include:
 - Stephen J. Raeder II, CEO
 - Brian Dunn, COO

ii. Host Agreement

- Grandview Farm Limited Partnership is the owner of the property described as the Highland parcel (01-1-24-06-00-000-027.001) on which the solar farm project is proposed. William Drake is a Managing Partner of this Partnership. A host agreement with Grandview Farm Limited Partnership in the form of a executed Memorandum of Lease (Instrument Number: 2024R23930) (**Exhibit D**) is attached as well as a Grant of Permission (**Exhibit D**), allowing Highland Solar 2, LLC to submit Re-Zoning and Special Use Permit applications in accordance with City of Highland Zoning Ordinance Section 90-214 (dated December 11, 2023) for the project parcel with the City of Highland (**Exhibit G**).

iii. General Project Description

- This request for Re-zoning, Variance, and Special Use Permit is to install a Solar Farm to provide green power to the surrounding community. Applicant proposes the development of approximately 31.3 acres of a larger 60-acre parcel of private land to be annexed into the City of Highland into a ground-mounted photovoltaic (PV) solar energy generating facilities. The proposed project would each be capable of delivering about 4,990 kW of AC (or enough renewable energy to power 1000 households) into Ameren's local electric distribution grid.

- Following the annexation of the parcel into the City of Highland, the applicant proposes a new zoning designation of I – Industrial. Currently, the property is zoned as Unincorporated Agricultural in Madison County.

- The installation of this facility is in line with City of Highland’s Solar Ordinance which is designed to promote and encourage economic development, while maintaining order in the construction, installation and operation of the Solar Energy Farm in the City. This installation aligns with the Ordinance while ensuring protection of the health, safety and welfare of the residents of City of Highland by promoting the safe, effective, and efficient use of solar energy to reduce on-site consumption of fossil fuels or utility-supplied electric energy. Further alignment occurs with the ordinance as the panels have a maximum height of 12 ft when at full tilt. Warning signs will be posted at the entrance to the facility, and screening for adjacent views. No adverse effects to adjacent properties will occur because of this installation. The project will avoid adverse impacts to important areas such as agricultural land, endangered species habitats, conservation land, and other sensitive lands. Any traffic impacts will be limited to nine months during site construction. Hours of operation for the site will encompass daytime and will range from 6am to 6pm. A maximum of 30 construction workers will be present at any given time during the construction phase. Applicant proposes a single-axis tracker racking system, on which the panels will be attached. The racking system utilizes a pile driven into the ground surface. The solar panels will be directly interconnected to, and provide energy to, local 34.5 kV electric distribution grid via an overhead electrical service. Prior to utility interconnection, direct current (DC) electrical power generated by the solar panels will be transformed to alternating current (AC) power and modified as necessary to connect to Ameren electrical power supply. The project would also include an equipment pad, a gravel access road, a vegetative soil cover, and it will be surrounded by an 8 ft security fence per Highland Ordinance Sec. 90-214(14) and to comply with National Electrical Code requirements. Traffic generated during construction will be due to construction workers visiting the site as well as equipment deliveries. During maintenance, the expected traffic will be from maintenance crew(s).

- The manufacturer of the solar panels will be Hanwha Q Cells, and the manufacturer for the inverters will be Siemens KACO. Currently the proposed design has approximately 10,920 panels in the lease area and each panel has a generating capacity of approximately 680 W. The length of each module is 7.817 ft and the maximum height when at full tilt on the single-axis tracker is 12 ft. Minor changes to manufacturers and quantities may occur due the final availability.

- The interconnection point with Ameren is shown on the site plan and is to the north of the parcel.

iv. Site Plan

- Site Plan (**Exhibit B**) complies all requirements set forth in Section 90-214(b)(1)(d) and other sections of the City of Highland Ordinance in reference to the development of solar farms.
- All proposed setbacks
 - o Comply with 75' requirement from panel to property line requirements. Shown on site plan (**Exhibit B**).
- All Proposed Structures on property
 - o All equipment including solar panels, racking, collection equipment and equipment pad which includes transformers, inverters and data collection equipment are shown on site plan
- Existing structures on subject property and properties within a quarter mile of property
 - o Shown on site plan (**Exhibit B**) as well as the ALTA survey (**Exhibit C**) and material within the Phase I ESA (**Exhibit I(i)**)
- All existing and proposed underground and aboveground utilities
 - o All proposed underground and above ground (CAB) wiring shown in site plan. The project proposes the use of CAB wire management for the PV source wire from panels to combiner boxes and inverters (**Exhibit F**).
- All rights-of-way, wetlands, wooded areas, and public conservation lands
 - o Shown in the ALTA Survey (**Exhibit C**), Wetland Delineation (**Exhibit H**), and Phase I ESA (**Exhibit I(i)**)
- Location of Transitional buffer yard with statement on the site plan that all screening will be properly maintained.
 - o Variance Requested for single row transitional buffer yard shown in lieu of the staggered screening described in section 90-214(c)(6). Variance request submitted in application.
 - o Vegetative Maintenance Plan describing the maintenance of the trees/shrubs (**Exhibit K**).
- Ingress and Egress from the site as proposed during construction and thereafter
 - o Proposed Road surface and cover to be gravel.
 - o Dust control on site will be maintained using water.
 - o Access will be 16' wide spanning 1,366' to the array entrance gate. Turn around area provided outside of site entrance. Interior access road 20' with additional "Hammer head" turn around area next to the proposed equipment pad.

- Based on discussions with Chris Straub of the Highland Fire Department, the proposed design includes 20' minimum unobstructed space between array sections and 30' minimum unobstructed space from modules to fence to allow for fire/emergency vehicle access.
 - Two additional entrance gates proposed on the southern fence line for additional access to the array.
- Road to be maintained by EPC during construction and by Operations and Maintenance team during operation of the site.
- Leases other land use agreements executed with parcel owner (**Exhibit D**)
- Interconnection agreement with Utility Ameren Illinois (**Exhibit E**).
- An After-Hours Access Plan along with Fire Protection plan for use during construction will be developed in conjunction with the City of Highland Fire Department.
- Revegetation will occur on areas disturbed to bring them to pre-development levels upon decommissioning.
- Drainage
 - Due to the known presence of drain tiles on the site, a drain tile survey has been ordered and will be completed prior to the start of construction. A copy of this survey can be provided to the city upon request.
 - Any damage to waterways, drainage ditches, field tiles or other infrastructures caused by the solar farm's construction or maintenance will be repaired to near original condition and not impede the natural flow of water. All repairs will be completed within a reasonable amount of time. SRE will notify the Director of Public Works in case construction of the project encounters any underground drainage tiles per Sec 90-214(12).
 - The lowest altitude location of the lease areas will be used for drainage purposes.
 - SRE will use silt fence and filter socks for erosion and sediment control on site as shown in the E&S Plan (**Exhibit L**)
- Hours of operation during construction will be from 6AM to 6PM with at most 30 workers on site at any given time. For maintenance of the facility there will be limited traffic.
- The construction team will utilize only state roads leading to the site access via entrance on State Rt 160. (**Exhibit M**)
- Any traffic impacts will be limited to a nine-month duration during construction of the site. Hours of operation for the site will encompass daytime and will range from 6am to 6pm. A maximum of 30 construction workers will be present at any given time during the construction phase.
- See xviii for Environmental Impact documentation description

v. Complaint Resolution

- SRE will develop a process to resolve any complaints arising from neighboring property owners during the solar farm's construction and operation. The process may use an independent mediator or arbitrator and shall include a time limit for acting on a complaint. If required, a number for the mediator or arbitrator will be provided at the time of building permit issuance to the building zoning board. The process will not preclude the local government from acting on a complaint. SRE will provide nearby residents with the phone number of the project manager during construction of the facility, if a problem arises.

vi. Waste Disposal

- All solid waste generated from supplies, equipment, parts, packaging or operation of the facility will be removed from the site and disposed of in an appropriate manner. While highly unlikely, if any hazardous waste is generated by the facility, including, but not limited to, lubricating materials, will be removed consistent with all local, state and federal rules and regulations.
- All cleaning chemicals and solvents used during the operation and maintenance of the solar energy farm will consist of biodegradable products and will be low in volatile organic compounds.

vii. Conformance

- SRE's solar farm will comply with all applicable codes for the electrical, mechanical and structural components of the facility as well as all Federal and State requirements. All documents provided for review for a building permit will be stamped and signed by a professional engineer.

viii. Liability Policy

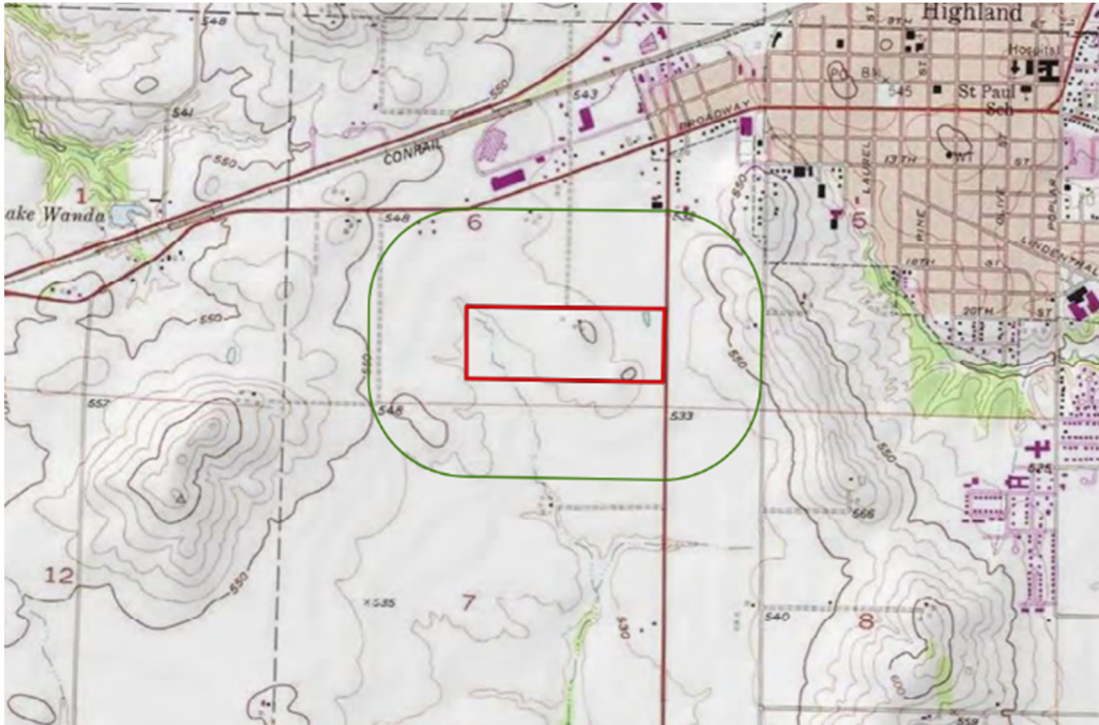
- Currently, this site is covered by corporate liability, and eventually, will be covered by project specific insurance. A copy of the Certificate of Insurance can be provided upon request.

ix. Dust Control

- Dust control on site will be maintained using water.

x. Topographic Site Information

- Topographic information within a quarter mile of the property line of the subject property. See Attached Wetland Delineation Report (pg. 13) (**Exhibit H**)



xi. Transitional Buffer Yard (TBY)

- The applicant proposes the use of a single row for screening in lieu of staggered screening of 8' trees spaced 8' on center (Sec. 90-214(c)(6)). Screening of ~6' tall Evergreen trees spaced 12' on center around the solar array as shown in the site plan. Trees to be 6' tall within two years of planting, 2-3' upon installation.

xii. Revegetation

- Revegetation will occur of areas disturbed to bring them to pre-development levels upon decommissioning.

xiii. Warning Signage

- Warning signage will be placed at every entrance, at the base of all pad mounted transformers, and on all fences at 50 ft intervals. Emergency contact information for the Operation and Maintenance team will be posted on entrance gates. Perimeter Site Fence will be at minimum 8 ft high with signage placed on it. Examples of site signage attached (**Exhibit O**)

xiv. Reflective Coating and Angles

- The solar panels are designed and oriented in ways to reduce reflections. The panels will be designed with an anti-reflective coating to minimize glare from the solar farm.
- Federal Aviation Administration Determination of no Hazard completed; project does not exceed notice criteria (**Exhibit N**) and no Glint/Glare analysis was required by FAA.

xv. Upgrades

- Any change to equipment and/or increase in overall peak electrical capacity for solar energy farms shall require a revised Special Use Permit which shall be reviewed and approved by the Combined Planning and Zoning Board. However, administrative review of an equipment change and/or capacity increase may occur by unanimous agreement of an administrative panel comprised of the Building and Zoning Director, the Fire Chief, and the Public Works Director if all of the following are met:
 - o The cumulative increase in overall peak electrical capacity as compared to the original amount approved in the Special Use Permit is less than 20%;
 - o The cumulative increase in the overall number of solar collectors as compared to the original amount approved in the Special Use Permit is less than 20%;
 - o At the time of application for an upgrade, there are no standing or unresolved complaints from surrounding property owners per the Complaint Resolution provision in Section 90-214 C.10.
 - o The City Building and Zoning Division has verified that there are no standing or unresolved issues with regard to the Design and Installation Requirements contained within this section (90-214 C).

xvi. Existing Structures

- All existing structures in project vicinity shown in ALTA Survey (**Exhibit C**) and support material included in Phase I ESA (**Exhibit I(i)**).

xvii. Design and Installation Requirements

- Proposed site plan attached depicts the location of equipment, including solar panels, equipment pads, underground wire routes, and setbacks. (**Exhibit B**). Additional details on design of the facility not discussed in the Site Plan section of this application are included below.
- CAB wiring will be utilized for wire/cable management (**Exhibit F**). CAB wiring is an above ground cabling and cabling management system within the solar module area as to connect the solar panels, combiner boxes, and string inverters.
- Medium Voltage wire will be run underground from the transformer pad to the Point on Interconnection (POI) across Highland Road adjacent to the Highland 1 Solar project.
- Applicant plans to install panels in an East to West configuration. Each row will have a North-South orientation. The panels will be placed on a single axis tracker racking system.
- Data sheets for the solar panels and inverters to be used are attached for reference to demonstrate conformance with local and national standards. (**Exhibit F**)

xviii. Environmental Impact

- Environmental, Archaeological and Cultural reports completed by Area M, a consultant for Highland Solar 2, LLC and Summit Ridge Energy, LLC, are attached. (**Exhibit I**).
- The Phase I Environmental Site Assessment concludes that there were no Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, or Historical Recognized Environmental Conditions in connection with the Project.
- The State Historic Preservation Office (SHPO) Letter and corresponding Phase I Cultural Resources Survey confirm that there are no significant historic, architectural, or archaeological resources that would be affected in the proposed project area.
- The Threatened and Endangered Species Review states that habitat for threatened and endangered species is absent from the Study/Project area.

xix. Ameren Interconnection

- Ameren Interconnection Application Attached (**Exhibit E**)
- The facility will meet applicable provisions for standards of interconnection, safety, and operating reliability per Sec 90-217(b)(3)

xx. Decommissioning Plan

- **Exhibit J**

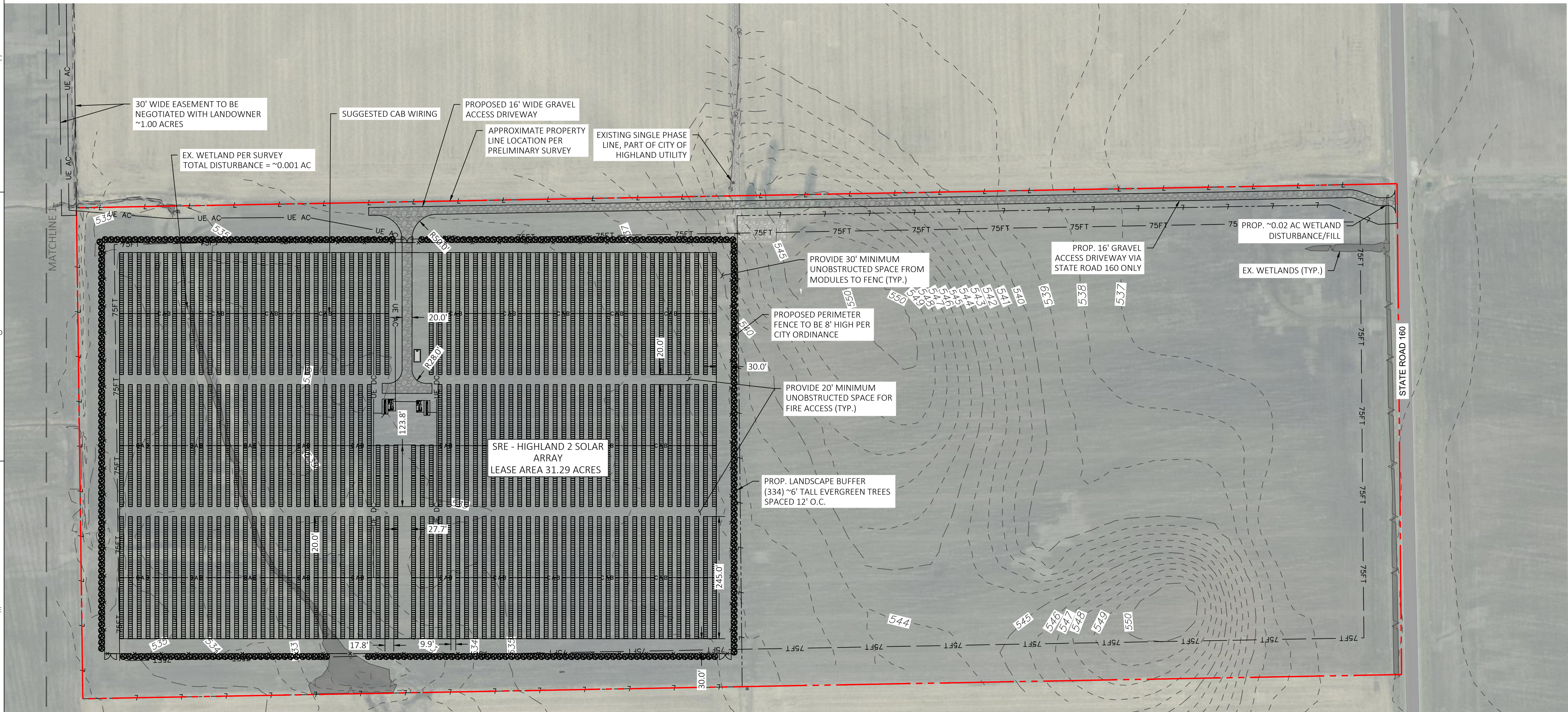
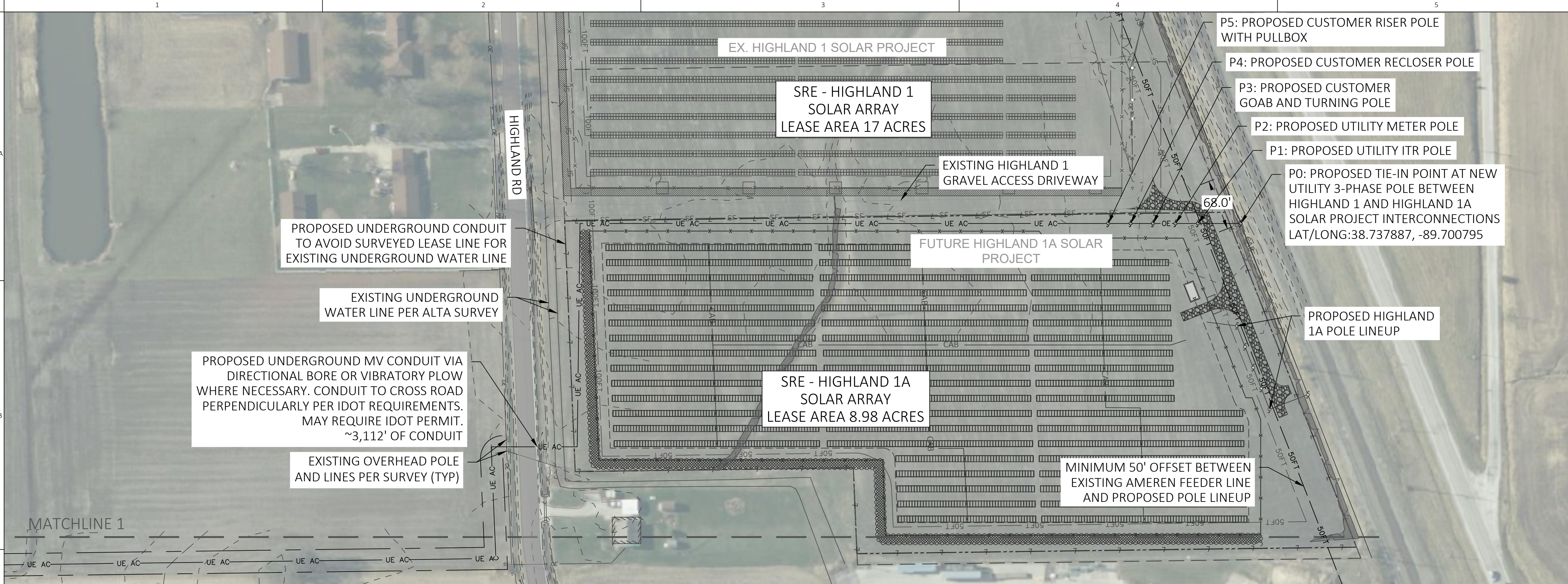
xxi. Vegetation Maintenance Plan

- **Exhibit K**

xxii. Applicant Contact Information

<i>Project Development Manager</i>	<i>Chase Wittich, Summit Ridge Energy, Manager, Project Development</i>	<i>(410) 458-6983</i>
<i>Construction Project Manager</i>	<i>Kyle Hawkinson, Summit Ridge Energy, Director, Operations</i>	<i>(314) 807-6458</i>
<i>Primary O&M Contact</i>	<i>ACT Renewable Control Center (ARCC), 24/7</i>	<i>(919) 299-2238</i>
<i>Secondary O&M Contact</i>	<i>Tim Chaput, Summit Ridge Energy Director, O&M</i>	<i>(603) 303-6444</i>

EXHIBIT B – Site Plan



NOTES:

1. THE PROPOSED SITE PLAN IS CONCEPTUAL. FINAL EQUIPMENT SELECTION MAY CHANGE DEPENDING ON AVAILABILITY.

2. PARCEL BOUNDARY LINE SHOULD BE CONSIDERED APPROXIMATE AND IS BEING SHOWN FOR REFERENCE PURPOSES ONLY.

3. WETLAND DELINEATION HAVE BEEN REFERENCED FROM REPORT PREPARED BY AREA M CONSULTING IN APRIL, 2024.

4. POINT OF INTERCONNECTION LOCATION IS APPROXIMATE AND WILL BE DETERMINED FOLLOWING A SITE SURVEY BY THE ELECTRICAL UTILITY. POINT OF INTERCONNECTION POLE SERIES TO BE DESIGNED IN ACCORDANCE WITH ELECTRICAL UTILITY STANDARDS.

5. INTERCONNECTION ROUTE REQUIRES FURTHER REVIEW AND PERMITTING.

6. LOCATIONS OF WIRING WITHIN THE SOLAR ARRAY IS SUGGESTED AND IS FOR REFERENCE PURPOSES ONLY. ACTUAL ROUTINGS TO BE DETERMINED IN 30% DESIGN STAGE.

7. CONSTRUCTION ENTRANCE ACCESS TO ONLY BE ON STATE ROAD 160.

8. WATER TO BE APPLIED FOR DUST CONTROL AS NEEDED.

REV	BY	DESCRIPTION	DATE
8	AWIS	GRAVEL DRIVEWAY & BUFFER UPDATES	08/19/2024
9	AWIS	FIRE ACCESS UPDATES - NORTH ACCESS	08/27/2024
10	AWIS	FIRE ACCESS UPDATES - EAST ACCESS	08/27/2024
11	AWIS	EXPAND FENCE - NORTH ACCESS	09/13/2024
12	AWIS	EXPAND FENCE - EAST ACCESS	09/13/2024
13	DEJ	EAST ACCESS ONLY 75' SETBACK	09/20/2024
14	AWIS	NOTES & LABELS UPDATES	09/23/2024

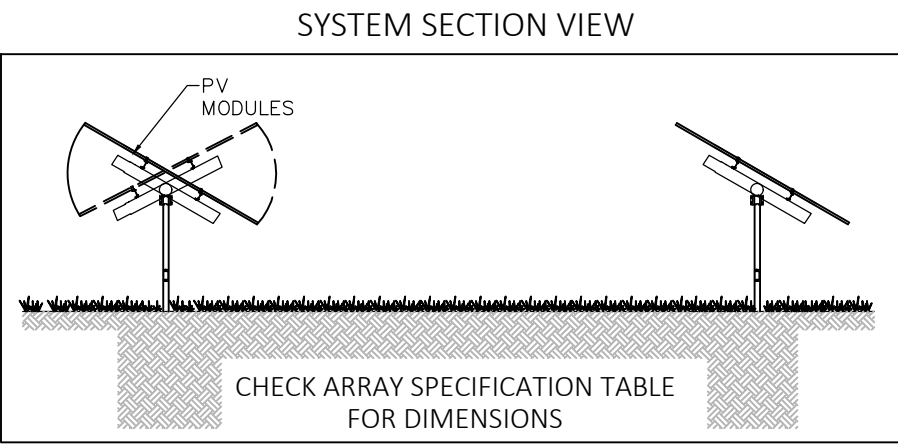
SETBACKS

MINIMUM YARD SETBACK	REQUIRED	PROPOSED
FRONT:	75'	75'
SIDE 1:	75'	75'
SIDE 2:	75'	75'
REAR:	75'	75'
FROM RESIDENCE:	150'	N/A
MAXIMUM BUILDING HEIGHT	N/A	~12'
MAXIMUM FENCE HEIGHT	8'	8'

*SETBACKS ARE BASED ON LOCAL ORDINANCE AND/OR ZONING CODE

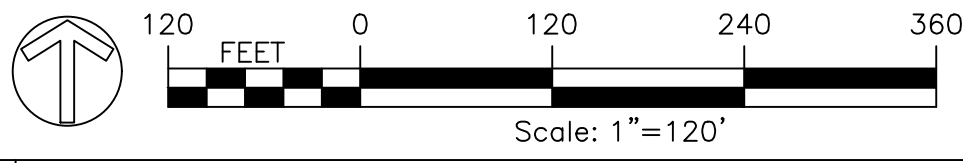
ARRAY SPECIFICATIONS

DC SYSTEM SIZE (kW)	7425.6 kW
AC SYSTEM SIZE (kW)	4990 kW
DC/AC RATIO	1.49
MODULE MODEL	Q.PEAK DUO ML-G12S
MODULE POWER	680 W
MODULE COUNT	10,920
RACKING QUANTITY	(192) 1x56; (6) 1x28; SAT
STRING LENGTH	28
STRING QUANTITY	390
INVERTER TYPE	KACO BLUEPLANET 125-TL3-INT
INVERTER QUANTITY	(38) 125 kW, (2) DERATED TO 120 kW
AZIMUTH	180°
TILT ANGLE / PHI LIMITS	±55°
NOMINAL PITCH (FEET)	17.78
INTER-ROW SPACING (FEET)	9.95
GROUND COVERAGE RATIO	0.440
TORQUE TUBE HEIGHT (FEET)	5.3 MIN; 5.8 DESIGN
TRACKER LEADING EDGE (FEET)	2 MIN; 2.5 DESIGN



LEGEND

PROPERTY LINE	---
LEASE LINE	---
FENCE LINE	---
SOLAR MODULES	---
EQUIPMENT PAD	---
1 FT CONTOURS	---
CHAINLINK FENCE GATE	---
OVERHEAD ELECTRIC LINE	---
UNDERGROUND ELECTRIC LINE	---
UTILITY POLE	---
STORAGE SHED	---



DRAWING ISSUE

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> PERMITTING	<input type="checkbox"/> BID	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> AS-BUILT	<input type="checkbox"/> OTHER
---	-------------------------------------	------------------------------	---------------------------------------	-----------------------------------	--------------------------------



PE SEAL/CONSULTANT:

NOT FOR CONSTRUCTION

PROJECT:

IL - SRE - HIGHLAND 2
HIGHLAND RD, HIGHLAND, IL 62249
LAT/LONG: 38.730473, -89.696712

UTILITY: AMEREN
COUNTY OR TOWNSHIP: MADISON COUNTY
STATE: ILLINOIS

DRAWING TITLE:

CONCEPTUAL SITE PLAN

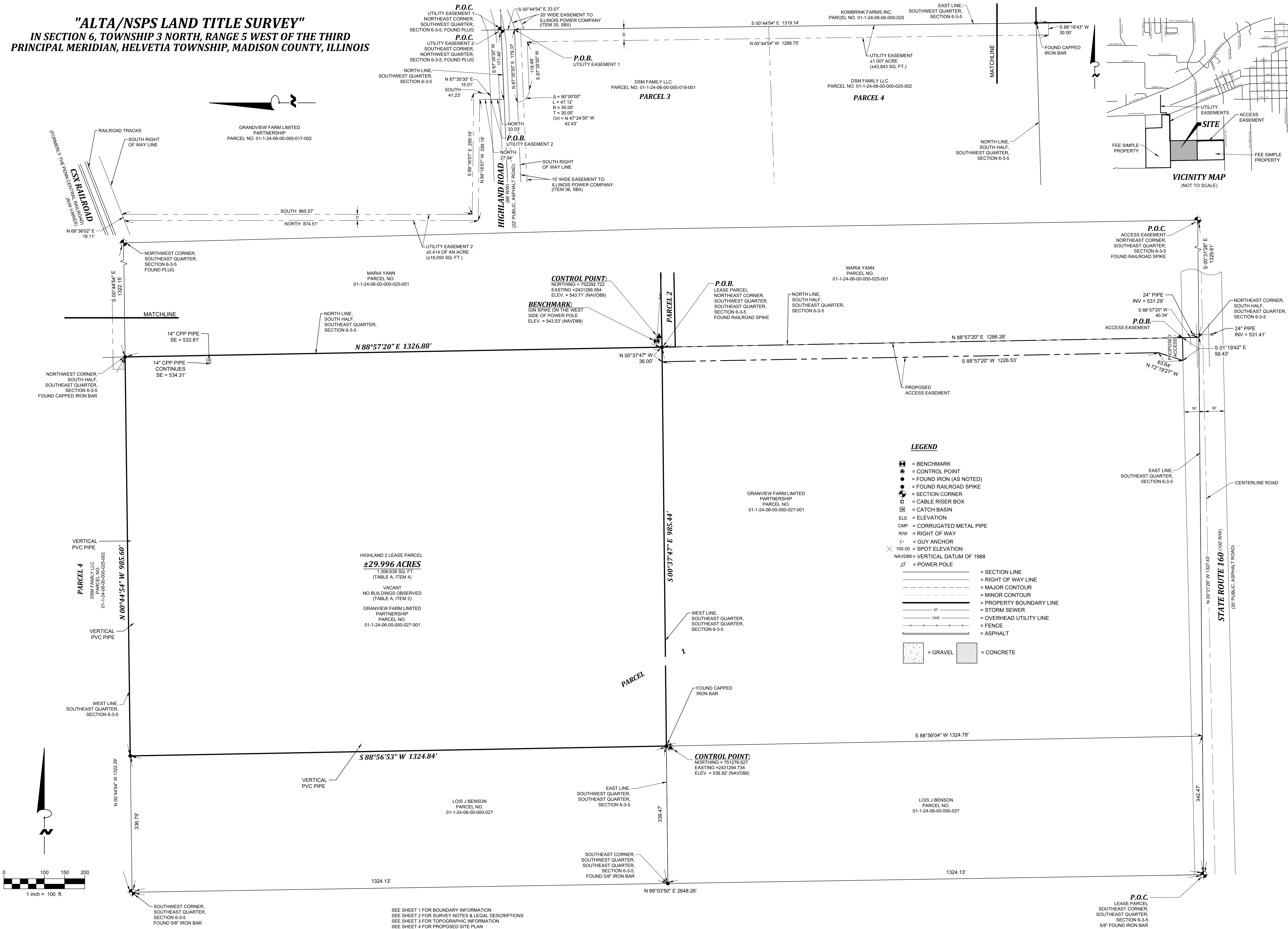
DWG NO.

C 01

EXHIBIT C

i. ALTA Survey

"ALTA/NSPS LAND TITLE SURVEY"
IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD
PRINCIPAL MERIDIAN, HELVETIA TOWNSHIP, MADISON COUNTY, ILLINOIS



W+ WIGHTMAN

433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532

www.gowightman.com

PROJECT NAME:
HIGHLAND 2
HIGHLAND ROAD, HIGHLAND,
IL 62249

SUMMIT RIDGE ENERGY
1000 WILSON BOULEVARD,
ARLINGTON, VA 22209

REVISIONS

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DATE: OCTOBER 2, 2024
SCALE: 1" = 100'
DRAWN BY: TLK
CHECKED BY: GDH

ALTA/NSPS
LAND TITLE
SURVEY

JOB No. 240681
1 OF 4

"ALTA/NSPS LAND TITLE SURVEY"
IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD
PRINCIPAL MERIDIAN, HELVETIA TOWNSHIP, MADISON COUNTY, ILLINOIS

LEGAL DESCRIPTION (LEASE PARCEL):

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST IN MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 31' 26" WEST ON THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 1327.43 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 88° 57' 20" WEST ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1326.60 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 00° 37' 47" EAST ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 985.44 FEET; THENCE SOUTH 88° 56' 53" WEST 1324.84 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 44' 54" WEST ON SAID WEST LINE 985.60 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88° 57' 20" EAST ON SAID NORTH LINE 1326.88 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, US SURVEY FOOT.

CONTAINING 29.996 ACRES (1,306,637 SQ. FT.) MORE OR LESS.

LEGAL DESCRIPTION PER EXHIBIT A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. TIL923322, COMMITMENT DATE JUNE 03, 2024 AND LAST REVISED ON JUNE 11, 2024:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MADISON, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST, BEARING ASSUMED) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 6, 342.01 FEET TO THE POINT BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER, 985.63 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 6; THENCE SOUTH 88 DEGREES 57 MINUTES 00 SECONDS WEST, 2653.72 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 6; THENCE SOUTH 00 DEGREES 44 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 6, 985.60 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 00 SECONDS EAST, 2649.83 FEET TO THE POINT OF BEGINNING.

SITUATED IN MADISON COUNTY, ILLINOIS.

PERMANENT PARCEL NO.: 02-1-24-06-00-000-027.001

PARCEL 2:

ONE ACRE OFF THE WEST SIDE OF THE NORTHEAST QUARTER OF THE SOUTEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN.

SITUATED IN MADISON COUNTY, ILLINOIS.

PERMANENT PARCEL NO.: 01-1-24-06-00-000-026.000

PARCEL 3:

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 87 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 2406.66 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO A BRASS MONUMENT MARKING THE CENTER OF SAID SECTION 6; THENCE SOUTH 00 DEGREES 44 MINUTES 46 SECONDS EAST, A DISTANCE OF 33.01 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF OLD US ROUTE 40 (HIGHLAND ROAD); SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE LAND TO BE HEREIN DESCRIBED; RUNNING THENCE SOUTH 00 DEGREES 44 MINUTES 46 SECONDS EAST, A DISTANCE OF 628.07 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 57 MINUTES 36 SECONDS WEST, A DISTANCE OF 399.94 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF; THENCE NORTH 00 DEGREES 44 MINUTES 46 SECONDS WEST, A DISTANCE OF 625.56 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF OLD US ROUTE 40 (HIGHLAND ROAD); THENCE NORTH 87 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 400.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING PARALLEL TO AND 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

SITUATED IN MADISON COUNTY, ILLINOIS.

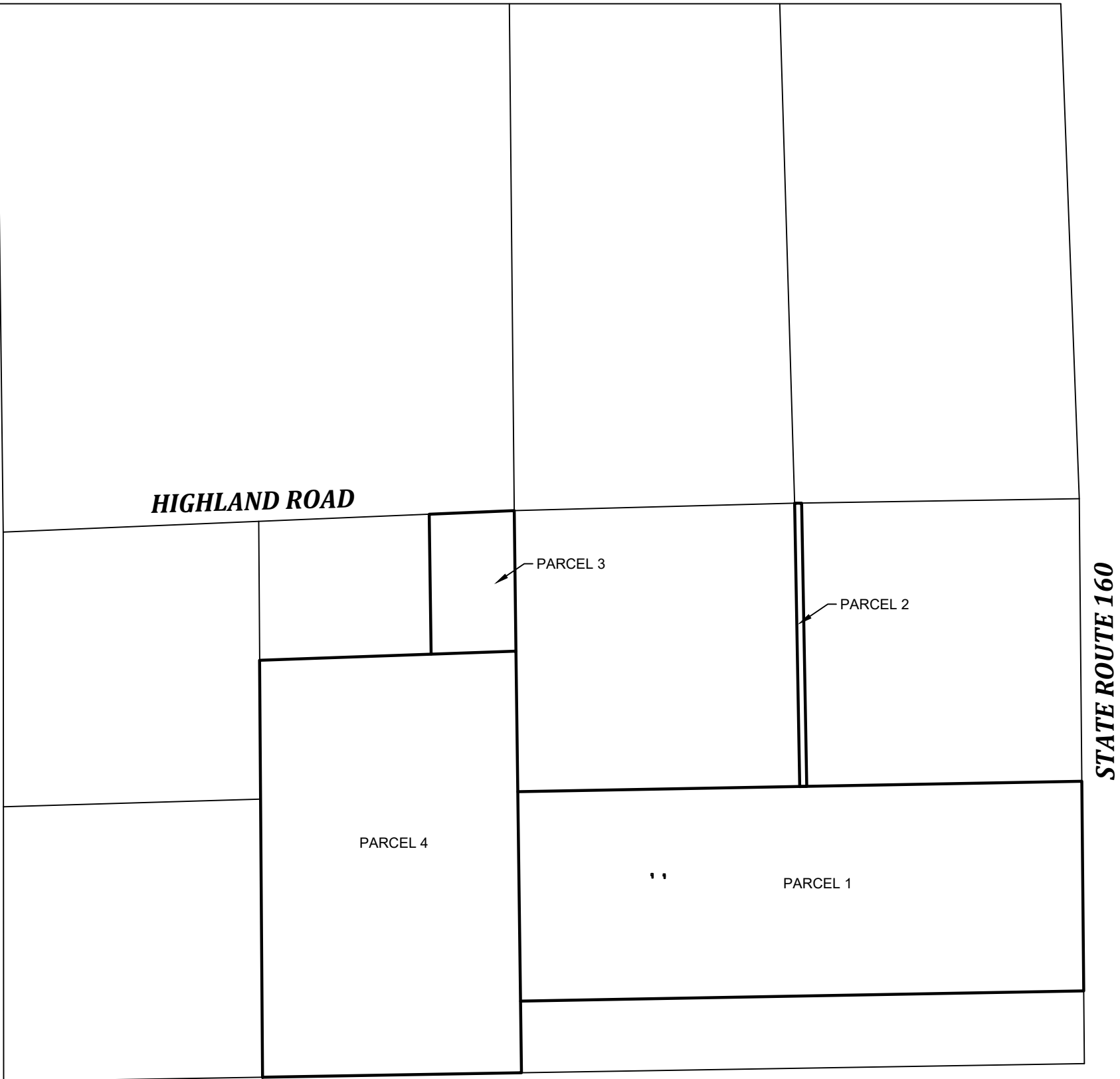
PERMANENT PARCEL NO.: 01-1-24-06-00-000-019-001

PARCEL 4:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN.

SITUATED IN MADISON COUNTY, ILLINOIS.

PERMANENT PARCEL NO.: 01-1-24-06-00-000-025.002



SURVEY NOTES

- MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY ARE SHOWN HEREON (TABLE A, ITEM 1).
- NO PARCEL ADDRESS WAS OBSERVED (TABLE A, ITEM 2).
- THE SURVEYED PARCEL IS LOCATED IN ZONE C - AREAS OF MINIMAL FLOODING, PER INFORMATION OBTAINED FROM NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 1704360035B, EFFECTIVE DATE APRIL 15, 1982 (TABLE A, ITEM 3).
- THE LEASE AREA CONTAINS 29.996 ACRES, MORE OR LESS (TABLE A, ITEM 4).
- VERTICAL RELIEF (1 FOOT CONTOURS AND SPOT ELEVATIONS) OF PROPOSED LEASE AREA WAS ESTABLISHED FROM GPS AND ON THE GROUND SURVEY AND ARE SHOWN ON SHEETS 3 AND 4 (TABLE A, ITEM 5).
- NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR TO DATE (TABLE A, ITEMS 6(a) AND 6(b)).
- NO BUILDINGS OBSERVED ON SURVEYED PARCEL (TABLE A, ITEMS 7(a)(b)(c)).
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON, INCLUDING ABOVE-GROUND UTILITIES (TABLE A, ITEM 8).
- THERE ARE NO PARKING AREAS WITHIN OR NEAR THE SURVEYED PARCEL (TABLE A, ITEM 9).
- LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. AS SUCH, ON THIS SURVEY, THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS ONLY. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE UNDERGROUND UTILITIES ARE BASED ON THE SURVEYOR'S OPINION AND ARE TRUE TO THE SURVEYOR'S INFORMATION, KNOWLEDGE, AND BELIEF. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR IS RELYING ON THE ACCURACY, COMPLETENESS, AND TECHNICAL SUFFICIENCY OF THE INFORMATION FURNISHED BY OR ON BEHALF OF THE CLIENT. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT. (TABLE A, ITEMS 11a & 11b)
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON (TABLE A, ITEM 13).
- DISTANCE TO THE NEAREST INTERSECTING STREET (STATE ROUTE 160) IS ±1286' EAST (TABLE A, ITEM 14).
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 16).
- NO INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 17).
- ON-SITE AND APPURTENANT EASEMENTS TO THE SURVEYED PARCELS AS DISCLOSED BY TITLE SEARCHES PROVIDED BY THE CLIENT ARE SHOWN HEREON (TABLE A, ITEM 18).
- NO FIELD DELINEATION MARKERS OF WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 20).
- THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (COMMITMENT NO. TIL923322) COMMITMENT DATE JUNE 3, 2024, LAST REVISED JUNE 11, 2024, AS MAY BE AMENDED FROM TIME TO TIME.
- THE LEASE PARCEL HAS INDIRECT ACCESS TO STATE ROUTE 160, A PUBLIC ROAD, FOR PUBLIC USE, WITHOUT GAPS OR GORES VIA A PROPOSED ACCESS EASEMENT.
- NO ENCROACHMENTS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEMS PER SCHEDULE B, PART II, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. TIL923322, COMMITMENT DATE JUNE 3, 2024, LAST REVISED JUNE 11, 2024

ITEMS 1-27: NOT SURVEY RELATED.

ITEM 28: LEASE MADE BETWEEN DUANE O. STEINER, AS TRUSTEE OF THE DUANE O. STEINER REVOCABLE TRUST DATED OCTOBER 12, 1990 AND MELANIE ANN STEINER, AS TRUSTEE OF THE MELANIE ANN STEINER REVOCABLE TRUST DATED JULY 8, 2002, LESSOR, AND SOLAMERICA ENERGY, LLC, LESSEE, DATED MAY 02, 2022, AND RECORDED MAY 12, 2022 AS DOCUMENT 2022R16449, DEMISING THE LAND FOR TERM OF THE OPTION - TERM OF 3 YEARS; TERM OF AGREEMENT - 25 YEARS WITH THE RIGHT TO EXTEND FOR FIVE PERIOD(S) OF 5 YEAR(S) EACH, TOGETHER WITH THE TERMS AND PROVISIONS CONTAINED THEREIN. ASSIGNMENT AND ASSUMPTION OF LAND CONTRACT MADE BY AND BETWEEN SOLAMERICA ENERGY, LLC ("ASSIGNOR") AND HIGHLAND AFFORDABLE SOLAR, LLC ("ASSIGNEE"), RECORDED SEPTEMBER 22, 2023 AS DOCUMENT 2023R25492, (BLANKET IN NATURE. COVERS PARCEL 4)

ITEM 29: OIL AND GAS LEASE MADE BY ANTON SCHMIDT TO HERBERT ALLEN WHEELER, RECORDED FEBRUARY 14, 1910 IN BOOK 351, PAGE 558, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCEL 1)

ITEM 30: OIL AND GAS LEASE MADE BY O.E. JENNINGS, J.H. KARCHMER, LON F. MORRIS, AND VAUGHN S. HOLLINGSWORTH TO WILLIAM J. SCHMIDT AND MAGGIE SCHMIDT, RECORDED OCTOBER 06, 1939 IN BOOK 783, PAGE 546, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCEL 1)

ITEM 31: OIL AND GAS LEASE MADE BY JOSEPH M. GALL TO VILLARD MARTIN, RECORDED APRIL 03, 1951 IN BOOK 1267, PAGE 408, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCELS 2 AND 4)

ITEM 32: OIL AND GAS LEASE MADE BY JOSEPH M. GALL TO GETTY OIL COMPANY, RECORDED JULY 29, 1973 AS DOCUMENT 193 7131 IN BOOK 2926, PAGE 458, AS CORRECTED BY DOCUMENT 202 5744 IN BOOK 3018, PAGE 899, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCEL 4)

ITEM 33: OIL AND GAS LEASE MADE BY PHILLIP A. ZURLIENE, BARBARA A. ZURLIENE AND JOSEPH I. CARTER TO GETTY OIL COMPANY, RECORDED AUGUST 24, 1973 AS DOCUMENT 194 3138 IN BOOK 2936, PAGE 176, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCEL 3)

ITEM 34: OIL AND GAS LEASE MADE BY PHILLIP A. ZURLIENE, BARBARA A. ZURLIENE AND JOSEPH I. CARTER TO ECO OIL COMPANY, RECORDED MAY 24, 1978 AS DOCUMENT 212 6907 IN BOOK 3095, PAGE 1403, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (BLANKET IN NATURE. COVERS PARCEL 3)

ITEM 35: EASEMENT GRANTED TO ILLINOIS POWER COMPANY, DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT 173, 2139 IN BOOK 2513, PAGE 460. (IS NOT ON THE SURVEYED PARCELS BUT TOUCHES UTILITY EASEMENT 1 AS SHOWN)

ITEM 36: EASEMENT GRANTED TO ILLINOIS POWER COMPANY, DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT 223,1549 IN BOOK 3175, PAGE 218. (IS NOT ON AND DOES NOT TOUCH THE SURVEYED PARCELS)

ITEM 37: EASEMENT GRANTED TO ILLINOIS POWER COMPANY, DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT 223, 155 IN BOOK 3175, PAGE 220. (ITS LOCATION IS SHOWN)

ITEM 38: EASEMENT GRANTED TO CITY OF HIGHLAND, DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT 2018R38312. (IS NOT ON AND DOES NOT TOUCH THE SURVEYED PARCELS)

ITEM 39: TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 23-12-3068 ENTITLED A RESOLUTION APPROVING ANNEXATION AGREEMENT WITH DUANE STEINER AND MELANIE STEINER, ON BEHALF OF DSM FAMILY LLC RECORDED DECEMBER 19, 2023 AS DOCUMENT 2023R33803. (PARCELS 3 & 4 LIE WITHIN THE "AREA TO BE ANNEXED")

ITEM 40: TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 3313 ENTITLED AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF HIGHLAND, MADISON COUNTY, ILLINOIS, OWNED BY DUANE STEINER AND MELANIE STEINER, ON BEHALF OF DSM FAMILY LLC RECORDED DECEMBER 19, 2023 AS DOCUMENT 2023R33804. (PARCELS 3 & 4 LIE WITHIN THE "AREA TO BE ANNEXED")

ITEM 41: DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES, RECORDED JULY 02, 1937 IN BOOK 746, PAGE 460. (IS NOT ON AND DOES NOT TOUCH THE SURVEYED PARCELS)

ITEM 42: DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES, RECORDED JULY 26, 1937 IN BOOK 746, PAGE 606. (IS NOT ON AND DOES NOT TOUCH THE SURVEYED PARCELS)

ITEM 43: NOT SURVEY RELATED.

ITEM 44: RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY. NO DRAINAGE TILES, DITCHES, FEEDERS, OR LATERAL WERE OBSERVED IN THE COURSE OF CONDUCTING THE FIELDWORK.

ITEM 45: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. THE RIGHT OF WAY LINES OF HIGHLAND ROAD AND STATE ROUTE 160 ARE SHOWN.

ITEM 46: RIGHTS OF THE INTERESTED PARTIES TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF THE STREAM WHICH MAY FLOW ON OR THROUGH THE LAND. NO STREAM ON THE SURVEYED PARCELS WAS OBSERVED DURING THE COURSE OF PERFORMING THE FIELDWORK.

ITEM 47: NOT SURVEY RELATED.

ACCESS EASEMENT LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 31' 26" WEST ON THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 1327.43 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 88° 57' 20" WEST ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 40.34 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROUTE 160 AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 01° 19' 42" EAST ON SAID WEST RIGHT OF WAY LINE 56.43 FEET; THENCE NORTH 72° 19' 27" WEST 63.64 FEET; THENCE SOUTH 88° 57' 20" WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1226.53 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 37' 47" WEST ON SAID WEST LINE 36.00 FEET TO SAID NORTH LINE; THENCE NORTH 88° 57' 20" EAST ON SAID NORTH LINE 1286.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.077 ACRES OR (46,928 SQ. FT.) MORE OR LESS.

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, US SURVEY FOOT.

UTILITY EASEMENT LEGAL DESCRIPTION:

EASEMENT 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 00° 44' 54" EAST ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 33.01 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 00° 44' 54" EAST ON SAID EAST LINE 1319.14 FEET; THENCE SOUTH 88° 18' 43" WEST ON 30.00 FEET; THENCE NORTH 00° 44' 54" WEST 1288.75 FEET; THENCE SOUTH 87° 35' 30" WEST PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF HIGHLAND ROAD 118.49 FEET; THENCE NORTHWESTERLY 47.12 FEET ON A 30.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 47° 24' 30" WEST 42.43 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 87° 35' 30" EAST ON SAID SOUTH RIGHT OF WAY LINE 179.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.007 OF AN ACRE (43,843 SQ. FT.) MORE OR LESS.

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, US SURVEY FOOT.

EASEMENT 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 87° 35' 30" WEST ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 171.46 FEET; THENCE NORTH 33.03 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHLAND ROAD AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 27.04 FEET; THENCE NORTH 89° 16' 57" WEST 299.19; THENCE NORTH 874.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF CSX RAILROAD (FORMERLY THE PENN CENTRAL RAILROAD); THENCE NORTH 68° 36' 02" EAST ON SAID SOUTH RIGHT OF WAY LINE 16.11 FEET; THENCE SOUTH 865.57 FEET; THENCE SOUTH 89° 16' 57" EAST 299.19 FEET; THENCE SOUTH 41.23 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 87° 35' 30" WEST ON SAID NORTH RIGHT OF WAY LINE 15.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.414 OF AN ACRE (18,050 SQ. FT.) MORE OR LESS.

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, US SURVEY FOOT.

SURVEYOR'S CERTIFICATION

TO SUMMIT RIDGE ENERGY, LLC; TITLEVEST, A DIVISION OF FIRST AMERICAN TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 11a, 11b, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER, 23, 2024.

AARON D. SMITH PS-035-004051
asmith@gowightman.com
LICENSE EXPIRES 11/30/2024

DATE

PRO FORMA

**WIGHTMAN**

433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532

www.gowightman.com

PROJECT NAME:

HIGHLAND 2
HIGHLAND ROAD,
HIGHLAND, IL 62249

SUMMIT RIDGE ENERGY
350 NORTH ORLEANS
STREET #9000N
CHICAGO, IL 60654

REVISIONS

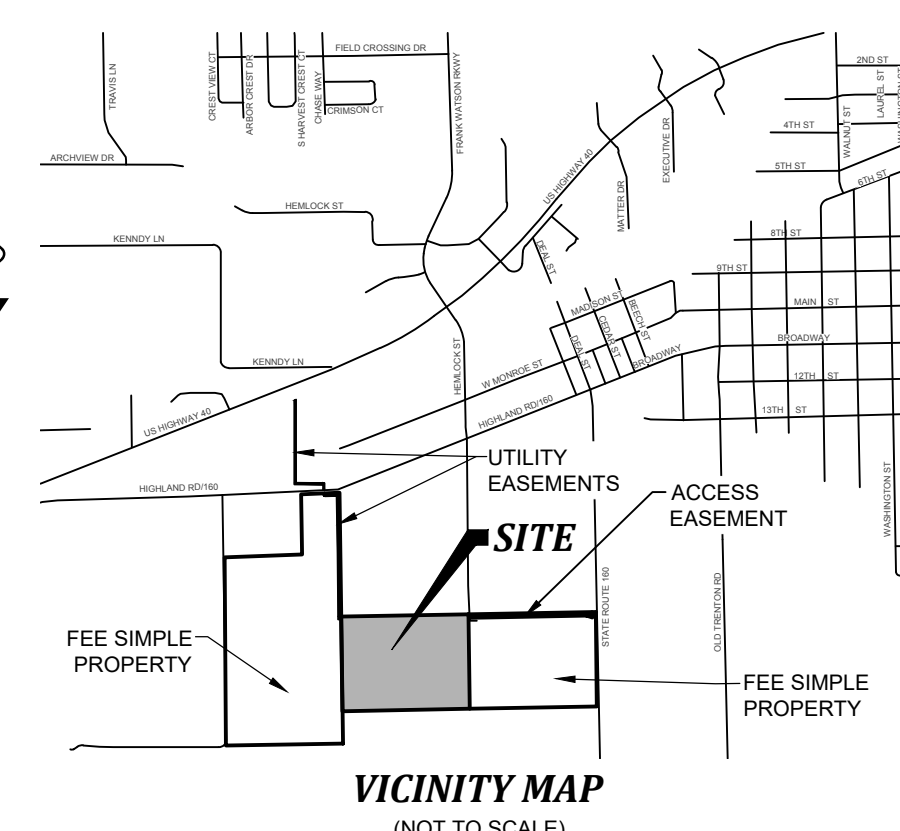
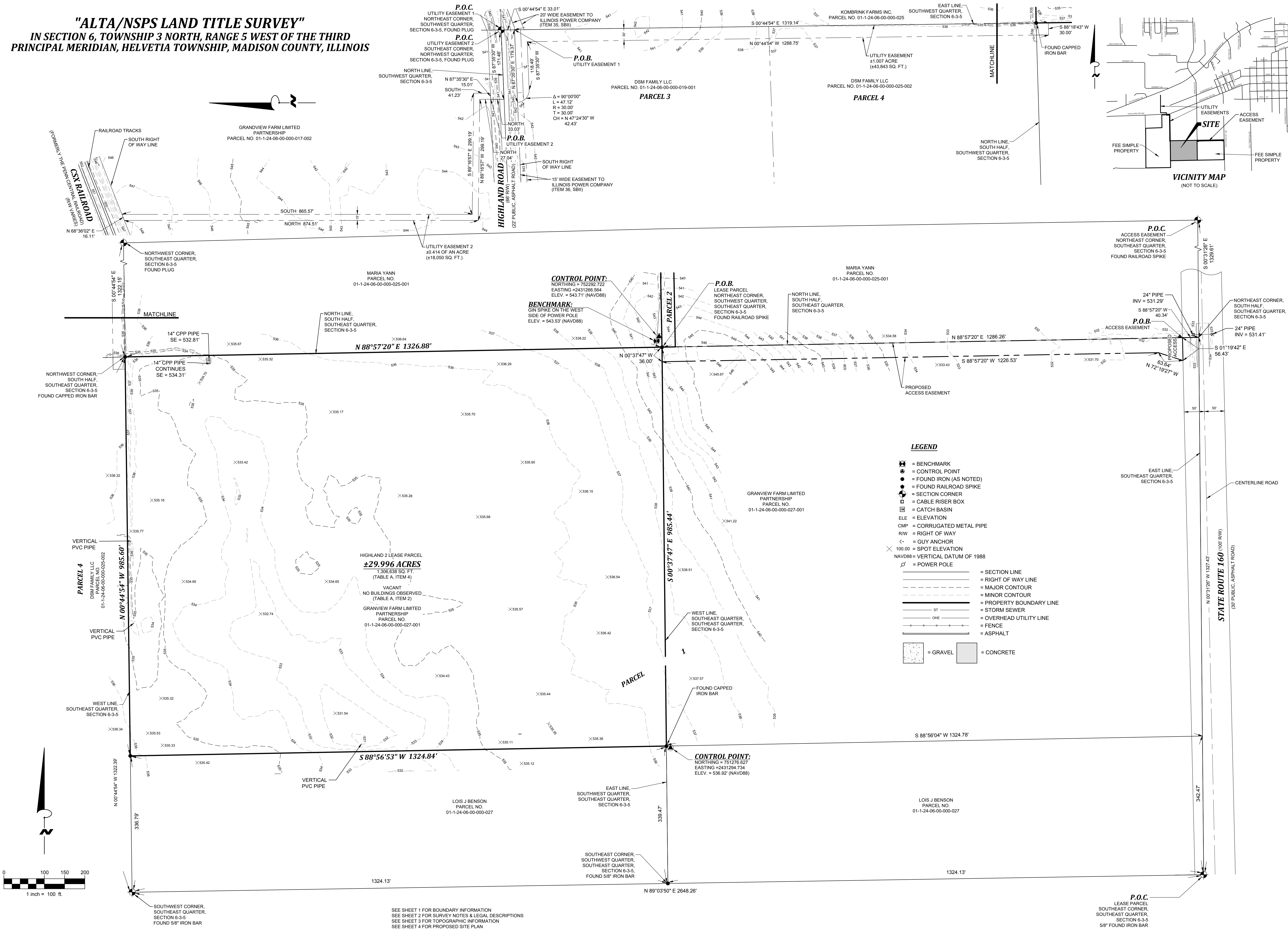
DATE: 10/02/2024
BY: TJK
CHECKED BY: GDH

ALTA/NSPS
LAND TITLE
SURVEY

JOB No. 240681
2 OF 4

SEE SHEET 1 FOR BOUNDARY INFORMATION
SEE SHEET 2 FOR SURVEY NOTES & LEGAL DESCRIPTIONS
SEE SHEET 3 FOR TOPOGRAPHIC INFORMATION
SEE SHEET 4 FOR PROPOSED SITE PLAN

"ALTA/NSPS LAND TITLE SURVEY"
IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD
PRINCIPAL MERIDIAN, HELVETIA TOWNSHIP, MADISON COUNTY, ILLINOIS



WIGHTMAN

433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532

www.gowightman.com

PROJECT NAME:

HIGHLAND 2
HIGHLAND ROAD, HIGHLAND,
IL 62249

SUMMIT RIDGE ENERGY
1000 WILSON BOULEVARD,
ARLINGTON, VA 22209

REVISIONS

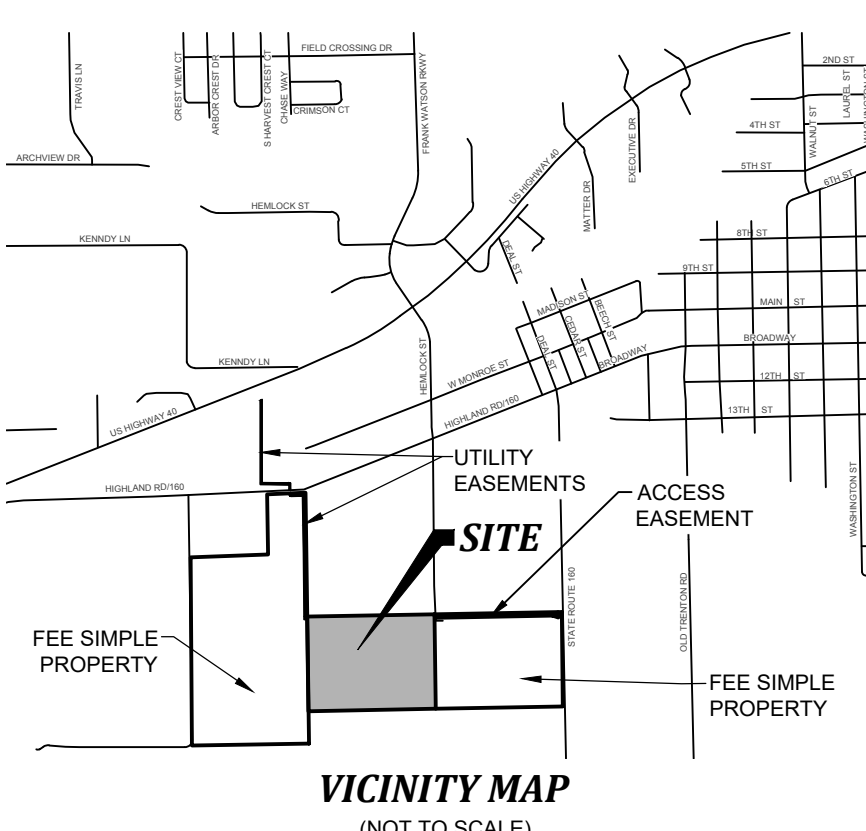
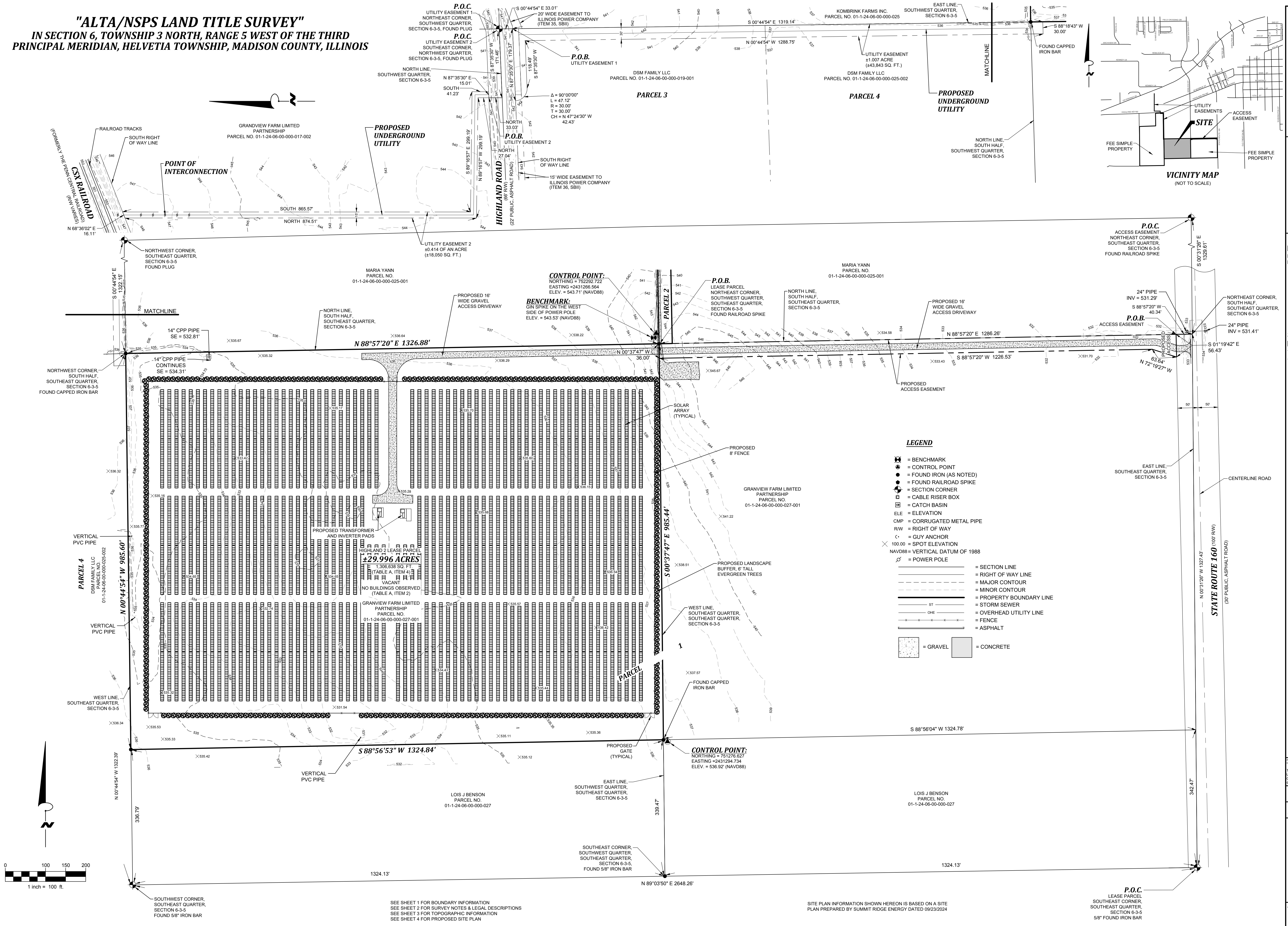
1	DATE: OCTOBER 2, 2024
2	SCALE: 1" = 100'
3	DRAWN BY: TLK
4	CHECKED BY: GDH

ALTA/NSPS
LAND TITLE
SURVEY

JOB No. 240681

3 OF 4

"ALTA/NSPS LAND TITLE SURVEY"
IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD
PRINCIPAL MERIDIAN, HELVETIA TOWNSHIP, MADISON COUNTY, ILLINOIS



WIGHTMAN

433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532

www.gowightman.com

PROJECT NAME:

HIGHLAND 2
HIGHLAND ROAD,
HIGHLAND, IL 62249

SUMMIT RIDGE ENERGY
1000 WILSON BOULEVARD,
ARLINGTON, VA 22209

REVISIONS

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DATE: SEPTEMBER 26, 2024
SCALE: 1" = 100'
DRAWN BY: TLK
CHECKED BY: GDH

ALTA/NSPS
LAND TITLE
SURVEY

JOB No. 240681

4 OF 4

EXHIBIT D – Landowner Agreements

i. Grant of Permission

GRANT OF PERMISSION

The following are true and correct:

1. Grandview Farm Limited Partnership is the owner of the property described in Exhibit A in Madison County, Illinois.
2. Grandview Farm Limited Partnership herewith grants permission to SRE Solar Origination 2, LLC, to (on behalf of Grandview Farm Limited Partnership) apply for and pursue a Zoning Map Amendment for said property and a Special Use Permit for said property.

Grandview Farm Limited Partnership

By: The Starr Management Company,

By: 

Name: William K. Drake

Title: Managing Partner

STATE OF ILLINOIS)
) SS
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and State aforesaid, DO HEREBY CERTIFY THAT WILLIAM K. DRAKE personally known to me to be the same person whose name is subscribed to the foregoing instrument, acknowledged that he signed the said instrument as his free and voluntary act for the uses and purposes therein set forth. Given under my hand and Notarial Seal this 1st day of July, 2024.

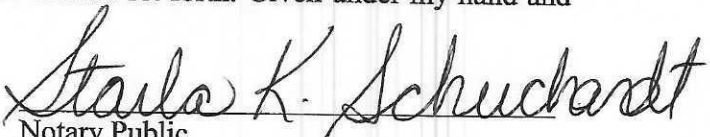

Notary Public



EXHIBIT A

LEGAL DESCRIPTION AS SURVEYED:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 31' 26" WEST ON THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 1327.43 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 88° 57' 20" WEST ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1326.60 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 00° 37' 47" EAST 985.44 FEET; THENCE SOUTH 88° 56' 53" WEST 1324.84 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 44' 54" WEST ON SAID WEST LINE 985.60 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88° 57' 20" EAST ON SAID NORTH LINE 1326.88 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS, DISTANCES, AND AREAS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, US SURVEY FOOT.

CONTAINING 1,306,638 SQ. FT. OR 29.996 ACRES MORE OR LESS.

ii. Executed Memorandum of Lease

2024R23930
STATE OF ILLINOIS
MADISON COUNTY
08/29/2024 11:08 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE:
ST STAMP FEE:
RHSPS FEE: 18.00
OF PAGES: 5

Prepared by and return to:

Amy E. Fox
Summit Ridge Energy
1000 Wilson Blvd, Suite 2400
Arlington, VA 22209

PIN#

**MEMORANDUM OF LEASE
Highland 2**

THIS MEMORANDUM OF LEASE ("Memorandum") is made and entered into as of this July 14, 2024, by **Grandview Farm Limited Partnership**, an Illinois limited partnership ("**Landlord**"), and **SRE Solar Origination 2, LLC** (together with its successors and assigns, the "**Tenant**"), whose address is 1000 Wilson Blvd, Suite 2400, Arlington, VA 22209; Landlord and Tenant, collectively, are hereinafter referred to as the "**Parties**".

1. **LEASE.** Landlord and Tenant are parties to that certain Ground Lease dated as of September 27, 2023 (the "**Lease**") for the purpose of installing, operating and maintaining a solar-powered electric generation facility ("**Generation Facility**") and easements for access and servicing the facility as set forth in the Lease.

2. **LEASED PREMISES.** The Generation Facility and its supporting easements are located on real property located in Madison County, Illinois and more particularly described on Exhibit A attached hereto (the "**Lease Area**").

3. **TERM.** The Lease includes (i) a Development Period effective from the date of the Lease until July 28, 2024, provided Tenant shall have the right to extend such time for two

(2) additional periods of (6) months each; (ii) an Operations Period that shall commence at on the effective date of written notification by Tenant to Landlord of the start of the Operations Period Commencement Date, until the twentieth (20th) anniversary, with three (3) successive five (5) year renewal operation; and (iii) a Decommissioning Period of up to 180 days.

4. **COUNTERPARTS.** This Memorandum may be executed in multiple counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument.

5. **SUCCESSORS AND ASSIGNS.** This Memorandum shall be binding upon, and inure to the benefit of the Parties, and their respective heirs, successors, and assigns.

6. **CAPITALIZED TERMS.** Capitalized terms used in this Memorandum shall have the same meanings assigned to them in the Lease.

7. **RATIFICATION.** This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, ad assigns, subject to the provisions of the Lease.


8. *[Signature pages follow]*

IN WITNESS WHEREOF, the undersigned, Landlord and Tenant, have duly executed this Memorandum, effective as of the day and year first above written.

LANDLORD:

Grandview Farm Limited Partnership

By: **The Starr Management Company, its**
General Partner

By: 
Dr. William K. Drake, President

STATE OF ILLINOIS

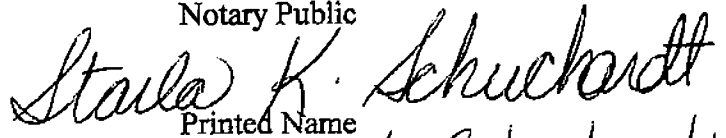
COUNTY OF Madison

This instrument was acknowledged before me this ¹⁴ day of ^{July} 2024, by Dr. William K. Drake, President, The Starr Management Company, General Partner of Grandview Farm Limited Partnership.

My commission expires

March 12, 2028

Notary Public


Printed Name

[NOTARY SEAL]

Starla K. Schuchardt

[signatures continue on following page]



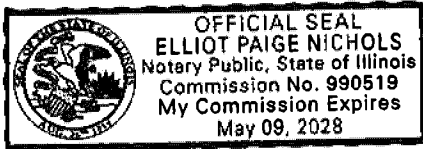
TENANT:
SRE Solar Origination 2, LLC

By: Mark Raeder
Mark Raeder, Authorized Representative

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me this 9th day of August, 2024
by Mark Raeder, not individually, but as Authorized Representative, SRE Solar Origination 2,
LLC, on behalf of said company.

My commission expires May 09, 2028



Elliot Paige Nichols
Notary Public

Elliot Paige Nichols
Printed Name

[NOTARY SEAL]

[End of Signatures]

EXHIBIT A

TRACT A

The Land referred to herein below is situated in the County of Madison, State of Illinois, and is described as follows:

Part of the Southeast quarter of Section 6, Township 3 North, Range 5 West of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the Southeast quarter of said Section 6; thence North 00 degrees 31 minutes 20 seconds West, (bearing assumed) along the East line of said Southeast quarter of Section 6, 342.01 feet to the point beginning; thence continuing North 00 degrees 31 minutes 20 seconds West along said East line of the Southeast quarter, 985.63 feet to the Northeast corner of the South half of said Southeast quarter of Section 6; thence South 88 degrees 57 minutes 00 seconds West, 2653.72 feet to the Northwest corner of the South half of said Southeast quarter of Section 6; thence South 00 degrees 44 minutes 54 seconds East, along the West line of said Southeast quarter of Section 6, 985.60 feet; thence North 88 degrees 57 minutes 00 seconds East, 2649.83 feet to the point of beginning.

Situated in Madison County, Illinois.

Permanent Parcel No.: 01-1-24-06-00-000-027.001

TRACT B

One acre off the West side of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, T3N, R5W of the 3rd P.M., Madison County, Illinois

PIN: 01-1-24-06-00-000-026



Cable Management with Integrated Grounding

SAFE, STRONG, DURABLE

Proven Performance
45 Years in Electrical & Utility Industries

- ✓ Large Cost Savings
- ✓ Speeds Installation
- ✓ Cuts Engineering Costs
- ✓ Can Provide GEC and EGC
- ✓ Simplifies Electrical Design



**Innovative, Award-Winning CAB® Solar
for Superior Performance in Ground Mount Arrays**

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Choose CAB® Solar for Tracker, Ballasted or Fixed Installations.

Cable management is critical to the safety and longevity of ground mount PV arrays. CAB® Solar's patented system delivers safe, strong, durable cable support with important advantages over trenching, tray and other cabling methods.

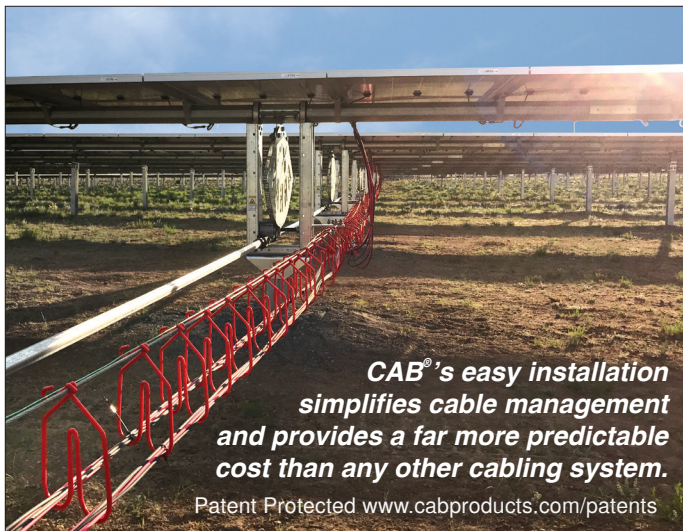
CAB® Cable Management provides the most predictable cost of installation with no cost overruns due to flooded trenches, mud, hard rock, machinery issues or site problems.

CAB® Solar Hangers are manufactured from class 3 galvanized, high tensile strength spring steel for maximum strength and corrosion resistance. A strong, durable PVC coating adds safety and protects cables. Coating is applied on 100% of the hanger surface which makes CAB® Hangers totally insulated and extremely durable in highly corrosive environments and will not mar cables.

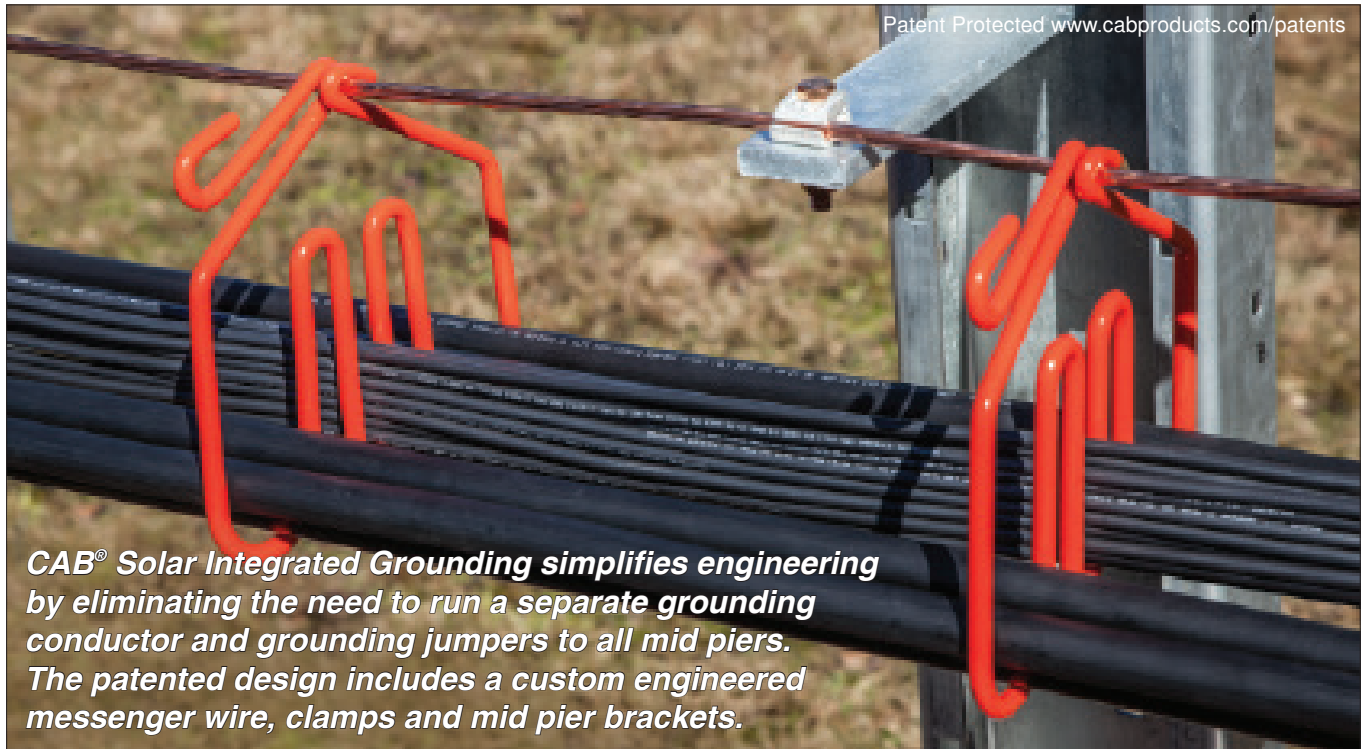
CAB®'s thick, heavy-duty PVC coating has a high dielectric breakdown strength. Coating is flame retardant, chemical resistant, and UV stabilized for long service life.

CAB® Solar Cable Management System is ETL Safety Listed to the following Safety Standards: UL 2239, 1565, CAN/CSA C22.2 No. 18.4-15, and C22.2 No. 18.5-13. CAB® Integrated Grounding System is ETL Listed to UL 2703.

Individual hangers are easily attached to messenger wire. No special tools required. Cables are loaded into carrier sections, then hangers are closed and locked in place. Hangers may be re-opened to add cables or perform maintenance. Cables are safely separated to meet NEC.



CAB® Integrated Grounding Saves Time and Resources.



Patent Protected www.cabproducts.com/patents

CAB® Solar Integrated Grounding simplifies engineering by eliminating the need to run a separate grounding conductor and grounding jumpers to all mid piers. The patented design includes a custom engineered messenger wire, clamps and mid pier brackets.

CAB®'s patented award-winning Cable Management with Integrated Grounding can provide both the Equipment Grounding Conductor (EGC) and the Grounding Electrode Conductor (GEC). CAB® offers #1, #2, and #3 Equivalent options. Meets NEC, UL and IEEE standards per the HDR Electrical Report. ETL Safety Listed by Intertek to UL 2703.

The CAB® Integrated Grounding system has become the number one Industry favorite because it speeds installation, which results in large labor savings on the job site.

CAB® multi-carrier hangers safely separate bundles of cables to meet NEC requirements. Numerous standard designs are offered to safely support large bundles of string wires, DC feeders, as well as AC, data or other cabling. Ask about custom hanger configurations to meet specific project requirements.

White Paper by Bill Brooks, Brooks Engineering:

"Use of purpose-built products like the CAB® Solar Hangers for exposed cable management in a PV array is well substantiated by the NEC and industry installation standards. Multiple hanger sections, such as those in various configurations of CAB® Solar Hangers create effective separation of conductors that allow for DC, AC, and communication cables to be supported with a single hanger type."
"CAB® Grounding Messenger Wire can provide for equipment bonding and grounding as needed in the PV system."



"The (CAB® Solar) Management system impressed the jury with its simplicity, ease of deployment, and high potential for labor saving impacts in the large-scale solar segment."

-pv magazine

Patent Protected www.cabproducts.com/patents

CAB® Delivers Engineering Benefits and Cost Savings.

Choose CAB® Solar for Superior Performance!

Industry Leading Technology

Large cost savings on labor and materials.

Quicker installation time. Speeds project completion.

Integrated Grounding can provide EGC and GEC.
Eliminates separate grounding conductor and jumpers.

Very easy to install. No special hanger tools or machinery needed.

Cables held securely in hanger with two strong locking top loops.
No chance for cables to fall out of open carriers.

Heavy PVC coating protects cables. No sharp edges on hangers.

Most predictable cost. No overruns due to equipment problems, construction issues, hard rock, high water table, etc.

No expensive delays from flooded trenches, deep mud.

Benefits environment. Less digging, soil run-off, site disruption.

Rodents won't nest in cabling, causing potential fires.

All wiring easily accessible. Simplifies upgrades, maintenance and troubleshooting for life of project.

Ideally suited for brownfields, landfills, rocky sites, high water table locations, ballasted installations.

CAB®'s excellent personal service eases design, ordering, shipping.

Custom configurations available for specific requirements.

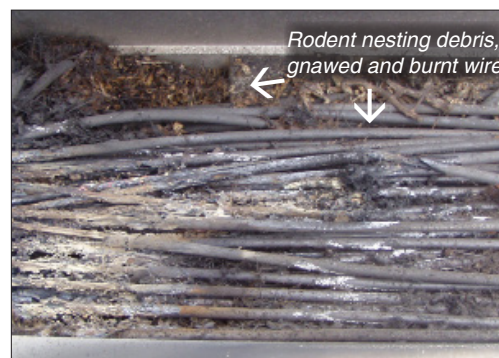
Standardized cable management across entire portfolio of projects greatly reduces engineering costs.

Decommissioning requires no special equipment; no environmental impact. Much lower cost.



Patent Protected www.cabproducts.com/patents

CAB® avoids the pitfalls of other cabling methods.



Rodent nesting in tray causes fire & system shutdown.



Trenching trouble leads to delays & possible penalties.



CAB® is a private, non-profit organization dedicated to providing job opportunities and services to persons with disabilities. CAB® Products are manufactured in the USA by CAB® employees with great pride and integrity. We deeply appreciate the support of the solar industry and our customers. Through your orders, many persons with disabilities are given the opportunity to be productive, independent and self-sufficient.



**Cambria County Association
for the Blind and Handicapped**

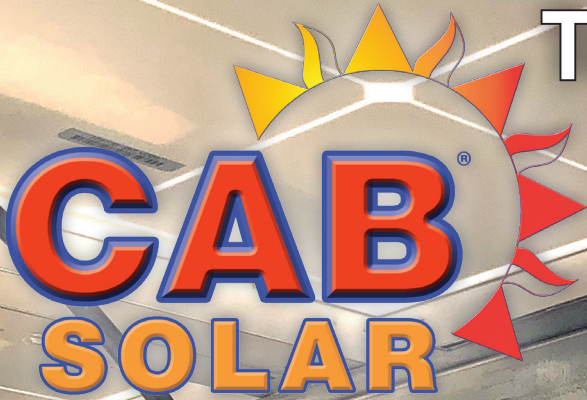
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***Reduces shading
in bifacial panel
projects.***

CAB® Torque Tube Hangers offer a sturdy long-term solution for under panel cable management. Supports large bundles of cables easily and effectively. CAB® Hangers help reduce installation costs and simplify future project maintenance.



- ✓ Safely manages all types of cables under solar panels.
- ✓ Designed with innovative features for quick installation over many styles of torque tubes or fixed tilt structures.
- ✓ Easy installation requires no tools.
- ✓ Greatly reduces labor time compared to cable ties, clips or clamps.
- ✓ In seconds, hangers can be installed and cables loaded.
- ✓ Spiral carrier securely retains cables or cable bundles.
- ✓ Hangers simplify upgrades, maintenance, and troubleshooting.
- ✓ Custom designs available for many torque tubes or fixed tilt structures.

CAB® Torque Tube Hangers

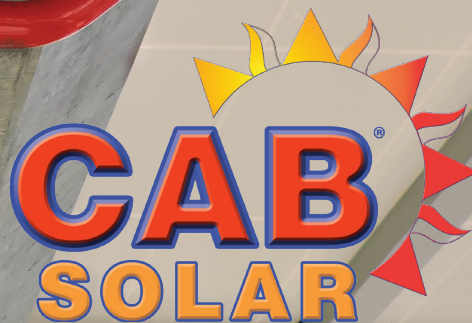
Safe, Strong, and Durable

Designed for quick, easy installation over many styles of torque tubes or fixed tilt structures.

CAB® Hangers deliver superior durability and long service life. They are manufactured from class 3 galvanized, high tensile strength spring steel for maximum strength and corrosion resistance.

CAB® PVC coating provides an extra measure of safety and protection for cables.

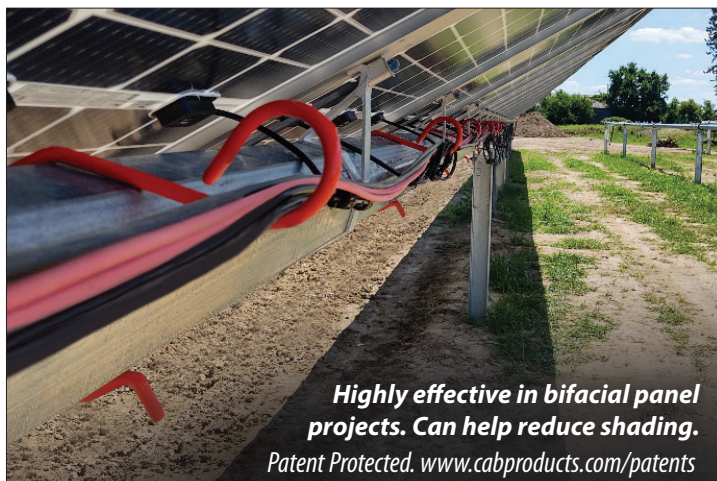
CAB® heavy-duty PVC coating applied to the hanger surface is flame retardant, chemical resistant, high dielectric grade, and UV stabilized for outstanding performance in highly corrosive environments.



"CAB® Torque Tube Hangers were very easy to install and cut labor costs over other attachment methods. We really liked the hangers and highly recommend them on future projects."

- John B. Bianconi, Vice President
Bob Biter Electrical Enterprises, Inc.

Patent Protected. www.cabproducts.com/patents



Highly effective in bifacial panel projects. Can help reduce shading.
Patent Protected. www.cabproducts.com/patents



Custom low-profile styles available for many torque tubes or fixed tilt structures.
Patent Protected. www.cabproducts.com/patents

cabsolar.com

1.814.472.5077

175 Industrial Park Rd. Ebensburg, PA 15931-4109 USA



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CAB[®] S-Hooks

SAFE, STRONG, DURABLE
in Various Sizes



9-inch S-Hook
CAB 9449



13-inch S-Hook
CAB 9450



Strongest, Most Cost Effective S-Hooks Available

CAB[®] S-Hooks quickly and easily fix many job site safety hazards. Use CAB[®] S-Hooks to manage bundles of cables, wires, tubing, hoses, pipes, and more. Keep cables neat and out of harm's way.

CAB[®] S-Hooks can help with OSHA housekeeping requirements. Use them to eliminate tripping hazards on stairs or in busy aisles.

Easy to install. **CAB[®] S-Hooks** are ideal for permanent or temporary applications, such as construction areas. Their bright orange color provides great visibility, improving safety by alerting workers to the presence of electrical cables or sensitive hoses.

CAB[®] S-Hooks for Safer Workplaces

CAB[®] S-Hooks are manufactured from cold rolled steel for superior load handling. They are far stronger, more durable, and will not shatter in extreme heat or cold like competitor products made from plastic.

CAB[®] S-Hooks are coated with heavy PVC plastisol:

- ✓ High dielectric grade
- ✓ UV resistant
- ✓ Flame retardant
- ✓ Corrosion resistant
- ✓ Smooth and easy to handle
- ✓ Does not deteriorate or mar surfaces or cables

CAB[®] S-Hooks stand up to constant use, indoors or outside in extreme weather. CAB[®] S-Hooks' outstanding strength and durability make them the best choice for long life in demanding workplaces.



Made in the USA



Before

Messy cables and hoses are a major tripping hazard. Floor traffic increases possibility of crimping or breakage, possibly disrupting important production workflow. CAB[®] S-Hooks are the answer.



CAB[®] S-Hooks are great for meeting OSHA Regulations. They help eliminate trip hazards!

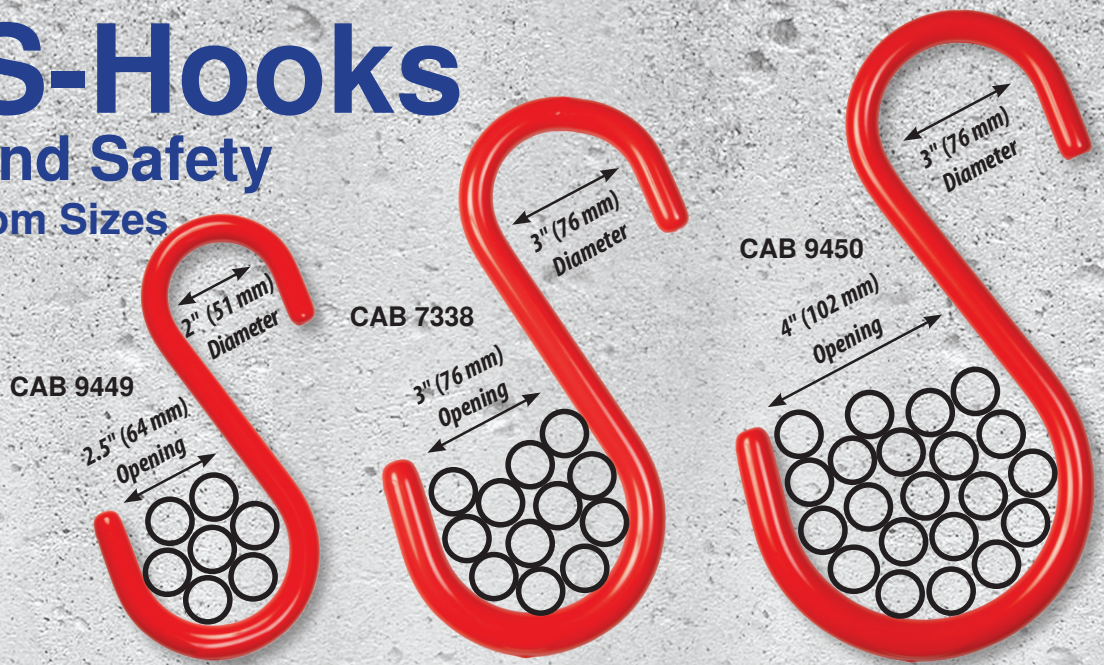
After

CAB[®] S-Hooks install in minutes, easily keeping cables and hoses safe and out of the way. CAB[®] S-Hooks are a cost effective, efficient solution to many common housekeeping problems in busy workplaces.

CAB® S-Hooks

for Strength and Safety

in Standard & Custom Sizes



CAB Number	S-Hook Height	Bottom Diameter	Working Load Limit	1" Diameter Carry Qty.	Quantity per Box	Weight per Box
CAB 9449	9" (229 mm)	3" (76 mm)	125 lb (57 kg)	7	25 hooks	18 lb (8.2 kg)
CAB 7338	11" (279 mm)	4" (102 mm)	150 lb (68 kg)	12	10 hooks	15 lb (6.8 kg)
CAB 9450	13" (330 mm)	5" (127 mm)	160 lb (73 kg)	21	10 hooks	17 lb (7.7 kg)



Easily Reuse
as Needed for
Different Tasks!



Ask CAB® about
Custom Designs
and Sizes!

Strong, versatile CAB® S-Hooks easily install to nearly any support. Bottom loop is wide enough to securely capture large bundles.

CAB® hooks are designed for many different uses. CAB® T-Bar Hooks have a wide, bottom carrier loop to securely capture large, heavy bundles.



CAB® is a private, non-profit organization dedicated to providing job opportunities and services to persons with disabilities. CAB® Products are manufactured by CAB® employees with great pride and integrity. We deeply appreciate the support of our customers. Through your orders, many persons with disabilities are given the opportunity to be productive, independent and self-sufficient.

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Hooks, Hangers,
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CAB® is a registered trademark of the Cambria County Association for the Blind and Handicapped and is used as such herein.

NOTE: The remainder of this application for Special Use Permit is too large to display. It may be viewed at City Hall Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m.

MEMORANDUM

To: City of Highland Combined Planning & Zoning Board

Meeting Date: November 6, 2024

From: Emily Calderon, AICP, Moran Economic Development

Location: PIN# 01-1-24-06-00-000-027.001

Proposal: Rezoning, Special Use Permit, and Variances for Solar Energy Farm

Proposal Summary:

Summit Ridge Energy (1000 Wilson Boulevard, STE 2400 Arlington, VA 22209) has submitted four separate requests for the property located at PIN# 01-1-24-06-00-000-027.001, which is currently unincorporated. The property will be subject to annexation at the November 11 City Council meeting.

Each of the four zoning requests (rezoning, special use permit, and zoning variances) are related and will be discussed together in this Memo.

Rezoning (Zoning Amendment): Per Section 90-115 of the City's Zoning Ordinance, all property annexed to the City shall be zoned R-1C (Single Family Residential District). As such, the applicant is requesting rezoning of the subject property to "I" (Industrial District) so that it can be used for a solar energy farm (with the appropriate special use permit).

Special Use Permit: Section 90-201 (Use Table) identifies Solar Energy Farms as a special use in the "I" Industrial District. The applicant is therefore requesting a Special Use Permit to operate the Solar Energy Farm on the subject parcel.

Zoning Variances:

1. Zoning Variance from Section 90-214(c)(3) of the Zoning Code in order to allow above ground CAB wiring inside of the solar array.
2. Zoning Variance from Section 90-214(c)(6) in order to allow a Transitional Buffer Yard (TBY) that includes one single row of evergreen trees planted outside of the perimeter fence on 10-foot centers, which will be 2-feet at time of planting and approximately 6-feet within two years. The ordinance requires plantings to be 8-feet upon installation and planted in a staggered pattern, 8-foot on center.

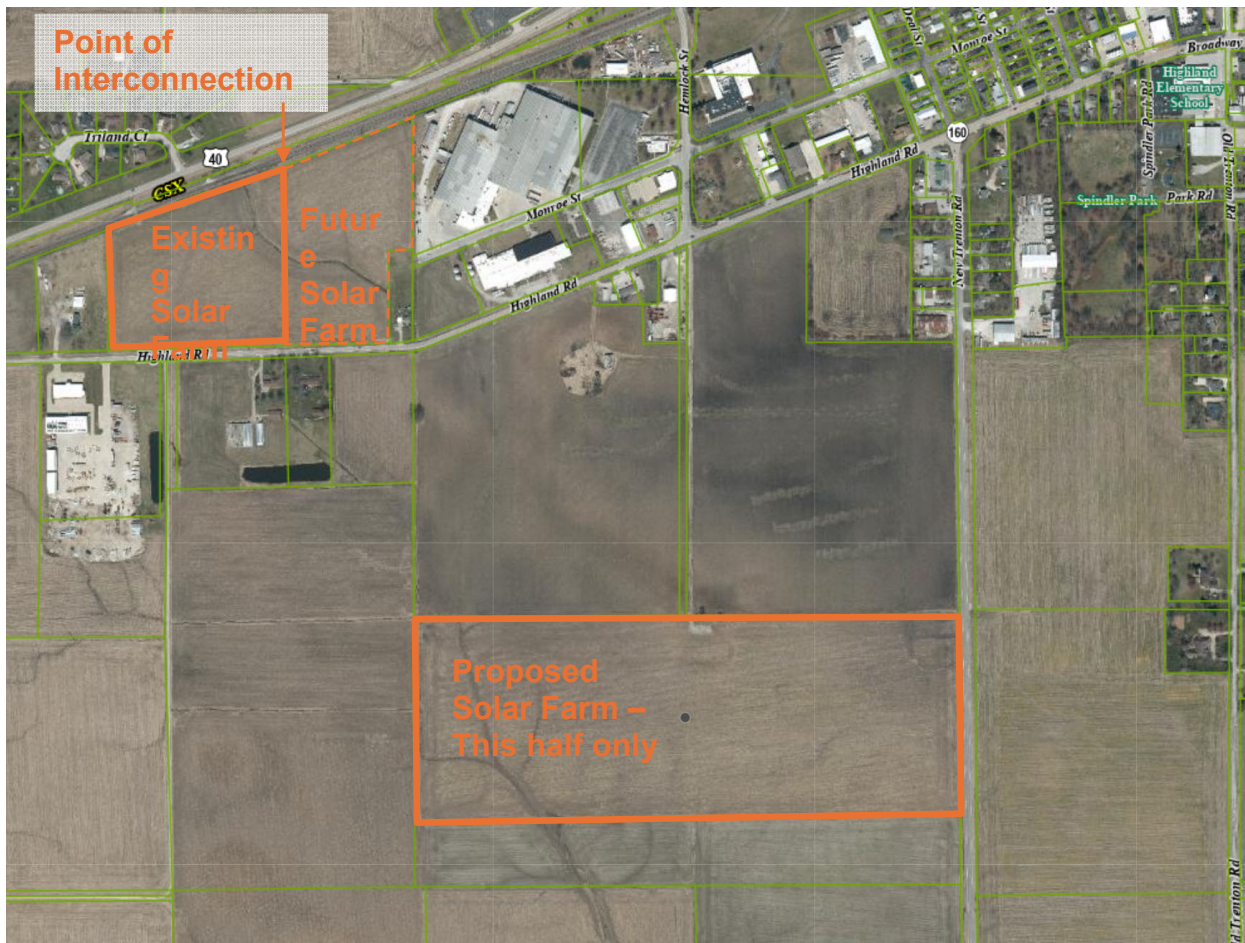
Comprehensive Plan Consideration:

The subject property is denoted as Non-Urban / Agricultural on the Comprehensive Plan's Future Land Use Map. Although the property is proposed to be zoned industrial, the passive use of a solar farm is aligned with the non-urban/agricultural land use category.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Agricultural	Madison County "A"
South	Agricultural	Madison County "A"
East	Agricultural	Madison County "A"
West	Agricultural	A-1C Single-Family Residence

Site Location:



REZONING

Section 90-88 of the Zoning Code provides the following findings of fact which must be reviewed prior to the CPZB making a recommendation on the proposed rezoning:

1. Existing use and zoning of the property in question.

The subject property is currently located in unincorporated Madison County is zoned "A" Agricultural District.

2. Existing use and zoning of other lots in the vicinity of the property in question.

All land surrounding the proposed property is used for Agricultural purposes. Land on the North, East, and South is unincorporated and zoned "A" (Agricultural) in Madison County,

while land to the west is in the City of Highland and is zoned R-1C (Single Family Residential).

3. The extent to which the zoning amendment may detrimentally affect nearby property.

It is not anticipated that the zoning amendment would negatively impact nearby property.

4. Suitability of the property in question for uses already permitted under existing requirements.

Upon annexation, the property will be zoned R-1C, which allows for uses that are suitable for the area.

5. Suitability of the property in question for the proposed uses.

The proposed use is a solar energy farm, which is a suitable land use for this tract.

6. The type, density and character of development in the vicinity of the property in question, including changes, if any, which may have occurred since the property was initially zoned or last rezoned.

There is little to no development in the immediate vicinity of this parcel. Additionally, the future land use map identifies the future land use as "Non-Urban / Agricultural" and the proposed use as a solar farm is a passive use aligned with this land use category.

7. The effect the proposed rezoning would have on the implementation of this city's comprehensive plan.

The rezoning would not interfere with the implementation of the comprehensive plan.

8. The effect the proposed use would have on public utilities, other needed public services and traffic circulation on nearby streets.

The proposed use will not negatively impact public utilities, other public services, or traffic circulation.

9. Whether the proposed amendment promotes the health, safety, quality of life, comfort and general welfare of the city.

The proposed amendment will adequately protect and promote the health, safety, quality of life, comfort, and general welfare of the City of Highland.

SPECIAL USE PERMIT

Section 90-79 of the Zoning Code provides the following findings of fact which must be reviewed prior to the CPZB making a recommendation on the proposed Special Use Permit:

1. Whether the proposed amendment or Special Use is consistent with the City's Comprehensive Plan.

The proposed Special Use is consistent with the Comprehensive Plan.

2. The effect the proposed amendment or Special Use would have on public utilities and on traffic circulation.

The proposed Special Use would not have an adverse effect on public utilities or traffic circulation on nearby streets.

3. Whether the proposed design, location and manner of operation of the proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment.

The proposed Special Use will adequately protect the public health, safety and welfare, and the physical environment.

4. The effect the proposed Special Use would have on the value of neighboring property and on this City's overall tax base.

The proposed Special Use will not have a detrimental impact on the value of neighboring property or on the City's overall tax base.

5. The effect the proposed Special Use would have on public utilities.

It is expected that solar energy generated on the site will have a positive impact on public utilities. However, electricity generated will be provided to Ameren Illinois and not directly to Highland residents.

6. Whether there are any facilities near the proposed Special Use, such as schools or hospitals that require special protection.

There are no facilities near the proposed Special Use that require the need for special protection.

Additionally, Section 90-214 (c) requires that all Solar Energy Farms meet the following design criteria:

	Design Criteria for Solar Energy Farms (Sec. 90-214(c))	Compliant
1	Height. The total height of the solar collectors shall not exceed 20 feet in height when oriented at a maximum tilt position unless specifically allowed by the Highland Combined Planning and Zoning Board.	Yes
2	Electrical components. All electrical components of a solar energy farm shall conform to all applicable local utility standards and national electric codes. All electrical wires and lines that are used in conjunction with the solar energy farm, including all electrical control wiring and connections to power lines, shall be installed underground unless specifically allowed otherwise by the Highland Combined Planning and Zoning Board.	See Variance #1
3	Environmental impact. In all undeveloped areas, the solar energy developer will be required to complete a consultation with both the Illinois Historic Preservation Agency (IHPA) and the Illinois Department of Natural Resources (IDNR) through the department's online EcoCat Program (or equivalent review process). The cost of this consultation shall be at the developer's expense. The final certificate from EcoCat (or equivalent process) shall be provided to the City of Highland building and development before a special use permit application will be considered by the combined planning and zoning board.	Yes

4	Warning signage. Signs warning of the high voltage associated with the solar farm shall be posted at every entrance to the facility, at the base of all pad mounted transformers, and all substations. A sign that provides emergency contact information, such as phone number, shall be posted near the tower and the operations and maintenance building.	Yes
5	A transitional buffer yard (TBY) shall be used to screen solar electricity farms from adjacent properties and adjacent public rights-of-way. The TBY shall be located within the required 75 foot setback area. The TBY must achieve a 100 percent screen through the use of either landscape berms or trees to a minimum height of eight feet within two years of installation. To achieve this appearance with trees, a staggered spacing approach with trees on eight-foot centers, should be utilized as shown below. All TBY landscaping shall be evergreen trees. Trees and/or landscape berms may be placed on either the inside or outside of any required fencing. The TBY must be kept in excellent condition, with dead or diseased trees removed and replaced on an annual basis, or as otherwise required in writing by the building and zoning supervisor or his/her designee.	See Variance #2
6	Federal and state requirement compliance. The solar collecting system shall meet or exceed any standards and regulations of any agency of the state or federal government with the authority to regulate solar energy farms.	Yes
7	Points of access and interior roadways. Points of access to solar energy farms and interior private access roads shall be of sufficient width to accommodate access by emergency response vehicles, including firefighting apparatuses as deemed necessary. Access points and interior roads shall be shown on a general site layout that is approved by the Highland fire chief and the Highland emergency medical services chief or his/her designee at the time of Special Use Permit application. An "after-hours" access plan shall be included and approved by the fire chief or designee. Once approved, access points and roadways shall be appropriately maintained.	Yes (roadway width under discussion)
8	Exterior roads. All routes that will be used for construction and maintenance purposes shall be identified on the site plan. All routes for either egress or ingress need to be shown.	Yes
9	Complaint resolution. The applicant shall develop a process to resolve any complaints that may arise from neighboring property owners during the construction and operation of the solar farm. The process may use an independent mediator or arbitrator and shall include a time limit for acting on a complaint that is received. The process shall not preclude the local government from acting on a complaint. The applicant shall provide nearby residents a phone number of the project manager during the construction of the facility if a problem should arise.	Yes
10	Waste disposal. All solid waste generated from supplies, equipment, parts, packaging or operation of the facility shall be removed from the site immediately and disposed of in an appropriate manner. Any hazardous waste that is generated by the facility, including, but not limited to, lubricating materials, shall be removed consistent with all local, state and federal rules and regulations.	Yes
11	Drainage. The plan shall state that any damage to waterways, drainage ditches, field tiles or any other infrastructure caused by the construction or maintenance of the solar farm shall be completely repaired to near original condition and so as not to impede the natural flow of water. All repairs shall be completed within a reasonable amount of time.	Yes
12	Conformance to industry and code standards/engineer certification. The solar farm shall comply with all applicable codes for the electrical, mechanical and structural components of the facility. All documents provided for review shall be stamped and signed by a professional engineer. All solar collection system panels shall be certified by the Solar Collector and Certification Corporation (SRCC).	Yes

13	Fencing. Perimeter fencing having a minimum of eight feet in height shall be installed around the boundary of the solar farm. The fence shall contain appropriate warning signage that is posted such that it is clearly visible on the site.	Yes
14	Reflective coating. Solar energy system components shall be designed with an antireflective coating. Verification shall be provided that verifies that the components of the solar energy system have this quality.	Yes
15	Reflection angles. Reflection angles for solar collectors shall be oriented such that they do not direct glare toward residential users on adjacent properties. Verification shall be provided by the applicant that reflection angles have been taken into account for both fixed position and pivoting solar collectors as well as for all seasonal changes to sun angles.	Yes
16	Lot area. Solar farms and components thereof shall be located on a parcel that is a minimum of 14 acres in size.	Yes
17	Vegetation control. A vegetation and weed control plan, which includes details of how frequently the site will be mowed, shall be provided that protects against the creation of a prey habitat and/or aesthetic impacts to the surrounding area. As the site shall be screened with a transitional buffer yard (TBY), the combined planning and zoning board may allow grass/vegetation heights to exceed the city's established maximum growth heights as required elsewhere in the city.	Yes
18	Cleaning supplies and solvents. Cleaning chemicals and solvents used during the operation or maintenance of the solar energy farm facility shall consist of biodegradable products and shall be low in volatile organic compounds.	Yes
19	Equipment and capacity upgrades. Any change to equipment and/or increase in overall peak electrical capacity for solar energy farms shall require a revised special use permit which shall be reviewed and approved by the combined planning and zoning board.	Yes
20	Applicant contact information. The applicant shall keep on file with the city building and zoning division current contact information, including mailing address(es), daytime telephone number(s), and emergency contact information of the property owner(s) and the solar collector operator(s). In addition, the applicant shall provide written information as to frequency of site and equipment inspections.	Yes

VARIANCE #1

Zoning Variance from Section 90-214(c)(3) of the Zoning Code in order to allow above ground CAB wiring inside of the solar array.

1. The applicant acquired his property in good faith and where by reason of exceptional narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the zoning regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located.

The strict application of the zoning code would prohibit the use of a CAB wire management system for this Solar Energy Farm, which is the preferable method of managing wires within the perimeter fencing of the array.

2. The proposed variance is consistent with the general purpose of this chapter, Section 90-1.

The proposed variance is consistent with the purposes of this Chapter.

3. Strict application of this chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application.

Strict application of this chapter would constitute a hardship for the applicant in terms of managing the electrical cables within the array.

4. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property.

The variance requested is the minimum variation that will alleviate the hardship.

5. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.

The variance requested is unique to this property.

6. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning).

The circumstances engendering this variance request are specific to this solar array.

7. The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate implementation of this city's comprehensive plan.

The variance, if granted, will not impede the implementation of the City's comprehensive plan.

VARIANCE #2

Zoning Variance from Section 90-214(c)(6) in order to allow a Transitional Buffer Yard (TBY) that includes one single row of evergreen trees planted outside of the perimeter fence on 10-foot centers, which will be 2-feet at time of planting and approximately 6-feet within two years. The ordinance requires plantings to be 8-feet upon installation and planted in a staggered pattern, 8-foot on center.

1. The applicant acquired his property in good faith and where by reason of exceptional narrowness, shallowness or shape of his specific piece of property at the time of the effective date of this code, or where by reasons of exceptional topographical conditions or other extraordinary circumstances, that the strict application of the terms of the zoning regulations actually prohibit the use of this property in the manner similar to that of other property in the zoning district where it is located.

The strict application of the zoning code would result in undue difficulty for the developer, as there are no land uses or facilities near the subject property that require protection and/or screening.

2. The proposed variance is consistent with the general purpose of this chapter, Section 90-1.

The proposed variance is consistent with the general purpose of this chapter.

3. Strict application of this chapter of which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application.

Strict application of the Code would create an unnecessary hardship for the developer.

4. The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship and allow a reasonable return on the property.

The proposed variation is the minimum deviation that would provide screening while alleviating the said hardship.

5. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or applicant.

The conditions of the proposed variance are unique to this property, which is surrounded by agricultural uses that do not require special protection and / or special consideration for screening purposes.

6. The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (rezoning).

The circumstances engendering this variance request are specific to this solar array.

7. The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate implementation of this city's comprehensive plan.

The variance, if granted, will not impede the implementation of the City's comprehensive plan.

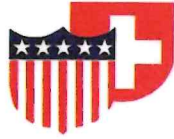
Recommendations

Rezoning: Approval of the request to rezone the property from R-1C to I is recommended.

Special Use Permit: Approval of the request for a Special Use Permit for a Solar Array is recommended.

Variance #1 (underground CAB wires): Approval of the variance to allow above ground CAB wires is recommended.

Variance #2 (screening): Approval is recommended for the variance to allow for one single row of evergreen trees planted outside of the perimeter fence on 10-foot centers, which will be 2-feet at time of planting and approximately 6-feet within two years.



City of Highland
Building and Zoning

Combined Planning and Zoning Board
Exhibit "C"
Determination of Special Use Permit

Date Submitted: 10/4/24
Filing Fees: \$250.00
Date Paid: 10/4/24
Date Advertised: 10/17/2024
Date of Sent Notice: 10/16/24
Date of Public Hearing: 11/06/2024

On November 6, 2024, the City of Highland Combined Planning and Zoning Board at its regular meeting **approved, approved with condition(s), denied** a Special Use Permit for the following:

Highland Solar 2, LLC (1000 Wilson Blvd., Suite 2400, Arlington, VA 22209), on behalf of Grandview Farms LP, is requesting a Special Use Permit to use the property identified by PIN 01-1-24-06-00-000-027.001 as a Solar Energy Farm. The property contains approximately 60 acres and is currently zoned Madison County "A" (Agricultural District).

Note: At the time this rezoning is considered by the City Council, the subject property will have been annexed into the city with a zoning classification of R-1-C.

The City Council will consider the recommendation of the Combined Planning and Zoning Board at their meeting to be held on November 18, 2024.

In recommending Approval (action) of this Special Use Permit, the Combined Planning and Zoning Board considered all standards listed in the zoning regulation and all other conditions listed for that use in other sections of these regulations. In addition, the Combined Planning and Zoning Board found that the proposed use **did / did not** provide safeguards to assure its compatibility with the surrounding area.

Conditions (if any): _____

Anthony Walker

Chairperson of the Combined Planning and Zoning Board

11/6/24
Date:



City of Highland Building and Zoning

MEMORANDIUM

To: Highland Solar 2, LLC

From: Michael Hanna, Department of Building and Zoning

November 13, 2024

Subject: Site Plan Review (Parcel ID: 01-1-24-06-00-000-027.001)

RECOMENDATION:

I recommend that the SUP and conceptual site plan for Highland Solar 2, LLC (Parcel ID: 01-1-24-06-00-000-027.001) be approved with the following conditions:

1. A full site plan review is completed by Building and Zoning and all pertinent city departments as per the City of Highland Municipal Ordinance Sec. 90-214(b)(d) as follows:
 - d. Site Plan
 1. All proposed setback dimensions.
 2. All proposed structures on the property, including, but not limited to, solar collectors, substations, and service roads.
 3. Topographic site information for the subject property and the adjacent properties within a quarter mile of the property line of the subject property indicating contours in five foot intervals.
 4. Existing structures on subject property and properties within a quarter mile of the property.
 5. All existing and proposed underground and aboveground utilities.
 6. All rights-of-way, wetlands, wooded areas, and public conservation lands.
 7. Location of transitional buffer yard in conformance with [section 90-214\(c\)\(6\)](#) with statement on the site plan that all screening will be properly maintained, including a schedule indicating when and how diseased or dead trees/shrubs will be removed and replaced.
 8. Ingress and egress from the site as proposed during construction and thereafter, which indicates:
 - i. Proposed road surface and cover.
 - li. Dust control.
 - lii. Width and length of access route and location of ingress.
 - iv. Road maintenance progress or schedule for proposed use of land.
 - v. Certified easements, contracts, waivers, and option agreements for proposed use of the land.
 - vi. Utility interconnection details and a copy of written notification to the utility company requesting the proposed interconnection.
 - vii. Fire protection plan for the construction and the operation of the facility, and emergency access to the site.
 - viii. Revegetation or reclamation plan of the areas that will be disturbed.
 - ix. Drainage plan and erosion control plan.
 - x. Description of hours of operation for construction and maintenance of the facility, numbers of employees and type of traffic expected to be generated from the site.
 - xi. Public road routes.

The site plan approval will be complete when the items stated on the conceptual site plan, items 1 through 6, and when the Department of building and Zoning is satisfied that the site plan meets all required criteria.



City of Highland Building and Zoning

The zoning officer shall enforce the provisions of this section through an inspection of the solar farm every year. The zoning officer and/or a designated public safety representative are hereby granted the power and authority to enter upon the premises of the solar farm at any time by coordinating a reasonable time with the operator/owner of the facility. Any person, firm or corporation who violates, disobeys, omits, neglects, refuses to comply with, or resists enforcement of any of the provisions of this section shall, upon conviction, be fined not less than \$75.00 nor more than \$500.00 for each offense. Each tower, solar array, or any other component of the solar energy farm shall be the subject of a separate violation and further each week that a violation is permitted to exist shall constitute a separate offense. Other actions may be taken by law or in equity to prevent or to remedy any violation of this section and these remedies shall be in addition to any other remedies, damages or penalties.

Please confirm receipt of this memorandum.

Sincerely,

Michael Hanna
Building Inspector
Code Enforcement
Phone: (618) 654-9891
Email: mhanna@highlandil.gov
Website: www.highlandil.gov
City of Highland, IL



Building and Zoning

ORDINANCE NO. _____

**ORDINANCE GRANTING A SPECIAL USE PERMIT TO HIGHLAND SOLAR 2, LLC
ON BEHALF OF, GRANDVIEW FARMS LIMITED PARTNERSHIP,
FOR A SOLAR FARM WITHIN THE “I” ZONING DISTRICT
AT PIN 01-1-24-06-00-000-027.001, HIGHLAND, ILLINOIS**

WHEREAS, the City of Highland, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, the City Council has made the findings of fact, and the statement of its reasons for granting the Petition for Special Use Permit in question, in a separate resolution numbered as Resolution No. _____; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF HIGHLAND, AS FOLLOWS:**

Section 1. Highland Solar 2, LLC (1000 Wilson Blvd., Suite 2400, Arlington, VA 22209) on behalf of Grandview Farms, Limited Partnership is hereby granted a Special Use Permit in the “I” zoning district, as defined in Chapter 90 of the *Code of Ordinances, City of Highland*, for a solar farm at property located at PIN# 01-1-24-06-00-000-027.001.

Section 2. The Special Use Permit is granted.

Section 3. This Ordinance shall be known as Ordinance No. _____ and shall be in full force and effect upon adoption.

This Ordinance adopted by the City Council of the City of Highland, Illinois and deposited and filed in the office of the City Clerk on the _____ day of _____, 2024, the vote taken by ayes and nays and entered upon the legislative records as follows:

AYES:

NOES:

APPROVED:

Kevin B. Hemann, Mayor
City of Highland, Madison County, Illinois

ATTEST:

Barbara Bellm, City Clerk
City of Highland, Madison County, Illinois