

TAZEWELL COUNTY LAND USE COMMITTEE AGENDA
Chairman, Kim Joesting
McKenzie Building – 3rd Floor Jury Room
Tuesday, August 13, 2024 at 5:00 p.m.

1. **Call to Order.**
2. **Roll Call.**
3. **Approval of Minutes:** July 9, 2024
4. **Public Comment.**
5. **New Business.**

a. Cases:

LU-24-13	Case No. 24-27-S	Unsicker 1, LLC	Special Use	Morton Twp.
LU-24-14	Case No. 24-28-S	Unsicker 2, LLC	Special Use	Morton Twp.
LU-24-15	Case No. 24-29-S	Unsicker 3, LLC	Special Use	Morton Twp.
(Petitioner's request for an Extension)				
LU-24-16	Case No. 23-42-S	Taz Co IL S1, LLC	Special Use	Delavan Twp.
LU-24-17	Case No. 24-32-A	Amendment 70		

b. Plats and Subdivisions: None

c. Resolutions:

d. Discussion.

CCS - Updates

Class A – Extension Requests

IGA – Peoria Co. Soil and Water

6. **Unfinished Business.**
7. **Staff Report:** Review Year to Date Revenue and Building Activity
8. **Next Meeting:** Tuesday, September 10, 2024 at 5:00 p.m.
9. **Recess.**

Members: Chairman - Kim Joesting, Vice Chairman - K. Russell Crawford, Mark Goddard, Jay Hall, Kaden Nelms, Eric Schmidgall, Greg Sinn



**COUNTY OF TAZEWELL
COMMUNITY DEVELOPMENT DEPARTMENT**

Jaclynn Workman, Administrator

11 South 4th Street, Room 400, Pekin, Illinois 61554

Phone: (309) 477-2235 / Email: zoning@tazewell-il.gov

TO: Land Use Committee
FROM: Jaclynn Workman, Administrator
DATE: August 8th, 2024
SUBJECT: Unsicker 1, LLC / Unsicker 2, LLC / Unsicker 3, LLC

Members of the Land Use Committee –

As you will notice in the reports provided, your Zoning Board of Appeals has recommended denial of the three aforementioned cases. These three cases were continued from the July 2nd, 2024 ZBA hearing due to opposition by the Village of Morton. Morton opposed the proposed special use, as it would not allow for orderly development of the Village to the west. Before making a decision, ZBA requested that Morton provide additional information related to the desired growth in this vicinity.

On behalf of Morton, Mayor Jeff Kaufmann, and Trustee Steven Leitch appeared at the August 6th, 2024 ZBA hearing. Please find attached the visual aids provided by Morton as reference during discussion. To summarize, Morton anticipates continued industrial growth in this area and as such, a 25-40 year land lease immediate adjacent to the Village boundary could have a significant impact on such growth. The Village has invested in roads and infrastructure in the area with the vision to encompass, least of all, to the Unsicker Road boundary.

As you will also notice, the ZBA adopted the finding of fact provided by Tri-County Regional Planning. The findings were 11 positive, 1 negative and 2 N/A. The ZBA felt the single negative finding of fact was significant enough to justify a recommendation to deny all three cases.

Additionally, please find attached a letter presented by the petitioner's legal counsel during closing statements.

The full video of both the July 2nd and August 6th testimony can be found at; <https://tazewell-il.gov/agendas-and-minutes/> Please feel free to contact me at your convenience if you any questions.

JW

11 South Fourth Street ~ McKenzie Building ~ Suite 400 ~ Pekin, Illinois 61554
Phone: (309) 477-2235 ~ Fax: (309) 477-2358 ~ E-Mail: jworkman@tazewell-il.gov

Village of Morton

120 NORTH MAIN STREET • P.O. BOX 28 • MORTON, ILLINOIS 61550-0028
PHONE (309) 266-5361 FAX (309) 266-5508

JEFFREY L. KAUFMAN
President

TRUSTEES:
Rod Blunier
Craig Hilliard
Steve Leitch
Brad Menold
Kenneth Newman
Nate Parrott

VILLAGE CLERK:
Zo Evans

To whom it may concern:

Concerning the following cases:

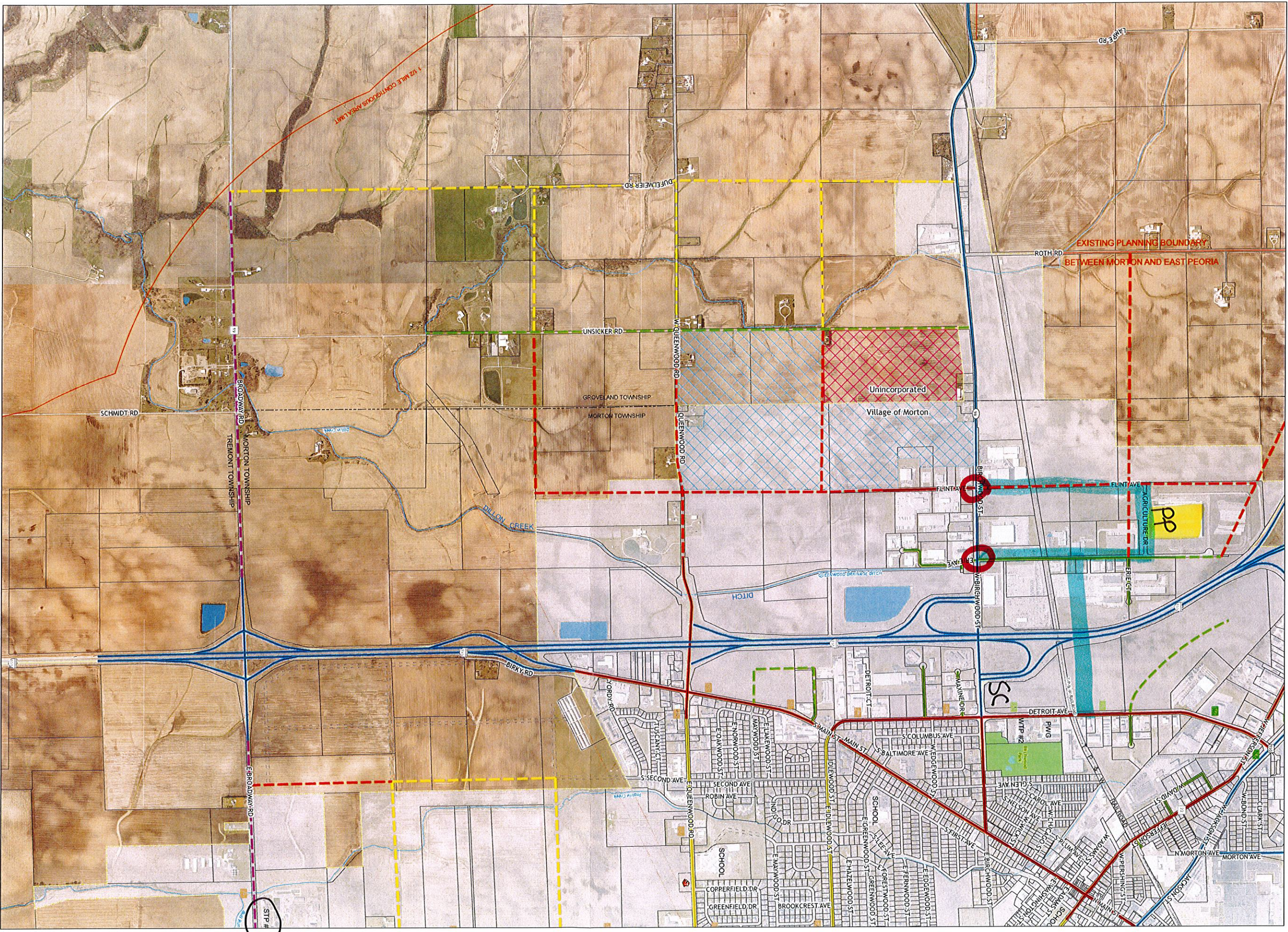
Case No. 24-27-S Unsicker Sun 1, LLC
Case No. 24-28-S Unsicker Sun 2, LLC
Case No. 24-29-S Unsicker Sun 3, LLC

The Village of Morton opposes the award of a Special Use permit on this site. The award of a Special Use permit to allow a solar farm conflicts with the intended plan for the orderly development within the 1.5 mile radius of the Village of Morton addressed in our Comprehensive Plan. The Comprehensive Plan calls for this corridor to be committed to industrial uses in conformity with the Village of Morton's zoning ordinances. A solar farm is not a use permitted in the Village of Morton within that zoning district. As such, awarding a Special Use permit would impede the intended planned and orderly development of the Village of Morton.

Please see the attached documentation supporting our reasoning for the opposition.

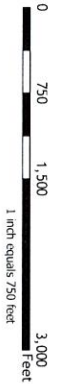
Respectfully,

Zack Davis
Zoning & Code Enforcement Officer
Village of Morton
120 N. Main St.
Morton, IL 61550
zdavis@morton-il.gov
309-266-5361 Ext. 2239



MORTON, ILLINOIS OFFICIAL MAP

SOUTHWEST EXTENT



LEGEND

- | | | | |
|--|--|--|--|
| | MAJOR (EXISTING) | | COMMERCIAL/INDUSTRIAL MINOR (PROPOSED) |
| | MAJOR (PROPOSED) | | RESIDENTIAL COLLECTOR (EXISTING) |
| | ARTERIAL (PROPOSED) | | RESIDENTIAL COLLECTOR (PROPOSED) |
| | COMMERCIAL/INDUSTRIAL COLLECTOR (EXISTING) | | RESIDENTIAL MINOR (PROPOSED) |
| | COMMERCIAL/INDUSTRIAL COLLECTOR (PROPOSED) | | RESIDENTIAL MINOR (EXISTING) |
| | COMMERCIAL/INDUSTRIAL MINOR (EXISTING) | | MUNICIPAL LIMITS |
-
- | | |
|--|----------------------------------|
| | Future Commercial Expansion |
| | Unincorporated |
| | Unincorporated Village of Morton |
| | EXISTING BIKE TRAIL |
| | FUTURE BIKE TRAIL |
| | POTENTIAL BIKE TRAIL |
| | EXISTING/POTENTIAL FIRE STATION |



8/6/2024

August 5, 2024

Tazewell County
Tazewell County Board
Tazewell County Zoning Board of Appeals
11 S. 4th Street
Pekin, IL 61554

Re: Unsicker Sun Community Solar Energy Projects

Dear County Board and Zoning Board of Appeals members:

Unsicker Sun 1, LLC, Unsicker Sun 2, LLC and Unsicker Sun 3, LLC have applied to Tazewell County for special use permits for community solar energy projects. All three projects are located on property in unincorporated Tazewell County and within 1.5 miles of the Village of Morton. The Village of Morton has objected to the projects on the basis that development of the property with solar energy projects is inconsistent with the Morton comprehensive plan for future industrial development.

The property is zoned agricultural by Tazewell County, and Tazewell County has jurisdiction over the zoning of the property and the special use applications.

State law, 55 ILCS 5/5-12020, requires that counties allow solar energy projects in all districts zoned for agricultural or industrial uses. For solar projects, this requirement applies in all unincorporated areas of a county, without any exception. By contrast, for wind energy projects, 55 ILCS 5/5-12020(b) limits county regulation to areas “outside of the zoning jurisdiction of a municipality and that are outside the 1.5 mile radius surrounding the zoning jurisdiction of a municipality.” No such geographical limitation exists for solar projects in the state law. Accordingly, unincorporated areas located within 1.5 miles of a municipality are not excluded from the application of the state siting law for solar projects, and therefore a county must allow solar projects in areas zoned for agricultural or industrial use within 1.5 miles of a municipality.

In addition, a county may not include requirements for commercial solar energy projects “that are more restrictive than specified in this Section.” 55 ILCS 5/5-12020(b).

The state law does not include any restriction or limitation relating to municipal comprehensive plans. Accordingly, a county cannot adopt or enforce a requirement that solar energy projects be consistent with a municipal comprehensive plan. Such a zoning requirement would be “more restrictive” than those regulations allowed under 55 ILCS 5/5-12020, and therefore not valid and cannot be used to justify denial of a solar project application.

Although the Village of Morton has objected to the Unsicker solar projects, it should be noted that the projects are located in an area Morton proposes to be zoned for future industrial use, and the Morton zoning ordinance allows solar energy projects as a special use in the I-2 industrial zoning district. (Morton Zoning Ordinance §10-4-16(F)). Accordingly, there is a compelling argument that the solar projects are consistent with the comprehensive plan of Morton. However, under Illinois state law, consistency with a municipal comprehensive plan is not a permissible standard or requirement and cannot form the basis for Tazewell County to deny the Unsicker solar projects.

Sincerely,

James R. Griffin

James R. Griffin

Attorney for Unsicker Sun 1, LLC,

Unsicker Sun 2, LLC and Unsicker Sun 3, LLC

JRG/tm

cc: Tazewell County State's Attorney (kjohnson@tazewell-il.gov)

**DECISION AND FINDINGS OF FACT
OF THE ZONING BOARD OF APPEALS
ON PROPOSED SPECIAL USE**

(Zoning Board Case No. 24-27-S)

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on July 2, 2024 and August 6, 2024, and pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: Special Use

LOCATION AND/OR PROPERTY INVOLVED:

Current Owner of Property: Getz Land Trust, c/o Douglas S. Getz, 1400 Parkside Ave., Unit 140, Morton, IL 61550

Access through P.I.N. 05-05-24-400-007; an approximate 4.46 acre parcel; and

P.I.N. 05-05-24-400-014; an approximate 20.02 +/- acres utilized of an existing 71.25 acre parcel located in part of the E 1.2 of the SE ¼ of Sec 24, T25N, R4W of the 3rd P.M., Groveland Twp., Tazewell Co., IL;

located in a field at the SE corner of the intersection of Unsicker Rd. and W. Birchwood St. (Il. Rte 98), Morton, IL.

REQUESTED BY: Unsicker 1, LLC

PROPOSAL: The petition of Unsicker Sun 1, LLC for a Special Use to allow the construction of a 5 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District

PARTIES OF RECORD: James Griffin, Attorney on behalf of Petitioner
Matt Walsh, NexAmp , on behalf of Petitioner
Carl Broberg, Stantec, on behalf of Petitioner (7/2/24 Only)
Mike MaRous, MaRous & Co, On behalf of Petitioner (7/2/24 Only)
Jeffrey Kaufman, Village of Morton, Objector (8/6/24 Only)
Steven Leitch, Village of Morton, Objector (8/6/24 Only)

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Special Use thereon was published in the Tazewell Chronicle on May 29, 2024 and a copy of the publication was mailed to the petitioner within five working days after publication.

AGENCY COMMENTS: The Tazewell County Land Use Planner submitted a report recommending approval of the proposed Special Use request.

Tazewell County Health Department submitted a report regarding the proposed Special Use request stating portable toilets and portable handwashing stations must be provided during construction.

Tazewell County Soil & Water Conservation District submitted a report regarding the proposed Special Use request recommending denial.

Tazewell County Farm Bureau made no comment regarding the proposed Special Use request.

Dan Parr, Tazewell County Highway Engineer made no comment regarding the proposed Special Use request.

Mike Rosenthal, Groveland Township Road District submitted a report regarding the proposed Special Use request recommending approval.

Michael Harris, IDOT submitted a report regarding the proposed Special Use request stating no objection if no entrance proposed on to IL Route 98, as well as no drainage directed to IL Route 98.

Zack Davis, Village of Morton submitted a report regarding the proposed Special Use request stating opposition as it conflicts with the Village Comprehensive Land Use Plan.

C. FINDINGS OF FACTS

The Zoning Board of Appeals adopted the following findings of fact relating to the action proposed:

1. *The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.*

(Positive) The construction of a solar farm is permitted special use within an A-1 Agricultural District. Therefore the proposed special use conforms to Tazewell County Code.

2. *The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations, or of any officially adopted Comprehensive Plan of a municipality with a 1.5 mile planning jurisdiction.*

(NEGATIVE) The proposed special use does not contradict any of the purposes, goals, objectives and standards of Tazewell County's comprehensive plan. But the proposed special use is located within the Village of Morton's 1.5-mile planning jurisdiction and conflicts with their comprehensive plan. Morton has identified this corridor for industrial uses and such zoning districts under Morton code do not permit solar farm development.

3. *The petitioner has met the requirements of Article 25 of the Tazewell County Zoning Code.*

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

4. *The Site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.*

(POSITIVE) According to the site plan there will be a 311 ft setback from the nearest residential properties which exceed Tazewell County's setback requirement. Along with the setback the proposed site will also include vegetative screening.

5. *The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.*

(POSITIVE) To project the general welfare of the neighboring vicinity, the proposed special use will be secured by a 7ft chain-linked fence to limit access, vegetative screening, and meet or exceed the required setbacks set by Tazewell County.

6. *The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.*

(POSITIVE) The proposed special use incorporates the following safety measures: a 7ft fence, vegetative screening, and required setbacks. The incorporation of these measures helps protect the enjoyment of the other properties in the immediate vicinity.

7. *The Special Use shall not substantially diminish and impair property values within the neighborhood.*

(POSITIVE) There is no evidence that consistently guarantees that the development of a solar farm will diminish property values for there are studies that support and refute this claim. But efforts are being made to mitigate any impacts to property values such as following Tazewell County Zoning Code, having 7ft fence surrounding the property, and meeting the setback requirements.

8. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

(POSITIVE) Per the application, all utilities and necessary facilities will be provided.

9. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.*

(POSITIVE) The proposed special use will temporarily increase traffic during the construction phase. During construction impact to the roads will minimal since the applicant will not use oversize truck loads. After construction the traffic generated to and from the site will occur during the scheduled on-site maintenance visits.

10. *The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.*

Not Applicable

11. *Evidence presented establishes that granting the use, which is located more than one-half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.*

Not Applicable

12. *Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.*

(POSITIVE) The applicant has entered into an Agricultural Impact Mitigation Agreement (AIMA), which protects the underlying soils and ensures that the soil can be returned to crop production after the project is decommissioned.

13. *The Special Use is consistent with the existing uses of property within the general area of the property in question.*

(POSITIVE) The immediate area surrounding the property in question are mostly A-1 districts or farmland in the Village of Morton. Under Tazewell County code the construction of a solar farm is permitted through special use. Therefore, the proposed special use is consistent with the surrounding uses of property.

14. *The property is suitable for the Special Use as proposed.*

(POSITIVE) The property in question is currently zoned A-1, which permits the construction of a solar farm as a special use. Therefore, the property in question is suitable for the proposed special use.

D. DECISION

Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby, based on the findings of fact set forth above, recommends DENIAL of the proposed Special Use request, however should the request be approved, the Zoning Board of Appeals recommends the following conditions be established:

1. The fence style shall be chain-link with steel post, in accordance with the height requirements of § 156.06 (B)(1)(f).
2. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility and all land outside of the perimeter fence identified in the agreement as a part of the lease is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.
3. Emergency and non-emergency contact information shall be kept up to date with the Community Development Department and be posted in a conspicuous manner at the main entrance to the facility and also visible from the public roadway.
4. Vegetative screening, such as a species of pine tree, shall be 3-5' at planting as proposed in the application and in any other location as determined desirable by the Community Development Administrator.
5. Cover crop, such as wheat/rye/oats, shall be established prior to construction to prevent sediment and erosion control issues during the construction phase and assist provide ground cover will the required pollinators are being established.

Ayes: 0
Nays: 6 –Bong, Cupi, Fehr, Lapsley, McClanahan and Chairman Lessen
Absent: 1 – Vaughn

Dated this 6th day of August, 2024.

/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois

SPECIAL USE PERMIT PLANS FOR UNSICKER SUN 1

5 MW (AC)
LOCATED AT

W. BIRCHWOOD STREET and UNSICKER RD
MORTON, ILLINOIS 61550

APPLICANT/PROJECT OWNER

UNSICKER SUN 1, LLC (NEXAMP)
101 N WACKER DR, SUITE 200
CHICAGO, IL 60606
CONTACT: MATT WALSH

CIVIL ENGINEER

STANTEC CONSULTING SERVICES
12080 N CORPORATE PARKWAY
MEQUON, WI 53097

SURVEYOR

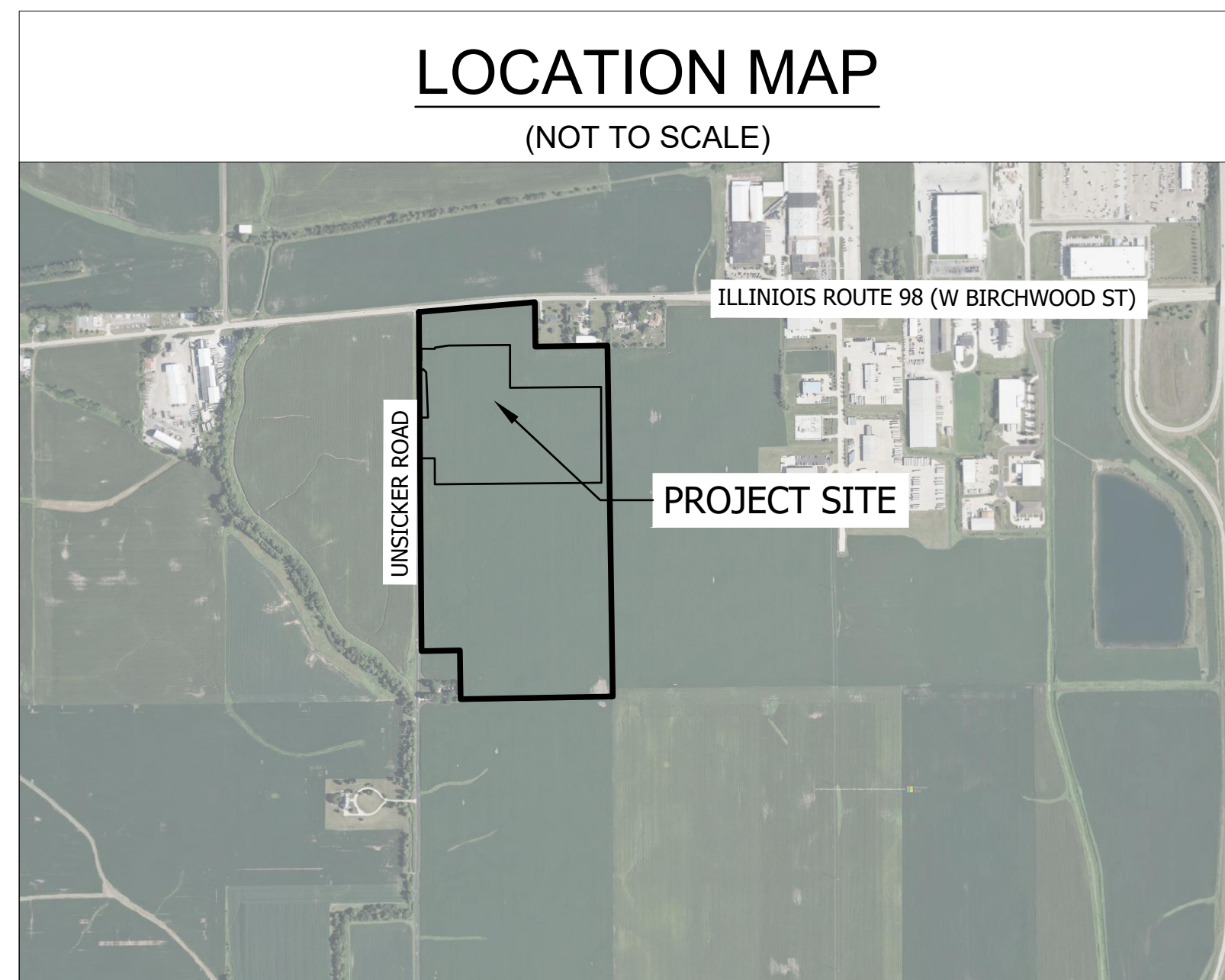
STANTEC CONSULTING SERVICES
209 COMMERCE PARKWAY
COTTAGE GROVE, WI 53527

SOLAR CONSULTANT

NEXAMP, INC.
101 N WACKER DRIVE, SUITE 200
CHICAGO, ILLINOIS 60606
CONTACT: MATT WALSH
PHONE: (847)212-1585

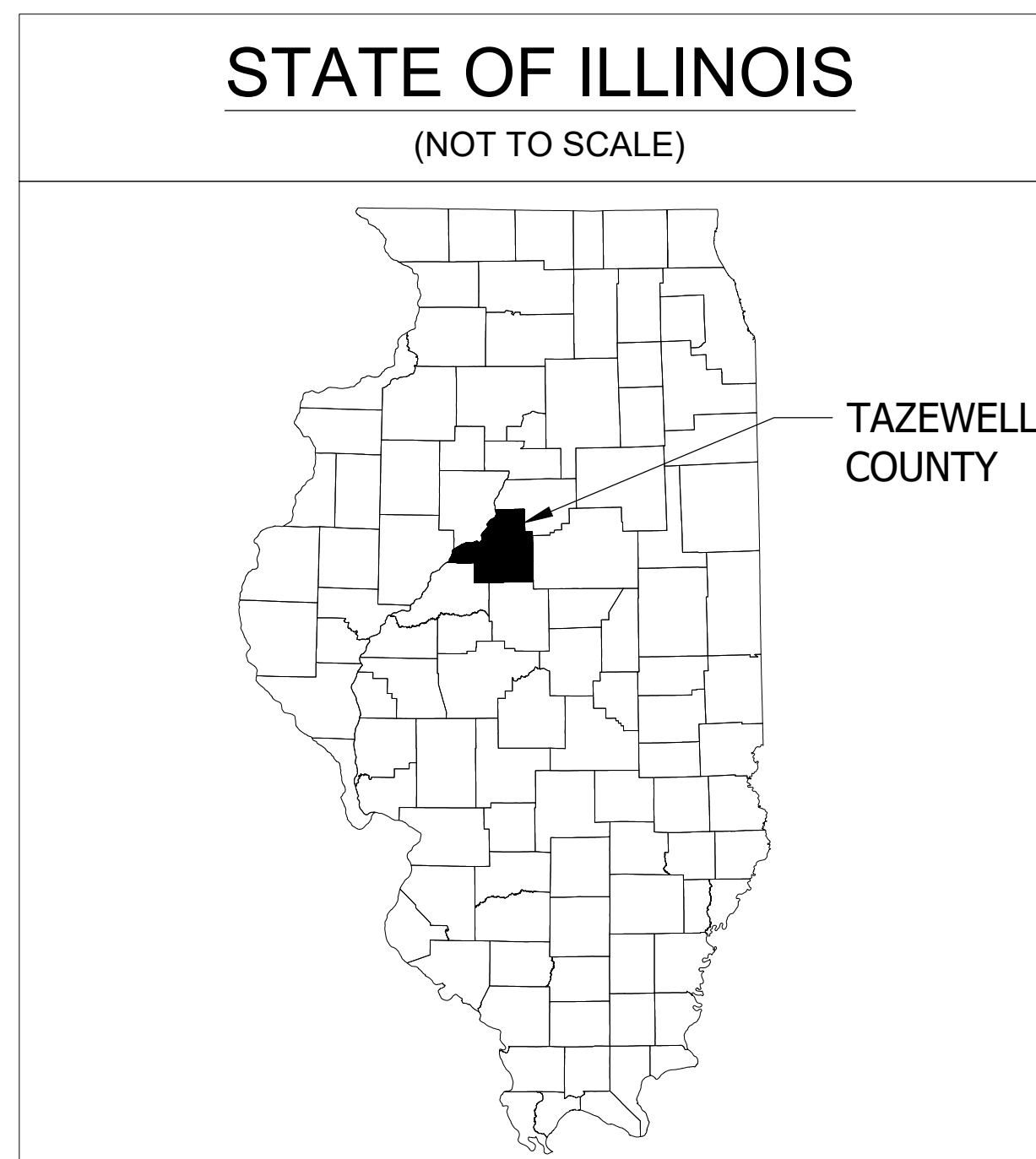
LOCATION MAP

(NOT TO SCALE)



STATE OF ILLINOIS

(NOT TO SCALE)



SITE INFORMATION

PARCEL ZONING
AGRICULTURAL PRESERVATION (A-1)

PROJECT DESCRIPTION
PROJECT PARCEL IS 75.22 AC.
FENCED ACREAGE OF PROJECT SITE IS 20.02 AC.
MODULE MODEL: HELIENE156HC M10 SL (565-585)
MOUNTING SYSTEM: 1P ATI WITH YELLOW JACKET
INVERTER MODEL: (20) SOLECTRIA XGI 1500 250KW

Sheet List Table	
Sheet Number	Sheet Title
G001	TITLE SHEET
G002	GENERAL NOTES
C001	EXISTING CONDITIONS & REMOVAL
C100	SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
C200	EROSION CONTROL
C201	EROSION CONTROL
C202	EROSION CONTROL
C801	ENGINEERING DETAILS
C802	ENGINEERING DETAILS
L100	PRELIMINARY LANDSCAPE PLAN
L101	PRELIMINARY LANDSCAPE DETAILS
L102	PRELIMINARY LANDSCAPE DETAILS

PRELIMINARY DRAWING FOR SUP
APPLICATION.
NOT FOR CONSTRUCTION

nexamp
101 Summer Street, Boston, MA 02110
Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

Stantec

Rev	Issued For	Date	Drawn By	Approved By	Sheets Rev
1	SUP	3/8/2024	MAK	MAC	

P.E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 02019423

Project:
UNSTICKER SUN 1
TAZEWELL COUNTY, ILLINOIS

Drawing Title:
TITLE SHEET

Dwg No: G001 Size: D Sheet Rev:

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GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR REFERENCING AND ADHERING TO REQUIREMENTS OF THE AIMA GOVERNING THIS PROJECT ESPECIALLY SOIL IMPORT/EXPORT PROHIBITIONS.
- SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN PROPOSAL.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, IF ONE EXISTS.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF EXISTING SITE CONDITIONS DO VARY FROM DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL JULIE AT 811 OR (800) 892-0123 TO NOTIFY THE UTILITIES OF PROJECT TIMING, AND TO REQUEST FIELD LOCATION MARKING OF EXISTING UTILITIES.
- THE CONTRACTOR IS ADVISED THAT NO SOIL AND DEBRIS MAY BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH COUNTY CODE OF ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH COUNTY AND IDNR TECHNICAL STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT, AS ADMINISTERED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.
- SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED.
- ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

EROSION CONTROL AND SEDIMENTATION NOTES

- AN EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR GROUND DISTURBANCE.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.
- ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED AT THE END OF EACH WORKING DAY.
- ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMITS OF DISTURBANCE AND STABILIZED TO PREVENT EROSION.
- ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
- SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
- ALL TOPSOIL ENCOUNTERED WITHIN THE LIMITS OF THE PROPOSED PERMANENT AND TEMPORARY ACCESS ROADS AND EQUIPMENT PAD AREA SHALL BE STRIPPED AND SPREAD OVER PROJECT SITE AS INDICATED ON PLANS. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
- STABILIZED CONSTRUCTION ENTRANCE TO BE INSTALLED AND MAINTAINED AT ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS TO SITE TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
- TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DISTURBED SURFACE WHICH WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED AS REQUIRED.
- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT.

- DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
- CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM MIGRATING OUTSIDE THE LIMIT OF WORK.
- ADDITIONAL EROSION CONTROL SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
- CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.

GRADING, DRAINAGE AND UTILITY NOTES

- UNDERGROUND UTILITY LOCATIONS ARE BASED ON AVAILABLE MAPPING, LOCATION DESCRIPTION OR SITE LOCATE BY UTILITY COMPANIES DURING PRELIMINARY TOPOGRAPHIC SURVEY. LOCATIONS ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "J.U.L.I.E" AND THE OWNER TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES AND THE OWNER ARE PROPERLY NOTIFIED IN ADVANCE.
- ALL SITE WORK SHALL MEET OR EXCEED APPLICABLE SITE WORK SPECIFICATIONS FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
- ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS FOR THE PROJECT AS SHOWN ON THE PLANS.
- ALL AREAS WHICH REQUIRE DRAINAGE SHALL BE GRADED TO DRAIN.
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
- THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.
- THE CONTRACTOR SHALL REMOVE ALL NON-BIODEGRADABLE EROSION CONTROL BARRIERS AFTER PERMANENT STABILIZATION OF DISTURBED AREAS.
- WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED UNLESS NOTED ON PLANS.
- THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT COLLECTING WATER. SPECIFICALLY, ALLOW WATER TO ESCAPE ANY SUBCUT AREAS PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE TREATMENT. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

LAYOUT AND MATERIALS NOTES

- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
- PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

CONSTRUCTION SEQUENCING

- INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, AND OTHER EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN ON PLAN AND REQUIRED BY PERMITS. MAINTAIN AS NECESSARY DURING CONSTRUCTION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
- BEGIN CLEARING AND GRUBBING OF SITE, IF APPLICABLE.
- STRIP TOPSOIL AND TEMPORARILY STOCKPILE ON SITE WHERE LOCALIZED DISTURBANCE ACTIVITIES OCCUR.
- INSTALL INTERNAL ACCESS ROADWAYS.
- BEGIN INSTALLATION OF SOLAR PANEL TRACKER AND RACKING ASSEMBLY.

- STABILIZE DISTURBED GROUND WITH TOP SOIL, SPECIFIED SEED, AND MULCH AS REQUIRED BY EROSION CONTROL PERMIT AND ORDINANCE.
- INSTALL LANDSCAPING, IF APPLICABLE.
- REMOVE ALL TEMPORARY EROSION CONTROL BMP'S ONLY AFTER DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
- REFER TO THE TURF ESTABLISHMENT PROCEDURES DURING THE WARRANTY PERIOD.

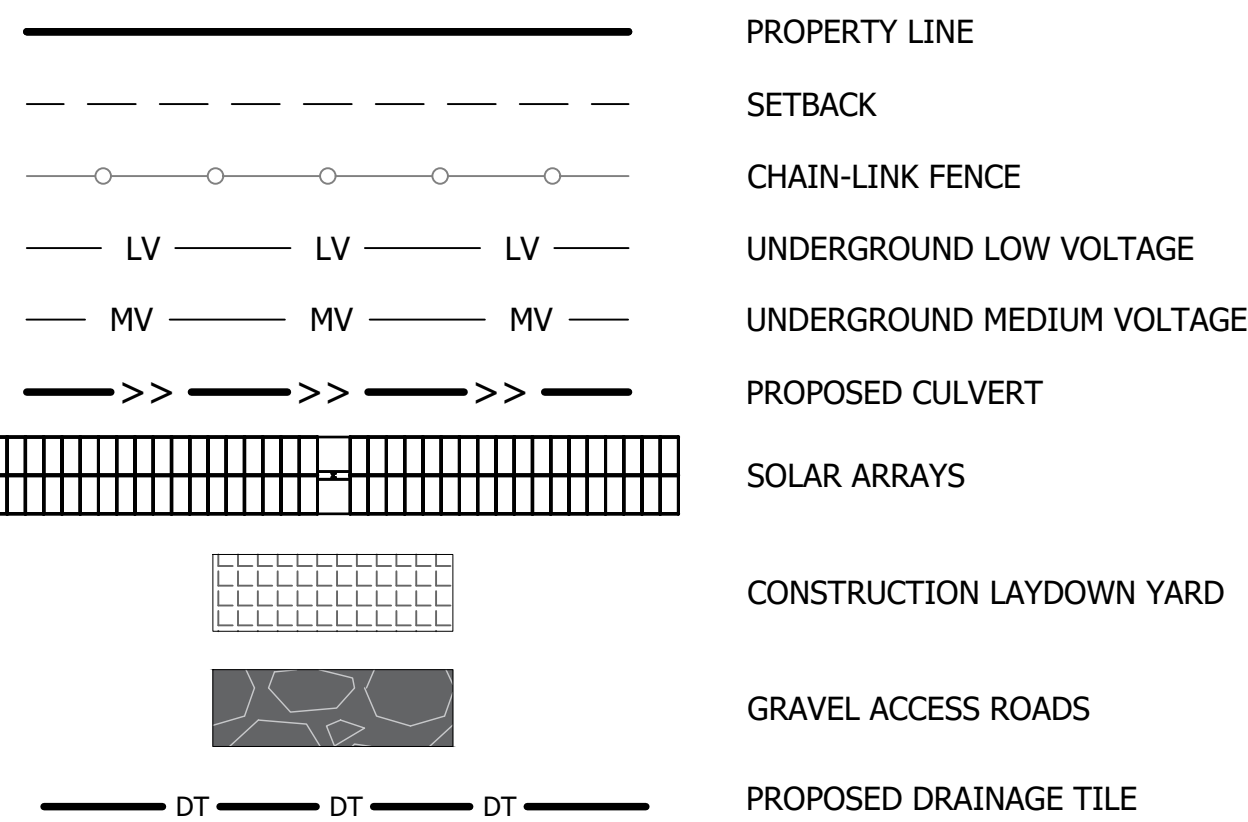
PLANTING NOTES

- PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
- SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER.
- REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO FINISHED GRADE. ALL AREAS GRADED TO DRAIN.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.
- FOR TEMPORARY AND WINTER STABILIZATION, USE IDOT CLASS 7 TEMPORARY EROSION CONTROL SEED MIXTURE WITH MULCHING. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANICS BUT MUST PROVIDE SEDIMENT CONTROLS AT THE STOCKPILE BASE.
- WETLAND SEED MIX SHALL BE USED WITHIN WETLAND AREAS. THE POLLINATOR FRIENDLY SEED MIX SHALL BE USED TO STABILIZE ALL OTHER DISTURBED AREAS.

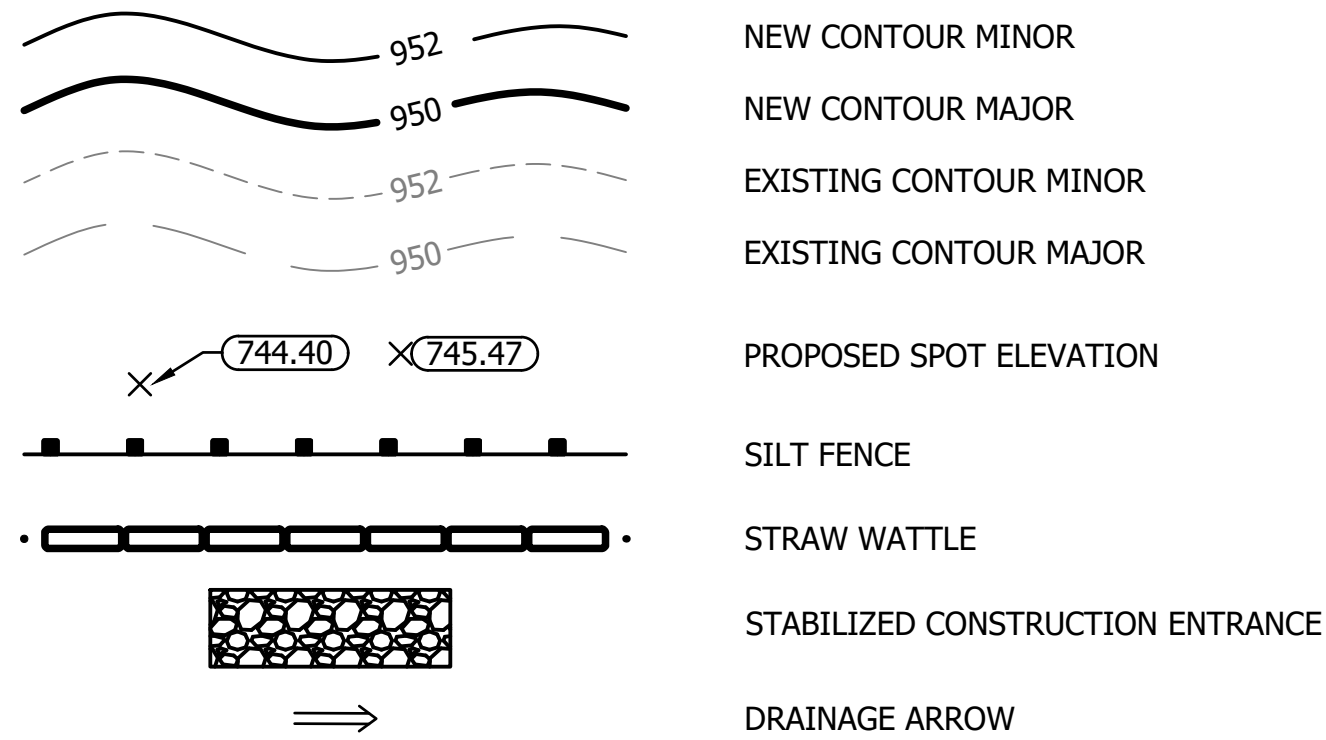
IDOT CLASS 7 TEMPORARY EROSION CONTROL MIXTURE

PERENNIAL RYEGRASS	50 LBS/AC
SPRING OATS	64 LBS/AC
	114 LBS/AC

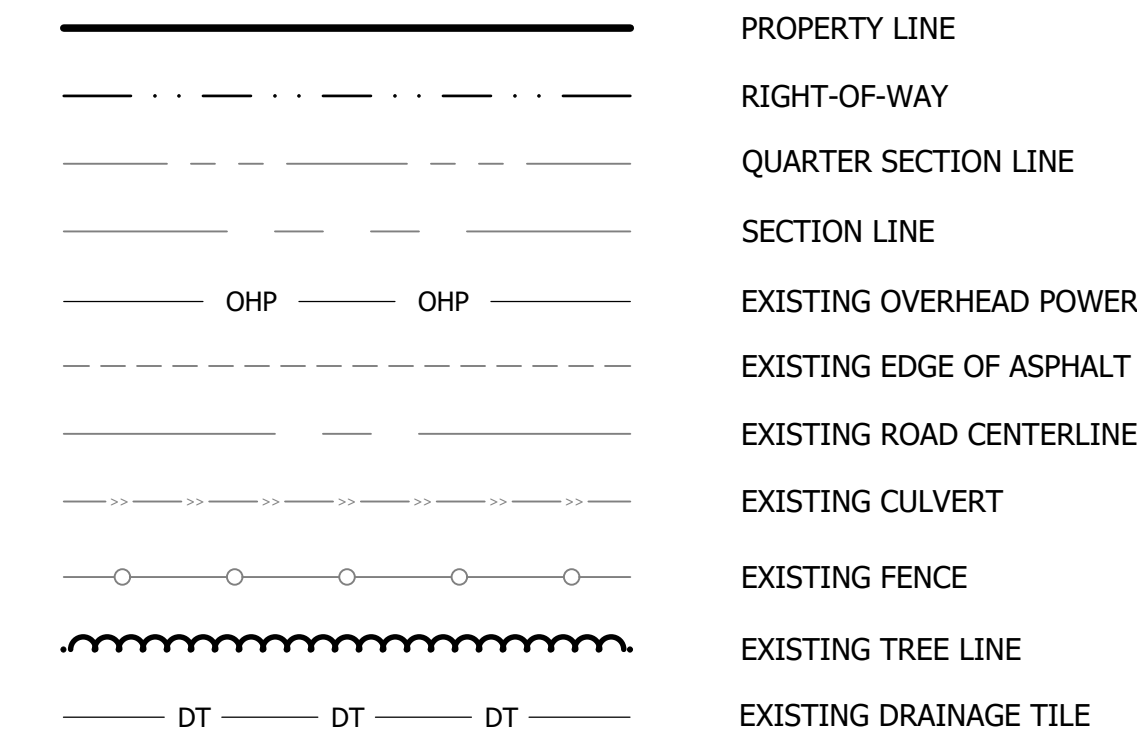
PROPOSED CONSTRUCTION LEGEND



SITE GRADING & EROSION CONTROL LEGEND



EXISTING CONSTRUCTION LEGEND



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1	SVP	3/8/2024	MAK	MAC	

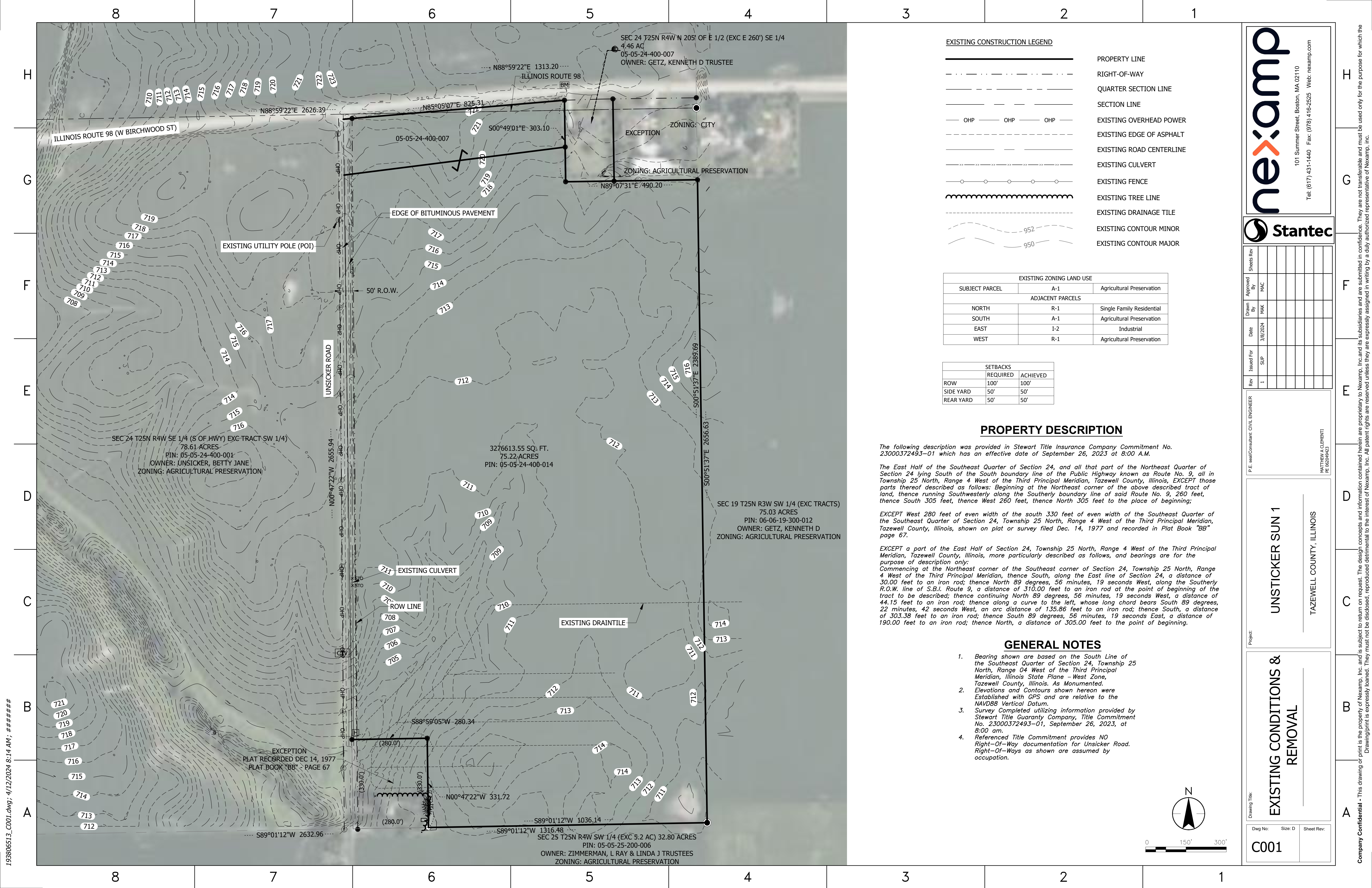
P. E. seal/Consultant: CIVIL ENGINEER
 MATTHEW A. CLEMENT
 PE 062019423

Project:
UNSTICKER SUN 1
 TAZEWELL COUNTY, ILLINOIS

Drawing Title:
GENERAL NOTES
 Dwg No: **G002** Size: D Sheet Rev:

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EXISTING CONSTRUCTION LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	QUARTER SECTION LINE
	SECTION LINE
	EXISTING OVERHEAD POWER
	EXISTING EDGE OF ASPHALT
	EXISTING ROAD CENTERLINE
	EXISTING CULVERT
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING DRAINAGE TILE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'

PROPERTY DESCRIPTION

The following description was provided in Stewart Title Insurance Company Commitment No. 23000372493-01 which has an effective date of September 26, 2023 at 8:00 A.M.

The East Half of the Southeast Quarter of Section 24, and all that part of the Northeast Quarter of Section 24 lying South of the South boundary line of the Public Highway known as Route No. 9, all in Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, EXCEPT those parts thereof described as follows: Beginning at the Northeast corner of the above described tract of land, thence running Southwesterly along the Southerly boundary line of said Route No. 9, 260 feet, thence South 305 feet, thence West 260 feet, thence North 305 feet to the place of beginning;

EXCEPT West 280 feet of even width of the south 330 feet of even width of the Southeast Quarter of the Southeast Quarter of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, shown on plat or survey filed Dec. 14, 1977 and recorded in Plat Book "BB" page 67.

EXCEPT a part of the East Half of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows, and bearings are for the purpose of description only:
Commencing at the Northeast corner of the Southeast corner of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, thence South, along the East line of Section 24, a distance of 30.00 feet to an iron rod; thence North 89 degrees, 56 minutes, 19 seconds West, along the Southerly R.O.W. line of S.B.I. Route 9, a distance of 310.00 feet to an iron rod at the point of beginning of the tract to be described; thence continuing North 89 degrees, 56 minutes, 19 seconds West, a distance of 44.15 feet to an iron rod; thence along a curve to the left, whose long chord bears South 89 degrees, 22 minutes, 42 seconds West, an arc distance of 135.86 feet to an iron rod; thence South, a distance of 303.38 feet to an iron rod; thence South 89 degrees, 56 minutes, 19 seconds East, a distance of 190.00 feet to an iron rod; thence North, a distance of 305.00 feet to the point of beginning.

GENERAL NOTES

- Bearing shown are based on the South Line of the Southeast Quarter of Section 24, Township 25 North, Range 04 West of the Third Principal Meridian, Illinois State Plane - West Zone, Tazewell County, Illinois, As Monumented.
- Elevations and Contours shown hereon were Established with GPS and are relative to the NAVD88 Vertical Datum.
- Survey Completed utilizing information provided by Stewart Title Guaranty Company, Title Commitment No. 23000372493-01, September 26, 2023, at 8:00 am.
- Referenced Title Commitment provides NO Right-Of-Way documentation for Unsicker Road. Right-Of-Ways as shown are assumed by occupation.

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MATTHEW A. CLEMENT
PE 062049423

Project: UNSTICKER SUN 1
TAZEVELL COUNTY, ILLINOIS

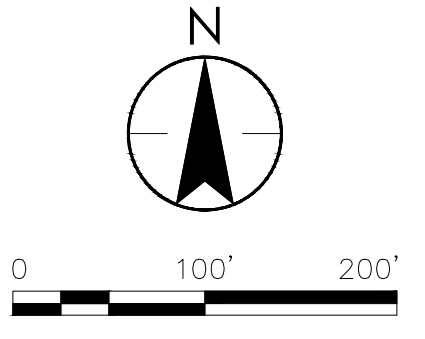
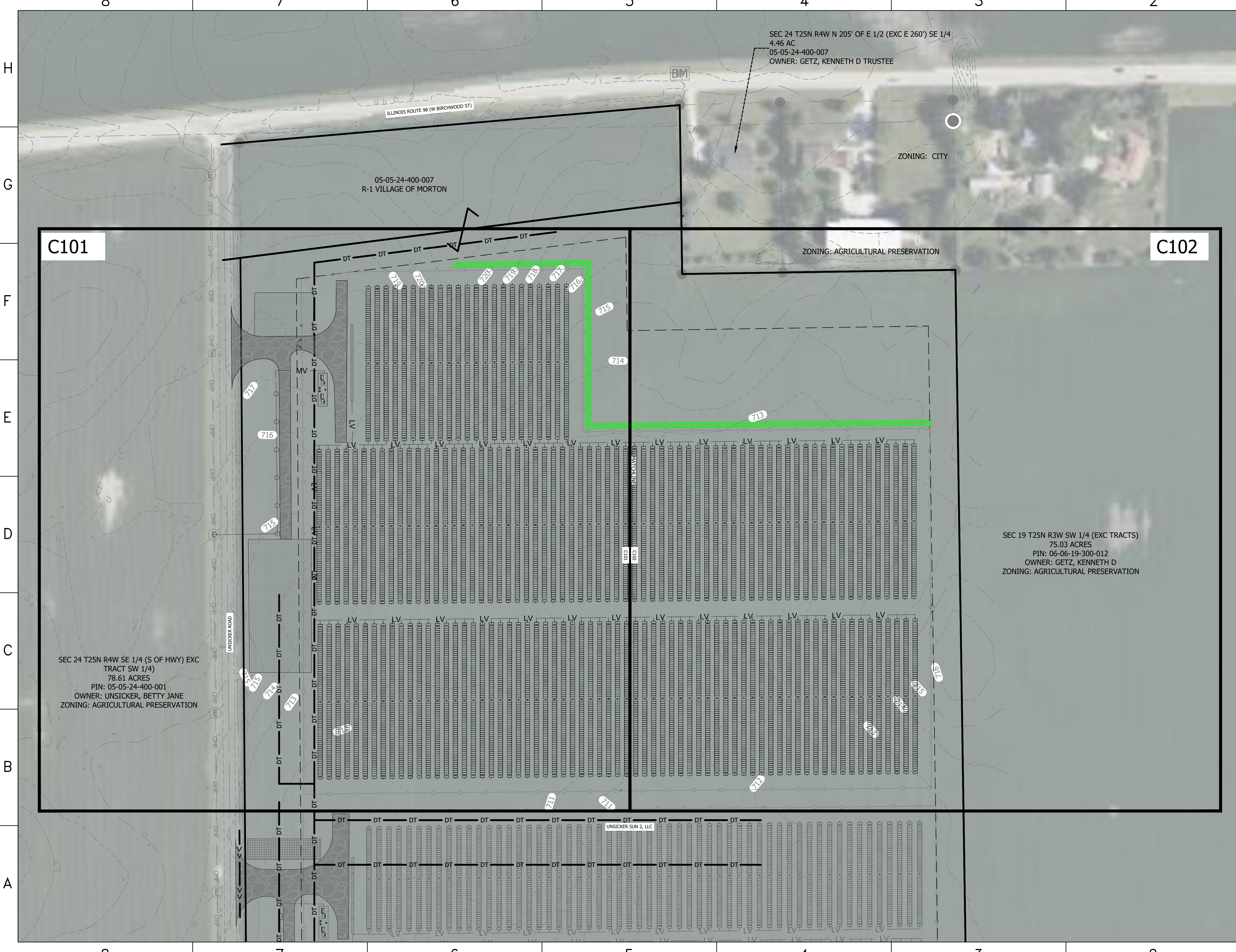
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Dwg No: C001 Size: D Sheet Rev:

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C101 C102

SEC 24 T25N R4W SE 1/4 (S OF HWY) EXC TRACT SW 1/4
78.61 ACRES
PIN: 05-05-24-400-001
OWNER: UNSICKER, BETTY JANE
ZONING: AGRICULTURAL PRESERVATION

05-05-24-400-007
R-1 VILLAGE OF MORTON

SEC 24 T25N R4W N 205' OF E 1/2 (EXC E 260') SE 1/4
4.46 AC
05-05-24-400-007
OWNER: GETZ, KENNETH D TRUSTEE

ZONING: CITY

ZONING: AGRICULTURAL PRESERVATION

SEC 19 T25N R3W SW 1/4 (EXC TRACTS)
75.03 ACRES
PIN: 06-06-19-300-012
OWNER: GETZ, KENNETH D
ZONING: AGRICULTURAL PRESERVATION

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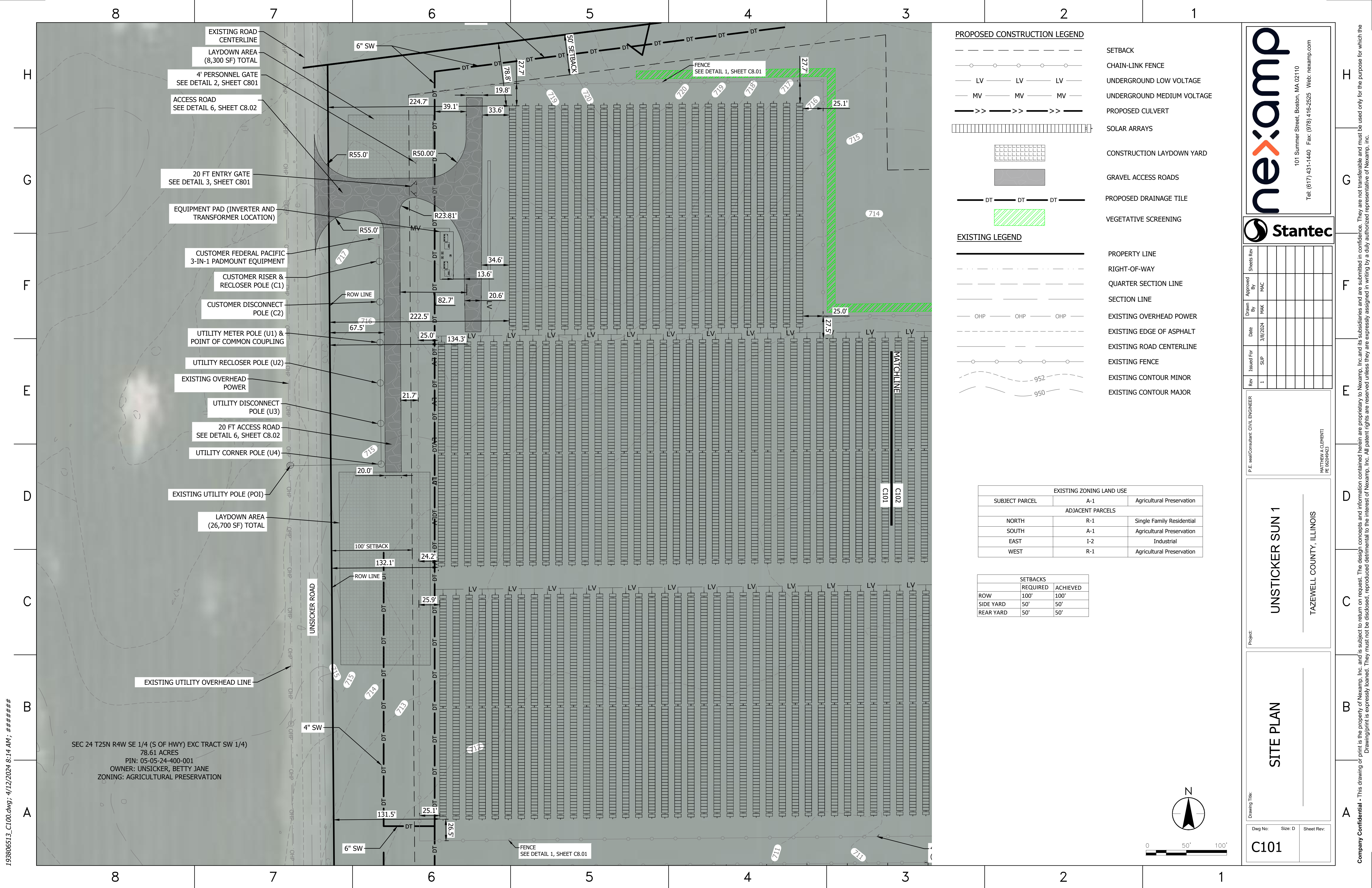
P. E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 062019423

Project:
UNSTICKER SUN 1
TAZEWELL COUNTY, ILLINOIS

Drawing Title:
SITE PLAN

Dwg No: **C100** Size: D Sheet Rev:

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H
G
F
E
D
C
B
A

8 7 6 5 4 3 2 1

EXISTING ROAD CENTERLINE
LAYDOWN AREA (8,300 SF) TOTAL
4' PERSONNEL GATE SEE DETAIL 2, SHEET C8.01
ACCESS ROAD SEE DETAIL 6, SHEET C8.02

20 FT ENTRY GATE SEE DETAIL 3, SHEET C8.01

EQUIPMENT PAD (INVERTER AND TRANSFORMER LOCATION)

CUSTOMER FEDERAL PACIFIC 3-IN-1 PADMOUNT EQUIPMENT

CUSTOMER RISER & RECLOSER POLE (C1)

CUSTOMER DISCONNECT POLE (C2)

UTILITY METER POLE (U1) & POINT OF COMMON COUPLING

UTILITY RECLOSER POLE (U2)

EXISTING OVERHEAD POWER

UTILITY DISCONNECT POLE (U3)

20 FT ACCESS ROAD SEE DETAIL 6, SHEET C8.02

UTILITY CORNER POLE (U4)

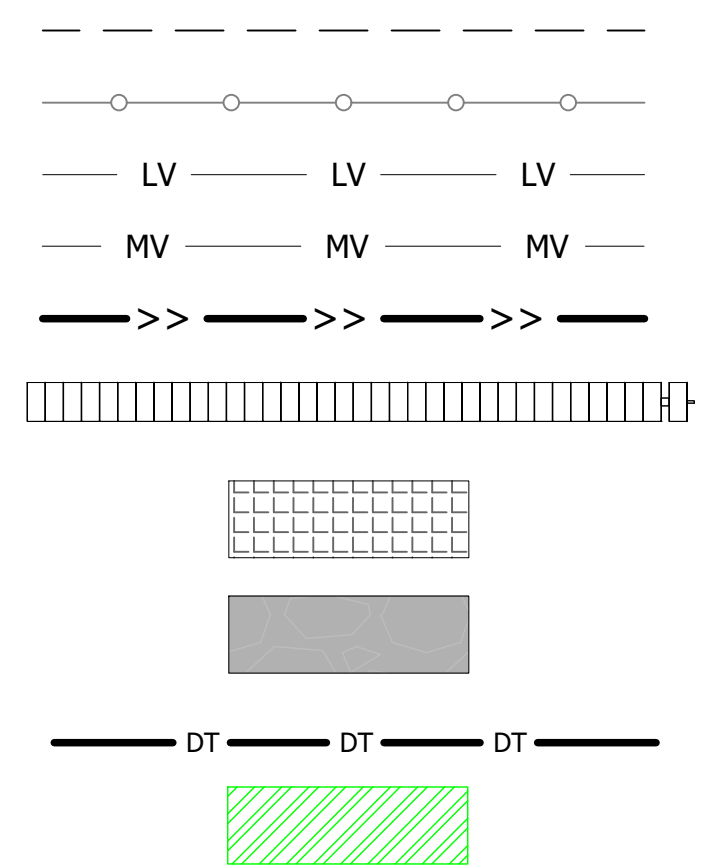
EXISTING UTILITY POLE (PO1)

LAYDOWN AREA (26,700 SF) TOTAL

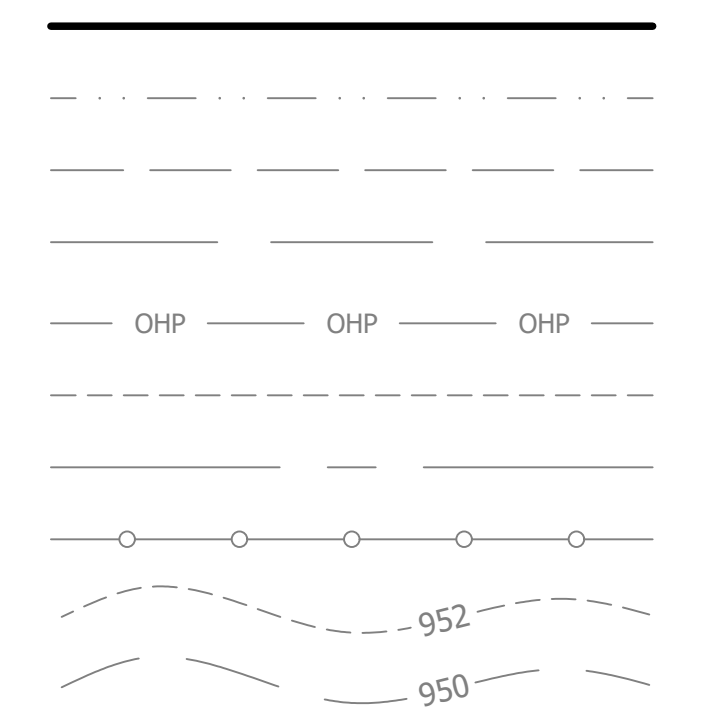
EXISTING UTILITY OVERHEAD LINE

SEC 24 T25N R4W SE 1/4 (S OF HWY) EXC TRACT SW 1/4)
78.61 ACRES
PIN: 05-05-24-400-001
OWNER: UNSICKER, BETTY JANE
ZONING: AGRICULTURAL PRESERVATION

PROPOSED CONSTRUCTION LEGEND



EXISTING LEGEND



- SETBACK
- CHAIN-LINK FENCE
- UNDERGROUND LOW VOLTAGE
- UNDERGROUND MEDIUM VOLTAGE
- PROPOSED CULVERT
- SOLAR ARRAYS
- CONSTRUCTION LAYDOWN YARD
- GRAVEL ACCESS ROADS
- PROPOSED DRAINAGE TILE
- VEGETATIVE SCREENING

- PROPERTY LINE
- RIGHT-OF-WAY
- QUARTER SECTION LINE
- SECTION LINE
- EXISTING OVERHEAD POWER
- EXISTING EDGE OF ASPHALT
- EXISTING ROAD CENTERLINE
- EXISTING FENCE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'

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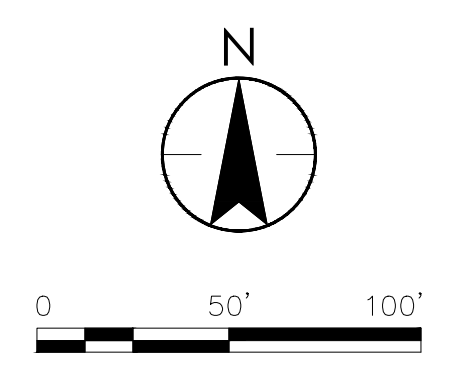
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P.E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 02019423

UNSTICKER SUN 1
TAZEWELL COUNTY, ILLINOIS

Drawing Title: **SITE PLAN**

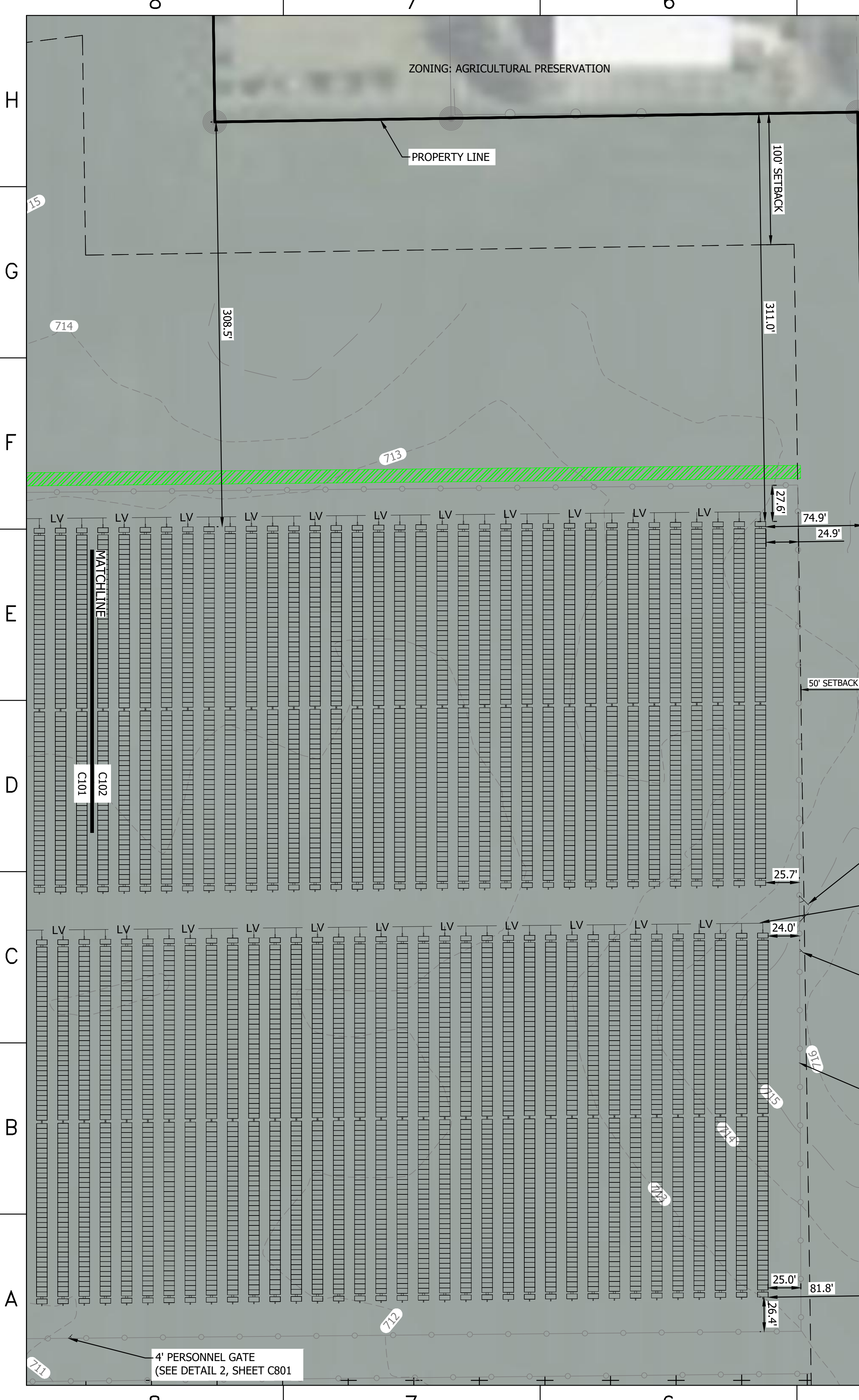
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SEC 19 T25N R3W SW 1/4 (EXC TRACTS)
 75.03 ACRES
 PIN: 06-06-19-300-012
 OWNER: GETZ, KENNETH D
 ZONING: AGRICULTURAL PRESERVATION

20 FT SNOW REMOVAL GATE
 SEE DETAIL 3, SHEET C801

APPROXIMATE TRENCHING
 LOCATION, SUBJECT TO CHANGE

4' PERSONNEL GATE
 SEE DETAIL 2, SHEET C801

FENCE
 SEE DETAIL 1, SHEET C8.01

4' PERSONNEL GATE
 (SEE DETAIL 2, SHEET C801)

PROPOSED CONSTRUCTION LEGEND

- SETBACK
- CHAIN-LINK FENCE
- UNDERGROUND LOW VOLTAGE
- UNDERGROUND MEDIUM VOLTAGE
- PROPOSED CULVERT
- SOLAR ARRAYS
- CONSTRUCTION LAYDOWN YARD
- GRAVEL ACCESS ROADS
- PROPOSED DRAINAGE TILE
- VEGETATIVE SCREENING

EXISTING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- QUARTER SECTION LINE
- SECTION LINE
- EXISTING OVERHEAD POWER
- EXISTING EDGE OF ASPHALT
- EXISTING ROAD CENTERLINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'

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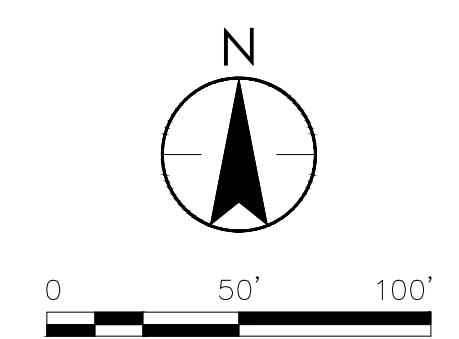
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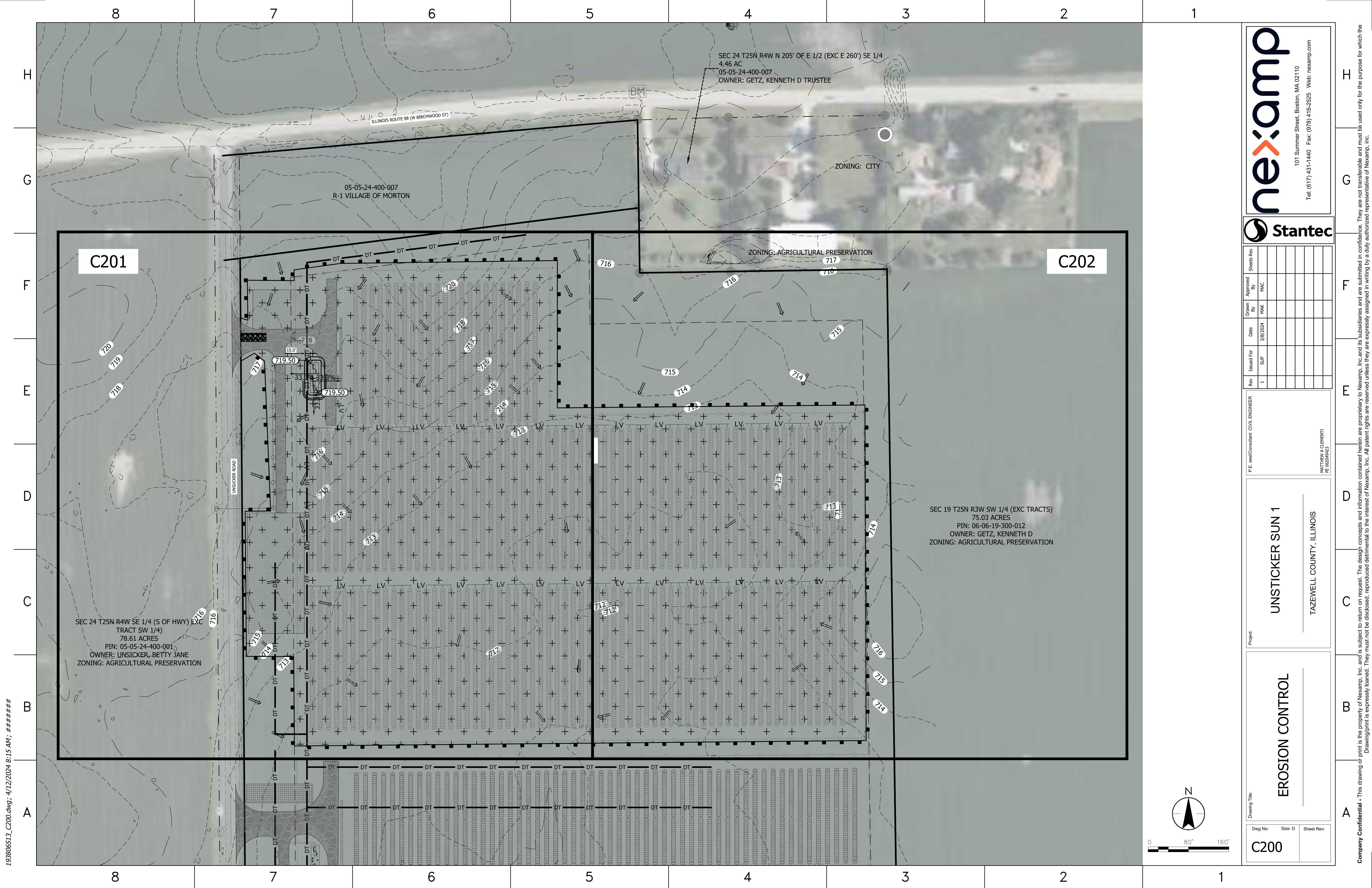
Project:
UNSTICKER SUN 1
 TAZEWELL COUNTY, ILLINOIS

Drawing Title:
SITE PLAN

Dwg No: C102 Size: D Sheet Rev:



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SEC 24 T25N R4W N 205' OF E 1/2 (EXC E 260') SE 1/4
 4.46 AC
 05-05-24-400-007
 OWNER: GETZ, KENNETH D TRUSTEE

05-05-24-400-007
 R-1 VILLAGE OF MORTON

ZONING: CITY

ZONING: AGRICULTURAL PRESERVATION

C201

C202

SEC 24 T25N R4W SE 1/4 (S OF HWY) EXC TRACT SW 1/4)
 78.61 ACRES
 PIN: 05-05-24-400-001
 OWNER: UNSICKER, BETTY JANE
 ZONING: AGRICULTURAL PRESERVATION

SEC 19 T25N R3W SW 1/4 (EXC TRACTS)
 75.03 ACRES
 PIN: 06-06-19-300-012
 OWNER: GETZ, KENNETH D
 ZONING: AGRICULTURAL PRESERVATION

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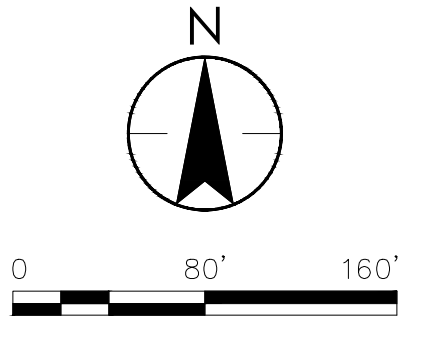
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 PE 062019423

Project:
UNSTICKER SUN 1
 TAZEWELL COUNTY, ILLINOIS

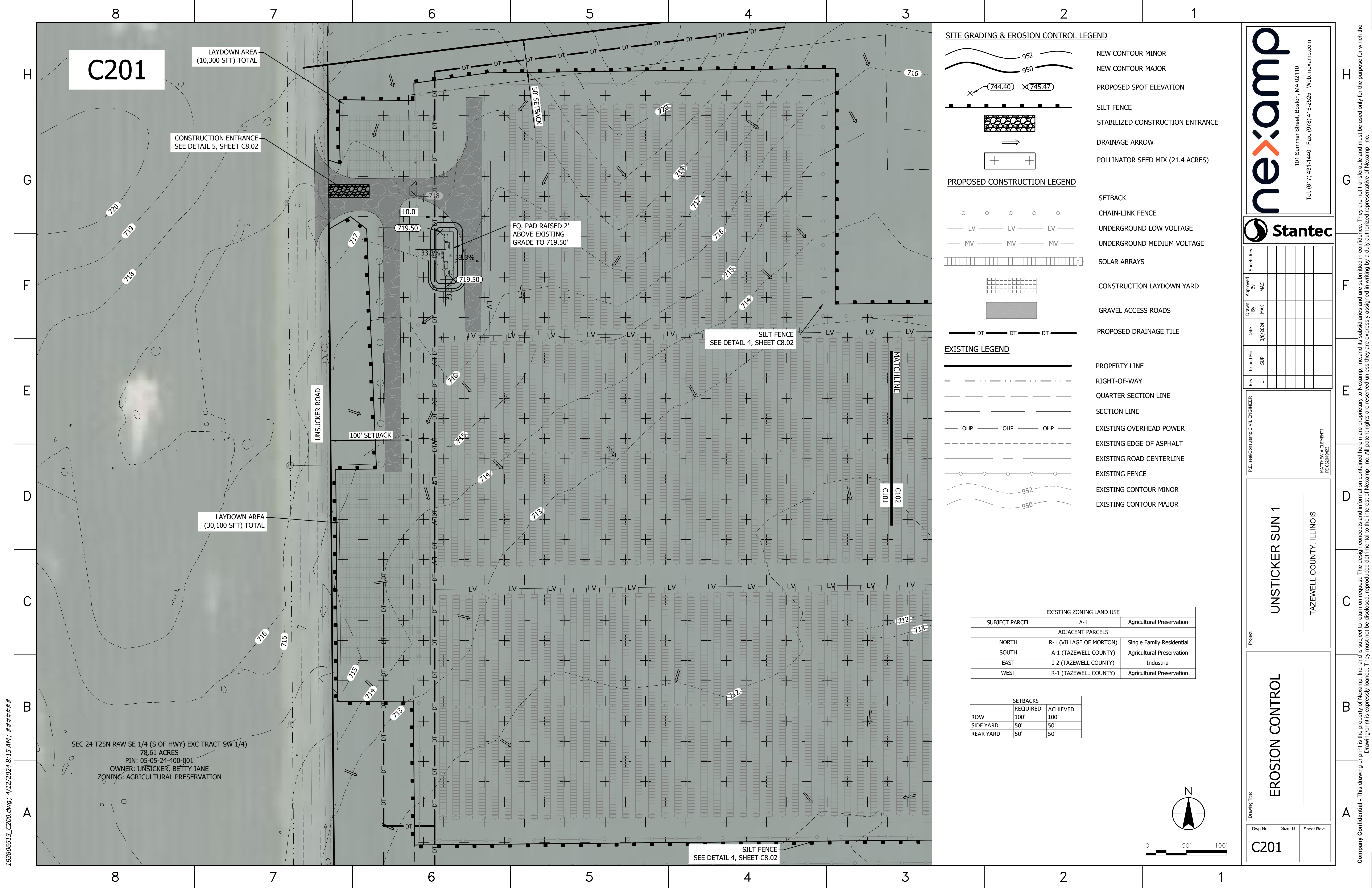
Drawing Title:
EROSION CONTROL

Dwg No: C200 Size: D Sheet Rev:



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C201

LAYDOWN AREA
(10,300 SFT) TOTAL

CONSTRUCTION ENTRANCE
SEE DETAIL 5, SHEET C8.02

EQ. PAD RAISED 2'
ABOVE EXISTING
GRADE TO 719.50'

SILT FENCE
SEE DETAIL 4, SHEET C8.02

LAYDOWN AREA
(30,100 SFT) TOTAL

SEC 24 T25N R4W SE 1/4 (S OF HWY) EXC TRACT SW 1/4)
78.61 ACRES
PIN: 05-05-24-400-001
OWNER: UNSICKER, BETTY JANE
ZONING: AGRICULTURAL PRESERVATION

SILT FENCE
SEE DETAIL 4, SHEET C8.02

SITE GRADING & EROSION CONTROL LEGEND

- 952 NEW CONTOUR MINOR
- 950 NEW CONTOUR MAJOR
- (744.40) (745.47) PROPOSED SPOT ELEVATION
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- DRAINAGE ARROW
- POLLINATOR SEED MIX (21.4 ACRES)

PROPOSED CONSTRUCTION LEGEND

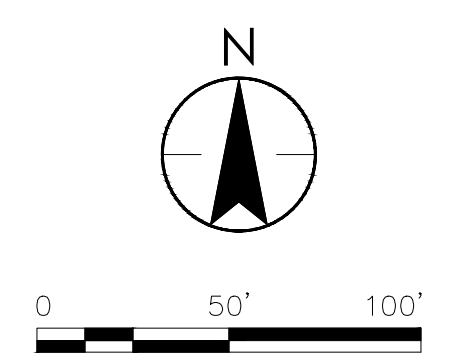
- SETBACK
- CHAIN-LINK FENCE
- UNDERGROUND LOW VOLTAGE
- UNDERGROUND MEDIUM VOLTAGE
- SOLAR ARRAYS
- CONSTRUCTION LAYDOWN YARD
- GRAVEL ACCESS ROADS
- PROPOSED DRAINAGE TILE

EXISTING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- QUARTER SECTION LINE
- SECTION LINE
- EXISTING OVERHEAD POWER
- EXISTING EDGE OF ASPHALT
- EXISTING ROAD CENTERLINE
- EXISTING FENCE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1 (VILLAGE OF MORTON)	Single Family Residential
SOUTH	A-1 (TAZEWELL COUNTY)	Agricultural Preservation
EAST	I-2 (TAZEWELL COUNTY)	Industrial
WEST	R-1 (TAZEWELL COUNTY)	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'



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MATTHEW A. CLEMENT
PE 02019423

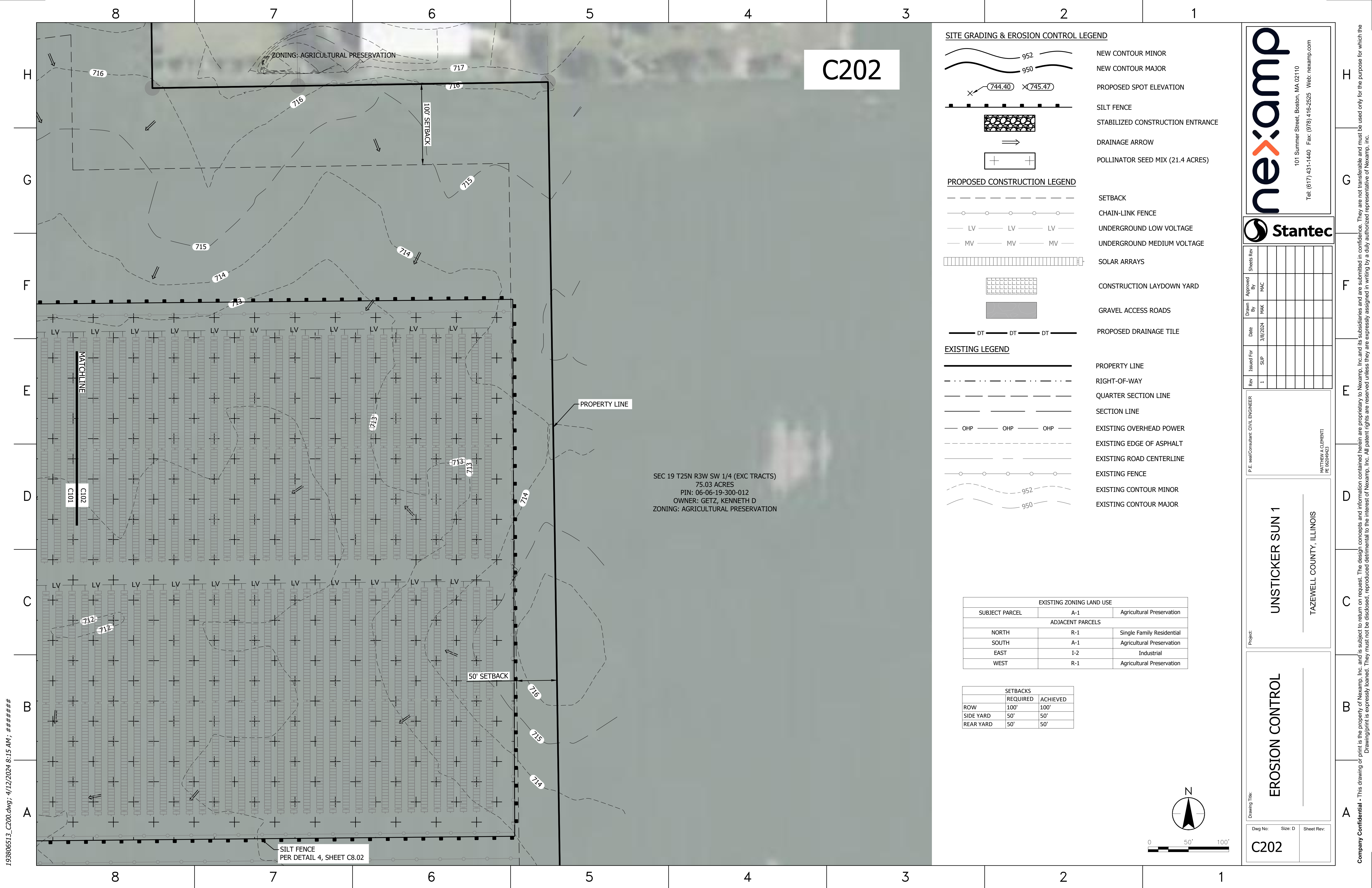
Project:
UNSTICKER SUN 1
TAZEWELL COUNTY, ILLINOIS

Drawing Title:
EROSION CONTROL

Dwg No: C201 Size: D Sheet Rev:

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C202

ZONING: AGRICULTURAL PRESERVATION

SEC 19 T25N R3W SW 1/4 (EXC TRACTS)
75.03 ACRES
PIN: 06-06-19-300-012
OWNER: GETZ, KENNETH D
ZONING: AGRICULTURAL PRESERVATION

SITE GRADING & EROSION CONTROL LEGEND

- 952 NEW CONTOUR MINOR
- 950 NEW CONTOUR MAJOR
- (744.40) (745.47) PROPOSED SPOT ELEVATION
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- DRAINAGE ARROW
- POLLINATOR SEED MIX (21.4 ACRES)

PROPOSED CONSTRUCTION LEGEND

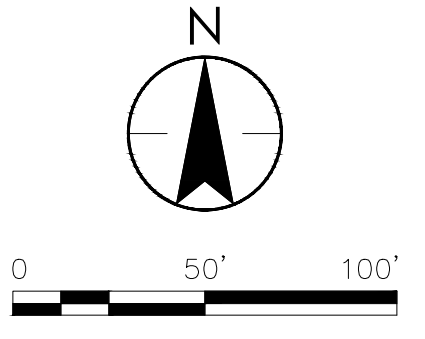
- SETBACK
- CHAIN-LINK FENCE
- UNDERGROUND LOW VOLTAGE
- UNDERGROUND MEDIUM VOLTAGE
- SOLAR ARRAYS
- CONSTRUCTION LAYDOWN YARD
- GRAVEL ACCESS ROADS
- PROPOSED DRAINAGE TILE

EXISTING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- QUARTER SECTION LINE
- SECTION LINE
- EXISTING OVERHEAD POWER
- EXISTING EDGE OF ASPHALT
- EXISTING ROAD CENTERLINE
- EXISTING FENCE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'



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Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

Stantec

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1	SUP	3/8/2024	MAK	MAC	

P.E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 062019423

Project:
UNSTICKER SUN 1
TAZEWELL COUNTY, ILLINOIS

Drawing Title:
EROSION CONTROL

Dwg No: C202 Size: D Sheet Rev:

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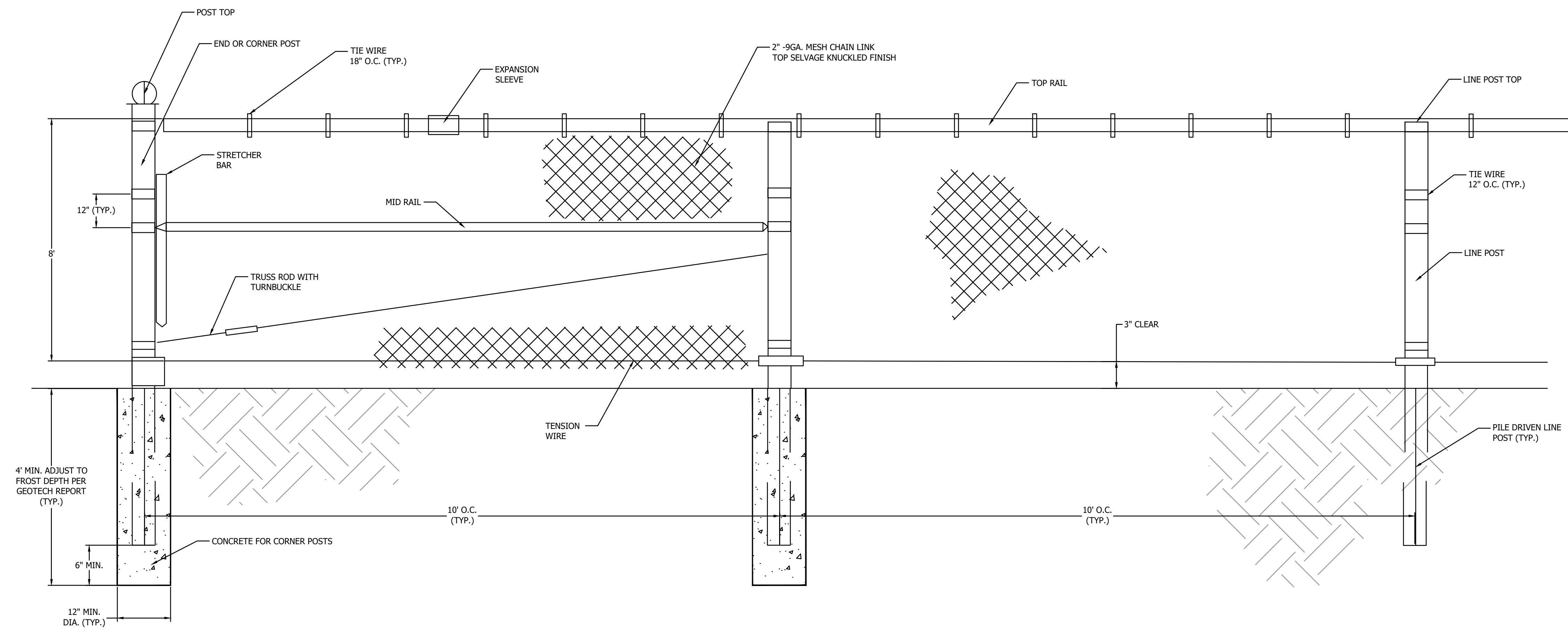
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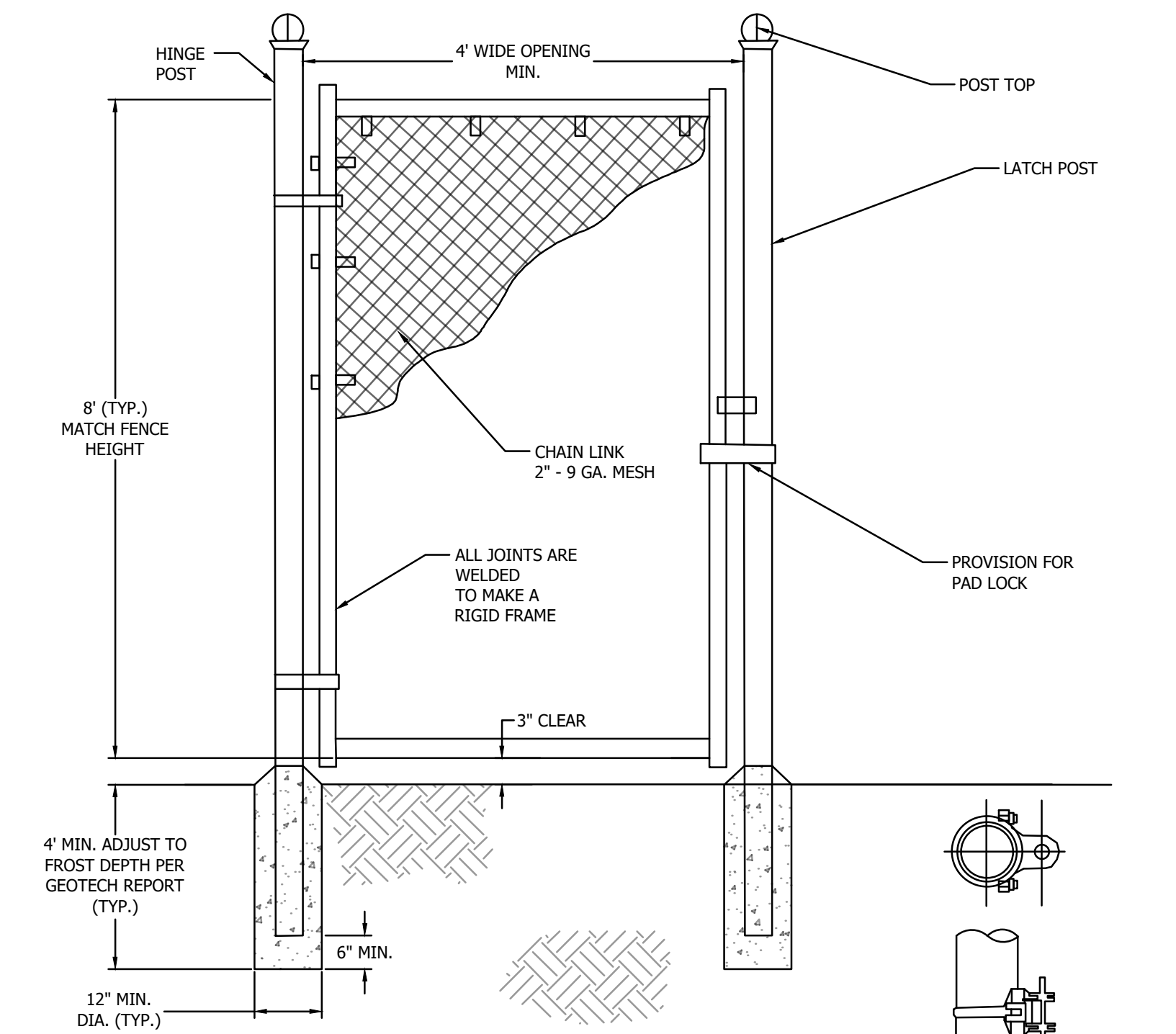
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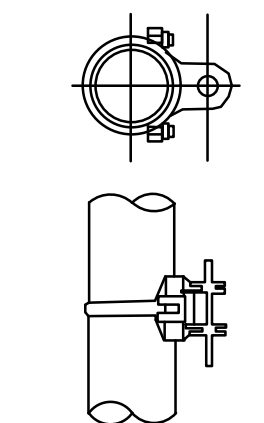
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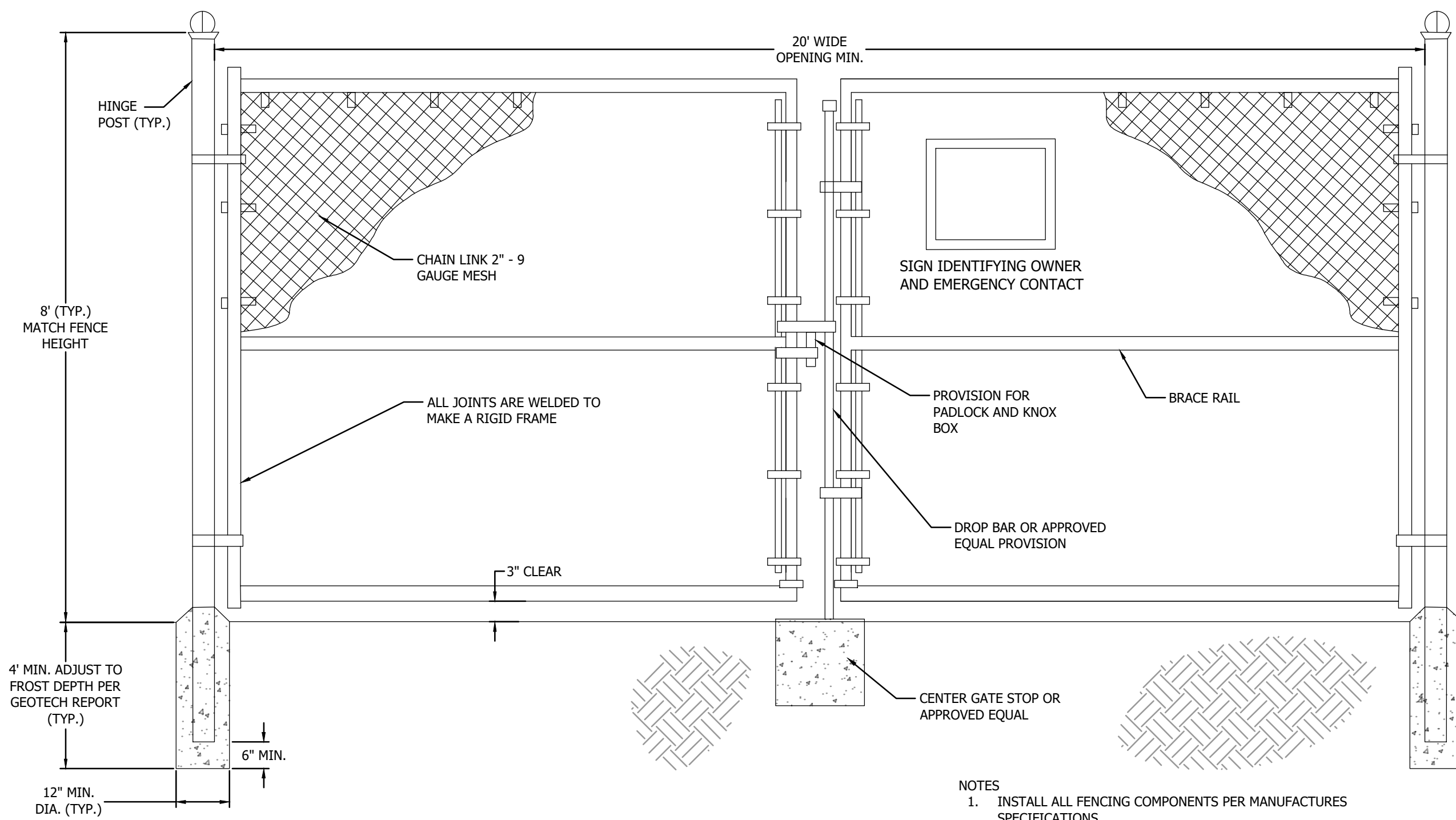
1 CHAIN-LINK FENCE
C2.01 NTS



- NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. HINGE POSTS MAY BE TIMBER. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
 4. IF CONTRACTOR UTILIZES METAL HINGE POST, POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
 5. BRACE RAILS AND/ OR TRUSS RODS ARE NOT SHOWN, MAY BE REQUIRED PER MANUFACTURES RECOMMENDATIONS



2 4' CHAIN LINK FENCE PERSONNEL GATE
C2.01 NTS



- NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. GATE POSTS SHALL BE SET IN CONCRETE.

3 20' WIDE CHAIN LINK FENCE DOUBLE SWING GATE
C2.01 NTS

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MATTHEW A. CLEMENT
PE 02019423

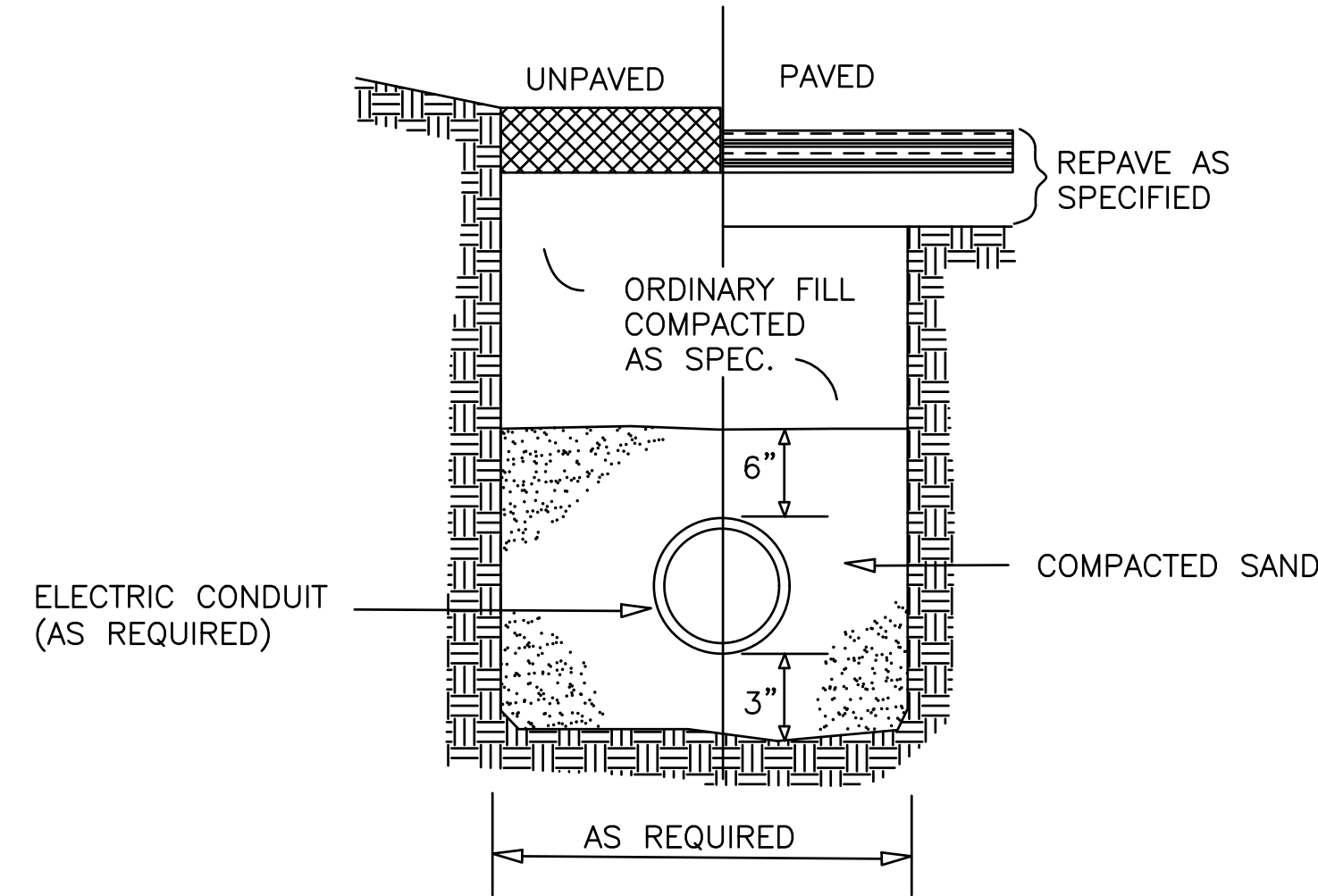
Project:
UNSTICKER SUN 1
TAZEVELL COUNTY, ILLINOIS

Drawing Title:
ENGINEERING DETAILS
Approved by:
Drawn by: EKK

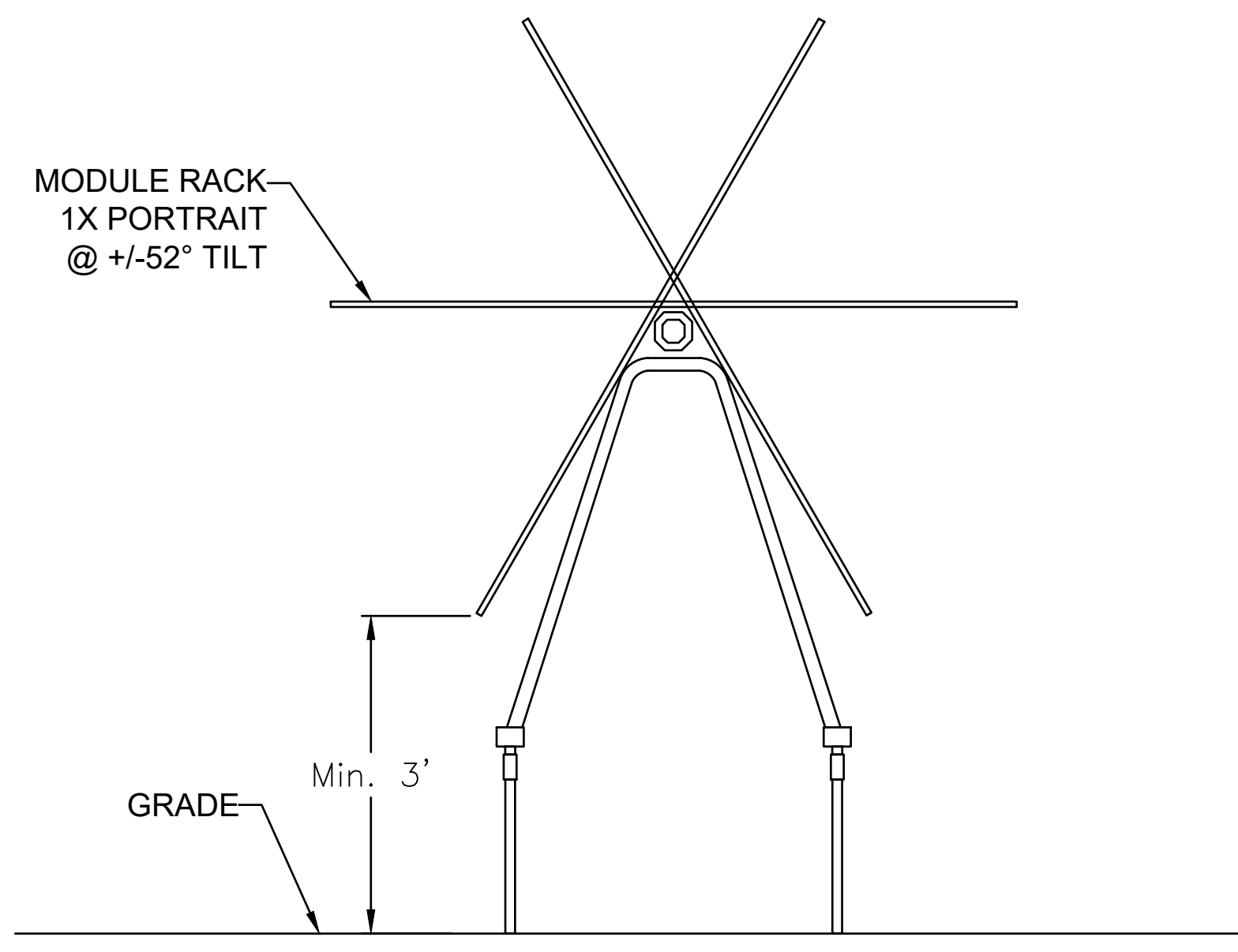
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Size: D
Sheet Rev:

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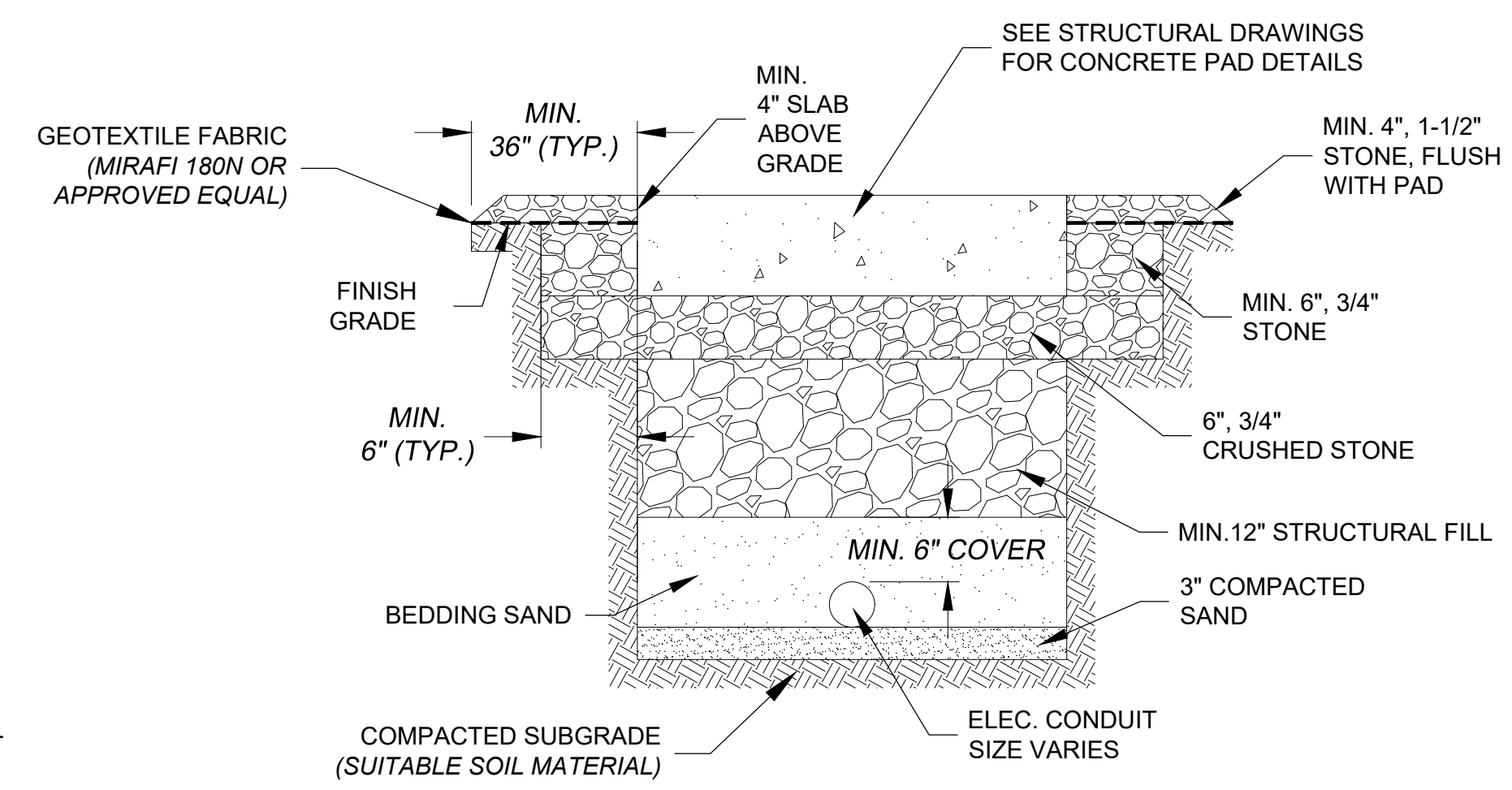


1 ELECTRIC CONDUIT TRENCH
C2.01 NTS

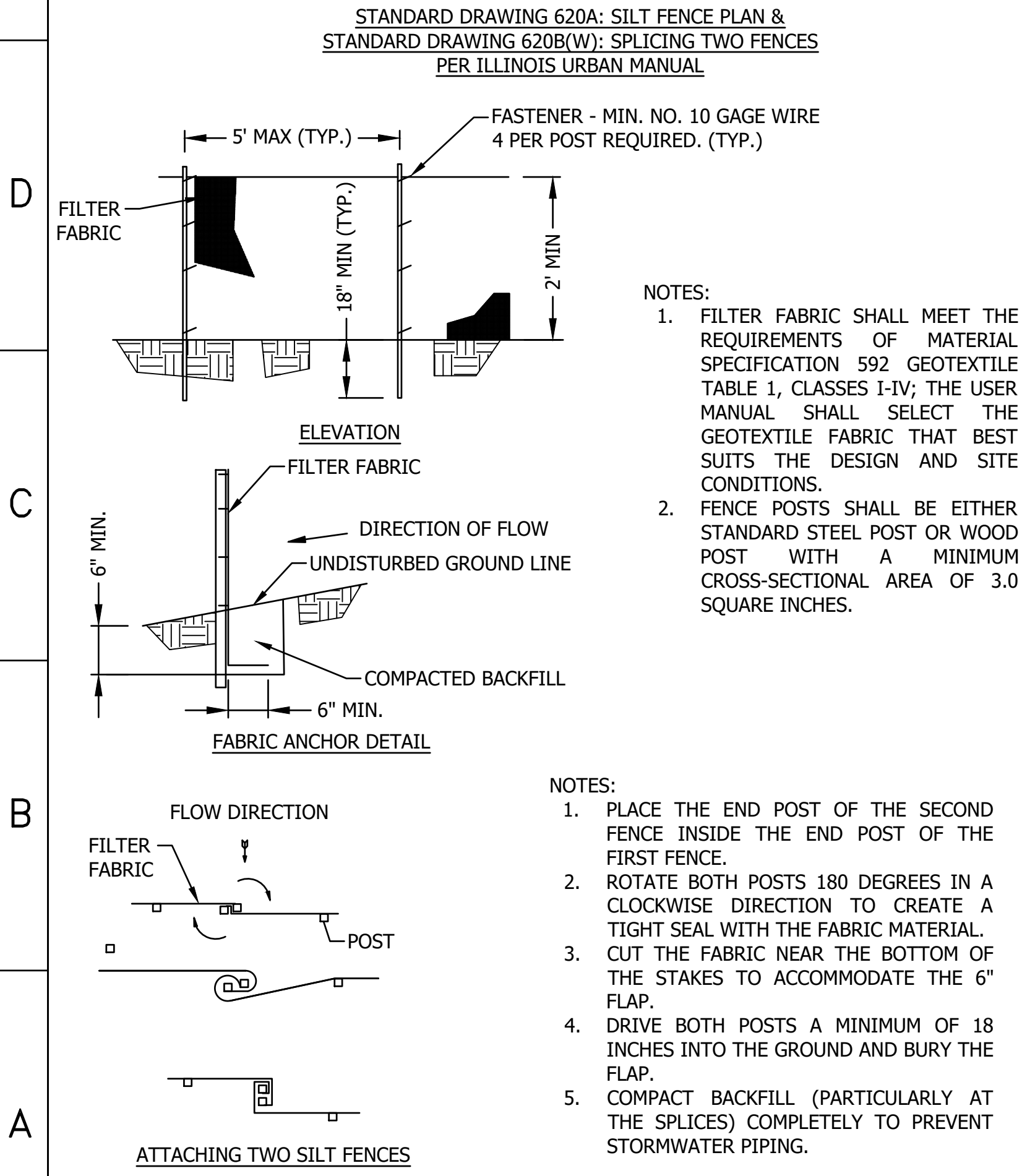


NOTES:
1. TRACKER HEIGHT RANGES ACCOUNT FOR ELEVATION CHANGE

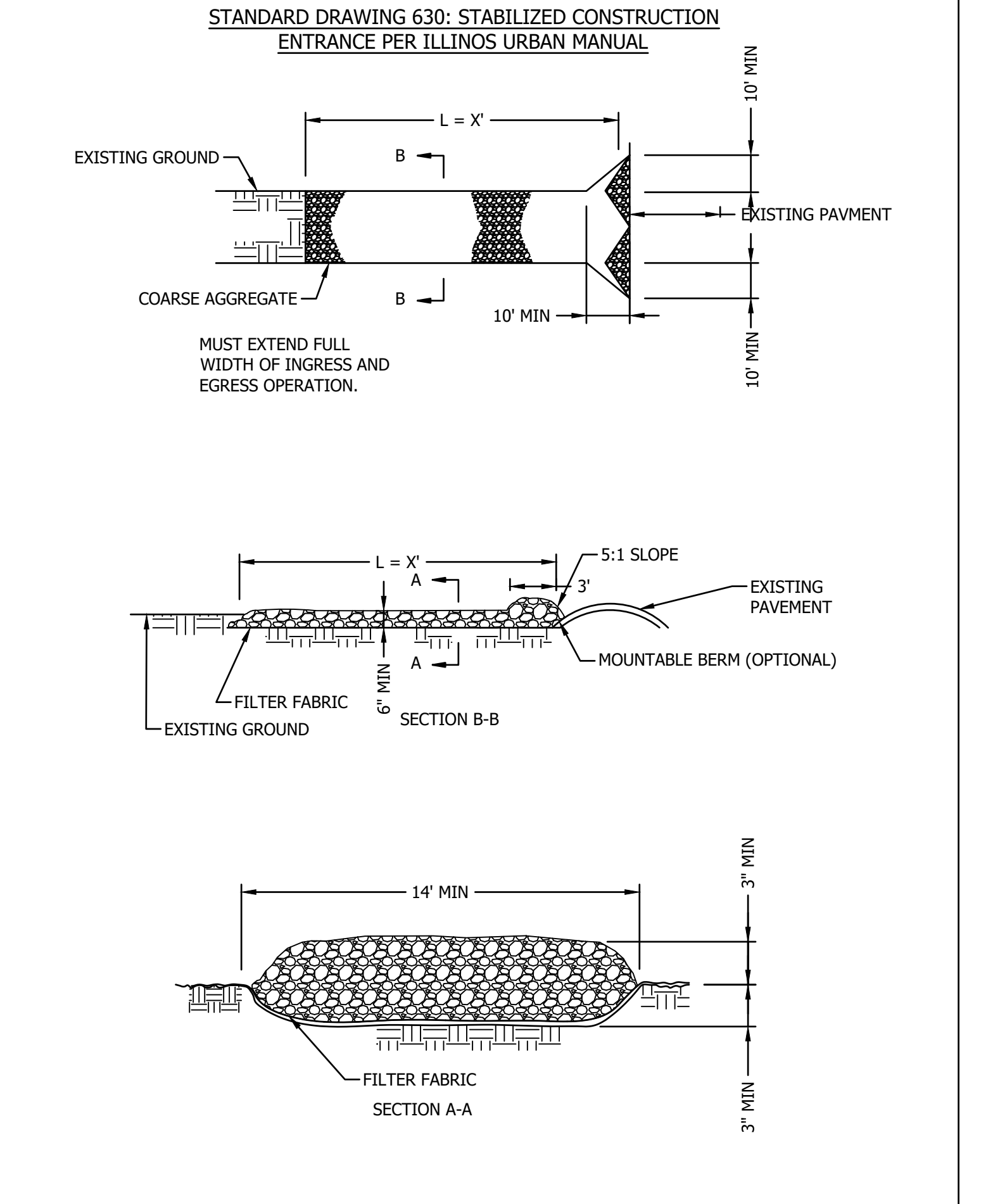
2 SOLAR ARRAY RACK DETAIL
C2.01 NTS



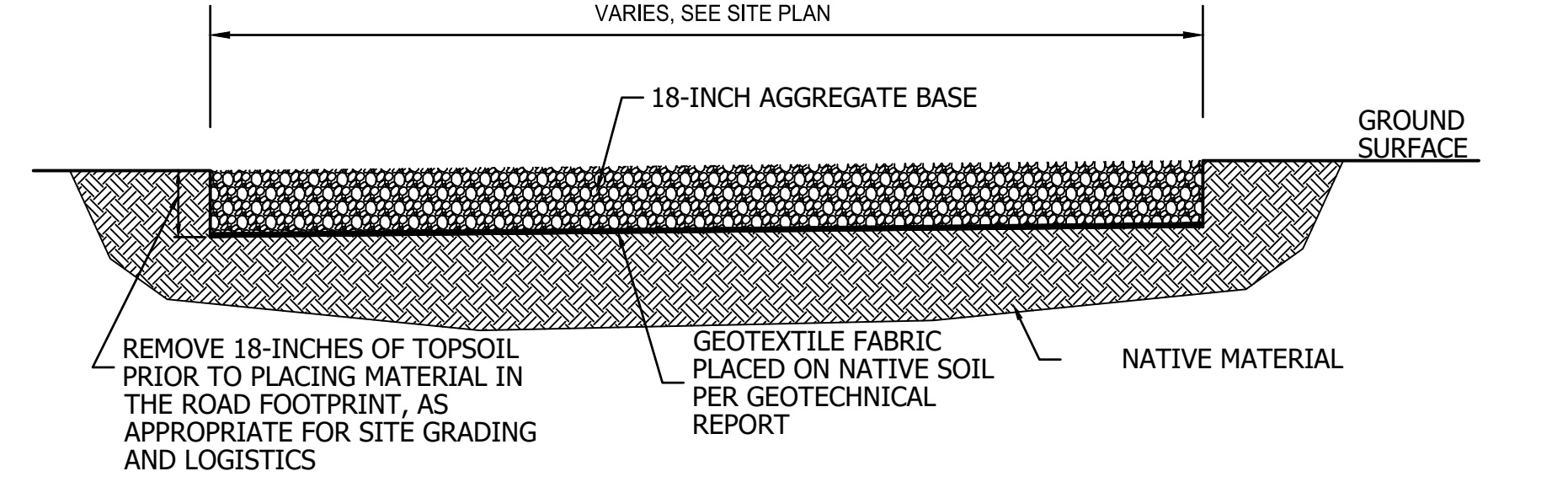
3 SUBSOIL EQUIPMENT FOUNDATION DETAIL
C2.01 NTS



4 SILT FENCE
C1.01 NTS



5 STABILIZED CONSTRUCTION ENTRANCE
C1.01 NTS



6 TYPICAL ACCESS ROAD SECTION
C2.01 NTS

IN THE EVENT OF AN EMERGENCY
PLEASE DIAL 911

Followed By a Second Call To:
857-239-0057

Your Location Is:
STREET ADDRESS
CITY, STATE ZIP

nexamp

DANGER
HIGH VOLTAGE - KEEP AWAY
AUTHORIZED PERSONNEL ONLY
NO TRESPASSING. THIS SITE IS
MONITORED BY SURVEILLANCE.

7 ELECTRICAL SYSTEM LABELS
C2.01 NTS



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MATTHEW A. CLEMENT
PE 062049423

UNSTICKER SUN 1
TAZEWELL COUNTY, ILLINOIS

ENGINEERING DETAILS
Drawn by: KSG

Dwg No: C802
Size: D
Sheet Rev:

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**DECISION AND FINDINGS OF FACT
OF THE ZONING BOARD OF APPEALS
ON PROPOSED SPECIAL USE**

(Zoning Board Case No. 24-28-S)

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on July 2, 2024 and August 6, 2024, and pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: Special Use

LOCATION AND/OR PROPERTY INVOLVED:

Current Owner of Property: Getz Land Trust, c/o Douglas S. Getz, 1400 Parkside Ave., Unit 140, Morton, IL 61550

Access through P.I.N. 05-05-24-400-007; an approximate 4.46 acre parcel; and

P.I.N. 05-05-24-400-014; an approximate 20.02 +/- acres utilized of an existing 71.25 acre parcel located in part of the E 1.2 of the SE ¼ of Sec 24, T25N, R4W of the 3rd P.M., Groveland Twp., Tazewell Co., IL;

located in a field at the SE corner of the intersection of Unsicker Rd. and W. Birchwood St. (Il. Rte 98), Morton, IL.

REQUESTED BY: Unsicker 2, LLC

PROPOSAL: The petition of Unsicker Sun 2, LLC for a Special Use to allow the construction of a 5 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District

PARTIES OF RECORD: James Griffin, Attorney on behalf of Petitioner
Matt Walsh, NexAmp , on behalf of Petitioner
Carl Broberg, Stantec, on behalf of Petitioner (7/2/24 Only)
Mike MaRous, MaRous & Co, On behalf of Petitioner (7/2/24 Only)
Jeffrey Kaufman, Village of Morton, Objector (8/6/24 Only)
Steven Leitch, Village of Morton, Objector (8/6/24 Only)

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Special Use thereon was published in the Tazewell Chronicle on May 29, 2024 and a copy of the publication was mailed to the petitioner within five working days after publication.

AGENCY COMMENTS: The Tazewell County Land Use Planner submitted a report recommending approval of the proposed Special Use request.

Tazewell County Health Department submitted a report regarding the proposed Special Use request stating portable toilets and portable handwashing stations must be provided during construction.

Tazewell County Soil & Water Conservation District submitted a report regarding the proposed Special Use request recommending denial.

Tazewell County Farm Bureau made no comment regarding the proposed Special Use request.

Dan Parr, Tazewell County Highway Engineer made no comment regarding the proposed Special Use request.

Mike Rosenthal, Groveland Township Road District submitted a report regarding the proposed Special Use request recommending approval.

Michael Harris, IDOT submitted a report regarding the proposed Special Use request stating no objection if no entrance proposed on to IL Route 98, as well as no drainage directed to IL Route 98.

Zack Davis, Village of Morton submitted a report regarding the proposed Special Use request stating opposition as it conflicts with the Village Comprehensive Land Use Plan.

C. FINDINGS OF FACTS

The Zoning Board of Appeals adopted the following findings of fact relating to the action proposed:

1. *The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.*

(Positive) The construction of a solar farm is permitted special use within an A-1 Agricultural District. Therefore the proposed special use conforms to Tazewell County Code.

2. *The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations, or of any officially adopted Comprehensive Plan of a municipality with a 1.5 mile planning jurisdiction.*

(NEGATIVE) The proposed special use does not contradict any of the purposes, goals, objectives and standards of Tazewell County's comprehensive plan. But the proposed special use is located within the Village of Morton's 1.5-mile planning jurisdiction and conflicts with their comprehensive plan. Morton has identified this corridor for industrial uses and such zoning districts under Morton code do not permit solar farm development.

3. *The petitioner has met the requirements of Article 25 of the Tazewell County Zoning Code.*

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

4. *The Site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.*

(POSITIVE) According to the site plan there will be a 311 ft setback from the nearest residential properties which exceed Tazewell County's setback requirement. Along with the setback the proposed site will also include vegetative screening.

5. *The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.*

(POSITIVE) To project the general welfare of the neighboring vicinity, the proposed special use will be secured by a 7ft chain-linked fence to limit access, vegetative screening, and meet or exceed the required setbacks set by Tazewell County.

6. *The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.*

(POSITIVE) The proposed special use incorporates the following safety measures: a 7ft fence, vegetative screening, and required setbacks. The incorporation of these measures helps protect the enjoyment of the other properties in the immediate vicinity.

7. *The Special Use shall not substantially diminish and impair property values within the neighborhood.*

(POSITIVE) There is no evidence that consistently guarantees that the development of a solar farm will diminish property values for there are studies that support and refute this claim. But efforts are being made to mitigate any impacts to property values such as following Tazewell County Zoning Code, having 7ft fence surrounding the property, and meeting the setback requirements.

8. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

(POSITIVE) Per the application, all utilities and necessary facilities will be provided.

9. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.*

(POSITIVE) The proposed special use will temporarily increase traffic during the construction phase. During construction impact to the roads will minimal since the applicant will not use oversize truck loads. After construction the traffic generated to and from the site will occur during the scheduled on-site maintenance visits.

10. *The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.*

Not Applicable

11. *Evidence presented establishes that granting the use, which is located more than one-half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.*

Not Applicable

12. *Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.*

(POSITIVE) The applicant has entered into an Agricultural Impact Mitigation Agreement (AIMA), which protects the underlying soils and ensures that the soil can be returned to crop production after the project is decommissioned.

13. *The Special Use is consistent with the existing uses of property within the general area of the property in question.*

(POSITIVE) The immediate area surrounding the property in question are mostly A-1 districts or farmland in the Village of Morton. Under Tazewell County code the construction of a solar farm is permitted through special use. Therefore, the proposed special use is consistent with the surrounding uses of property.

14. *The property is suitable for the Special Use as proposed.*

(POSITIVE) The property in question is currently zoned A-1, which permits the construction of a solar farm as a special use. Therefore, the property in question is suitable for the proposed special use.

D. DECISION

Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby, based on the findings of fact set forth above, recommends DENIAL of the proposed Special Use request, however should the request be approved, the Zoning Board of Appeals recommends the following conditions be established:

1. The fence style shall be chain-link with steel post, in accordance with the height requirements of § 156.06 (B)(1)(f).
2. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility and all land outside of the perimeter fence identified in the agreement as a part of the lease is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.
3. Emergency and non-emergency contact information shall be kept up to date with the Community Development Department and be posted in a conspicuous manner at the main entrance to the facility and also visible from the public roadway.
4. Vegetative screening, such as a species of pine tree, shall be 3-5' at planting as proposed in the application and in any other location as determined desirable by the Community Development Administrator.
5. Cover crop, such as wheat/rye/oats, shall be established prior to construction to prevent sediment and erosion control issues during the construction phase and assist provide ground cover will the required pollinators are being established.

Ayes: 0
Nays: 6 –Bong, Cupi, Fehr, Lapsley, McClanahan and Chairman Lessen
Absent: 1 – Vaughn

Dated this 6th day of August, 2024.

/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois

SPECIAL USE PERMIT PLANS FOR UNSICKER SUN 2

5 MW (AC)
LOCATED AT

W. BIRCHWOOD STREET and UNSICKER RD
MORTON, ILLINOIS 61550

APPLICANT/PROJECT OWNER

UNSICKER SUN 2, LLC (NEXAMP)
101 N WACKER DR, SUITE 200
CHICAGO, IL 60606
CONTACT: MATT WALSH

CIVIL ENGINEER

STANTEC CONSULTING SERVICES
12080 N CORPORATE PARKWAY
MEQUON, WI 53097

SURVEYOR

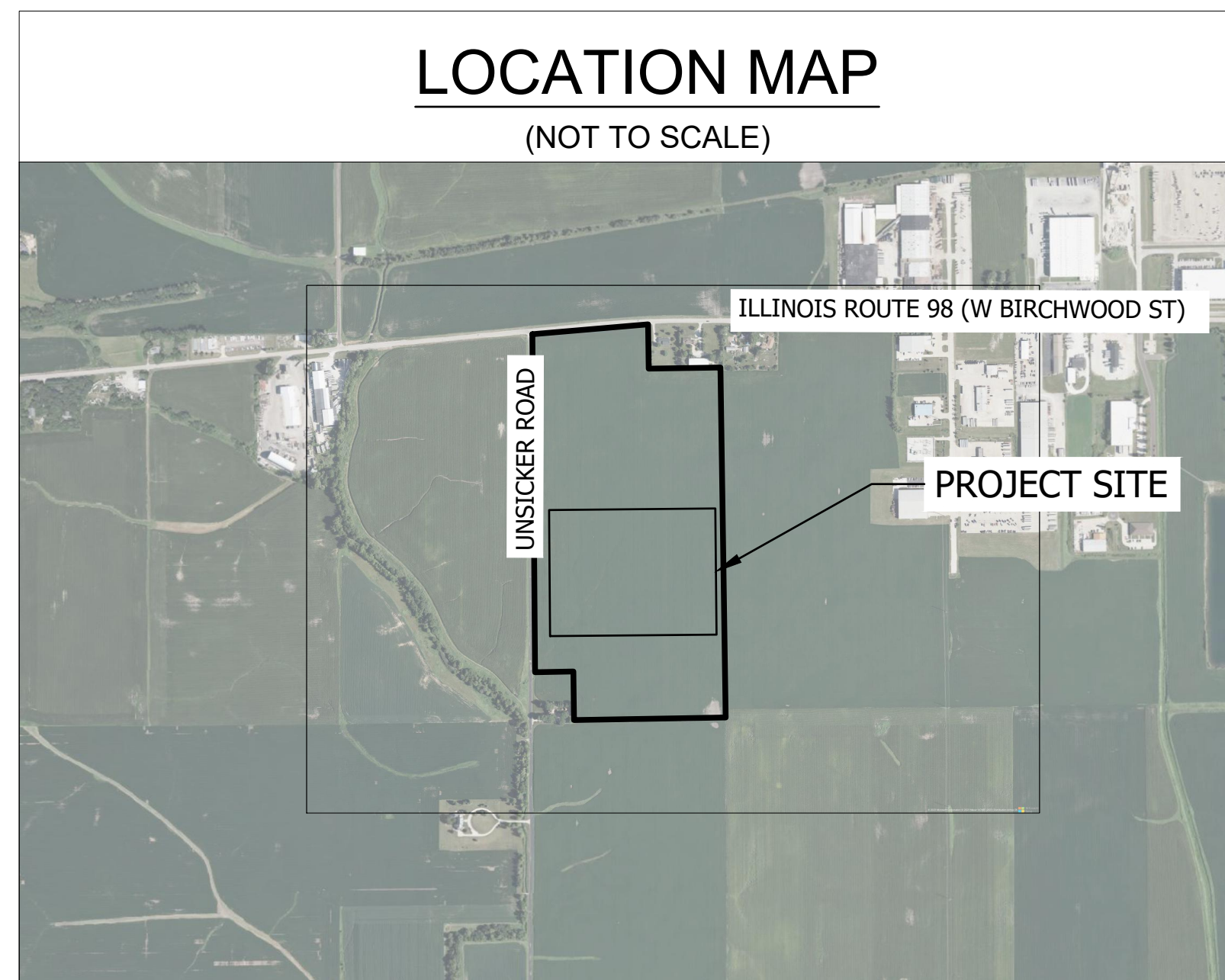
STANTEC CONSULTING SERVICES
209 COMMERCE PARKWAY
COTTAGE GROVE, WI 53527

SOLAR CONSULTANT

NEXAMP, INC.
101 N WACKER DRIVE, SUITE 200
CHICAGO, ILLINOIS 60606
CONTACT: MATT WALSH
PHONE: (847)212-1585

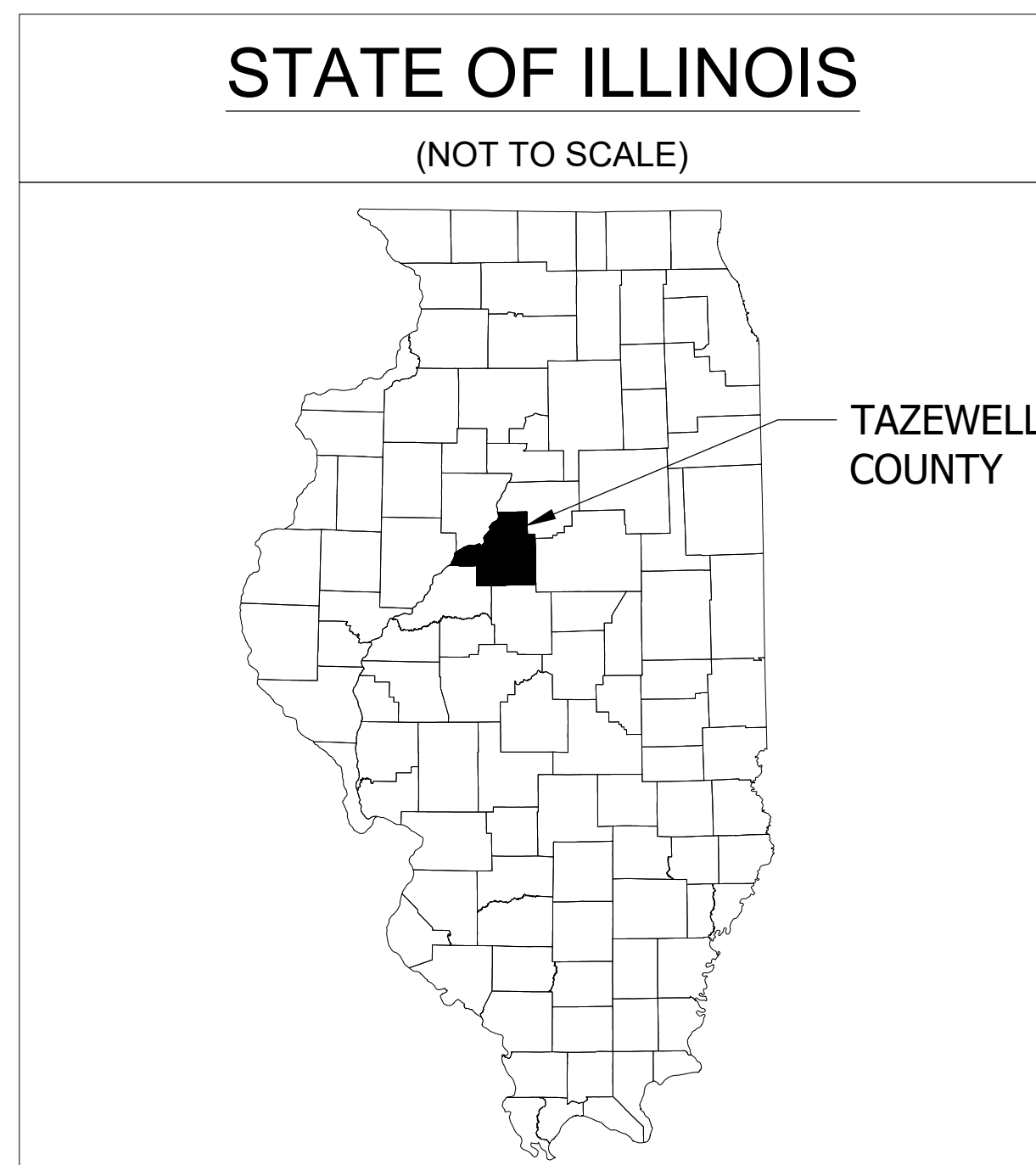
LOCATION MAP

(NOT TO SCALE)



STATE OF ILLINOIS

(NOT TO SCALE)



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
G001	TITLE SHEET
G002	GENERAL NOTES
C001	EXISTING CONDITIONS
C100	SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
C200	EROSION CONTROL
C201	EROSION CONTROL
C202	EROSION CONTROL
C801	CONSTRUCTION DETAILS
C802	CONSTRUCTION DETAILS

PRELIMINARY DRAWING FOR SUP
APPLICATION.
NOT FOR CONSTRUCTION

SITE INFORMATION

PARCEL ZONING
AGRICULTURAL PRESERVATION (A-1)

PROJECT DESCRIPTION
PROJECT PARCEL IS 75.22 AC.
FENCED ACREAGE OF PROJECT SITE IS 22.45 AC.
MODULE MODEL: HELIENNE156HC M10SL (565-585)
MOUNTING SYSTEM: 1P ATI WITH YELLOW JACKET
INVERTER MODEL: (20) SOLECTRIA XGI 1500 250KW



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Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com



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P.E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 02019423

UNSICKER SUN 2
TAZEWELL COUNTY, IL

TITLE SHEET

Dwg No: G001 Size: D Sheet Rev:

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GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR REFERENCING AND ADHERING TO REQUIREMENTS OF THE AIMA GOVERNING THIS PROJECT ESPECIALLY SOIL IMPORT/EXPORT PROHIBITIONS.
4. SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
6. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN PROPOSAL.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, IF ONE EXISTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF EXISTING SITE CONDITIONS DO VARY FROM DRAWINGS.
10. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL JULIE AT 811 OR (800) 892-0123 TO NOTIFY THE UTILITIES OF PROJECT TIMING, AND TO REQUEST FIELD LOCATION MARKING OF EXISTING UTILITIES.
11. THE CONTRACTOR IS ADVISED THAT NO SOIL AND DEBRIS MAY BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH COUNTY CODE OF ORDINANCES.
13. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH COUNTY AND IDNR TECHNICAL STANDARDS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT, AS ADMINISTERED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.
15. SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED.
16. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

EROSION CONTROL AND SEDIMENTATION NOTES

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR GROUND DISTURBANCE.
2. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.
3. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED AT THE END OF EACH WORKING DAY.
4. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMITS OF DISTURBANCE AND STABILIZED TO PREVENT EROSION.
5. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
6. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
7. ALL TOPSOIL ENCOUNTERED WITHIN THE LIMITS OF THE PROPOSED PERMANENT AND TEMPORARY ACCESS ROADS AND EQUIPMENT PAD AREA SHALL BE STRIPPED AND SPREAD OVER PROJECT SITE AS INDICATED ON PLANS. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
8. STABILIZED CONSTRUCTION ENTRANCE TO BE INSTALLED AND MAINTAINED AT ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS TO SITE TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
9. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DISTURBED SURFACE WHICH WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED AS REQUIRED.
10. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT.

11. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
12. CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM MIGRATING OUTSIDE THE LIMIT OF WORK.
13. ADDITIONAL EROSION CONTROL SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
14. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.

GRADING, DRAINAGE AND UTILITY NOTES

1. UNDERGROUND UTILITY LOCATIONS ARE BASED ON AVAILABLE MAPPING, LOCATION DESCRIPTION OR SITE LOCATE BY UTILITY COMPANIES DURING PRELIMINARY TOPOGRAPHIC SURVEY. LOCATIONS ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "J.U.L.I.E" AND THE OWNER TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES AND THE OWNER ARE PROPERLY NOTIFIED IN ADVANCE.
2. ALL SITE WORK SHALL MEET OR EXCEED APPLICABLE SITE WORK SPECIFICATIONS FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
3. ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS FOR THE PROJECT AS SHOWN ON THE PLANS.
4. ALL AREAS WHICH REQUIRE DRAINAGE SHALL BE GRADED TO DRAIN.
5. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
6. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.
7. THE CONTRACTOR SHALL REMOVE ALL NON-BIODEGRADABLE EROSION CONTROL BARRIERS AFTER PERMANENT STABILIZATION OF DISTURBED AREAS.
8. WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED UNLESS NOTED ON PLANS.
9. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT COLLECTING WATER. SPECIFICALLY, ALLOW WATER TO ESCAPE ANY SUBCUT AREAS PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE TREATMENT. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

LAYOUT AND MATERIALS NOTES

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. THE CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
3. PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

CONSTRUCTION SEQUENCING

1. INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, AND OTHER EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN ON PLAN AND REQUIRED BY PERMITS. MAINTAIN AS NECESSARY DURING CONSTRUCTION.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
4. BEGIN CLEARING AND GRUBBING OF SITE, IF APPLICABLE.
5. STRIP TOPSOIL AND TEMPORARILY STOCKPILE ON SITE WHERE LOCALIZED DISTURBANCE ACTIVITIES OCCUR.
6. INSTALL INTERNAL ACCESS ROADWAYS.
7. BEGIN INSTALLATION OF SOLAR PANEL TRACKER AND RACKING ASSEMBLY.

8. STABILIZE DISTURBED GROUND WITH TOP SOIL, SPECIFIED SEED, AND MULCH AS REQUIRED BY EROSION CONTROL PERMIT AND ORDINANCE.
9. INSTALL LANDSCAPING, IF APPLICABLE.
10. REMOVE ALL TEMPORARY EROSION CONTROL BMP'S ONLY AFTER DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
11. REFER TO THE TURF ESTABLISHMENT PROCEDURES DURING THE WARRANTY PERIOD.

PLANTING NOTES

1. PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
2. SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER.
3. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO FINISHED GRADE. ALL AREAS GRADED TO DRAIN.
4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.
7. FOR TEMPORARY AND WINTER STABILIZATION, USE IDOT CLASS 7 TEMPORARY EROSION CONTROL SEED MIXTURE WITH MULCHING. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANICS BUT MUST PROVIDE SEDIMENT CONTROLS AT THE STOCKPILE BASE.
8. WETLAND SEED MIX SHALL BE USED WITHIN WETLAND AREAS. THE POLLINATOR FRIENDLY SEED MIX SHALL BE USED TO STABILIZE ALL OTHER DISTURBED AREAS.

IDOT CLASS 7 TEMPORARY EROSION CONTROL MIXTURE

PERENNIAL RYEGRASS	50 LBS/AC
SPRING OATS	64 LBS/AC
	114 LBS/AC

PROPOSED CONSTRUCTION LEGEND

- PROPERTY LINE
- SETBACK
- CHAIN-LINK FENCE
- UNDERGROUND LOW VOLTAGE
- UNDERGROUND MEDIUM VOLTAGE
- PROPOSED CULVERT
- SOLAR ARRAYS
- CONSTRUCTION LAYDOWN YARD
- GRAVEL ACCESS ROADS
- PROPOSED DRAINAGE TILE

SITE GRADING & EROSION CONTROL LEGEND

- NEW CONTOUR MINOR
- NEW CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED SPOT ELEVATION
- SILT FENCE
- STRAW WATTLE
- STABILIZED CONSTRUCTION ENTRANCE
- DRAINAGE ARROW
- RIP-RAP ON TYPE R FILTER FABRIC
- SEED MIX (22.4 ACRES)
- RIGHT-OF-WAY
- QUARTER SECTION LINE
- SECTION LINE
- PROPERTY SETBACK LINE
- EXISTING OVERHEAD POWER
- EXISTING TREE AND VEGETATION LINE
- EXISTING DRAINAGE TILE

LEGEND

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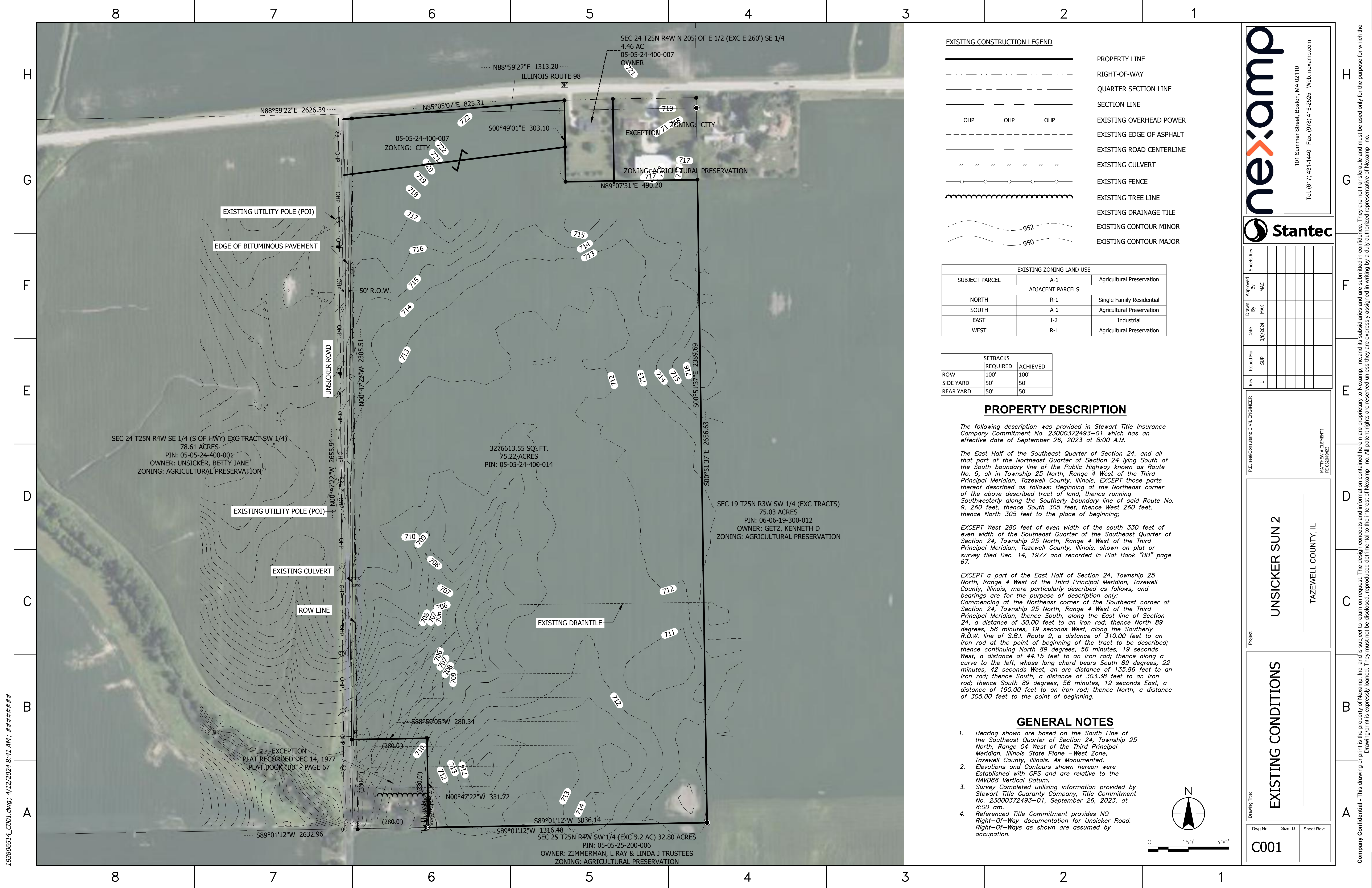
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1	SVP	3/8/2024	MAK	MAC	

P. E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 062019423

Project:
UNSICKER SUN 2
TAZEWELL COUNTY, IL

Drawing Title:
GENERAL NOTES

Dwg No: **G002** Size: D Sheet Rev:



EXISTING CONSTRUCTION LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	QUARTER SECTION LINE
	SECTION LINE
	EXISTING OVERHEAD POWER
	EXISTING EDGE OF ASPHALT
	EXISTING ROAD CENTERLINE
	EXISTING CULVERT
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING DRAINAGE TILE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'

PROPERTY DESCRIPTION

The following description was provided in Stewart Title Insurance Company Commitment No. 23000372493-01 which has an effective date of September 26, 2023 at 8:00 A.M.

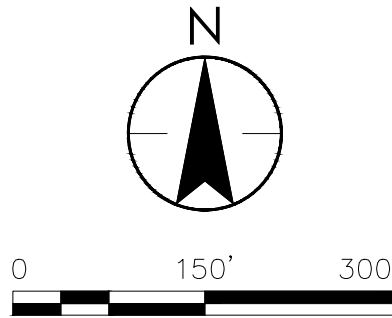
The East Half of the Southeast Quarter of Section 24, and all that part of the Northeast Quarter of Section 24 lying South of the South boundary line of the Public Highway known as Route No. 9, all in Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, EXCEPT those parts thereof described as follows: Beginning at the Northeast corner of the above described tract of land, thence running Southwesterly along the Southerly boundary line of said Route No. 9, 260 feet, thence South 305 feet, thence West 260 feet, thence North 305 feet to the place of beginning;

EXCEPT West 280 feet of even width of the south 330 feet of even width of the Southeast Quarter of the Southeast Quarter of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, shown on plat or survey filed Dec. 14, 1977 and recorded in Plat Book "BB" page 67.

EXCEPT a part of the East Half of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows, and bearings are for the purpose of description only: Commencing at the Northeast corner of the Southeast corner of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, thence South, along the East line of Section 24, a distance of 30.00 feet to an iron rod; thence North 89 degrees, 56 minutes, 19 seconds West, along the Southerly R.O.W. line of S.B.I. Route 9, a distance of 310.00 feet to an iron rod at the point of beginning of the tract to be described; thence continuing North 89 degrees, 56 minutes, 19 seconds West, a distance of 44.15 feet to an iron rod; thence along a curve to the left, whose long chord bears South 89 degrees, 22 minutes, 42 seconds West, an arc distance of 135.86 feet to an iron rod; thence South, a distance of 303.38 feet to an iron rod; thence South 89 degrees, 56 minutes, 19 seconds East, a distance of 190.00 feet to an iron rod; thence North, a distance of 305.00 feet to the point of beginning.

GENERAL NOTES

- Bearing shown are based on the South Line of the Southeast Quarter of Section 24, Township 25 North, Range 04 West of the Third Principal Meridian, Illinois State Plane - West Zone, Tazewell County, Illinois. As Monumented.
- Elevations and Contours shown hereon were Established with GPS and are relative to the NAVD88 Vertical Datum.
- Survey Completed utilizing information provided by Stewart Title Guaranty Company, Title Commitment No. 23000372493-01, September 26, 2023, at 8:00 am.
- Referenced Title Commitment provides NO Right-Of-Way documentation for Unsicker Road. Right-Of-Ways as shown are assumed by occupation.



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PE 062019423

Project: UNSICKER SUN 2
TAEWELL COUNTY, IL

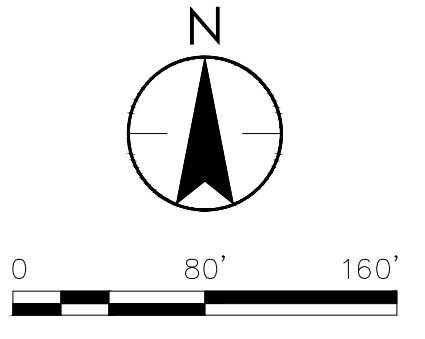
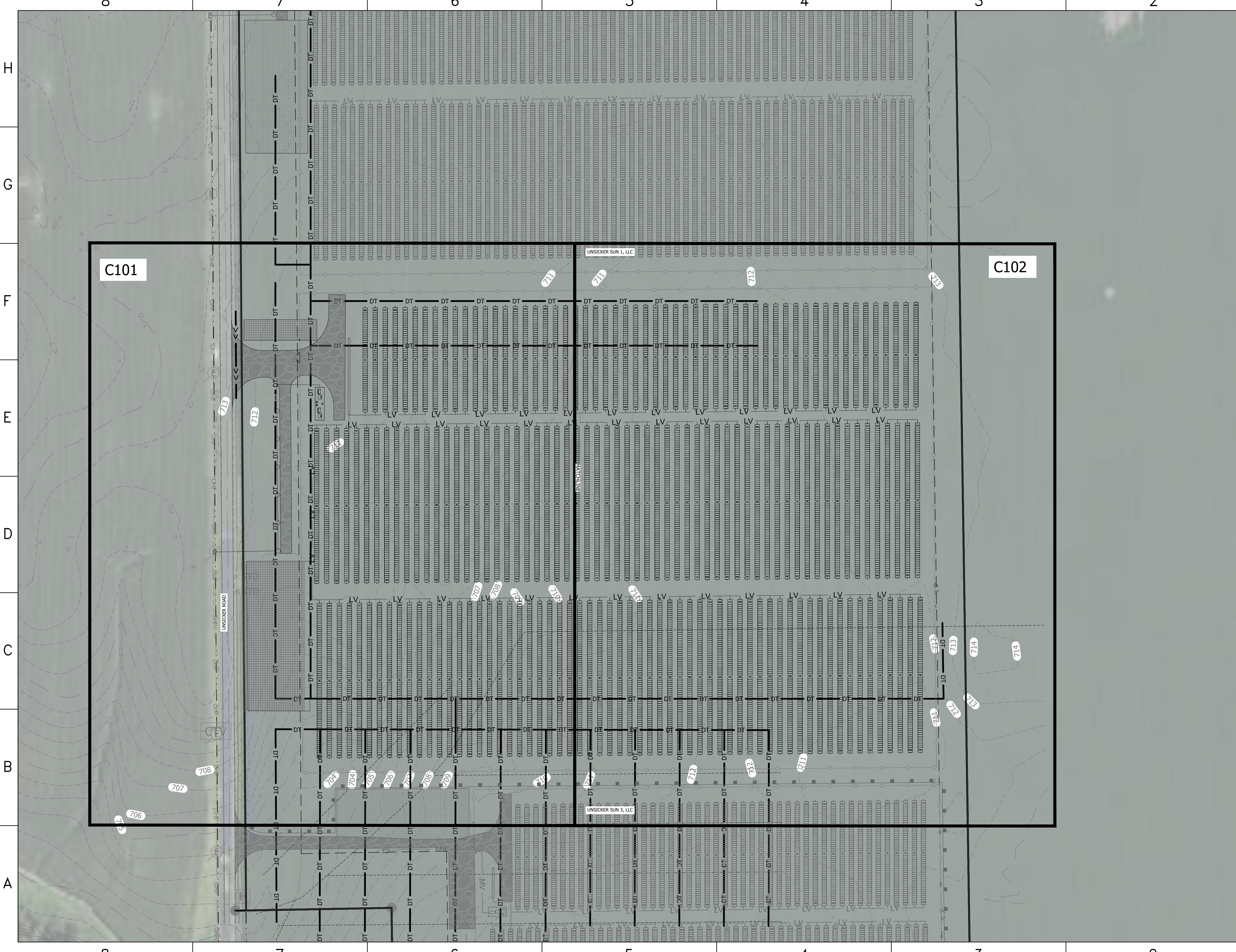
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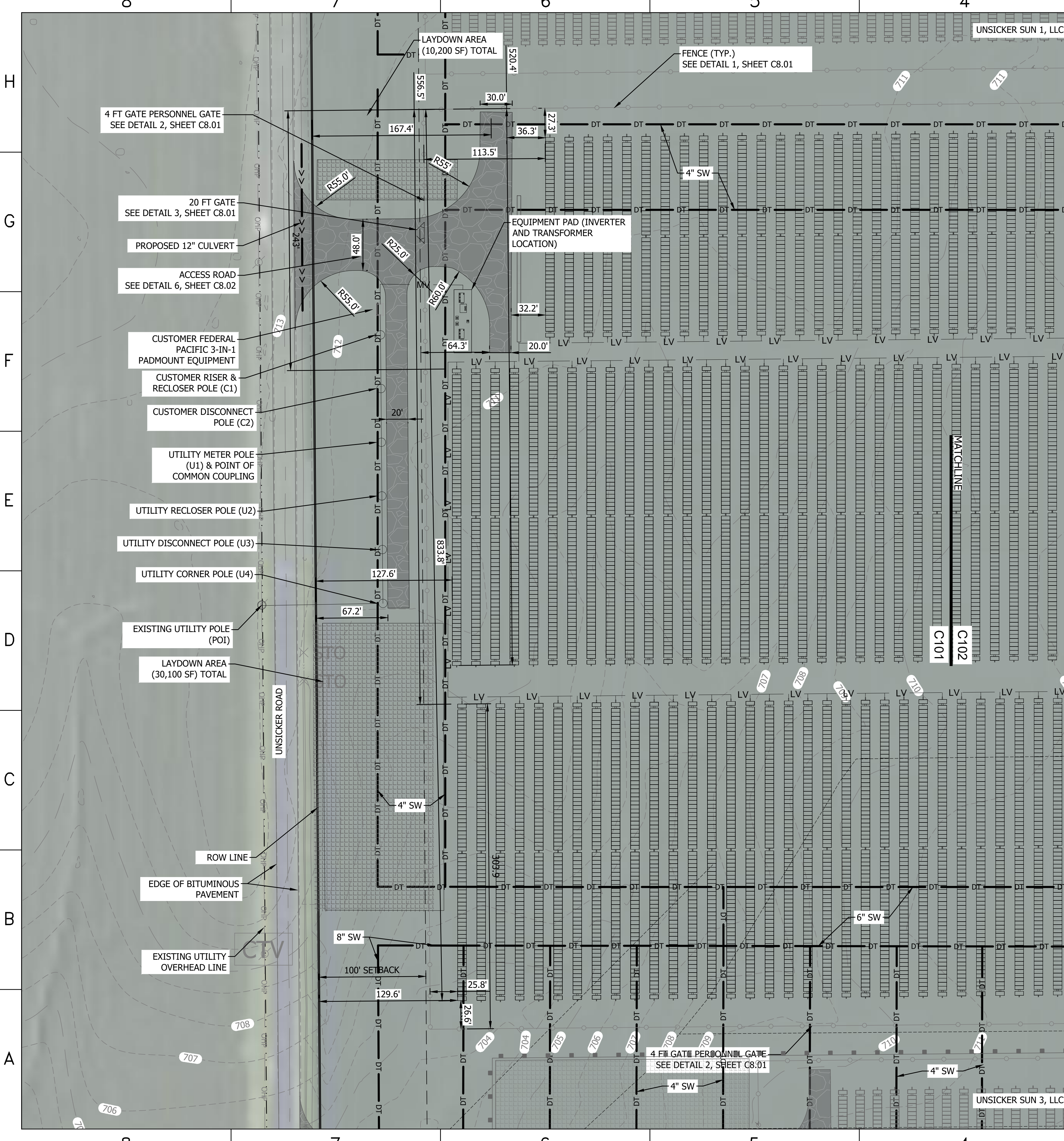
Project:
UNSICKER SUN 2
 TAZEWELL COUNTY, IL

Drawing Title:
SITE PLAN

Dwg No: **C100** Size: D Sheet Rev:

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PROPOSED CONSTRUCTION LEGEND

- SETBACK
- CHAIN-LINK FENCE
- LV — LV — LV UNDERGROUND LOW VOLTAGE
- MV — MV — MV UNDERGROUND MEDIUM VOLTAGE
- >> — >> — >> PROPOSED CULVERT
- ▭ SOLAR ARRAYS
- ▭ CONSTRUCTION LAYDOWN YARD
- ▭ GRAVEL ACCESS ROADS
- DT — DT — DT PROPOSED DRAINAGE TILE

EXISTING LEGEND

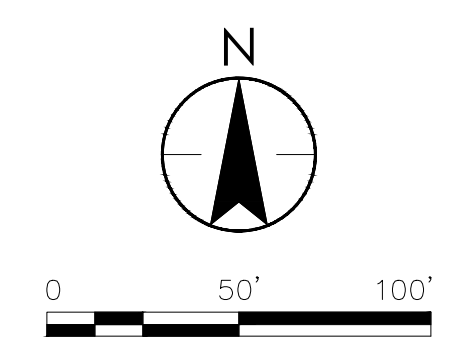
- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - QUARTER SECTION LINE
- - - SECTION LINE
- OHP — OHP — OHP EXISTING OVERHEAD POWER
- - - EXISTING EDGE OF ASPHALT
- - - EXISTING ROAD CENTERLINE
- - - EXISTING DRAINAGE TILE
- EXISTING FENCE
- - - EXISTING CONTOUR MINOR
- - - EXISTING CONTOUR MAJOR

EXISTING ZONING LAND USE

SUBJECT PARCEL	ADJACENT PARCELS	
	A-1	Agricultural Preservation
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS

	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'



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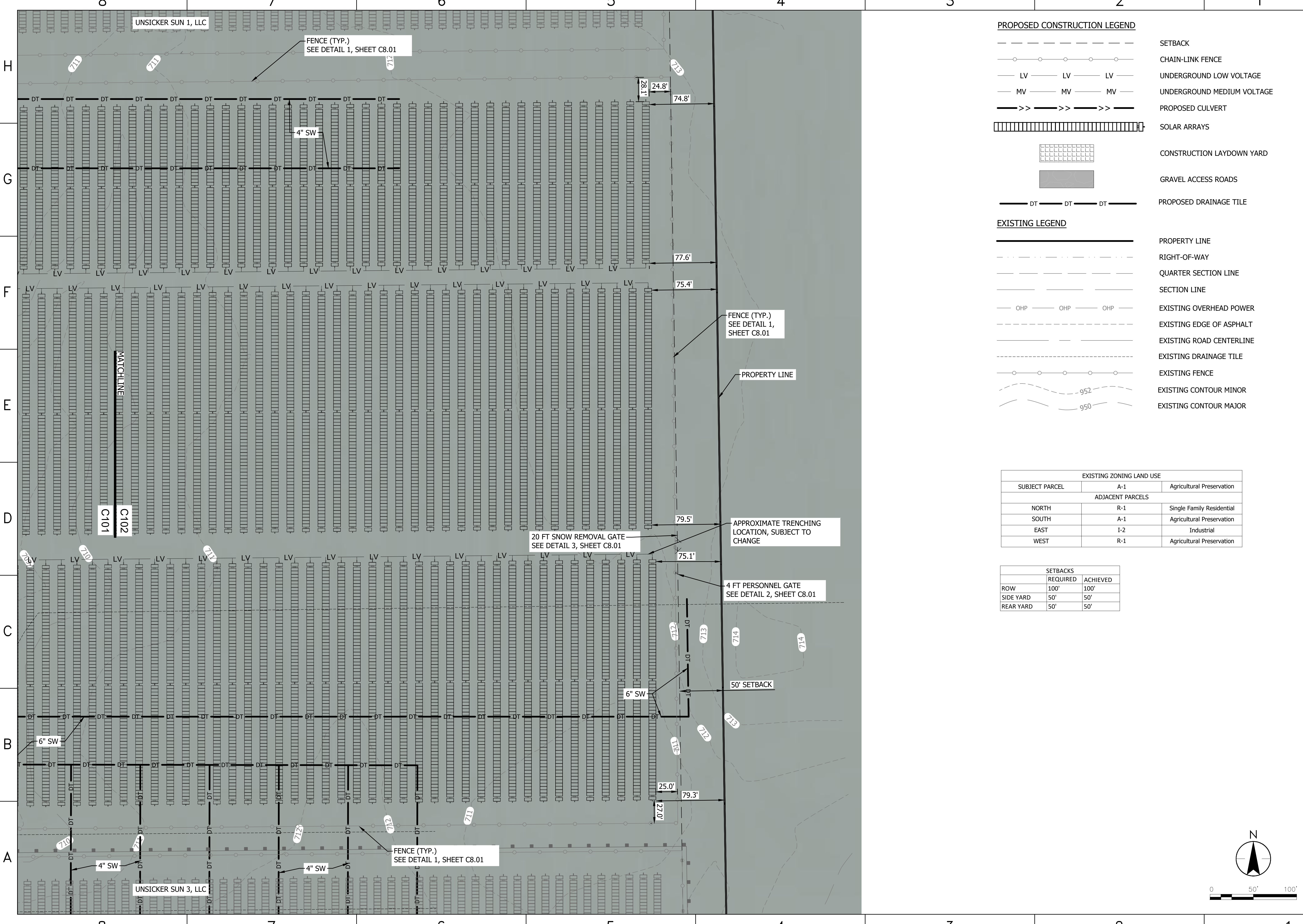
UNSTICKER SUN 2
 TAZEWELL COUNTY, IL

SITE PLAN

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- PROPOSED CONSTRUCTION LEGEND**
- SETBACK
 - CHAIN-LINK FENCE
 - UNDERGROUND LOW VOLTAGE
 - UNDERGROUND MEDIUM VOLTAGE
 - PROPOSED CULVERT
 - SOLAR ARRAYS
 - CONSTRUCTION LAYDOWN YARD
 - GRAVEL ACCESS ROADS
 - PROPOSED DRAINAGE TILE
- EXISTING LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - QUARTER SECTION LINE
 - SECTION LINE
 - EXISTING OVERHEAD POWER
 - EXISTING EDGE OF ASPHALT
 - EXISTING ROAD CENTERLINE
 - EXISTING DRAINAGE TILE
 - EXISTING FENCE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'

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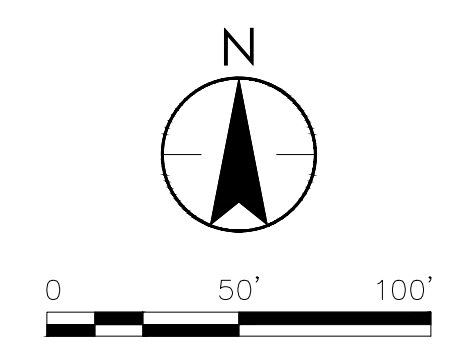
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Project:
UNSICKER SUN 2
 TAZEWELL COUNTY, IL

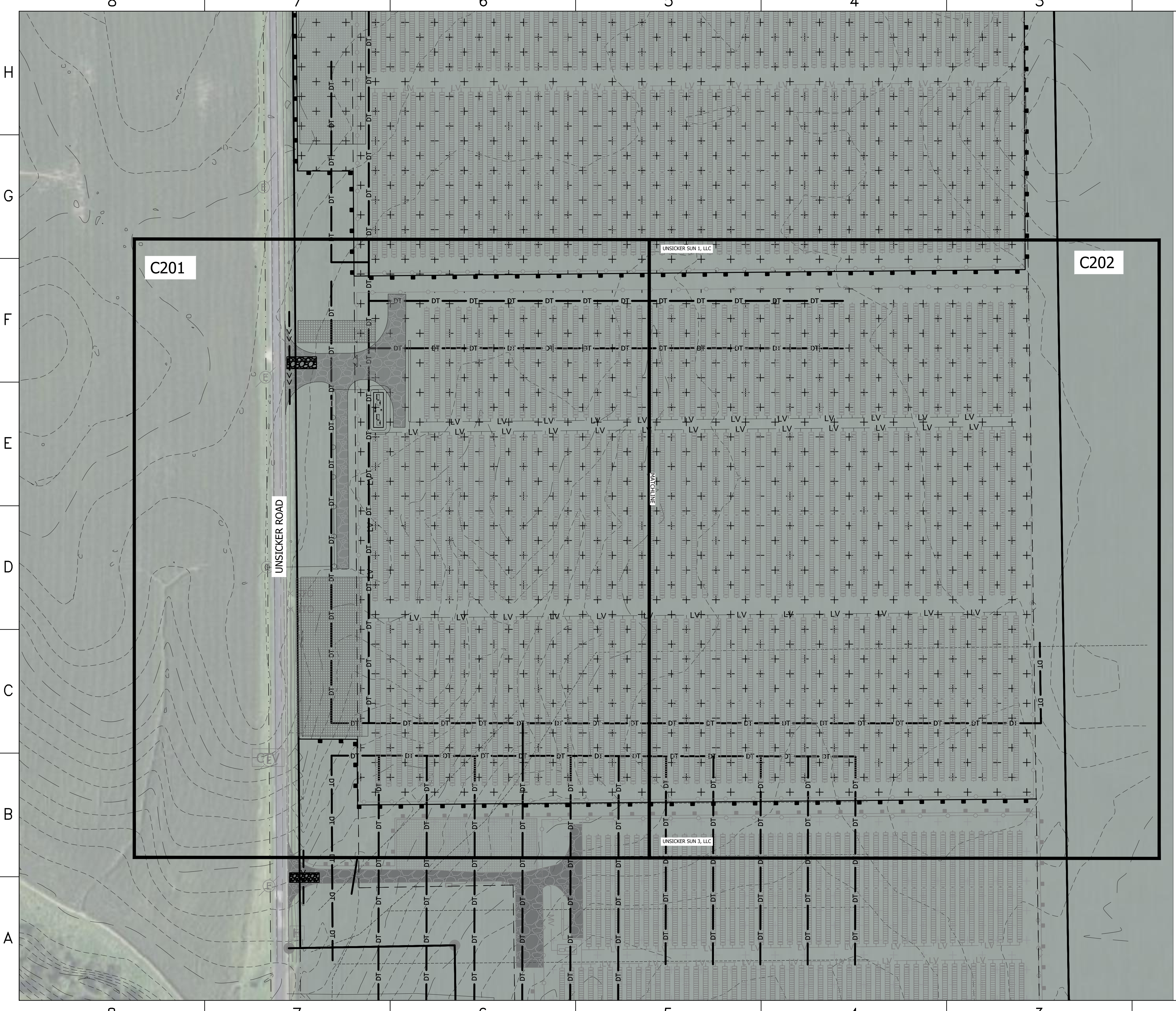
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SITE PLAN

Dwg No: **C102** Size: D Sheet Rev:



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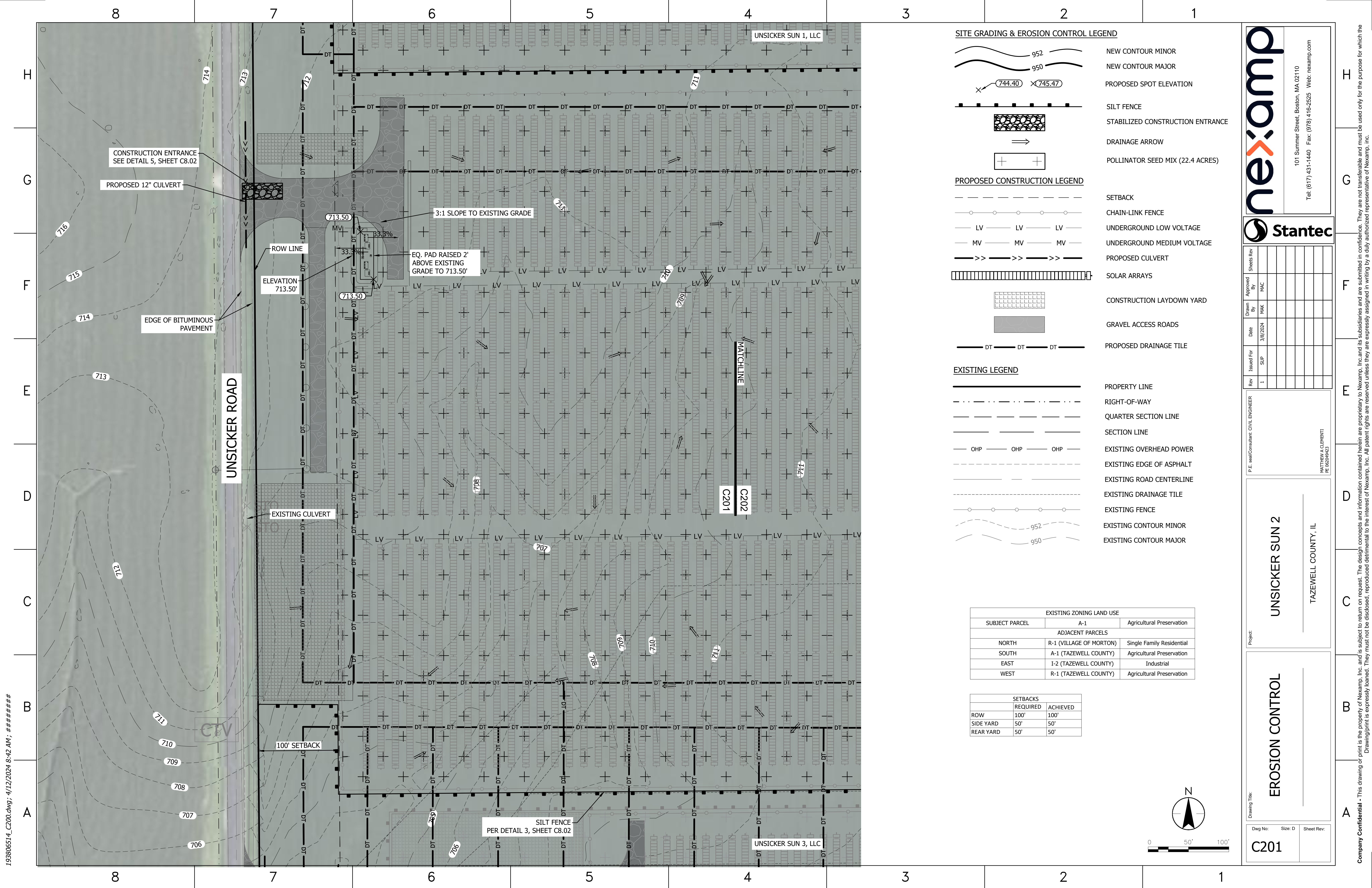
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Project:
UNSIKICKER SUN 2
 TAZEWELL COUNTY, IL

Drawing Title:
EROSION CONTROL

Dwg No: **C200** Size: D Sheet Rev:

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SITE GRADING & EROSION CONTROL LEGEND

- 952 NEW CONTOUR MINOR
- 950 NEW CONTOUR MAJOR
- PROPOSED SPOT ELEVATION
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- DRAINAGE ARROW
- POLLINATOR SEED MIX (22.4 ACRES)

PROPOSED CONSTRUCTION LEGEND

- SETBACK
- CHAIN-LINK FENCE
- UNDERGROUND LOW VOLTAGE
- UNDERGROUND MEDIUM VOLTAGE
- PROPOSED CULVERT
- SOLAR ARRAYS
- CONSTRUCTION LAYDOWN YARD
- GRAVEL ACCESS ROADS
- PROPOSED DRAINAGE TILE

EXISTING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- QUARTER SECTION LINE
- SECTION LINE
- EXISTING OVERHEAD POWER
- EXISTING EDGE OF ASPHALT
- EXISTING ROAD CENTERLINE
- EXISTING DRAINAGE TILE
- EXISTING FENCE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1 (VILLAGE OF MORTON)	Single Family Residential
SOUTH	A-1 (TAZEWELL COUNTY)	Agricultural Preservation
EAST	I-2 (TAZEWELL COUNTY)	Industrial
WEST	R-1 (TAZEWELL COUNTY)	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'

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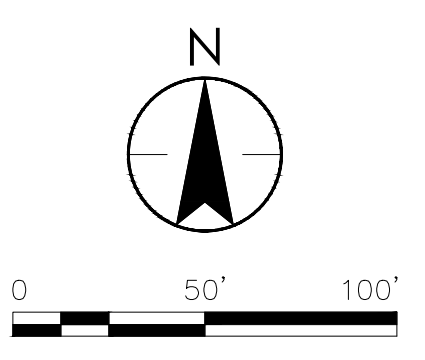
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 PE 062019423

Project: **UNSICKER SUN 2**
 TAZEWELL COUNTY, IL

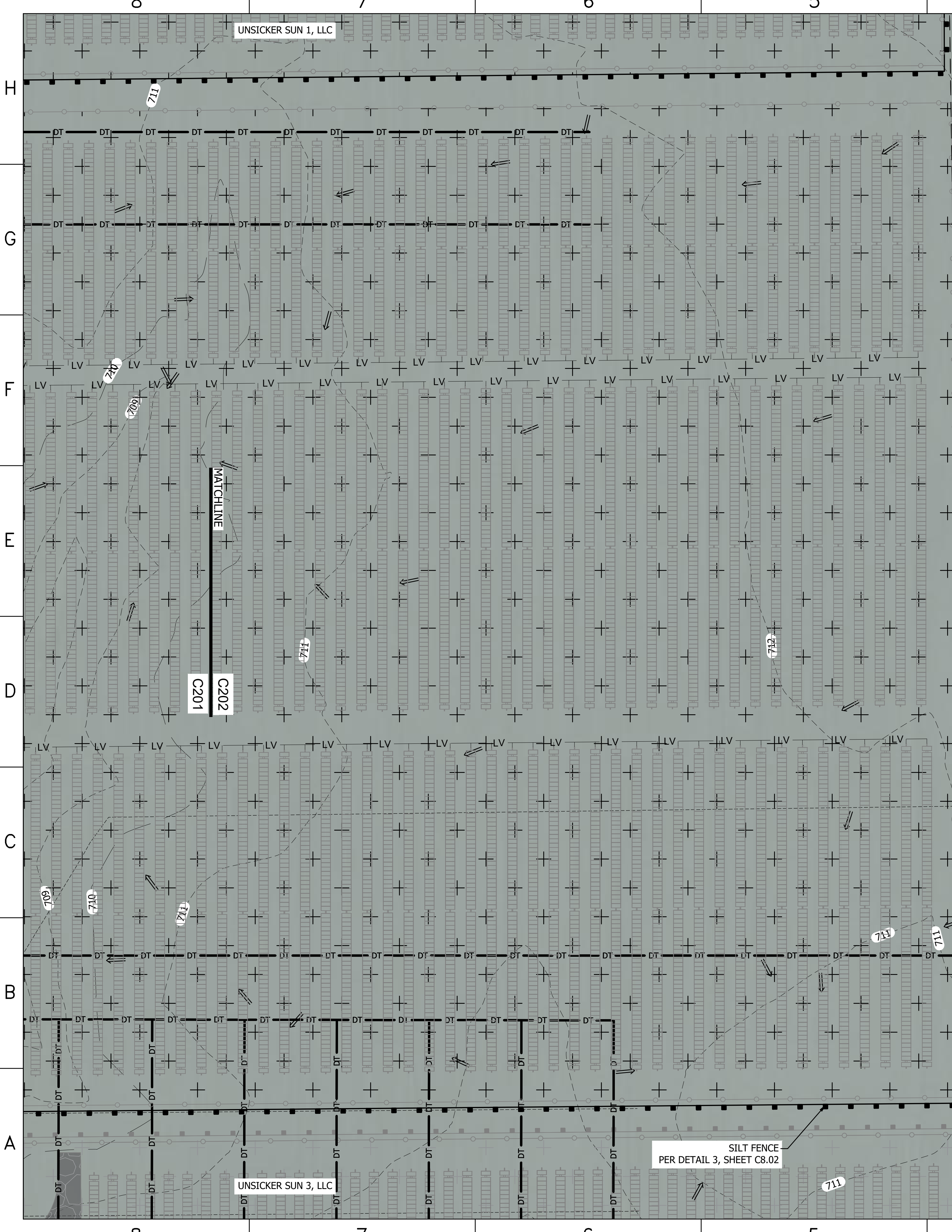
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 Dwg No: **C201** Size: D Sheet Rev: **C201**



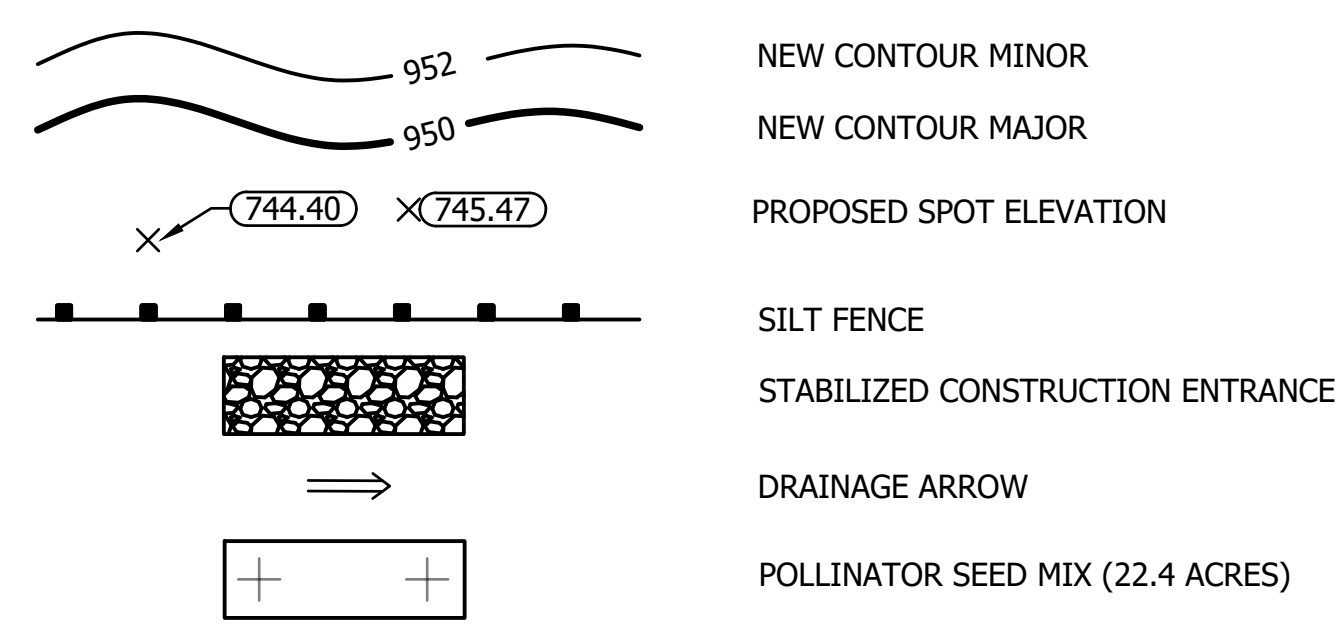
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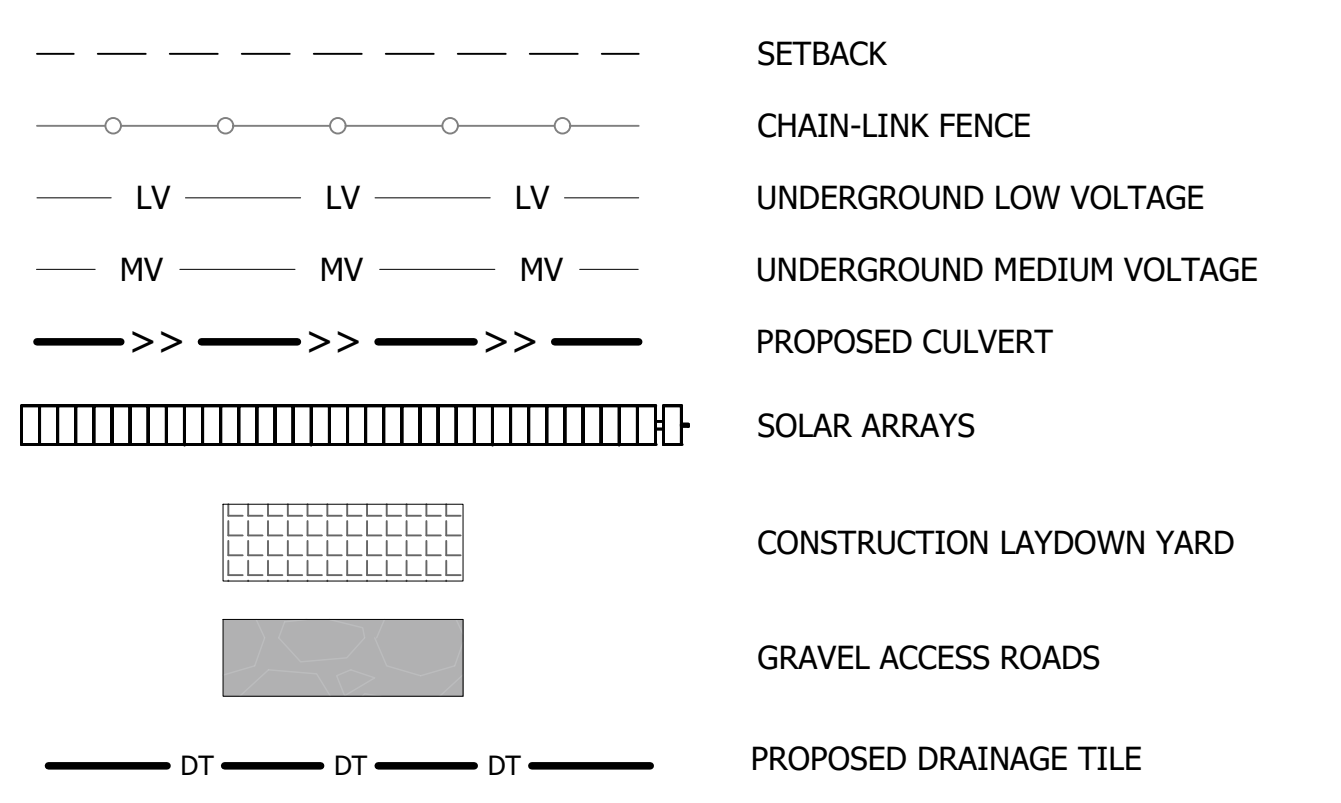
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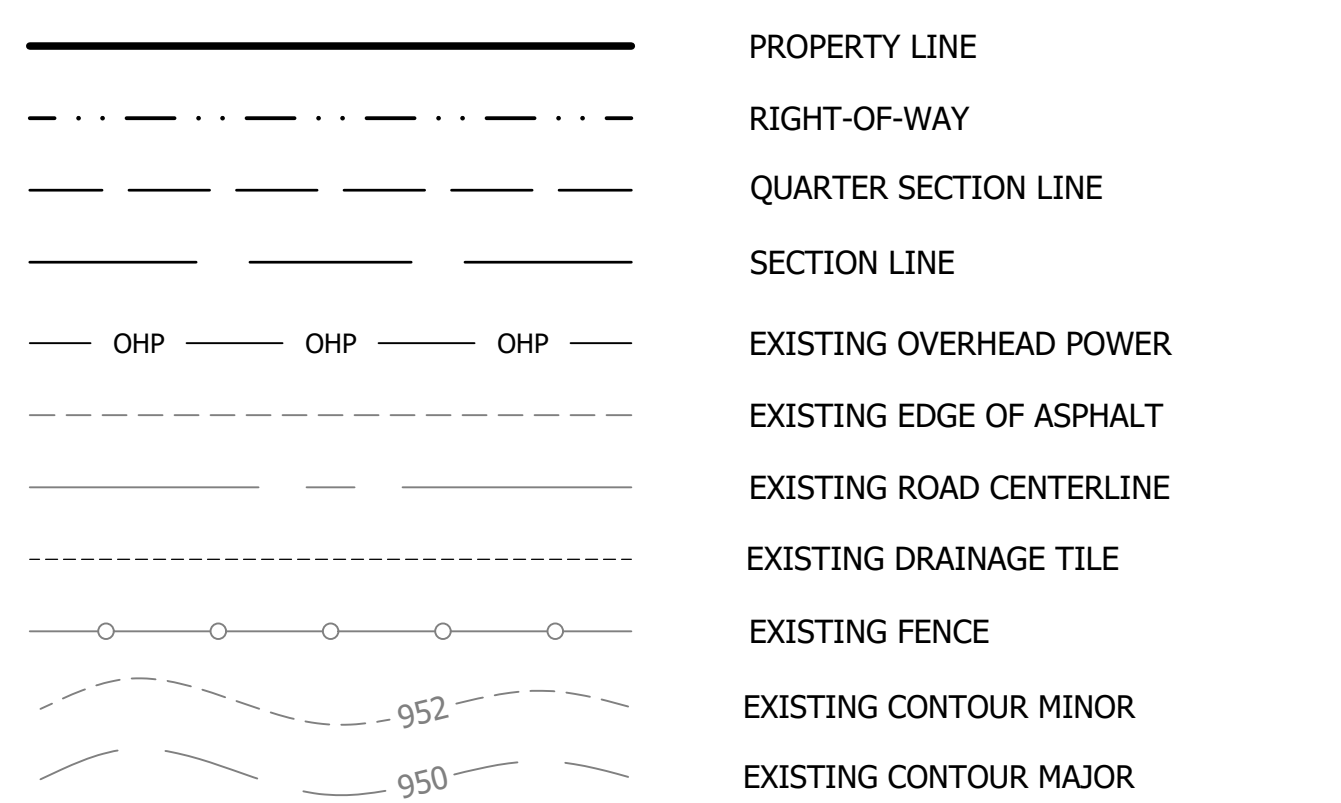
SITE GRADING & EROSION CONTROL LEGEND



PROPOSED CONSTRUCTION LEGEND

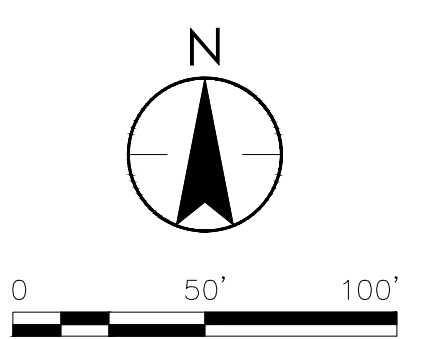


EXISTING LEGEND



EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1 (VILLAGE OF MORTON)	Single Family Residential
SOUTH	A-1 (TAZEWELL COUNTY)	Agricultural Preservation
EAST	I-2 (TAZEWELL COUNTY)	Industrial
WEST	R-1 (TAZEWELL COUNTY)	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'



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Project: **UNSIKICKER SUN 2**
 TAZEWELL COUNTY, IL

Drawing Title: **EROSION CONTROL**

Dwg No: **C202** Size: D Sheet Rev:

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8

7

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5

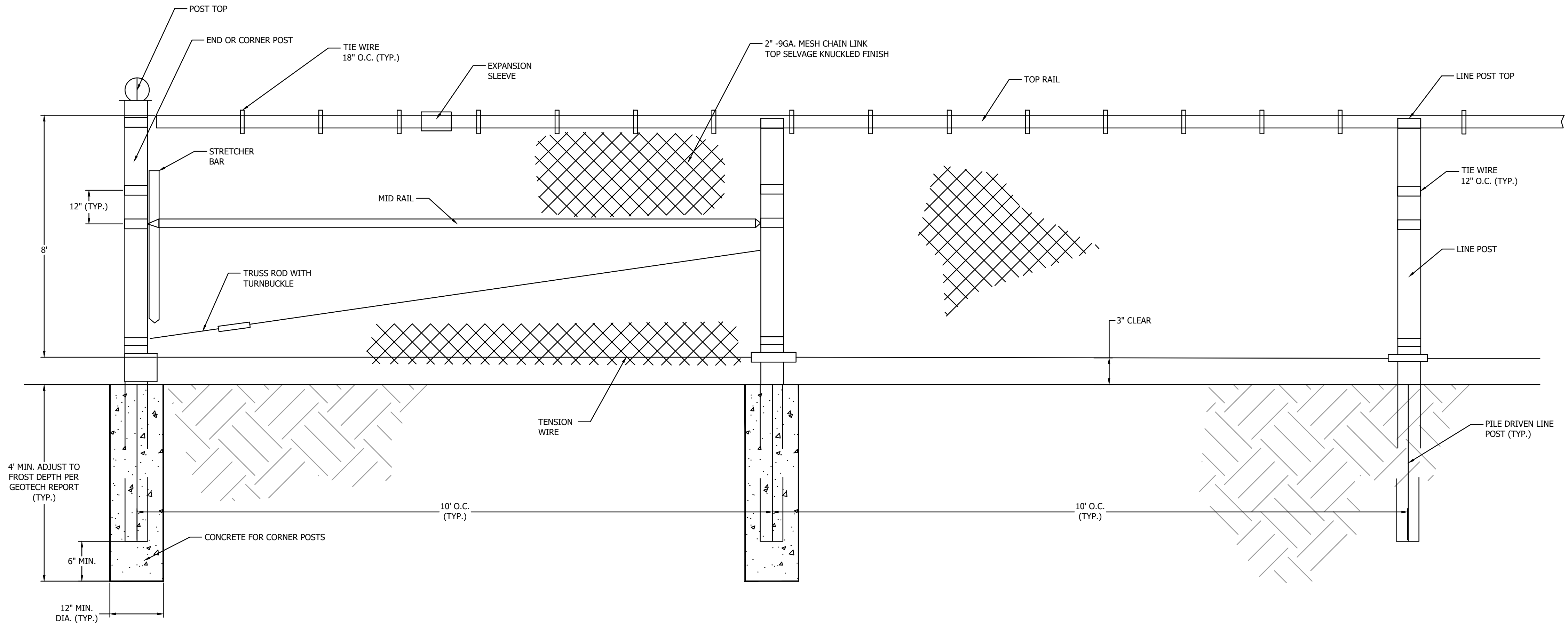
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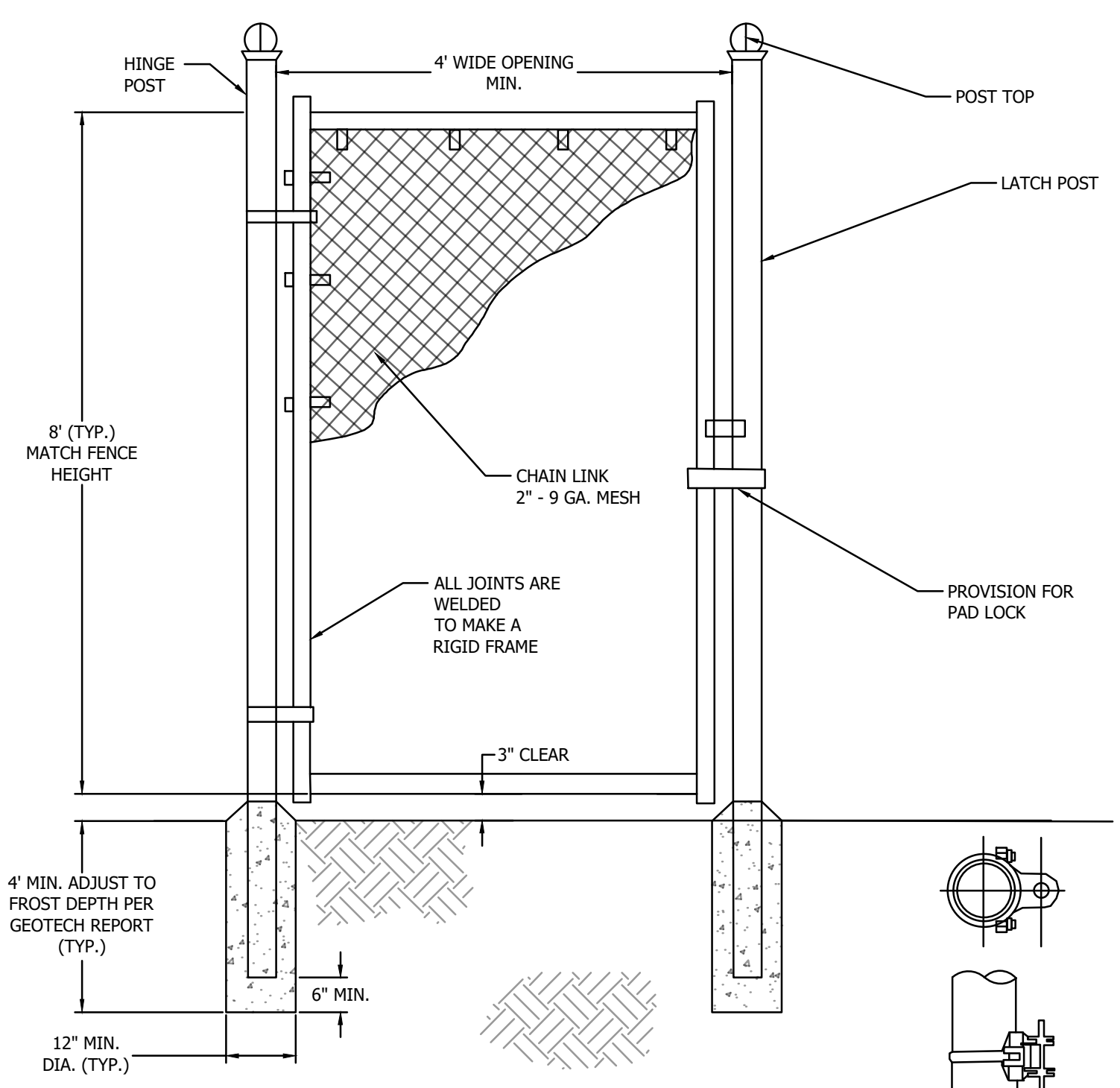
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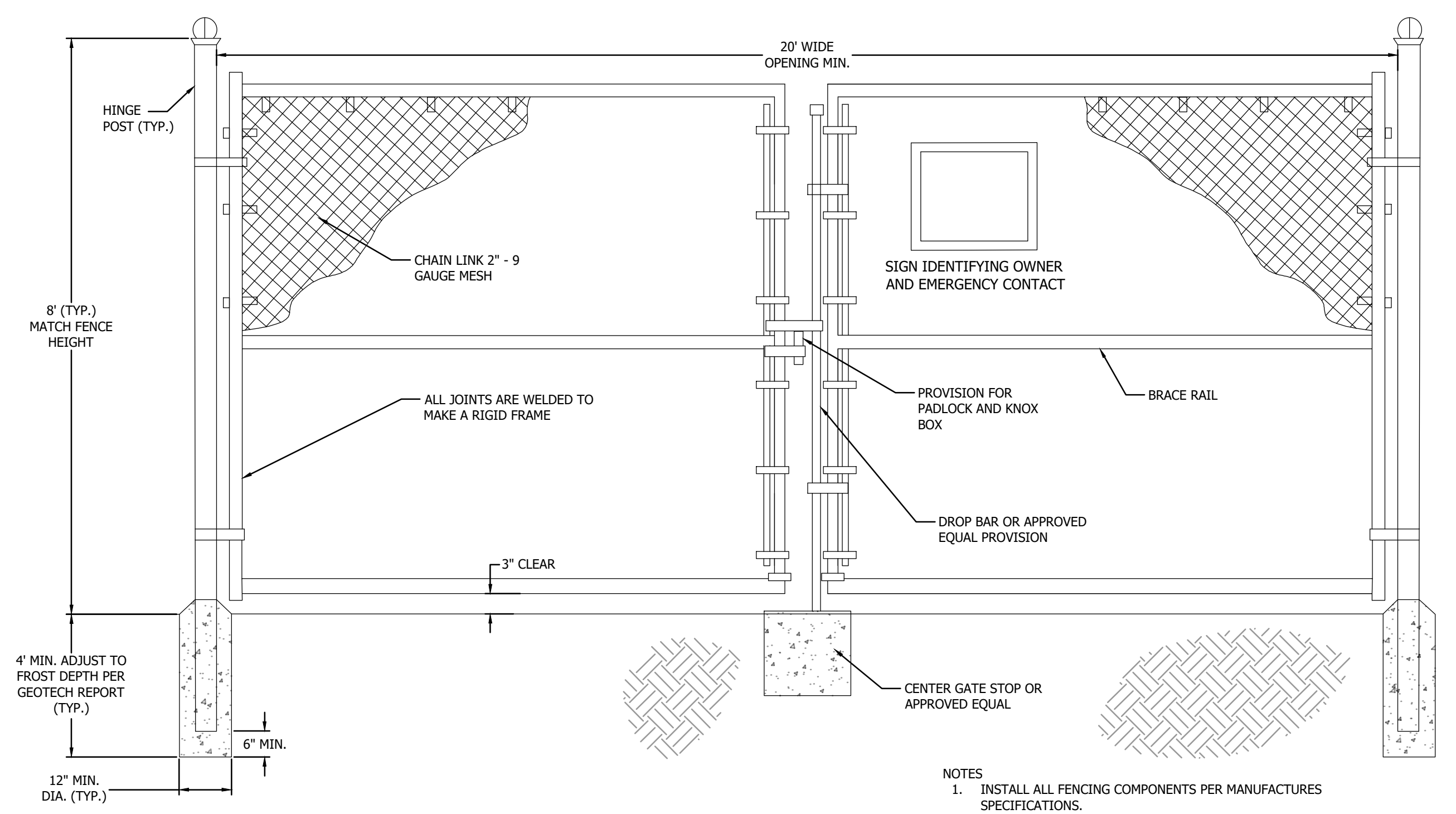


1 CHAIN-LINK FENCE
C2.01 NTS



- NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. HINGE POSTS MAY BE TIMBER. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
 4. IF CONTRACTOR UTILIZES METAL HINGE POST, POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
 5. BRACE RAILS AND/ OR TRUSS RODS ARE NOT SHOWN, MAY BE REQUIRED PER MANUFACTURES RECOMMENDATIONS

ROUND POST HINGE (TYP.)



- NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. GATE POSTS SHALL BE SET IN CONCRETE.

3 20' WIDE CHAIN LINK FENCE DOUBLE SWING GATE
C2.01 NTS

2 4' CHAIN LINK FENCE PERSONNEL GATE
C2.01 NTS

101 Summer Street, Boston, MA 02110
Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

Rev	Issued For	Date	Drawn By	Approved By	Sheets Rev
1	SUP	3/8/2024	MAK	MAC	

P. E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 062019423

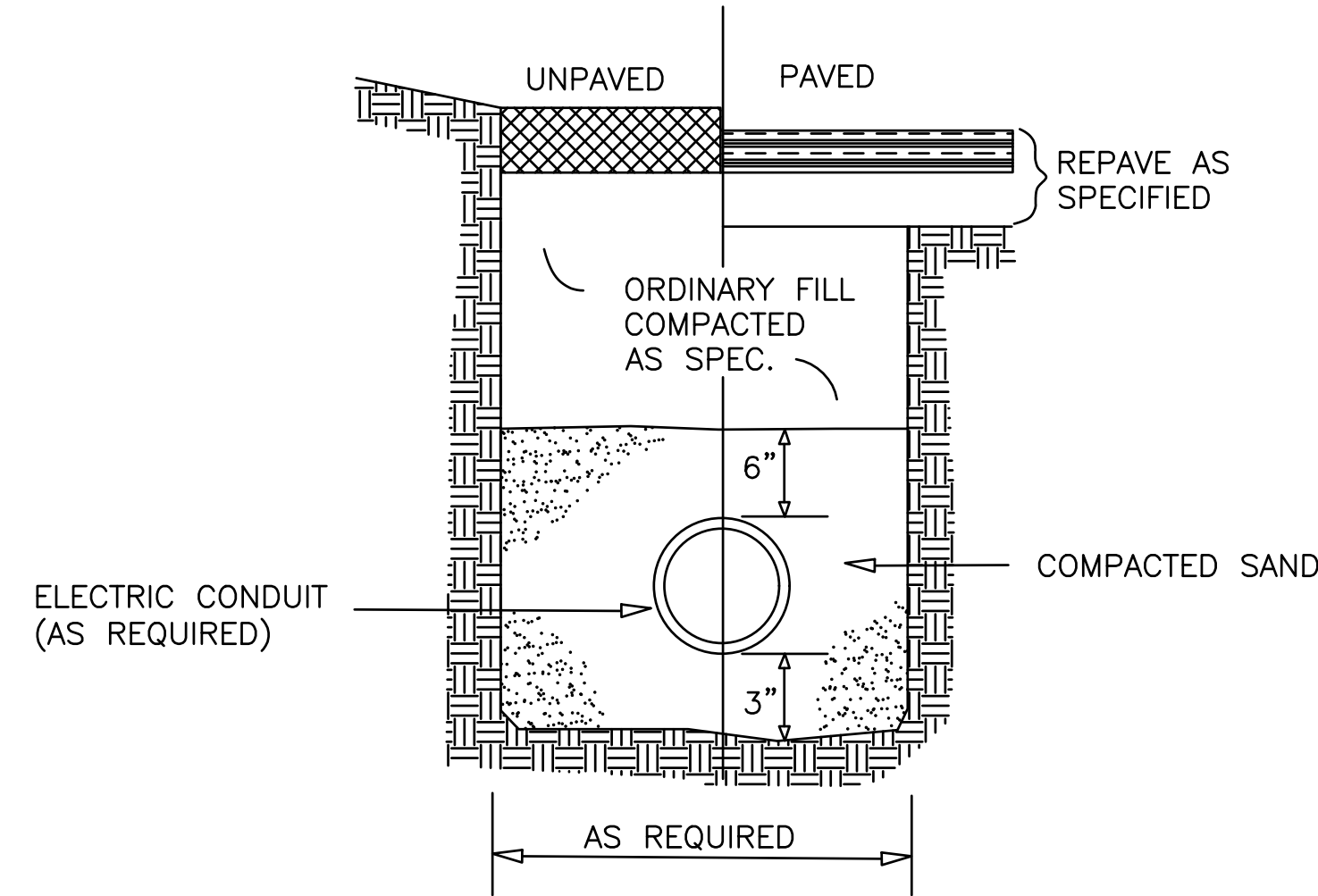
Project:
UNSICKER SUN 2
TAZEWELL COUNTY, IL

Drawing Title:
CONSTRUCTION DETAILS

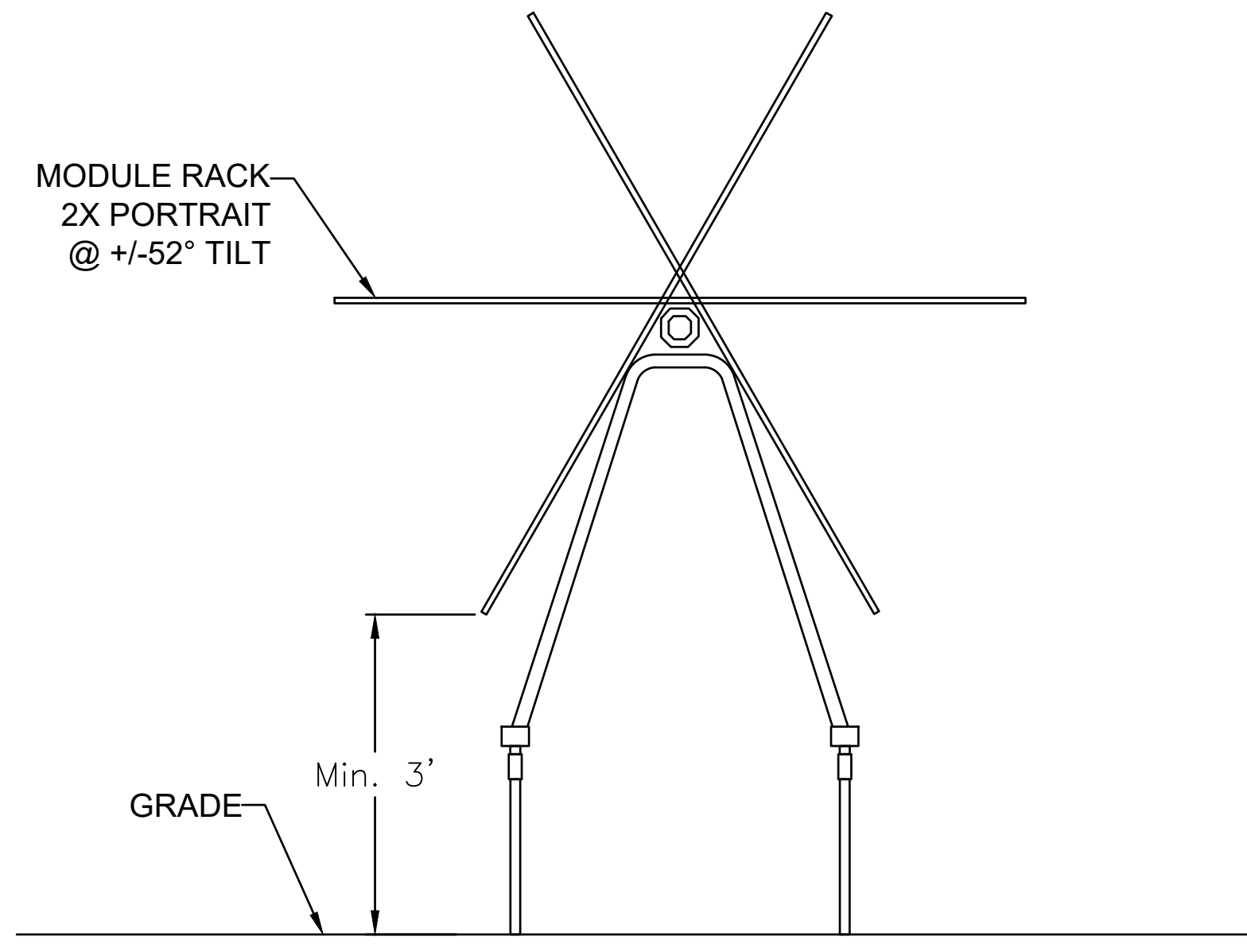
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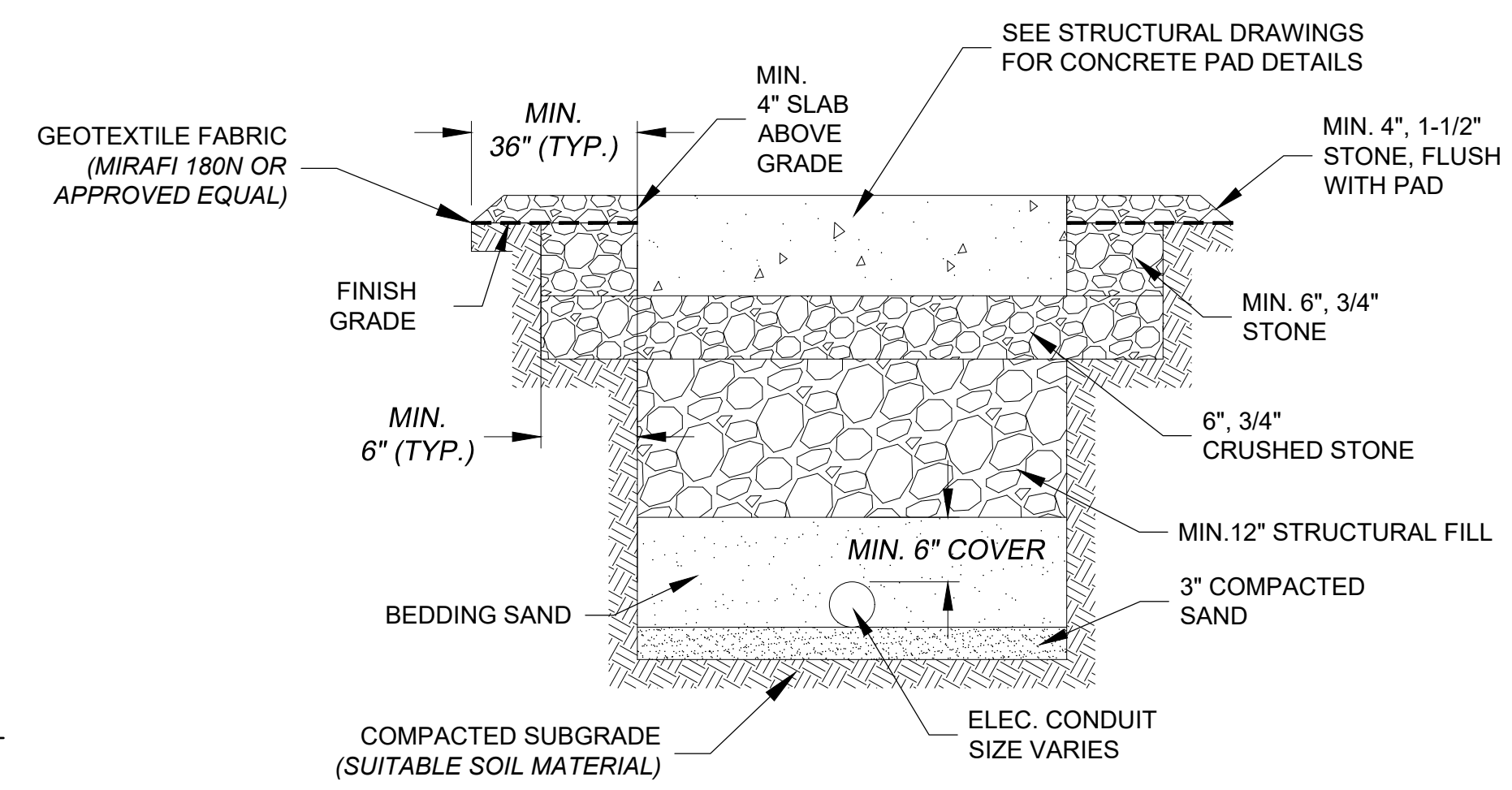


1 ELECTRIC CONDUIT TRENCH
C2.01 NTS

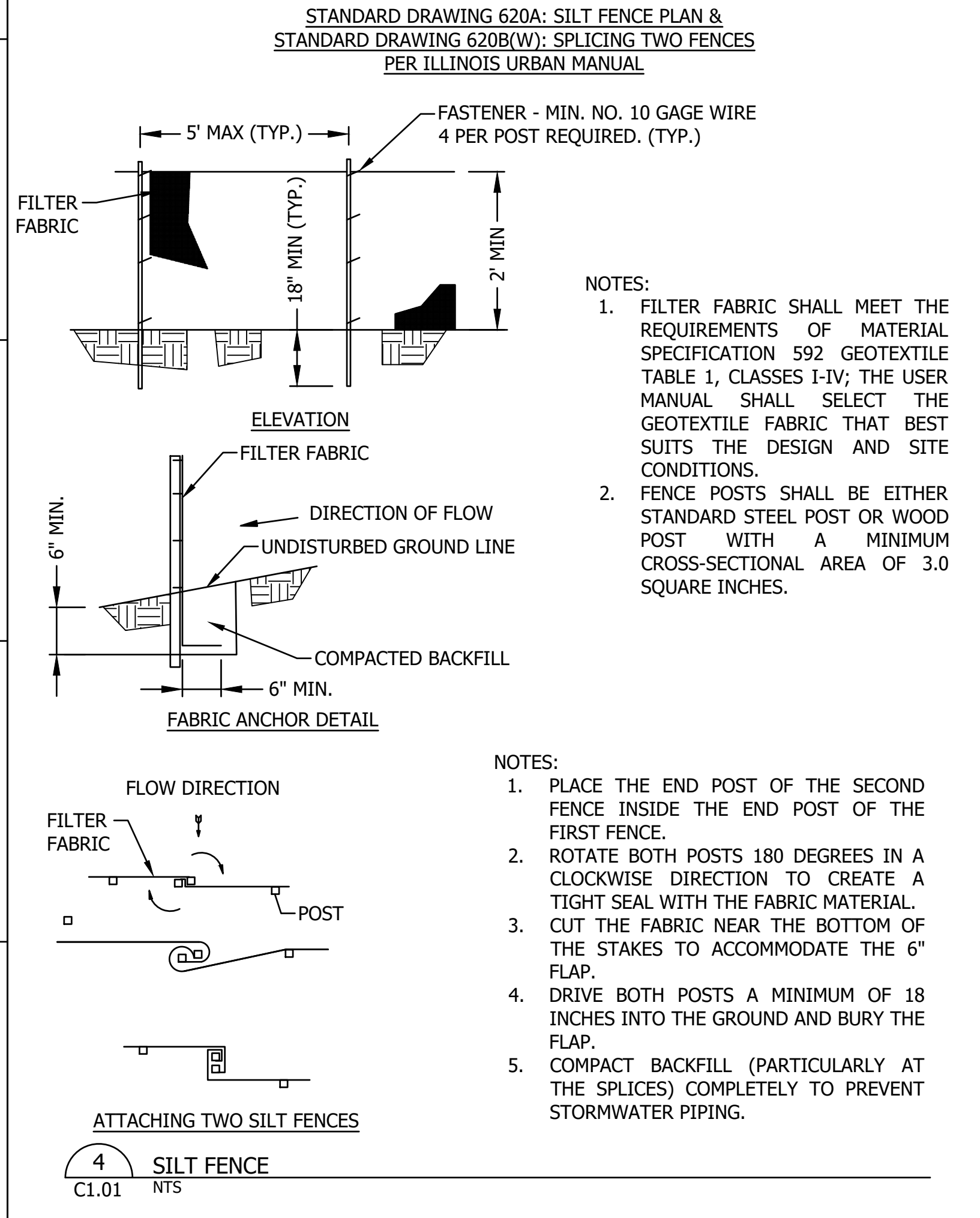


NOTES:
1. TRACKER HEIGHT RANGES ACCOUNT FOR ELEVATION CHANGE

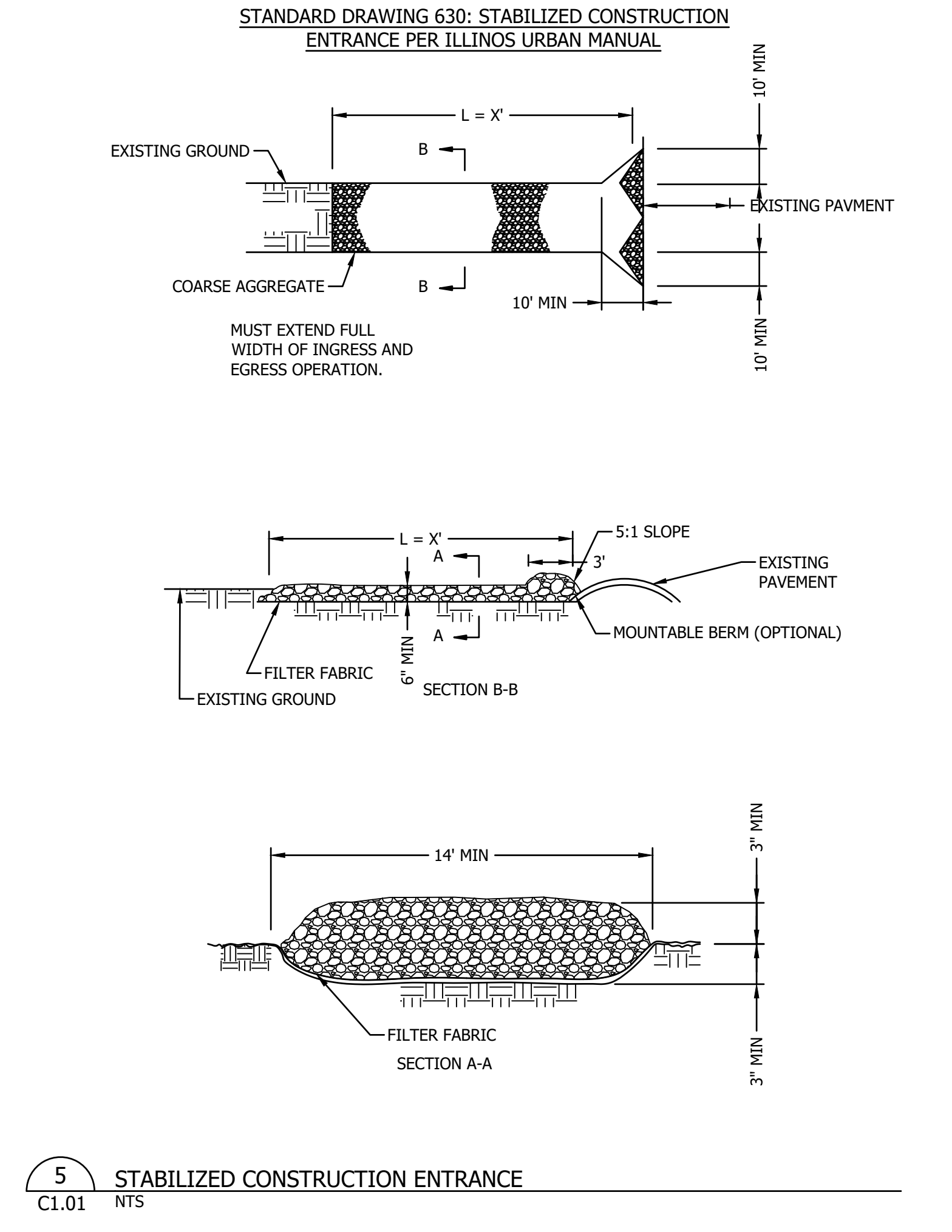
2 SOLAR ARRAY RACK DETAIL
C2.01 NTS



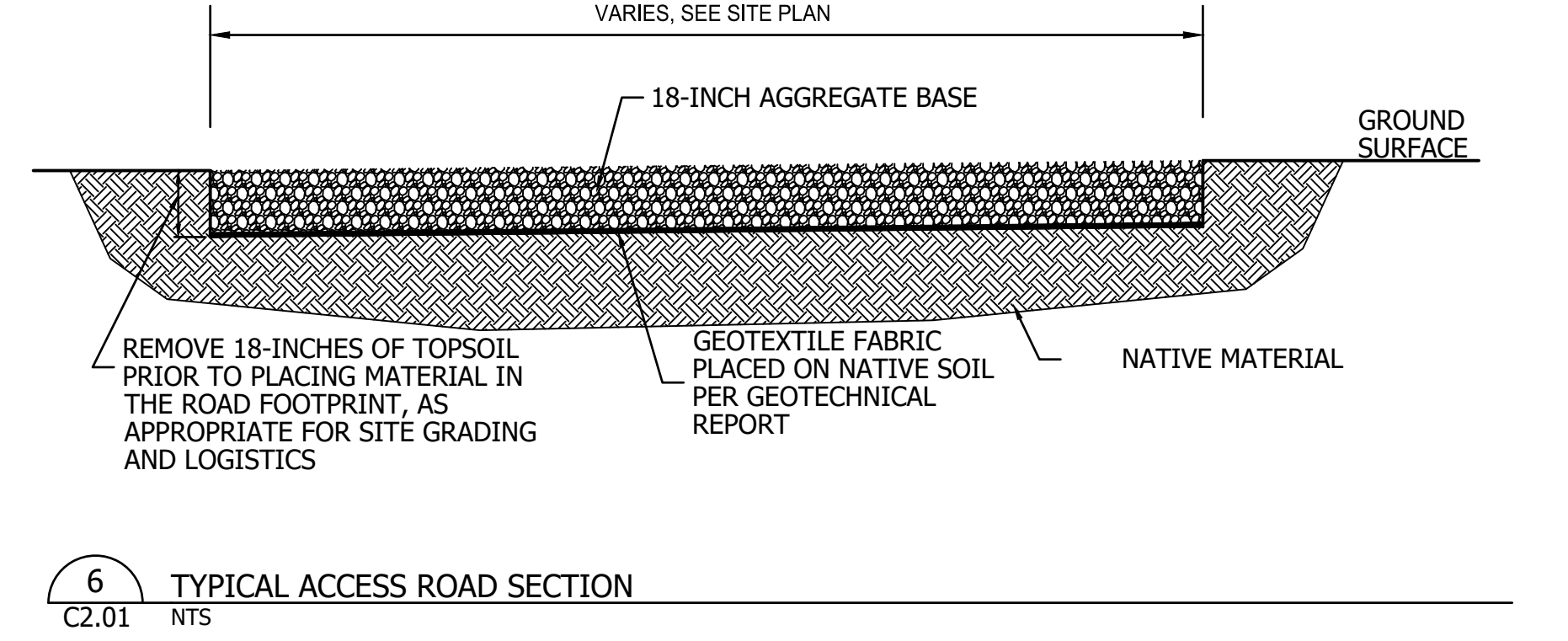
3 SUBSOIL EQUIPMENT FOUNDATION DETAIL
C2.01 NTS



4 SILT FENCE
C1.01 NTS



5 STABILIZED CONSTRUCTION ENTRANCE
C1.01 NTS



6 TYPICAL ACCESS ROAD SECTION
C2.01 NTS

IN THE EVENT OF AN EMERGENCY
PLEASE DIAL 911

Followed By a Second Call To:
857-239-0057

Your Location Is:
W. BIRCHWOOD STREET & UNSICKER RD
MORTON, ILLINOIS 61550

nexamp



7 ELECTRICAL SYSTEM LABELS
C2.01 NTS

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1	SUP	3/8/2024	MAK	MAC	

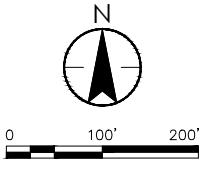
P.E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 062019423

Project:
UNSICKER SUN 2
TAZEWELL COUNTY, IL

Drawing Title:
CONSTRUCTION DETAILS

Dwg No: C802
Size: D
Sheet Rev:

A B C D E F G H



Dwg No:	Size: D	Sheet Rev:
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Drawing Title:

Project:
UNSICKER SUN 2
 TAZEWELL COUNTY, IL

P. E. seal/Consultant: CIVIL ENGINEER
 MATTHEW A. CLIBURN
 PE 02099423

Rev	Issued For	Date	Drawn By	Approved By	Sheets Rev
1	SUP	3/8/2024	MAK	MAC	



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 Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

ATTACHMENT C

ALTA/NPSP Survey

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE SURVEYOR'S RESPONSIBILITY IS TO PROVIDE AN ACCURATE REPRESENTATION OF THE PROPERTY AS SHOWN ON THE PLAT. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE SURVEYOR'S RESPONSIBILITY IS TO PROVIDE AN ACCURATE REPRESENTATION OF THE PROPERTY AS SHOWN ON THE PLAT.

Plot Date: 12/15/2023 - 3:44pm
Drawing Name: V:\227\resources\survey\Cottage Grove - Survey\NEA\MP\193806513 - Unsicker\1.23 - Tazewell Co IL\193806513 - UNSICKER.dwg

ALTA/NSPS SURVEY

PART OF THE E 1/2 OF THE SE 1/4 OF SEC. 24, T.25N, R.4W TAZEWELL COUNTY, ILLINOIS

GENERAL NOTES

- Bearing shown are based on the South Line of the Southeast Quarter of Section 24, Township 25 North, Range 04 West of the Third Principal Meridian, Illinois State Plane - West Zone, Tazewell County, Illinois. As Monumented.
- Elevations and Contours shown hereon were Established with GPS and are relative to the NAVD88 Vertical Datum.
- Survey Completed utilizing information provided by Stewart Title Guaranty Company, Title Commitment No. 23000372493-01, September 26, 2023, at 8:00 am.
- Referenced Title Commitment provides NO Right-Of-Way documentation for Unsicker Road. Right-Of-Ways as shown are assumed by occupation.

PROPERTY DESCRIPTION

The East Half of the Southeast Quarter of Section 24, and all that part of the Northeast Quarter of Section 24 lying South of the South boundary line of the Public Highway known as Route No. 9, all in Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, EXCEPT those parts thereof described as follows: Beginning at the Northeast corner of the above described tract of land, thence running Southwesterly along the Southerly boundary line of said Route No. 9, 260 feet, thence South 305 feet, thence West 260 feet, thence North 305 feet to the place of beginning;

EXCEPT West 280 feet of even width of the south 330 feet of even width of the Southeast Quarter of the Southeast Quarter of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, shown on plat or survey filed Dec. 14, 1977 and recorded in Plat Book "BB" page 67.

EXCEPT a part of the East Half of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows, and bearings are for the purpose of description only:

Commencing at the Northeast corner of the Southeast corner of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, thence South, along the East line of Section 24, a distance of 30.00 feet to an iron rod; thence North 89 degrees, 56 minutes, 19 seconds West, along the Southerly R.O.W. line of S.B.I. Route 9, a distance of 310.00 feet to an iron rod at the point of beginning of the tract to be described; thence continuing North 89 degrees, 56 minutes, 19 seconds West, a distance of 44.15 feet to an iron rod; thence along a curve to the left, whose long chord bears South 89 degrees, 22 minutes, 42 seconds West, an arc distance of 135.86 feet to an iron rod; thence South, a distance of 303.38 feet to an iron rod; thence South 89 degrees, 56 minutes, 19 seconds East, a distance of 190.00 feet to an iron rod; thence North, a distance of 305.00 feet to the point of beginning.

TABLE "A" OPTIONAL ITEMS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. MONUMENTS FOUND OR SET AS SHOWN ON PLAT.
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor or observed while conducting the fieldwork. VACANT LAND UNSICKER ROAD, MORTON, IL.
- Flood zone classification: this property is located in Zone "X" (area of minimal flood hazard) according to FEMA Flood Insurance Rate Map Number 17179C0201E which has an effective date of February 17, 2017.
- Gross land area: 3276613.55 Square Feet. (75.22 Acres)
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate. AS SHOWN ON PLAT.
- (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter. NO ZONING REPORTS PROVIDED TO SURVEYOR.
- (a) Exterior dimensions of all buildings at ground level. PARCEL VACANT - NO BUILDINGS.
- (b) (1) Square footage of exterior footprint of all buildings at ground level. PARCEL VACANT - NO BUILDINGS.
- (c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. PARCEL VACANT - NO BUILDINGS.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). AS SHOWN ON PLAT.
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by: NOTE, SURVEYOR NOT PROVIDED UTILITY MAPPING, UTILITIES AS SHOWN FROM OBSERVATION. AS SHOWN ON PLAT.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." OBTAINED FROM TAZEWELL COUNTY ILLINOIS GIS MAPPING.
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NONE OBSERVED.
- Professional liability insurance policy obtained by the surveyor in the minimum amount of \$100,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished. STANTEC CARRIES PROFESSIONAL LIABILITY INSURANCE, CERTIFICATES OF INSURANCE WILL BE PROVIDED UPON REQUEST.

SCHEDULE B - PART II

Items corresponding to Schedule B Part II as provided in Stewart Title Guaranty Company, Title Commitment No. 23000372493-01, September 26, 2023, at 8:00 am.

Items 2, 3, 5, 6, 7, 9, 10 & 13 are not survey related and are not addressed herein.

Item 1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by a current, accurate and complete land title survey or inspection of the Land. SURVEYOR HAS MADE A GOOD FAITH EFFORT TO DISCLOSE ANY ISSUES DESCRIBED ABOVE THAT WERE OBSERVED DURING THE COURSE OF THE SURVEY.

Item 4. Easements or claims of easements not recorded in the Public Records. SURVEYOR HAS MADE A GOOD FAITH EFFORT TO DISCLOSE ANY ISSUES DESCRIBED ABOVE THAT WERE OBSERVED DURING THE COURSE OF THE SURVEY.

Item 8. Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A. The Company does not insure the area, square footage, or acreage of the Land. AREA AS MEASURED SHOWN ON THE SURVEY.

Item 11. Electric Underground Easements in favor of the Central Illinois Light Company dated April 21, 1978, and recorded July 19, 1978, in Book 2226, Page 46, in Public Records, Tazewell County, Illinois. REFERENCED EASEMENT DOES NOT AFFECT SUBJECT PARCEL.

Item 12. Electric Underground Easements in favor of the Central Illinois Light Company dated May 20, 1978, and recorded August 22, 1978, in Book 2236, Page 124, in Public Records, Tazewell County, Illinois. REFERENCED EASEMENT DOES NOT AFFECT SUBJECT PARCEL.

CERTIFICATION

To: Nexamp Solar, LLC, its successors and assigns, and Stewart Title Insurance Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 11a, 11b, 13, 16 and 19 of Table A thereof.

I further certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Illinois.

Date of fieldwork: 12/01/2023

DRAFT COPY XX/XX/2023

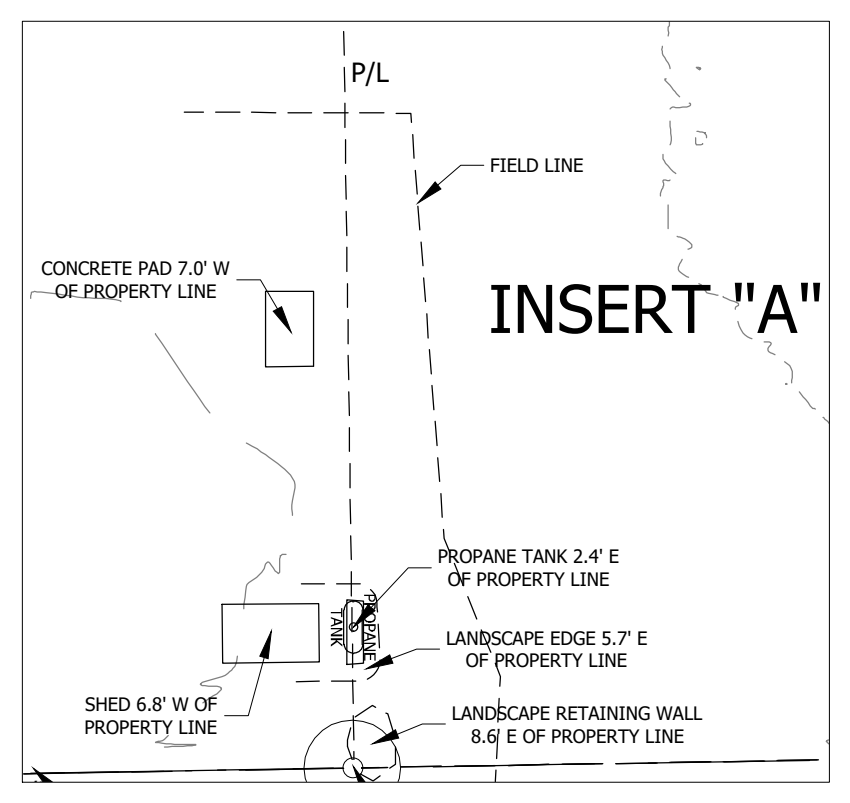
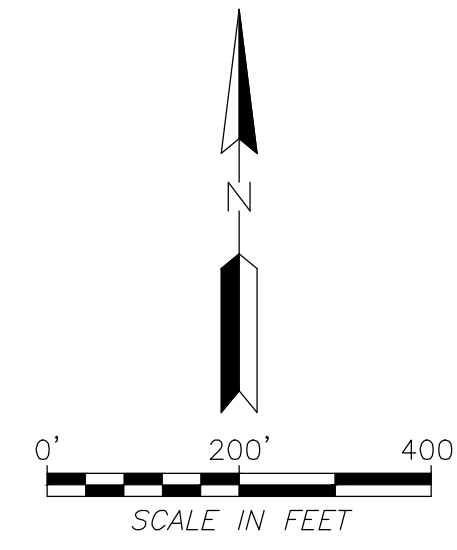
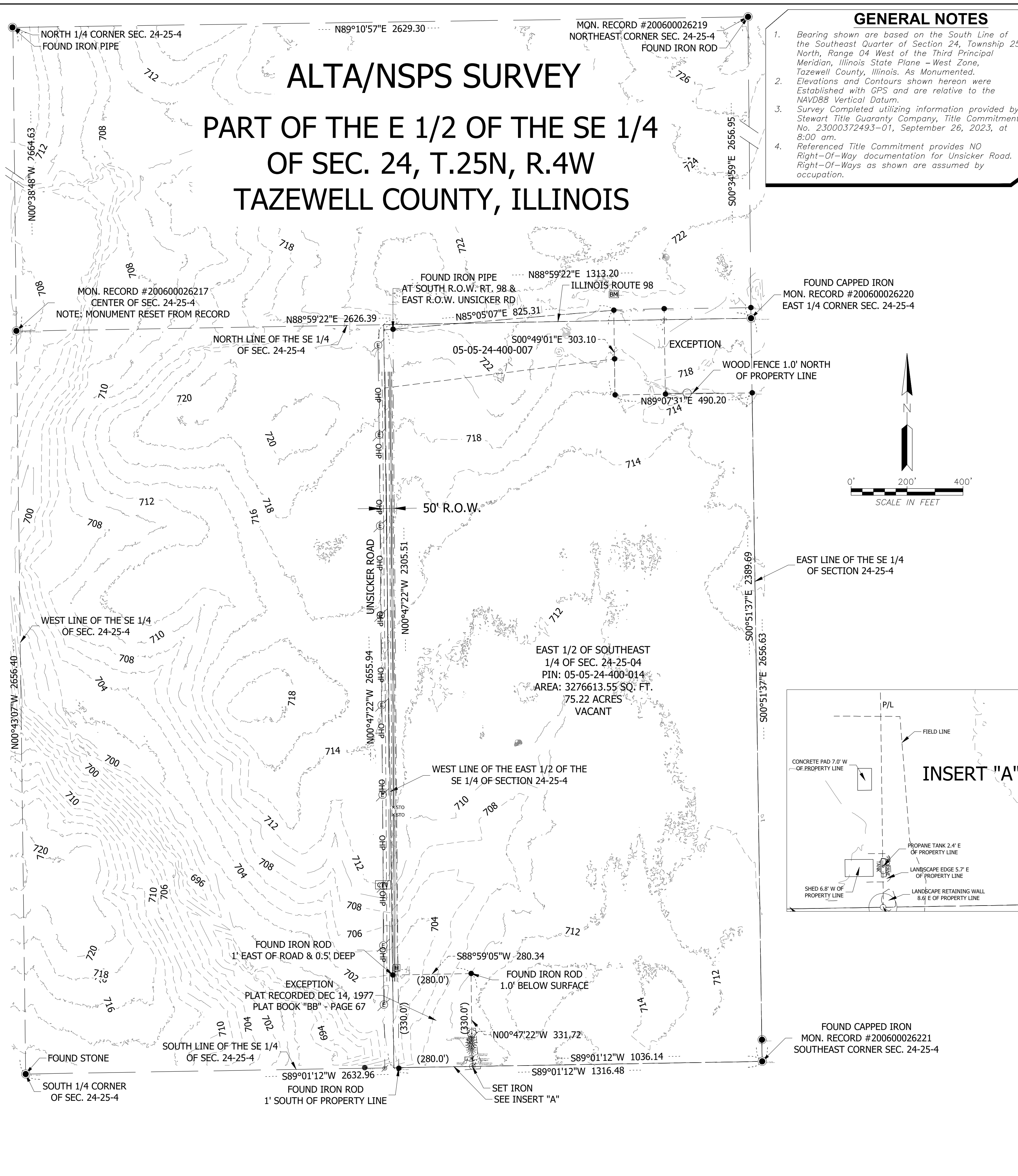
Corey E. Worthel, IL License No. 3440 Date
This Professional Service conforms to the current Illinois minimum standards for a boundary survey. My license expires 11/30/2024.



PARCEL LOCATION



VICINITY MAP



LEGEND

- | | | | |
|-----|---------------------------|-----|----------------------|
| --- | 1/4 LINE | ● | SECTION CORNER |
| --- | SECTION LINE | ○ | SET MONUMENT |
| --- | ADJACENT PROP LINE | ● | FOUND MONUMENT |
| --- | PROP SECTION LINE | BM | BENCH MARK |
| --- | RIGHT OF WAY LINE | ⊕ | POWER POLE |
| --- | EDGE OF ROAD (ASPHALT) | CTV | CABLE PEDESTAL |
| --- | EDGE OF DRIVEWAY (GRAVEL) | FO | FIBER OPTIC HANDHOLD |
| --- | CENTERLINE ROAD | PT | PROPANE TANK |
| --- | CENTERLINE DITCH | STO | UNDERGROUND STORM |
| --- | CONCRETE EDGE | --- | CONCRETE EDGE |
| --- | WOOD FENCE LINE | --- | WOOD FENCE LINE |
| --- | FIELD EDGE | --- | FIELD EDGE |
| --- | LANDSCAPE EDGE | --- | LANDSCAPE EDGE |
| --- | OVERHEAD POWER | --- | OVERHEAD POWER |
| --- | BREAK LINE | --- | BREAK LINE |

Stantec

Cottage Grove Office
209 Commerce Pkwy
Cottage Grove, WI 53527
Phone: (608) 839-1978
Website: www.stantec.com

DATE	12/15/2023
SURVEY BY:	CEW
DRAWN BY:	PJE
DESIGNED BY:	CEW
CHECKED BY:	CEW
APPROVED BY:	CEW
DATE:	2023-12-08

ALTA/NSPS SURVEY
THE E 1/2 OF THE SE 1/4 OF
SEC. 24, T.25N, R.4W
TAZEWELL COUNTY, ILLINOIS

CLIENT
NEXAMP SOLAR, LLC

PROJECT NUMBER	193806513
SHEET NUMBER	1 of 1

**DECISION AND FINDINGS OF FACT
OF THE ZONING BOARD OF APPEALS
ON PROPOSED SPECIAL USE**

(Zoning Board Case No. 24-29-S)

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on July 2, 2024 and August 6, 2024, and pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: Special Use

LOCATION AND/OR PROPERTY INVOLVED:

Current Owner of Property: Getz Land Trust, c/o Douglas S. Getz, 1400 Parkside Ave., Unit 140, Morton, IL 61550

Access through P.I.N. 05-05-24-400-007; an approximate 4.46 acre parcel; and

P.I.N. 05-05-24-400-014; an approximate 20.02 +/- acres utilized of an existing 71.25 acre parcel located in part of the E 1.2 of the SE ¼ of Sec 24, T25N, R4W of the 3rd P.M., Groveland Twp., Tazewell Co., IL;

located in a field at the SE corner of the intersection of Unsicker Rd. and W. Birchwood St. (Il. Rte 98), Morton, IL.

REQUESTED BY: Unsicker 3, LLC

PROPOSAL: The petition of Unsicker Sun 3, LLC for a Special Use to allow the construction of a 2 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District

PARTIES OF RECORD: James Griffin, Attorney on behalf of Petitioner
Matt Walsh, NexAmp , on behalf of Petitioner
Carl Broberg, Stantec, on behalf of Petitioner (7/2/24 Only)
Mike MaRous, MaRous & Co, On behalf of Petitioner (7/2/24 Only)
Jeffrey Kaufman, Village of Morton, Objector (8/6/24 Only)
Steven Leitch, Village of Morton, Objector (8/6/24 Only)

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Special Use thereon was published in the Tazewell Chronicle on May 29, 2024 and a copy of the publication was mailed to the petitioner within five working days after publication.

AGENCY COMMENTS: The Tazewell County Land Use Planner submitted a report recommending approval of the proposed Special Use request.

Tazewell County Health Department submitted a report regarding the proposed Special Use request stating portable toilets and portable handwashing stations must be provided during construction.

Tazewell County Soil & Water Conservation District submitted a report regarding the proposed Special Use request recommending denial.

Tazewell County Farm Bureau made no comment regarding the proposed Special Use request.

Dan Parr, Tazewell County Highway Engineer made no comment regarding the proposed Special Use request.

Mike Rosenthal, Groveland Township Road District submitted a report regarding the proposed Special Use request recommending approval.

Michael Harris, IDOT submitted a report regarding the proposed Special Use request stating no objection if no entrance proposed on to IL Route 98, as well as no drainage directed to IL Route 98.

Zack Davis, Village of Morton submitted a report regarding the proposed Special Use request stating opposition as it conflicts with the Village Comprehensive Land Use Plan.

C. FINDINGS OF FACTS

The Zoning Board of Appeals adopted the following findings of fact relating to the action proposed:

1. *The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.*

(Positive) The construction of a solar farm is permitted special use within an A-1 Agricultural District. Therefore the proposed special use conforms to Tazewell County Code.

2. *The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations, or of any officially adopted Comprehensive Plan of a municipality with a 1.5 mile planning jurisdiction.*

(NEGATIVE) The proposed special use does not contradict any of the purposes, goals, objectives and standards of Tazewell County's comprehensive plan. But the proposed special use is located within the Village of Morton's 1.5-mile planning jurisdiction and conflicts with their comprehensive plan. Morton has identified this corridor for industrial uses and such zoning districts under Morton code do not permit solar farm development.

3. *The petitioner has met the requirements of Article 25 of the Tazewell County Zoning Code.*

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

4. *The Site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.*

(POSITIVE) According to the site plan there will be a 311 ft setback from the nearest residential properties which exceed Tazewell County's setback requirement. Along with the setback the proposed site will also include vegetative screening.

5. *The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.*

(POSITIVE) To project the general welfare of the neighboring vicinity, the proposed special use will be secured by a 7ft chain-linked fence to limit access, vegetative screening, and meet or exceed the required setbacks set by Tazewell County.

6. *The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.*

(POSITIVE) The proposed special use incorporates the following safety measures: a 7ft fence, vegetative screening, and required setbacks. The incorporation of these measures helps protect the enjoyment of the other properties in the immediate vicinity.

7. *The Special Use shall not substantially diminish and impair property values within the neighborhood.*

(POSITIVE) There is no evidence that consistently guarantees that the development of a solar farm will diminish property values for there are studies that support and refute this claim. But efforts are being made to mitigate any impacts to property values such as following Tazewell County Zoning Code, having 7ft fence surrounding the property, and meeting the setback requirements.

8. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

(POSITIVE) Per the application, all utilities and necessary facilities will be provided.

9. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.*

(POSITIVE) The proposed special use will temporarily increase traffic during the construction phase. During construction impact to the roads will minimal since the applicant will not use oversize truck loads. After construction the traffic generated to and from the site will occur during the scheduled on-site maintenance visits.

10. *The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.*

Not Applicable

11. *Evidence presented establishes that granting the use, which is located more than one-half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.*

Not Applicable

12. *Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.*

(POSITIVE) The applicant has entered into an Agricultural Impact Mitigation Agreement (AIMA), which protects the underlying soils and ensures that the soil can be returned to crop production after the project is decommissioned.

13. *The Special Use is consistent with the existing uses of property within the general area of the property in question.*

(POSITIVE) The immediate area surrounding the property in question are mostly A-1 districts or farmland in the Village of Morton. Under Tazewell County code the construction of a solar farm is permitted through special use. Therefore, the proposed special use is consistent with the surrounding uses of property.

14. *The property is suitable for the Special Use as proposed.*

(POSITIVE) The property in question is currently zoned A-1, which permits the construction of a solar farm as a special use. Therefore, the property in question is suitable for the proposed special use.

D. DECISION

Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby, based on the findings of fact set forth above, recommends DENIAL of the proposed Special Use request, however should the request be approved, the Zoning Board of Appeals recommends the following conditions be established:

1. The fence style shall be chain-link with steel post, in accordance with the height requirements of § 156.06 (B)(1)(f).
2. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility and all land outside of the perimeter fence identified in the agreement as a part of the lease is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.
3. Emergency and non-emergency contact information shall be kept up to date with the Community Development Department and be posted in a conspicuous manner at the main entrance to the facility and also visible from the public roadway.
4. Vegetative screening, such as a species of pine tree, shall be 3-5' at planting as proposed in the application and in any other location as determined desirable by the Community Development Administrator.
5. Cover crop, such as wheat/rye/oats, shall be established prior to construction to prevent sediment and erosion control issues during the construction phase and assist provide ground cover will the required pollinators are being established.

Ayes: 0
Nays: 6 –Bong, Cupi, Fehr, Lapsley, McClanahan and Chairman Lessen
Absent: 1 – Vaughn

Dated this 6th day of August, 2024.

/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois

SPECIAL USE PERMIT PLANS FOR UNSICKER SUN 3

2 MW (AC)
LOCATED AT

W. BIRCHWOOD STREET and UNSICKER RD
MORTON, ILLINOIS 61550

APPLICANT/PROJECT OWNER

UNSICKER SUN 3, LLC (NEXAMP)
101 N WACKER DRIVE, SUITE 200
CHICAGO, ILLINOIS 60606
CONTACT: MATT WALSH

CIVIL ENGINEER

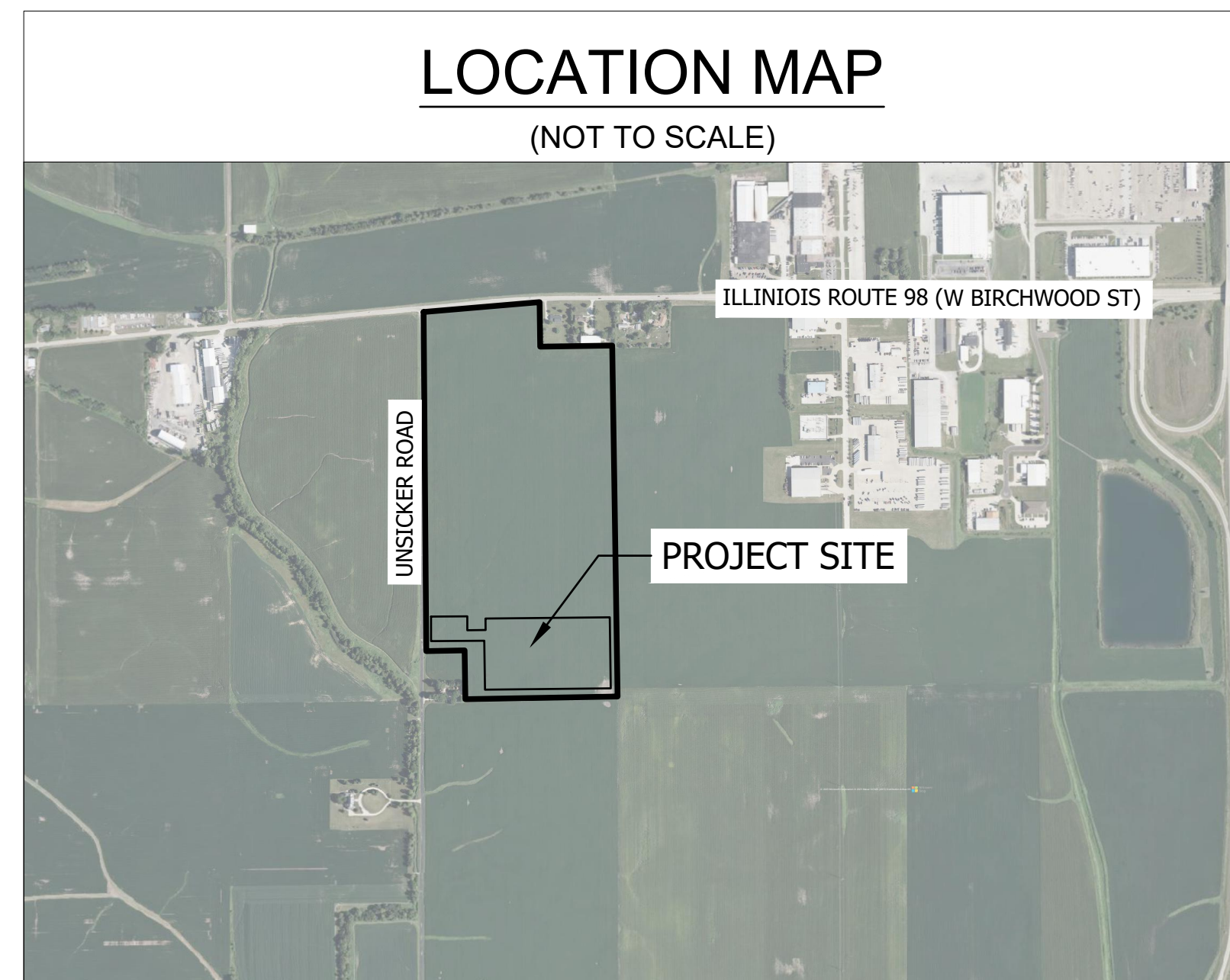
STANTEC CONSULTING SERVICES
12080 N CORPORATE PARKWAY
MEQUON, WI 53097

SURVEYOR

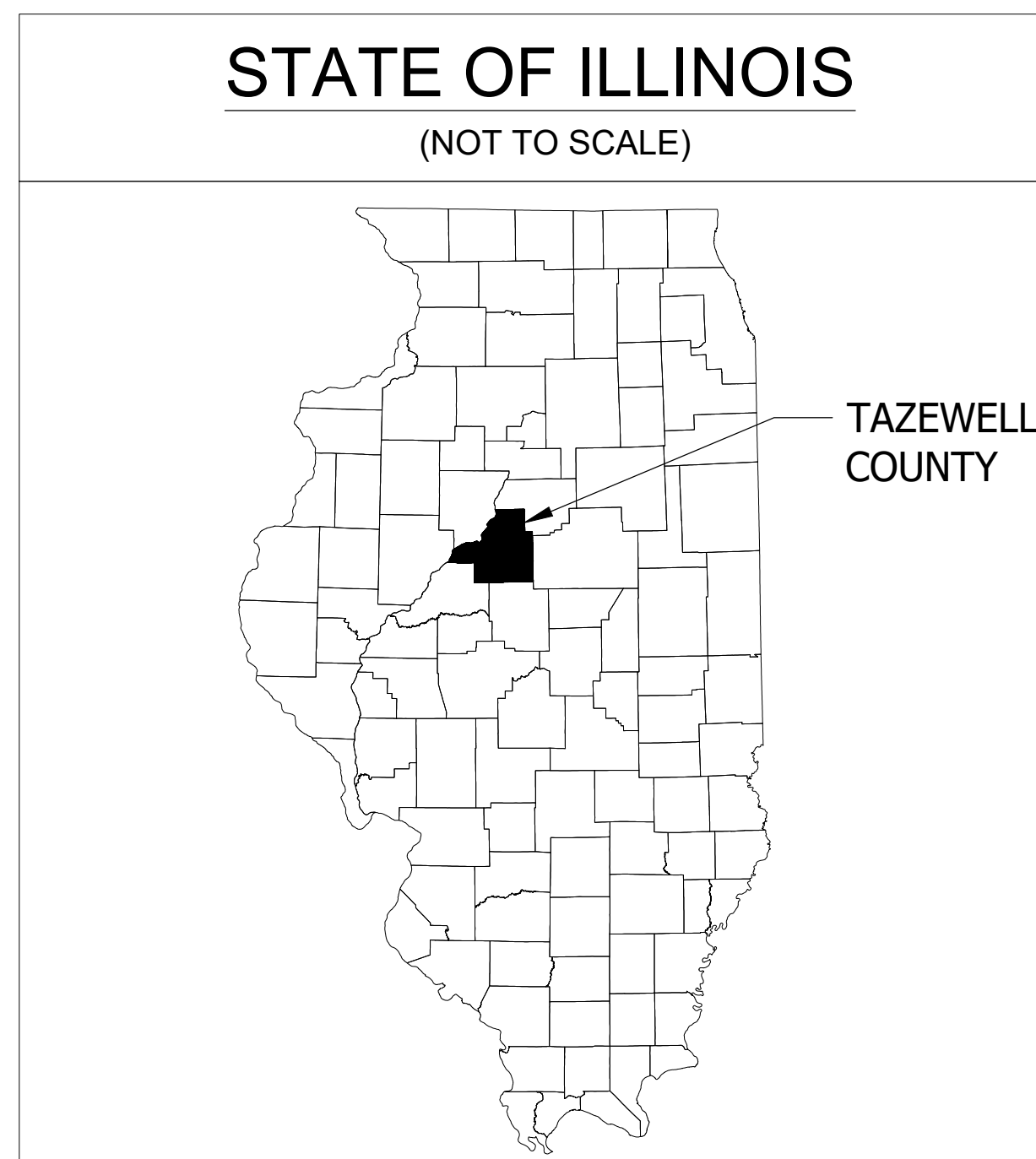
STANTEC CONSULTING SERVICES
209 COMMERCE PARKWAY
COTTAGE GROVE, WI 53527

SOLAR CONSULTANT

NEXAMP, INC.
101 N WACKER DRIVE, SUITE 200
CHICAGO, ILLINOIS 60606
CONTACT: MATT WALSH
PHONE: (847)212-1585



Sheet List Table	
Sheet Number	Sheet Title
G001	TITLE SHEET
G002	GENERAL NOTES
C001	EXISTING CONDITIONS & REMOVAL
C100	SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
C200	EROSION CONTROL
C201	EROSION CONTROL
C202	EROSION CONTROL
C801	ENGINEERING DETAILS
C802	ENGINEERING DETAILS
L100	PRELIMINARY LANDSCAPING PLAN
L101	PRELIMINARY LANDSCAPE DETAILS
L102	PRELIMINARY LANDSCAPE DETAILS



SITE INFORMATION	
PARCEL ZONING	AGRICULTURAL PRESERVATION (A-1)
PROJECT DESCRIPTION	PROJECT PARCEL IS 71.25 AC. FENCED ACREAGE OF PROJECT SITE IS 8.91 AC. MODULE MODEL: HELIENE 156HC M10 SL (565-585) MOUNTING SYSTEM: 1P ATI WITH YELLOW JACKET INVERTER MODEL: (8) SOLECTRIA XGI 1500 250kW

PRELIMINARY DRAWING
FOR SUP APPLICATION.
NOT FOR CONSTRUCTION

101 Summer Street, Boston, MA 02110
Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

Rev	Issued For	Date	Drawn By	Approved By	Sheets Rev

P.E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 02019423

UNSICKER SUN 3
TAZEWELL COUNTY, ILLINOIS

Drawing Title: TITLE SHEET

Dwg No: G001 Size: D Sheet Rev:

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GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR REFERENCING AND ADHERING TO REQUIREMENTS OF THE AIMA GOVERNING THIS PROJECT ESPECIALLY SOIL IMPORT/EXPORT PROHIBITIONS.
4. SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
6. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN PROPOSAL.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, IF ONE EXISTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF EXISTING SITE CONDITIONS DO VARY FROM DRAWINGS.
10. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL JULIE AT 811 OR (800) 892-0123 TO NOTIFY THE UTILITIES OF PROJECT TIMING, AND TO REQUEST FIELD LOCATION MARKING OF EXISTING UTILITIES.
11. THE CONTRACTOR IS ADVISED THAT NO SOIL AND DEBRIS MAY BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH COUNTY CODE OF ORDINANCES.
13. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH COUNTY AND IDNR TECHNICAL STANDARDS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT, AS ADMINISTERED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.
15. SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED.
16. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

EROSION CONTROL AND SEDIMENTATION NOTES

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR GROUND DISTURBANCE.
2. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.
3. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED AT THE END OF EACH WORKING DAY.
4. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMITS OF DISTURBANCE AND STABILIZED TO PREVENT EROSION.
5. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
6. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
7. ALL TOPSOIL ENCOUNTERED WITHIN THE LIMITS OF THE PROPOSED PERMANENT AND TEMPORARY ACCESS ROADS AND EQUIPMENT PAD AREA SHALL BE STRIPPED AND SPREAD OVER PROJECT SITE AS INDICATED ON PLANS. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
8. STABILIZED CONSTRUCTION ENTRANCE TO BE INSTALLED AND MAINTAINED AT ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS TO SITE TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
9. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DISTURBED SURFACE WHICH WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED AS REQUIRED.
10. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT.

11. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
12. CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM MIGRATING OUTSIDE THE LIMIT OF WORK.
13. ADDITIONAL EROSION CONTROL SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
14. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.

GRADING, DRAINAGE AND UTILITY NOTES

1. UNDERGROUND UTILITY LOCATIONS ARE BASED ON AVAILABLE MAPPING, LOCATION DESCRIPTION OR SITE LOCATE BY UTILITY COMPANIES DURING PRELIMINARY TOPOGRAPHIC SURVEY. LOCATIONS ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "J.U.L.I.E" AND THE OWNER TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES AND THE OWNER ARE PROPERLY NOTIFIED IN ADVANCE.
2. ALL SITE WORK SHALL MEET OR EXCEED APPLICABLE SITE WORK SPECIFICATIONS FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
3. ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS FOR THE PROJECT AS SHOWN ON THE PLANS.
4. ALL AREAS WHICH REQUIRE DRAINAGE SHALL BE GRADED TO DRAIN.
5. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
6. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.
7. THE CONTRACTOR SHALL REMOVE ALL NON-BIODEGRADABLE EROSION CONTROL BARRIERS AFTER PERMANENT STABILIZATION OF DISTURBED AREAS.
8. WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED UNLESS NOTED ON PLANS.
9. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT COLLECTING WATER. SPECIFICALLY, ALLOW WATER TO ESCAPE ANY SUBCUT AREAS PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE TREATMENT. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

LAYOUT AND MATERIALS NOTES

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. THE CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
3. PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

CONSTRUCTION SEQUENCING

1. INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, AND OTHER EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN ON PLAN AND REQUIRED BY PERMITS. MAINTAIN AS NECESSARY DURING CONSTRUCTION.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
4. BEGIN CLEARING AND GRUBBING OF SITE, IF APPLICABLE.
5. STRIP TOPSOIL AND TEMPORARILY STOCKPILE ON SITE WHERE LOCALIZED DISTURBANCE ACTIVITIES OCCUR.
6. INSTALL INTERNAL ACCESS ROADWAYS.
7. BEGIN INSTALLATION OF SOLAR PANEL TRACKER AND RACKING ASSEMBLY.

8. STABILIZE DISTURBED GROUND WITH TOP SOIL, SPECIFIED SEED, AND MULCH AS REQUIRED BY EROSION CONTROL PERMIT AND ORDINANCE.
9. INSTALL LANDSCAPING, IF APPLICABLE.
10. REMOVE ALL TEMPORARY EROSION CONTROL BMP'S ONLY AFTER DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
11. REFER TO THE TURF ESTABLISHMENT PROCEDURES DURING THE WARRANTY PERIOD.

PLANTING NOTES

1. PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
2. SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER.
3. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO FINISHED GRADE. ALL AREAS GRADED TO DRAIN.
4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.
7. FOR TEMPORARY AND WINTER STABILIZATION, USE IDOT CLASS 7 TEMPORARY EROSION CONTROL SEED MIXTURE WITH MULCHING. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANICS BUT MUST PROVIDE SEDIMENT CONTROLS AT THE STOCKPILE BASE.
8. WETLAND SEED MIX SHALL BE USED WITHIN WETLAND AREAS. THE POLLINATOR FRIENDLY SEED MIX SHALL BE USED TO STABILIZE ALL OTHER DISTURBED AREAS.

IDOT CLASS 7 TEMPORARY EROSION CONTROL MIXTURE

PERENNIAL RYEGRASS	50 LBS/AC
SPRING OATS	64 LBS/AC
	114 LBS/AC

PROPOSED CONSTRUCTION LEGEND

- PROPERTY LINE
- SETBACK
- CHAIN-LINK FENCE
- UNDERGROUND LOW VOLTAGE
- UNDERGROUND MEDIUM VOLTAGE
- PROPOSED CULVERT
- SOLAR ARRAYS
- CONSTRUCTION LAYDOWN YARD
- GRAVEL ACCESS ROADS
- PROPOSED DRAINAGE TILE

SITE GRADING & EROSION CONTROL LEGEND

- NEW CONTOUR MINOR
- NEW CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED SPOT ELEVATION
- SILT FENCE
- STRAW WATTLE
- STABILIZED CONSTRUCTION ENTRANCE
- DRAINAGE ARROW
- RIP-RAP ON TYPE R FILTER FABRIC
- POLLINATOR SEED MIX

EXISTING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- QUARTER SECTION LINE
- SECTION LINE
- EXISTING OVERHEAD POWER
- EXISTING EDGE OF ASPHALT
- EXISTING ROAD CENTERLINE
- EXISTING TREE LINE
- EXISTING DRAINAGE TILE

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Rev	Issued For	Date	Drawn By	Approved By	Sheets Rev

P. E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 062019423

Project:
UNSICKER SUN 3
TAZEWELL COUNTY, ILLINOIS

Drawing Title:
GENERAL NOTES

Dwg No:	Size: D	Sheet Rev:
G002		



EXISTING CONSTRUCTION LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	QUARTER SECTION LINE
	SECTION LINE
	EXISTING OVERHEAD POWER
	EXISTING EDGE OF ASPHALT
	EXISTING ROAD CENTERLINE
	EXISTING CULVERT
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING DRAINAGE TILE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR

EXISTING ZONING LAND USE

SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS

	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'

PROPERTY DESCRIPTION

The following description was provided in Stewart Title Insurance Company Commitment No. 23000372493-01 which has an effective date of September 26, 2023 at 8:00 A.M.

The East Half of the Southeast Quarter of Section 24, and all that part of the Northeast Quarter of Section 24 lying South of the South boundary line of the Public Highway known as Route No. 9, all in Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, EXCEPT those parts thereof described as follows: Beginning at the Northeast corner of the above described tract of land, thence running Southwesterly along the Southerly boundary line of said Route No. 9, 260 feet, thence South 305 feet, thence West 260 feet, thence North 305 feet to the place of beginning;

EXCEPT West 280 feet of even width of the south 330 feet of even width of the Southeast Quarter of the Southeast Quarter of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, shown on plat or survey filed Dec. 14, 1977 and recorded in Plat Book "BB" page 67.

EXCEPT a part of the East Half of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows, and bearings are for the purpose of description only: Commencing at the Northeast corner of the Southeast corner of Section 24, Township 25 North, Range 4 West of the Third Principal Meridian, thence South, along the East line of Section 24, a distance of 30.00 feet to an iron rod; thence North 89 degrees, 56 minutes, 19 seconds West, along the Southerly R.O.W. line of S.B.I. Route 9, a distance of 310.00 feet to an iron rod at the point of beginning of the tract to be described; thence continuing North 89 degrees, 56 minutes, 19 seconds West, a distance of 44.15 feet to an iron rod; thence along a curve to the left, whose long chord bears South 89 degrees, 22 minutes, 42 seconds West, an arc distance of 135.86 feet to an iron rod; thence South, a distance of 303.38 feet to an iron rod; thence South 89 degrees, 56 minutes, 19 seconds East, a distance of 190.00 feet to an iron rod; thence North, a distance of 305.00 feet to the point of beginning.

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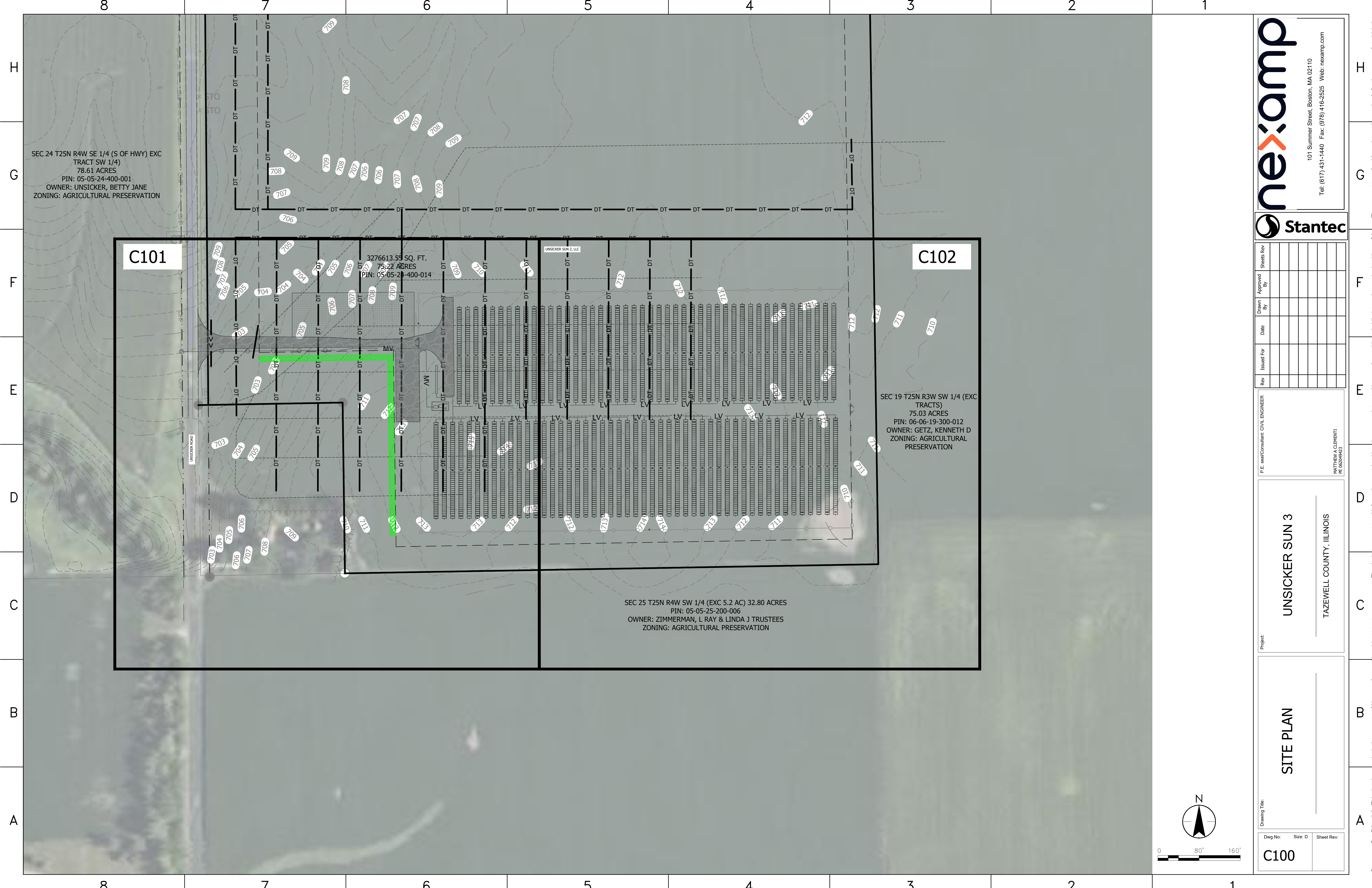
P.E. seal/Consultant: CIVIL ENGINEER
 MATTHEW A. CLEMENT
 PE 02019423

Project:
UNSICKER SUN 3
 TAZEWELL COUNTY, ILLINOIS

Drawing Title:
EXISTING CONDITIONS & REMOVAL

Dwg No: **C001** Size: D Sheet Rev:

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SEC 24 T25N R4W SE 1/4 (S OF HWY) EXC TRACT SW 1/4
78.61 ACRES
PIN: 05-05-24-400-001
OWNER: UNSICKER, BETTY JANE
ZONING: AGRICULTURAL PRESERVATION

C101

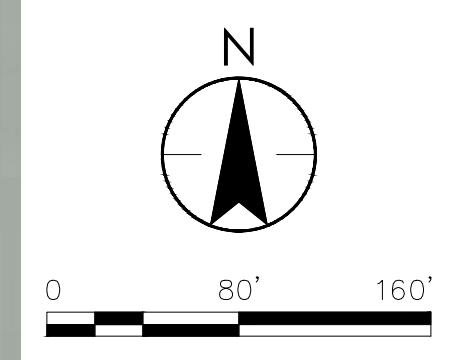
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75.22 ACRES
PIN: 05-05-21-400-014

UNSICKER SUN 2, LLC

C102

SEC 19 T25N R3W SW 1/4 (EXC TRACTS)
75.03 ACRES
PIN: 06-06-19-300-012
OWNER: GETZ, KENNETH D
ZONING: AGRICULTURAL PRESERVATION

SEC 25 T25N R4W SW 1/4 (EXC 5.2 AC) 32.80 ACRES
PIN: 05-05-25-200-006
OWNER: ZIMMERMAN, L RAY & LINDA J TRUSTEES
ZONING: AGRICULTURAL PRESERVATION



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P.E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 062019423

Project:
UNSICKER SUN 3
TAZEWELL COUNTY, ILLINOIS

Drawing Title:
SITE PLAN

Dwg No: **C100** Size: D Sheet Rev:



SEC 24 T25N R4W SE 1/4 (S OF HWY) EXC TRACT SW 1/4)
78.61 ACRES
PIN: 05-05-24-400-001
OWNER: UNSICKER, BETTY JANE
ZONING: AGRICULTURAL PRESERVATION

3276613.55 SQ. FT.
75.22 ACRES
PIN: 05-05-24-400-014

PROPOSED CONSTRUCTION LEGEND

- SETBACK
- CHAIN-LINK FENCE
- UNDERGROUND LOW VOLTAGE
- UNDERGROUND MEDIUM VOLTAGE
- PROPOSED CULVERT
- SOLAR ARRAYS
- CONSTRUCTION LAYDOWN YARD
- GRAVEL ACCESS ROADS
- PROPOSED DRAINAGE TILE
- VEGETATIVE SCREENING

EXISTING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- QUARTER SECTION LINE
- SECTION LINE
- EXISTING OVERHEAD POWER
- EXISTING EDGE OF ASPHALT
- EXISTING ROAD CENTERLINE
- EXISTING DRAINAGE TILE
- EXISTING FENCE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING TREE LINE

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'

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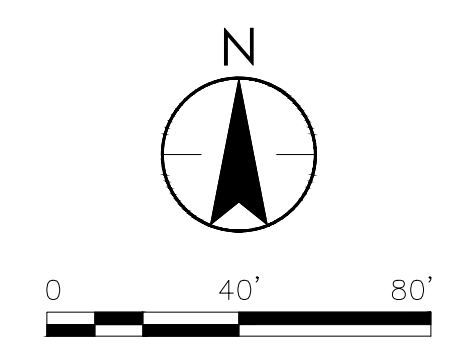
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Rev	Issued For	Date	Drawn By	Approved By	Sheets Rev

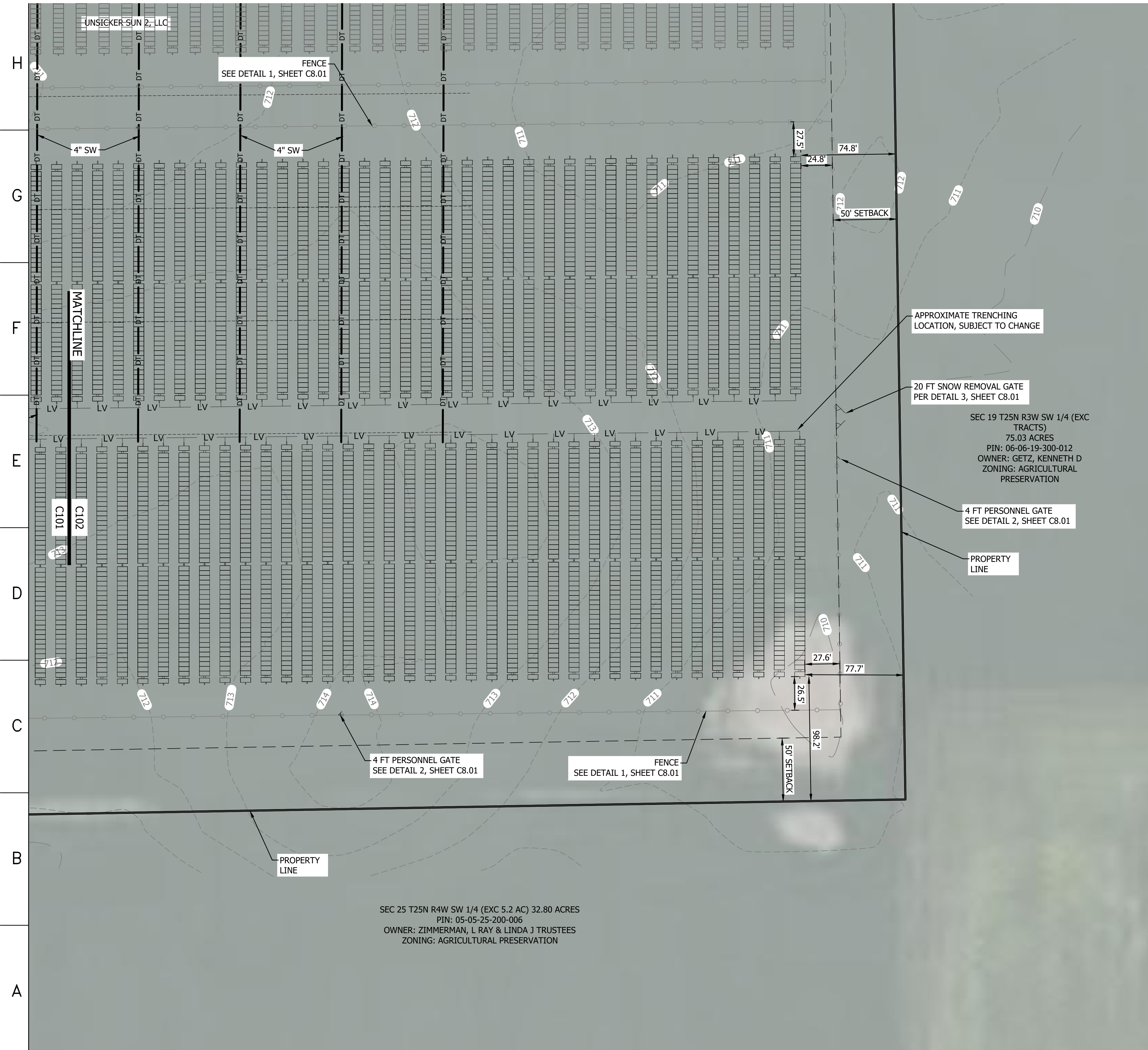
P.E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 062019423

Project: UNSICKER SUN 3
TAZEWELL COUNTY, ILLINOIS

Drawing Title: **SITE PLAN**
Dwg No: C101 Size: D Sheet Rev:



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SEC 25 T25N R4W SW 1/4 (EXC 5.2 AC) 32.80 ACRES
 PIN: 05-05-25-200-006
 OWNER: ZIMMERMAN, L RAY & LINDA J TRUSTEES
 ZONING: AGRICULTURAL PRESERVATION

SEC 19 T25N R3W SW 1/4 (EXC TRACTS)
 75.03 ACRES
 PIN: 06-06-19-300-012
 OWNER: GETZ, KENNETH D
 ZONING: AGRICULTURAL PRESERVATION

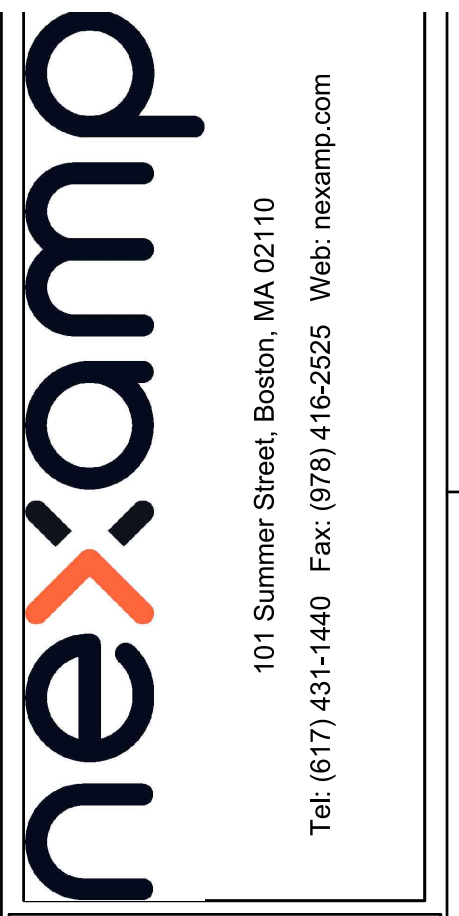
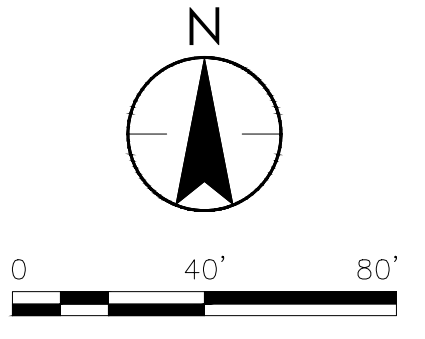
- PROPOSED CONSTRUCTION LEGEND**
- SETBACK
 - CHAIN-LINK FENCE
 - UNDERGROUND LOW VOLTAGE
 - UNDERGROUND MEDIUM VOLTAGE
 - PROPOSED CULVERT
 - SOLAR ARRAYS
 - CONSTRUCTION LAYDOWN YARD
 - GRAVEL ACCESS ROADS
 - PROPOSED DRAINAGE TILE
 - VEGETATIVE SCREENING

- EXISTING LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - QUARTER SECTION LINE
 - SECTION LINE
 - EXISTING OVERHEAD POWER
 - EXISTING EDGE OF ASPHALT
 - EXISTING ROAD CENTERLINE
 - EXISTING DRAINAGE TILE
 - EXISTING FENCE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - EXISTING TREE LINE

LAND USE SUMMARY OF SOLAR FACILITY PARCELS	
TOTAL PROPERTY AREA	±40 AC
TOTAL DISTURBED AREA	±14 AC
TOTAL CLEARED AREA	±0 AC
TOTAL FENCED AREA	±12 AC
TOTAL SOLAR ARRAY AREA	±9 AC
MAX HEIGHT OF SOLAR PANEL (FULL TILT)	NOT TO EXCEED 20'

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'



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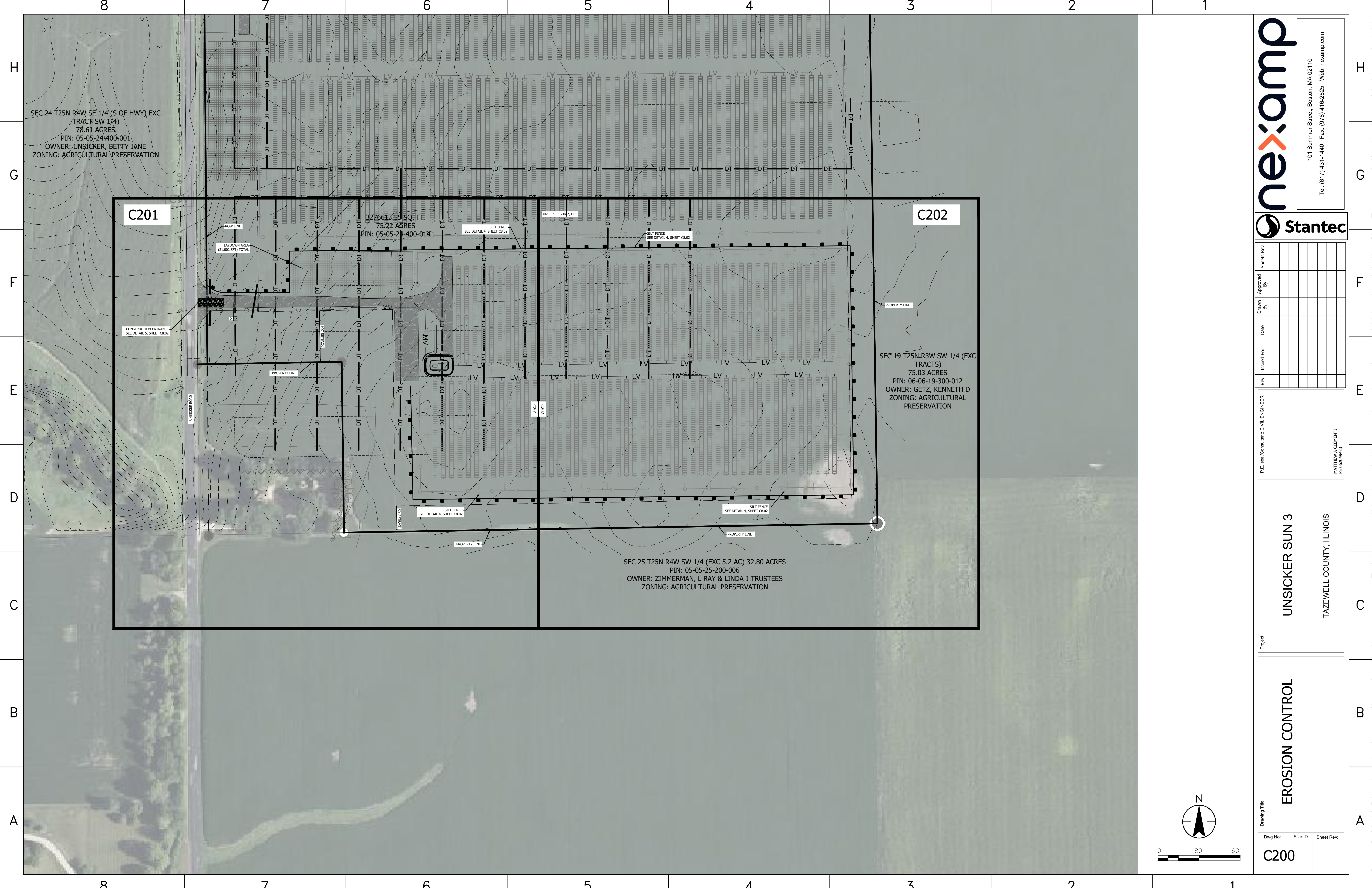
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P.E. seal/Consultant: CIVIL ENGINEER
 MATTHEW A. CLEMENT
 PE 062049423

Project: UNSICKER SUN 3
 TAZEWELL COUNTY, ILLINOIS

Drawing Title: SITE PLAN

Dwg No: C102 Size: D Sheet Rev:



SEC.24 T25N R4W SE 1/4 (S OF HWY) EXC TRACT SW 1/4)
78.61 ACRES
PIN: 05-05-24-400-001
OWNER: UNSICKER, BETTY JANE
ZONING: AGRICULTURAL PRESERVATION

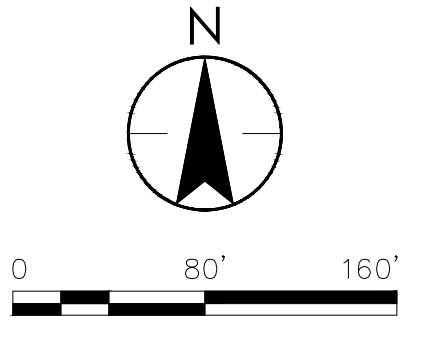
C201

3276613.59 SQ. FT.
75.22 ACRES
PIN: 05-05-21-400-014

C202

SEC-19-T25N-R3W SW 1/4 (EXC TRACTS)
75.03 ACRES
PIN: 06-06-19-300-012
OWNER: GETZ, KENNETH D
ZONING: AGRICULTURAL PRESERVATION

SEC 25 T25N R4W SW 1/4 (EXC 5.2 AC) 32.80 ACRES
PIN: 05-05-25-200-006
OWNER: ZIMMERMAN, L RAY & LINDA J TRUSTEES
ZONING: AGRICULTURAL PRESERVATION



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Rev	Issued For	Date	Drawn By	Approved By	Sheets Rev

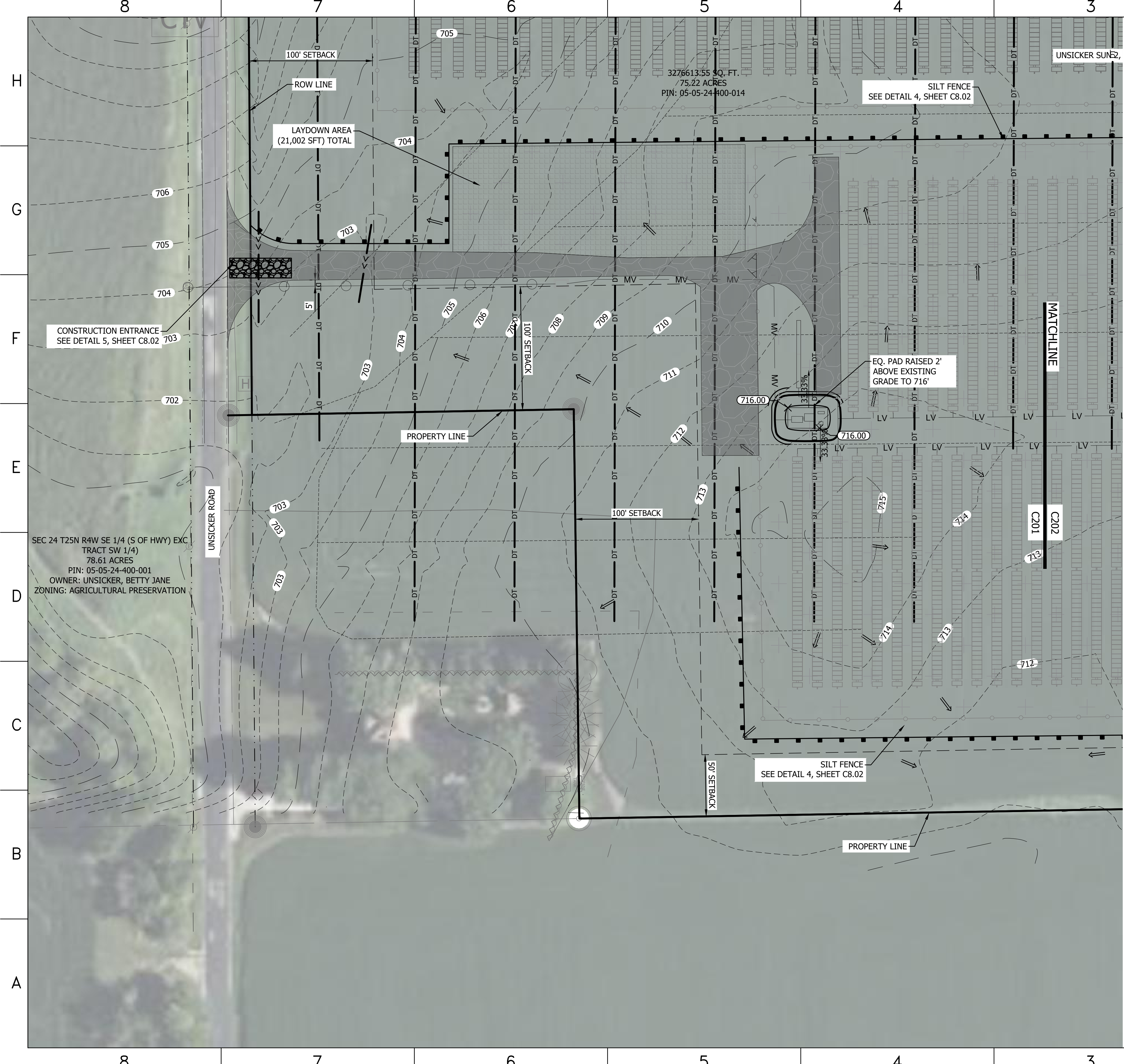
P. E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 062019423

Project:
UNSICKER SUN 3
TAZEWELL COUNTY, ILLINOIS

Drawing Title:
EROSION CONTROL

Dwg No: **C200** Size: D Sheet Rev:

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SEC 24 T25N R4W SE 1/4 (S OF HWY) EXC TRACT SW 1/4)
78.61 ACRES
PIN: 05-05-24-400-001
OWNER: UNSICKER, BETTY JANE
ZONING: AGRICULTURAL PRESERVATION

3276613.55 SQ. FT.
75.22 ACRES
PIN: 05-05-24-400-014

UNSICKER SUNE2

SILT FENCE
SEE DETAIL 4, SHEET C8.02

LAYDOWN AREA
(21,002 SFT) TOTAL

CONSTRUCTION ENTRANCE
SEE DETAIL 5, SHEET C8.02

EQ. PAD RAISED 2'
ABOVE EXISTING
GRADE TO 716'

SILT FENCE
SEE DETAIL 4, SHEET C8.02

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'

- SITE GRADING & EROSION CONTROL LEGEND**
- 952 (solid line) NEW CONTOUR MINOR
 - 950 (dashed line) NEW CONTOUR MAJOR
 - X 744.40 X 745.47 (point) PROPOSED SPOT ELEVATION
 - [Symbol] SILT FENCE
 - [Symbol] STABILIZED CONSTRUCTION ENTRANCE
 - [Symbol] DRAINAGE ARROW
 - [Symbol] POLLINATOR SEED MIX (9.6 ACRES)
- PROPOSED CONSTRUCTION LEGEND**
- [Symbol] SETBACK
 - [Symbol] CHAIN-LINK FENCE
 - LV UNDERGROUND LOW VOLTAGE
 - MV UNDERGROUND MEDIUM VOLTAGE
 - [Symbol] PROPOSED CULVERT
 - [Symbol] SOLAR ARRAYS
 - [Symbol] CONSTRUCTION LAYDOWN YARD
 - [Symbol] GRAVEL ACCESS ROADS
 - [Symbol] PROPOSED DRAINAGE TILE
- EXISTING LEGEND**
- [Symbol] PROPERTY LINE
 - [Symbol] RIGHT-OF-WAY
 - [Symbol] QUARTER SECTION LINE
 - [Symbol] SECTION LINE
 - OHP EXISTING OVERHEAD POWER
 - [Symbol] EXISTING EDGE OF ASPHALT
 - [Symbol] EXISTING ROAD CENTERLINE
 - [Symbol] EXISTING DRAINAGE TILE
 - [Symbol] EXISTING FENCE
 - 952 EXISTING CONTOUR MINOR
 - 950 EXISTING CONTOUR MAJOR
 - [Symbol] EXISTING TREE LINE

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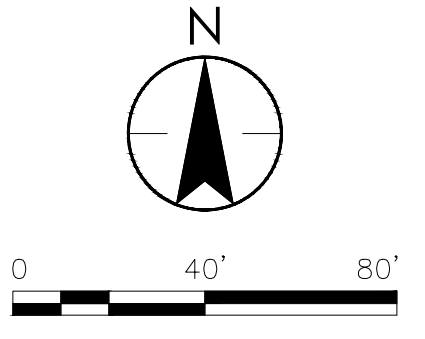
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MATTHEW A. CLEMENT
PE 062019423

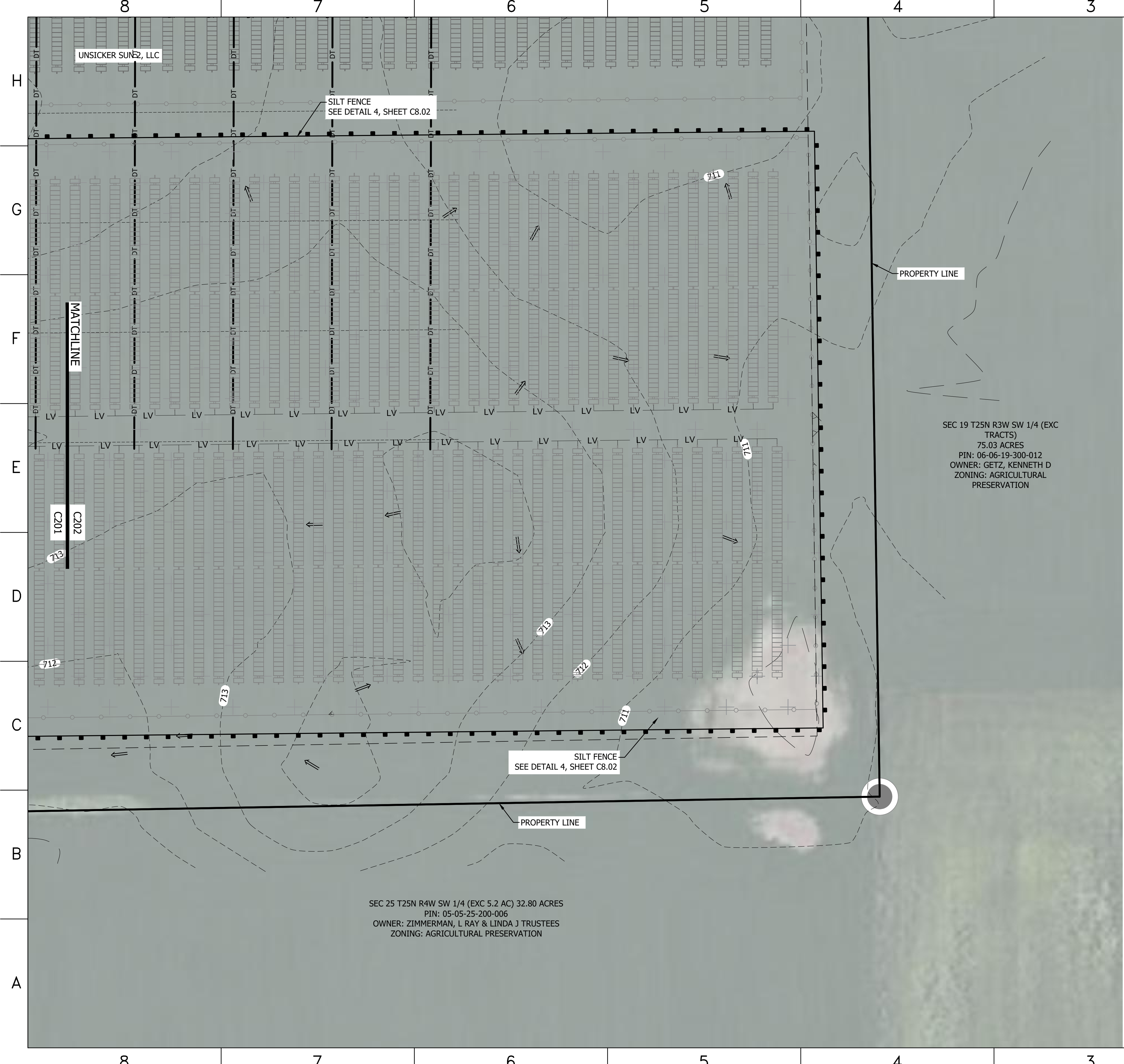
Project: UNSICKER SUN 3
TAZEWELL COUNTY, ILLINOIS

Drawing Title: **EROSION CONTROL**

Dwg No: C201 Size: D Sheet Rev:



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UNSICKER SUN 2, LLC

SILT FENCE
SEE DETAIL 4, SHEET C8.02

PROPERTY LINE

SEC 19 T25N R3W SW 1/4 (EXC TRACTS)
75.03 ACRES
PIN: 06-06-19-300-012
OWNER: GETZ, KENNETH D
ZONING: AGRICULTURAL PRESERVATION

SILT FENCE
SEE DETAIL 4, SHEET C8.02

PROPERTY LINE

SEC 25 T25N R4W SW 1/4 (EXC 5.2 AC) 32.80 ACRES
PIN: 05-05-25-200-006
OWNER: ZIMMERMAN, L RAY & LINDA J TRUSTEES
ZONING: AGRICULTURAL PRESERVATION

SITE GRADING & EROSION CONTROL LEGEND

- 952 NEW CONTOUR MINOR
- 950 NEW CONTOUR MAJOR
- (744.40) (745.47) PROPOSED SPOT ELEVATION
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- DRAINAGE ARROW
- POLLINATOR SEED MIX (9.6 ACRES)

PROPOSED CONSTRUCTION LEGEND

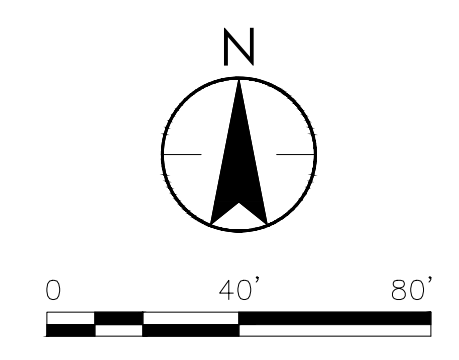
- SETBACK
- CHAIN-LINK FENCE
- UNDERGROUND LOW VOLTAGE
- UNDERGROUND MEDIUM VOLTAGE
- PROPOSED CULVERT
- SOLAR ARRAYS
- CONSTRUCTION LAYDOWN YARD
- GRAVEL ACCESS ROADS
- PROPOSED DRAINAGE TILE

EXISTING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- QUARTER SECTION LINE
- SECTION LINE
- OHP OHP OHP EXISTING OVERHEAD POWER
- EXISTING EDGE OF ASPHALT
- EXISTING ROAD CENTERLINE
- EXISTING DRAINAGE TILE
- EXISTING FENCE
- 952 EXISTING CONTOUR MINOR
- 950 EXISTING CONTOUR MAJOR
- EXISTING TREE LINE

EXISTING ZONING LAND USE		
SUBJECT PARCEL	A-1	Agricultural Preservation
ADJACENT PARCELS		
NORTH	R-1	Single Family Residential
SOUTH	A-1	Agricultural Preservation
EAST	I-2	Industrial
WEST	R-1	Agricultural Preservation

SETBACKS		
	REQUIRED	ACHIEVED
ROW	100'	100'
SIDE YARD	50'	50'
REAR YARD	50'	50'



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P.E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 02019423

Project:
UNSICKER SUN 3
TAZEWELL COUNTY, ILLINOIS

Drawing Title:
EROSION CONTROL

Dwg No: **C202** Size: D Sheet Rev:

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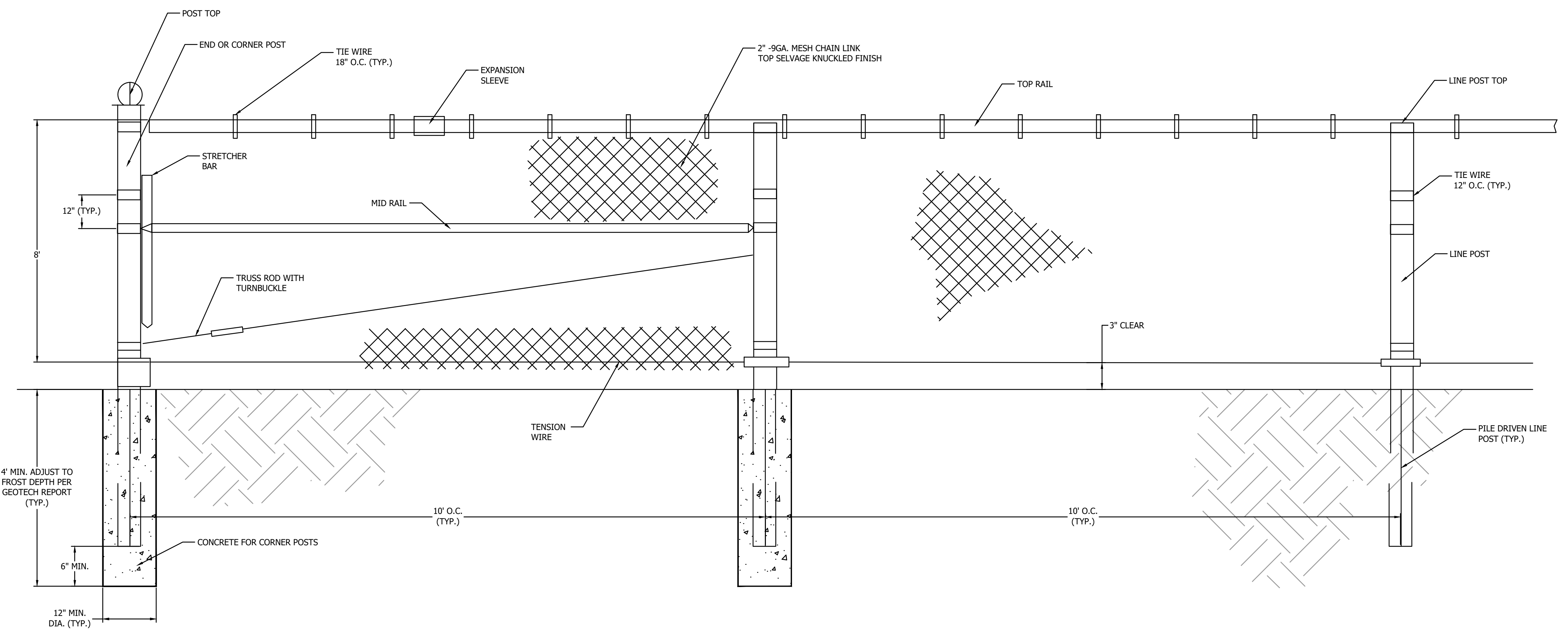
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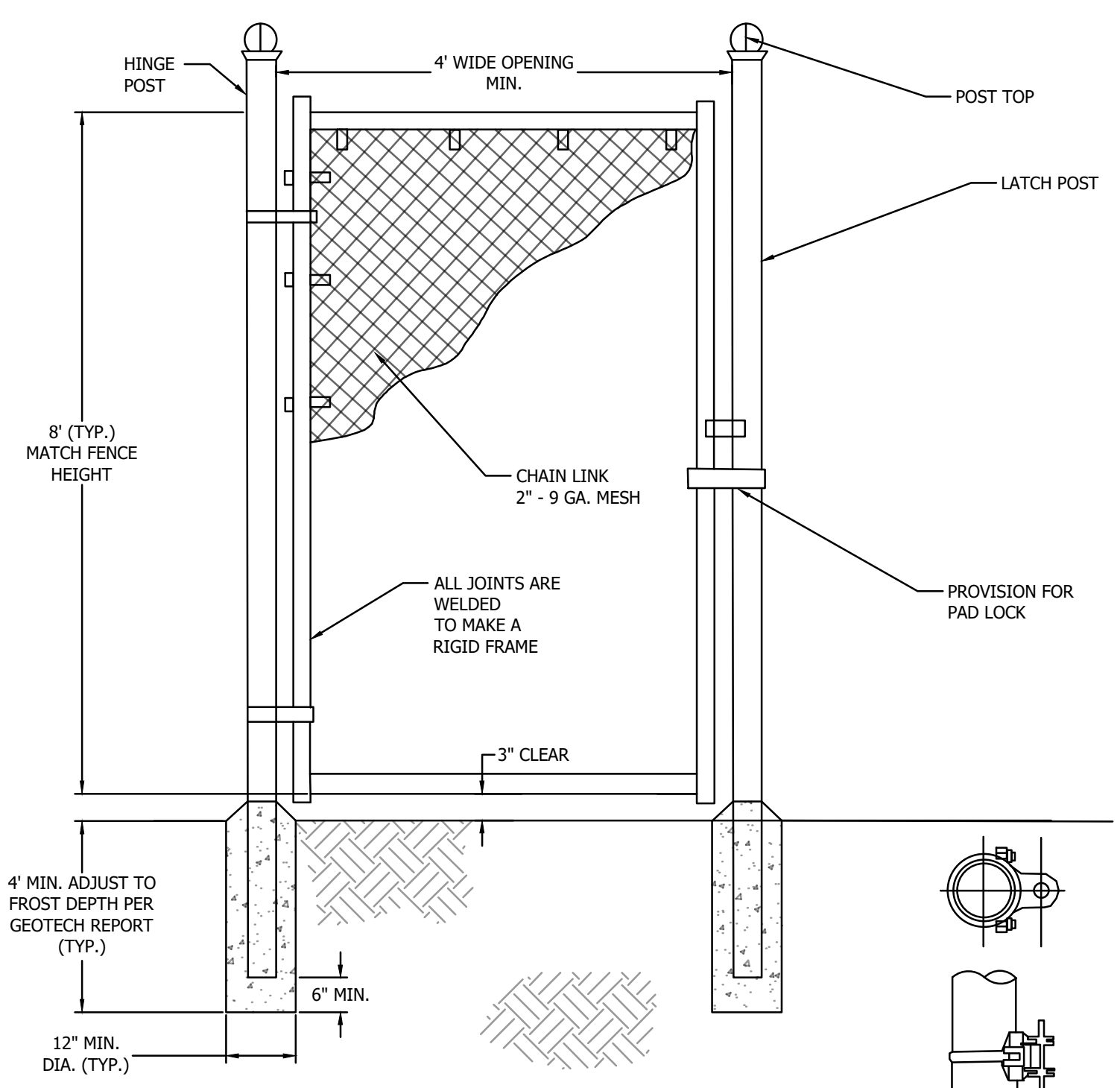
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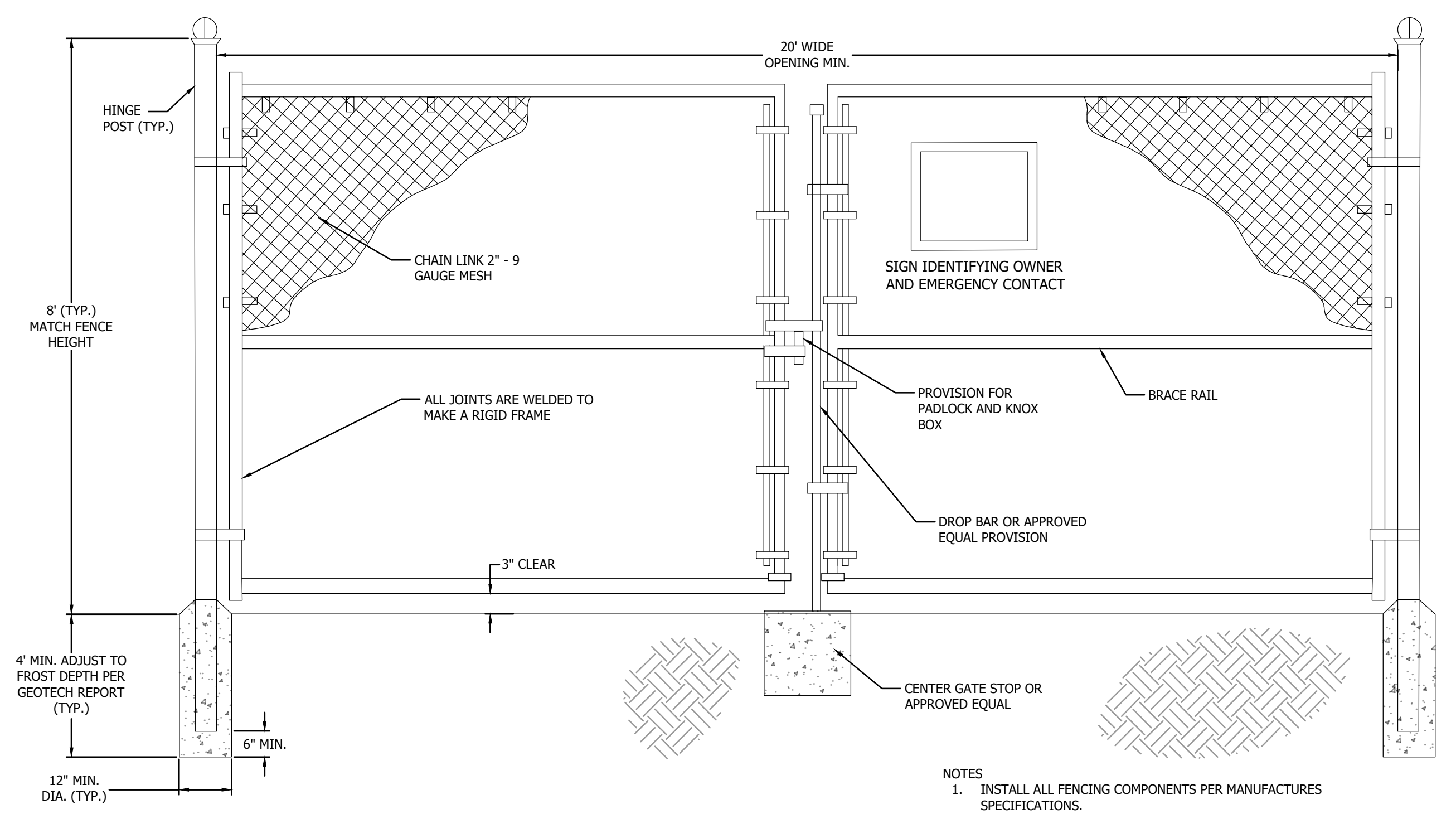
1 CHAIN-LINK FENCE
C2.01 NTS



- NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. HINGE POSTS MAY BE TIMBER. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
 4. IF CONTRACTOR UTILIZES METAL HINGE POST, POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
 5. BRACE RAILS AND/ OR TRUSS RODS ARE NOT SHOWN, MAY BE REQUIRED PER MANUFACTURES RECOMMENDATIONS

ROUND POST HINGE (TYP.)

2 4' CHAIN LINK FENCE PERSONNEL GATE
C2.01 NTS



- NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURES SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. GATE POSTS SHALL BE SET IN CONCRETE.

3 20' WIDE CHAIN LINK FENCE DOUBLE SWING GATE
C2.01 NTS

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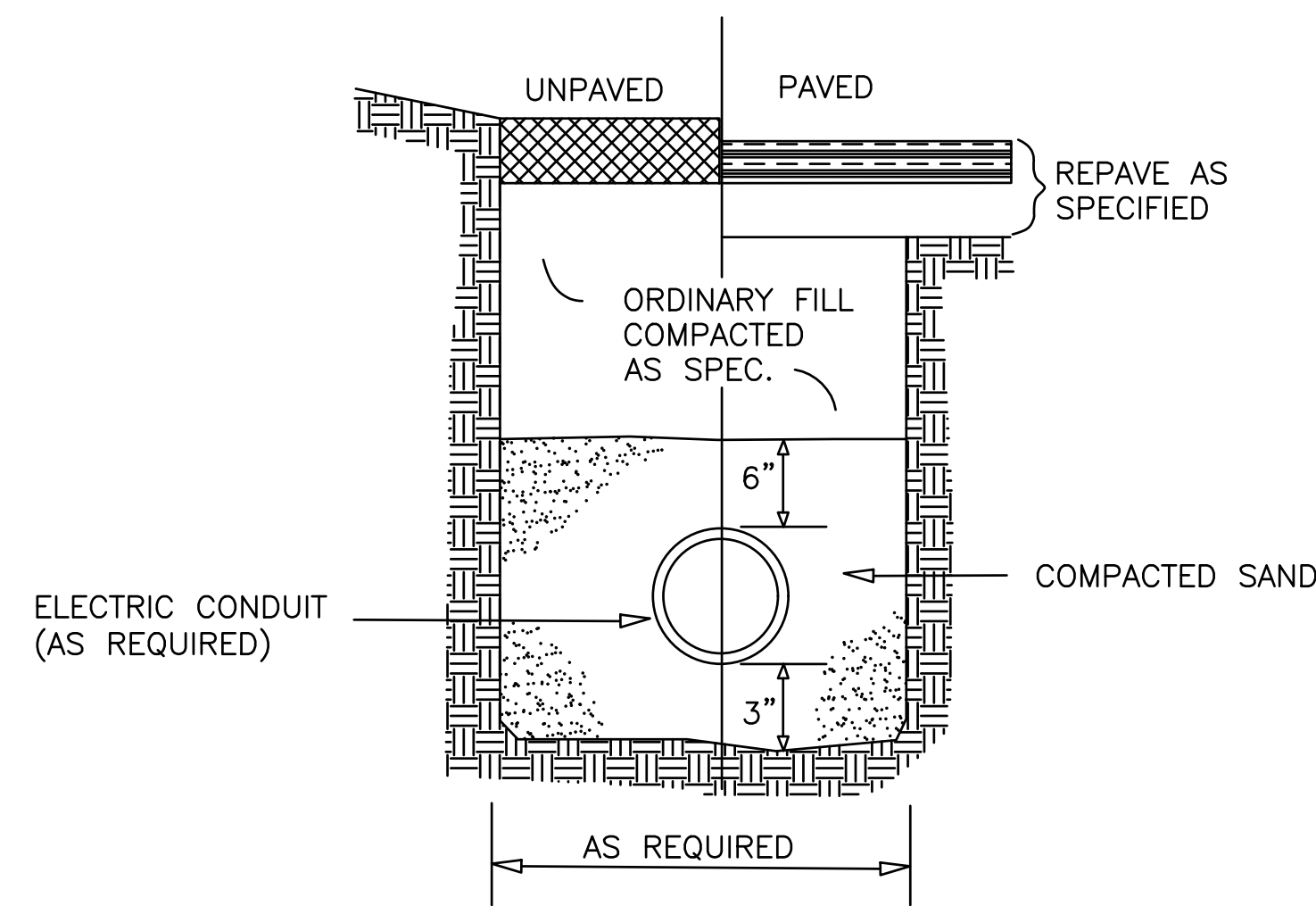
P. E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 02049423

Project:
UNSICKER SUN 3
TAZEVELL COUNTY, ILLINOIS

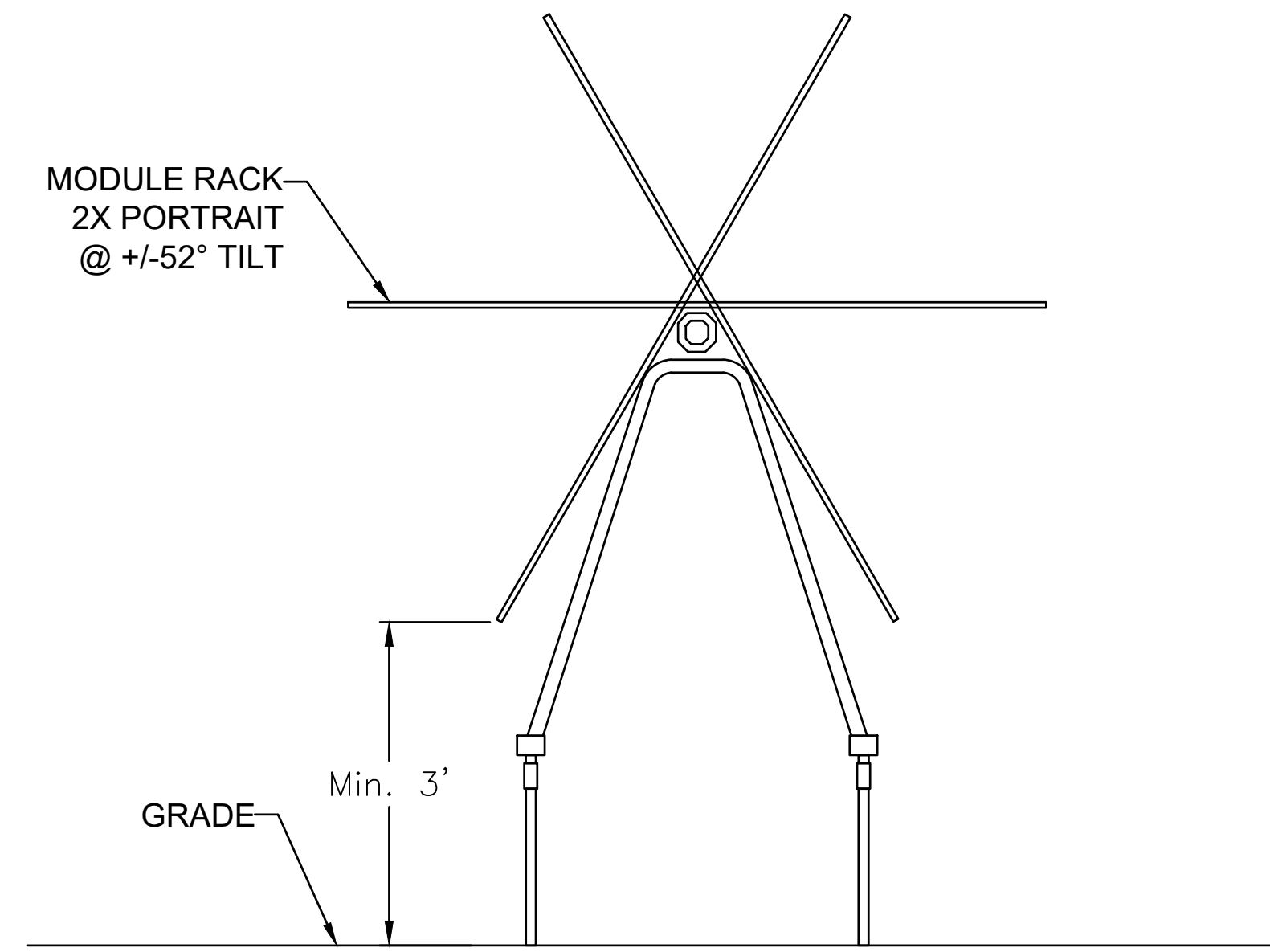
Drawing Title:
ENGINEERING DETAILS
Approved by:
Drawn by: EKK

Dwg No: C801
Size: D
Sheet Rev:

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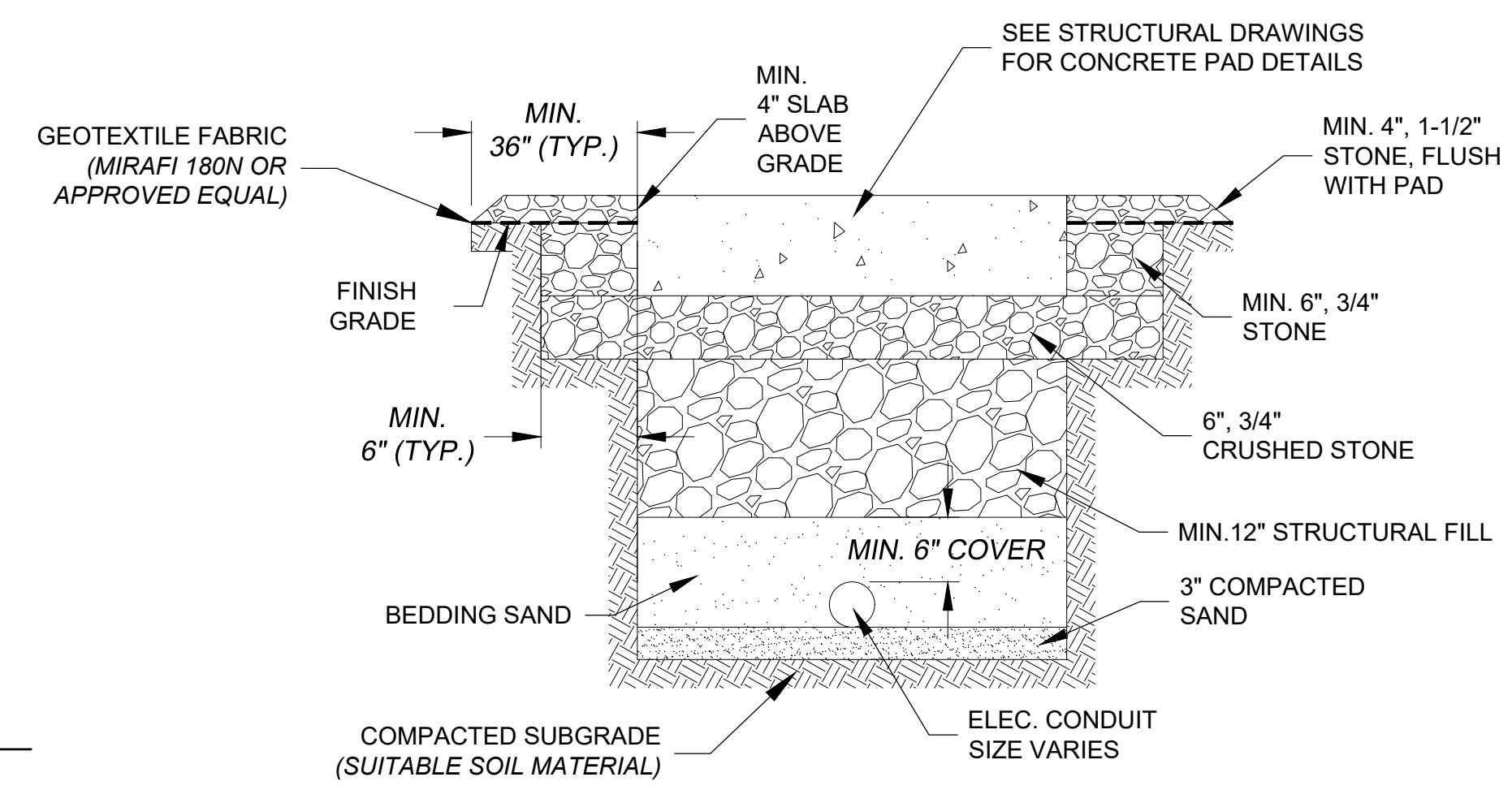


1 ELECTRIC CONDUIT TRENCH
C2.01 NTS

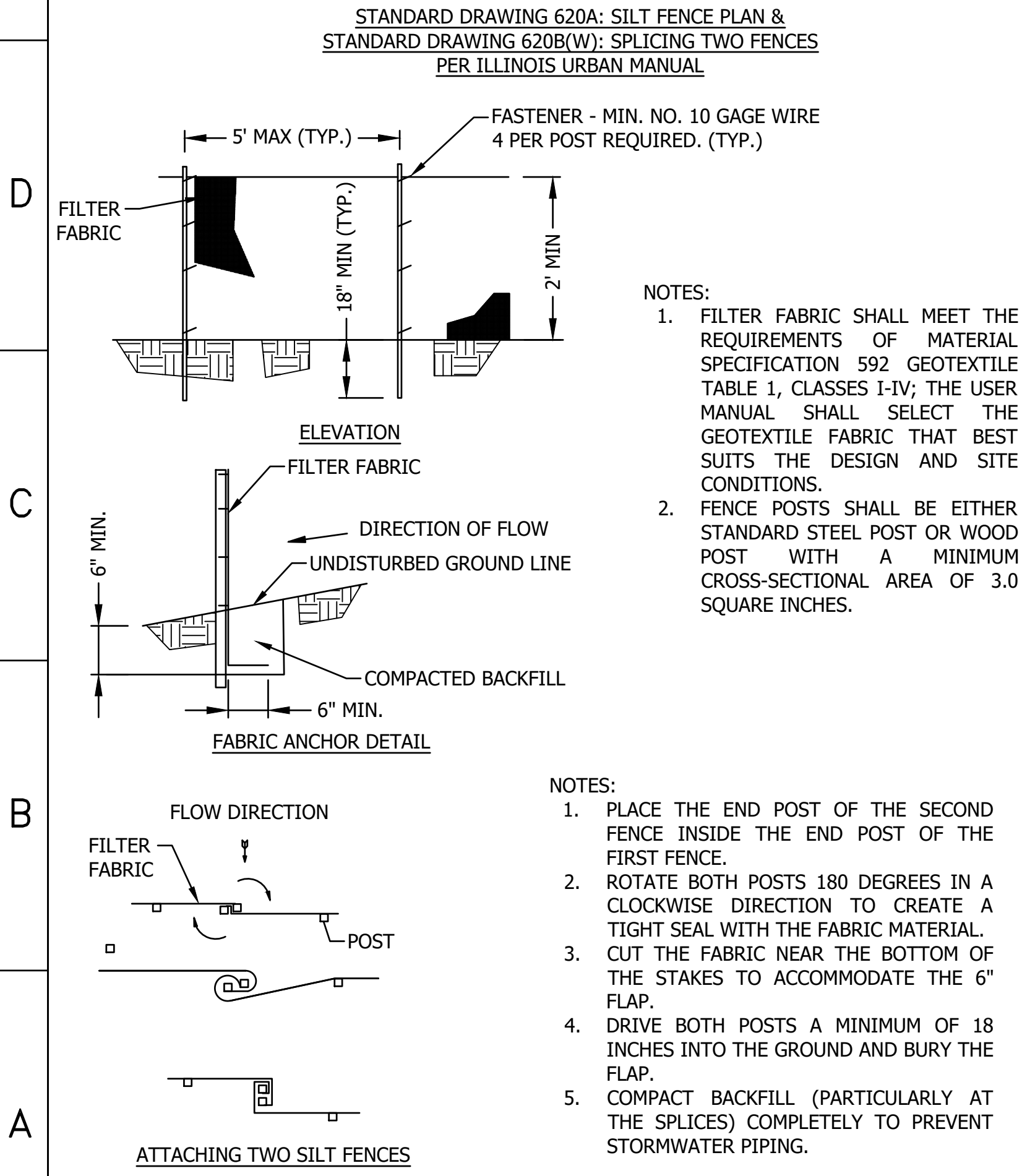


2 SOLAR ARRAY RACK DETAIL
C2.01 NTS

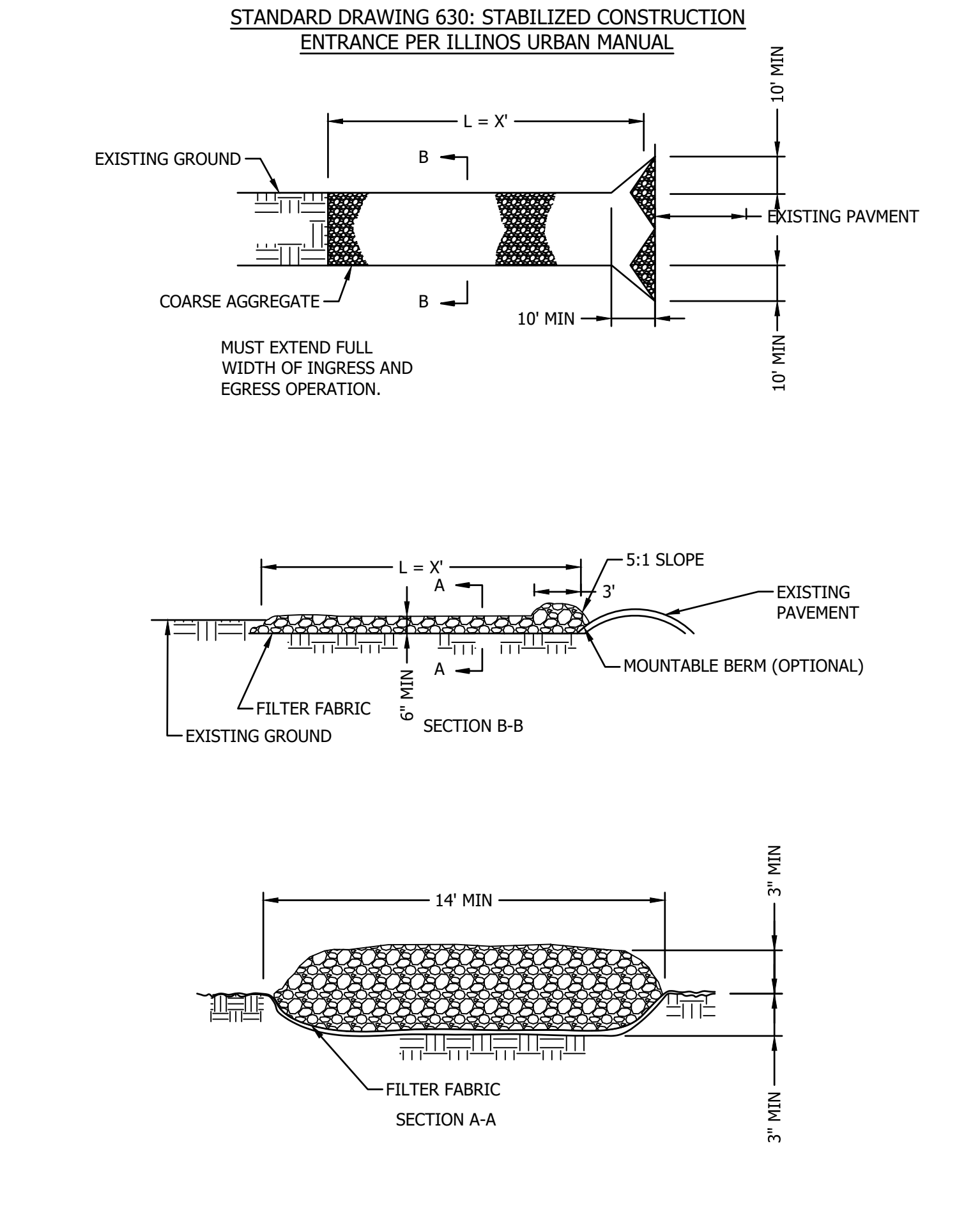
NOTES:
1. TRACKER HEIGHT RANGES ACCOUNT FOR ELEVATION CHANGE



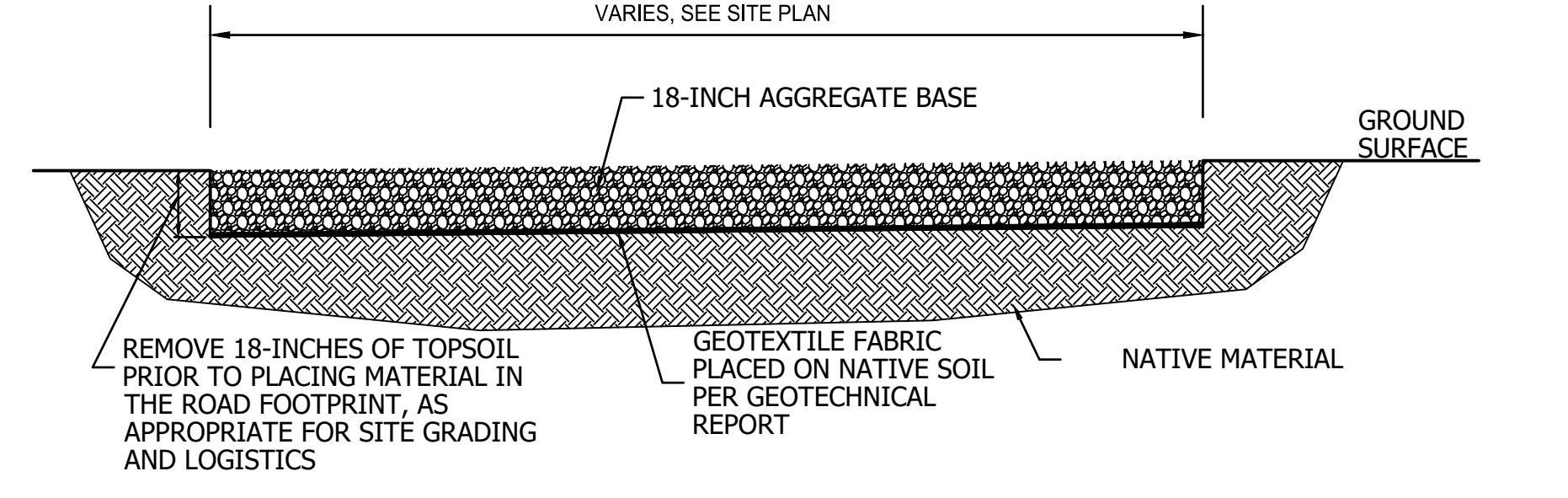
3 SUBSOIL EQUIPMENT FOUNDATION DETAIL
C2.01 NTS



4 SILT FENCE
C1.01 NTS



5 STABILIZED CONSTRUCTION ENTRANCE
C1.01 NTS



6 TYPICAL ACCESS ROAD SECTION
C2.01 NTS

IN THE EVENT OF AN EMERGENCY
PLEASE DIAL 911

Followed By a Second Call To:
857-239-0057

Your Location Is:
STREET ADDRESS
CITY, STATE ZIP

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DANGER
HIGH VOLTAGE - KEEP AWAY
AUTHORIZED PERSONNEL ONLY
NO TRESPASSING. THIS SITE IS
MONITORED BY SURVEILLANCE.

7 ELECTRICAL SYSTEM LABELS
C2.01 NTS

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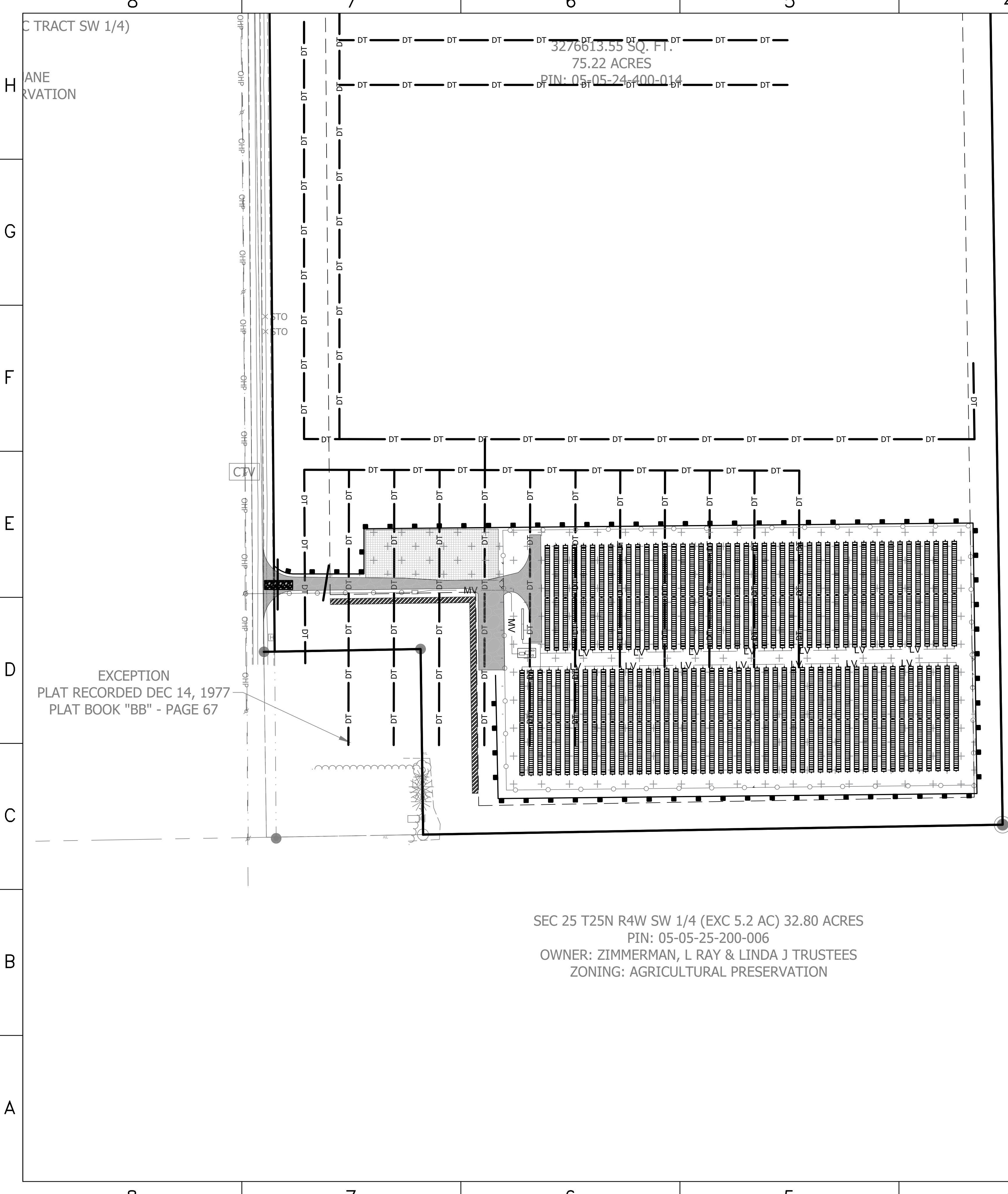
Rev	Issued For	Date	Drawn By	Approved By	Sheets Rev

P.E. seal/Consultant: CIVIL ENGINEER
MATTHEW A. CLEMENT
PE 062049423

Project:
UNSICKER SUN 3
TAZEWELL COUNTY, ILLINOIS

Drawing Title:
ENGINEERING DETAILS
Drawn by: KSG

Dwg No: C802
Size: D
Sheet Rev:



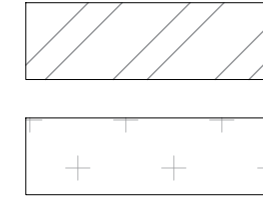
SEC 25 T25N R4W SW 1/4 (EXC 5.2 AC) 32.80 ACRES
 PIN: 05-05-25-200-006
 OWNER: ZIMMERMAN, L RAY & LINDA J TRUSTEES
 ZONING: AGRICULTURAL PRESERVATION

SEC 19 T25N R3W SW 1/4 (EXC TRACTS)
 75.03 ACRES
 PIN: 06-06-19-300-012
 OWNER: GETZ, KENNETH D
 ZONING: AGRICULTURAL PRESERVATION

3276613.55 SQ. FT.
 75.22 ACRES
 PIN: 05-05-24-400-014

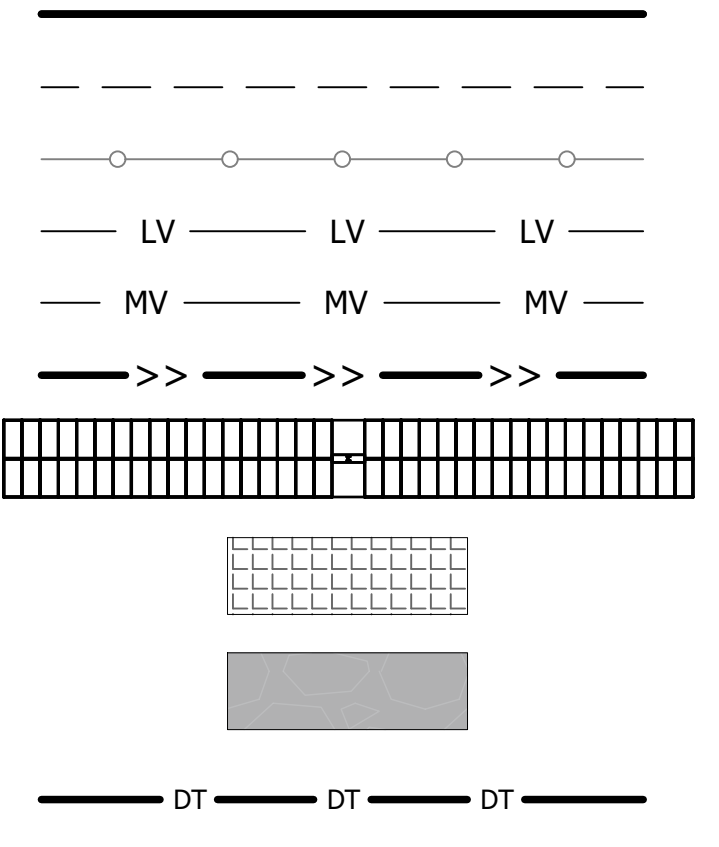
EXCEPTION
 PLAT RECORDED DEC 14, 1977
 PLAT BOOK "BB" - PAGE 67

PROPOSED LANDSCAPE AND SEEDING LEGEND

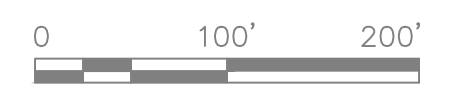
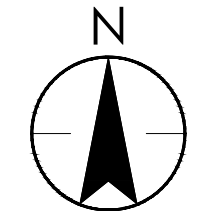


PROPOSED LANDSCAPE SCREENING - SEE SHEET L101
 POLLINATOR SEED MIX (9.6 ACRES)

PROPOSED CONSTRUCTION LEGEND



PROPERTY LINE
 SETBACK
 CHAIN-LINK FENCE
 UNDERGROUND LOW VOLTAGE
 UNDERGROUND MEDIUM VOLTAGE
 PROPOSED CULVERT
 SOLAR ARRAYS
 CONSTRUCTION LAYDOWN YARD
 GRAVEL ACCESS ROADS
 PROPOSED DRAINAGE TILE



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Project: UNSICKER SUN 3
 TAZEWELL COUNTY, ILLINOIS

Drawing Title: PRELIMINARY LANDSCAPING PLAN
 Dwg No: L100 Size: D Sheet Rev:

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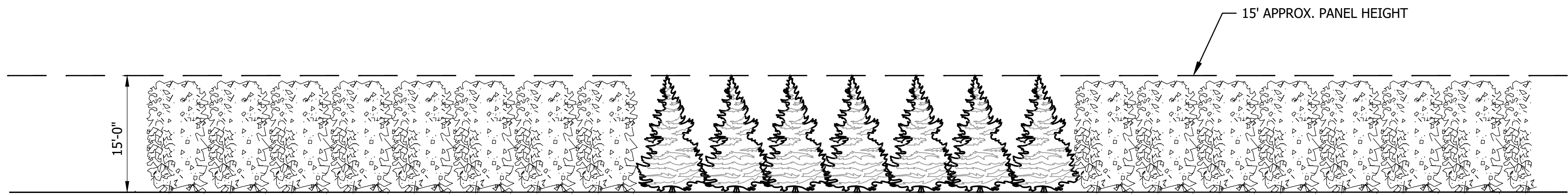
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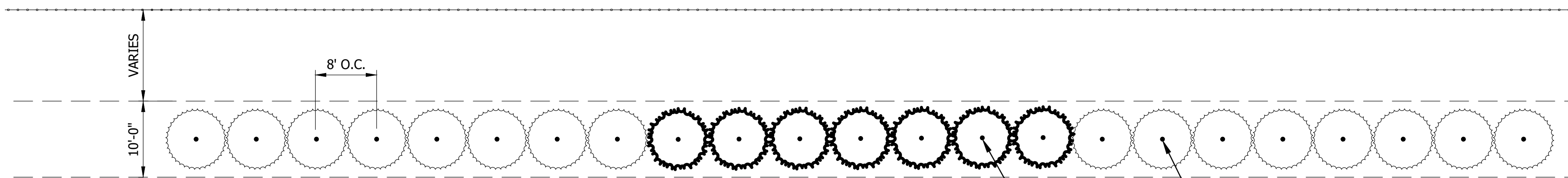
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PLANT SCHEDULE: VEGETATIVE SCREEN TYPE B (1,548 LF)									
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	ZONE	APPROXIMATE MATURE HEIGHT	APPROXIMATE MATURE SPREAD	AVG. ANNUAL GROWTH	SPECIFICATION	NOTES
<i>PLANTS (105)</i>									
59	TT	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	2 TO 8	15'	8'	12"-24"	MIN. 6' HEIGHT - CONTAINER	*SPACE PLANTS AS SHOWN IN TYPICAL LAYOUT.
46	JI	JUNIPERUS VIRGINIANA 'IDYLLWILD'	IDYLLWILD JUNIPER	5 TO 9	15'	7'	12"-24"	MIN. 6' HEIGHT - CONTAINER	

1 VEGETATIVE SCREEN PLANT SCHEDULE
L1.00 NTS



2 VEGETATIVE SCREEN TYPICAL SEGMENT - ELEVATION
L1.00 SCALE: 1"=10'



3 VEGETATIVE SCREEN TYPICAL SEGMENT - PLAN
L1.00 SCALE: 1"=10'

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PE 02019423

Project:
UNSICKER SUN 3
TAZEWELL COUNTY, ILLINOIS

Drawing Title:
**PRELIMINARY LANDSCAPE
DETAILS**

Dwg No: **L101** Size: D Sheet Rev:

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PLANTING SEQUENCE

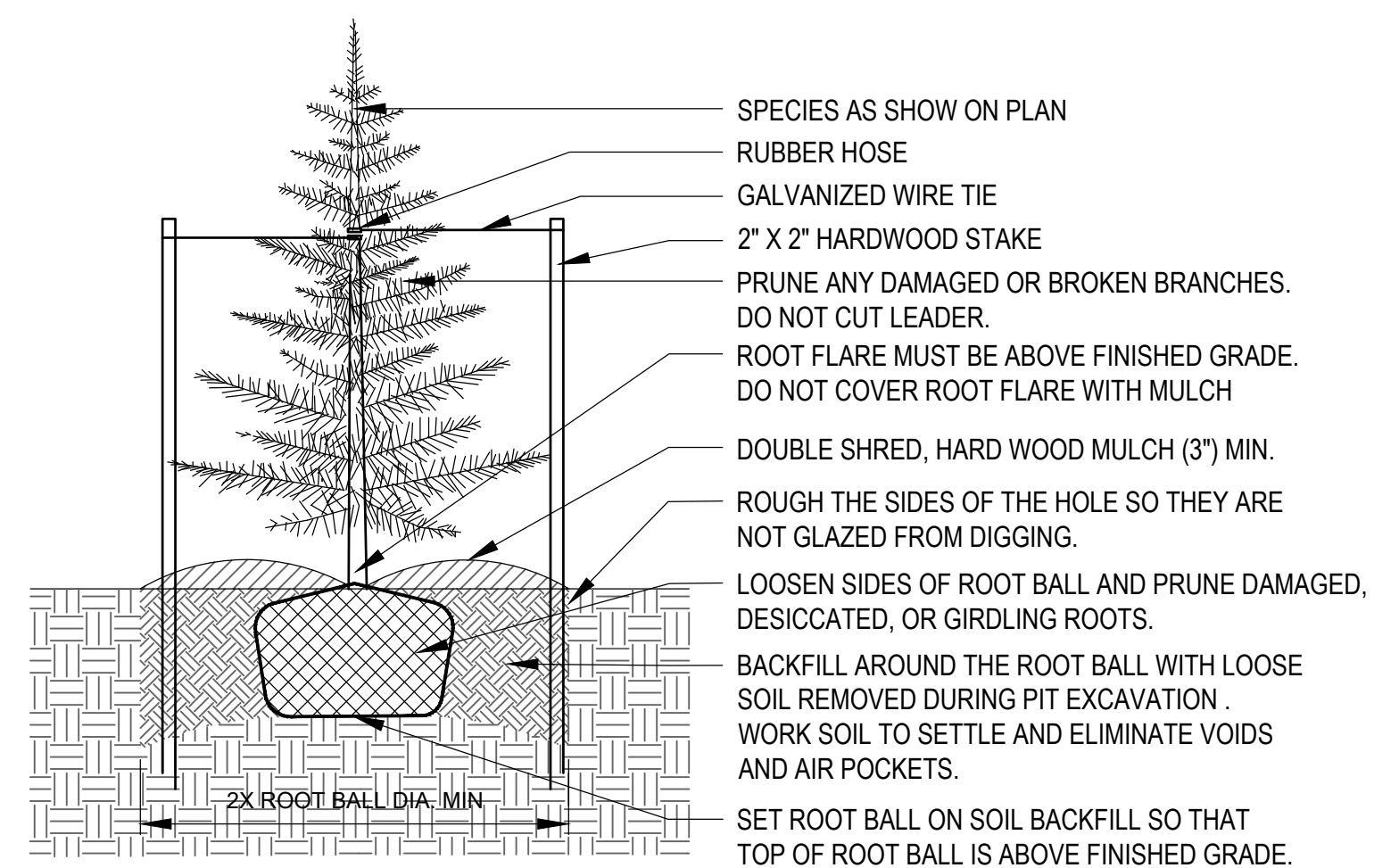
1. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
2. HOLES FOR INDIVIDUAL PLANTINGS SHALL BE EXCAVATED TO PRODUCE VERTICAL SIDES AND FLAT BOTTOMS. ALL PLANTING HOLES SHALL HAVE ROUGHED, SCARIFIED SIDES AND BOTTOMS.
3. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
4. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER.
5. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP.
6. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
7. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
8. APPLY GRANULAR MYCORRHIZALINOCULANT SOIL ENHANCER AT EACH PLANT PER MANUFACTURER RECOMMENDATIONS.
9. THE CONTRACTOR SHALL RESTORE AREAS DISTURBED BY THE INSTALLATION OF SHRUBS AND TREES.

VEGETATIVE SCREENING NOTES: SHRUB AND TREE INSTALLATION

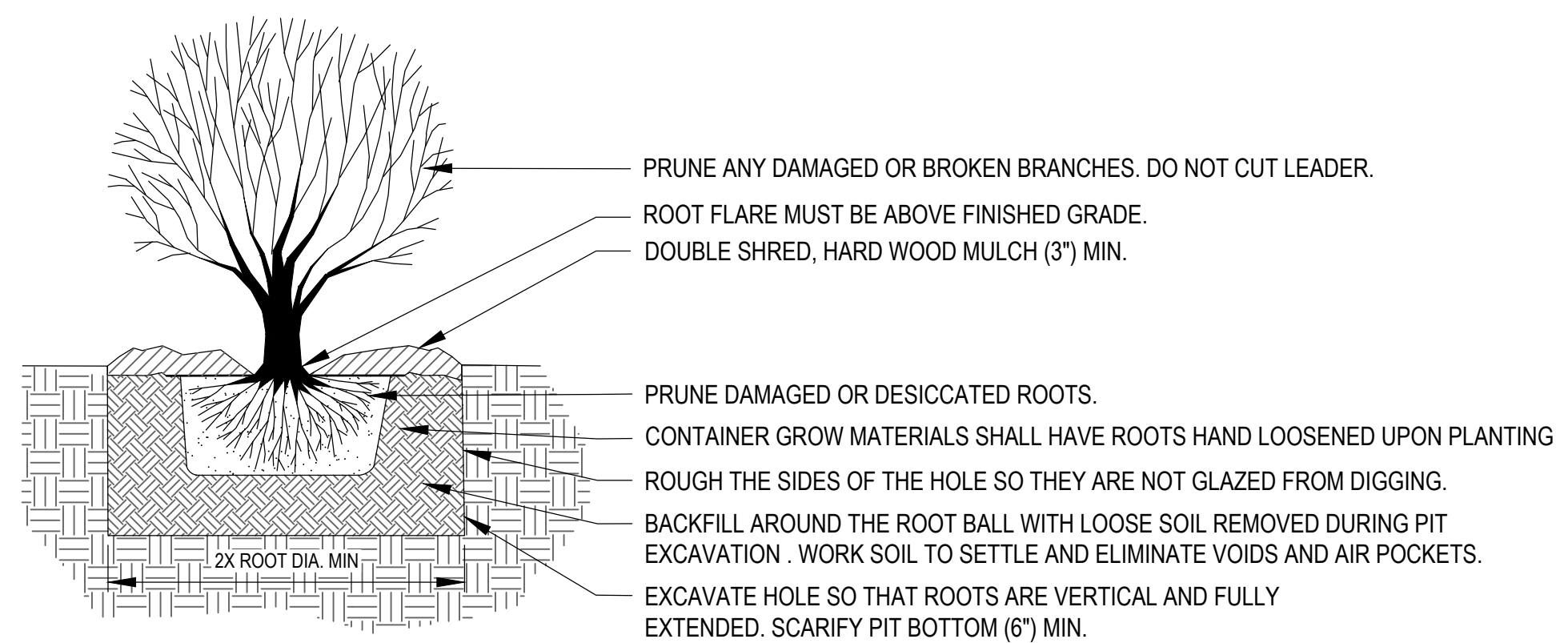
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK COVERED UNDER THESE PLANS.
2. ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE FROM DEFECTS, DECAY, DISEASES, INSECT PEST EGGS, AND ALL FORMS OF INFESTATION. ALL PLANT MATERIAL SHALL BE FRESH, FREE FROM TRANSPLANT SHOCK OR VISIBLE WILT. PLANTS DEEMED UNHEALTHY SHALL BE REJECTED.
3. ALL PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS AND STANDARDS DESCRIBED IN THE CURRENT ISSUE OF "THE AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W., SUITE 500, WASHINGTON, D.C. 20005.
4. ALL CONTAINER STOCK SHALL HAVE BEEN PROPAGATED IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL. CONTAINER STOCK WITH POORLY DEVELOPED ROOT SYSTEMS SHALL NOT BE ACCEPTED.
5. PLANTS SHALL BE PREPARED FOR SHIPMENT IN A MANNER THAT SHALL NOT CAUSE DAMAGE TO THE BARK, BUDS, BRANCHES, STEMS, OR OVERALL SHAPE OF THE STOCK. CONTAINER GROWN PLANTS SHALL BE TRANSPORTED IN THE CONTAINERS IN WHICH THEY HAVE BEEN GROWN.
6. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FIELD PREPARATIONS WHERE PLANTINGS WILL OCCUR.
7. PLANTS NOT INSTALLED ON THE DAY OF ARRIVAL AT THE SITE SHALL BE STORED AND PROTECTED BY THE CONTRACTOR. OUTSIDE STORAGE AREAS SHALL BE SHADED AND PROTECTED FROM THE WIND AND SUN. PLANTS STORED ON SITE SHALL BE PROTECTED FROM ANY DRYING AT ALL TIMES BY COVERING THE BALLS OR ROOTS WITH MOIST SAWDUST, WET BURLAP, WOOD CHIPS, SHREDDED BARK, PEAT MOSS, OR OTHER SIMILAR MULCHING MATERIAL, OR OTHER METHODS APPROVED BY OWNER.
8. PLANT SUBSTITUTIONS MAY BE MADE BASED ON AVAILABILITY BUT MUST BE OF SIMILAR SIZE AND LANDSCAPE (SCREENING) VALUE. ALL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
10. NO PLANTING SHALL OCCUR WHEN THE SOIL IS FROZEN.

PROJECT ACCEPTANCE, MAINTENANCE, AND WARRANTY

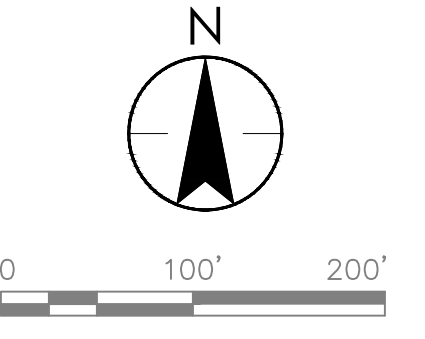
1. PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED (INITIAL ACCEPTANCE) WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS. FOLLOWING INITIAL ACCEPTANCE OF THE COMPLETE INSTALLATION OF ALL PLANT MATERIAL, THE WARRANTY PERIOD WILL BEGIN.
2. CONTRACTOR IS RESPONSIBLE FOR ANY SOIL DAMAGE CREATED BY VEHICLES OR INSTALLATION PROCEDURES THAT ALTER EXISTING GRADES. THIS INCLUDES SOIL RUTS OR DEPRESSIONS. CONTRACTOR SHALL RESTORE AREAS DISTURBED.
3. CONTRACTOR SHALL MAINTAIN INSTALLED SHRUBS AND TREES WITHIN THE PROJECT LIMITS UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER. FINAL ACCEPTANCE SHALL BE AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WEEDING, WATERING, AND METHODS NECESSARY TO MAINTAIN PLANTS FREE OF INSECT, DISEASE, OR OTHER HERBIVORY DAMAGE UNTIL ACCEPTANCE. MAINTENANCE PERIOD SHALL BE ASSUMED TO CONTINUE THROUGH THE DURATION OF THE WARRANTY PERIOD.
4. WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER INITIAL ACCEPTANCE. IF PLANTING TAKES PLACE OVER MULTIPLE PLANTING WINDOWS, THIS WARRANTY WILL REMAIN IN AFFECT ON ALL PLANT MATERIAL BASED ON THE WARRANTY PERIOD OF THE MOST RECENTLY INSTALLED PLANT MATERIAL.
5. REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
6. REPLACE AT ONCE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, OR ARE IN SEVERELY UNHEALTHY CONDITION WITHIN THE WARRANTY PERIOD. REPLACEMENTS TO BE INSTALLED AT NEXT BEST PLANTING SEASON.
7. TREE STAKING SHOULD BE REMOVED AFTER ONE COMPLETE GROWING SEASON. IF STAKING IS REQUIRED ON REPLACED WARRANTED MATERIAL AT THE TIME OF WARRANTY PLANTING, THESE STAKES SHALL BE REMOVED AFTER ONE COMPLETE GROWING SEASON FOLLOWING INSTALLATION.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING HERBIVORY PROTECTION DURING THE MAINTENANCE AND WARRANTY PERIOD. REPLACEMENT OF PLANTS DUE TO DAMAGE FROM HERBIVORY WILL BE AT THE CONTRACTOR'S EXPENSE.
9. UPON FINAL ACCEPTANCE, THE OWNER WILL ASSUME PLANT MAINTENANCE.



1 EVERGREEN TREE PLANTING
L1.01 NTS



2 SHRUB PLANTING
L1.01 NTS



nexamp
 101 Summer Street, Boston, MA 02110
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Stantec

Rev	Issued For	Date	Drawn By	Approved By	Sheets Rev

P.E. seal/Consultant: CIVIL ENGINEER
 MATTHEW A. CLEMENT
 PE 022049423

Project:
UNSICKER SUN 3
 TAZEWELL COUNTY, ILLINOIS

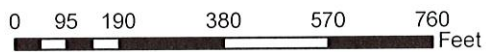
Drawing Title:
PRELIMINARY LANDSCAPE DETAILS

Dwg No: L102 Size: D Sheet Rev:

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EXHIBIT A



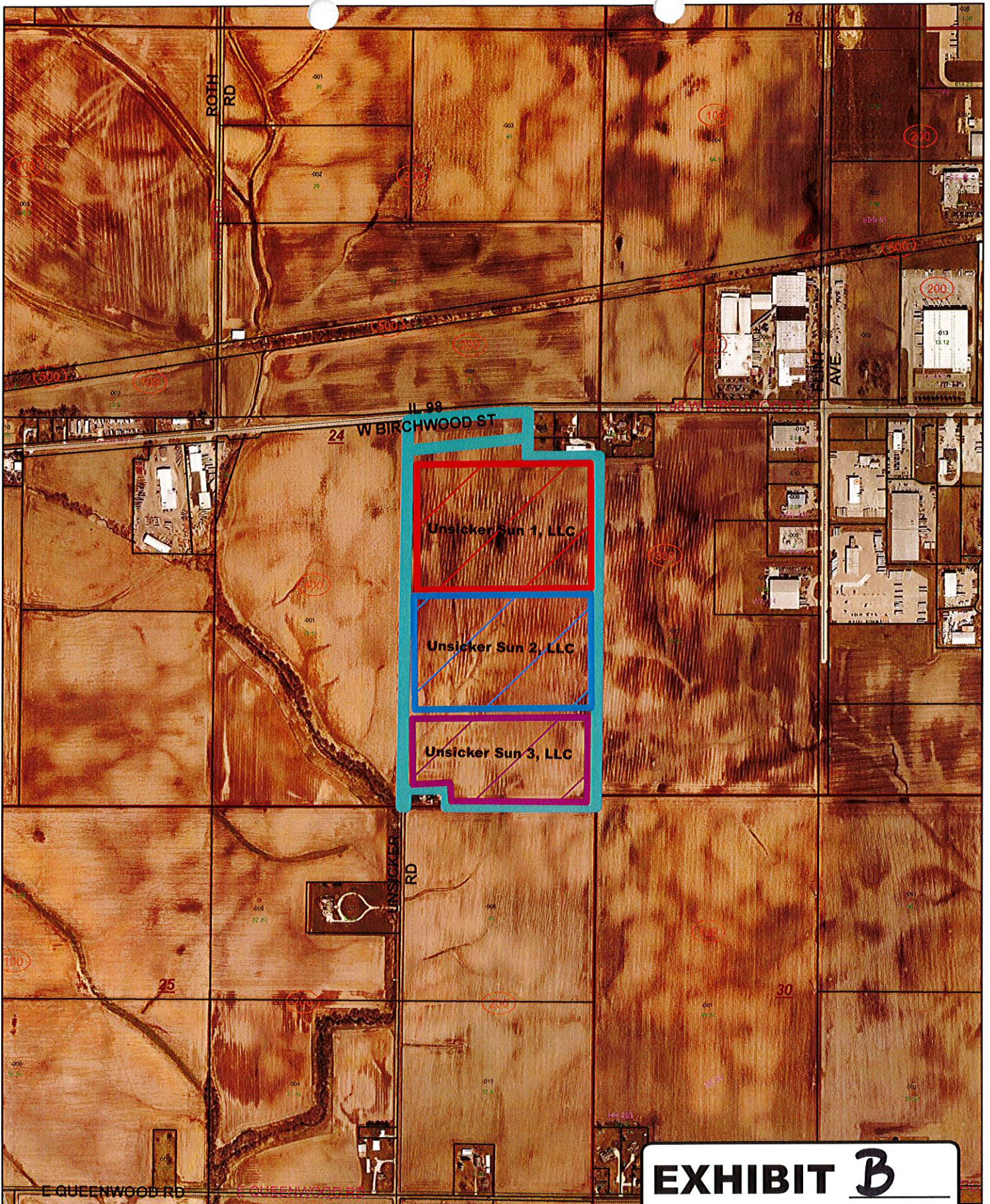
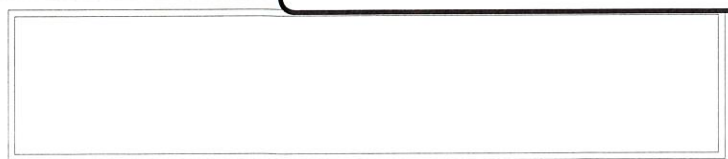


EXHIBIT B



0 237.5 475 950 1,425 1,900 Feet



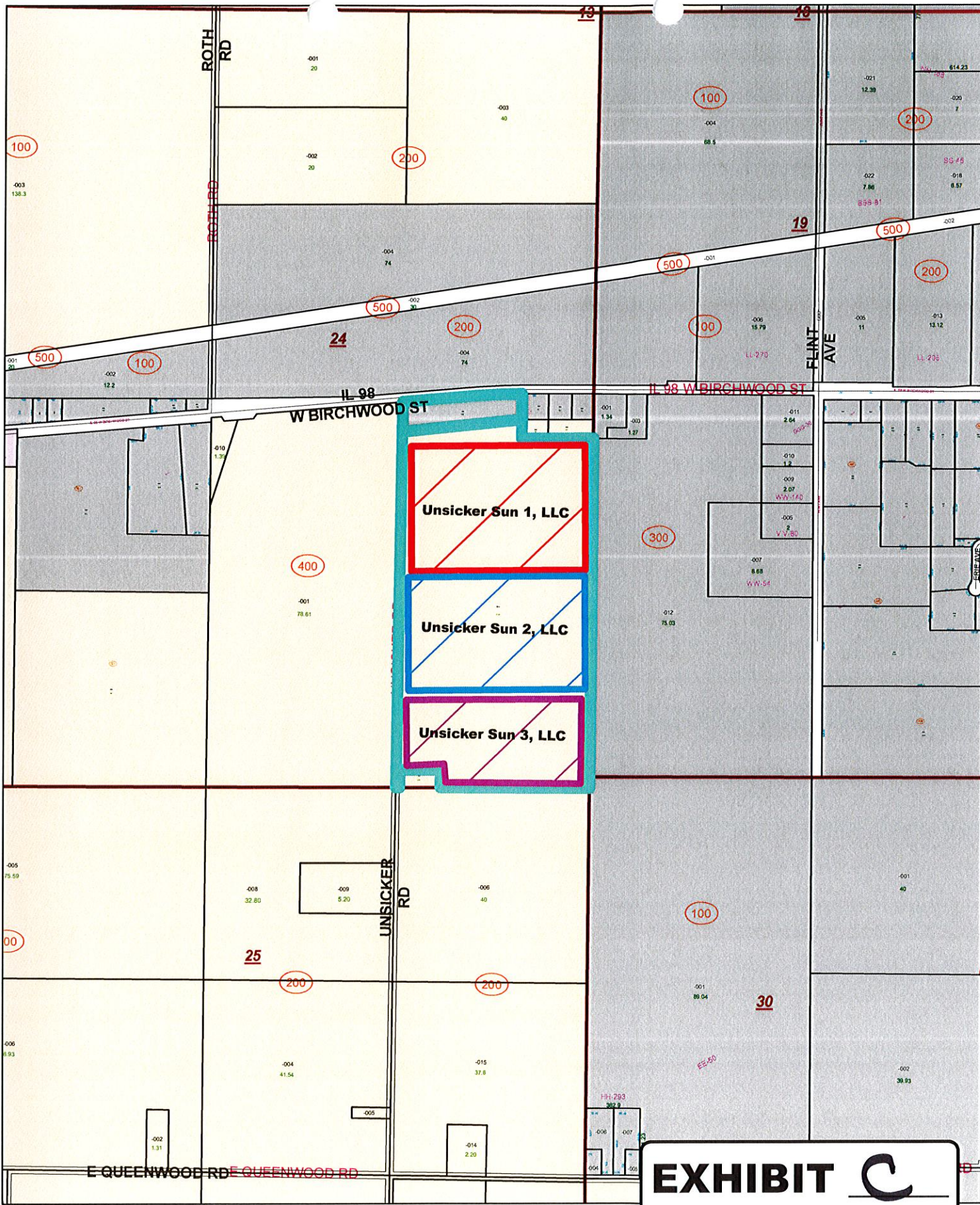


EXHIBIT C



Zoning District	
A-1	C-1
AG Area	CITY
A-2	I-1
C-2	R-1
CONS	R-R
I-2	R-2

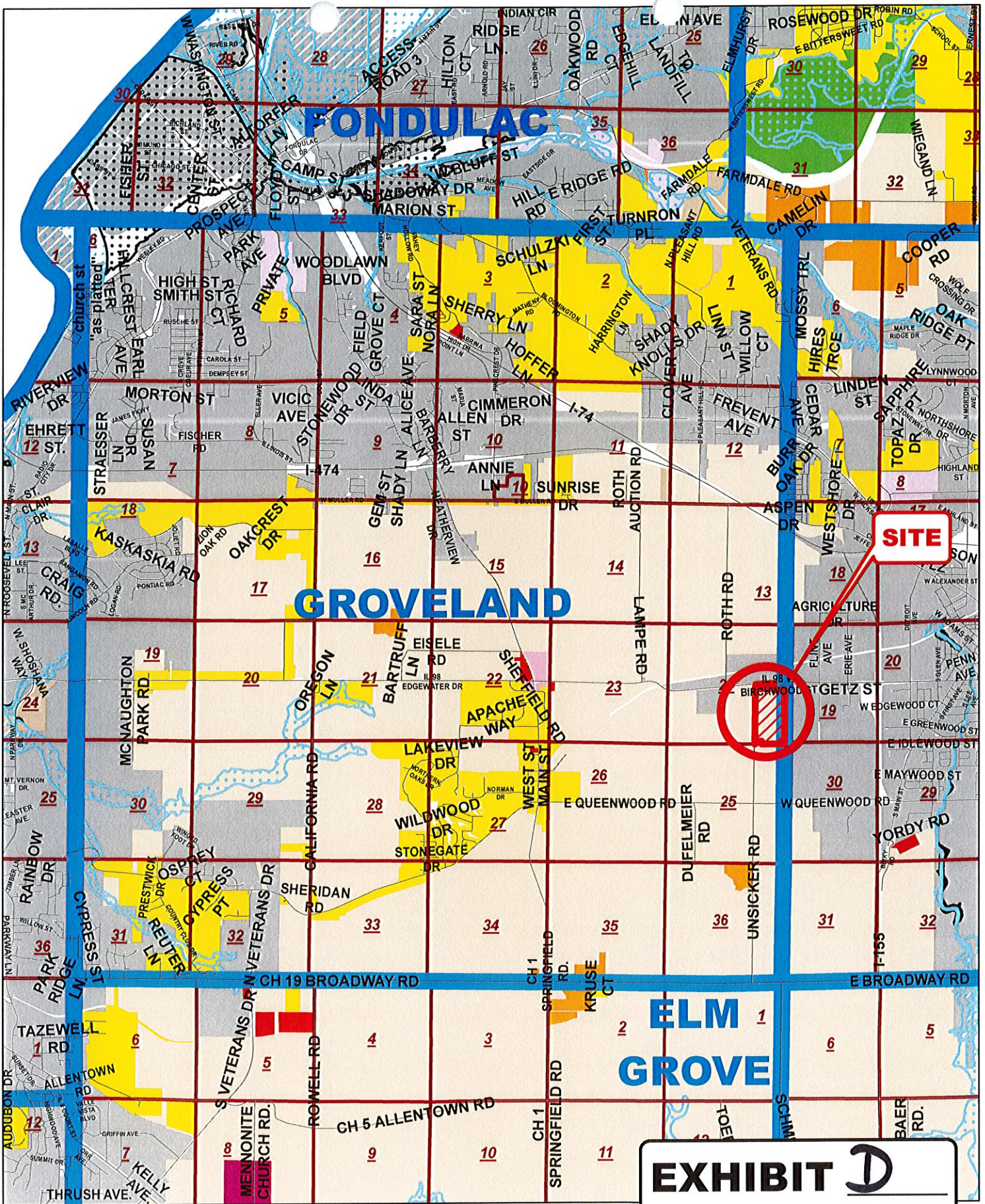


EXHIBIT D



Zoning District	A-1	C-1	CITY	I-1	R-1	R-R
AG Area	A-2	C-2	CONS	I-2	R-2	

**DECISION AND FINDINGS OF FACT
OF THE ZONING BOARD OF APPEALS
ON PROPOSED SPECIAL USE**

(Petitioner's Request for an Extension)
(Zoning Board Case No. 23-42-S)

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on August 6, 2024, and pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: Special Use, Request for Extension

LOCATION AND/OR PROPERTY INVOLVED:

Current Owner of Proposed Property: Sean, Jenna & Wita R. Halsey, 713 Riverview, Alton, Illinois 62002

P.I.N. 21-21-11-100-002; 13 acres to be utilized of an approximate 80 acre parcel located in East Half of the Northwest Quarter of Section 11, Township 22 North, Range 4 West of the Third Principal Meridian, Delavan Township, Tazewell County, Illinois;

located at 21373 IL Route 122, Delavan, Illinois.

REQUESTED BY: Tazewell County IL S1, LLC d/b/a SolAmerica Energy, LLC

PROPOSAL: The petition of Tazewell County IL S1, LLC d/b/a SolAmerica Energy, LLC for an Extension of a Special Use (as approved 8/30/2023) to allow construction of a 2 Mega Watt Commercial Solar Farm (originally approved under expired Case No. 18-18-S on June 5, 2018) in an A-1 Agriculture Preservation District

PARTIES OF RECORD: Tyler Badertscher, SolAmerica Energy, LLC, on behalf of Petitioner

B. JURISDICTION

NOTICE OF HEARING: A notice of the proposed Special Use extension thereon was published in the Tazewell Chronicle on July 3, 2024 and a copy of the publication was mailed to the petitioner within five working days after publication.

AGENCY COMMENTS: The Tazewell County Land Use Planner submitted a report recommending approval of the proposed Special Use request, with no new findings regarding the extension.

Tazewell County Health Department submitted a report regarding the proposed Special Use request stating during construction portable toilets and handwashing stations shall be provided during the course of construction, with no new comments regarding the extension.

Tazewell County Soil & Water Conservation District submitted a report regarding the proposed Special Use extension request recommending denial.

Tazewell County Farm Bureau made no comment regarding the proposed Special Use extension request.

Dan Parr, Tazewell County Highway Engineer made no comment regarding the proposed Special Use extension request.

Michael Harris, IDOT submitted a report regarding the proposed Special Use extension request stating an access permit must be applied for prior to construction.

City of Delavan made no comment regarding the proposed Special Use extension request.

C. DECISION

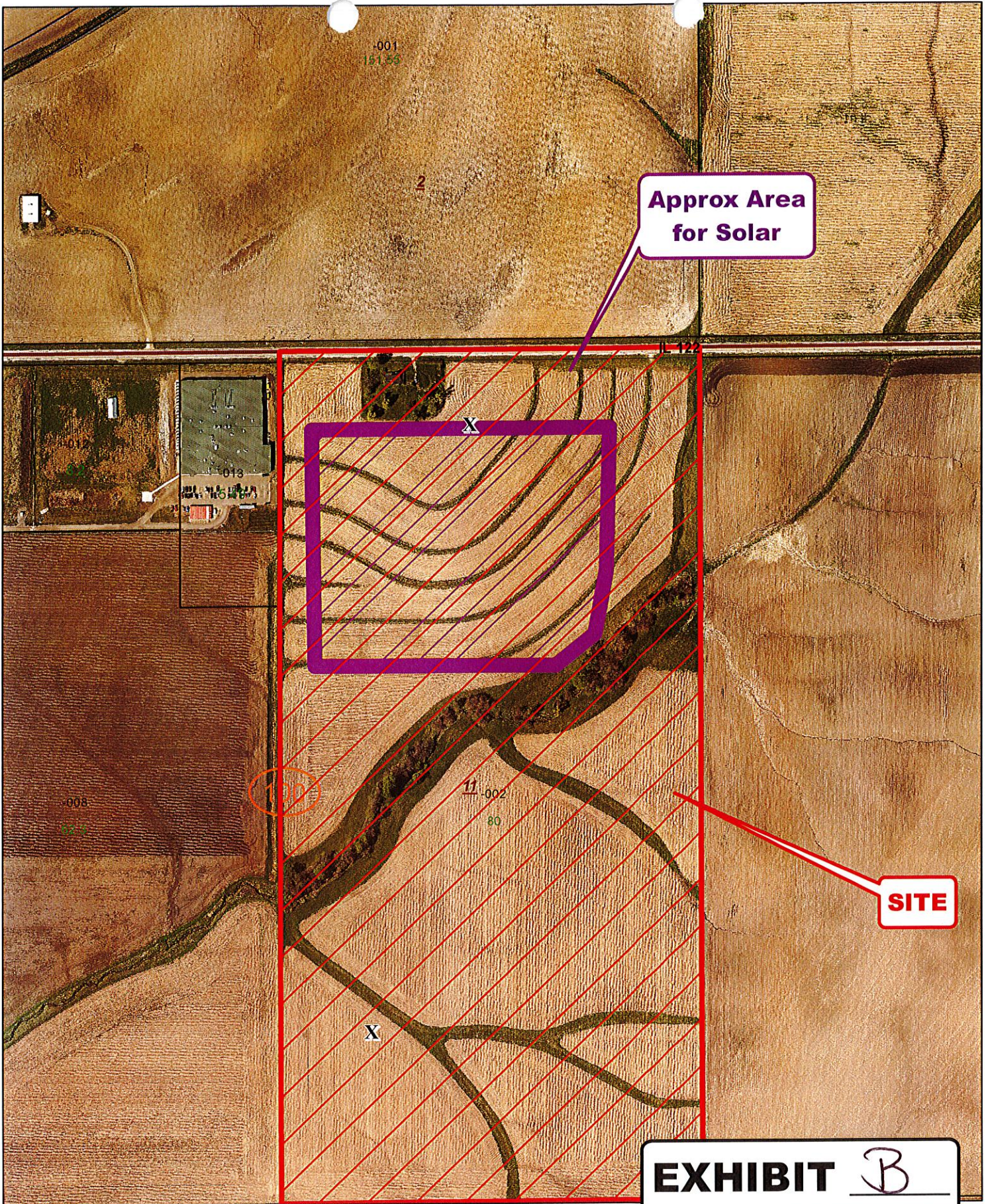
Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby recommends approval of the Special Use extension request with the following conditions:

1. The terraces on the property shall be protected. Crossing of terraces shall be bored (not trenched) and any soil conservation structures or underground drainage tile shall not be damaged.
2. The Facility Owner shall explore every option, including above ground raceways or the like installation methods, in an effort to prevent additional trenching on site. Where trenching cannot be prevented the Facility Owner, or their designee, shall provide written documentation outlining the necessity and inability to prevent the required trenching.
3. The fence style shall be chain-link with steel post, in accordance with the height requirements of § 156.06 (B)(1)(f).
4. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility and all land outside of the perimeter fence identified in the agreement as a part of the lease is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.
5. Emergency and non-emergency contact information shall be kept up to date with the Community Development Department and be posted in a conspicuous manner at the main entrance to the facility and also visible from the public roadway.
6. Vegetative screening, such as a species of pine tree, shall be 3-5' at planting as proposed in the application and in any other location as determined desirable by the Community Development Administrator.
7. Cover crop, such as wheat/rye/oats, shall be established prior to construction to prevent sediment and erosion control issues during the construction phase and assist provide ground cover will the required pollinators are being established.
8. Decommissioning Plan compliant with the current standards of the Tazewell County Solar Energy Ordinance.

Ayes: 6 –Bong, Cupi, Fehr, Lapsley, McClanahan and Chairman Lessen
Nays: 0
Absent: 1 – Vaughn

Dated this 6th day of August, 2024.

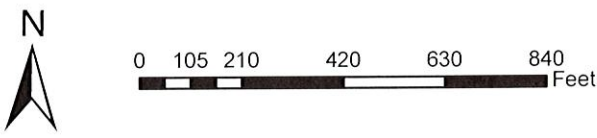
/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois

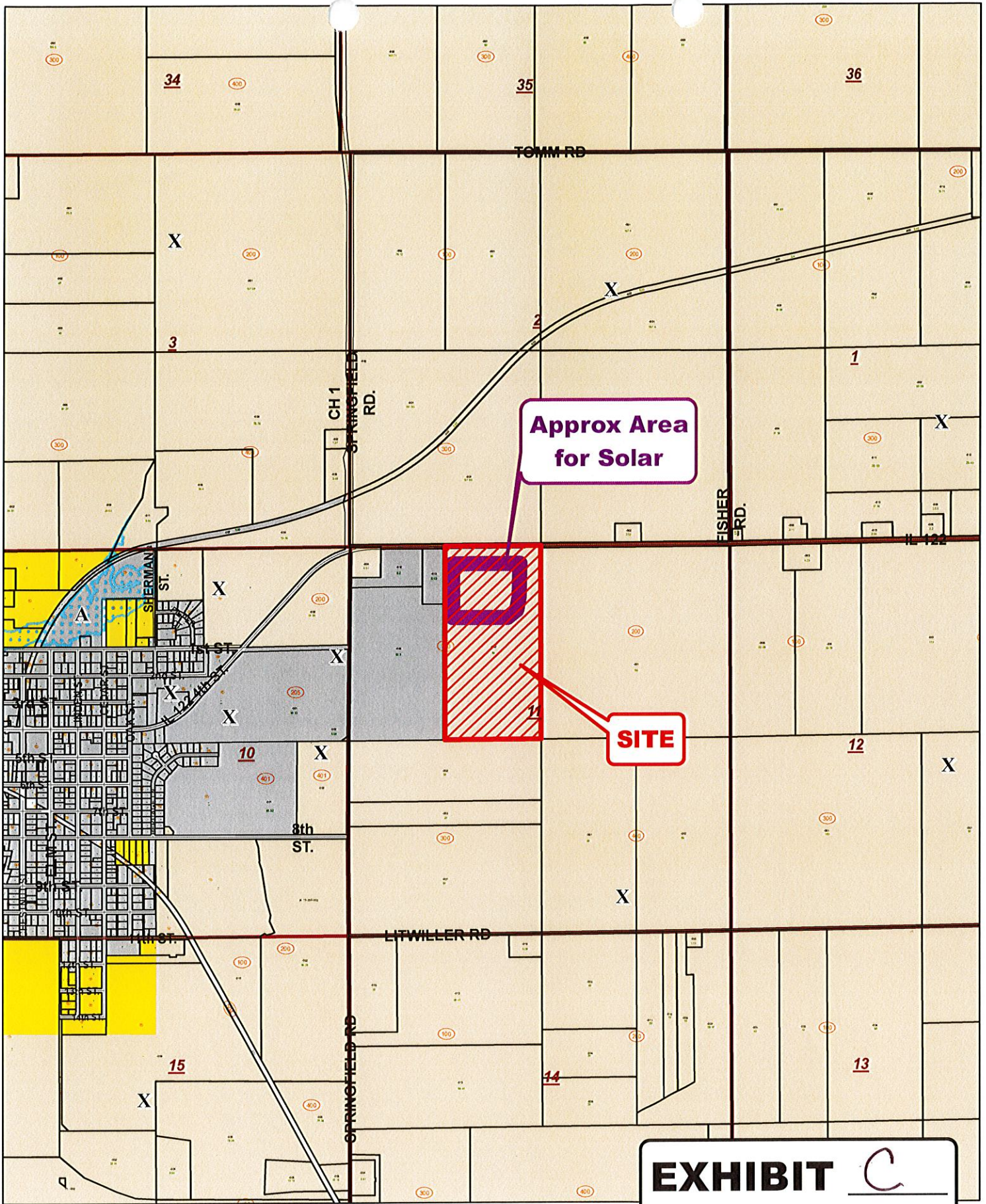


Approx Area for Solar

SITE

EXHIBIT B

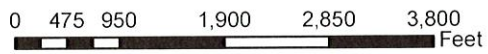




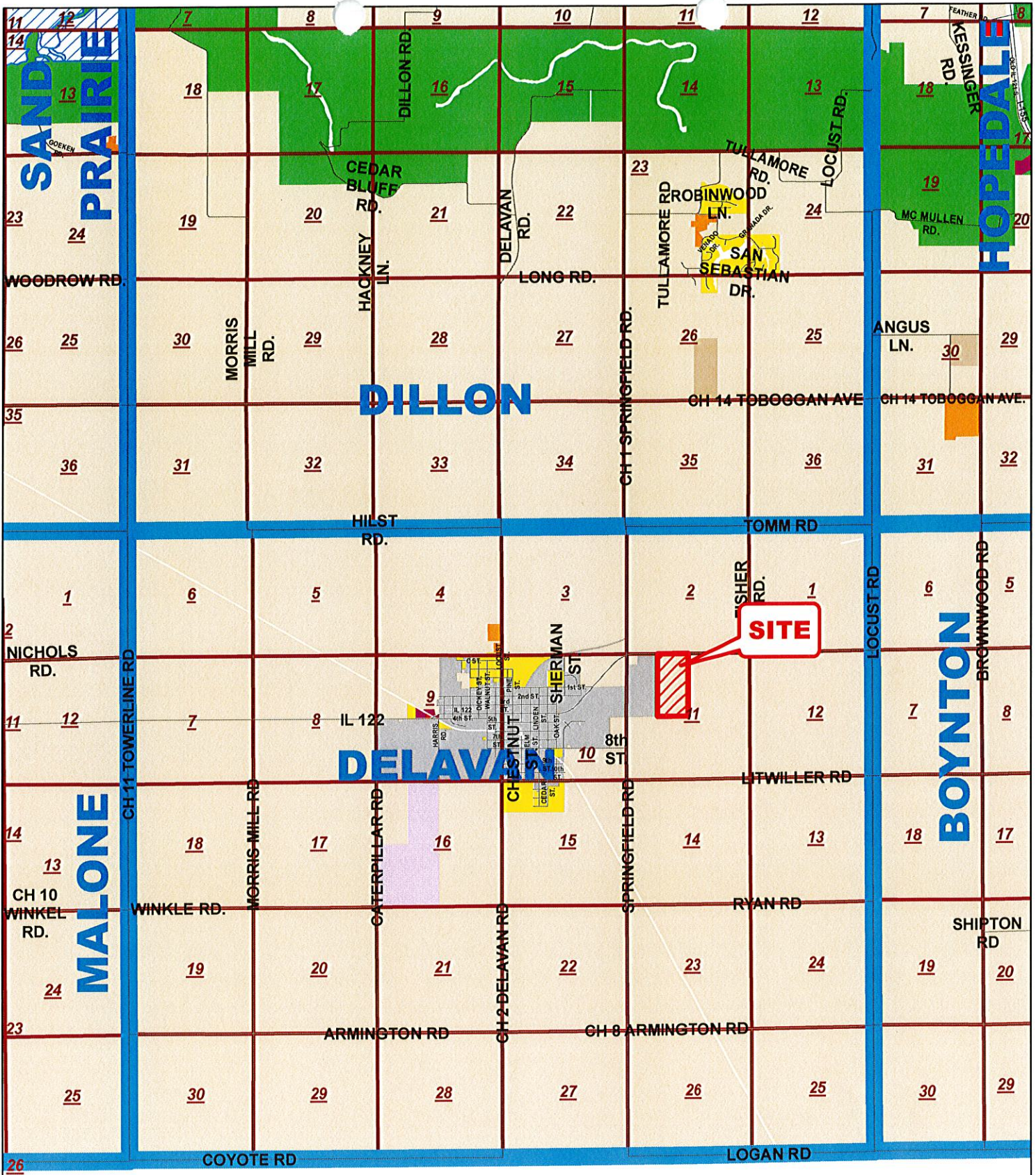
Approx Area for Solar

SITE

EXHIBIT C



Zoning District	
	A-1
	C-1
	CITY
	I-1
	R-1
	R-R
	AG Area
	A-2
	C-2
	CONS
	I-2
	R-2



Logan County

EXHIBIT D

Zoning District	A-1	C-1	CITY	I-1	R-1	R-R



**REPORT OF ZONING BOARD OF APPEALS
TO TAZEWELL COUNTY BOARD
ON PROPOSED AMENDMENT TO TITLE XV – CHAPTER 157
(Zoning Board Case No. 24-32-A)**

TO THE TAZEWELL COUNTY BOARD:

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on August 6, 2024, pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: TITLE XV – CHAPTER 157

REQUESTED BY: Tazewell County Land Use Committee

PROPOSAL: Proposed Amendment No. 70 to the Tazewell County Zoning Code referred for hearing by the Tazewell County Land Use Committee to amend the following:

SECTION 1 (A-1) AGRICULTURE PRESERVATION DISTRICT

§157.087 SPECIAL USES.

(O) Commercial Solar Energy Facility, subject to all regulations as found is §§ 156.01 through 156.99; and

(JJ) Wind energy conversion systems, subject to all regulation as found in §§ 153.01 through ~~153.08~~ 153.11

SECTION 2 (A-2) AGRICULTURE DISTRICT

§157.107 SPECIAL USES.

(R) Commercial Solar Energy Facility, subject to all regulations as found is §§ 156.01 through 156.99; and

(JJ) Wind energy conversion systems, subject to all regulation as found in §§ 153.01 through ~~153.08~~ 153.11

SECTION 3 (I-1) LIGHT INDUSTRIAL DISTRICT

§157.227 SPECIAL USES.

(K) Commercial Solar Energy Facility, subject to all regulations as found is §§ 156.01 through 156.99; and

(AA) Wind energy conversion systems, subject to all regulation as found in §§ 153.01 through 153.11

SECTION 4 (I-2) HEAVY INDUSTRIAL DISTRICT

§157.247 SPECIAL USES.

(K) Commercial Solar Energy Facility, subject to all regulations as found is §§ 156.01 through 156.99; and

(X) Wind energy conversion systems, subject to all regulation as found in §§ 153.01 through 153.11

SECTION 5 CONSERVATION DISTRICT

§157.267 SPECIAL USES.

(E) Commercial Solar Energy Facility, subject to all regulations as found is §§ 156.01 through 156.99; and

(Q) Wind energy conversion systems, subject to all regulation as found in §§ 153.01 through 153.11

SECTION 6

This amendatory ordinance shall take effect immediately, upon passage as provided by law.

NOTICE OF HEARING: A notice of the proposed Amendment thereon was published in the Tazewell Chronicle on July 3, 2024.

AGENCY COMMENTS: Tazewell County Health Department submitted a report having no comment regarding the proposed Amendment.

Tazewell County Soil & Water Conservation District submitted a report having no comment regarding the proposed Amendment.

Tazewell County Farm Bureau made no comment regarding the proposed Amendment.

Dan Parr, Tazewell County Highway Engineer made no comment regarding the proposed Amendment.

Jon Oliphant, City of Washington submitted a letter stating support of the proposed Amendment.

Nic Maquet, City of Pekin submitted a report having no concern regarding the proposed Amendment.

All municipalities were notified however no other comments were received regarding the proposed Amendment.

C. FINDINGS OF FACT

The Zoning Board of Appeals makes the following findings of fact relating to the action proposed:

1. *The proposed amendment shall not be detrimental to the orderly development of Tazewell County.*

POSITIVE. The proposed amendment provides clarity and consistency between the Tazewell County Zoning Code and the Tazewell County Solar Ordinance.

2. *The proposed amendment shall not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County.*

POSITIVE. The proposed amendment provides clarity and consistency between the Tazewell County Zoning Code and the Tazewell County Solar Ordinance.

D. RECOMMENDATION

Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby recommends, based on the findings of fact set forth above, that the petition be approved with the following amendments:

Ayes: 6 – Bong, Cupi, Fehr, Lapsley, McClanahan and Chairman Lessen
Nays: 0
Absent: 1 – Vaughn

Dated this 6th day of August, 2024.

/s/ DUANE LESSEN
Chairman, Zoning Board of Appeals
Tazewell County, Illinois

Permit Summary Report Fees

12/01/2022 TO 07/31/2023		
Fee Name	Count	Cost Total
911 Addressing Subdivision	0	\$0.00
Adjudication Fine	11	\$830.00
Change-In-Use: Comm/Ind	1	\$200.00
Change-In-Use: Res & Ag Use	1	\$100.00
Commercial - Addition/Alterations	1	\$750.00
Commercial - Electrical	5	\$320.00
Commercial - HVAC - Cooling	1	\$100.00
Commercial - HVAC - Heating	1	\$100.00
Commercial - New Construction	0	\$0.00
Commercial - Plumbing	2	\$110.00
Communication Co-Locate	7	\$8,750.00
Demolition	7	\$700.00
Erosion - Site Specific	3	\$750.00
Erosion - Standard	10	\$1,750.00
Fence	25	\$1,250.00
Flood Plain Development	1	\$200.00
Home Occupation	1	\$200.00
Home Occupation RENEWAL	21	\$945.00
Inspection Fine	0	\$0.00
Move A Structure	0	\$0.00
NO CHARGE AG STRUCTURE	13	\$0.00
Plumbing Permits-Water Heater	1	\$15.00
Pool - Above Ground	22	\$2,200.00
Pool - In-Ground	11	\$1,925.00
Residential - Accessory Structure/Addition To	68	\$18,095.00
Residential - Deck Attached/Detached	24	\$2,865.00
Residential - Dwelling *NEW*	12	\$8,000.00
Residential - Dwelling Addition	13	\$4,700.00
Residential - Dwelling Remodel/Alteration	8	\$2,250.00
Residential - Electrical Addn/Access	297	\$13,225.00
Residential - Electrical NEW	18	\$935.00
Residential - HVAC - Cooling	24	\$1,255.00
Residential - HVAC - Heating	27	\$1,505.00
Residential - Plumbing	37	\$2,025.00
Residential - Plumbing Per Add. Fixture	4	\$255.00
Residential - Renewal	2	\$617.00
Sign	0	\$0.00
Solar Energy System	165	\$52,650.00
Stormwater Combo	0	\$0.00
Subdivision - Final Plat	0	\$0.00
Subdivision - Modification/Road Waiver	2	\$400.00
Stormwater Combo	0	\$0.00
Subdivision - Final Plat	0	\$0.00
Subdivision - Modification/Road Waiver	0	\$0.00
Subdivision - Preliminary Plat	0	\$0.00
Temp Comp Cert	1	\$75.00
Temporary Use	3	\$600.00
Tract Survey Review	37	\$1,100.00
Washington Contractural	1	\$3,112.50
ZBA - Incidentals	0	\$0.00
ZBA - Publication Fee	32	\$1,081.28
ZBA - Rezoning	5	\$3,150.00
ZBA - Special Use	15	\$7,050.00
ZBA - Special Use - Chickens	4	\$1,200.00
ZBA - Variance	15	\$4,500.00
Totals:	972	\$152,490.78

12/01/2023 TO 07/31/2024		
Fee Name	Count	Cost Total
911 Addressing Subdivision	2	\$400.00
Adjudication Fine	8	\$4,027.95
Change-In-Use: Comm/Ind	1	\$200.00
Change-In-Use: Res & Ag Use	0	\$0.00
Commercial - Addition/Alterations	1	\$0.00
Commercial - Electrical	16	\$1,375.00
Commercial - HVAC - Cooling	1	\$190.00
Commercial - HVAC - Heating	1	\$190.00
Commercial - New Construction	4	\$3,375.00
Commercial - Plumbing	1	\$55.00
Communication Co-Locate	7	\$8,750.00
Demolition	10	\$1,000.00
Erosion - Site Specific	3	\$750.00
Erosion - Standard	15	\$2,450.00
Fence	25	\$1,250.00
Flood Plain Development	0	\$0.00
Home Occupation	3	\$600.00
Home Occupation RENEWAL	22	\$990.00
Inspection Fine	12	\$1,125.00
Move A Structure	1	\$100.00
NO CHARGE AG STRUCTURE	4	\$0.00
Plumbing Permits-Water Heater	0	\$0.00
Pool - Above Ground	13	\$1,300.00
Pool - In-Ground	9	\$1,575.00
Residential - Accessory Structure/Addition To	60	\$16,000.00
Residential - Deck Attached/Detached	10	\$1,305.00
Residential - Dwelling *NEW*	14	\$8,400.00
Residential - Dwelling Addition	16	\$5,250.00
Residential - Dwelling Remodel/Alteration	4	\$1,150.00
Residential - Electrical Addn/Access	290	\$12,960.00
Residential - Electrical NEW	22	\$1,155.00
Residential - HVAC - Cooling	20	\$1,005.00
Residential - HVAC - Heating	22	\$1,315.00
Residential - Plumbing	36	\$1,925.00
Residential - Plumbing Per Add. Fixture	7	\$345.00
Residential - Renewal	2	\$400.00
Sign	1	\$110.00
Solar Energy System	149	\$44,600.00
Stormwater Combo	3	\$3,000.00
Subdivision - Final Plat	1	\$425.00
Subdivision - Modification/Road Waiver	1	\$200.00
Stormwater Combo	3	\$3,000.00
Subdivision - Final Plat	1	\$425.00
Subdivision - Modification/Road Waiver	1	\$200.00
Subdivision - Preliminary Plat	1	\$300.00
Temp Comp Cert	2	\$150.00
Temporary Use	2	\$400.00
Tract Survey Review	30	\$950.00
Washington Contractural	0	\$0.00
ZBA - Incidentals	1	\$10,000.00
ZBA - Publication Fee	23	\$1,145.99
ZBA - Rezoning	2	\$1,300.00
ZBA - Special Use	16	\$16,743.00
ZBA - Special Use - Chickens	2	\$600.00
ZBA - Variance	13	\$3,900.00
Totals:	929	\$165,736.94