VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

ADMINISTRATION & ZONING COMMITTEE

Monday, October 12, 2020 - 6:30 PM

200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF PHONE PARTICIPATION (Roll Call)

APPROVAL OF AGENDA (Voice Vote)

APPROVAL OF MINUTES (Voice Vote)

1. Motion to approve minutes from the September 14, 2020 meeting

PUBLIC COMMENT *Public Comment is encouraged. The Village Board will receive comments from the public, pursuant to State Statutes. Comments will be limited to five minutes on topics relating to the Village of Poplar Grove. Be further advised that matters brought up at this time may be referred to the appropriate committee or individual for further discussion or consideration.*

DEPARTMENT REPORTS

2. Code and Permits, B&F
3. Clerk, Karri Anderberg

NEW BUSINESS

4. Discussion and possible recommendation to the Village Board to approve **Ordinance 20-25** an ordinance granting a special use for solar farm with the LI, light industrial district (4324 Illinois Route 173 (East Half)
5. Discussion and possible recommendation to the Village Board approving **Ordinance 20-26** an ordinance granting a special use for a solar farm within the LI, light industrial district (4324 Illinois Route 174 (west half))
6. Discussion and possible recommendation to the Village Board to approve **Resolution 20-35** a resolution of the Village of Poplar Grove, Illinois temporally amending the Village of

Poplar Grove employee handbook to include a Families First Coronavirus Response Act Policy

7. Discussion on Comprehensive Plan
8. Discussion and possible recommendation to the Village Board to approve to close village hall on November 3, 2020 for Election Day.

ADJOURNMENT (Voice Vote)

KJA 10/09/2020

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

ADMINISTRATION & ZONING COMMITTEE

Monday, September 14, 2020 - 6:30 PM

or immediately following Finance and Public Works Committee Meeting
200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER
The meeting was called to order at 6:51pm by President Costanza.

ROLL CALL
PRESENT
President Owen Costanza
Admin Chairman Ron Quimby
Chairman Eric Miller
Trustee Jeff Goings
Trustee Ed Wethington
Attorney Roxanne Sosnowski
Clerk Karri Anderberg
Public Works Director Mitch Hilden
Treasurer Carina Boyd

APPROVAL OF PHONE PARTICIPATION (Roll Call)
none

APPROVAL OF AGENDA (Voice Vote)
Motion made by Trustee Goings, Seconded by Chairman Miller. Motion passed by voice vote

APPROVAL OF MINUTES (Voice Vote)
1. Motion to approve minutes from the August 10,2020 meeting
   Motion made by Admin Chairman Quimby, Seconded by Chairman Miller. Motion passed by the voice vote.

PUBLIC COMMENT *Public Comment is encouraged. The Village Board will receive comments from the public, pursuant to State Statutes. Comments will be limited to five minutes on topics relating to the Village of Poplar Grove. Be further advised that matters brought up at this time may be referred to the appropriate committee or individual for further discussion or consideration.*

no public comment

DEPARTMENT REPORTS

2. Code and Permits, B&F
   Temp Co are getting taken care of and are getting on final CO.

NEW BUSINESS

3. Discussion and possible recommendation to the Village Board to approve **Ordinance 20-21** an ordinance of the Village of Poplar Grove amending section 6-2-6 and 6-2-4-5A of the Village of Poplar Grove code of ordinances regarding the combined waterworks and sewerage system
   Motion made by Admin Chairman Quimby, Seconded by Chairman Miller. Motion passed by voice vote.
   Ordinance 20-21 is to update the Village's policy on tampering with the meters.
4. Discussion on parkway trees
   Motion made by Admin Chairman Quimby, Seconded by Trustee Wethington.
   Public Works Director Hilden updated the board that we still require trees in parkways for any new home build unless stated in their agreement. To help control the type of tree and where it goes the village is considering putting them in by public works. No official action will be taken at this time.
5. Update on Dog Park
   Motion made by Admin Chairman Quimby, Seconded by Chairman Miller.
   Public Works Director Hilden updated the Board on the status of the dog park. Grading and top soil delivery is currently going on. Fence has been scheduled to be put in before the ground freezes. Boy Scouts are looking into the benches and trash cans.

ADJOURNMENT (Voice Vote)

Attorney Roxanne Sosnowski introduced Attorney James Kane. Attorney Kane is new to the practice and comes from New York.
Motion made by Chairman Miller, Seconded by Trustee Wethington. Motion to passed by voice vote.
Meeting adjourned at 7:16 pm

B&F CONSTRUCTION CODE SERVICES, INC.

Building & Fire Protection Plan Review

Training • Inspections • Code Consulting

To: Karri Anderberg – Village Clerk

From: Kenneth Garrett – Vice President – B & F Construction Code Services, Inc.

Date: October 5, 2020

Re: Monthly Report – September

Summary

This past month we attempted to meet with the builder regarding the TCO's at Westergren. Builder did not show. We are re-scheduling for this week. A conference call was held regarding 201 N. State with the owner, his attorney, the village attorney and staff. The owner shall provide a plat of survey to identify the lot coverage concern and permits applied for but not issued. The number of permits, inspections and code enforcement equaled 95. This number decreased from 140 last month to 95 this month.

Below are the statistics for the month of September.

Category

Complaints	5
Verbal/Written Warnings	24
Permits Issued	16
Court Tickets Issued	0
Meetings	2
Phone Calls/Admin. (Mondays only)	1
B&F Inspections	47
Stop Work Orders	0
Total	***95***

Office & Shipping:
2420 Vantage Drive
Correspondence:
P.O. Box 5178
Elgin, IL 60121-5178

B&F CONSTRUCTION CODE SERVICES, INC.
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Training • Inspections • Code Consulting

Phone (847) 428-7010
Fax (847) 428-3151
Toll Free (800) 232-5523
E-mail bfccs@bfccs.org

MISCELLANEOUS PLAN REVIEWS
September 2020

VILLAGE OF
Poplar Grove
1-Oct-20

Permit #	Address	Type of Project	Fee	Date
2020-186	105 Orchard St	Overhead Sewer	$ 25.00	9/2/2020
2020-181	213 Briarwood Dr	Patio	$ 25.00	9/3/2020
2020-187	301 White Oak	Roof	$ 25.00	9/8/2020
2020-188	203 W Park	Fence	$ 25.00	9/8/2020
2020-190	222 Cress Creek Trl	Roof	$ 25.00	9/9/2020
2020-194	120 Cress Creek Trl	Roof	$ 25.00	9/10/2020
2020-191	106 Orchard	Fence/Driveway	$ 25.00	9/10/2020
2020-193	426 Clark Ct	Patio/Walk/Slab/Apron	$ 25.00	9/10/2020
2020-189	4124 Milkweed	Deck	$ 25.00	9/14/2020
2020-192	123 Boeing Trl	Pergola	$ 25.00	9/14/2020
2020-195	200 Britnie Dr	Windows	$ 25.00	9/15/2020
2020-189	4124 Milkweed Dr	Deck	$ 25.00	9/16/2020
2020-197	4934 Walnut Grove	Windows	$ 25.00	9/21/2020
2020-200	233 Ridgestone Trail	Fence	$ 25.00	9/21/2020
2020-203	253 Shadow Crossing	Deck	$ 25.00	9/28/2020
2020-202	215 Main St	Fence	$ 25.00	9/28/2020

Total: $ 400.00

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Elgin, IL 60124
847-428-7010 Main
847-428-3151 FAX

(09/01/2020 Thru 09/30/2020)
Village of Poplar Grove IL

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**13565 N. 76th**										
Permit Number:	**2020-118**										
9/28/2020	3121361				Commercial/Industria		Plumbing Rough	Approved	311055	☐	
9/30/2020	3121361				Commercial/Industria		Electrical Rough	Approved as Noted	310803	☐	
9/30/2020	3121361				Commercial/Industria		Building Rough	Approved as Noted	310803	☐	
Summary for 'PermitNumber' = 2020-118 (3 detail records)											
Developer:											
Address:	**419 Blue Spruce**										
Permit Number:	**2020-91***										
9/10/2020	3121361				Residential		Concrete Pour / Stoop (Frt)	Approved	308747	☐	
9/22/2020	3121361				Residential		Plumbing Rough	Approved	309970	☐	
9/25/2020	3121361				Residential		Building Rough	Approved	308771	☐	
9/25/2020	3121361				Residential		Mechanical Rough	Approved	308771	☐	
9/25/2020	3121361				Residential		Electrical Rough	Approved	308771	☐	
Summary for 'PermitNumber' = 2020-91* (5 detail records)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**422 Blue Spruce**										
Permit Number:	**2020-92***										
9/24/2020	3121361				Residential		Electric Service	Status Meeting	301834	☐	
Summary for 'PermitNumber' = 2020-92* (1 detail record)											
Developer:											
Address:	**423 Blue Spruce**										
Permit Number:	**2020-137***										
9/1/2020	3121361		47		Residential		Sewer	Approved	306798	☐	
9/1/2020	3121361		47		Residential		Water Service	Approved	306798	☐	
9/24/2020	3121361		47		Residential		Electric Service	Approved	308767	☐	
Summary for 'PermitNumber' = 2020-137* (3 detail records)											
Developer:											
Address:	**213 Briarwood Drive**										
Permit Number:	**2020-181**										
9/15/2020	3121361				Residential		Patio Rough	Approved	308752	☐	
9/21/2020	3121361				Residential		Patio Final	Approved	308762	☐	
Summary for 'PermitNumber' = 2020-181 (2 detail records)											
Developer:											
Address:	**305 Britnie**										
Permit Number:	**2019-128**										
9/1/2020	3121361				Residential		Fence Final	Approved	308728	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Summary for 'PermitNumber' = 2019-128 (1 detail record)											
Developer:											
Address:	**4115 Cornflower**										
Permit Number:	**2020-164**										
9/8/2020	3121361				Residential		Roof Final	Approved	308737	☐	
Summary for 'PermitNumber' = 2020-164 (1 detail record)											
Developer:											
Address:	**222 Cress Creek Trail**										
Permit Number:	**2020-162**										
9/18/2020	3121361				Residential		Post Holes - Fence	Approved	308756	☐	
9/23/2020	3121361				Residential		Fence Final	Approved	307074	☐	
Summary for 'PermitNumber' = 2020-162 (2 detail records)											
Developer:											
Address:	**120 Cross Drive**										
Permit Number:	**2020-194**										
9/18/2020	3121361				Residential		Roof Rough	Approved	308757	☐	
Summary for 'PermitNumber' = 2020-194 (1 detail record)											
Developer:											
Address:	**415 Hughes Parkway**										
Permit Number:	**2020-149**										
9/28/2020	3121361				Residential		Electric Final	Approved	308773	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount

Summary for 'PermitNumber' = 2020-149 (1 detail record)

Developer:

Address: 13152 Leonard Lane
Permit Number: 2020-58

9/28/2020	3121361	Residential	Window Replacement	Approved	308775	☐	
9/28/2020	3121361	Residential	Siding	Approved	308774	☐	

Summary for 'PermitNumber' = 2020-58 (2 detail records)

Developer:

Address: 303 W. Main
Permit Number: 2020-78

9/1/2020	3121361	Residential	Building Final	Approved	308727	☐	
9/1/2020	3121361	Residential	Electric Final	Approved	308727	☐	

Summary for 'PermitNumber' = 2020-78 (2 detail records)

Developer:

Address: 307 W. Main
Permit Number: 2020-126

9/8/2020	3121361	Residential	Building Final	Approved	308738	☐	
9/8/2020	3121361	Residential	Electric Final	Approved	308738	☐	

Summary for 'PermitNumber' = 2020-126 (2 detail records)

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**314 W. Main Street**										
Permit Number:	**2020-179**										
9/4/2020	3121361				Residential		Pool Electrical	Approved	308734	☐	
9/18/2020	3121361				Residential		Electric Final	Failed	308760	☐	
9/21/2020	3121361				Residential		Electric Final	Approved	308765	☑	
Summary for 'PermitNumber' = 2020-179 (3 detail records)											
Developer:											
Address:	**378 Maple Leaf Lane**										
Permit Number:	**2019-182***										
9/11/2020	3121361		16		Residential		Plumbing Final	Approved	309956	☐	
9/21/2020	3121361		16		Residential		Electric Final	Approved	308763	☐	
9/21/2020	3121361		16		Residential		Mechanical Final	Approved	308763	☐	
9/21/2020	3121361		16		Residential		Building Final	Approved	308763	☐	
Summary for 'PermitNumber' = 2019-182* (4 detail records)											
Developer:											
Address:	**394 Maple Leaf**										
Permit Number:	**2020-90***										
9/10/2020	3121361				Residential		Concrete Pour/Garage	Approved	308748	☐	
9/16/2020	3121361				Residential		Plumbing Rough	Approved	308251	☐	
9/21/2020	3121361				Residential		Electrical Rough	Approved	308764	☐	
9/21/2020	3121361				Residential		Building Rough	Approved	308764	☐	

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
9/21/2020	3121361				Residential		Mechanical Rough	Approved	308764	☐	
9/25/2020	3121361				Residential		Insulation	Approved as Noted	308772	☐	

Summary for 'PermitNumber' = 2020-90* (6 detail records)

Developer:

Address: **309 Oak Street**
Permit Number: **2020-36**

9/23/2020	3121361				Residential		Post Holes - Fence	Approved	307073	☐	

Summary for 'PermitNumber' = 2020-36 (1 detail record)

Developer:

Address: **13011 Office Drive**
Permit Number: **2020-130**

9/24/2020	3121361				Commercial Level 1		Post Holes	Approved	308766	☐	

Summary for 'PermitNumber' = 2020-130 (1 detail record)

Developer:

Address: **431 Old Orchard Lane**
Permit Number: **2020-169**

9/23/2020	3121361				Residential		Plumbing Rough	Approved	309960	☐	
9/23/2020	3121361				Residential		Electrical Rough	Failed	307072	☐	

Summary for 'PermitNumber' = 2020-169 (2 detail records)

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**460 Old Orchard**										
Permit Number:	**2020-133**										
9/2/2020	3121361				Residential		Lawn Irr./RPZ	Approved	306825	☐	
Summary for 'PermitNumber' = 2020-133 (1 detail record)											
Developer:											
Address:	**464 Old Orchard Lane**										
Permit Number:	**2020-134**										
9/2/2020	3121361				Residential		Lawn Irr./RPZ	Approved	306812	☐	
Summary for 'PermitNumber' = 2020-134 (1 detail record)											
Developer:											
Address:	**510 Olson, Lot 138**										
Permit Number:	**2020-174**										
9/25/2020	3121361				Residential		Post Holes - Fence	Approved	308770	☐	
Summary for 'PermitNumber' = 2020-174 (1 detail record)											
Developer:											
Address:	**105 Orchard Street**										
Permit Number:	**2020-186**										
9/2/2020	3121361				Residential		Sewer - Overhead	Approved	306813	☐	
Summary for 'PermitNumber' = 2020-186 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
	Address:	**123 Ray, Apartment #2**									
	Permit Number:	**2020-165**									
9/10/2020	3121361				Residential		Window Replacement	Approved	308750	☐	
Summary for 'PermitNumber' = 2020-165 (1 detail record)											
Developer:											
	Address:	**4163 Sawtooth Trail**									
	Permit Number:	**2020-157**									
9/1/2020	3121361				Residential		Fence Final	Approved	308729	☐	
Summary for 'PermitNumber' = 2020-157 (1 detail record)											
Developer:											
	Address:	**408 Scarlet Oak**									
	Permit Number:	**2020-138***									
9/1/2020	3121361				Residential		Water Service	Approved	306799	☐	
9/1/2020	3121361				Residential		Sewer	Approved	306799	☐	
Summary for 'PermitNumber' = 2020-138* (2 detail records)											
Developer:											
	Address:	**253 shadow crossing**									
	Permit Number:	**2020-203**									
9/29/2020	3121361				Residential		Post Holes - Deck	Approved	308780	☐	
Summary for 'PermitNumber' = 2020-203 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount
Developer:											
Address:	**209 Stone Hollow**										
Permit Number:	**2020-154**										
9/23/2020	3121361				Residential		Electric Final	Approved	307047	☐	
Summary for 'PermitNumber' = 2020-154 (1 detail record)											
Developer:											
Address:	**229 Stone Hollow Drive**										
Permit Number:	**2020-167**										
9/18/2020	3121361				Residential		Building Final	Approved	308759	☐	
9/18/2020	3121361				Residential		Electric Final	Approved	308759	☐	
Summary for 'PermitNumber' = 2020-167 (2 detail records)											
Developer:											
Address:	**14043 Tallgrass Trail**										
Permit Number:	**2020-171**										
9/8/2020	3121361				Residential		Deck Final	Approved	308736	☐	
Summary for 'PermitNumber' = 2020-171 (1 detail record)											
Developer:											
Address:	**210 White Oak Drive**										
Permit Number:	**2020-163**										
9/10/2020	3121361				Residential		Post Holes - Deck	Approved	308749	☐	
Summary for 'PermitNumber' = 2020-163 (1 detail record)											

Inspection Date	Project No.	Unit	Lot	Pod	Structure Type	Subdivision	Inspection Type	Inspection Result	Form No.	Reinspection	Amount

Developer:

Address: **301 WHITE OAK**
Permit Number: **2020-187**

9/28/2020	3121361				Residential		Roof Rough	Approved	308776	☐	
9/28/2020	3121361				Residential		Roof Final	Approved	308776	☐	

Summary for 'PermitNumber' = 2020-187 (2 detail records)

Summary for 'Developer' =

Total Inspections	**59**
Total Reinspections	**1**
Total Amount	

GRAND TOTALS

Total Inspections	**59**
Total Reinspections	
Total Amount	

CONSTRUCTION CODE SERVICES, INC.
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2420 Vantage Drive
Elgin, IL 60124

847-428-7010 Main
847--428-3151 FAX

INSPECTION REPORT

Date Range: 09/01/2020 - 09/30/2020

Poplar Grove - Code Enforcement

Monday, September 14, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	310594	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	310594	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	310594	0.00
Summary for 'Inspection Date' = 9/14/2020 (3 detail records)					0				0.00

Monday, September 21, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	310599	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	310599	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	310599	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Approved	310599	0.00
Summary for 'Inspection Date' = 9/21/2020 (4 detail records)					0				0.00

Poplar Grove - Code Enforcement

Monday, September 28, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Status Meeting	310616	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Status Meeting	310616	0.00
200 Hill Street	-	Commercial Level 1	Code Compliance		☐	Kasten	Status Meeting	310616	0.00
Summary for 'Inspection Date' = 9/28/2020 (3 detail records)					0				0.00

Total Inspections	**10**
Total Reinspections	**0**
Total Amount Due	**0.00**

Poplar Grove - Code Enforcement - 14.33
Travel - 3.00
17.33

B & F Construction Code Services, Inc.

Project Report

Project Number: 3121469

Report Date Range: 09/01/2020 - 09/30/2020

Inspection Report By Project Code

Employee 1480 **Michael Kasten**

Date	Inspection Description		Address	Start Time	End Time	Total Time
9/14/2020						
09/14/2020	Code Compliance	Commercial	200 Hill Street	8:40	9:10	0.50
09/14/2020	Code Compliance	Commercial	200 Hill Street	10:20	12:00	1.67
09/14/2020	Code Compliance	Commercial	200 Hill Street	13:00	15:50	2.83
				Total Time For Date 9/14/2020:		**5.00**
9/21/2020						
09/21/2020	Code Compliance	Commercial	200 Hill Street	8:45	9:00	0.25
09/21/2020	Code Compliance	Commercial	200 Hill Street	9:45	12:00	2.25
09/21/2020	Code Compliance	Commercial	200 Hill Street	13:00	15:00	2.00
09/21/2020	Code Compliance	Commercial	200 Hill Street	16:15	16:30	0.25
				Total Time For Date 9/21/2020:		**4.75**
9/28/2020						
09/28/2020	Code Compliance	Commercial	200 Hill Street	9:00	9:30	0.50
09/28/2020	Code Compliance	Commercial	200 Hill Street	10:40	12:00	1.33
09/28/2020	Code Compliance	Commercial	200 Hill Street	13:00	15:45	2.75
				Total Time For Date 9/28/2020:		**4.58**

Total Hours for Project 3121469: **14.33**

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2420 Vantage Drive
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INSPECTION REPORT

Date Range: 09/01/2020 - 09/30/2020

Village of Poplar Grove

Tuesday, September 1, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
423 Blue Spruce	2020-137*	Residential	Water Service		☐	Del Principe	Approved	306798	0.00
423 Blue Spruce	2020-137*	Residential	Sewer		☐	Del Principe	Approved	306798	0.00
408 Scarlet Oak	2020-138*	Residential	Sewer		☐	Del Principe	Approved	306799	0.00
408 Scarlet Oak	2020-138*	Residential	Water Service		☐	Del Principe	Approved	306799	0.00
303 W. Main	2020-78	Residential	Building Final	Solar Panels	☐	Panzloff	Approved	308727	45.00
303 W. Main	2020-78	Residential	Electric Final	Solar Panels	☐	Panzloff	Approved	308727	45.00
305 Britnie	2019-128	Residential	Fence Final		☐	Panzloff	Approved	308728	35.00
4163 Sawtooth Trail	2020-157	Residential	Fence Final		☐	Panzloff	Approved	308729	35.00
Summary for 'Inspection Date' = 9/1/2020 (8 detail records)					0				160.00

Wednesday, September 2, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
464 Old Orchard Lane	2020-134	Residential	Lawn Irr./RPZ		☐	Del Principe	Approved	306812	35.00
105 Orchard Street	2020-186	Residential	Sewer - Overhead		☐	Del Principe	Approved	306813	35.00

Village of Poplar Grove

460 Old Orchard	2020-133	Residential	Lawn Irr./RPZ		☐	Del Principe	Approved	306825	35.00
Summary for 'Inspection Date' = 9/2/2020 (3 detail records)					0				105.00

Friday, September 4, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
314 W. Main Street	2020-179	Residential	Pool Electrical	aboveground pool	☐	Panzloff	Approved	308734	35.00
Summary for 'Inspection Date' = 9/4/2020 (1 detail record)					0				35.00

Tuesday, September 8, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
14043 Tallgrass Trail	2020-171	Residential	Deck Final		☐	Panzloff	Approved	308736	35.00
4115 Cornflower	2020-164	Residential	Roof Final		☐	Panzloff	Approved	308737	35.00
307 W. Main	2020-126	Residential	Building Final	Solar Panels	☐	Panzloff	Approved	308738	45.00
307 W. Main	2020-126	Residential	Electric Final	Solar Panels	☐	Panzloff	Approved	308738	45.00
Summary for 'Inspection Date' = 9/8/2020 (4 detail records)					0				160.00

Thursday, September 10, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
419 Blue Spruce	2020-91*	Residential	Concrete Pour / Stoop (Frt)		☐	Panzloff	Approved	308747	0.00
394 Maple Leaf	2020-90*	Residential	Concrete Pour/Garage		☐	Panzloff	Approved	308748	0.00
210 White Oak Drive	2020-163	Residential	Post Holes - Deck		☐	Panzloff	Approved	308749	35.00
123 Ray, Apartment #2	2020-165	Residential	Window Replacement	Apt. # 2	☐	Panzloff	Approved	308750	35.00
Summary for 'Inspection Date' = 9/10/2020 (4 detail records)					0				70.00

Village of Poplar Grove

Friday, September 11, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
378 Maple Leaf Lane	2019-182*	Residential	Plumbing Final		☐	Del Principe	Approved	309956	0.00
Summary for 'Inspection Date' = 9/11/2020 (1 detail record)					0				0.00

Tuesday, September 15, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
213 Briarwood Drive	2020-181	Residential	Patio Rough		☐	Panzloff	Approved	308752	35.00
Summary for 'Inspection Date' = 9/15/2020 (1 detail record)					0				35.00

Wednesday, September 16, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
394 Maple Leaf	2020-90*	Residential	Plumbing Rough		☐	Patton	Approved	308251	0.00
Summary for 'Inspection Date' = 9/16/2020 (1 detail record)					0				0.00

Friday, September 18, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
222 Cress Creek Trail	2020-162	Residential	Post Holes - Fence		☐	Panzloff	Approved	308756	35.00
120 Cross Drive	2020-194	Residential	Roof Rough		☐	Panzloff	Approved	308757	35.00
229 Stone Hollow Driv	2020-167	Residential	Electric Final	Solar	☐	Panzloff	Approved	308759	45.00
229 Stone Hollow Driv	2020-167	Residential	Building Final	Solar	☐	Panzloff	Approved	308759	45.00
314 W. Main Street	2020-179	Residential	Electric Final	aboveground Pool	☐	Panzloff	Failed	308760	35.00
Summary for 'Inspection Date' = 9/18/2020 (5 detail records)					0				195.00

Village of Poplar Grove

Monday, September 21, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
213 Briarwood Drive	2020-181	Residential	Patio Final		☐	Panzloff	Approved	308762	35.00
378 Maple Leaf Lane	2019-182*	Residential	Building Final		☐	Panzloff	Approved	308763	0.00
378 Maple Leaf Lane	2019-182*	Residential	Mechanical Final		☐	Panzloff	Approved	308763	0.00
378 Maple Leaf Lane	2019-182*	Residential	Electric Final		☐	Panzloff	Approved	308763	0.00
394 Maple Leaf	2020-90*	Residential	Electrical Rough		☐	Panzloff	Approved	308764	0.00
394 Maple Leaf	2020-90*	Residential	Mechanical Rough		☐	Panzloff	Approved	308764	0.00
394 Maple Leaf	2020-90*	Residential	Building Rough		☐	Panzloff	Approved	308764	0.00
314 W. Main Street	2020-179	Residential	Electric Final	aboveground pool	☑	Panzloff	Approved	308765	35.00
Summary for 'Inspection Date' = 9/21/2020 (8 detail records)					1				70.00

Tuesday, September 22, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
419 Blue Spruce	2020-91*	Residential	Plumbing Rough		☐	Del Principe	Approved	309970	0.00
Summary for 'Inspection Date' = 9/22/2020 (1 detail record)					0				0.00

Wednesday, September 23, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
209 Stone Hollow	2020-154	Residential	Electric Final	Solar	☐	McKenney	Approved	307047	45.00
431 Old Orchard Lane	2020-169	Residential	Electrical Rough	Pool - Inground	☐	McKenney	Failed	307072	45.00
309 Oak Street	2020-36	Residential	Post Holes - Fence		☐	McKenney	Approved	307073	35.00
222 Cress Creek Trail	2020-162	Residential	Fence Final		☐	McKenney	Approved	307074	35.00

431 Old Orchard Lane	2020-169	Residential	Plumbing Rough	Inground Pool	☐	Del Principe	Approved	309960	45.00
Summary for 'Inspection Date' = 9/23/2020 (5 detail records)					0				205.00

Thursday, September 24, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
422 Blue Spruce	2020-92*	Residential	Electric Service		☐	Panzloff	Status Meeting	301834	0.00
13011 Office Drive	2020-130	Commercial Level 1	Post Holes	Sign	☐	Panzloff	Approved	308766	80.00
423 Blue Spruce	2020-137*	Residential	Electric Service		☐	Panzloff	Approved	308767	0.00
Summary for 'Inspection Date' = 9/24/2020 (3 detail records)					0				80.00

Friday, September 25, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
510 Olson, Lot 138	2020-174	Residential	Post Holes - Fence		☐	Panzloff	Approved	308770	35.00
419 Blue Spruce	2020-91*	Residential	Electrical Rough		☐	Panzloff	Approved	308771	0.00
419 Blue Spruce	2020-91*	Residential	Mechanical Rough		☐	Panzloff	Approved	308771	0.00
419 Blue Spruce	2020-91*	Residential	Building Rough		☐	Panzloff	Approved	308771	0.00
394 Maple Leaf	2020-90*	Residential	Insulation		☐	Panzloff	Approved as Noted	308772	0.00
Summary for 'Inspection Date' = 9/25/2020 (5 detail records)					0				35.00

Monday, September 28, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
415 Hughes Parkway	2020-149	Residential	Electric Final	Above Ground Pool	☐	Panzloff	Approved	308773	35.00
13152 Leonard Lane	2020-58	Residential	Siding		☐	Panzloff	Approved	308774	35.00
13152 Leonard Lane	2020-58	Residential	Window Replacement		☐	Panzloff	Approved	308775	35.00

Village of Poplar Grove

301 WHITE OAK	2020-187	Residential	Roof Rough		☐	Panzloff	Approved	308776	35.00
301 WHITE OAK	2020-187	Residential	Roof Final		☐	Panzloff	Approved	308776	35.00
13565 N. 76th	2020-118	Commercial/Industrial	Plumbing Rough		☐	Cupola	Approved	311055	80.00
Summary for 'Inspection Date' = 9/28/2020 (6 detail records)					0				255.00

Tuesday, September 29, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
253 shadow crossing	2020-203	Residential	Post Holes - Deck		☐	Panzloff	Approved	308780	35.00
Summary for 'Inspection Date' = 9/29/2020 (1 detail record)					0				35.00

Wednesday, September 30, 2020

Address	Permit Number	Structure Type	Inspection Type	Location	Reinspection	Inspector	Inspection Results	Form Number	Amount
13565 N. 76th	2020-118	Commercial/Industrial	Building Rough		☐	Ward	Approved as Noted	310803	80.00
13565 N. 76th	2020-118	Commercial/Industrial	Electrical Rough		☐	Ward	Approved as Noted	310803	80.00
Summary for 'Inspection Date' = 9/30/2020 (2 detail records)					0				160.00

Total Inspections	**59**
Total Reinspections	**1**
Total Amount Due	**1,600.00**

VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

200 Hill Street, Poplar Grove, IL 61065
Phone: (815) 765-3201 – Fax: (815)765-3571
www.villageofpoplargrove.com

September 2020

Clerk Monthly Report

General:

The Clerks office has been busy this month getting the new website up and running. It looks so much better already, and we are updating a little every day. If anyone has pictures of the village that they would like to share, please email the clerks office.

FOIA:

We had three FOIA requests in the month of September.

Permits:

Permits are starting to slow down for the year, and we are in the process of getting things closed out and permits finalized with B&F. For the month of September, we had 20 permits submitted and 4 new home permits submitted.

Code:

We have 4 on going code violations cases that are still open. For the month of September, we sent out 4 code violation letters. 3 of the 4 have come into compliance.

Memorandum

DATE: September 17, 2020

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Gina DelRose, Community Development Planner

SUBJECT: Staff advisory memo for case: 2020-05: Poplar Grove Solar, LLC, 4324 IL Route 173 (East Half)

REQUEST AND LOCATION:
The applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035, on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114, is requesting a special use to install non-building mounted solar collectors (total of 18 acres, eastern phase) for export of energy for use by an electrical utility at 4324 Illinois Route 173 within LI, Light Industrial District (Poplar Grove Zoning Ordinance Sections 8-6-11-B-2 and 8-5-7 Special Use). Part of PIN: 03-14-300-002. The property is rectangular in shape and is currently being farmed. The solar farm will be on the northeastern part of the property away from Illinois Route 173. There is a cluster of single family residential to the east and a farmstead to the northwest. Please note that this is the same special use that was requested in 2018 but was never constructed.

BACKGROUND:
On November 14, 2018, the Poplar Grove Village Board approved Ordinance 2018-35 rezoning the northeastern part of PIN: 03-14-300-002 to Light Industrial and Ordinance 2018-36 approving an 18 acre solar farm. Rather than asking for a second extension of the previously approved special use, the applicant has resubmitted the special use for approval. The site plan and overall request has not changed since it was previously approved in 2018. It is anticipated that the State of Illinois will be releasing more funding for renewable energy projects such as the one being proposed. In order to be prepared for potential state funding, solar projects will need to have local approval in place.

The property was annexed into the Village of Poplar Grove in 2005. Additional land uses allowed within the Light Industrial District are vehicle related sales/services, light manufacturing/industrial and wireless communication facilities by right and rail transit stations, airports/heliports and indoor warehouse/wholesale by special use. Development in the light industrial district can create 65% lot coverage, buildings can be 50 feet in height and constructed 20 feet from the side lot line and 30 feet from the rear lot line.

Although traditional development is permitted 20 feet from the eastern property line and 30 feet from the northern property line, the solar panels will be constructed a minimum of 100 feet from the eastern property line and 30 feet from the northern property line.

The special use consists of Phase I of a two phase solar farm. Each phase is approximately 18 acres. The total project encompasses an area approximately 2,215 feet wide and 600 feet deep, not including access roads and power lines. The front portion of the property will remain in agricultural production. The projects are designed to be Community Solar projects, allowing residences and businesses to subscribe to use the electricity. The projects will be 2 MW AC each in size and are anticipated to power 600-800 homes. Once the projects are completed,

there will be minimal traffic generated from the routine monitoring and maintenance of the property.

The solar panels will be up to 12 feet in height and mounted into the ground on poles, not concrete pads. The panels will be configured in a north-south layout with the capability to rotate in order to track the sun throughout the day. There will be an anti-reflective coating placed on the panels to help minimize glare. Due to the mounting style of the solar panels, there will be minimal lot coverage; however, there will be a 6'x10' concrete pad for the transformer associated with each project as well as a set of three onsite poles that will convey power lines to the utility owned poles. Electrical collection lines will be underground and brought together for connection to the transmission network rather than directly to a substation. Security lighting is not anticipated to be used; there will, however, be a 7' chain link fence and warning signs around the perimeter of the projects.

The project has a 25-year design life and all equipment (above and below ground) will be required to be removed and the site restored per the approved decommissioning plan. The projects will be required to be landscaped with low maintenance plants that act as natural pollinators. These plantings shall be reviewed and approved by the Boone County Conservation District.

According to the Natural Resources Inventory Report (NRI) #1594 there is a drainage way on the western half of the property and agricultural drainage tiles that serve the properties to the west and north that traverse the western half of the subject property (Case 2020-06).

The adjacent property owners were sent certified notices on September 2, 2020 and the green cards have been returned. The request was published in the Boone County Journal on September 4, 2020. The appropriate village staff and other agencies were notified on September 2, 2020. No objections from the agencies were received.

FINDINGS OF FACT:
Per Section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

A. **Findings: The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

There are many kinds of solar farms, each having their own set of environmental impacts. Solar farms can be thousands of acres in size. Some require that all vegetation be removed which impacts wildlife by loss of habitat; some are constructed on cement pads that increase surface water run-off; some radiate heat and some feed into a tower that can be dangerous for birds and insects. Phase I of the proposed solar farm will be 18 acres in size, have adequate vegetation, create minimal surface water run-off and is not anticipated to create a noticeable amount of heat or glare.

Considering the zoning of the property and the potential development that is permitted, the solar farms, with proper conditions of approval, would have less of an impact to neighboring properties. An increased setback is being utilized along the east property lines to provide an additional buffer between the projects and nearby residences. The addition of pollinating plants will benefit the community while providing a low maintenance vegetative cover rather than grass seed which can become unsightly.

B. **Findings: The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.**

Industrial and limited commercial development is already permitted. The solar farm will be required to adhere to all local, state and federal regulations in addition to the conditions of approval. The height (and potential shadow casting) and lot coverage of the solar panels are less than the amount permitted while the setbacks are greater. The amount of traffic generated by the solar farm is less than that created by an industrial or commercial development.

Although the NRI report indicated agricultural drainage tiles on the western half of the property, through the special use process, a study can be conducted on the eastern half of the property. This will ensure that any potential agricultural drainage tiles are discovered and can now be protected.

C. **Findings: The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.**

The solar farms are not anticipated to impact the ability of the surrounding properties to be used agriculturally. The addition of pollinators is intended to be a benefit to the agricultural community. The solar farm is not anticipated to create additional heat, odor, light or noise that would infringe on the nearby residents' enjoyment of their properties.

D. **Findings: Adequate utilities, access roads, drainage and/or necessary facilities will be provided.**

The property is located along Illinois Route 173 which can adequately handle construction equipment and increased traffic during construction. Access roads, drainage and additional power lines and power poles will be installed by the developer in accordance to the project's needs and submitted narrative and site plan.

E. **Findings: Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.**

Once construction of the special use is complete, there will be minimal traffic generated by the routine maintenance and monitoring of the site. An access road will be wide enough to handle two-way traffic, for instance, when multiple vehicles are present.

F. **Findings: The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.**

The special use will be required to conform to all the applicable regulations of the Zoning Ordinance, the Subdivision Ordinance, all other regulations and to any conditions of approval enacted by the Village Board.

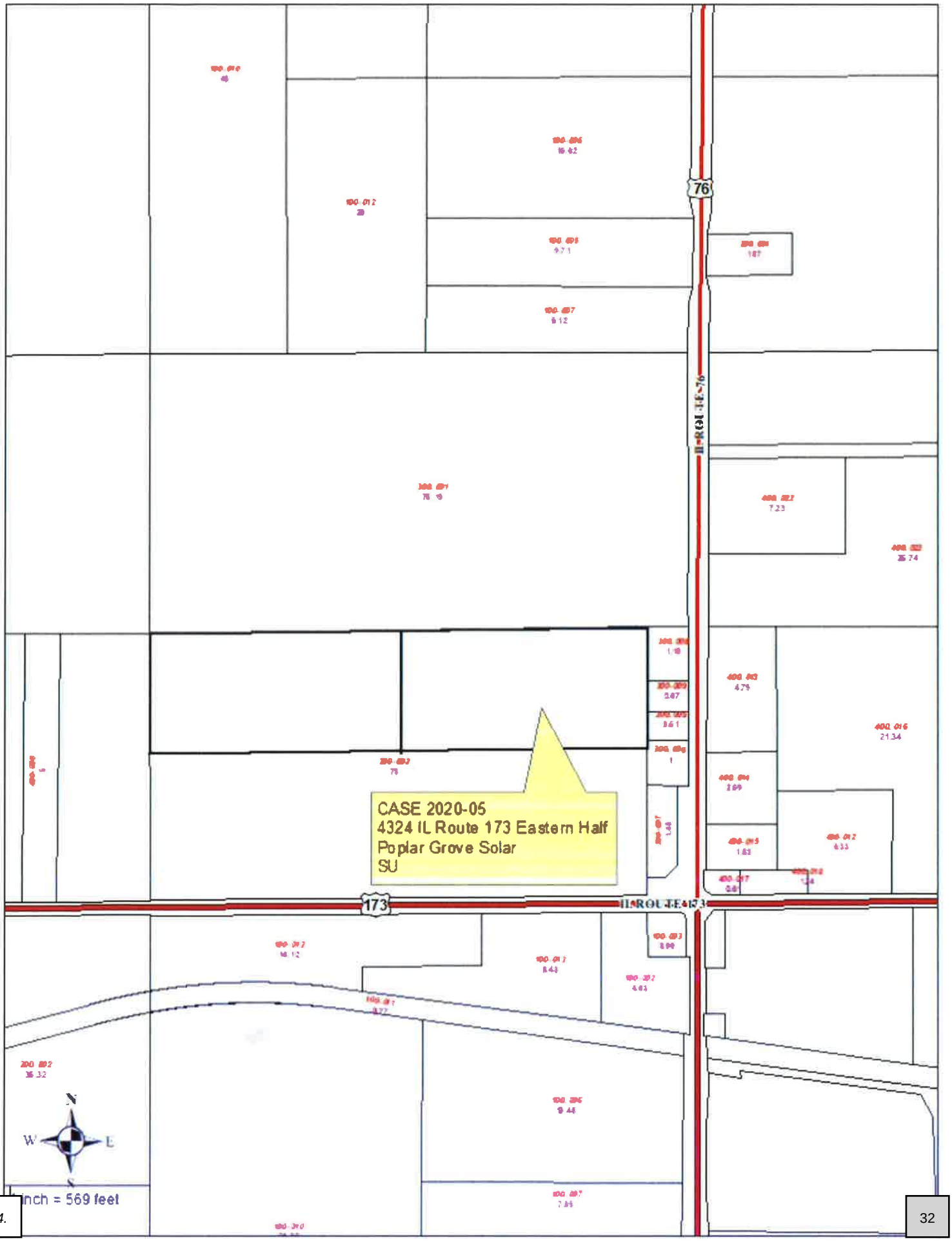
RECOMMENDATION:
The planning staff recommends approval of case 2020-05 subject to following conditions:

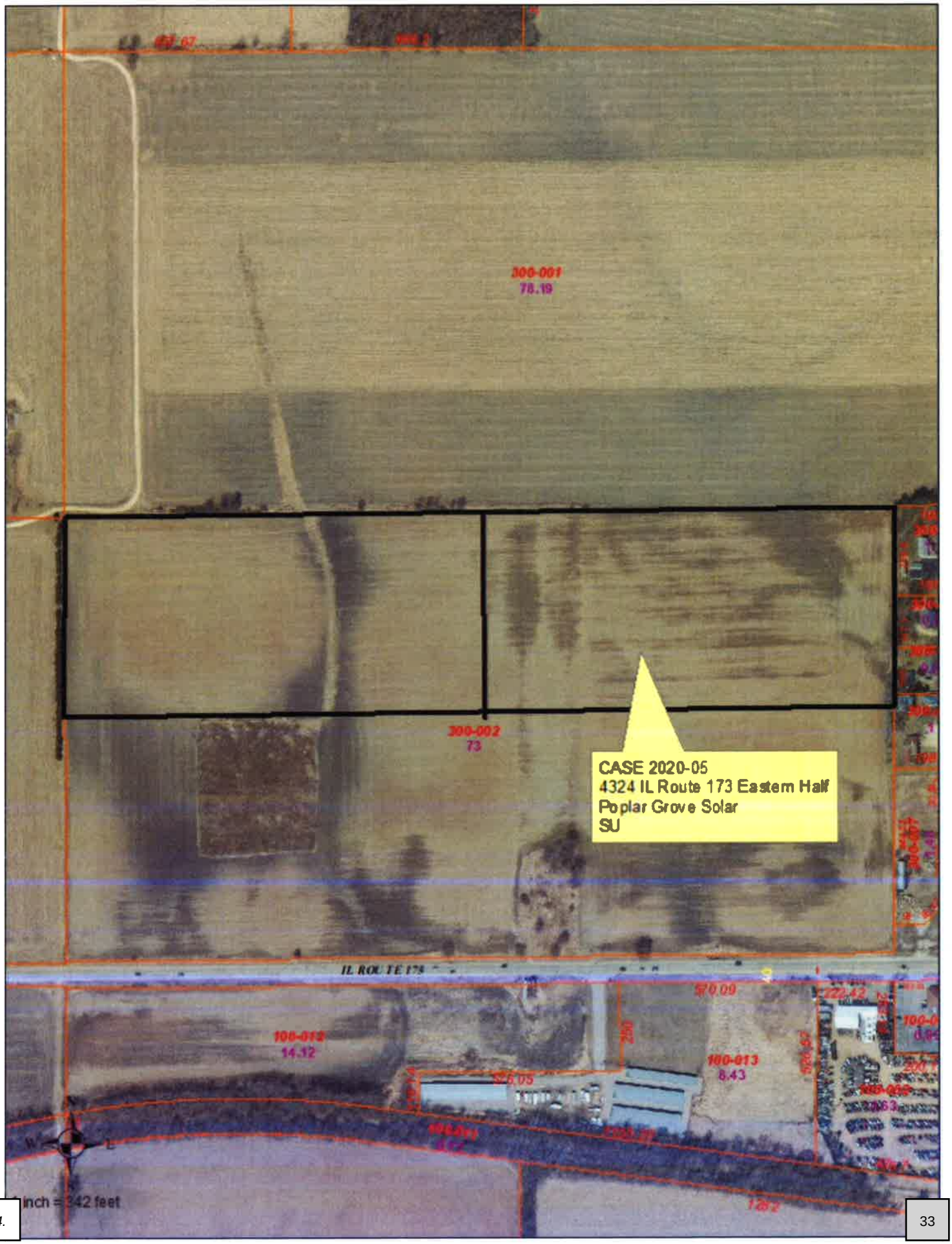
1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted.
2. All vegetation shall be approved by the Boone County Conservation District. Pollinator friendly vegetation shall be used.
3. A decommissioning and reclamation plan shall be submitted to and approved by the Village of Poplar Grove prior to the commencement of the development.
4. A surety, covering the complete execution of the decommissioning and reclamation plan for when the project ends shall be posted prior to the commencement of the development.
5. An agricultural drainage tile system survey shall be conducted prior to commencement of the project. All identified drain tile shall be protected and repaired if damaged.
6. The applicant shall provide training to Boone County Fire District 3 pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
7. Inspection risers shall be installed between PINs: 03-14-300-001 and 03-14-300-002 and Illinois Route 173

PLANNING AND ZONING COMMISSION/VILLAGE BOARD ACTION
The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed special use with the standards and make a recommendation to the Village Board. The Village Board shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the Village Board may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map submitted by Planning Staff.
2. Aerial Photo submitted by Planning Staff.
3. Narrative submitted by the Applicant.
4. Site Plan submitted by the Applicant.
5. Site pictures from NRI #1594.
6. Overview and Opinion from NRI #1594.
7. Drainage way and agricultural drainage tile information from NRI #1594.
8. Letter from Boone County Health Department, Amanda Mehl, September 4, 2020.
9. EcoCat Result for IDNR Project 1900789.


CASE 2020-05
4324 IL Route 173 Eastern Half
Poplar Grove Solar
SU
76
173
ROUTE 76
ROUTE 173
N
W
E
S
inch = 569 feet


300-001
78.19
300-002
73
CASE 2020-05
4324 IL Route 173 Eastern Half
Poplar Grove Solar
SU
IL ROUTE 173
100-012
14.12
100-013
8.43
570.09
576.05
220.42
250
1 inch = 342 feet

Trajectory Energy Partners

EXECUTIVE SUMMARY

Poplar Grove Solar – Phase 1

Poplar Grove Solar, LLC - Phase 1 (the "Applicant") proposes to develop a community solar project approximately 2 MW AC in size, on approximately 17 acres of land located north of Illinois Route 173 and west of Fairgrounds Road in the Village of Poplar Grove, Boone County, Illinois. The Poplar Grove Solar, LLC community solar project (the "Solar Project") will be located within a portion of the parcel with PIN 03-14-300-002 (the "Project Parcel") owned by DYN 173, LLC (the "Landowner"). The Applicant is submitting this Petition for Special Use pursuant to and in compliance with the requirements set forth under Sections 8-5-4 and 8-5-7 of the Village of Poplar Grove Zoning Ordinance (the "Zoning Ordinance"), as amended by the Applicant's approved Text Amendment Submitted July 24th, 2017.

The proposed Solar Project will serve the electricity needs of 300 to 400 homes. Once installed and commissioned, the Solar Project will be continuously monitored, and engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any required repairs. Post-construction, the Solar Project will generate minimal traffic, with visits to the site occurring solely in connection with routine and required maintenance.

About Trajectory Energy Partners, LLC

Poplar Grove Solar, LLC is a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Trajectory Energy Partners, LLC brings together communities, organizations, and land owners to develop clean energy projects that are integrated into the local landscape and community.

The Future Energy Jobs Act and Community Solar Projects

Under Illinois Public Act 99-0906, commonly known as the Future Energy Jobs Act ("FEJA"), the Illinois Power Agency is currently promulgating a set of regulations and incentives to allow the creation of such community solar projects. The Solar Project is intended to be a community solar project under FEJA, which would allow residential and commercial customers to subscribe to the Solar Project. The Solar Project will support FEJA's goals of increasing the adoption and availability of renewable energy to Illinois residents and businesses.

Economic and Environmental Benefits

The Solar Project will provide economic and environmental benefits to the community. Poplar Grove residents and businesses will have an opportunity to subscribe to the Solar Project. These subscribers will support clean energy in their community while benefiting from savings

on their electricity bills. In addition, the Solar Project will create new tax revenues for the community and generate economic activity through local construction, materials, and services.

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II. PROJECT DESCRIPTION 4

Exhibit A: Project Location

Exhibit B: Site Plan

Exhibit C: Zoning Diagram

Exhibit D: EcoCAT Consultation

Exhibit E: Impacts Study

Trajectory Energy Partners

I. APPLICANT INFORMATION

The Applicant is a limited liability company, a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Jonathan Carson is an Authorized Representative of the Applicant.

Applicant:

Poplar Grove Solar, LLC
c/o Trajectory Energy Partners, LLC
Attn: Jon Carson
P.O. Box 310
Highland Park, IL 60035
(312) 882-3713
legal@trajectoryenergy.com

Landowner:

DYN 173, LLC
c/o First Midwest Group
Attn: Marvin L. Keys
6801 Spring Creek Road
Rockford, IL, 61114
(815)-229-3000

II. PROJECT DESCRIPTION

a. General Description

The Solar Project will be located on approximately 17 acres in the Village of Poplar Grove, Section 14, Township 45 North, Range 3, Boone County, Illinois, Property Index Numbers: 03-14-300-002. See Exhibit A: Project Location.

Legal Description

PIN 03-14-300-002:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14; ALSO ALL THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO NORTHWESTERN RAILWAY COMPANY, EXCEPTING FROM THE ABOVE ONE ACRE IN SAID NORTHWEST QUARTER OF SECTION 23, DEEDED TO WAYNE WHEELER, AS APPEARS OF RECORD IN BOOK 94 OF DEEDS, PAGE 533, BOONE COUNTY RECORDS, AND EXCEPTING 4.84 ACRES IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, DEED TO FLOYD NEWHOUSE, AS APPEARS OF RECORD IN BOOK 103 OF DEEDS, ON PAGE 444 ALSO EXCEPTING "TRACT A" CONTAINING .971 ACRES AND "TRACT B" CONTAINING 4.856 ACRES IN SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 DEED TO FLOYD NEWHOUSE AND WIFE, AS APPEARS OF RECORD IN BOOK 111 OF DEEDS PAGE 359 BOONE COUNTY RECORDS AND ALSO EXCEPTING THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 23 DEED TO JOHN BULLARD AND

WIFE, AS APPEARS OF RECORD IN BOOK 106 OF DEEDS, ON PAGE 504 BOONE COUNTY RECORDS ALL OF THE ABOVE SITUATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, STATE OF ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION FOURTEEN (14), TOWNSHIP FORTY-FIVE (45) NORTH, RANGE THREE (3) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00°36'51" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1326.34 FEET TO
THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89°49'33" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, 2400.02 FEET TO THE WEST LINE OF TRACT "A" OF PREMISES CONVEYED ALLAN B. WARES TO FLOYD NEWHOUSE AND SHIRLEY NEWHOUSE BY QUIT CLAIM DEED DATED DECEMBER 26, 1952 AND RECORDED IN BOOK 111 OF DEEDS ON PAGE 359 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; THENCE SOUTH 00°38'50" WEST, ALONG THE WEST LINE OF TRACT "A" OF SAID PREMISES SO CONVEYED TO NEWHOUSE AS AFORESAID AND THE SOUTHERLY EXTENSION THEREOF, 1324.88 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89°51'38" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 2399.26 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC AND STATE OF ILLINOIS IN AND TO THOSE PORTIONS THEREOF TAKEN, USE OR DEDICATED FOR PUBLIC ROAD PURPOSES. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS

The project is located on the portion of the Project Parcel that is currently zoned as Light Industrial District.

b. Site Plan and Phases

A Site Plan detailing the placement of the solar arrays and proposed access is included in this application. The proposed Solar Project is indicated on the Site Plan as Phase 1. The Applicant is concurrently submitting a Special Use Application for Phase 2. Each Phase contains a single 2MW AC community solar farm. Pursuant to the regulations and policies implementing FEJA, a single parcel may contain up to two 2MW AC community solar farms. The incentives required to construct each community solar farm are intended to be allocated by lottery, and thus each Phase may be awarded such incentives separately, and if both receive incentives, at different times. Thus, the Applicant may construct Phase 2 prior to Phase 1, or may only construct one of the two Phases if incentives are not available for both Phases. See Exhibit B: Site Plan.

c. Equipment Detail

The Solar Project will consist of equipment to generate electricity from solar energy, including rows of photovoltaic cell panels on a single-axis tracking system, racking, inverters, and perimeter fencing. Support poles will be driven into the ground. Transformers and other electrical equipment will be located on one to two small concrete pads measuring approximately 6' x 10' for each Phase. Panels will be installed in a north-south configuration on

a rotating mounting system that will track the sun throughout the day. The panels will be designed with an anti-reflective coating to minimize glare from the Solar Project and prevent impacts to avian wildlife including birds and bats. The Solar Project is intended to operate for a period of at least 25 years and will be constructed with solar panels and other electrical equipment with long-term warranties and very low expected rates of replacement.

The components of the Solar Project will comply with the current edition of the National Electric Code and be UL listed or meet a comparable safety standard. The Solar Project's electrical collection lines will be underground and then brought together for connection to the transmission network rather than directly to a substation. For each Phase, three on-site poles will convey powerlines to utility-owned poles and on to a proposed interconnection point within the Solar Project's footprint. See Exhibit B: Site Plan.

d. Fencing, Access, Drainage and Landscaping

Each Phase of the Solar Project will be enclosed by a 7' chain-link fence, as required by the National Electrical Code. The Solar Project will be accessed from IL 173 along a dedicated access road and through a gated entrance with a maximum width of 24'.

Landscaping plans include plantings that buffer the residential parcels to the east within the proposed 100' setback along the eastern edge of the Solar Project. Vegetation under and around the Solar Project will be maintained by periodic mowing, inspections, and weed management as appropriate. The Solar Project will add cover vegetation to the site that traditionally been utilized for row crop. In doing so, drainage and runoff is expected to improve through the improved absorption of rain and melting snow and ice. No impervious surfaces will be added to Parcel, with the exception of one to two small concrete pads measuring roughly 6' x 10' for each Phase. The Solar Project will adhere to the Illinois Environmental Protection Agency (IEPA) Construction Stormwater Permit Requirements.

In addition, the Solar Project will work with the Village and the Landowner to specify low-growing grasses or pollinator-friendly plantings to be planted as a buffer around the Solar Project. The pollinator-friendly species are intended to facilitate local pollinator habitat, improve water infiltration, prevent compaction, and control erosion while increasing microbial activity and production of organic matter.

e. Total Height of Solar Arrays and Other Structures

The total overall height of the facility will not exceed 12'.

f. Requested Duration

The Applicant will not be able to move forward with constructing either Phase of the Solar Project until it has recived approval for Renewable Energy Credits. Both phases are currently on a waitlist for such Renewable Energy Credits (REC) and the Illinois Power Agency is expected to release additional information on additional REC awards in the future.

g. Proposed Setback Dimensions

See Exhibit B: Site Plan

TABLE 1: SETBACK TABLE

	Village Requirement	Proposed Setbacks
Light Industrial: Front	30'	> 650'
Light Industrial: Western Side	20'	> 700'
Light Industrial: Eastern Side	20'	100' with buffer plantings proposed.
Light Industrial: Rear	30'	30'

See Exhibit B: Site Plan.

h. Environmental Impact

The Illinois Department of Natural Resources' Ecological Compliance Assessment Tool (EcoCAT) consultation has been terminated with respect to the Solar Project site. See Exhibit D: EcoCAT Consultation.

The Solar Project will comply with all local, state, and federal environmental regulations. A Natural Resource Inventory (NRI) has been requested from the Boone County Soil and Water Conservation District.

The Solar Project shall be constructed, operated and maintained in compliance with federal, state, and local laws, including with respect to the removal and disposal of solid waste generated thereby. The Solar Project will also be maintained in a clean and neat manner, and any such solid waste will be removed as appropriate, with all costs borne by the Applicant.

i. Ingress and Egress During Construction and Thereafter

One Improved, gravel access road will provide ingress and egress from the Solar Project site to IL 173 both during construction and thereafter. The applicant will use a watering truck as necessary to control dust during construction. See Exhibit B: Site Plan.

j. Construction and Maintenance; Traffic

The active construction period for each Phase of the Solar Project is expected to begin at the earliest in Spring 2021 and the construction of each Phase will last approximately 3 to 6

months. Construction will require trucks no larger than a typical 18-wheeler to deliver materials to the site, and onsite equipment will be used to drive pilings into the ground and install the panels, supports, and tracking equipment. Construction workers and personnel will arrive in pick-up trucks. Typically, solar installations do not require the use of cranes. Construction hours will follow a typical daily construction schedule.

The operations and maintenance of the Solar Project will generate minimal traffic. Because the Solar Project will be continuously monitored electronically off-site, engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any repairs. Landscaping will be managed regularly during the growing season as described below.

k. Public Road Routes

The public road route will utilize IL 173, which is paved and designed for construction traffic.

l. Warning Signage

The Applicant will place signs warning of high voltage at the entrance to the solar facility as well as on the base of all pad mounted transformers. In addition, the Solar Project will prominently display a sign providing emergency contact information including the name of the solar facility, address, and the emergency contact telephone numbers for the Solar Project and the Operations and Maintenance contractor.

m. Conformance to Industry and Code Standards/Engineer Certification

The Solar Project will comply with all applicable local and county codes for the electrical, mechanical, and structural components of the facility.

n. Lighting

The Solar Project does not require lighting. No lighting will be installed.

o. Decommissioning

Upon the cessation of operations of the Solar Project, the Applicant will remove the installed Solar Project equipment and restore the site pursuant to its obligations to the Landowner, and will comply with the requirements of any governmental agency respecting the decommissioning and reclamation obligations for the Parcel. In connection with such decommissioning, the Applicant will remove the above-ground structures as well as the installed underground electrical equipment.

p. Property Value Impacts

Property valuation experts from CohnReznick have studied the value of properties that adjoin solar farms in Illinois and Indiana and concluded that the solar farms do not adversely affect the property values in either the short or long term.

The study included solar farms in Lasalle and Winnebago Counties in Illinois; as well as Elkhart, Lake, Madison, Marion and Porter Counties in Indiana. Experts analyzed property sale prices

and marketability of single family homes and agricultural land that adjoins solar farms and compared this data to comparable properties in the same county. The study also included interviews with county assessors and local real estate professionals, all of whom concluded that solar farms in their area had not impacted property values. Similar research has been conducted in other states across the U.S. and none of these studies have found that solar farms adversely affect nearby property values. Please see Exhibit E: Impacts Study.

q. Owners of Record

The following landowners are adjacent to the Project Parcel:

PIN#	Name/Trust No.	Street	City	Zip
03-15-400-011	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-15-400-010	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-14-300-001	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-14-300-008	MCINTYRE, MICHAEL S & JANE A (HAAS)	15302 IL ROUTE 76	Poplar Grove	61065
03-14-300-009	RABE, DALE A & CANDY E	15270 IL ROUTE 76	Poplar Grove	61065
03-14-300-005	RABE, BENJAMIN	15246 IL ROUTE 76	Poplar Grove	61065
03-14-300-006	GUTHRIE, GLENN S & COLLEEN	15214 IL ROUTE 76	Poplar Grove	61065
03-14-300-007	DELIJAHN INCORPORATED	PO BOX 305	Caledonia	61011
03-23-100-003	NEBIU, ERGEN & NADRIT & MURAT	4481 IL ROUTE 173	Caledonia	61011
03-23-100-002	GRACEFFA, PETER J	4557 IL ROUTE 173	Caledonia	61011
03-23-100-013	POPLAR GROVE STORAGE LLC	6801 SPRING CREEK RD	Rockford	61114
03-23-100-012	DYN 173 LLC	6801 SPRING CREEK RD	Rockford	61114
03-22-200-002	BOONE/POPLAR GROVE LLC	6277 E RIVERSIDE BLVD	Rockford	61114

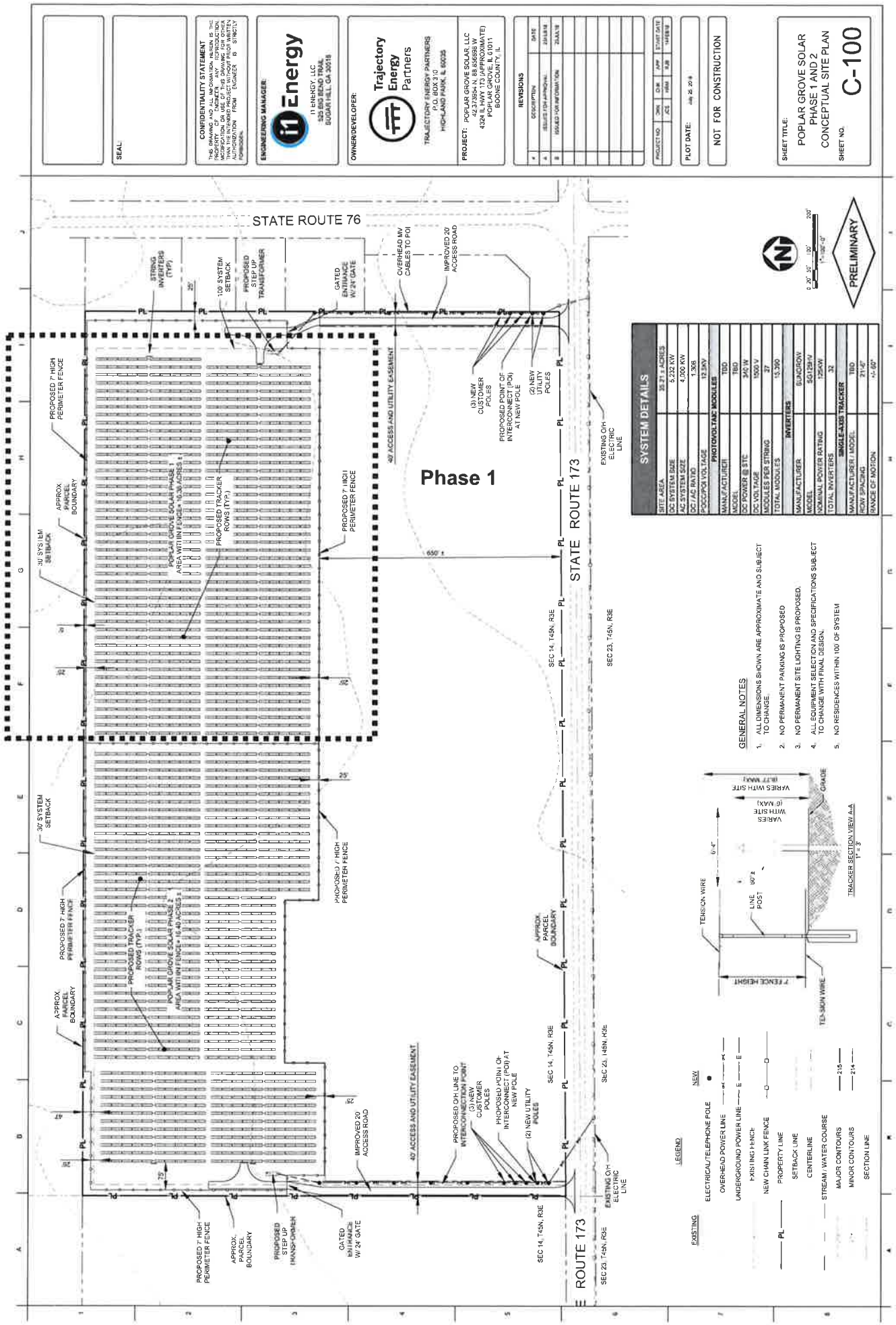
r. Special Use for Corporations, Partnerships, and Joint Venture

a. The Applicant is not a corporation, partnership or joint venture.
b. The Applicant is not doing business under an assumed name.
c. The Applicant is acting on its behalf.
d. Poplar Grove Solar, LLC is a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC, P.O. Box 310, Highland Park, IL 60035.

s. Special Use Fees

The Applicant has enclosed the filing fee with this application.

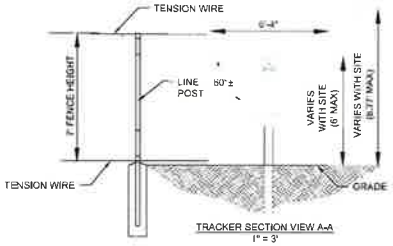
Exhibit B: Site Plan





LEGEND

EXISTING	NEW
ELECTRICAL/TELEPHONE POLE	●
OVERHEAD POWER LINE	OHE
UNDERGROUND POWER LINE	E
EXISTING FENCE	
NEW CHAIN LINK FENCE	
PROPERTY LINE	PL
SETBACK LINE	
CENTERLINE	
STREAM / WATER COURSE	
MAJOR CONTOURS	215
MINOR CONTOURS	214
SECTION LINE	



TRACKER SECTION VIEW A-A
1" = 3'

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
2. NO PERMANENT PARKING IS PROPOSED
3. NO PERMANENT SITE LIGHTING IS PROPOSED.
4. ALL EQUIPMENT SELECTION AND SPECIFICATIONS SUBJECT TO CHANGE WITH FINAL DESIGN.
5. NO RESIDENCES WITHIN 100' OF SYSTEM

SYSTEM DETAILS	
SITE AREA	35.21 ± ACRES
DC SYSTEM SIZE	9,232 KW
AC SYSTEM SIZE	4,000 KW
DC / AC RATIO	1.308
POCC/POI VOLTAGE	12.5KV
PHOTOVOLTAIC MODULES	
MANUFACTURER	TBD
MODEL	TBD
DC POWER @ STC	340 W
DC VOLTAGE	1500 V
MODULES PER STRING	27
TOTAL MODULES	15,300
INVERTERS	
MANUFACTURER	SUNGROW
MODEL	SG125HV
NOMINAL POWER RATING	1250W
TOTAL INVERTERS	32
SINGLE-AXIS TRACKER	
MANUFACTURER / MODEL	TBD
ROW SPACING	21'-6"
RANGE OF MOTION	+/- 60°

0 20' 50' 100' 200'
1"=100'-0"

PRELIMINARY

CONFIDENTIALITY STATEMENT
THIS DRAWING AND ALL INFORMATION HEREIN IS THE PROPERTY OF ENGINEER. ANY REPRODUCTION, MODIFICATION OR USE OF THIS DRAWING FOR OTHER THAN THE INTENDED PROJECT WITHOUT PRIOR WRITTEN AUTHORIZATION FROM ENGINEER IS STRICTLY FORBIDDEN

ENGINEERING MANAGER:
i1 Energy
i1 ENERGY, LLC
525 BIG BEND TRAIL
SUGAR HILL, GA 30518

OWNER/DEVELOPER:
Trajectory Energy Partners
TRAJECTORY ENERGY PARTNERS
P.O. BOX 310
HIGHLAND PARK, IL 60035

PROJECT: POPLAR GROVE SOLAR, LLC
42.373954 N, 88.856898 W
4324 IL HWY 173 (APPROXIMATE)
POPLAR GROVE, IL 61011
BOONE COUNTY, IL

REVISIONS		
#	DESCRIPTION	DATE
A	ISSUED FOR APPROVAL	23/10/18
B	ISSUED FOR INFORMATION	25/JUL/18

PROJECT NO	CHK	APP	START DATE
	JCS	HRM	RJB	14FEB18

PLOT DATE: July 25, 2018

NOT FOR CONSTRUCTION

SHEET TITLE:
POPLAR GROVE SOLAR
PHASE 1 AND 2
CONCEPTUAL SITE PLAN

SHEET NO.
C-100

15. Overview

This report details information for several natural resource topics. Most of the details for individual topics are presented in a special section. This section highlights the natural resource concerns, which are most important to this site, the environment, and the community:

1. The land evaluation score for this site is 84.42 (Table 13) and most soils are listed as prime farmland or prime farmland when drained (Table 6). The BCSWCD Board has historically opposed zoning changes with land evaluation scores of 69 points or higher; however, characteristics of the proposed project may also influence the Board's final decision.

2. It appears some solar arrays are proposed within a main drainage way (Figures 15 & 16). These areas should be left unobstructed to avoid additional ponding (Tables 9, & 10). Likewise, within a main drainage way Sable silty clay loam (68A) is present. This soil has characteristics that describe it as 85 percent hydric (Figure 9; Table 8), poorly drained (Table 9), and frequently ponds (Table 10). Approximately eight percent of the AOI contains hydric soils (Figure 9; Table 8)

3. Based on mapped soil types, topography, watershed data, and an onsite investigation, a complex agricultural drainage tile system is likely present and should be ***located and protected prior to construction***. During onsite inspection a main drainage way was noticeable near the northwest AOI boundary (Figure 2). Drainage tile maps have been provided from adjacent properties and illustrate several existing drainage tiles (some old clay tiles are also included) (Appendix D). References and maps show a natural drainage from northern border of the AOI trending south-southeast towards Illinois Route 173. Corn crop on this parcel currently masks evidence of any physical drainage way. Additionally, a tile breather south of Illinois Route 173 across from expected natural drainage way was observed during the site inspection, indicated water is likely being intercepted from the AOI and neighboring properties. If drainage tile systems are disrupted, additional ponding and flooding will likely occur.

4. Hydric soils are expected at this site, with approximately eight percent of the AOI expected to be hydric (Figure 9; Table 8).

5. Approximately 197 acres drain through this parcel and into Beaver Creek (Figure 10).

6. If this special use is approved and acreage of land disturbance is greater than one acre in size, a National Pollutant Discharge Elimination System Permit (NPDES Permit) will be required. Temporary soil stabilization, control of sediment during construction and permanent site stabilization after construction is completed is required under a NPDES permit.

4. Site Photographs



Figure 2. View toward AOI, looking northwest toward structures at 3952 Illinois Route 173, Caledonia, Illinois (top left); Area for proposed access road and chain link fence along western property boundary, looking north (top right); Drainage way (circled in orange), looking southeast (bottom).

2. Opinion of the BCSWCD Board

Jon Carson, on behalf of Trajectory Energy Partners, LLC., has submitted a request for a Natural Resources Information Report as part of an application for a Special Use for a solar energy facility in Section 14 of Poplar Grove Township. The Area of Interest (AOI) is less than a tenth of a mile west of the intersection of Illinois Route 76 and Illinois Route 173. The parcel identification number is 03-14-300-002; however, only about half of this parcel is proposed for the solar facility project.

The Boone County Soil & Water Conservation District Board has a

- [x] Favorable
- [ ] Unfavorable
- [ ] Other: _____

opinion of the proposed land use change. The Board concerns are stressed in the "Overview" section of the report. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bill Hall on 8-17-2018



Figure 16. Preliminary Conceptual Plan with Aerial Photograph. Preliminary site plan (provided by Trajectory Solar Partners) illustrates some solar arrays are proposed within main drainage way (circled in orange). This drainage area should be left unobstructed to avoid additional ponding (Tables 9 & 10). Approximate location of tile breather, south of Illinois Route 173, is also circled in orange, but not in AOI. The tile breather indicates water is likely being intercepted from the AOI and neighboring properties. If drainage tile systems are disrupted, additional ponding and flooding will likely occur. Drainage tiles should be located and protected prior to construction. Disruptions of tiles can also lead to additional ponding (Table 10).

Appendix D—Adjacent Property Tile Drainage Maps

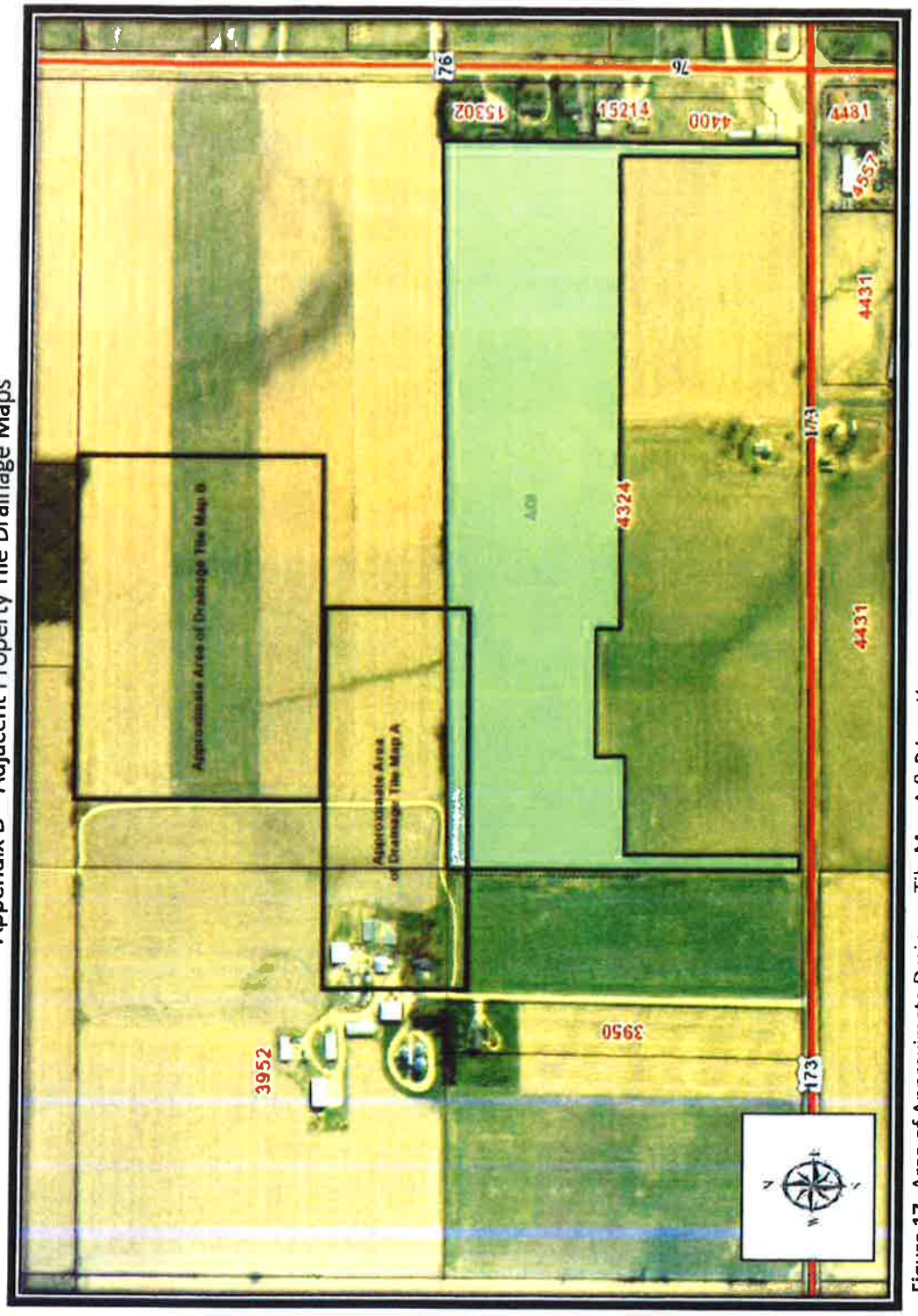


Figure 17. Area of Approximate Drainage Tile Map A & B Locations.

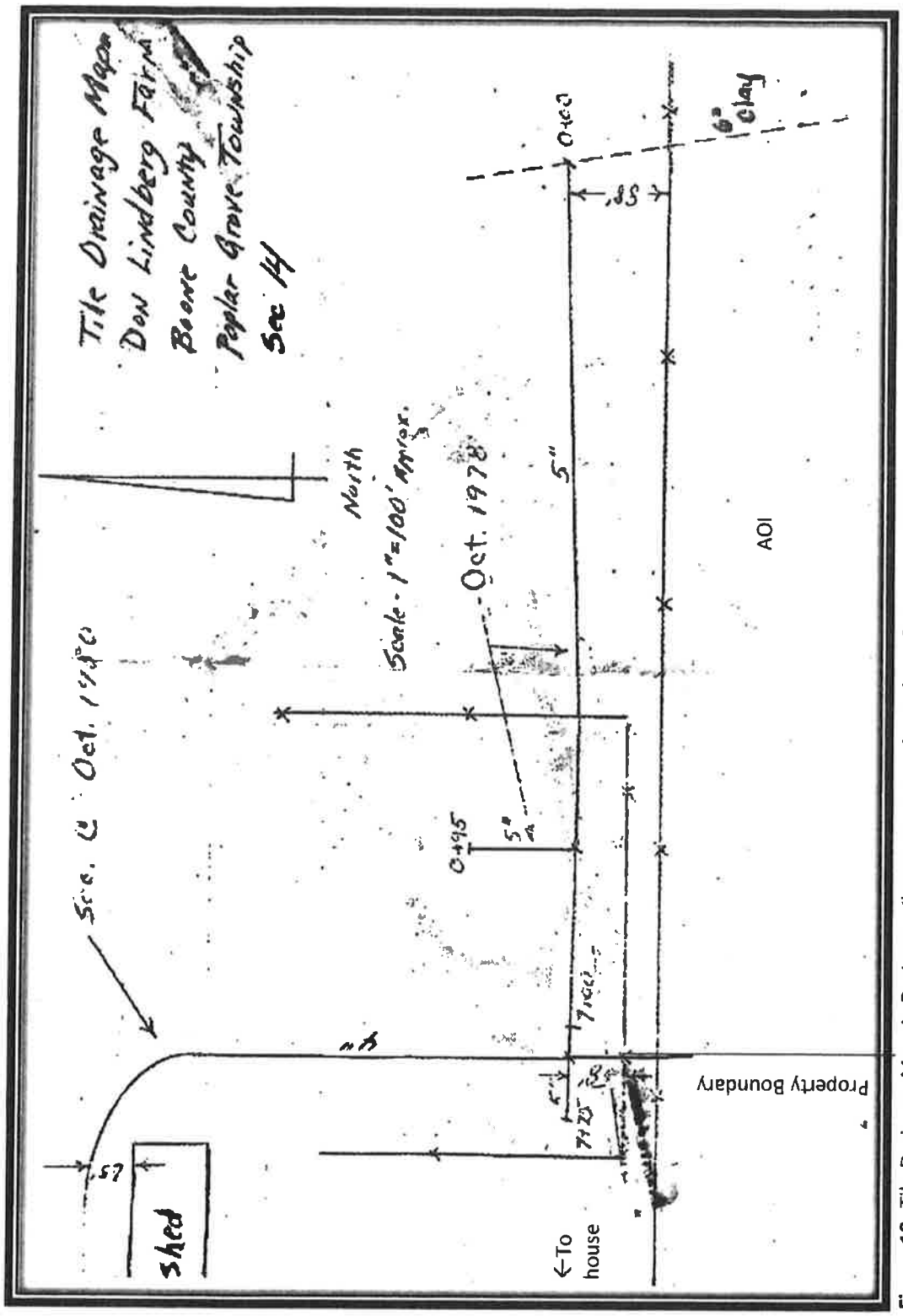


Figure 18. Tile Drainage Map A. Drainage tiles were mapped October of 1978 and 1980 by Lischka Drainage. Map illustrates there is a 6" clay tile present and enters into the AOI. There is approximately 2,980 linear feet of drainage tile mapped. Tile drainage map was provided by Don Lindberg August 15, 2018 and modified to define property boundary, location to house, and AOI.

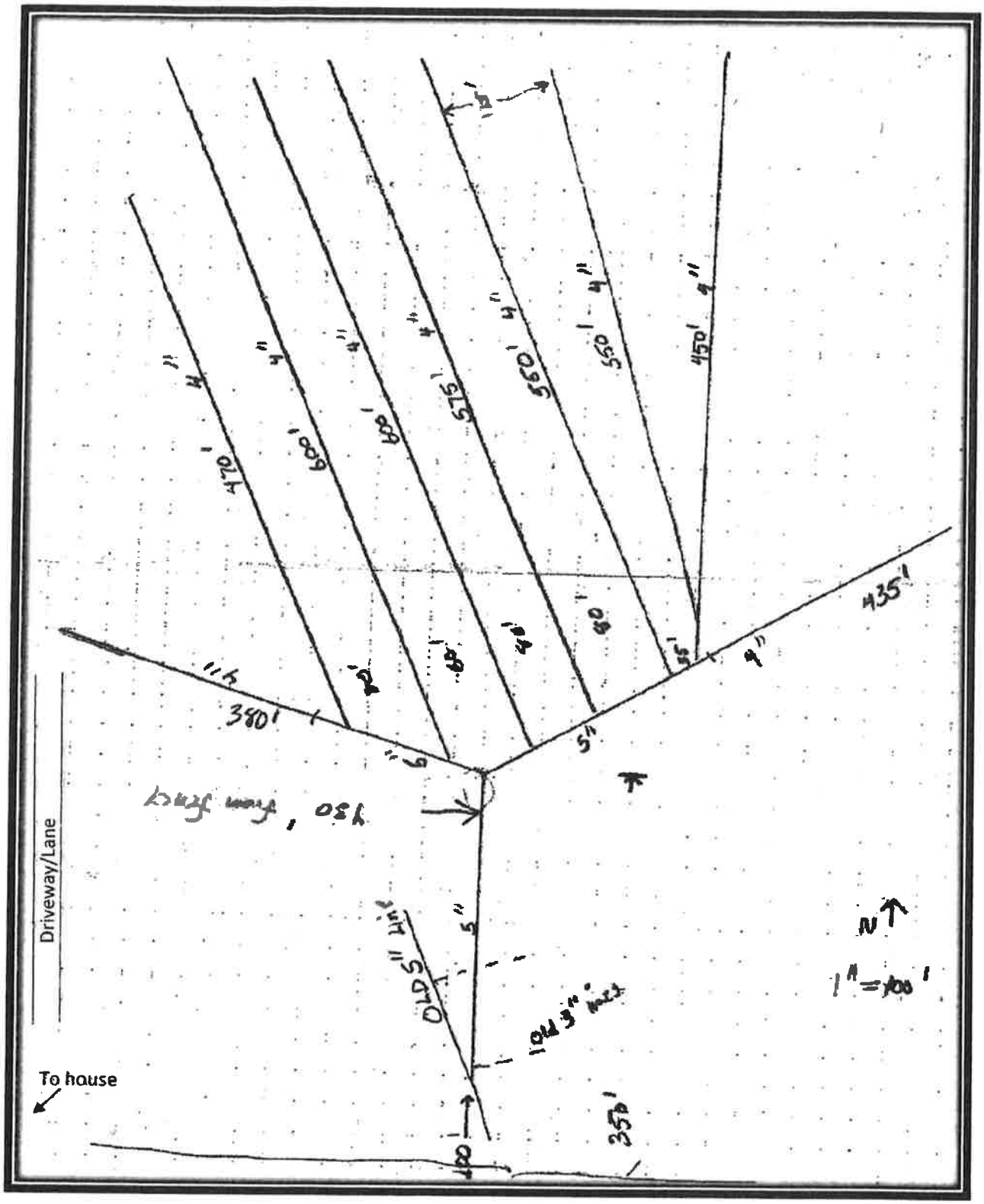


Figure 19. Tile Drainage Map B. Drainage tiles were mapped November 2000. There is approximately 5,040 linear feet of drainage tile mapped. This also indicates there are old 3" and 5" clay tiles. Tile drainage map was provided by Don Lindberg August 15, 2018 and was modified to include location to house and driveway/ lane boundary locations.

xiii

Public Health
Prevent. Promote. Protect.

Boone County Health Department
1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

September 04, 2020

FAX: 815-547-0789

Gina DelRose
Community Development Planer
401 Whitney Blvd Suite 300
Belvidere, IL 61008

Planning Services for Village of Poplar Grove

Re: Case: 2020-05, Poplar Grove Solar, LLC, 4324 IL Route 173 (East half)

Dear Gina,

We are in receipt of a copy for a Special use request. Specifically, to install non-building mounted solar collectors (total of 18 acres, eastern phase).

Our office has no objections or comments on this request.

Thank you,

Amanda Mehl
Administrator of Public Health
AT

Exhibit D: EcoCAT Consultation

EcoCAT
Ecological Compliance Assessment Tool

Applicant:	Trajectory Energy Partners, LLC	*IDNR Project Number:*	1900789
Contact:	Joshua Bushinsky	*Date:*	07/24/2018
Address:	PO Box 310 Highland Park, IL 60035	*Alternate Number:*	COM_BOO_001
Project:	Trajectory-Boone County-Poplar Grove		
Address:	4324 IL 173, Poplar Grove		

Description: Install solar energy infrastructure

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: Boone

Township, Range, Section:
45N, 3E, 14



IL Department of Natural Resources Contact
Bradley Hayes
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Village of Poplar Grove
Gina DelRose
200 N. Hill Street
Village of Poplar Grove, Illinois 61065

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.

RENO&ZAHM LLP

ATTORNEYS AND COUNSELORS

MICHAEL G. SCHULTZ
MGS@RENOZAHM.COM

September 22, 2020

Poplar Grove Planning and Zoning Commission
200 N. Hill Street
Poplar Grove IL 61065

Re: Cases 2020-05 and 2020-06
Poplar Grove Solar, 4324 IL Rt. 173

Dear Commissioners:

This firm represents Don and Karen Lindberg who own three parcels of property adjacent to the proposed solar projects. One adjacent parcel (03-15-400-010) includes two residences, including Don and Karen's home on the southeast corner of the parcel closest to the proposed solar power facility. The Lindbergs have lived and farmed this property for generations (over 100 years). When this project was originally proposed (and approved) in 2018, the Lindbergs raised a number of concerns relating to drainage, setbacks and decommissioning. The Lindbergs feel comfortable with the conditions imposed on the previous special use (and request those same conditions be imposed), with one exception.

Condition number five (5) reads: "An agricultural drainage tile system survey shall be completed prior to commencement of the project. All identified drain tile shall be protected and repaired if damaged." We are concerned that this condition leaves ambiguity both in terms of the extent/definition of an "agricultural drainage tile system survey" and the time period during which the applicant must protect and repair damaged tile or the drainage system. We believe the protection and repair condition should apply to the entire period of the special use.

On September 20, 2020, the Boone County Soil & Water Conservation District sent the Village a letter of concern (attached for your ease of reference). The BCSWCD recommended certain conditions. Based on the recommended conditions from the BCSWCD, we request the Village adopt the following condition to replace condition number five (5) for both applications:

> "A subsurface agricultural investigation and survey shall be performed to accurately locate, map, and protect tiles, prior to any construction activity. The drainage system shall be protected and repaired or replaced, as necessary, during

the term of the Special Use to avoid any issues with the Illinois Drainage Law and any unforeseen flooding or impact to drainage that could negatively impact this project or any adjacent landowners."

We believe the above language closes any ambiguities, complies with Illinois drainage law, and ensures the BCSWCD's concerns are addressed. We also do not believe the condition imposes any undue burden or expense on the applicant. Rather the condition ensures the status quo and enables the Lindbergs to continue farming their adjacent property.

We appreciate your consideration.

Sincerely,

Michael G. Schultz

MGS:smc
Enclosure
cc: Don and Karen Lindberg
Gina DelRose, Zoning/Planning (gdelrose@ci.belvidere.il.us)
Aaron Szeto, Village Attorney (aaron@sosnowskiszeto.com)
Owen Costanza, Village President (president@villageofpoplargrove.com)
Trajectory Energy Partners, LLC, Applicant (jcarson@trajectoryenergy.com)

Boone County
Soil & Water
Conservation District

211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 x3

September 20, 2020

Village of Poplar Grove
200 S. Hill St.
Poplar Grove, Il 60165

Planning Officials of Poplar Grove:

Mr. Donald Lindberg contacted our office last week regarding concern for agricultural drainage tile on his farmland, adjacent and upslope to a proposed site for solar development on Illinois Route 173 within the Village of Poplar Grove jurisdiction. I would like to highlight a couple comments and emphasize the utilization of our natural resource's information report #1594, which was completed on August 17, 2018. Within this report on page 40 there is the proposed conceptual solar array plan. Based on site inspections and discussions with the adjacent landowner, Mr. Lindberg, there is an agricultural tile that goes through an area of proposed development (a tile riser is found on the southside of Illinois Route 173 that also supports this).

To protect this agricultural tile, it is ***highly recommended*** a subsurface agricultural investigation shall be performed to accurately locate, map, and protect tiles, prior to any construction activity. The system shall be protected during the term of the Special Use and to avoid any issues with the Illinois Drainage Law and any unforeseen flooding that could negatively impact this project, as well as the adjacent landowner upslope of the proposed project. A potential to protect both adjacent upslope landowner and project area, could include installation of an agricultural inspection riser; which would allow easier access to visually monitor water leaving the Lindberg property and entering the proposed project area. Here is it also emphasized to remind the applicant to abide by the Illinois Department of Agriculture's (IDOA) Agricultural Impact Mitigation Agreement (AIMA) where if tile is compromised it should be replaced to better or like kind.

Sincerely:

Jennifer Becker

Jennifer Becker
Administrative Coordinator/ Resource Analyst
Boone County SWCD

MEMO

DATE: September 24, 2020

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Recommendation— Case 2020-05: Poplar Grove Solar, LLC, 4324 IL Route 173 (East Half)

REQUEST AND LOCATION:
The applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035, on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114, is requesting a special use to install non-building mounted solar collectors (total of 18 acres, eastern phase) for export of energy for use by an electrical utility at 4324 Illinois Route 173 within LI, Light Industrial District (Poplar Grove Zoning Ordinance Sections 8-6-11-B-2 and 8-5-7 Special Use). Part of PIN: 03-14-300-002. The property is rectangular in shape and is currently being farmed. The solar farm will be on the northeastern part of the property away from Illinois Route 173. There is a cluster of single family residential to the east and a farmstead to the northwest. Please note that this is the same special use that was requested in 2018 but was never constructed.

RECOMMENDATION:
The Planning and Zoning Commission **approved** case number 2020-05 subject to the following *amended* conditions:

1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted.
2. All vegetation shall be approved by the Boone County Conservation District. Pollinator friendly vegetation shall be used.
3. A decommissioning and reclamation plan shall be submitted to and approved by the Village of Poplar Grove prior to the commencement of the development.
4. A surety, covering the complete execution of the decommissioning and reclamation plan for when the project ends shall be posted prior to the commencement of the development.
5. *A subsurface agricultural investigation and survey shall be performed to accurately locate, map, and protect tiles, prior to any construction activity. The drainage system shall be protected and repaired or replaced, as necessary, during the term of the special use to avoid any issues with the Illinois Drainage Law and any unforeseen flooding or impact to drainage that could negatively impact this project or any adjacent landowners.*
6. The applicant shall provide training to Boone County Fire District 3 pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
7. Inspection risers shall be installed between PINs: 03-14-300-001 and 03-14-300-002 and Illinois Route 173

The motion to amend condition 5 and approve case 2020-05 for a solar farm at 4324 IL Route 173 (east half) carried with a 4-0 roll call vote.

_____
Jessica Roberts, Chairman
Poplar Grove Planning and Zoning Commission

MEMO

DATE: September 24, 2020

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Findings of Fact for Case 2020-05: Poplar Grove Solar, LLC, 4324 IL Route 173 (East Half)

REQUEST AND LOCATION:
The applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035, on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114, is requesting a special use to install non-building mounted solar collectors (total of 18 acres, eastern phase) for export of energy for use by an electrical utility at 4324 Illinois Route 173 within LI, Light Industrial District (Poplar Grove Zoning Ordinance Sections 8-6-11-B-2 and 8-5-7 Special Use). Part of PIN: 03-14-300-002. The property is rectangular in shape and is currently being farmed. The solar farm will be on the northeastern part of the property away from Illinois Route 173. There is a cluster of single family residential to the east and a farmstead to the northwest. Please note that this is the same special use that was requested in 2018 but was never constructed.

FINDINGS OF FACT:
Per Section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

A. **Findings: The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

There are many kinds of solar farms, each having their own set of environmental impacts. Solar farms can be thousands of acres in size. Some require that all vegetation be removed which impacts wildlife by loss of habitat; some are constructed on cement pads that increase surface water run-off; some radiate heat and some feed into a tower that can be dangerous for birds and insects. Phase I of the proposed solar farm will be 18 acres in size, have adequate vegetation, create minimal surface water run-off and is not anticipated to create a noticeable amount of heat or glare.

Considering the zoning of the property and the potential development that is permitted, the solar farms, with proper conditions of approval, would have less of an impact to neighboring properties. An increased setback is being utilized along the east property lines to provide an additional buffer between the projects and nearby residences. The addition of pollinating plants will benefit the community while providing a low maintenance vegetative cover rather than grass seed which can become unsightly.

B. **Findings: The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.**

Industrial and limited commercial development is already permitted. The solar farm will be required to adhere to all local, state and federal regulations in addition to the conditions of approval. The height (and potential shadow casting) and lot coverage of the solar panels are less than the amount permitted while the setbacks are greater. The amount of traffic generated by the solar farm is less than that created by an industrial or commercial development.

Although the NRI report indicated agricultural drainage tiles on the western half of the property, through the special use process, a study can be conducted on the eastern half of the property. This will ensure that any potential agricultural drainage tiles are discovered and can now be protected.

C. Findings: The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.

The solar farms are not anticipated to impact the ability of the surrounding properties to be used agriculturally. The addition of pollinators is intended to be a benefit to the agricultural community. The solar farm is not anticipated to create additional heat, odor, light or noise that would infringe on the nearby residents' enjoyment of their properties.

D. Findings: Adequate utilities, access roads, drainage and/or necessary facilities will be provided.

The property is located along Illinois Route 173 which can adequately handle construction equipment and increased traffic during construction. Access roads, drainage and additional power lines and power poles will be installed by the developer in accordance to the project's needs and submitted narrative and site plan.

E. Findings: Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

Once construction of the special use is complete, there will be minimal traffic generated by the routine maintenance and monitoring of the site. An access road will be wide enough to handle two-way traffic, for instance, when multiple vehicles are present.

F. Findings: The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

The special use will be required to conform to all the applicable regulations of the Zoning Ordinance, the Subdivision Ordinance, all other regulations and to any conditions of approval enacted by the Village Board.

The motion to adopt the Findings of Fact for case 2020-05 for a special use to permit a solar farm at 4324 IL Route 173 (East Half) carried with a (4-0) roll call vote.

_____

Jessica Roberts, Chairman
Poplar Grove Planning and Zoning Commission

ORDINANCE # 2020_____

AN ORDINANCE GRANTING A SPECIAL USE FOR A SOLAR FARM WITHIN THE LI, LIGHT INDUSTRIAL DISTRICT (4324 Illinois Route 173 (East Half)

WHEREAS, the Village of Poplar Grove has adopted Title 8, Zoning in accordance with the provisions of Illinois Compiled Statutes, to regulate the use of land and specify the minimum requirements for improvements on land in the Village of Poplar Grove; and

WHEREAS, special uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property and are reviewed on a case by case basis, and are permitted only by permission of the Poplar Grove Village Board; and,

WHEREAS, the applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035 on behalf of the property owner, DYN 173 LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114 has petitioned the Village for a special use for a solar farm at 4324 Illinois Route 173 (East Half); and,

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the Village of Poplar Grove Planning and Zoning Commission held a public hearing on September 23, 2020 concerning the proposed special use; and,

WHEREAS, the Village of Poplar Grove Planning and Zoning Commission having examined said application and having considered the evidence, both oral and documentary, and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the Village considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That a special use in the LI, Light Industrial District for a solar farm on the property (as depicted on Attachment A) legally described as:

> The South Half of the Southwest Quarter of Section 14; also all that part of the North Half of the Northwest Quarter of Section 23, lying North of the right of way of the Chicago Northwestern Railway Company, excepting

from the above one acre in said Northwest Quarter of Section 23, deeded to Wayne Wheeler, as appears of record in Book 94 of Deeds, Page 533, Boone County Records, and excepting 4.84 acres in the South Half of the Southwest Quarter of Section 14, deed to Floyd Newhouse, as appears of record in Book 103 of Deeds, on Page 444 also excepting "Tract A" containing .971 acres and "Tract B" containing 4.856 acres in South Half of the Southwest Quarter of Section 14 deed to Floyd Newhouse and Wife, as appears of record in Book 111 of Deeds, Page 359 Boone County Records and also excepting that part of the Northwest Quarter of said Section 23 Deed to John Bullard and Wife, as appears of Record in Book 106 of Deeds, on Page 504 Boone County Records all of the above situated in Township 45 North, Range 3 East of the Third Principal Meridian, in Boone County, State of Illinois and more particularly described as follows to wit:

Part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Forty-Five (45) North, Range Three (3) East of the Third Principal Meridian, bounded and described as follows, to wit: Beginning at the Southwest Corner of the Southwest Quarter of said Section; thence North 00 degrees 36 minutes 51 seconds East, along the West line of the Southwest Quarter of said Section 1326.34 feet to the North Line of the South Half of the Southwest Quarter of said Section; thence South 89 degrees 49 minutes 33 seconds East, along the North Line of the South Half of the Southwest Quarter of said Section 2400.02 feet to the West Line of "Tract A" of premises conveyed Allan B. Wares to Floyd Newhouse and Shirley Newhouse by quit claim deed dated December 26, 1952 and recorded in Book 111 of Deeds on Page 359 in the Recorder's Office of Boone County, Illinois; thence South 00 degrees 38 minutes 50 seconds West, along the West Line of "Tract A" of said premises so conveyed to Newhouse as aforesaid and the Southerly extension thereof, 1324.88 feet to the South Line of the Southwest Quarter of said Section; thence North 89 degrees 51 minutes 38 seconds West, along the South Line of the Southwest Quarter of said Section 2399.26 feet to the Point of Beginning, subject to the rights of the public and State of Illinois in and to those portions thereof taken, used or dedicated for public road purposes. Situated in the County of Boone and State of Illinois. Part of PIN: 03-14-300-002.

Be and is hereby approved, subject to the following conditions:

1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted. (Attachment B)
2. All vegetation shall be approved by the Boone County Conservation District. Pollinator friendly vegetation shall be used.

3. A decommissioning and reclamation plan shall be submitted to and approved by the Village of Poplar Grove prior to the commencement of the development.
4. A surety, covering the complete execution of the decommissioning and reclamation plan for when the project ends shall be posted prior to the commencement of the development.
5. A subsurface agricultural investigation and survey shall be performed to accurately locate, map, and protect tiles, prior to any construction activity. The drainage system shall be protected and repaired or replaced, as necessary, during the term of the special use to avoid any issues with the Illinois Drainage Law and any unforeseen flooding or impact to drainage that could negatively impact this project or any adjacent landowners.
6. The applicant shall provide training to Boone County Fire District 3 pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
7. Inspection risers shall be installed between PINs: 03-14-300-001 and 03-14-300-002 and Illinois Route 173

Section 2. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the Village of Poplar Grove and shall not be used except as may otherwise be expressly authorized by this Special Use.

Section 3. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Section 5. Except as expressly modified or amended in this Ordinance, all other terms, conditions, and provisions of the Village Code of Ordinances not so modified or amended, shall remain in full force and effect; provided, however, that any provision of the Village Code of Ordinances shall be deemed modified as necessary to give practical effect to the provisions of this Ordinance. To the extent that the terms and provisions of this Ordinance conflict the Village Code of Ordinances, the terms and provisions of this Ordinance shall control.

PASSED by the Village Board of the Village of Poplar Grove this ____ day of _____, 2020.

APPROVED by the President of the Village of Poplar Grove this ____ day of _____, 2020.

_____
Owen Costanza, Village President

ATTEST:

_____
Karri Anderberg, Village Clerk

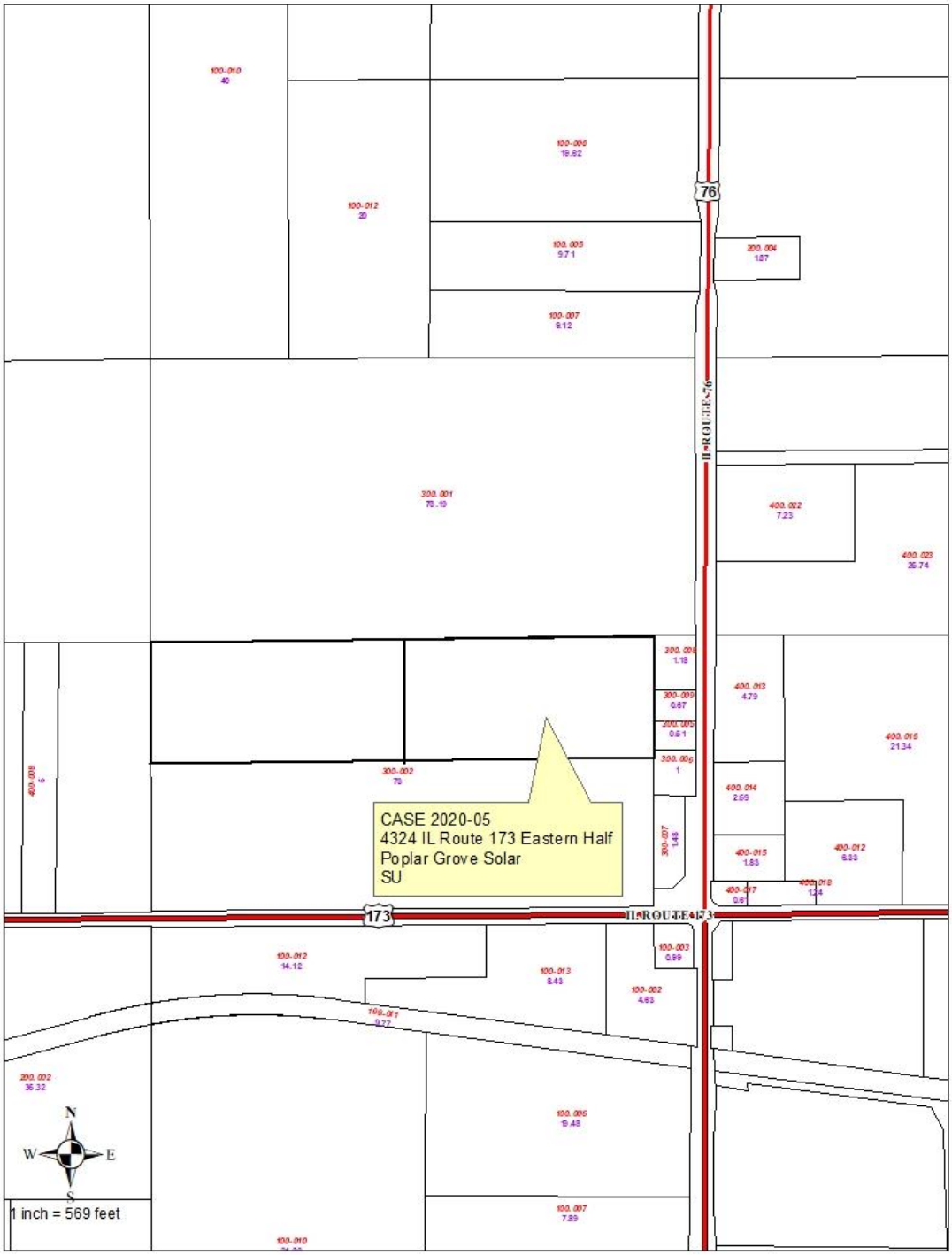
Ayes:____ Nays: ____ Absent ____

Village Board Members Voting Aye:____

Village Board Members Voting Nay:____

Date Published: _____ Sponsor:_____

Attachment A



Attachment B

Trajectory Energy Partners

EXECUTIVE SUMMARY

Poplar Grove Solar – Phase 1

Poplar Grove Solar, LLC - Phase 1 (the "Applicant") proposes to develop a community solar project approximately 2 MW AC in size, on approximately 17 acres of land located north of Illinois Route 173 and west of Fairgrounds Road in the Village of Poplar Grove, Boone County, Illinois. The Poplar Grove Solar, LLC community solar project (the "Solar Project") will be located within a portion of the parcel with PIN 03-14-300-002 (the "Project Parcel") owned by DYN 173, LLC (the "Landowner"). The Applicant is submitting this Petition for Special Use pursuant to and in compliance with the requirements set forth under Sections 8-5-4 and 8-5-7 of the Village of Poplar Grove Zoning Ordinance (the "Zoning Ordinance"), as amended by the Applicant's approved Text Amendment Submitted July 24th, 2017.

The proposed Solar Project will serve the electricity needs of 300 to 400 homes. Once installed and commissioned, the Solar Project will be continuously monitored, and engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any required repairs. Post-construction, the Solar Project will generate minimal traffic, with visits to the site occurring solely in connection with routine and required maintenance.

About Trajectory Energy Partners, LLC

Poplar Grove Solar, LLC is a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Trajectory Energy Partners, LLC brings together communities, organizations, and land owners to develop clean energy projects that are integrated into the local landscape and community.

The Future Energy Jobs Act and Community Solar Projects

Under Illinois Public Act 99-0906, commonly known as the Future Energy Jobs Act ("FEJA"), the Illinois Power Agency is currently promulgating a set of regulations and incentives to allow the creation of such community solar projects. The Solar Project is intended to be a community solar project under FEJA, which would allow residential and commercial customers to subscribe to the Solar Project. The Solar Project will support FEJA's goals of increasing the adoption and availability of renewable energy to Illinois residents and businesses.

Economic and Environmental Benefits

The Solar Project will provide economic and environmental benefits to the community. Poplar Grove residents and businesses will have an opportunity to subscribe to the Solar Project. These subscribers will support clean energy in their community while benefiting from savings

on their electricity bills. In addition, the Solar Project will create new tax revenues for the community and generate economic activity through local construction, materials, and services.

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Exhibit B: Site Plan

Exhibit C: Zoning Diagram

Exhibit D: EcoCAT Consultation

Exhibit E: Impacts Study

Trajectory Energy Partners

I. APPLICANT INFORMATION

The Applicant is a limited liability company, a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Jonathan Carson is an Authorized Representative of the Applicant.

Applicant:

Poplar Grove Solar, LLC
c/o Trajectory Energy Partners, LLC
Attn: Jon Carson
P.O. Box 310
Highland Park, IL 60035
(312) 882-3713
legal@trajectoryenergy.com

Landowner:

DYN 173, LLC
c/o First Midwest Group
Attn: Marvin L. Keys
6801 Spring Creek Road
Rockford, IL, 61114
(815)-229-3000

II. PROJECT DESCRIPTION

a. General Description

The Solar Project will be located on approximately 17 acres in the Village of Poplar Grove, Section 14, Township 45 North, Range 3, Boone County, Illinois, Property Index Numbers: 03-14-300-002. See Exhibit A: Project Location.

Legal Description

PIN 03-14-300-002:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14; ALSO ALL THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO NORTHWESTERN RAILWAY COMPANY, EXCEPTING FROM THE ABOVE ONE ACRE IN SAID NORTHWEST QUARTER OF SECTION 23, DEEDED TO WAYNE WHEELER, AS APPEARS OF RECORD IN BOOK 94 OF DEEDS, PAGE 533, BOONE COUNTY RECORDS, AND EXCEPTING 4.84 ACRES IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, DEED TO FLOYD NEWHOUSE, AS APPEARS OF RECORD IN BOOK 103 OF DEEDS, ON PAGE 444 ALSO EXCEPTING "TRACT A" CONTAINING .971 ACRES AND "TRACT B" CONTAINING 4.856 ACRES IN SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 DEED TO FLOYD NEWHOUSE AND WIFE, AS APPEARS OF RECORD IN BOOK 111 OF DEEDS PAGE 359 BOONE COUNTY RECORDS AND ALSO EXCEPTING THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 23 DEED TO JOHN BULLARD AND

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WIFE, AS APPEARS OF RECORD IN BOOK 106 OF DEEDS, ON PAGE 504 BOONE COUNTY RECORDS ALL OF THE ABOVE SITUATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, STATE OF ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION FOURTEEN (14), TOWNSHIP FORTY-FIVE (45) NORTH, RANGE THREE (3) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00°36'51" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1326.34 FEET TO
THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89°49'33" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, 2400.02 FEET TO THE WEST LINE OF TRACT "A" OF PREMISES CONVEYED ALLAN B. WARES TO FLOYD NEWHOUSE AND SHIRLEY NEWHOUSE BY QUIT CLAIM DEED DATED DECEMBER 26, 1952 AND RECORDED IN BOOK 111 OF DEEDS ON PAGE 359 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; THENCE SOUTH 00°38'50" WEST, ALONG THE WEST LINE OF TRACT "A" OF SAID PREMISES SO CONVEYED TO NEWHOUSE AS AFORESAID AND THE SOUTHERLY EXTENSION THEREOF, 1324.88 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89°51'38" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 2399.26 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC AND STATE OF ILLINOIS IN AND TO THOSE PORTIONS THEREOF TAKEN, USE OR DEDICATED FOR PUBLIC ROAD PURPOSES. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS

The project is located on the portion of the Project Parcel that is currently zoned as Light Industrial District.

b. Site Plan and Phases

A Site Plan detailing the placement of the solar arrays and proposed access is included in this application. The proposed Solar Project is indicated on the Site Plan as Phase 1. The Applicant is concurrently submitting a Special Use Application for Phase 2. Each Phase contains a single 2MW AC community solar farm. Pursuant to the regulations and policies implementing FEJA, a single parcel may contain up to two 2MW AC community solar farms. The incentives required to construct each community solar farm are intended to be allocated by lottery, and thus each Phase may be awarded such incentives separately, and if both receive incentives, at different times. Thus, the Applicant may construct Phase 2 prior to Phase 1, or may only construct one of the two Phases if incentives are not available for both Phases. See Exhibit B: Site Plan.

c. Equipment Detail

The Solar Project will consist of equipment to generate electricity from solar energy, including rows of photovoltaic cell panels on a single-axis tracking system, racking, inverters, and perimeter fencing. Support poles will be driven into the ground. Transformers and other electrical equipment will be located on one to two small concrete pads measuring approximately 6' x 10' for each Phase. Panels will be installed in a north-south configuration on

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a rotating mounting system that will track the sun throughout the day. The panels will be designed with an anti-reflective coating to minimize glare from the Solar Project and prevent impacts to avian wildlife including birds and bats. The Solar Project is intended to operate for a period of at least 25 years and will be constructed with solar panels and other electrical equipment with long-term warranties and very low expected rates of replacement.

The components of the Solar Project will comply with the current edition of the National Electric Code and be UL listed or meet a comparable safety standard. The Solar Project's electrical collection lines will be underground and then brought together for connection to the transmission network rather than directly to a substation. For each Phase, three on-site poles will convey powerlines to utility-owned poles and on to a proposed interconnection point within the Solar Project's footprint. See Exhibit B: Site Plan.

d. Fencing, Access, Drainage and Landscaping

Each Phase of the Solar Project will be enclosed by a 7' chain-link fence, as required by the National Electrical Code. The Solar Project will be accessed from IL 173 along a dedicated access road and through a gated entrance with a maximum width of 24'.

Landscaping plans include plantings that buffer the residential parcels to the east within the proposed 100' setback along the eastern edge of the Solar Project. Vegetation under and around the Solar Project will be maintained by periodic mowing, inspections, and weed management as appropriate. The Solar Project will add cover vegetation to the site that traditionally been utilized for row crop. In doing so, drainage and runoff is expected to improve through the improved absorption of rain and melting snow and ice. No impervious surfaces will be added to Parcel, with the exception of one to two small concrete pads measuring roughly 6' x 10' for each Phase. The Solar Project will adhere to the Illinois Environmental Protection Agency (IEPA) Construction Stormwater Permit Requirements.

In addition, the Solar Project will work with the Village and the Landowner to specify low-growing grasses or pollinator-friendly plantings to be planted as a buffer around the Solar Project. The pollinator-friendly species are intended to facilitate local pollinator habitat, improve water infiltration, prevent compaction, and control erosion while increasing microbial activity and production of organic matter.

e. Total Height of Solar Arrays and Other Structures

The total overall height of the facility will not exceed 12'.

f. Requested Duration

The Applicant will not be able to move forward with constructing either Phase of the Solar Project until it has recived approval for Renewable Energy Credits. Both phases are currently on a waitlist for such Renewable Energy Credits (REC) and the Illinois Power Agency is expected to release additional information on additional REC awards in the future.

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g. Proposed Setback Dimensions

See Exhibit B: Site Plan

TABLE 1: SETBACK TABLE

	Village Requirement	Proposed Setbacks
Light Industrial: Front	30'	> 650'
Light Industrial: Western Side	20'	> 700'
Light Industrial: Eastern Side	20'	100' with buffer plantings proposed.
Light Industrial: Rear	30'	30'

See Exhibit B: Site Plan.

h. Environmental Impact

The Illinois Department of Natural Resources' Ecological Compliance Assessment Tool (EcoCAT) consultation has been terminated with respect to the Solar Project site. See Exhibit D: EcoCAT Consultation.

The Solar Project will comply with all local, state, and federal environmental regulations. A Natural Resource Inventory (NRI) has been requested from the Boone County Soil and Water Conservation District.

The Solar Project shall be constructed, operated and maintained in compliance with federal, state, and local laws, including with respect to the removal and disposal of solid waste generated thereby. The Solar Project will also be maintained in a clean and neat manner, and any such solid waste will be removed as appropriate, with all costs borne by the Applicant.

i. Ingress and Egress During Construction and Thereafter

One improved, gravel access road will provide ingress and egress from the Solar Project site to IL 173 both during construction and thereafter. The applicant will use a watering truck as necessary to control dust during construction. See Exhibit B: Site Plan.

j. Construction and Maintenance; Traffic

The active construction period for each Phase of the Solar Project is expected to begin at the earliest in Spring 2021 and the construction of each Phase will last approximately 3 to 6

months. Construction will require trucks no larger than a typical 18-wheeler to deliver materials to the site, and onsite equipment will be used to drive pilings into the ground and install the panels, supports, and tracking equipment. Construction workers and personnel will arrive in pick-up trucks. Typically, solar installations do not require the use of cranes. Construction hours will follow a typical daily construction schedule.

The operations and maintenance of the Solar Project will generate minimal traffic. Because the Solar Project will be continuously monitored electronically off-site, engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any repairs. Landscaping will be managed regularly during the growing season as described below.

k. Public Road Routes

The public road route will utilize IL 173, which is paved and designed for construction traffic.

l. Warning Signage

The Applicant will place signs warning of high voltage at the entrance to the solar facility as well as on the base of all pad mounted transformers. In addition, the Solar Project will prominently display a sign providing emergency contact information including the name of the solar facility, address, and the emergency contact telephone numbers for the Solar Project and the Operations and Maintenance contractor.

m. Conformance to Industry and Code Standards/Engineer Certification

The Solar Project will comply with all applicable local and county codes for the electrical, mechanical, and structural components of the facility.

n. Lighting

The Solar Project does not require lighting. No lighting will be installed.

o. Decommissioning

Upon the cessation of operations of the Solar Project, the Applicant will remove the installed Solar Project equipment and restore the site pursuant to its obligations to the Landowner, and will comply with the requirements of any governmental agency respecting the decommissioning and reclamation obligations for the Parcel. In connection with such decommissioning, the Applicant will remove the above-ground structures as well as the installed underground electrical equipment.

p. Property Value Impacts

Property valuation experts from CohnReznick have studied the value of properties that adjoin solar farms in Illinois and Indiana and concluded that the solar farms do not adversely affect the property values in either the short or long term.

The study included solar farms in Lasalle and Winnebago Counties in Illinois; as well as Elkhart, Lake, Madison, Marion and Porter Counties in Indiana. Experts analyzed property sale prices

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and marketability of single family homes and agricultural land that adjoins solar farms and compared this data to comparable properties in the same county. The study also included interviews with county assessors and local real estate professionals, all of whom concluded that solar farms in their area had not impacted property values. Similar research has been conducted in other states across the U.S. and none of these studies have found that solar farms adversely affect nearby property values. Please see Exhibit E: Impacts Study.

q. Owners of Record

The following landowners are adjacent to the Project Parcel:

PIN#	Name/Trust No.	Street	City	Zip
03-15-400-011	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-15-400-010	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-14-300-001	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-14-300-008	MCINTYRE, MICHAEL S & JANE A (HAAS)	15302 IL ROUTE 76	Poplar Grove	61065
03-14-300-009	RABE, DALE A & CANDY E	15270 IL ROUTE 76	Poplar Grove	61065
03-14-300-005	RABE, BENJAMIN	15246 IL ROUTE 76	Poplar Grove	61065
03-14-300-006	GUTHRIE, GLENN S & COLLEEN	15214 IL ROUTE 76	Poplar Grove	61065
03-14-300-007	DELIJAHN INCORPORATED	PO BOX 305	Caledonia	61011
03-23-100-003	NEBIU, ERGEN & NADRIT & MURAT	4481 IL ROUTE 173	Caledonia	61011
03-23-100-002	GRACEFFA, PETER J	4557 IL ROUTE 173	Caledonia	61011
03-23-100-013	POPLAR GROVE STORAGE LLC	6801 SPRING CREEK RD	Rockford	61114
03-23-100-012	DYN 173 LLC	6801 SPRING CREEK RD	Rockford	61114
03-22-200-002	BOONE/POPLAR GROVE LLC	6277 E RIVERSIDE BLVD	Rockford	61114

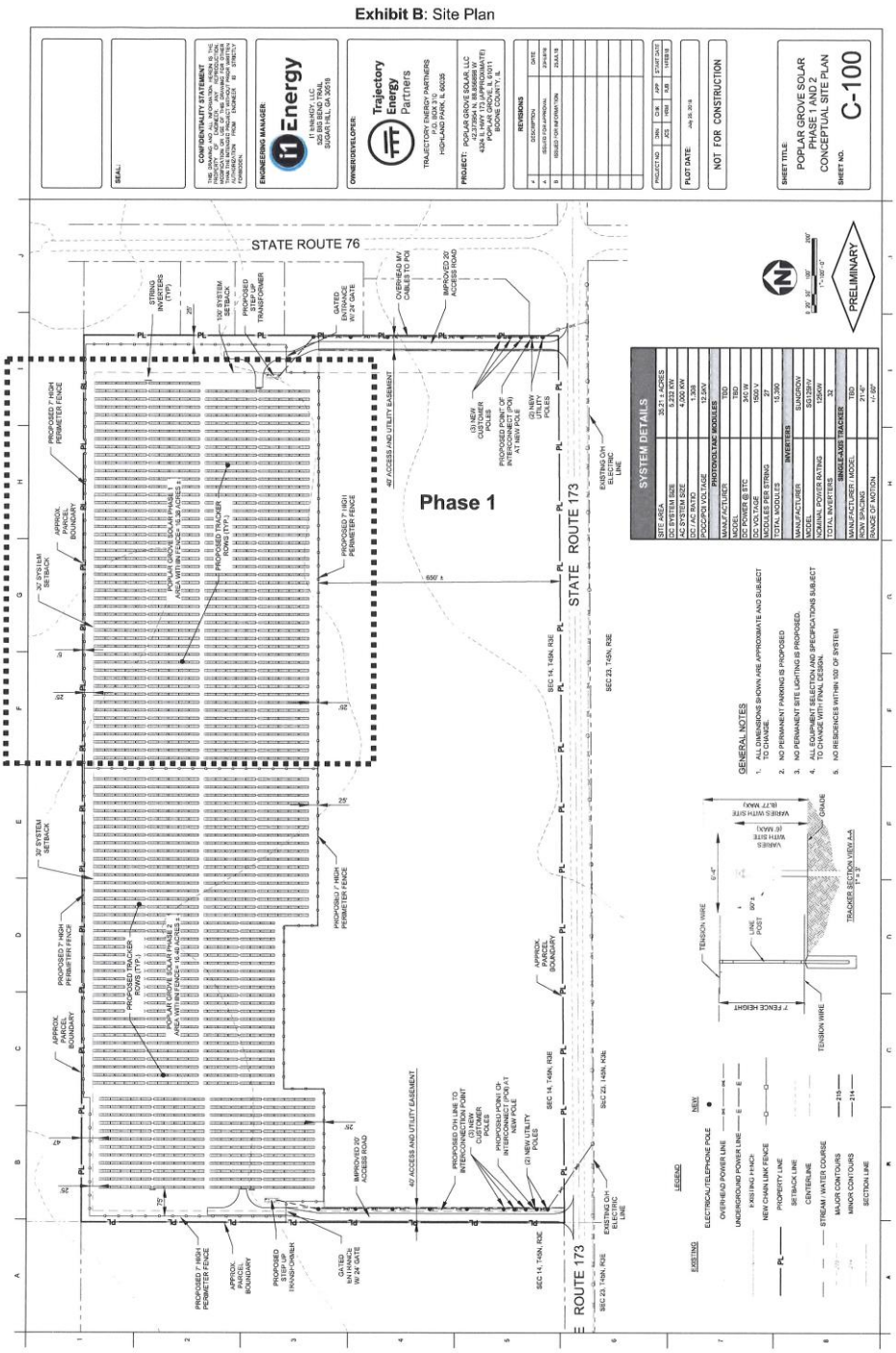
r. Special Use for Corporations, Partnerships, and Joint Venture

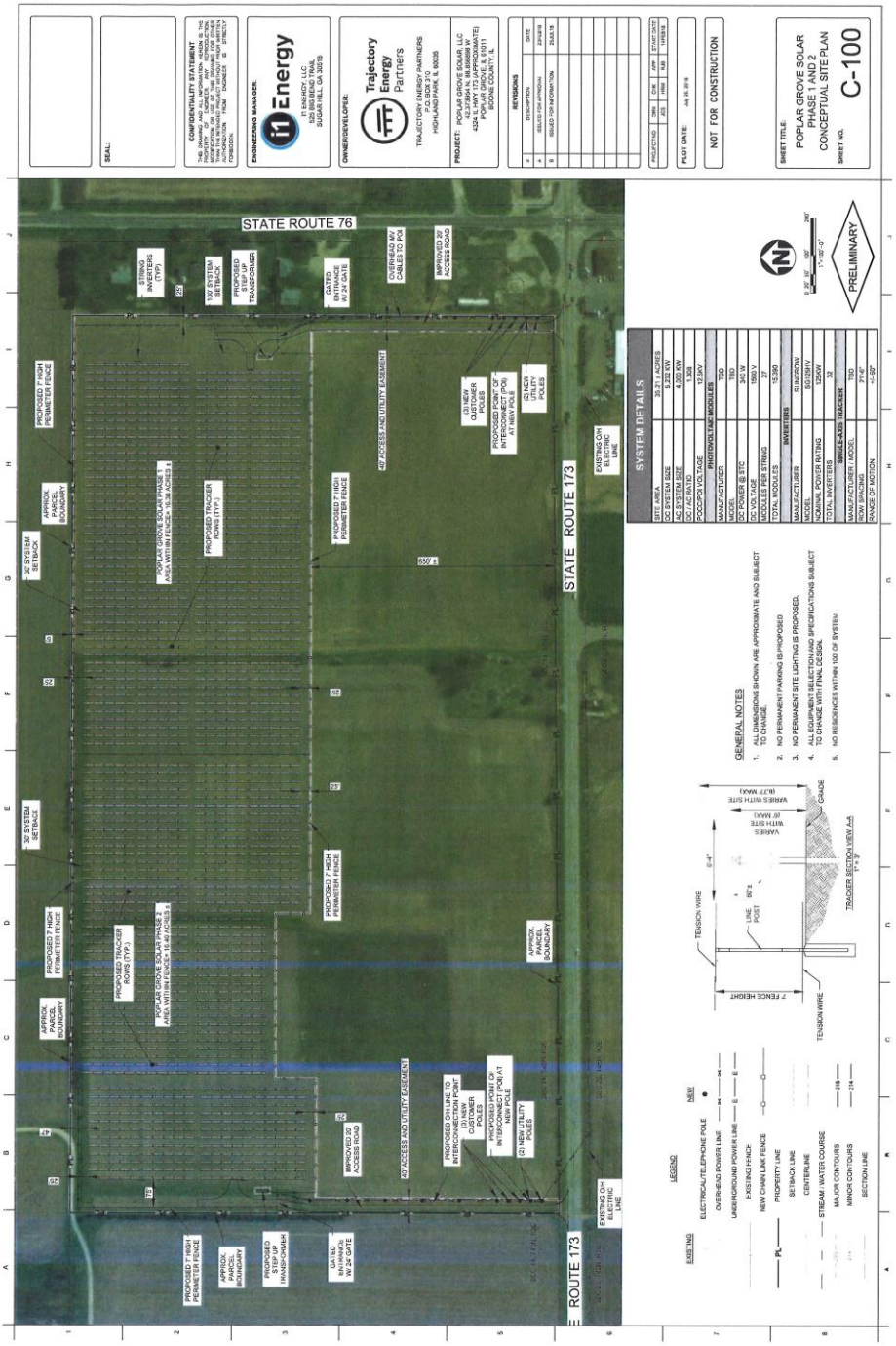
a. The Applicant is not a corporation, partnership or joint venture.
b. The Applicant is not doing business under an assumed name.
c. The Applicant is acting on its behalf.
d. Poplar Grove Solar, LLC is a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC, P.O. Box 310, Highland Park, IL 60035.

s. Special Use Fees

The Applicant has enclosed the filing fee with this application.

Exhibit B: Site Plan




STATE ROUTE 76
STATE ROUTE 173
ROUTE 173
PROPOSED POINT OF INTERCONNECTION POLE
(3) NEW CUSTOMER POLES
(2) NEW UTILITY POLES
PROPOSED 7' HIGH PERIMETER FENCE
APPROX. PARCEL BOUNDARY
PROPOSED TRACKER ROWS (TYP.)
POPLAR GROVE SOLAR PHASE 2 AREA WITHIN FENCE= 15.49 ACRES ±
POPLAR GROVE SOLAR PHASE 1 AREA WITHIN FENCE= 16.39 ACRES ±
50' SYSTEM SETBACK
100' SYSTEM SETBACK
STRING INVERTERS (TYP.)
PROPOSED STEP UP TRANSFORMER
GATED 24' ENTRANCE W/ 24' GATE
OVERHEAD MV CABLES TO POI
IMPROVED 20' ACCESS ROAD
PROPOSED 7' HIGH PERIMETER FENCE
APPROX. PARCEL BOUNDARY
PROPOSED STEP UP TRANSFORMER
GATED 24' ENTRANCE W/ 24' GATE
IMPROVED 20' ACCESS ROAD
40' ACCESS AND UTILITY EASEMENT
PROPOSED ON LINE 7.5' INTERCONNECTION POINT
(3) NEW CUSTOMER POLES
PROPOSED POINT OF INTERCONNECT AT NEW POLE
(2) NEW UTILITY POLES
EXISTING OH ELECTRIC LINE
EXISTING
NEW
LEGEND
ELECTRICAL/TELEPHONE POLE
OVERHEAD POWER LINE
UNDERGROUND POWER LINE
EXISTING FENCE
NEW CHAIN LINK FENCE
PROPERTY LINE
SETBACK LINE
CENTERLINE
STREAM / WATER COURSE
MAJOR CONTOURS
MINOR CONTOURS
SECTION LINE
GENERAL NOTES
1. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
2. NO PERMANENT PARKING IS PROPOSED
3. NO PERMANENT SITE LIGHTING IS PROPOSED.
4. ALL EQUIPMENT SELECTION AND SPECIFICATIONS SUBJECT TO CHANGE WITH FINAL DESIGN.
5. NO RESIDENCES WITHIN 100' OF SYSTEM
SYSTEM DETAILS
SITE AREA 39.21 ACRES
AC SYSTEM SIZE 3,240 kW
DC SYSTEM SIZE 4,536 kWp
DC/AC RATIO 1.399
POCC/POI VOLTAGE 12.5kV
PHOTOVOLTAIC MODULES
MANUFACTURER TBD
MODEL TBD
DC POWER @ STC 345 W
DC VOLTAGE 1500 V
MODULES PER STRING 27
TOTAL MODULES 13,280
INVERTERS
MANUFACTURER SUNGROW
MODEL SG125HV
NOMINAL POWER RATING 1250kV
TOTAL INVERTERS 28
SINGLE-AXIS TRACKER
MANUFACTURER / MODEL TBD
ROW SPACING 21'-6"
RANGE OF MOTION +/- 52°
TENSION WIRE
LINE POST
7' FENCE HEIGHT
VARIES WITH SITE (6'-7" MAX)
GRADE
TRACKER SECTION VIEW A-A
CONFIDENTIALITY STATEMENT
SEAL:
ENGINEERING MANAGER:
i1 Energy
i1 ENERGY, LLC
1021 HOWELL MILL RD.
SUGAR HILL, GA 30518
OWNER/DEVELOPER:
Trajectory Energy Partners
TRAJECTORY ENERGY PARTNERS
P.O. BOX 310
HIGHLAND PARK, IL 60035
PROJECT: POPLAR GROVE SOLAR, LLC
42.373994 N, 89.656666 W
~2.5 MILES SOUTH OF ROUTE 173
POPLAR GROVE, IL 61011
BOONE COUNTY, IL
REVISIONS
DESCRIPTION
DATE
ISSUED FOR APPROVAL
2/14/19
ISSUED FOR INFORMATION
2/14/19
PROJECT NO.
DRN
CHK
APP
CONSTRUCTION MANAGER
PLOT DATE:
NOT FOR CONSTRUCTION
SHEET TITLE:
POPLAR GROVE SOLAR PHASE 1 AND 2 CONCEPTUAL SITE PLAN
SHEET NO.
C-100
PRELIMINARY

Memorandum

DATE: September 17, 2020

TO: Village of Poplar Grove Planning and Zoning Commission

FROM: Gina DelRose, Community Development Planner

SUBJECT: Staff advisory memo for case: 2020-06: Poplar Grove Solar, LLC, 4324 IL Route 173 (West Half)

REQUEST AND LOCATION:
The applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035, on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114, is requesting a special use to install non-building mounted solar collectors (total of 18 acres, western phase) for export of energy for use by an electrical utility at 4324 Illinois Route 173 within LI, Light Industrial District (Poplar Grove Zoning Ordinance Sections 8-6-11-B-2 and 8-5-7 Special Use. Part of PIN: 03-14-300-002. The property is rectangular in shape and is currently being farmed. The solar farm will be on the northwestern part of the property, away from Illinois Route 173. There is a cluster of single family residential to the east and a farmstead to the northwest. Please note that this is the same special use that was requested in 2018 but was never constructed.

BACKGROUND:
On November 14, 2018, the Poplar Grove Village Board approved Ordinance 2018-37 approving an 18 acre solar farm. Rather than asking for a second extension of the previously approved special use, the applicant has resubmitted the special use for approval. The site plan and overall request has not changed since it was previously approved in 2018. It is anticipated that the State of Illinois will be releasing more funding for renewable energy projects such as the one being proposed. In order to be prepared for potential state funding, solar projects will need to have local approval in place.

The property was annexed into the Village of Poplar Grove in 2005. Additional land uses allowed within the Light Industrial District are vehicle related sales/services, light manufacturing/industrial and wireless communication facilities by right and rail transit stations, airports/heliports and indoor warehouse/wholesale by special use. Development in the light industrial district can create 65% lot coverage, buildings can be 50 feet in height and constructed 20 feet from the side lot line and 30 feet from the rear lot line.

Although traditional development is permitted 20 feet from the western property line and 30 feet from the northern property line, the solar panels will be constructed 75 feet from the western property line and 30 feet from the northern property line.

The special uses consist of Phase II of a two phase soar The special use consists of two adjacent projects totaling 36 acres and encompassing an area approximately 2,215 feet wide and 600 feet deep, not including access roads and power lines. The front portion of the property will remain in agricultural production. The projects are designed to be Community Solar projects, allowing residences and businesses to subscribe to use the electricity. The projects will be 2 MW AC each in size and are anticipated to power 600-800 homes. Once the

projects are completed, there will be minimal traffic generated from the routine monitoring and maintenance of the property.

The solar panels will be up to 12 feet in height and mounted into the ground on poles, not concrete pads. The panels will be configured in a north-south layout with the capability to rotate in order to track the sun throughout the day. There will be an anti-reflective coating placed on the panels to help minimize glare. Due to the mounting style of the solar panels, there will be minimal lot coverage; however, there will be a 6'x10' concrete pad for the transformer associated with each project as well as a set of three onsite poles that will convey power lines to the utility owned poles. Electrical collection lines will be underground and brought together for connection to the transmission network rather than directly to a substation. Security lighting is not anticipated to be used; there will, however, be a 7' chain link fence and warning signs around the perimeter of the projects.

The projects have a 25-year design life and all equipment (above and below ground) will be required to be removed and the site restored per the approved decommissioning plan. The projects will be required to be landscaped with low maintenance plants that act as natural pollinators. These plantings shall be reviewed and approved by the Boone County Conservation District.

According to the Natural Resources Inventory Report (NRI) #1594 there is a drainage way on the western half of the property (Phase II) and agricultural drainage tiles that serve the properties to the west and north that traverse the subject property. The tiles feed into a tile breather located south of Illinois 173. Since an NRI was not done at time of annexation or rezoning, these factors were not considered during the rezoning of the property. Through the special use process conditions such as leaving the drainage ways unobstructed and locating and protecting the agricultural drainage tile system can be enacted to help minimize the negative impacts to adjacent property owners.

The adjacent property owners were sent certified notices on September 2, 2020 and the green cards have been returned. The request was published in the Boone County Journal on September 4, 2020. The appropriate village staff and other agencies were notified on September 2, 2020. No objections from the agencies were received.

FINDINGS OF FACT:
Per Section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

A. **Findings: The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

There are many kinds of solar farms, each having their own set of environmental impacts. Solar farms can be thousands of acres in size. Some require that all vegetation be removed which impacts wildlife by loss of habitat; some are constructed on cement pads that increase surface water run-off; some radiate heat and some feed into a tower that can be dangerous for birds and insects. The proposed solar farm will be 36 acres in size, have adequate vegetation, create minimal surface water run-off and is not anticipated to create a noticeable amount of heat or glare.

Considering the existing zoning of the property and the potential development that is permitted, the solar farms, with proper conditions of approval, would have less of an impact to neighboring properties. An increased setback is being utilized along the west property line to provide an additional buffer between the project and nearby properties. The addition of pollinating plants will benefit the community while providing a low maintenance vegetative cover rather than grass seed which can become unsightly.

B. **Findings: The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.**

Industrial and commercial development are already permitted. The solar farm will be required to adhere to all local, state and federal regulations in addition to the conditions of approval. The height (and potential shadow casting) and lot coverage of the solar panels are less than the amount permitted while the setbacks are greater. The amount of traffic generated by the solar farm is less than that created by an industrial or commercial development. Due to the NRI report, drainage ways and agricultural drainage tiles were discovered and can now be protected.

C. **Findings: The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.**

The solar farms are not anticipated to impact the ability of the surrounding properties to be used agriculturally. The addition of pollinators is intended to be a benefit to the agricultural community. The solar farm is not anticipated to create additional heat, odor, light or noise that would infringe on the nearby residents' enjoyment of their properties.

D. **Findings: Adequate utilities, access roads, drainage and/or necessary facilities will be provided.**

The property is located along Illinois Route 173 which can adequately handle construction equipment and increased traffic during construction. Access roads, drainage and additional power lines and power poles will be installed by the developer in accordance to the project's needs and submitted narrative and site plan.

E. **Findings: Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.**

Once construction of the special use is complete, there will be minimal traffic generated by the routine maintenance and monitoring of the site. An access road will be wide enough to handle two-way traffic, for instance, when multiple vehicles are present.

F. **Findings: The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.**

The special use will be required to conform to all the applicable regulations of the Zoning Ordinance, the Subdivision Ordinance, all other regulations and to any conditions of approval enacted by the Village Board.

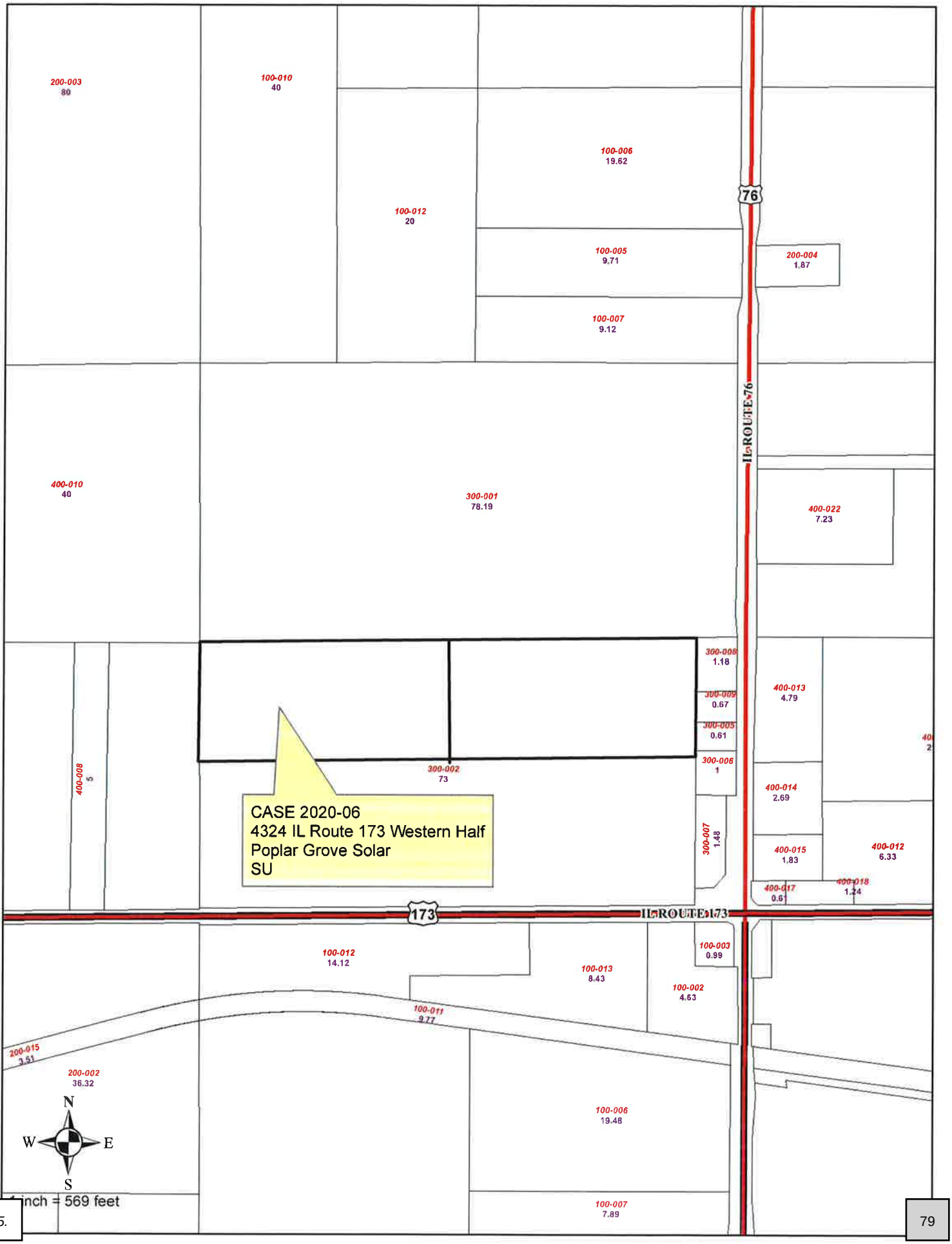
RECOMMENDATION:
The planning staff recommends approval of case 2020-06 subject to following conditions:

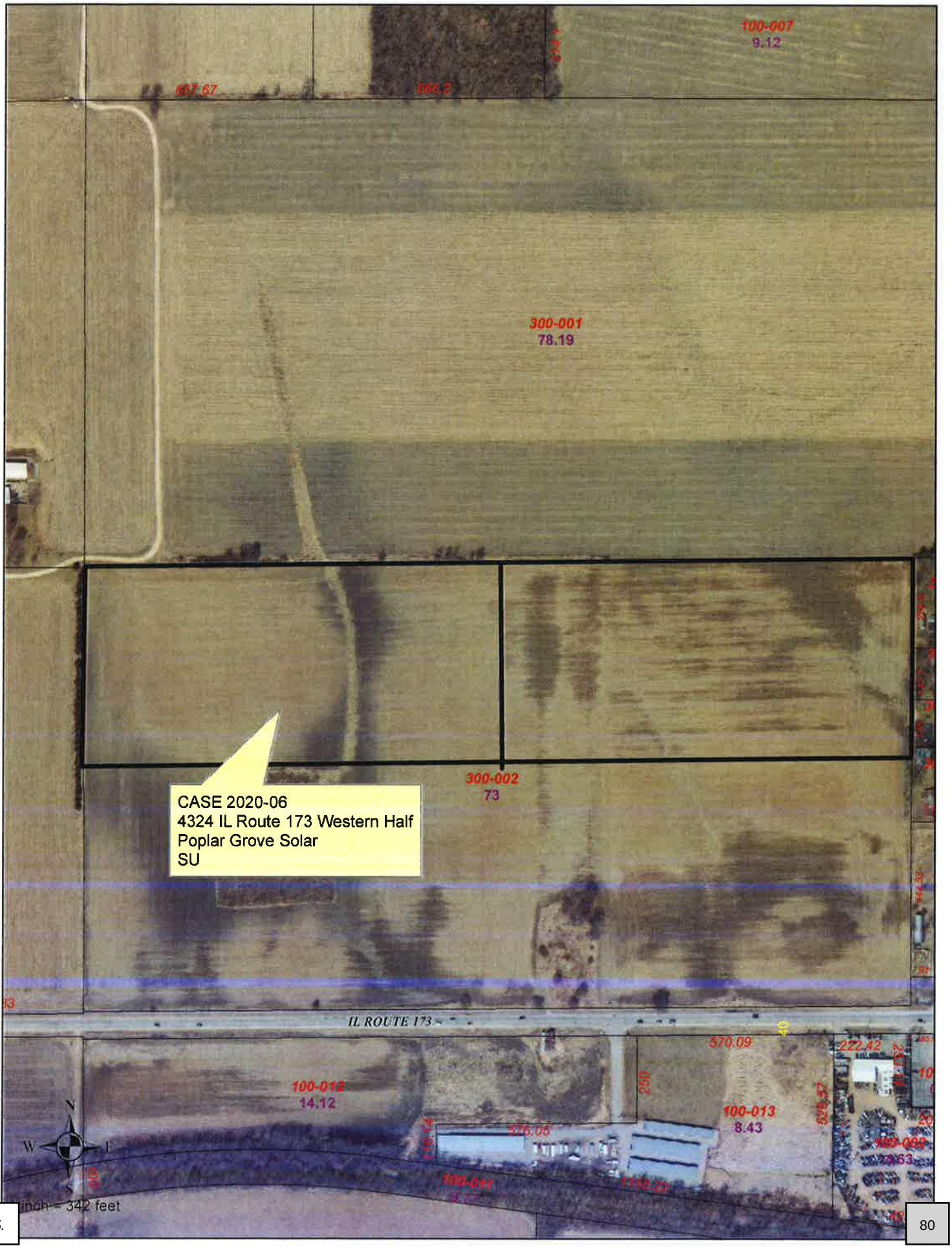
1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted.
2. All vegetation shall be approved by the Boone County Conservation District. Pollinator friendly vegetation shall be used.
3. A decommissioning and reclamation plan shall be submitted to and approved by the Village of Poplar Grove prior to the commencement of the development.
4. A surety, covering the complete execution of the decommissioning and reclamation plan for when the project ends shall be posted prior to the commencement of the development.
5. An agricultural drainage tile system survey shall be conducted prior to commencement of the project. All identified drain tile shall be protected and repaired if damaged.
6. The drainage way located in Phase II shall be left unobstructed.
7. The applicant shall provide training to Boone County Fire District 3 pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
8. Inspection risers shall be installed between PINs: 03-14-300-001 and 03-14-300-002 and Illinois Route 173

PLANNING AND ZONING COMMISSION/VILLAGE BOARD ACTION
The Planning and Zoning Commission shall make and forward findings of fact as to the compliance of the proposed special use with the standards and make a recommendation to the Village Board. The Village Board shall review the findings and recommendation and may accept or reject the findings and recommendation of the Planning and Zoning Commission in whole or in part; or the Village Board may refer the matter back to the Planning and Zoning Commission for further consideration. Any approval shall be considered the approval of a unique request and not be construed as precedent for any other proposed special use.

ATTACHMENTS

1. Location Map submitted by Planning Staff.
2. Aerial Photo submitted by Planning Staff.
3. Narrative submitted by the Applicant.
4. Site Plan submitted by the Applicant.
5. Site pictures from NRI #1594.
6. Overview and Opinion from NRI #1594.
7. Drainage way and agricultural drainage tile information from NRI #1594.
8. Letter from Boone County Health Department, Amanda Mehl, September 4, 2020.
9. EcoCat result for IDNR Project 1900789.


200-003
80
100-010
40
100-006
19.62
100-012
20
100-005
9.71
200-004
1.87
100-007
9.12
76
IL ROUTE 76
400-010
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78.19
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300-009
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0.61
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1
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400-008
5
300-002
73
CASE 2020-06
4324 IL Route 173 Western Half
Poplar Grove Solar
SU
400-014
2.69
300-007
1.48
400-015
1.83
400-012
6.33
400-017
0.6
400-018
1.24
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100-002
4.63
100-011
9.77
200-015
3.51
200-002
36.32
N
W
E
S
100-006
19.48
1 inch = 569 feet
100-007
7.89


100-007
9.12
667.67
666.2
300-001
78.19
300-002
73
CASE 2020-06
4324 IL Route 173 Western Half
Poplar Grove Solar
SU
IL ROUTE 173
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100-012
14.12
100-013
8.43
526.05
N
W
E
S
1 inch = 342 feet

EXECUTIVE SUMMARY

Poplar Grove Solar – Phase 2

Poplar Grove Solar, LLC - Phase 2 (the "Applicant") proposes to develop a community solar project approximately 2 MW AC in size, on approximately 17 acres of land located north of Illinois Route 173 and west of Fairgrounds Road in the Village of Poplar Grove, Boone County, Illinois. The Poplar Grove Solar, LLC community solar project (the "Solar Project") will be located within a portion of the parcel with PIN 03-14-300-002 (the "Project Parcel") owned by DYN 173, LLC (the "Landowner"). The Applicant is submitting this Petition for Special Use pursuant to and in compliance with the requirements set forth under Sections 8-5-4 and 8-5-7 of the Village of Poplar Grove Zoning Ordinance (the "Zoning Ordinance"), as amended by the Applicant's approved Text Amendment Submitted July 24th, 2017.

The proposed Solar Project will serve the electricity needs of 300 to 400 homes. Once installed and commissioned, the Solar Project will be continuously monitored, and engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any required repairs. Post-construction, the Solar Project will generate minimal traffic, with visits to the site occurring solely in connection with routine and required maintenance.

About Trajectory Energy Partners, LLC

Poplar Grove Solar, LLC is a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Trajectory Energy Partners, LLC brings together communities, organizations, and land owners to develop clean energy projects that are integrated into the local landscape and community.

The Future Energy Jobs Act and Community Solar Projects

Under Illinois Public Act 99-0906, commonly known as the Future Energy Jobs Act ("FEJA"), the Illinois Power Agency is currently promulgating a set of regulations and incentives to allow the creation of such community solar projects. The Solar Project is intended to be a community solar project under FEJA, which would allow residential and commercial customers to subscribe to the Solar Project. The Solar Project will support FEJA's goals of increasing the adoption and availability of renewable energy to Illinois residents and businesses.

Economic and Environmental Benefits

The Solar Project will provide economic and environmental benefits to the community. Poplar Grove residents and businesses will have an opportunity to subscribe to the Solar Project. These subscribers will support clean energy in their community while benefiting from savings on their electricity bills. In addition, the Solar Project will create new tax revenues for the community and generate economic activity through local construction, materials, and services.

Trajectory Energy Partners

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II. PROJECT DESCRIPTION 4
III. TEXT AMENDMENT ..... **Error! Bookmark not defined.**

Exhibit A: Project Location

Exhibit B: Site Plan

Exhibit C: Zoning Diagram

Exhibit D: EcoCAT Consultation

Exhibit E: Impacts Study

Trajectory Energy Partners

I. APPLICANT INFORMATION

The Applicant is a limited liability company, a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Jonathan Carson is an Authorized Representative of the Applicant.

Applicant:

Poplar Grove Solar, LLC
c/o Trajectory Energy Partners, LLC
Attn: Jon Carson
P.O. Box 310
Highland Park, IL 60035
(312) 882-3713
legal@trajectoryenergy.com

Landowner:

DYN 173, LLC
c/o First Midwest Group
Attn: Marvin L. Keys
6801 Spring Creek Road
Rockford, IL, 61114
(815)-229-3000

II. PROJECT DESCRIPTION

a. General Description

The Solar Project will be located on approximately 17 acres in the Village of Poplar Grove, Section 14, Township 45 North, Range 3, Boone County, Illinois, Property Index Number: 03-14-300-002. See Exhibit A: Project Location.

Legal Description

PIN 03-14-300-002:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14; ALSO ALL THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO NORTHWESTERN RAILWAY COMPANY, EXCEPTING FROM THE ABOVE ONE ACRE IN SAID NORTHWEST QUARTER OF SECTION 23, DEEDED TO WAYNE WHEELER, AS APPEARS OF RECORD IN BOOK 94 OF DEEDS, PAGE 533, BOONE COUNTY RECORDS, AND EXCEPTING 4.84 ACRES IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, DEED TO FLOYD NEWHOUSE, AS APPEARS OF RECORD IN BOOK 103 OF DEEDS, ON PAGE 444 ALSO EXCEPTING "TRACT A" CONTAINING .971 ACRES AND "TRACT B" CONTAINING 4.856 ACRES IN SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 DEED TO FLOYD NEWHOUSE AND WIFE, AS APPEARS OF RECORD IN BOOK 111 OF DEEDS PAGE 359 BOONE COUNTY RECORDS AND ALSO EXCEPTING THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 23 DEED TO JOHN BULLARD AND

WIFE, AS APPEARS OF RECORD IN BOOK 106 OF DEEDS, ON PAGE 504 BOONE COUNTY RECORDS ALL OF THE ABOVE SITUATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, STATE OF ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION FOURTEEN (14), TOWNSHIP FORTY-FIVE (45) NORTH, RANGE THREE (3) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00°36'51" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1326.34 FEET TO
THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89°49'33" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, 2400.02 FEET TO THE WEST LINE OF TRACT "A" OF PREMISES CONVEYED ALLAN B. WARES TO FLOYD NEWHOUSE AND SHIRLEY NEWHOUSE BY QUIT CLAIM DEED DATED DECEMBER 26, 1952 AND RECORDED IN BOOK 111 OF DEEDS ON PAGE 359 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; THENCE SOUTH 00°38'50" WEST, ALONG THE WEST LINE OF TRACT "A" OF SAID PREMISES SO CONVEYED TO NEWHOUSE AS AFORESAID AND THE SOUTHERLY EXTENSION THEREOF, 1324.88 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89°51'38" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 2399.26 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC AND STATE OF ILLINOIS IN AND TO THOSE PORTIONS THEREOF TAKEN, USE OR DEDICATED FOR PUBLIC ROAD PURPOSES. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS

The project is located on the portion of the Project Parcel that is currently zoned as Light Industrial District. Pursuant to the Applicant's requested text amendment under Sections 8-5-4 the Zoning Ordinance, solar farms are permitted as a special use in the Light Industrial District. See Exhibit C: Zoning Diagram.

b. Site Plan and Phases

A Site Plan detailing the placement of the solar arrays and proposed access is included in this application. The proposed Solar Project is indicated on the Site Plan as Phase 2. The Applicant is concurrently submitting a Special Use Application for Phase 1. Each Phase contains a single 2MW AC community solar farm. Pursuant to the regulations and policies implementing FEJA, a single parcel may contain up to two 2MW AC community solar farms. The incentives required to construct each community solar farm are intended to be allocated by lottery, and thus each Phase may be awarded such incentives separately, and if both receive incentives, at different times. Thus, the Applicant may construct Phase 2 prior to Phase 1, or may only construct one of the two Phases if incentives are not available for both Phases. See Exhibit B: Site Plan.

c. Equipment Detail

The Solar Project will consist of equipment to generate electricity from solar energy, including rows of photovoltaic cell panels on a single-axis tracking system, racking, inverters, and perimeter fencing. Support poles will be driven into the ground. Transformers and other electrical equipment will be located on one to two small concrete pads measuring approximately 6' x 10' for each Phase. Panels will be installed in a north-south configuration on a rotating mounting system that will track the sun throughout the day. The panels will be

designed with an anti-reflective coating to minimize glare from the Solar Project and prevent impacts to avian wildlife including birds and bats. The Solar Project is intended to operate for a period of at least 25 years and will be constructed with solar panels and other electrical equipment with long-term warranties and very low expected rates of replacement.

The components of the Solar Project will comply with the current edition of the National Electric Code and be UL listed or meet a comparable safety standard. The Solar Project's electrical collection lines will be underground and then brought together for connection to the transmission network rather than directly to a substation. For each Phase, three on-site poles will convey powerlines to utility-owned poles and on to a proposed interconnection point within the Solar Project's footprint. See Exhibit B: Site Plan.

d. Fencing, Access, Drainage and Landscaping

Each Phase of the Solar Project will be enclosed by a 7' chain-link fence, as required by the National Electrical Code. The Solar Project will be accessed from IL 173 along a dedicated access road and through a gated entrance with a maximum width of 24'.

Vegetation under and around the Solar Project will be maintained by periodic mowing, inspections, and weed management as appropriate. The Solar Project will add cover vegetation to the site that traditionally been utilized for row crop. In doing so, drainage and runoff is expected to improve through the improved absorption of rain and melting snow and ice. No impervious surfaces will be added to Parcel, with the exception of one to two small concrete pads measuring roughly 6' x 10' for each Phase. The Solar Project will adhere to the Illinois Environmental Protection Agency (IEPA) Construction Stormwater Permit Requirements.

In addition, the Solar Project will work with the Village and the Landowner to specify low-growing grasses or pollinator-friendly plantings to be planted as a buffer around the Solar Project. The pollinator-friendly species are intended to facilitate local pollinator habitat, improve water infiltration, prevent compaction, and control erosion while increasing microbial activity and production of organic matter.

e. Total Height of Solar Arrays and Other Structures

The total overall height of the facility will not exceed 12'.

f. Requested Duration

The Applicant will not be able to move forward with constructing either Phase of the Solar Project until it has received approval for Renewable Energy Credits. Both phases are currently on a waitlist for such Renewable Energy Credits (REC) and the Illinois Power Agency is expected to release additional information on additional REC awards in the future.

g. Proposed Setback Dimensions

See Exhibit B: Site Plan

TABLE 1: SETBACK TABLE

	Village Requirement	Proposed Setbacks
Light Industrial: Front	30'	> 650'
Light Industrial: Western Side	20'	> 700'
Light Industrial: Eastern Side	20'	100' with buffer plantings proposed.
Light Industrial: Rear	30'	30'

See Exhibit B: Site Plan.

h. Environmental Impact

The Illinois Department of Natural Resources' Ecological Compliance Assessment Tool (EcoCAT) consultation has been terminated with respect to the Solar Project site. See Exhibit D: EcoCAT Consultation.

The Solar Project will comply with all local, state, and federal environmental regulations. A Natural Resource Inventory (NRI) has been requested from the Boone County Soil and Water Conservation District.

The Solar Project shall be constructed, operated and maintained in compliance with federal, state, and local laws, including with respect to the removal and disposal of solid waste generated thereby. The Solar Project will also be maintained in a clean and neat manner, and any such solid waste will be removed as appropriate, with all costs borne by the Applicant.

i. Ingress and Egress During Construction and Thereafter

One improved, gravel access road will provide ingress and egress from the Solar Project site to IL 173 both during construction and thereafter. The applicant will use a watering truck as necessary to control dust during construction. See Exhibit B: Site Plan.

j. Construction and Maintenance; Traffic

The active construction period for each Phase of the Solar Project is expected to begin at the earliest in Spring 2021 and the construction of each Phase will last approximately 3 to 6 months. Construction will require trucks no larger than a typical 18-wheeler to deliver materials to the site, and onsite equipment will be used to drive pilings into the ground and install the panels, supports, and tracking equipment. Construction workers and personnel will

arrive in pick-up trucks. Typically, solar installations do not require the use of cranes. Construction hours will follow a typical daily construction schedule.

The operations and maintenance of the Solar Project will generate minimal traffic. Because the Solar Project will be continuously monitored electronically off-site, engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any repairs. Landscaping will be managed regularly during the growing season as described below.

k. Public Road Routes

The public road route will utilize IL 173, which is paved and designed for construction traffic.

l. Warning Signage

The Applicant will place signs warning of high voltage at the entrance to the solar facility as well as on the base of all pad mounted transformers. In addition, the Solar Project will prominently display a sign providing emergency contact information including the name of the solar facility, address, and the emergency contact telephone numbers for the Solar Project and the Operations and Maintenance contractor.

m. Conformance to Industry and Code Standards/Engineer Certification

The Solar Project will comply with all applicable local and county codes for the electrical, mechanical, and structural components of the facility.

n. Lighting

The Solar Project does not require lighting. No lighting will be installed.

o. Decommissioning

Upon the cessation of operations of the Solar Project, the Applicant will remove the installed Solar Project equipment and restore the site pursuant to its obligations to the Landowner, and will comply with the requirements of any governmental agency respecting the decommissioning and reclamation obligations for the Parcel. In connection with such decommissioning, the Applicant will remove the above-ground structures as well as the installed underground electrical equipment.

p. Property Value Impacts

Property valuation experts from CohnReznick have studied the value of properties that adjoin solar farms in Illinois and Indiana and concluded that the solar farms do not adversely affect the property values in either the short or long term.

The study included solar farms in Lasalle and Winnebago Counties in Illinois; as well as Elkhart, Lake, Madison, Marion and Porter Counties in Indiana. Experts analyzed property sale prices and marketability of single family homes and agricultural land that adjoins solar farms and compared this data to comparable properties in the same county. The study also included interviews with county assessors and local real estate professionals, all of whom concluded that

solar farms in their area had not impacted property values. Similar research has been conducted in other states across the U.S. and none of these studies have found that solar farms adversely affect nearby property values. Please see Exhibit E: Impacts Study.

q. Owners of Record

The following landowners are adjacent to the Project Parcel:

PIN#	Name/Trust No.	Street	City	Zip
03-15-400-011	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-15-400-010	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-14-300-001	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-14-300-008	MCINTYRE, MICHAEL S & JANE A (HAAS)	15302 IL ROUTE 76	Poplar Grove	61065
03-14-300-009	RABE, DALE A & CANDY E	15270 IL ROUTE 76	Poplar Grove	61065
03-14-300-005	RABE, BENJAMIN	15246 IL ROUTE 76	Poplar Grove	61065
03-14-300-006	GUTHRIE, GLENN S & COLLEEN	15214 IL ROUTE 76	Poplar Grove	61065
03-14-300-007	DELIJAHN INCORPORATED	PO BOX 305	Caledonia	61011
03-23-100-003	NEBIU, ERGEN & NADRIT & MURAT	4481 IL ROUTE 173	Caledonia	61011
03-23-100-002	GRACEFFA, PETER J	4557 IL ROUTE 173	Caledonia	61011
03-23-100-013	POPLAR GROVE STORAGE LLC	6801 SPRING CREEK RD	Rockford	61114
03-23-100-012	DYN 173 LLC	6801 SPRING CREEK RD	Rockford	61114
03-22-200-002	BOONE/POPLAR GROVE LLC	6277 E RIVERSIDE BLVD	Rockford	61114

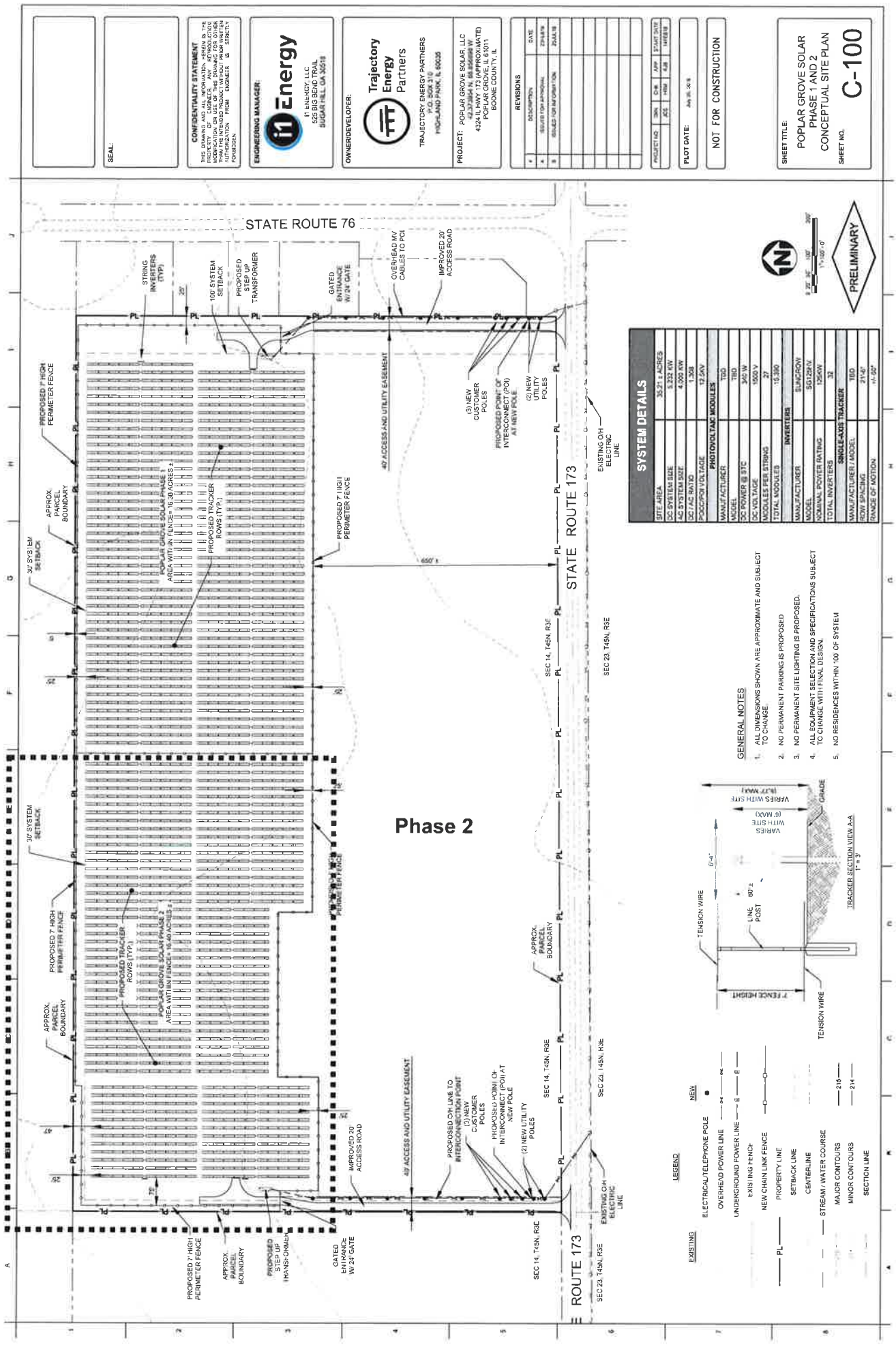
r. Special Use for Corporations, Partnerships, and Joint Venture

a. The Applicant is not a corporation, partnership or joint venture.
b. The Applicant is not doing business under an assumed name.
c. The Applicant is acting on its behalf.
d. Poplar Grove Solar, LLC is a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC, P.O. Box 310, Highland Park, IL 60035.

s. Special Use Fees

The Applicant has enclosed the filing fee with this application.

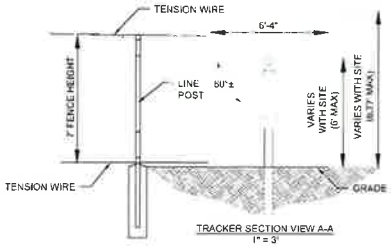
Exhibit B: Site Plan





LEGEND

EXISTING		NEW
	ELECTRICAL/TELEPHONE POLE	●
	OVERHEAD POWER LINE	
	UNDERGROUND POWER LINE	
	EXISTING FENCE	
	NEW CHAIN LINK FENCE	
PL	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	STREAM / WATER COURSE	
	MAJOR CONTOURS	215
	MINOR CONTOURS	214
	SECTION LINE	

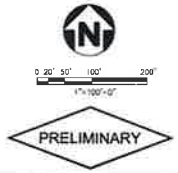


TRACKER SECTION VIEW A-A
1" = 3'

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
2. NO PERMANENT PARKING IS PROPOSED
3. NO PERMANENT SITE LIGHTING IS PROPOSED.
4. ALL EQUIPMENT SELECTION AND SPECIFICATIONS SUBJECT TO CHANGE WITH FINAL DESIGN.
5. NO RESIDENCES WITHIN 100' OF SYSTEM

SYSTEM DETAILS	
SITE AREA	35.21 ± ACRES
DC SYSTEM SIZE	5,232 KW
AC SYSTEM SIZE	4,000 KW
DC / AC RATIO	1.308
POCC/POI VOLTAGE	12.5KV
PHOTOVOLTAIC MODULES	
MANUFACTURER	TBD
MODEL	TBD
DC POWER @ STC	340 W
DC VOLTAGE	1500 V
MODULES PER STRING	27
TOTAL MODULES	15,390
INVERTERS	
MANUFACTURER	SUNGROW
MODEL	SG125HV
NOMINAL POWER RATING	125KW
TOTAL INVERTERS	32
SINGLE-AXIS TRACKER	
MANUFACTURER / MODEL	TBD
ROW SPACING	21'-6"
RANGE OF MOTION	+/- 60°



SEAL:

CONFIDENTIALITY STATEMENT

THIS DRAWING AND ALL INFORMATION HEREIN IS THE PROPERTY OF ENGINEER. ANY REPRODUCTION, MODIFICATION OR USE OF THIS DRAWING FOR OTHER THAN THE INTENDED PROJECT WITHOUT PRIOR WRITTEN AUTHORIZATION FROM ENGINEER IS STRICTLY FORBIDDEN.

ENGINEERING MANAGER:

i1 Energy

i1 ENERGY, LLC
525 BIG BEND TRAIL
SUGAR HILL, GA 30518

OWNER/DEVELOPER:

Trajectory Energy Partners

TRAJECTORY ENERGY PARTNERS
P.O. BOX 310
HIGHLAND PARK, IL 60035

PROJECT: POPLAR GROVE SOLAR, LLC
42.373954 N, 88.856898 W
4324 IL HWY 173 (APPROXIMATE)
POPLAR GROVE, IL 61011
BOONE COUNTY, IL

REVISIONS		
#	DESCRIPTION	DATE
A	ISSUED FOR APPROVAL	10/18/18
B	ISSUED FOR INFORMATION	11/14/18

PROJECT NO.	DRN	CHK	APP	START DATE
	JCS	HWM	RJB	11/FEB/18

PLOT DATE: July 25, 2019

NOT FOR CONSTRUCTION

SHEET TITLE:
POPLAR GROVE SOLAR
PHASE 1 AND 2
CONCEPTUAL SITE PLAN

SHEET NO.
C-100

4. Site Photographs



Figure 2. View toward AOI, looking northwest toward structures at 3952 Illinois Route 173, Caledonia, Illinois (top left); Area for proposed access road and chain link fence along western property boundary, looking north (top right); Drainage way (circled in orange), looking southeast (bottom).



Figure 16. Preliminary Conceptual Plan with Aerial Photograph. Preliminary site plan (provided by Trajectory Solar Partners) illustrates some solar arrays are proposed within main drainage way (circled in orange). This drainage area should be left unobstructed to avoid additional ponding (Tables 9 & 10). Approximate location of tile breather, south of Illinois Route 173, is also circled in orange, but not in AOI. The tile breather indicates water is likely being intercepted from the AOI and neighboring properties. If drainage tile systems are disrupted, additional ponding and flooding will likely occur. Drainage tiles should be located and protected prior to construction. Disruptions of tiles can also lead to additional ponding (Table 10).

Appendix D—Adjacent Property Tile Drainage Maps

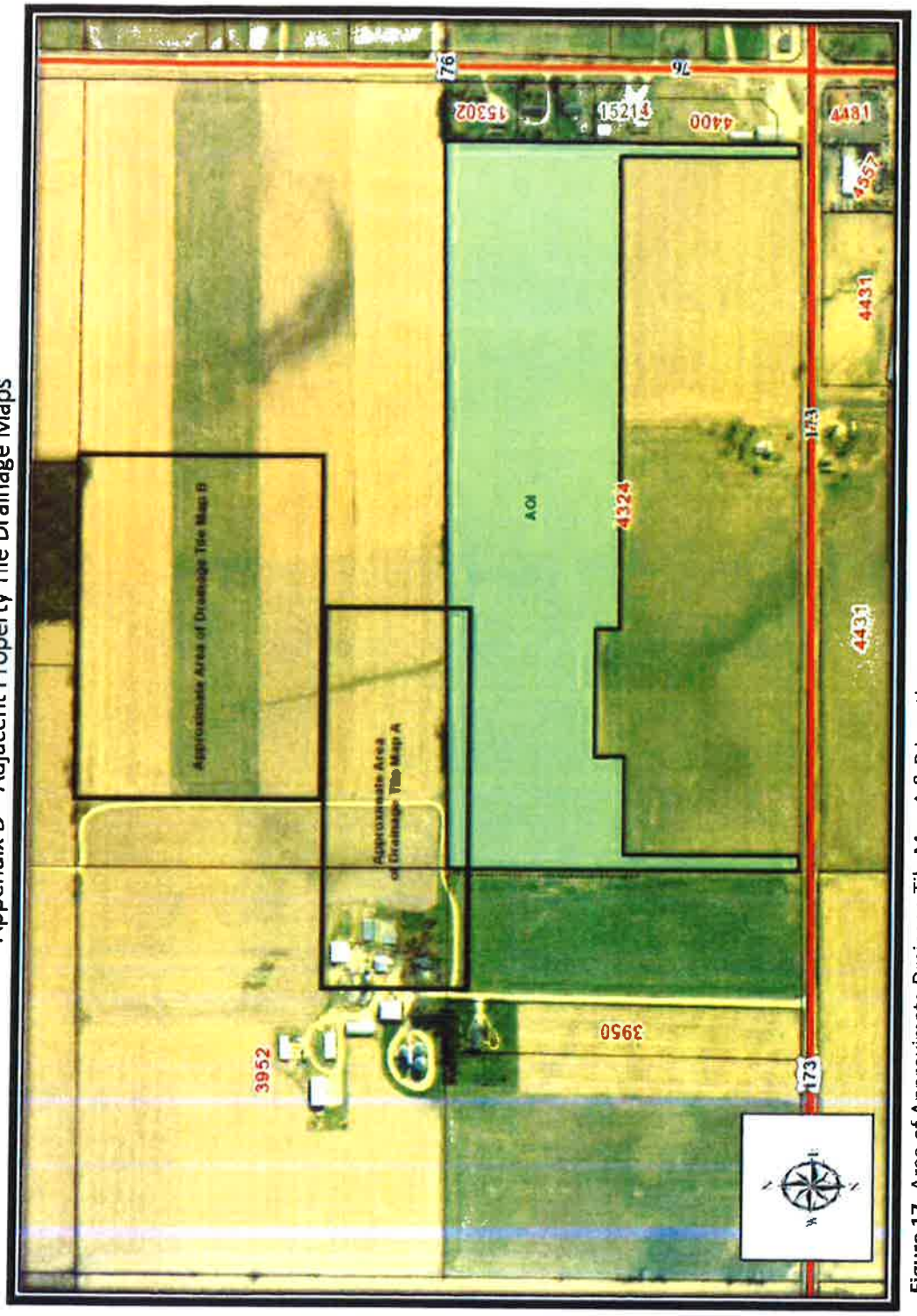


Figure 17. Area of Approximate Drainage Tile Map A & B Locations.

15. Overview

This report details information for several natural resource topics. Most of the details for individual topics are presented in a special section. This section highlights the natural resource concerns, which are most important to this site, the environment, and the community:

1. The land evaluation score for this site is 84.42 (Table 13) and most soils are listed as prime farmland or prime farmland when drained (Table 6). The BCSWCD Board has historically opposed zoning changes with land evaluation scores of 69 points or higher; however, characteristics of the proposed project may also influence the Board's final decision.

2. It appears some solar arrays are proposed within a main drainage way (Figures 15 & 16). These areas should be left unobstructed to avoid additional ponding (Tables 9, & 10). Likewise, within a main drainage way Sable silty clay loam (68A) is present. This soil has characteristics that describe it as 85 percent hydric (Figure 9; Table 8), poorly drained (Table 9), and frequently ponds (Table 10). Approximately eight percent of the AOI contains hydric soils (Figure 9; Table 8)

3. Based on mapped soil types, topography, watershed data, and an onsite investigation, a complex agricultural drainage tile system is likely present and should be ***located and protected prior to construction***. During onsite inspection a main drainage way was noticeable near the northwest AOI boundary (Figure 2). Drainage tile maps have been provided from adjacent properties and illustrate several existing drainage tiles (some old clay tiles are also included) (Appendix D). References and maps show a natural drainage from northern border of the AOI trending south-southeast towards Illinois Route 173. Corn crop on this parcel currently masks evidence of any physical drainage way. Additionally, a tile breather south of Illinois Route 173 across from expected natural drainage way was observed during the site inspection, indicated water is likely being intercepted from the AOI and neighboring properties. If drainage tile systems are disrupted, additional ponding and flooding will likely occur.

4. Hydric soils are expected at this site, with approximately eight percent of the AOI expected to be hydric (Figure 9; Table 8).

5. Approximately 197 acres drain through this parcel and into Beaver Creek (Figure 10).

6. If this special use is approved and acreage of land disturbance is greater than one acre in size, a National Pollutant Discharge Elimination System Permit (NPDES Permit) will be required. Temporary soil stabilization, control of sediment during construction and permanent site stabilization after construction is completed is required under a NPDES permit.

2. Opinion of the BCSWCD Board

Jon Carson, on behalf of Trajectory Energy Partners, LLC., has submitted a request for a Natural Resources Information Report as part of an application for a Special Use for a solar energy facility in Section 14 of Poplar Grove Township. The Area of Interest (AOI) is less than a tenth of a mile west of the intersection of Illinois Route 76 and Illinois Route 173. The parcel identification number is 03-14-300-002; however, only about half of this parcel is proposed for the solar facility project.

The Boone County Soil & Water Conservation District Board has a

- [x] Favorable
- [ ] Unfavorable
- [ ] Other: _____

opinion of the proposed land use change. The Board concerns are stressed in the "Overview" section of the report. More detailed information is presented throughout the various sections of this document.

Signature of Board Chairman:

Bill Hall on 8-17-2018

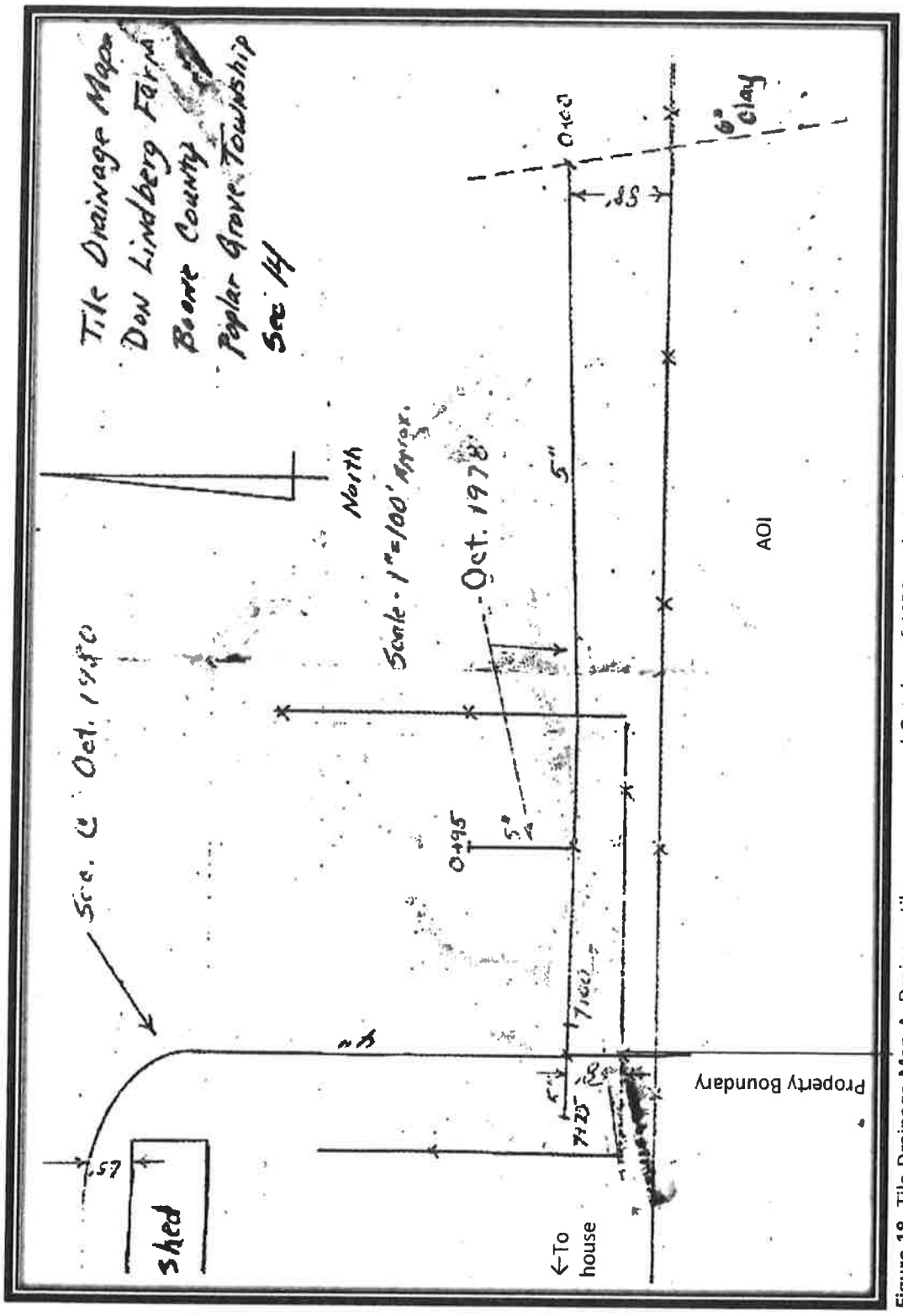


Figure 18. Tile Drainage Map A. Drainage tiles were mapped October of 1978 and 1980 by Lischka Drainage. Map illustrates there is a 6" clay tile present and enters into the AOI. There is approximately 2,980 linear feet of drainage tile mapped. Tile drainage map was provided by Don Lindberg August 15, 2018 and modified to define property boundary, location to house, and AOI.

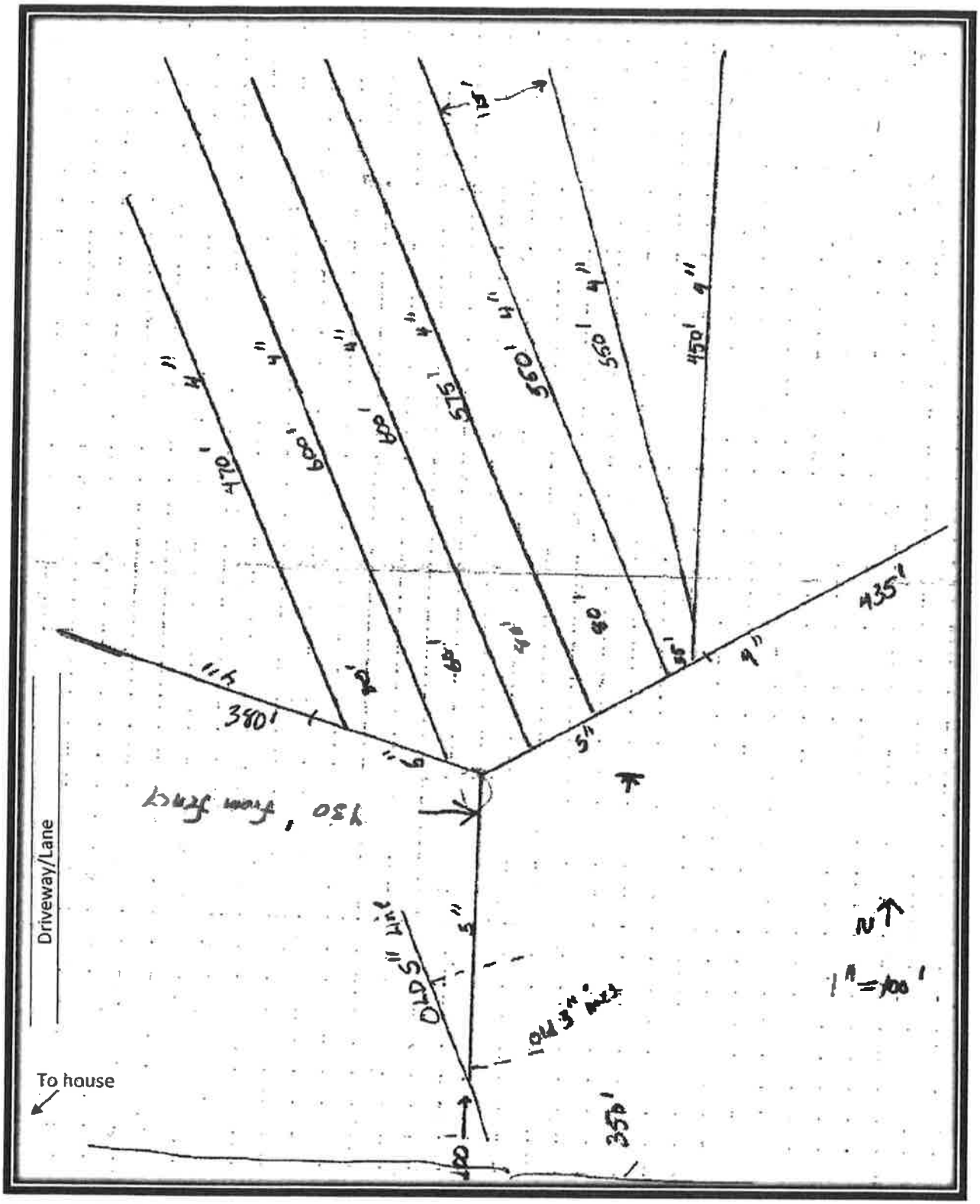


Figure 19. Tile Drainage Map B. Drainage tiles were mapped November 2000. There is approximately 5,040 linear feet of drainage tile mapped. This also indicates there are old 3" and 5" clay tiles. Tile drainage map was provided by Don Lindberg August 15, 2018 and was modified to include location to house and driveway/ lane boundary locations.

xiii

Public Health
Prevent. Promote. Protect.

Boone County Health Department
1204 Logan Avenue, Belvidere, Illinois 61008
Main Office 815.544.2951 Clinic 815.544.9730 Fax 815.544.2050
www.boonehealth.org

The mission of the Boone County Health Department is to serve our community by preventing the spread of disease, promoting optimal wellness & protecting the public's health.

September 04, 2020

FAX: 815-547-0789

Gina DelRose
Community Development Planer
401 Whitney Blvd Suite 300
Belvidere, IL 61008

Planning Services for Village of Poplar Grove

Re: Case: 2020-06, Poplar Grove Solar, LLC, 4324 IL Route 173 (West half)

Dear Gina,

We are in receipt of a copy for a Special use request. Specifically, to install non-building mounted solar collectors (total of 18 acres, western phase).

Our office has no objections or comments on this request.

Thank you,

Amanda Mehl
Administrator of Public Health
AT

Exhibit D: EcoCAT Consultation

EcoCAT
Ecological Compliance Assessment Tool

Applicant:	Trajectory Energy Partners, LLC	*IDNR Project Number:*	1900789
Contact:	Joshua Bushinsky	*Date:*	07/24/2018
Address:	PO Box 310 Highland Park, IL 60035	*Alternate Number:*	COM_BOO_001
Project:	Trajectory-Boone County-Poplar Grove		
Address:	4324 IL 173, Poplar Grove		

Description: Install solar energy infrastructure

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: Boone

Township, Range, Section:
45N, 3E, 14



IL Department of Natural Resources Contact
Bradley Hayes
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Village of Poplar Grove
Gina DelRose
200 N. Hill Street
Village of Poplar Grove, Illinois 61065

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.

MEMO

DATE: September 24, 2020

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Findings of Fact for Case 2020-06: Poplar Grove Solar, LLC, 4324 IL Route 173 (West Half)

REQUEST AND LOCATION:
The applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035, on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114, is requesting a special use to install non-building mounted solar collectors (total of 18 acres, western phase) for export of energy for use by an electrical utility at 4324 Illinois Route 173 within LI, Light Industrial District (Poplar Grove Zoning Ordinance Sections 8-6-11-B-2 and 8-5-7 Special Use. Part of PIN: 03-14-300-002. The property is rectangular in shape and is currently being farmed. The solar farm will be on the northwestern part of the property, away from Illinois Route 173. There is a cluster of single family residential to the east and a farmstead to the northwest. Please note that this is the same special use that was requested in 2018 but was never constructed.

FINDINGS OF FACT:
Per Section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

A. **Findings: The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

There are many kinds of solar farms, each having their own set of environmental impacts. Solar farms can be thousands of acres in size. Some require that all vegetation be removed which impacts wildlife by loss of habitat; some are constructed on cement pads that increase surface water run-off; some radiate heat and some feed into a tower that can be dangerous for birds and insects. The proposed solar farm will be 36 acres in size, have adequate vegetation, create minimal surface water run-off and is not anticipated to create a noticeable amount of heat or glare.

Considering the existing zoning of the property and the potential development that is permitted, the solar farms, with proper conditions of approval, would have less of an impact to neighboring properties. An increased setback is being utilized along the west property line to provide an additional buffer between the project and nearby properties. The addition of pollinating plants will benefit the community while providing a low maintenance vegetative cover rather than grass seed which can become unsightly.

B. **Findings: The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.**

Industrial and commercial development are already permitted. The solar farm will be required to adhere to all local, state and federal regulations in addition to the conditions of approval. The height (and potential shadow casting) and lot coverage of the solar panels are less than the amount permitted while the setbacks are greater. The amount of traffic generated by the solar farm is less than that created by an industrial or commercial development. Due to the NRI report, drainage ways and agricultural drainage tiles were discovered and can now be protected.

C. Findings: The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.

The solar farms are not anticipated to impact the ability of the surrounding properties to be used agriculturally. The addition of pollinators is intended to be a benefit to the agricultural community. The solar farm is not anticipated to create additional heat, odor, light or noise that would infringe on the nearby residents' enjoyment of their properties.

D. Findings: Adequate utilities, access roads, drainage and/or necessary facilities will be provided.

The property is located along Illinois Route 173 which can adequately handle construction equipment and increased traffic during construction. Access roads, drainage and additional power lines and power poles will be installed by the developer in accordance to the project's needs and submitted narrative and site plan.

E. Findings: Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

Once construction of the special use is complete, there will be minimal traffic generated by the routine maintenance and monitoring of the site. An access road will be wide enough to handle two-way traffic, for instance, when multiple vehicles are present.

F. Findings: The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

The special use will be required to conform to all the applicable regulations of the Zoning Ordinance, the Subdivision Ordinance, all other regulations and to any conditions of approval enacted by the Village Board.

The motion to adopt the Findings of Fact for case 2020-06 for a special use to permit a solar farm at 4324 IL Route 173 (West Half) carried with a (4-0) roll call vote.

_____

Jessica Roberts, Chairman
Poplar Grove Planning and Zoning Commission

RENO&ZAHM LLP

ATTORNEYS AND COUNSELORS

MICHAEL G. SCHULTZ
MGS@RENOZAHM.COM

September 22, 2020

Poplar Grove Planning and Zoning Commission
200 N. Hill Street
Poplar Grove IL 61065

Re: Cases 2020-05 and 2020-06
Poplar Grove Solar, 4324 IL Rt. 173

Dear Commissioners:

This firm represents Don and Karen Lindberg who own three parcels of property adjacent to the proposed solar projects. One adjacent parcel (03-15-400-010) includes two residences, including Don and Karen's home on the southeast corner of the parcel closest to the proposed solar power facility. The Lindbergs have lived and farmed this property for generations (over 100 years). When this project was originally proposed (and approved) in 2018, the Lindbergs raised a number of concerns relating to drainage, setbacks and decommissioning. The Lindbergs feel comfortable with the conditions imposed on the previous special use (and request those same conditions be imposed), with one exception.

Condition number five (5) reads: "An agricultural drainage tile system survey shall be completed prior to commencement of the project. All identified drain tile shall be protected and repaired if damaged." We are concerned that this condition leaves ambiguity both in terms of the extent/definition of an "agricultural drainage tile system survey" and the time period during which the applicant must protect and repair damaged tile or the drainage system. We believe the protection and repair condition should apply to the entire period of the special use.

On September 20, 2020, the Boone County Soil & Water Conservation District sent the Village a letter of concern (attached for your ease of reference). The BCSWCD recommended certain conditions. Based on the recommended conditions from the BCSWCD, we request the Village adopt the following condition to replace condition number five (5) for both applications:

> "A subsurface agricultural investigation and survey shall be performed to accurately locate, map, and protect tiles, prior to any construction activity. The drainage system shall be protected and repaired or replaced, as necessary, during

the term of the Special Use to avoid any issues with the Illinois Drainage Law and any unforeseen flooding or impact to drainage that could negatively impact this project or any adjacent landowners."

We believe the above language closes any ambiguities, complies with Illinois drainage law, and ensures the BCSWCD's concerns are addressed. We also do not believe the condition imposes any undue burden or expense on the applicant. Rather the condition ensures the status quo and enables the Lindbergs to continue farming their adjacent property.

We appreciate your consideration.

Sincerely,

Michael G. Schultz

MGS:smc
Enclosure
cc: Don and Karen Lindberg
Gina DelRose, Zoning/Planning (gdelrose@ci.belvidere.il.us)
Aaron Szeto, Village Attorney (aaron@sosnowskiszeto.com)
Owen Costanza, Village President (president@villageofpoplargrove.com)
Trajectory Energy Partners, LLC, Applicant (jcarson@trajectoryenergy.com)

Boone County
Soil & Water
Conservation District

211 N. Appleton Road
Belvidere, IL 61008
815-544-2677 x3

September 20, 2020

Village of Poplar Grove
200 S. Hill St.
Poplar Grove, Il 60165

Planning Officials of Poplar Grove:

Mr. Donald Lindberg contacted our office last week regarding concern for agricultural drainage tile on his farmland, adjacent and upslope to a proposed site for solar development on Illinois Route 173 within the Village of Poplar Grove jurisdiction. I would like to highlight a couple comments and emphasize the utilization of our natural resource's information report #1594, which was completed on August 17, 2018. Within this report on page 40 there is the proposed conceptual solar array plan. Based on site inspections and discussions with the adjacent landowner, Mr. Lindberg, there is an agricultural tile that goes through an area of proposed development (a tile riser is found on the southside of Illinois Route 173 that also supports this).

To protect this agricultural tile, it is ***highly recommended*** a subsurface agricultural investigation shall be performed to accurately locate, map, and protect tiles, prior to any construction activity. The system shall be protected during the term of the Special Use and to avoid any issues with the Illinois Drainage Law and any unforeseen flooding that could negatively impact this project, as well as the adjacent landowner upslope of the proposed project. A potential to protect both adjacent upslope landowner and project area, could include installation of an agricultural inspection riser; which would allow easier access to visually monitor water leaving the Lindberg property and entering the proposed project area. Here is it also emphasized to remind the applicant to abide by the Illinois Department of Agriculture's (IDOA) Agricultural Impact Mitigation Agreement (AIMA) where if tile is compromised it should be replaced to better or like kind.

Sincerely:

Jennifer Becker

Jennifer Becker
Administrative Coordinator/ Resource Analyst
Boone County SWCD

ORDINANCE # 2020_____

AN ORDINANCE GRANTING A SPECIAL USE FOR A SOLAR FARM WITHIN THE LI, LIGHT INDUSTRIAL DISTRICT (4324 Illinois Route 173 (West Half))

WHEREAS, the Village of Poplar Grove has adopted Title 8, Zoning in accordance with the provisions of Illinois Compiled Statutes, to regulate the use of land and specify the minimum requirements for improvements on land in the Village of Poplar Grove; and

WHEREAS, special uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property and are reviewed on a case by case basis, and are permitted only by permission of the Poplar Grove Village Board; and,

WHEREAS, the applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035 on behalf of the property owner, DYN 173 LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114 has petitioned the Village for a special use for a solar farm at 4324 Illinois Route 173 (West Half); and,

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the Village of Poplar Grove Planning and Zoning Commission held a public hearing on September 23, 2020 concerning the proposed special use; and,

WHEREAS, the Village of Poplar Grove Planning and Zoning Commission having examined said application and having considered the evidence, both oral and documentary, and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the Village considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That a special use in the LI, Light Industrial District for a solar farm on the property (as depicted on Attachment A) legally described as:

> The South Half of the Southwest Quarter of Section 14; also all that part of the North Half of the Northwest Quarter of Section 23, lying North of the right of way of the Chicago Northwestern Railway Company, excepting

from the above one acre in said Northwest Quarter of Section 23, deeded to Wayne Wheeler, as appears of record in Book 94 of Deeds, Page 533, Boone County Records, and excepting 4.84 acres in the South Half of the Southwest Quarter of Section 14, deed to Floyd Newhouse, as appears of record in Book 103 of Deeds, on Page 444 also excepting "Tract A" containing .971 acres and "Tract B" containing 4.856 acres in South Half of the Southwest Quarter of Section 14 deed to Floyd Newhouse and Wife, as appears of record in Book 111 of Deeds, Page 359 Boone County Records and also excepting that part of the Northwest Quarter of said Section 23 Deed to John Bullard and Wife, as appears of Record in Book 106 of Deeds, on Page 504 Boone County Records all of the above situated in Township 45 North, Range 3 East of the Third Principal Meridian, in Boone County, State of Illinois and more particularly described as follows to wit:

Part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Forty-Five (45) North, Range Three (3) East of the Third Principal Meridian, bounded and described as follows, to wit: Beginning at the Southwest Corner of the Southwest Quarter of said Section; thence North 00 degrees 36 minutes 51 seconds East, along the West line of the Southwest Quarter of said Section 1326.34 feet to the North Line of the South Half of the Southwest Quarter of said Section; thence South 89 degrees 49 minutes 33 seconds East, along the North Line of the South Half of the Southwest Quarter of said Section 2400.02 feet to the West Line of "Tract A" of premises conveyed Allan B. Wares to Floyd Newhouse and Shirley Newhouse by quit claim deed dated December 26, 1952 and recorded in Book 111 of Deeds on Page 359 in the Recorder's Office of Boone County, Illinois; thence South 00 degrees 38 minutes 50 seconds West, along the West Line of "Tract A" of said premises so conveyed to Newhouse as aforesaid and the Southerly extension thereof, 1324.88 feet to the South Line of the Southwest Quarter of said Section; thence North 89 degrees 51 minutes 38 seconds West, along the South Line of the Southwest Quarter of said Section 2399.26 feet to the Point of Beginning, subject to the rights of the public and State of Illinois in and to those portions thereof taken, used or dedicated for public road purposes. Situated in the County of Boone and State of Illinois. Part of PIN: 03-14-300-002.

Be and is hereby approved, subject to the following conditions:

1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted.
2. All vegetation shall be approved by the Boone County Conservation District. Pollinator friendly vegetation shall be used.

3. A decommissioning and reclamation plan shall be submitted to and approved by the Village of Poplar Grove prior to the commencement of the development.
4. A surety, covering the complete execution of the decommissioning and reclamation plan for when the project ends shall be posted prior to the commencement of the development.
5. A subsurface agricultural investigation and survey shall be performed to accurately locate, map, and protect tiles, prior to any construction activity. The drainage system shall be protected and repaired or replaced, as necessary, during the term of the special use to avoid any issues with the Illinois Drainage Law and any unforeseen flooding or impact to drainage that could negatively impact this project or any adjacent landowners.
6. The drainage way located in Phase II shall be left unobstructed.
7. The applicant shall provide training to Boone County Fire District 3 pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
8. Inspection risers shall be installed between PINs: 03-14-300-001 and 03-14-300-002 and Illinois Route 173

Section 2. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the Village of Poplar Grove and shall not be used except as may otherwise be expressly authorized by this Special Use.

Section 3. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Section 5. Except as expressly modified or amended in this Ordinance, all other terms, conditions, and provisions of the Village Code of Ordinances not so modified or amended, shall remain in full force and effect; provided, however, that any provision of the Village Code of Ordinances shall be deemed modified as necessary to give practical effect to the provisions of this Ordinance. To the extent that the terms and provisions of this Ordinance conflict the Village Code of Ordinances, the terms and provisions of this Ordinance shall control.

PASSED by the Village Board of the Village of Poplar Grove this ____ day of _____, 2020.

APPROVED by the President of the Village of Poplar Grove this ____ day of _____, 2020.

_____
Owen Costanza, Village President

ATTEST:

_____
Karri Anderberg, Village Clerk

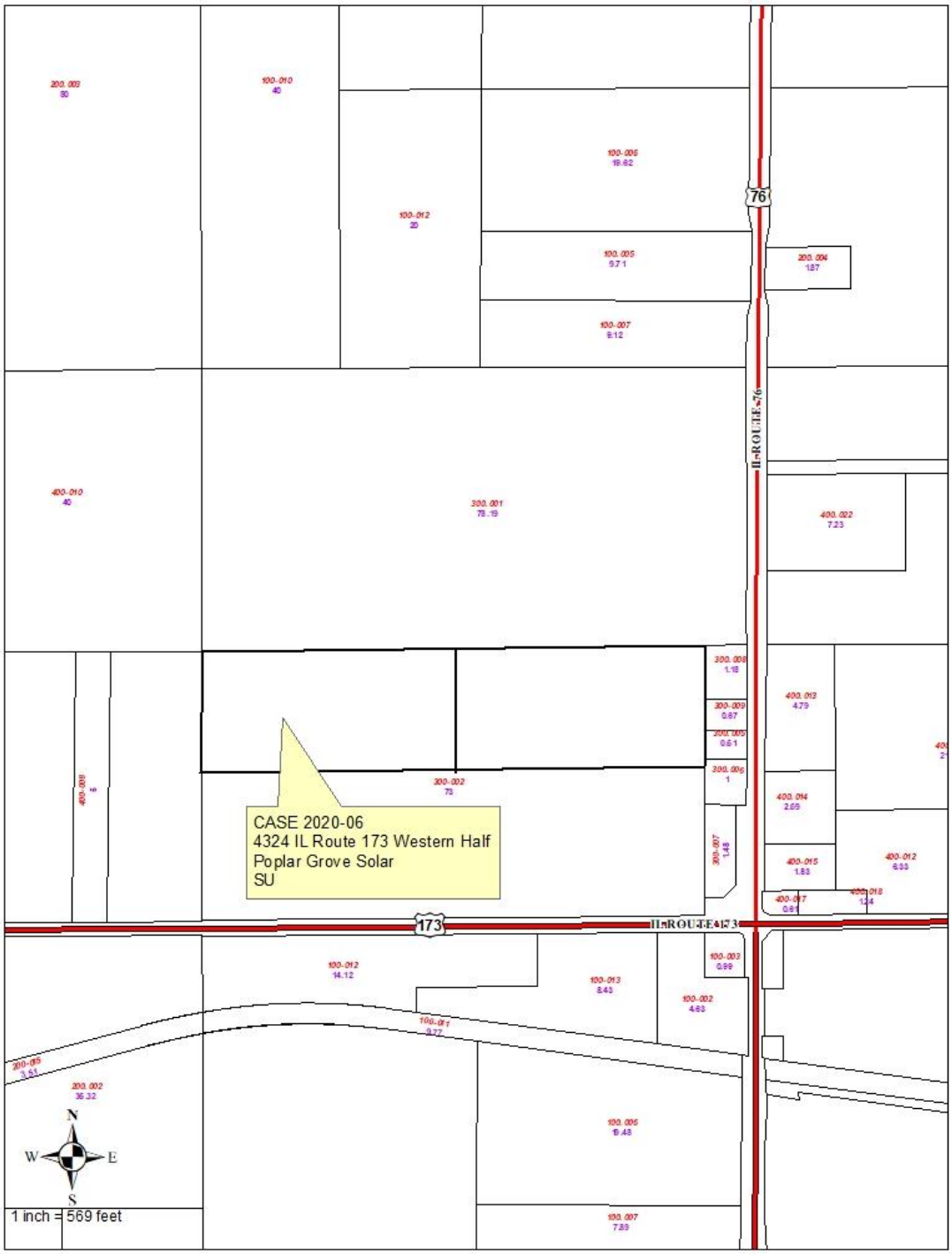
Ayes:____ Nays: ____ Absent ____

Village Board Members Voting Aye:____

Village Board Members Voting Nay:____

Date Published: _____ Sponsor:_____

Attachment A



Attachment B

Trajectory Energy Partners

EXECUTIVE SUMMARY

Poplar Grove Solar – Phase 2

Poplar Grove Solar, LLC - Phase 2 (the "Applicant") proposes to develop a community solar project approximately 2 MW AC in size, on approximately 17 acres of land located north of Illinois Route 173 and west of Fairgrounds Road in the Village of Poplar Grove, Boone County, Illinois. The Poplar Grove Solar, LLC community solar project (the "Solar Project") will be located within a portion of the parcel with PIN 03-14-300-002 (the "Project Parcel") owned by DYN 173, LLC (the "Landowner"). The Applicant is submitting this Petition for Special Use pursuant to and in compliance with the requirements set forth under Sections 8-5-4 and 8-5-7 of the Village of Poplar Grove Zoning Ordinance (the "Zoning Ordinance"), as amended by the Applicant's approved Text Amendment Submitted July 24th, 2017.

The proposed Solar Project will serve the electricity needs of 300 to 400 homes. Once installed and commissioned, the Solar Project will be continuously monitored, and engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any required repairs. Post-construction, the Solar Project will generate minimal traffic, with visits to the site occurring solely in connection with routine and required maintenance.

About Trajectory Energy Partners, LLC

Poplar Grove Solar, LLC is a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Trajectory Energy Partners, LLC brings together communities, organizations, and land owners to develop clean energy projects that are integrated into the local landscape and community.

The Future Energy Jobs Act and Community Solar Projects

Under Illinois Public Act 99-0906, commonly known as the Future Energy Jobs Act ("FEJA"), the Illinois Power Agency is currently promulgating a set of regulations and incentives to allow the creation of such community solar projects. The Solar Project is intended to be a community solar project under FEJA, which would allow residential and commercial customers to subscribe to the Solar Project. The Solar Project will support FEJA's goals of increasing the adoption and availability of renewable energy to Illinois residents and businesses.

Economic and Environmental Benefits

The Solar Project will provide economic and environmental benefits to the community. Poplar Grove residents and businesses will have an opportunity to subscribe to the Solar Project. These subscribers will support clean energy in their community while benefiting from savings on their electricity bills. In addition, the Solar Project will create new tax revenues for the community and generate economic activity through local construction, materials, and services.

Trajectory Energy Partners

I. APPLICANT INFORMATION

The Applicant is a limited liability company, a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Jonathan Carson is an Authorized Representative of the Applicant.

Applicant:

Poplar Grove Solar, LLC
c/o Trajectory Energy Partners, LLC
Attn: Jon Carson
P.O. Box 310
Highland Park, IL 60035
(312) 882-3713
legal@trajectoryenergy.com

Landowner:

DYN 173, LLC
c/o First Midwest Group
Attn: Marvin L. Keys
6801 Spring Creek Road
Rockford, IL, 61114
(815)-229-3000

II. PROJECT DESCRIPTION

a. General Description

The Solar Project will be located on approximately 17 acres in the Village of Poplar Grove, Section 14, Township 45 North, Range 3, Boone County, Illinois, Property Index Number: 03-14-300-002. See Exhibit A: Project Location.

Legal Description

PIN 03-14-300-002:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14; ALSO ALL THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO NORTHWESTERN RAILWAY COMPANY, EXCEPTING FROM THE ABOVE ONE ACRE IN SAID NORTHWEST QUARTER OF SECTION 23, DEEDED TO WAYNE WHEELER, AS APPEARS OF RECORD IN BOOK 94 OF DEEDS, PAGE 533, BOONE COUNTY RECORDS, AND EXCEPTING 4.84 ACRES IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, DEED TO FLOYD NEWHOUSE, AS APPEARS OF RECORD IN BOOK 103 OF DEEDS, ON PAGE 444 ALSO EXCEPTING "TRACT A" CONTAINING .971 ACRES AND "TRACT B" CONTAINING 4.856 ACRES IN SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 DEED TO FLOYD NEWHOUSE AND WIFE, AS APPEARS OF RECORD IN BOOK 111 OF DEEDS PAGE 359 BOONE COUNTY RECORDS AND ALSO EXCEPTING THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 23 DEED TO JOHN BULLARD AND

Trajectory Energy Partners

WIFE, AS APPEARS OF RECORD IN BOOK 106 OF DEEDS, ON PAGE 504 BOONE COUNTY RECORDS ALL OF THE ABOVE SITUATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, STATE OF ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION FOURTEEN (14), TOWNSHIP FORTY-FIVE (45) NORTH, RANGE THREE (3) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00°36'51" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1326.34 FEET TO
THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89°49'33" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, 2400.02 FEET TO THE WEST LINE OF TRACT "A" OF PREMISES CONVEYED ALLAN B. WARES TO FLOYD NEWHOUSE AND SHIRLEY NEWHOUSE BY QUIT CLAIM DEED DATED DECEMBER 26, 1952 AND RECORDED IN BOOK 111 OF DEEDS ON PAGE 359 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; THENCE SOUTH 00°38'50" WEST, ALONG THE WEST LINE OF TRACT "A" OF SAID PREMISES SO CONVEYED TO NEWHOUSE AS AFORESAID AND THE SOUTHERLY EXTENSION THEREOF, 1324.88 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89°51'38" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 2399.26 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC AND STATE OF ILLINOIS IN AND TO THOSE PORTIONS THEREOF TAKEN, USE OR DEDICATED FOR PUBLIC ROAD PURPOSES. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS

The project is located on the portion of the Project Parcel that is currently zoned as Light Industrial District. Pursuant to the Applicant's requested text amendment under Sections 8-5-4 the Zoning Ordinance, solar farms are permitted as a special use in the Light Industrial District. See Exhibit C: Zoning Diagram.

b. Site Plan and Phases

A Site Plan detailing the placement of the solar arrays and proposed access is included in this application. The proposed Solar Project is indicated on the Site Plan as Phase 2. The Applicant is concurrently submitting a Special Use Application for Phase 1. Each Phase contains a single 2MW AC community solar farm. Pursuant to the regulations and policies implementing FEJA, a single parcel may contain up to two 2MW AC community solar farms. The incentives required to construct each community solar farm are intended to be allocated by lottery, and thus each Phase may be awarded such incentives separately, and if both receive incentives, at different times. Thus, the Applicant may construct Phase 2 prior to Phase 1, or may only construct one of the two Phases if incentives are not available for both Phases. See Exhibit B: Site Plan.

c. Equipment Detail

The Solar Project will consist of equipment to generate electricity from solar energy, including rows of photovoltaic cell panels on a single-axis tracking system, racking, inverters, and perimeter fencing. Support poles will be driven into the ground. Transformers and other electrical equipment will be located on one to two small concrete pads measuring approximately 6' x 10' for each Phase. Panels will be installed in a north-south configuration on a rotating mounting system that will track the sun throughout the day. The panels will be

designed with an anti-reflective coating to minimize glare from the Solar Project and prevent impacts to avian wildlife including birds and bats. The Solar Project is intended to operate for a period of at least 25 years and will be constructed with solar panels and other electrical equipment with long-term warranties and very low expected rates of replacement.

The components of the Solar Project will comply with the current edition of the National Electric Code and be UL listed or meet a comparable safety standard. The Solar Project's electrical collection lines will be underground and then brought together for connection to the transmission network rather than directly to a substation. For each Phase, three on-site poles will convey powerlines to utility-owned poles and on to a proposed interconnection point within the Solar Project's footprint. See Exhibit B: Site Plan.

d. Fencing, Access, Drainage and Landscaping

Each Phase of the Solar Project will be enclosed by a 7' chain-link fence, as required by the National Electrical Code. The Solar Project will be accessed from IL 173 along a dedicated access road and through a gated entrance with a maximum width of 24'.

Vegetation under and around the Solar Project will be maintained by periodic mowing, inspections, and weed management as appropriate. The Solar Project will add cover vegetation to the site that traditionally been utilized for row crop. In doing so, drainage and runoff is expected to improve through the improved absorption of rain and melting snow and ice. No impervious surfaces will be added to Parcel, with the exception of one to two small concrete pads measuring roughly 6' x 10' for each Phase. The Solar Project will adhere to the Illinois Environmental Protection Agency (IEPA) Construction Stormwater Permit Requirements.

In addition, the Solar Project will work with the Village and the Landowner to specify low-growing grasses or pollinator-friendly plantings to be planted as a buffer around the Solar Project. The pollinator-friendly species are intended to facilitate local pollinator habitat, improve water infiltration, prevent compaction, and control erosion while increasing microbial activity and production of organic matter.

e. Total Height of Solar Arrays and Other Structures

The total overall height of the facility will not exceed 12'.

f. Requested Duration

The Applicant will not be able to move forward with constructing either Phase of the Solar Project until it has received approval for Renewable Energy Credits. Both phases are currently on a waitlist for such Renewable Energy Credits (REC) and the Illinois Power Agency is expected to release additional information on additional REC awards in the future.

Trajectory Energy Partners

g. Proposed Setback Dimensions

See Exhibit B: Site Plan

TABLE 1: SETBACK TABLE

	Village Requirement	Proposed Setbacks
Light Industrial: Front	30'	> 650'
Light Industrial: Western Side	20'	> 700'
Light Industrial: Eastern Side	20'	100' with buffer plantings proposed.
Light Industrial: Rear	30'	30'

See Exhibit B: Site Plan.

h. Environmental Impact

The Illinois Department of Natural Resources' Ecological Compliance Assessment Tool (EcoCAT) consultation has been terminated with respect to the Solar Project site. See Exhibit D: EcoCAT Consultation.

The Solar Project will comply with all local, state, and federal environmental regulations. A Natural Resource Inventory (NRI) has been requested from the Boone County Soil and Water Conservation District.

The Solar Project shall be constructed, operated and maintained in compliance with federal, state, and local laws, including with respect to the removal and disposal of solid waste generated thereby. The Solar Project will also be maintained in a clean and neat manner, and any such solid waste will be removed as appropriate, with all costs borne by the Applicant.

i. Ingress and Egress During Construction and Thereafter

One improved, gravel access road will provide ingress and egress from the Solar Project site to IL 173 both during construction and thereafter. The applicant will use a watering truck as necessary to control dust during construction. See Exhibit B: Site Plan.

j. Construction and Maintenance; Traffic

The active construction period for each Phase of the Solar Project is expected to begin at the earliest in Spring 2021 and the construction of each Phase will last approximately 3 to 6 months. Construction will require trucks no larger than a typical 18-wheeler to deliver materials to the site, and onsite equipment will be used to drive pilings into the ground and install the panels, supports, and tracking equipment. Construction workers and personnel will

arrive in pick-up trucks. Typically, solar installations do not require the use of cranes. Construction hours will follow a typical daily construction schedule.

The operations and maintenance of the Solar Project will generate minimal traffic. Because the Solar Project will be continuously monitored electronically off-site, engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any repairs. Landscaping will be managed regularly during the growing season as described below.

k. Public Road Routes

The public road route will utilize IL 173, which is paved and designed for construction traffic.

l. Warning Signage

The Applicant will place signs warning of high voltage at the entrance to the solar facility as well as on the base of all pad mounted transformers. In addition, the Solar Project will prominently display a sign providing emergency contact information including the name of the solar facility, address, and the emergency contact telephone numbers for the Solar Project and the Operations and Maintenance contractor.

m. Conformance to Industry and Code Standards/Engineer Certification

The Solar Project will comply with all applicable local and county codes for the electrical, mechanical, and structural components of the facility.

n. Lighting

The Solar Project does not require lighting. No lighting will be installed.

o. Decommissioning

Upon the cessation of operations of the Solar Project, the Applicant will remove the installed Solar Project equipment and restore the site pursuant to its obligations to the Landowner, and will comply with the requirements of any governmental agency respecting the decommissioning and reclamation obligations for the Parcel. In connection with such decommissioning, the Applicant will remove the above-ground structures as well as the installed underground electrical equipment.

p. Property Value Impacts

Property valuation experts from CohnReznick have studied the value of properties that adjoin solar farms in Illinois and Indiana and concluded that the solar farms do not adversely affect the property values in either the short or long term.

The study included solar farms in Lasalle and Winnebago Counties in Illinois; as well as Elkhart, Lake, Madison, Marion and Porter Counties in Indiana. Experts analyzed property sale prices and marketability of single family homes and agricultural land that adjoins solar farms and compared this data to comparable properties in the same county. The study also included interviews with county assessors and local real estate professionals, all of whom concluded that

solar farms in their area had not impacted property values. Similar research has been conducted in other states across the U.S. and none of these studies have found that solar farms adversely affect nearby property values. Please see Exhibit E: Impacts Study.

q. Owners of Record

The following landowners are adjacent to the Project Parcel:

PIN#	Name/Trust No.	Street	City	Zip
03-15-400-011	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-15-400-010	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-14-300-001	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-14-300-008	MCINTYRE, MICHAEL S & JANE A (HAAS)	15302 IL ROUTE 76	Poplar Grove	61065
03-14-300-009	RABE, DALE A & CANDY E	15270 IL ROUTE 76	Poplar Grove	61065
03-14-300-005	RABE, BENJAMIN	15246 IL ROUTE 76	Poplar Grove	61065
03-14-300-006	GUTHRIE, GLENN S & COLLEEN	15214 IL ROUTE 76	Poplar Grove	61065
03-14-300-007	DELIJAHN INCORPORATED	PO BOX 305	Caledonia	61011
03-23-100-003	NEBIU, ERGEN & NADRIT & MURAT	4481 IL ROUTE 173	Caledonia	61011
03-23-100-002	GRACEFFA, PETER J	4557 IL ROUTE 173	Caledonia	61011
03-23-100-013	POPLAR GROVE STORAGE LLC	6801 SPRING CREEK RD	Rockford	61114
03-23-100-012	DYN 173 LLC	6801 SPRING CREEK RD	Rockford	61114
03-22-200-002	BOONE/POPLAR GROVE LLC	6277 E RIVERSIDE BLVD	Rockford	61114

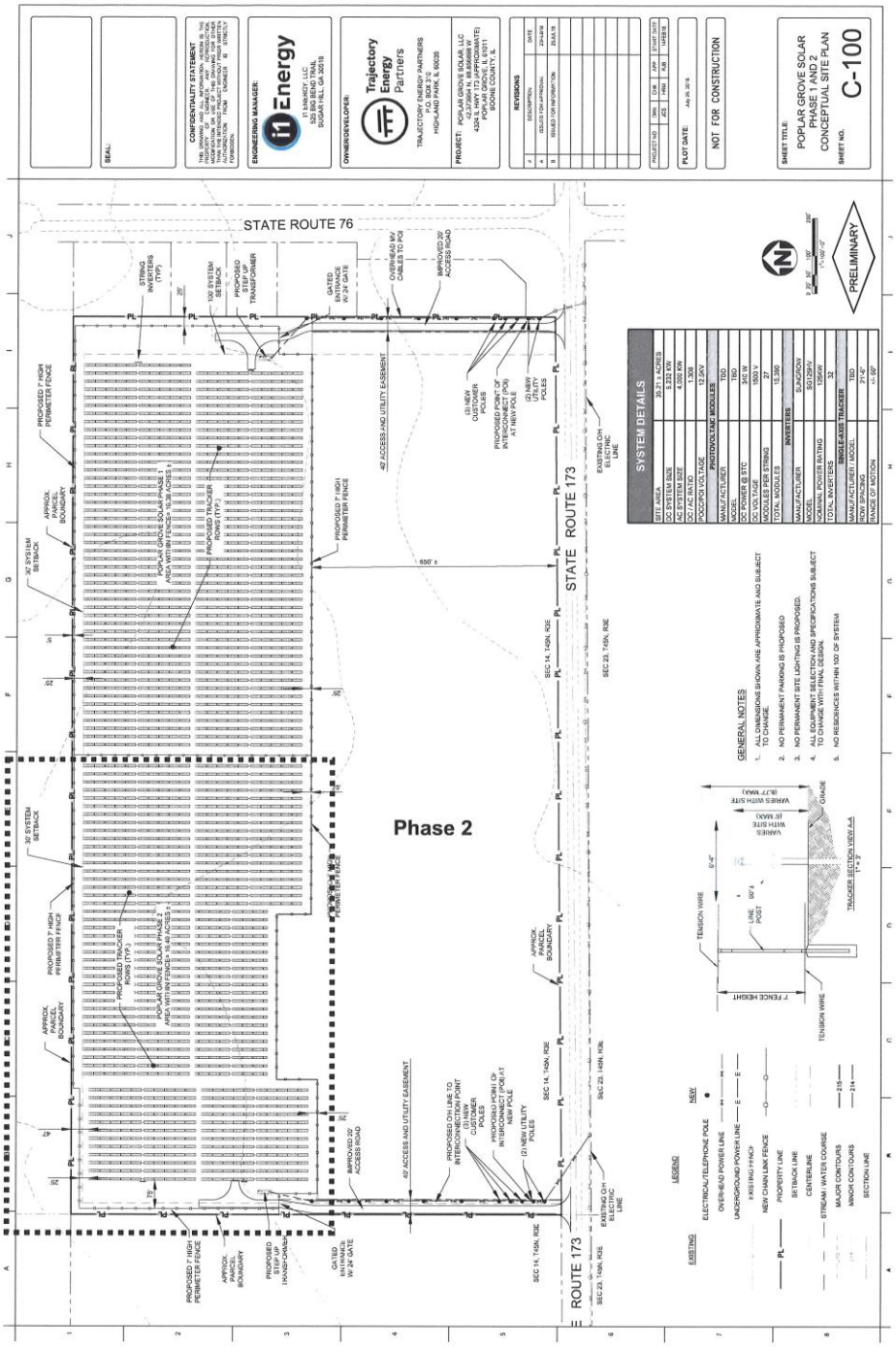
r. Special Use for Corporations, Partnerships, and Joint Venture

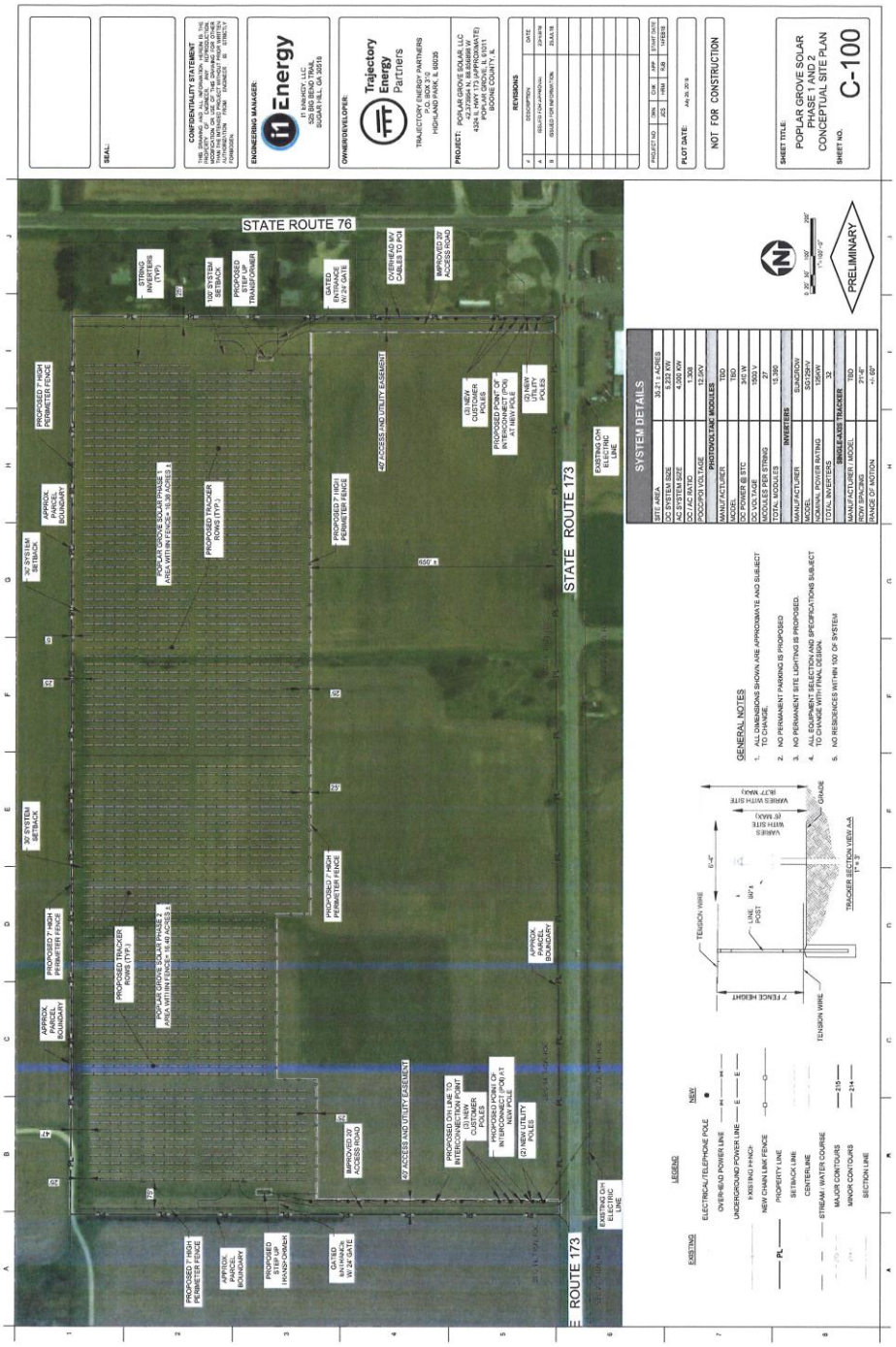
a. The Applicant is not a corporation, partnership or joint venture.
b. The Applicant is not doing business under an assumed name.
c. The Applicant is acting on its behalf.
d. Poplar Grove Solar, LLC is a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC, P.O. Box 310, Highland Park, IL 60035.

s. Special Use Fees

The Applicant has enclosed the filing fee with this application.

Exhibit B: Site Plan




STATE ROUTE 76
STATE ROUTE 173
ROUTE 173
PROPOSED 7' HIGH PERIMETER FENCE
APPROX. ARRAY BOUNDARY
PROPOSED TRACKER ROWS (TYP.)
POPLAR GROVE SOLAR PHASE 1 AREA WITHIN FENCE= 16.39 ACRES ±
POPLAR GROVE SOLAR PHASE 2 AREA WITHIN FENCE= 16.49 ACRES ±
42' ACCESS AND UTILITY EASEMENT
IMPROVED 20' ACCESS ROAD
PROPOSED STEP UP TRANSFORMER
GATED KNOX-BOX W/ 24' GATE
STRING INVERTERS (TYP.)
100' SYSTEM SETBACK
30' SYSTEM SETBACK
OVERHEAD MV CABLES TO POI
PROPOSED POINT OF INTERCONNECT (POI) W/ (3) NEW CUSTOMER POLES
(2) NEW UTILITY POLES
EXISTING OH ELECTRIC LINE
650' ±
SYSTEM DETAILS
SITE AREA 32.21 ACRES
DC SYSTEM SIZE 8,232 KW
DC STC RATING 6,300 KW
DC / AC RATIO 1.307
POC/GPOI VOLTAGE 12.5KV
PHOTOVOLTAIC MODULES
MANUFACTURER TBD
MODEL TBD
DC POWER @ STC 345 W
DC VOLTAGE 1500 V
MODULES PER STRING 27
TOTAL MODULES 15,360
INVERTERS
MANUFACTURER SUNGROW
MODEL SG125HV
NOMINAL POWER RATING 125KW
TOTAL INVERTER QTY 32
SINGLE AXIS TRACKER
MANUFACTURER / MODEL TBD
ROW SPACING 21'-0"
RANGE OF MOTION +/- 60°
GENERAL NOTES
1. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
2. NO PERMANENT PARKING IS PROPOSED
3. NO PERMANENT SITE LIGHTING IS PROPOSED.
4. ALL EQUIPMENT SELECTION AND SPECIFICATIONS SUBJECT TO CHANGE WITH FINAL DESIGN.
5. NO RESIDENCES WITHIN 100' OF SYSTEM
LEGEND
EXISTING
NEW
ELECTRICAL/TELEPHONE POLE
OVERHEAD POWER LINE
UNDERGROUND POWER LINE
FENCE
EXISTING FENCE
NEW CHAIN LINK FENCE
PROPERTY LINE
SETBACK LINE
CENTERLINE
STREAM / WATER COURSE
MAJOR CONTOURS
MINOR CONTOURS
SECTION LINE
TRACKER SECTION VIEW A-A
PRELIMINARY
CONFIDENTIALITY STATEMENT
SEAL:
ENGINEERING MANAGER:
IT ENERGY, LLC
SUGAR HILL, GA 30518
OWNER/DEVELOPER:
Trajectory Energy Partners
TRAJECTORY ENERGY PARTNERS
P.O. BOX 310
HIGHLAND PARK, IL 60035
PROJECT: POPLAR GROVE SOLAR, LLC
POPLAR GROVE ROAD (PARCEL 07-17-400-001)
POPLAR GROVE, IL 61071
BOONE COUNTY, IL
REVISIONS
DESCRIPTION
DATE
PROJECT NO: 1905
DRN: MHL
APP: CHECKED:
PLOT DATE: July 25, 2019
NOT FOR CONSTRUCTION
SHEET TITLE:
POPLAR GROVE SOLAR
PHASE 1 AND 2
CONCEPTUAL SITE PLAN
SHEET NO.
C-100

MEMO

DATE: September 24, 2020

TO: Poplar Grove Village Board

FROM: Village of Poplar Grove Planning and Zoning Commission

SUBJECT: Recommendation— Case 2020-06: Poplar Grove Solar, LLC, 4324 IL Route 173 (West Half)

REQUEST AND LOCATION:
The applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035, on behalf of the property owner, DYN 173, LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114, is requesting a special use to install non-building mounted solar collectors (total of 18 acres, western phase) for export of energy for use by an electrical utility at 4324 Illinois Route 173 within LI, Light Industrial District (Poplar Grove Zoning Ordinance Sections 8-6-11-B-2 and 8-5-7 Special Use. Part of PIN: 03-14-300-002. The property is rectangular in shape and is currently being farmed. The solar farm will be on the northwestern part of the property, away from Illinois Route 173. There is a cluster of single family residential to the east and a farmstead to the northwest. Please note that this is the same special use that was requested in 2018 but was never constructed.

RECOMMENDATION:
The Planning and Zoning Commission **approved** case number 2020-06 subject to the following *amended* conditions:

1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted.
2. All vegetation shall be approved by the Boone County Conservation District. Pollinator friendly vegetation shall be used.
3. A decommissioning and reclamation plan shall be submitted to and approved by the Village of Poplar Grove prior to the commencement of the development.
4. A surety, covering the complete execution of the decommissioning and reclamation plan for when the project ends shall be posted prior to the commencement of the development.
5. *A subsurface agricultural investigation and survey shall be performed to accurately locate, map, and protect tiles, prior to any construction activity. The drainage system shall be protected and repaired or replaced, as necessary, during the term of the special use to avoid any issues with the Illinois Drainage Law and any unforeseen flooding or impact to drainage that could negatively impact this project or any adjacent landowners.*
6. The drainage way located in Phase II shall be left unobstructed.
7. The applicant shall provide training to Boone County Fire District 3 pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
8. Inspection risers shall be installed between PINs: 03-14-300-001 and 03-14-300-002 and Illinois Route 173

The motion to amend condition 5 and approve case 2020-06 for a solar farm at 4324 IL Route 173 (west half) carried with a 4-0 roll call vote.

_____
Jessica Roberts, Chairman
Poplar Grove Planning and Zoning Commission

Families First Coronavirus Response Act Policy

It is the policy of the Village of Poplar Grove to comply with the requirements of the Federal Families First Coronavirus Response Act (FFCRA). The FFCRA provides employees with Emergency Paid Sick Leave (PSLA) and Emergency Paid Family and Medical Leave (EFMLA) for those affected by the COVID-19 pandemic, from April 1, 2020, through December 31, 2020.

Definitions

As used in this policy, the following definitions shall apply:

a) Child is defined as a biological, adopted or foster child, a stepchild, a legal ward, or a child of a person standing in loco parentis, who is:
   a. Under the age of 18 (and if your child is over the age of 14, and your normal shift is during daylight hours, you must certify that special circumstances exist requiring you to provide care for such child), or
   b. 18 or older and incapable of self-care because of a mental or physical disability.

b) Individual is defined as an immediate family member, roommate, or similar person with whom the employee has a relationship that creates an expectation that the employee would care for the person if he or she self-quarantined or was quarantined.

c) Childcare provider is defined as a provider who receives compensation for providing childcare services on a regular basis, including:
   a. A center-based childcare provider.
   b. A group home childcare provider.
   c. A family childcare provider (one individual who provides childcare services for fewer than 24 hours per day, as the sole caregiver, and in a private residence).
   d. Other licensed provider of childcare services for compensation.
   e. A childcare provider that is 18 years of age or older who provides child care services to children who are either the grandchild, great grandchild, sibling (if such provider lives in a separate residence), niece or nephew of such provider, at the direction of the parent.

d) School closure is defined as the physical location (building) where your child receives instruction, which is not open to your child. This is true even if some or all instruction is being provided online and your child is participating in said online instruction. Further in the case of a part-time in-person instruction model, on days in which a school is closed to your child for purposes of in-person instruction, the school shall be considered closed. The following shall be true for purposes of EFMLA leave eligibility:
   a. If a school is partially open for in-person instruction and an employee's child attends in-person instruction when available, the employee would not be eligible for EFMLA leave on in-person instruction days.
   b. Given the option to attend in-person instruction or entirely virtual instruction, an employee selects virtual instruction rather than a hybrid or in-person instruction model, the employee may be ineligible to take EFMLA leave.

Emergency Paid Sick Leave (PSLA)

Eligibility

All current full-time and part-time employees, regardless of the amount of time the employee has worked for the Village of Poplar Grove, who are unable to work (or telework) due to one of the following reasons for leave:

1. An employee is subject to a federal, state, or local quarantine or isolation order related to COVID–19.
2. An employee has been advised by a health care provider to self-quarantine due to concerns related to COVID–19 including: a) the belief that the individual has COVID-19; b) The individual may have COVID-19 due to know exposure or symptoms; or the individual is particularly vulnerable to COVID-19. (A health care provider is defined as a medical doctor or nurse practitioner or other health care provider authorized to issue a certification under FMLA).
3. An employee is experiencing symptoms of COVID–19 and seeking a medical diagnosis.
4. An employee is caring for an individual who is subject to an order as described in subparagraph (1) or has been advised as described in paragraph (2).
5. An employee is caring for their child/children if the school or place of care of the child/children has been closed, or the childcare provider of such child/children is unavailable for reasons related to COVID-19.
6. An employee is experiencing any other substantially similar condition specified by the Secretary of Health and Human Services in consultation with the Secretaries of Labor and Treasury.

Amount of Paid Sick Leave

All eligible full-time employees will have up to Eighty (80) hours or Ten (10) days of PSLA leave available to use for the qualifying reasons above. Eligible part-time employees are entitled to the number of hours worked, on average, over a two-week period.

For employees with varying hours, one of two methods for computing the number of hours paid will be used:

a) If the employee has worked Six (6) months or more, the average number of hours that the employee was scheduled per day over the Six (6) month period ending on the date in which the employee takes leave, including hours for which the employee took leave of any type.
b) If the employee has worked less than Six (6) months, the expected number of hours to be scheduled per day at the time of hire.

Increments and Intermittent Use of Leave

For those employees who are teleworking, the Village of Poplar Grove has authorized employees to take PSLA leave intermittently and, in any increment to which the employee and their Department Head or Supervisor have agreed to that is not inconsistent with the provisions

contained in the Employee Handbook, applicable Village of Poplar Grove policies, or applicable Collective Bargaining Agreement.

For those employees who are not teleworking and are currently working onsite, the Village of Poplar Grove has authorized employees to take PSLA leave intermittently ONLY for reason number Five (5) as listed above, that is an employee is caring for their child/children if their child/children's school or place of care has been closed, or the childcare provider of such child/children is unavailable due to COVID–19-related reasons.

According to FFCRA regulations, an employee taking leave for reasons 1-4 or 6 above could potentially expose an employee or others in the workplace to COVID-19. As such, employees taking leave for reasons 1-4 or 6 above must either use the full amount of PSLA leave or use it in full-day increments until the reason for leave is over and it is safe for the employee to return to work.

Rate of Pay

PSLA leave will be paid at the employee's regular rate of pay, or minimum wage, whichever is greater, for leave taken for reasons 1-3 above. Pay for leave taken for reasons 1-3 will not exceed $511 per day and $5,110 in total.

Employees taking leave for reasons 4-6 will be compensated at two-thirds their regular rate of pay, or two-thirds of the applicable federal or state minimum wage, whichever is greater. Pay for leave taken for reasons 4-6 will not exceed $200 per day and $2,000 in total.

Employees taking leave for reasons 4-6 may also supplement the two-thirds pay with accrued, applicable paid leaves not to exceed 100% of regular pay. The determination of which accrued paid leaves are applicable will be consistent with the Village of Poplar Grove Employee Handbook and/or the applicable Collective Bargaining Agreement. For example, an employee may choose to use one-third of an hour of accrued, applicable paid leave for each hour of PSLA leave taken to reach 100% of normal pay per hour.

Interaction with Other Paid Leave

The employee may use PSLA leave under this policy before using any other accrued paid time off for the qualifying reasons stated above.

Employees on EFMLA leave under this policy may use PSLA leave concurrently with that leave. PSLA leave may also be used when an employee is on leave under traditional FMLA for his or her own COVID-19-related serious health condition or to care for a qualified family member with such a condition.

Procedure for Requesting Emergency Paid Sick Leave

Employees must notify their Department Head or Supervisor of the need and specific reason for leave under this policy either prior to leave within one day of leave commencing. A FFCRA leave

request form will be provided to all employees via email or in person. Verbal notification will be accepted until practicable to complete and return the designated FFCRA leave form.

The Village of Poplar Grove has the right to request reasonable documentation to substantiate an employee's need to take the leave including: a) employee's name; b) date(s) for which leave is requested; c) the qualifying reason for the leave; and d) an oral or written statement that an employee is unable to work because of the qualified reason for leave.

Additionally, an employee must provide the following information for the below reasons:

1. For reason 1 an employee must provide:
    a. A copy of the federal, state or local quarantine or isolation order related to COVID-19 applicable to the employee or the name of the government entity that issued the order.
2. For reason 2 an employee must provide:
    a. Written documentation by a health care provider advising the employee to self-quarantine due to concerns related to COVID-19 or the name of the provider who advised the employee.
3. For reason 3 an employee must provide either:
    a. A copy of the federal, state or local quarantine or isolation order related to COVID-19 applicable to the employee or the name of the government entity that issued the order; or
    b. Written documentation by a health care provider advising the employee to self-quarantine due to concerns related to COVID-19 or the name of the provider who advised the employee.
4. For reason 4 an employee must provide:
    a. The name and relation of the individual the employee is taking leave to care for who is subject to a quarantine or isolation order or is advised to self-quarantine.
5. For reason 5 an employee must provide:
    a. The name(s) of the child/children being cared for;
        i. A certification that your child/children are under the age of 18 (and if your child/children are over the age of 14, and your normal shift is during daylight hours, you must certify that special circumstances exist requiring you to provide care for such child/children), or
        ii. A certification that your child/children are 18 years of age or older and incapable of self-care because of a mental or physical disability.
    b. The name of the school, place of care, or childcare provider that has closed or become unavailable; and
    c. A statement representing that no other suitable person will be caring for the child during the period for which an employee takes PLSA leave.
6. For reason 6 an employee must provide:
    a. Documentation which substantiates that an employee is experiencing a substantially similar condition to COVID-19 as specified by the Secretary of Health and Human Services in consultation with the Secretaries of Labor and Treasury.
7. Further, an employer may also request that an employee provide such additional material as needed for the employer to support a request for tax credits.

Once PSLA leave has commenced, the employee and his or her Department Head or Supervisor must determine reasonable procedures for the employee to report periodically on the employee's status and intent to continue to receive paid sick time or the intent to return to work.

Failure to provide the required documentation listed above will result in a delay in the approval or a denial of PSLA leave. **In cases of a non-emergent leave, the Village of Poplar Grove will request at least one (1) week notice prior to the leave being taken.**

Carryover

PSLA leave under this policy will not be provided beyond December 31, 2020, unless further extended by future legislation. Any unused paid sick leave will not carry over to the next year or be paid out to employees.

Job Protections

No employee who appropriately utilizes emergency paid sick leave under this policy will be discharged, disciplined or discriminated against for use of this leave.

The employer must maintain the employees' same level of health insurance while an employee is on PSLA leave.

Emergency Family Medical Leave Act

Employee Eligibility

All current employees who have been employed with the Village of Poplar Grove for at least thirty (30) calendar days are eligible for leave under this policy.

Employees laid off or otherwise terminated on or after March 1, 2020, who are rehired on or before December 31, 2020, are eligible for leave upon reinstatement if they had previously been employed with Village of Poplar Grove for Thirty (30) or more of the Sixty (60) calendar days prior to their layoff or termination.

Reason for Leave

An employee is only eligible for EFMLA leave if they *cannot work or telework* because their child's school or place of child care has been closed, or the child care provider of such child is unavailable as declared by a federal, state or local authority due to a public health emergency with respect to COVID-19.

Duration of Leave

An eligible employee is allowed a total of Twelve (12) weeks of leave under FMLA and EFMLA combined (not Twelve (12) weeks under both FMLA and EFMLA). The criteria used to determine if an employee is eligible for FMLA leave, that is, has worked for Twelve (12) months and at least 1,250

hours in the previous year (as defined by employers policy) do not apply if the employee is requesting EFMLA leave.

Increments & Intermittent Use of Leave

The Village of Poplar Grove has authorized employees to take EFMLA leave intermittently and, in any increment to which the employee and their Department Head or Supervisor have agreed to that is not inconsistent with the provisions contained in the Employee Handbook, applicable Village of Poplar Grove policies, or applicable Collective Bargaining Agreement.

Pay During Leave

Leave will be unpaid for the first Ten (10) days of leave; however, employees may use accrued paid vacation, compensatory, or personal leave during this time. Employers cannot require an employee to use accrued, applicable paid leaves during these Ten (10) days. The employee may also elect to use the paid leave provided under the PSLA, as further explained below.

After the first Ten (10) days, employees requiring additional EFMLA leave (up to Ten (10) additional weeks) will be required to use any accrued, applicable paid leaves concurrently with EFMLA leave. In other words, after the first Ten (10) days of unpaid leave, employees will be required to use any accrued, applicable paid leave for the number of hours the employee would otherwise be scheduled to work. These hours will be paid at the employees' full daily rate of pay.

Should an employee's accrued, applicable paid leaves be exhausted, any additional leave will be paid at Two-Thirds (2/3)of an employee's regular rate of pay for the number of hours the employee would otherwise be scheduled to work. Pay will not exceed $200 per day and $10,000 in total, or $12,000 in total if using PSLA leave for the first Two (2) weeks. If you are required to use your accrued, applicable paid leaves and your daily wages would exceed $200 per day, the above limits will not apply for those days in question. Any unused portion of this pay will not carry over to the next year.

For employees with varying hours, one of two methods for computing the number of hours paid will be used:

a) If the employee has worked Six (6) months or more, the average number of hours that the employee was scheduled per day over the Six (6) month period ending on the date in which the employee takes leave, including hours for which the employee took leave of any type.
b) If the employee has worked less than Six (6) months, the expected number of hours to be scheduled per day at the time of hire.

Employee Status and Benefits During Leave

While an employee is on leave, the Village of Poplar Grove will continue the employee's health benefits during the leave period at the same level and under the same conditions as if the employee had continued to work. While on paid leave, the Village of Poplar Grove will continue to make payroll deductions to collect the employee's share of the premium. During any unpaid portions of

leave, the employee must continue to make this payment per instructions from your Department Head or Supervisor.

If the employee contributes to a life insurance or disability plan, the employer will continue making payroll deductions while the employee is on paid leave. During any portion of unpaid leave, the employee may request continuation of such benefits and must make arrangements to pay his or her portion of the premiums. If the employee does not continue these payments, the employer may discontinue coverage during the leave. If the employer maintains coverage, the employer may recover the costs incurred for paying the employee's share of any premiums, whether or not the employee returns to work.

Procedure for Requesting Leave

All employees requesting EFMLA leave must provide written notice of the need for leave to their Department Head or Supervisor as soon as practicable. Verbal notification will be accepted until practicable to complete and return the designated FFCRA leave form.

To be eligible to take EFMLA leave, an employee must provide the following information:

1. Employee's name;
2. Date(s) for which leave is requested;
3. The COVID-19 qualifying reason for the leave;
4. A statement representing that you are unable to work because of the qualified reason for leave;
5. The name(s) of the child/children being cared for;
    a. Certifying that your child/children are under the age of 18 (and if your child/children are over the age of 14, and your normal shift is during daylight hours, you must certify that special circumstances exist requiring you to provide care for such child/children), or
    b. Certifying that your child/children are 18 years of age or older and incapable of self-care because of a mental or physical disability.
6. The name of the school, place of care, or childcare provider that has closed or become unavailable;
7. A statement representing that no other suitable person will be caring for your child/children during the period for which you take EFMLA leave.

Failure to provide the required documentation listed above will result in a delay in the approval or a denial of EFMLA leave. **In cases of a non-emergent leave, the Village of Poplar Grove will request at least one (1) week notice prior to the leave being taken.**

Employee Status After Leave

Generally, an employee who takes FMLA leave will be able to return to the same position or a position with equivalent status, pay, benefits and other employment terms. The Village of Poplar Grove may choose to exempt certain key employees from this requirement and not return them to the same or similar position when doing so will cause substantial and grievous economic injury to

business operations. Key employees will be given written notice at the time FMLA leave is requested of their status as a key employee.

Please do not hesitate to reach out to your Department Head or Supervisor with any questions regarding the above information.

Village of Poplar Grove
FFCRA FORMS

DATE

NAME
ADDRESS

Dear FIRSTNAME:

FAMILIES FIRST CORONAVIRUS RESPONSE ACT (FFCRA)

Under a recently passed Federal law that remains effective until December 31, 2020, the Families First Coronavirus Response Act (FFCRA), you may be eligible to take leave under Emergency Paid Sick Leave (PSLA) and/or Emergency Family and Medical Leave (EFMLA) upon the submission of the appropriate qualifying documentation and provided you are unable to work or telework. If appropriate, the Village of Poplar Grove will notify you if you are eligible to telework and what your telework assignments are.

Under the FFCRA, you may qualify for PSLA and the EFMLA if you are unable to work (including unable to telework) due to a need for leave because you:

Reason 1: are subject to a federal, state, or local quarantine or isolation order related to COVID-19;

Reason 2: have been advised by a health care provider to self-quarantine related to COVID-19;

i) This means that a healthcare provider has advised you to self-quarantine based on a belief that:
   a. You have COVID-19;
   b. You may have COVID-19;
   c. Or you are particularly vulnerable to COVID-19.

Reason 3: are experiencing COVID-19 symptoms and are seeking a medical diagnosis;

i) This means that you are unable to work because you are taking affirmative steps to obtain a medical diagnosis, such as making, waiting for, or attending an appointment for a COVID-19 test.

Reason 4: are caring for an individual subject to an order described in Reason 1 or self-quarantine as described in Reason 2;

i) This means you are caring for an individual who expects or depends on your care during their quarantine or self-quarantine.
ii) The individual may be an immediate family member or someone who regularly resides in your home. The individual may also be someone with whom your relationship creates and expectation that you care for the person in a quarantine or self-quarantine situation, and that individual depends on you for care during the quarantine or self-quarantine.

Reason 5: are caring for a child whose school or place of care is closed (or child care provider is unavailable) for reasons related to COVID-19;

i) An employee requesting leave under PSLA or EFMLA to care for his/her child must provide the following information:
   a. This applies to a biological, adopted, or foster child, stepchild, legal ward, or child for whom you stand in loco parentis, and that is either:
      i. under the age of 18 (and if my child is over the age of 14, and my normal shift is during daylight hours, I certify that special circumstances exist requiring me to provide care to such child), or
      ii. 18 years of age or older and incapable of self-care because of a mental or physical disability.
   b. There must also be no other suitable person available to care for the child during the period of requested leave.
   c. To qualify for EFMLA, a school or place of care is closed or whose child care provider is unavailable due to a public health emergency, defined as an emergency with respect to COVID-19, declared by a federal, state, or local authority.

Reason 6: are experiencing any other substantially-similar condition specified by the Secretary of Health and Human Services, in consultation with the Secretaries of Labor and Treasury

i) The U.S. Department of Health and Human Services (HHS) has not yet identified any "substantially similar condition" that would allow an employee to take paid sick leave. If HHS does identify any such condition, the Department of Labor will issue guidance explaining when you may take paid sick leave on the basis of a "substantially similar condition."

In order to qualify for leave under PSLA or EFMLA, certain information must be submitted. Please carefully read the attached forms and provide the required information.

To the extent necessary based on the information provided, I am sending you a "*HIPAA release authorization"* form. You are directed to return the appropriate forms (attached to this memorandum), along with the appropriate supporting documentation, within fifteen (15) calendar days. Failure to return this form by the specified date can delay or negate your rights under EPSL and EFMLA.

FAMILY MEDICAL LEAVE ACT (FMLA)

In certain circumstances, should an employee qualify for leave under FMLA, an employee will be able to take leave for a COVID-19 related serious health condition. For leave taken under the FMLA for an employee's own serious health condition related to COVID-19, or to care for the employee's spouse, son, daughter, or parent with a serious health condition related to COVID-19, the normal FMLA certification requirements still apply. If you would like to be considered for FMLA leave, please request the FMLA certification paperwork.

Feel free to contact me at _____ or by email at _____should you have any questions.

Sincerely,

_____

PSLA ABSENCE FORM

I, _____ (employee name), request that I be granted leave in accordance with the following reason(s):

☐Reason 1: I am currently subject to a federal, state, or local quarantine or isolation order related to COVID-19;

- The government entity that issued the quarantine or isolation order to which I am subject is _____;

☐Reason 2: I have been advised by a health care provider to self-quarantine related to COVID-19 because my health care provider believes I have or may have COVID-19 or that I am particularly vulnerable to COVID-19;

- The name of the health care provider who advised me to self-quarantine for COVID-19 related reasons is: _____.

☐Reason 3: I am experiencing COVID-19 symptoms and am seeking a medical diagnosis;

☐Reason 4: I am caring for an individual subject to an order described in Reason 1 or self-quarantine as described in Reason 2. The individual expects or depends on me for care during his or her quarantine or self-quarantine and is (a) an immediate family member, (b) someone who regularly resides in my home, or (c) someone with whom my relationship creates an expectation that I would care for the person in a quarantine or self-quarantine situation, and that individual depends on me for care during the quarantine or self-quarantine;

- The government entity that issued the quarantine or isolation order to which the individual is subject is _____; or
- The name of the health care provider who advised him or her to self-quarantine for the COVID-19 related reasons set forth in Reason 2 is _____.
    - The name of the individual who has been advised to self-quarantine is _____ and his/her relation to me is _____.

☐Reason 5: I am caring for a child whose school or place of care is closed (or child care provider is unavailable) for reasons related to COVID-19; or

- The name of the child (children) is/are: _____.
- The name of the school, place of care, or child care provider is (if more than one, please specify): _____.
    - Provide appropriate documentation in support of the requested leave (examples below):
        - A letter, document, or email that has been published on a government, school, daycare, or childcare provider affirming that they are closed due to a public health emergency/COVID-19.
- ☐ I (check the box if true) certify that there is no other suitable person available to care for the above named child/children during the period of requested leave and that the information I have provided is true and accurate to the best of my knowledge.
- ☐ I (check the box if true) certify that, my request is for a biological, adopted, or foster child, stepchild, legal ward, or child for whom I stand in loco parentis, and that is either (a) under the age

of 18 (and if my child is over the age of 14, and my normal shift is during daylight hours, I certify that special circumstances exist requiring me to provide care to such child), or (b) 18 years of age or older and incapable of self-care because of a mental or physical disability.

☐Reason 6: I am experiencing any other substantially-similar condition specified by the Secretary of Health and Human Services, in consultation with the Secretaries of Labor and Treasury.

☐ I am requesting leave due to the above reason for the time period: _____(date)-_____(date) or for the following dates: _____ (dates).

For purposes of non-emergent leave (i.e. for purposes of foreseeable childcare leave), the Village of Poplar Grove asks that all required leave dates are requested at least one (1) week in advance.

☐ I certify that I am unable to work/telework due to the above reason.

☐ The following written support/documentation for the above reason for my request is (specify) (e.g., doctor's note, notice from daycare provider regarding closure):
_____
_____
_____.

☐ I certify that the information I have provided is true and accurate and I understand that providing false or misleading information about my absence(s) could result in disciplinary action, up to and including immediate termination of my employment.

Employee Signature: _____ Date: _____

Employer Signature: _____ Date: _____

EFMLA ABSENCE FORM

I, _____ (employee name), request that I be granted leave in accordance with the following reason:

I am caring for a child whose school or place of care is closed (or child care provider is unavailable) for reasons related to COVID-19 (this means that a school or place of care is closed or whose child care provider is unavailable due to a public health emergency, defined as an emergency with respect to COVID-19, declared by a federal, state, or local authority);

- I am requesting leave to care for a child (children) named: _____.
- The name of the school, place of care, or childcare provider is _____.
    - Provide appropriate documentation in support of the requested leave (examples below):
        - A letter, document, or email that has been published on a government, school, daycare, or childcare provider website affirming that they are closed due to a public health emergency defined as an emergency with respect to COVID-19, declared by a Federal, State, or local authority.
- ☐ I am requesting leave due to the above reason for the time period: _____ (date)-_____(date) or for the following dates: _____.
    - The Village of Poplar Grove asks that all foreseeable leave dates are requested at least one (1) week in advance.
- ☐ (check the box if true) I certify that there is no other suitable person available to care for the above-named child during the period of requested leave.
- ☐ (check the box if true) I certify that my request is for a biological, adopted, or foster child, stepchild, legal ward, or child for whom I stand in loco parentis, and that is either (a) under the age of 18 (and if my child is over the age of 14, and my normal shift is during daylight hours, I certify that special circumstances exist requiring me to provide care to such child), or (b) 18 years of age or older and incapable of self-care because of a mental or physical disability.

☐ (check the box if true) I certify that there is no other suitable person available to care for the above named child (children) during the period of requested leave and that the information I have provided is true and accurate to the best of my knowledge.

☐ (check the box if true) I certify that I am unable to work/telework due to the above reason.

☐ The following written support/documentation for the above reason for my request is (specify) (e.g., doctor's note, notice from daycare provider regarding closure):

_____
_____
_____.

☐ I certify that the information I have provided is true and accurate and I understand that providing false or misleading information about my absence(s) could result in disciplinary action, up to and including immediate termination of my employment.

Employee Signature: _____ Date: _____

Employer Signature: _____ Date: _____

RESOLUTION NO. 20-35

A RESOLUTION OF THE VILLAGE OF POPLAR GROVE, ILLINOIS TEMPORARILY AMENDING THE VILLAGE OF POPLAR GROVE EMPLOYEE HANDBOOK TO INCLUDE A FAMILIES FIRST CORONAVIRUS RESPONSE ACT POLICY

WHEREAS, the Village of Poplar Grove, Illinois ("Village") has an Employee Handbook; and

WHEREAS, currently, the Village does not have a written policy governing the administration of the Families First Coronavirus Response Act ("FFCRA") in the Employee Handbook; and

WHEREAS, in response to the ongoing COVID-19 Pandemic, the Village recognizes the need to include a policy in the Employee Handbook which sets forth the process, procedure, and rules which shall govern the Village's administration of said requests to take leave under the FFCRA; and

WHEREAS, the Village wishes to adopt said FFCRA policy to be effective from April 1, 2020 through December 31, 2020, unless otherwise extended by Federal Law; and

WHEREAS, the Village wishes to amend its Employee Handbook to include the FFCRA Policy attached hereto as Exhibit A; and

WHEREAS, the Village finds that such temporary amendments are in the best interest of the Village and its citizens.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Poplar Grove, Illinois as follows:

1. The above recitals are incorporated herein and made a part hereof.

2. The Village Board hereby accepts and retroactively approves the Village of Poplar Grove's temporary amendment to the Employee Handbook to include a FFCRA Policy as of April 1, 2020, such amendment is attached hereto as Exhibit A.

3. The Village President is hereby authorized to execute this said resolution and any other documents necessary to effectuate the same.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2020

AS FOLLOWS:

VOTING “AYE”: _____

_____

VOTING “NAY”: _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2020

ATTEST:

_____ _____

CLERK PRESIDENT

EXHIBIT A: FAMILIES FIRST CORONAVIRUS RESPONSE ACT POLICY