



## United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

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[www.yorkville.il.us](http://www.yorkville.il.us)

### PLANNING AND ZONING

### COMMISSION AGENDA

Wednesday, November 14, 2018

7:00 PM

Yorkville City Hall Council Chambers

800 Game Farm Road

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous Meeting Minutes: October 10, 2018

Citizen's Comments

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#### Public Hearings

1. **PZC 2018-07** GRNE Solar, Eric Peterman, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a solar farm with more than one freestanding solar energy system on approximately 7.4 acres of land consisting of roughly 6,400 solar modules. The real property, zoned in the O Office District, is located at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville, Illinois.
2. **PZC 2018-18** Marker, Inc, petitioner has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting an amendment to the Heartland Subdivision Planned Unit Development to reduce the interior side yard setback from twenty (20) feet to ten (10) feet on Lot 187 of the subdivision. Additionally, the petitioner is requesting to increase the maximum allowable height of a permitted fence in a business district from six (6) feet to eight (8) feet. The real property is located at the southwest corner of the McHugh Road and Route 34 intersection in Yorkville.

**(This item will be moved to the December 12, 2018 Planning and Zoning Commission Meeting)**

#### Unfinished Business

#### New Business

1. **PZC 2018-07** GRNE Solar, Eric Peterman, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a solar farm with more than one freestanding solar energy system on approximately 7.4 acres of land consisting of roughly 6,400 solar modules. The real property, zoned in the O Office District, is located at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville, Illinois.

#### Action Item

Special Use

### **Additional Business**

1. **PZC 2018-17** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to “Chapter 20: Signs” of the United City of Yorkville Zoning Ordinance. The update to the text includes establishing and defining an exterior business wall that is allowed a wall sign and where that wall sign may be located but does not change the overall allowable size of a wall sign on an exterior wall.

#### **City Council Action:**

Approved

### **Adjournment**

# DRAFT

## PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, October 10, 2018 7:00pm

### **Meeting Called to Order**

Vice-Chairman Jeff Olson called the meeting to order at 7:00pm, roll was called and a quorum was established.

### **Roll Call:**

Deborah Horaz-present, Don Marcum-present, Jeff Olson-present, Richard Vinyard-present, Bill Gockman-present

Absent: Reagan Goins, Randy Harker

### **City Staff**

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

### **Other Guests**

Chris Vitosh, Vitosh Reporting Service

### **Previous Meeting Minutes** September 12, 2018

The minutes were approved as presented on a motion and second by Commissioners Vinyard and Gockman, respectively.

Roll call: Horaz-present, Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes

Passed 4-0 with 1 present vote

### **Citizen's Comments** None

### **Public Hearing**

1. **PZC 2018-07 GRNE Solar, Eric Peterman, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a solar farm with more than one freestanding solar energy system on approximately 7.4 acres of land consisting of roughly 6,400 solar modules. The real property, zoned in the O Office District, is located at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville, Illinois.**

Chairman Olson said this Hearing would not be held tonight since the petitioner had not yet notified the surrounding property owners about the Hearing. Mr. Vinyard moved and Mr. Gockman seconded the motion to move this Hearing to November 14, 2018.

Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes, Horaz-yes, carried 5-0.

2. **PZC 2018-17 United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to “Chapter 20: Signs” of the United City of Yorkville Zoning Ordinance. The update to the text includes establishing and defining an exterior business wall that is allowed a wall sign and where that wall sign may be located but does not change the overall allowable size of a wall sign on an exterior wall.**

Mr. Olson gave instructions for the procedure and there were no persons wishing to give testimony. At approximately 7:04pm Mr. Vinyard made a motion to open the Public Hearing and Ms. Horaz seconded the motion.

Roll call: Olson-yes, Vinyard-yes, Gockman-yes, Horaz-yes, Marcum-yes, carried 5-0

*(See Court Reporter's Transcript)*

At approximately 7:17pm a motion to close the Hearing was made by Mr. Vinyard and seconded by Mr. Marcum.

Roll call: Vinyard-yes, Gockman-yes, Horaz-yes, Marcum-yes, Olson-yes, carried 5-0.

Ms. Horaz commented that the graphics seemed somewhat confusing so Mr. Olson asked that the graphics be made more specific.

#### **New Business:**

##### **1. PZC 2018-17 Text Amendment**

###### **Action Item**

###### **Text Amendment**

A motion was made by Commissioner Vinyard to approve the motion as follows: In consideration of testimony presented during a Public Hearing on October 10, 2018, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville Zoning Ordinance as presented by staff in a memorandum dated October 3, 2018 and further subject to changes in drawings. Commissioner Gockman seconded the motion.

Roll call: Olson-yes, Vinyard-yes, Gockman-yes, Horaz-yes, Marcum-yes. Carried 5-0.

#### **Unfinished Business** None

#### **Additional Business:**

##### **1. 2019 Planning and Zoning Commission Meeting Schedule**

The Commissioners approved the proposed 2019 meeting schedule.

##### **2. PZC 2018-16 Flight Team**

Mr. Engberg said City Council had approved the special use permit for Flight Team, previously heard at PZC. Construction should begin soon.

#### **Adjournment**

There was no further business and the meeting was adjourned at 7:23pm on a motion by Commissioners Vinyard and Horaz, respectively. Voice vote approval.

Respectfully submitted by Marlys Young, Minute Taker



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UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Wednesday, October 10, 2018  
7:00 p.m.

PRESENT:

Mr. Jeff Olson, Deputy Chairman,

Mr. Bill Gockman,

Ms. Deborah Horaz,

Mr. Donald Marcum,

Mr. Richard Vinyard.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community

Development Director,

Mr. Jason Engberg, Senior Planner,

Ms. Marlys Young, Minute Taker.

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1 (WHEREUPON, the following  
2 proceedings were had in  
3 public hearing:)

4 DEPUTY CHAIRMAN OLSON: We will move on  
5 to the next item on the agenda, public hearings.  
6 There are two public hearings scheduled for  
7 tonight's Planning and Zoning Commission  
8 meeting.

9 While there are two public hearings  
10 on tonight's agenda, the official petitioner,  
11 GRNE Solar, has not notified the surrounding  
12 property owners of the scheduled hearing for  
13 tonight for item PZC 2018-07; therefore, the  
14 public hearing for PZC 2018-07 will not be open  
15 for discussion and testimony will not be taken at  
16 tonight's meeting.

17 Due to the absence of required  
18 notification of property owners within 500 feet  
19 of the subject property, may I have a motion,  
20 please, to move the public hearing scheduled for  
21 PZC 2018-07 from the October 10th, 2018 Planning  
22 and Zoning Commission meeting to the  
23 November 14th, 2018 Planning and Zoning  
24 Commission meeting at the same time and place as

1 the originally planned hearing?

2 MR. VINYARD: So moved.

3 MR. GOCKMAN: Second.

4 DEPUTY CHAIRMAN OLSON: Roll call vote  
5 on the motion, please.

6 MS. YOUNG: Yes. Marcum.

7 MR. MARCUM: Yes.

8 MS. YOUNG: Olson.

9 DEPUTY CHAIRMAN OLSON: Yes.

10 MS. YOUNG: Vinyard.

11 MR. VINYARD: Yes.

12 MS. YOUNG: Gockman.

13 MR. GOCKMAN: Yes.

14 MS. YOUNG: And Horaz.

15 MS. HORAZ: Yes.

16 DEPUTY CHAIRMAN OLSON: The public  
17 hearing for PZC 2018-07 has been moved to  
18 November 14th, 2018 Planning and Zoning  
19 Commission meeting.

20 There is now one public hearing  
21 scheduled for tonight's Planning and Zoning  
22 Commission meeting.

23 The purpose of this hearing is to  
24 invite testimony from members of the public

1 regarding the proposed request that is being  
2 considered before this Commission tonight.

3 Public testimony from persons  
4 present who wish to speak may be for or against  
5 the request or to ask questions of the petitioner  
6 regarding the request being heard.

7 Those persons willing -- I'm sorry,  
8 those persons wishing to testify are asked to  
9 speak clearly, one at time, and state your name  
10 and who you represent, if anyone at all.

11 You are also asked to sign in at the  
12 podium or complete and file -- or complete and  
13 file when you come to the podium your request to  
14 give testimony form.

15 If you plan to speak during  
16 tonight's public hearing as a petitioner or as a  
17 member of the public, please stand and raise your  
18 right hand and repeat after me. As there are no  
19 people, we will not be doing that.

20 Do I need to go through the order of  
21 testimony if there is no testimony?

22 MS. NOBLE: No.

23 DEPUTY CHAIRMAN OLSON: May I have a  
24 motion to open the public hearing on petition

1 number PZC 2018-17?

2 MR. VINYARD: So moved.

3 MS. HORAZ: Second.

4 DEPUTY CHAIRMAN OLSON: Roll call vote  
5 on the motion, please.

6 MS. YOUNG: Olson.

7 DEPUTY CHAIRMAN OLSON: Yes.

8 MS. YOUNG: Vinyard.

9 MR. VINYARD: Yes.

10 MS. YOUNG: Gockman.

11 MR. GOCKMAN: Yes.

12 MS. YOUNG: Horaz.

13 MS. HORAZ: Yes.

14 MS. YOUNG: And Marcum.

15 MR. MARCUM: Yes.

16 MR. ENGBERG: I am the petitioner, so I  
17 can go ahead and explain it to everyone.

18 DEPUTY CHAIRMAN OLSON: Please.

19 MR. ENGBERG: All right. So this is a  
20 petition for PZC 2018-17. It's a Staff request  
21 text amendment to our Zoning Ordinance Chapter  
22 20, Signs.

23 This comes out of a decision made in  
24 March of this year, the Heritage sign on 129

1 Commercial Drive. Staff has been interpreting  
2 our measurements along building mounted signage  
3 one way; the petitioner felt it was not clear in  
4 our writings in the Zoning Ordinance how he  
5 interpreted our measurement.

6 At the end of that meeting, at the  
7 end of that meeting, we decided that the  
8 petitioner could keep their sign up and that  
9 Staff would rewrite and clarify what we have as  
10 the intention for the language within the Zoning  
11 Ordinance.

12 The memo submitted in the packet  
13 goes over the need for the clarification. There  
14 is many newer buildings that have architectural  
15 features, expression lines, and a lot of  
16 different depths, so it's very difficult to  
17 tell the common separate wall and what's, you  
18 know defined as an architectural feature or a  
19 column.

20 There is a couple graphics there  
21 that show kind of the intent of the sign  
22 ordinance to have things somewhat centered or  
23 still offer a lot of options, but make sure that  
24 things aren't right up against the edge or right

1 up, you know, nearly the top of the roof.

2 Staff conducted research on how many  
3 of our neighbors handle this kind of thing:  
4 Montgomery, Aurora, Oswego, Plainfield,  
5 Naperville, Sugar Grove. There is more detail in  
6 there on how each one handles it.

7 To summarize, many of the  
8 communities around us handle building mounted  
9 signage like we do, as a percentage of linear  
10 footage of the front.

11 Not many of them, though, other than  
12 Sugar Grove, really comes on to what's a facade  
13 and what's a wall. So we kind of had to use APA  
14 references, some of their language, and just some  
15 of our own inner workings, common sense, on what  
16 we should propose.

17 So actually moving on to the actual  
18 language we're trying to change, I'll go over it  
19 very quickly, and then there is several different  
20 sections within the code we would be changing,  
21 the first being the General Provisions, which is  
22 1020-6.

23 This goes over now what's a wall and  
24 what's a facade. For the most important part,



1     you know, we consider it now that anything  
2     jutting out in depth more than four feet will now  
3     be considered a wall as long as its facing that  
4     same property line.

5             Anything less will just be  
6     considered an architectural feature and not a  
7     separate wall. It would still be the same plane.

8             We got to that conclusion just on  
9     the basis of four feet would be about the maximum  
10    opening for a new door, so if you have a jut-out  
11    and a door can come in the side, it kind of makes  
12    sense that those are now separate -- separate  
13    walls.

14            We also added a little language in  
15    there in terms of angles; while, you know, not  
16    everybody building has a 90-degree angle where  
17    these two walls meet, anything less than  
18    135 degrees will be considered two walls,  
19    anything greater than 135 degrees will be  
20    considered one continuous.

21            That language is confusing, so there  
22    are many photos and graphics in here that we  
23    designed to hopefully really articulate what we  
24    mean by that, so these were all added to kind of

1 show the different ways things will get measured.

2 And then just to clarify more so in  
3 20-9 and 20-10, we are changing some of the  
4 language to get rid of the facade, and we are  
5 talking about exterior walls, because a facade  
6 can have more than one exterior wall now.

7 Additionally, we had a provision to  
8 keep that your sign must be one foot from either  
9 the vertical or horizontal edge of the building  
10 or wall.

11 DEPUTY CHAIRMAN OLSON: We kept that you  
12 said?

13 MR. ENGBERG: So we added that because  
14 technically in our language we have where you  
15 can't go 75 percent more than the width, but you  
16 could then pull that all the way to the edge of  
17 the building, which is kind of against what we --  
18 the whole point of that 75 percent was to keep  
19 things off the edges.

20 This way, by saying this, now you  
21 know you can't go right up to the edge, and that  
22 was just pretty much changed for the business  
23 zonings and for the manufacturing districts.

24 Also language was added about not

1 being able to transfer sign area between the two  
2 walls.

3 MR. MARCUM: Okay. That's the part I  
4 need clarification on. If I may interrupt now,  
5 that's the part I want clarification on.

6 MR. ENGBERG: Sure.

7 MR. MARCUM: The business cannot  
8 transfer sign area between its adjoining and  
9 exterior walls. I'm not sure what you're trying  
10 to say there.

11 MR. ENGBERG: So let's say there is a  
12 facade with a front, but there is two exterior  
13 walls, because one is set back, one is set over  
14 ten feet.

15 You can't say oh, I'm allowed 100  
16 square feet of sign on each wall, or on one wall  
17 you're allowed 50 square feet, on the other one  
18 you're allowed 30 square feet, right?

19 You can't take calculations from  
20 this wall and switch it onto the smaller wall  
21 because on the facade you would technically just  
22 add it all up, put it on wherever you want.

23 Now that we are doing separate  
24 exterior walls, if you have two walls, each wall

1 has its own measurement. You can't take from the  
2 larger just so you can have a larger sign on the  
3 smaller wall.

4 MS. HORAZ: I have a question in this  
5 example here. It looks like it's taken off more  
6 than 75 percent. I don't know what page it's on.

7 MR. ENGBERG: That's -- So all the stuff  
8 that says potential sign area --

9 MS. HORAZ: Yeah.

10 MR. ENGBERG: -- are larger than  
11 75 percent. It's just to show that the area --  
12 the place you can put a sign.

13 MS. HORAZ: So it wouldn't be this big?

14 MR. ENGBERG: Correct.

15 MS. HORAZ: Because that's what --

16 MR. ENGBERG: Same with all of the --  
17 same on example two. That would be way too much  
18 signage.

19 MS. HORAZ: And this one down the side  
20 too --

21 MR. ENGBERG: Right.

22 MS. HORAZ: -- it's kind of crazy.

23 MR. ENGBERG: Right, but if you had a  
24 very small sign that wasn't 75 percent, it could

1 go anywhere in that area.

2 Yes. Any other questions? I was  
3 just going to say so this is our Staff  
4 recommendation on it, and any other questions or  
5 concerns or anything you want to add?

6 MS. HORAZ: I see you're going to put a  
7 time limit on the ones that are exceeding the  
8 revision? What is it, five years?

9 MR. ENGBERG: Amortization is five years  
10 for the ones that are not compliant.

11 MS. HORAZ: And what if somebody came to  
12 us and said well, you let this person here.

13 MR. ENGBERG: It's the same as we  
14 answered when they came in and said hey, this  
15 business has it, you know.

16 It's one of those things that if we  
17 just say hey, we noticed that, it's under  
18 amortization for five years and will be notified  
19 they will need to conform.

20 MS. NOBLE: The Heritage sign won't --

21 MR. ENGBERG: The Heritage sign will  
22 not --

23 MS. NOBLE: -- because in essence --

24 MS. HORAZ: It was caught.

1 MS. NOBLE: Well, no. In essence you  
2 granted them approval of the sign. So they  
3 appealed our denial and they came before this  
4 body and this body allowed them to put the sign,  
5 so they are not amortized. They are allowed to  
6 keep their sign. Anyone else, a couple of  
7 examples, unless they come in and ask for relief,  
8 but in that instance, they would then have to  
9 seek a variance because that was an  
10 interpretation. This is now clearly --

11 MS. HORAZ: I don't like when things  
12 look cluttered. It doesn't appeal from the  
13 street.

14 MS. NOBLE: And to go back to your  
15 question, Don, about the two walls, a good  
16 example would be example number two.

17 The depth was less than four feet,  
18 so that's one continuous wall.

19 MR. ENGBERG: Correct.

20 MS. NOBLE: Had the depth been greater  
21 than four feet, they can't say I've got 100  
22 linear feet so I have 75 square feet, I want to  
23 put it all on this facade on this side.

24 MR. MARCUM: Okay.

1 MS. NOBLE: They would have to split  
2 that between --

3 DEPUTY CHAIRMAN OLSON: Six foot tall  
4 corners.

5 MR. ENGBERG: Correct.

6 MS. NOBLE: They would have to split  
7 that between the two.

8 MS. HORAZ: How does that look  
9 aesthetically?

10 MS. NOBLE: Well --

11 MR. ENGBERG: What do you mean, like --

12 MS. HORAZ: When you split a sign.

13 MS. NOBLE: Well, you wouldn't split the  
14 sign.

15 MR. ENGBERG: No, you wouldn't split.  
16 What she was saying is example two --

17 MS. HORAZ: Okay.

18 MR. ENGBERG: -- since that depth along  
19 that lot line is less than four feet, that's  
20 considered one side, one exterior wall, which is  
21 how petitioner was kind of explaining everything,  
22 saying oh, even if there's a huge depth, it's one  
23 wall, so what we're saying is for that purpose,  
24 for example two, that measurement for your

1 exterior wall is let's say a hundred feet, then  
2 you get one square foot for every foot, then you  
3 get 100 square feet of signage, and it still has  
4 to conform, it can't be 75 percent with the  
5 entire wall, you still have to be --

6 MS. HORAZ: Your example isn't very  
7 good.

8 MS. NOBLE: So to your question, they  
9 wouldn't split a sign. What they would do is  
10 they would make the sign conform to the size of  
11 the facade that they were putting it on, so  
12 instead of getting a very large sign, they would  
13 have a very scaled down sign to fit the side.

14 MS. HORAZ: Are these the examples that  
15 are going to go in the book?

16 MS. NOBLE: No, these aren't going to go  
17 in the book.

18 MR. ENGBERG: Are these?

19 MS. NOBLE: Are these examples going in  
20 the book?

21 MR. ENGBERG: I was hoping (inaudible).

22 MS. HORAZ: Well, because it just looks  
23 so big in the front.

24 MR. MARCUM: Well, that's assuming no



1 windows. Unless it's going to be a strip club or  
2 something, there's going to be windows.

3 MS. NOBLE: Right.

4 MR. ENGBERG: Exactly, smaller.

5 MS. HORAZ: Yeah, I don't want somebody  
6 confused when they look at it.

7 MR. MARCUM: Yeah, that would look  
8 horrible.

9 MR. ENGBERG: That's why we put  
10 potential sign area, because you don't want to  
11 say -- because it's a graphic there is no  
12 measurements on it, it's not an exact science.  
13 It was just a potential sign area.

14 MS. HORAZ: Because this one goes to the  
15 roof one.

16 MR. ENGBERG: On example one?

17 MS. HORAZ: Yes. And example two in the  
18 first one.

19 MR. MARCUM: When you put these in the  
20 book, put not to scale on there.

21 MR. ENGBERG: Right.

22 MS. HORAZ: I would put --

23 MS. NOBLE: We could add some form of  
24 pictures.

1 MR. ENGBERG: Yeah, and pictures or  
2 something to make it look a little better.

3 VICE-CHAIRMAN OLSON: The drawing really  
4 helped me understand it because I was -- I  
5 started reading the descriptions and I was lost,  
6 but the drawings help a lot.

7 MS. HORAZ: I mean, people are more  
8 visual, like to look at things.

9 MR. ENGBERG: And kind of going back to  
10 your aesthetically, Page 2 of that memo kind of  
11 shows the difference between what we're going  
12 for.

13 MS. HORAZ: What page is it?

14 MR. ENGBERG: 2 of the memo.

15 MS. HORAZ: Okay.

16 MR. ENGBERG: The bottom of Page 2 kind  
17 of shows a lot of the signage, how we kind of  
18 interpret it to show things --

19 MS. HORAZ: This?

20 MR. ENGBERG: Yes. That's we were  
21 trying to get to that. The one on the bottom's  
22 not --

23 MS. HORAZ: This is the way your  
24 examples look.

1 MR. ENGBERG: I will change the examples  
2 to make sure they look more clear.

3 MS. HORAZ: This is the way we want it  
4 to look.

5 MR. ENGBERG: I will add some  
6 architectural features on the top just so it  
7 doesn't look like a large sign area.

8 MS. HORAZ: Thank you.

9 MR. ENGBERG: Any other questions or  
10 conditions?

11 (No response.)

12 DEPUTY CHAIRMAN OLSON: Since all public  
13 testimony regarding this petition has been taken,  
14 may I have a motion to close the taking of  
15 testimony in this public hearing?

16 MR. VINYARD: So moved.

17 MR. MARCUM: Second.

18 DEPUTY CHAIRMAN OLSON: Roll call vote  
19 on the motion, please.

20 MS. YOUNG: Yes. Vinyard.

21 MR. VINYARD: Yes.

22 MS. YOUNG: Gockman.

23 MR. GOCKMAN: Yes.

24 MS. YOUNG: Horaz.

1 MS. HORAZ: Yes.

2 MS. YOUNG: Marcum.

3 MR. MARCUM: Yes.

4 MS. YOUNG: Olson.

5 DEPUTY CHAIRMAN OLSON: Yes.

6 (Which were all the  
7 proceedings had in the  
8 public hearing portion  
9 of the meeting.)

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1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF LASALLE )

4 I, Christine M. Vitosh, a Certified Shorthand  
5 Reporter, do hereby certify that I transcribed  
6 the proceedings had at the public hearing and  
7 that the foregoing, Pages 1 through 21,  
8 inclusive, is a true, correct and complete  
9 computer-generated transcript of the proceedings  
10 had at the time and place aforesaid.

11 I further certify that my certificate annexed  
12 hereto applies to the original transcript and  
13 copies thereof, signed and certified under my  
14 hand only. I assume no responsibility for the  
15 accuracy of any reproduced copies not made under  
16 my control or direction.

17 As certification thereof, I have hereunto set  
18 my hand this 6th day of November, A.D., 2018.

19 \_\_\_\_\_  
20 Christine M. Vitosh, CSR  
21 Illinois CSR No. 084-002883  
22  
23  
24

## PZC - October 10, 2018 - Public Hearing

<b>0</b>	<b>9</b>	<b>between</b> [5] - 11:1, 11:8, 15:2, 15:7, 18:11	3:22, 3:24, 4:19, 4:22, 5:2	2:10
<b>084-002883</b> [1] - 21:20	<b>90-degree</b> [1] - 9:16	<b>big</b> [2] - 12:13, 16:23	<b>common</b> [2] - 7:17, 8:15	<b>difference</b> [1] - 18:11
<b>1</b>	<b>A</b>	<b>Bill</b> [1] - 2:3	<b>communities</b> [1] - 8:8	<b>different</b> [3] - 7:16, 8:19, 10:1
<b>1</b> [1] - 21:6	<b>A.D</b> [1] - 21:17	<b>body</b> [2] - 14:4	<b>Community</b> [1] - 2:9	<b>difficult</b> [1] - 7:16
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# Memorandum

To: Planning and Zoning Commission  
From: Jason Engberg, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
Date: November 7, 2018  
Subject: **PZC 2018-18 Heartland 3<sup>rd</sup> PUD Amendment** (Text Amendment)

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## **BACKGROUND AND PROJECT DESCRIPTION:**

The petitioner, Marker Inc., is requesting an amendment to the Heartland Subdivision Planned Unit Development to reduce the interior side yard setback from twenty (20) feet to ten (10) feet on Lot 187 of the subdivision. Additionally, the petitioner is requesting to increase the maximum allowable height of a permitted fence in a business district from six (6) feet to eight (8) feet. Lot 187 is generally located at the southwest corner of the intersection of US Route 34 and McHugh Road.

## **STAFF RECOMMENDATION:**

The petitioner did send notice of the November 14, 2018 public hearing within the required time frame as determined by City Ordinance. Several requests for additional materials have been made by staff and the Economic Development Committee. Due to the short amount of time for the petitioner to produce these materials, staff is recommending that the public hearing for this item not be opened and moved to the December 12, 2018 Planning and Zoning Commission meeting.

## **Proposed Motion**

*There are 2 Public Hearings scheduled for tonight's Planning and Zoning Commission Meeting. While there are 2 public hearings on tonight's agenda, a petitioner, Marker, Inc., has not provided staff with additional requested submittal materials for PZC 2018-18 before tonight's scheduled public hearing date. Therefore, the public hearing for PZC 2018-18 will not be opened for discussion and testimony will not be taken at tonight's meeting.*

*May I have a motion to move the public hearing scheduled for PZC 2018-18 from the November 14, 2018 Planning and Zoning Commission meeting to the December 12, 2018 Planning and Zoning Commission meeting at the same time and place as the originally planned hearing?*



# Memorandum

To: Planning and Zoning Commission  
From: Jason Engberg, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti Barksdale-Noble, Community Development Director  
Date: November 7, 2018  
Subject: **PZC 2018-07 GRNE Solar – Kendall County Government Campus**  
(Special Use)

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## **BACKGROUND AND PROJECT DESCRIPTION:**

The applicant, GRNE Solar on behalf of Kendall County, is requesting special use permit approval to construct a freestanding solar farm at the Kendall County Government Center at 810 John Street. The solar farm is being proposed to be located on approximately 7.4 acres of vacant land at the southwest corner of the Kendall County Government Campus south of John Street. There are no plans to build on the 4.4 acre private storm water drainage facility near the intersection of Beecher Road and Route 34.

The subject property is currently zoned O Office District and the solar farm will be part of the existing Kendall County Government Center. Structures existing within the Center include the County Courthouse, County Jail, and the County Health Department. The solar farm site will be directly north of the Blackberry Woods residential subdivision in Yorkville.



### EXISTING CONDITIONS:

The existing zoning and land use for properties surrounding the subject property are as indicated below:

Zoning		Land Use
North	B-3 General Business District	Kendall Marketplace Shopping Center
South	R-2 Traditional Residential District	Single Family Homes   Blackberry Woods
East	O Office District	Kendall County Government Campus
West	B-3 General Business District	Rush Hospital

### ALTERNATIVE ENERGY SYSTEMS REGULATIONS:

On November 25, 2014, the City Council approved a Zoning Ordinance update. As part of the updated Zoning Ordinance, specific zoning and regulatory criteria related to alternative energy systems were adopted. Chapter 19: Alternative Energy Systems of the approved new Zoning Ordinance identifies freestanding solar energy systems (FSSES) as a special use within the all zoning districts and establishes regulations which were used in the review of this request.

The proposed solar farm is required to meet the setback standards for the O Office District as well as the provisions under the Freestanding Solar Energy Systems regulations. Table 10.07.01 of Chapter 7 in the City's Zoning Ordinance provides dimensions and bulk regulations for the O Office District.

Section 19-7-C of the Yorkville Zoning Ordinance states that freestanding solar energy systems shall not be located within the required front yard or corner side yard. Additionally, Section 19-7-B of the Yorkville Zoning Ordinance states that all parts of any freestanding solar energy system shall be set back 8 feet from interior side and rear property lines.

The following table illustrates the minimum required yard setbacks for solar systems based upon the O Office District regulations and the Freestanding Solar Energy System requirements:

Minimum Requirement		Proposed Setback
Front	30 feet	710 feet
Rear	8 feet	18 feet
Side (East)	8 feet	962 feet
Side (West)	20 feet	30 feet





### ***Distance from Residential Properties***

In addition to the shown setbacks, the petitioner has indicated on their plans that the boundary fence of the solar farm will be seventy-five (75) feet away from the property line of the nearest residential property (Blackberry Woods). The solar panels themselves will be an additional ten (10) feet from the closest residential property line for a total of eighty-five (85) feet from the nearest residential property line.

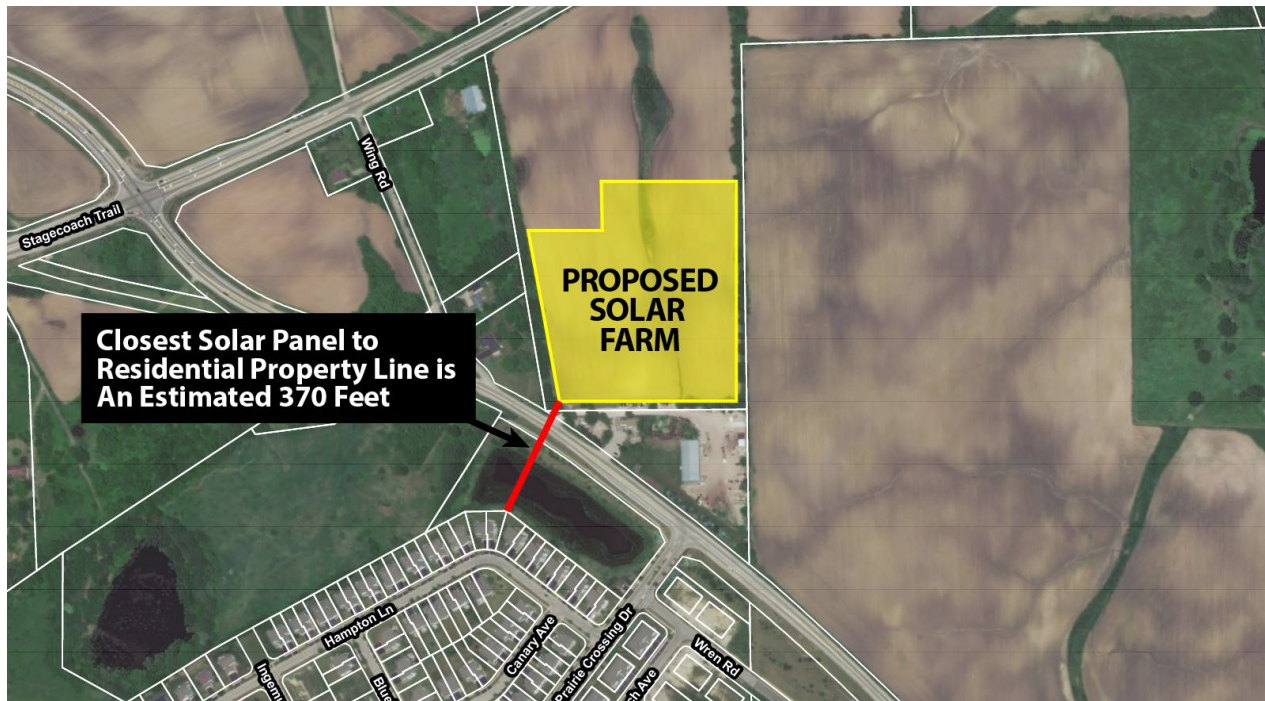
Staff has conducted research on the 10 residential properties in Blackberry Woods which are closest to the proposed development. Of the 10 properties, there are 8 existing single family homes and 2 vacant lots. The following table details the distances from the rear property line to the closest point on an existing home and the estimated overall distances from the proposed solar panels:

Address	Distance of Rear Yard Property Line to Existing Structure	Distance of Solar Panel to Existing Structure
927 N Carly Circle	65 feet	150 feet
937 N Carly Circle	80 feet	165 feet
957 N Carly Circle	72 feet	157 feet
967 N Carly Circle	61 feet	146 feet
977 N Carly Circle	82 feet	167 feet
987 N Carly Circle	84 feet	169 feet
997 N Carly Circle	63 feet	148 feet
1007 N Carly Circle	95 feet	180 feet
<b>AVERAGE:</b>	<b>75.25 feet</b>	<b>160.25 feet</b>



Several residents from the Blackberry Woods subdivision and its HOA voiced their concerns at the October 2, 2018 Economic Development Committee (EDC) meeting. The petitioner has met with the HOA separately to help address their concerns for the potential negative effects the solar farm may create.

For comparison and context, the submission from PZC 2018-08 BAP Power Corporation at Windmill Farms (reviewed in May 2018) proposed a similar solar farm which would have been an estimated three hundred and seventy (370) feet from the nearest residential property line as shown in the map below.



### ***Height***

The petitioner has submitted an exhibit illustrating that the height of the entire panel on the stand will not exceed seven feet and one inch (7'1") in height. Section 10-19-7-F states the maximum height will be stipulated as a special use condition. Section 10-19-7-D of the City's Zoning Ordinance, the minimum clearance between the lowest point of the system and the surface which the system is mounted is ten (10) feet. The exhibit shows a one foot seven inch (1'7") minimum clearance. The reason that the panels do not meet the stated regulation is because the petitioner wishes to keep the solar panels as low to the ground as possible for visual purposes and to avoid issues with their wind load rating. The petitioner has stated that the ten foot (10') standard would not meet any industry racking standards. By keeping the panels as low as possible to the ground, the perimeter fence will be tall enough to hide all of the panels.

Staff encountered this issue with the previous solar field proposal and we are aware of the current industry standards for height. It is our intention to propose a future text amendment to this section of the ordinance to meet current best practices. Therefore staff is not opposed to the required minimum clearance proposed.

### ***Glare***

Per Section 10-19-7-E of the Zoning Ordinance regarding Alternative Energy Systems for freestanding solar units, the panels are to be placed such that the concentrated solar radiation or glare does not directed onto nearby properties or roadways. The petitioner has provided a glare study which indicates that no glare will be created by this type of system.

The study indicates that there are two common types of solar panel systems; Photovoltaic (PV) and Concentrated Solar Power (CSP). The petitioner is proposing a solar farm using a PV system. These

solar panels are constructed of dark color materials and covered with anti-reflective coatings. The main goal of a PV system is to absorb light and not reflect it. A CSP system utilizes mirrors to reflect light and heat water or other fluids to create steam that turns an electric generator. A common misconception of solar panels and glare comes from not understanding the difference between the two types of systems. At most, solar PV panels will reflect as little as 2% of incoming sunlight which is about the same as a body of water.

Additionally, the petitioner has provided the distance, in linear feet, of the solar farm to the nearest neighboring residential property line on the revised Site Plan. According to the plan, the nearest residential property to the solar farm will be approximately 75 feet away. The panels shall be placed to face east and rotate west to follow the path of the sun to collect the most sunlight throughout the day. It is not anticipated the system would cause glare to the adjacent buildings located to the south, as the units at maximum tilt will be pointed towards the east. It should be noted that the systems may be visible from the adjacent homes from the second story's vantage point and the Rush Copley Hospital campus.

### ***Fencing***

The petitioner originally proposed a six (6) foot chain link fence to surround the perimeter of the solar farm. As stated in Section 10-17-2-F a fence may be a maximum of six (6) feet in height in the corner side yard and rear yard except in a rear yard which is adjacent to residential uses, the maximum height is then eight (8) feet. This section of the code also states that galvanized chain link is not a permitted material but vinyl coated chain link fence is permitted.

After staff review, the petitioner was advised to make the entire fence the maximum of eight feet (8') in height and 100% opaque. The petitioner has proposed a seven foot and six inch (7'6") tall fence around the entire solar farm. In terms of materials, the southern portion of the fence will be completely opaque treated wood and the western, northern, and eastern sections will be vinyl coated chain link.

The reasoning for their submission can be seen in the attached letter from the Kendall County Sheriff's Office. The Sheriff's Office expressed concerns of not obstructing a view across the Government Center by requiring a solid fence surrounding the entire solar farm. They stated that a solid fence along the south boundary is acceptable but the rest of the enclosure should be chain link and open for views across the Government Center. While staff can appreciate the concerns from the Kendall County Sheriff's Office, staff still finds it in the best interest of the community, adjacent homeowners, and businesses to require the fencing to be completely opaque around the entire solar farm. The seven foot and six inch (7'6") proposed height will still be taller than the maximum height of the solar panels.

### ***Accessory Use***

Section 10-19-4-D states that alternative energy systems shall be an accessory to the principal permitted use. The proposed solar farm will be accessory to the entire Kendall County Government Campus.

### ***Signage***

Section 10-19-4-F states that no commercial signage or attention getting device is permitted on any alternative energy system. The submitted plans do not indicate any signage will be located on the solar farm or the surrounding fence.

### ***Utility Service Provider***

Section 10-19-4-G requires written evidence that the electric utility service provider that serves the proposed site has been notified of the owner's intent to install an interconnected customer owned electricity generator. ComEd has been notified of this project and an interconnection plan has been submitted to them.



### ***Landscape Plan***

Per Section 8-12-2-H of the Landscape Ordinance, a Tree Preservation Plan is required for all lots five (5) acres or greater in area. No live trees with a four inch (4") DBH (diameter breast height) may be removed without first submitting an application for tree removal and receiving approval from the City. The petitioner is aware of this requirement and has submitted some preliminary materials for that study.

As shown in the attached draft landscape plan, the site contains a total of 848 trees comprised of 22 species. The location and health of these trees have also been documented in the survey. About 70% of the trees surveyed are in fair or good condition. The remaining 30% of trees are either in poor condition or are dead. The existing trees have been moved several times and were originally meant to be located at the Kendall County Government Center property temporarily. The County and the petitioner are considering options to move these trees, if possible, to a new location.



While the petitioner has proposed a solid fence along the southern boundary to screen the solar farm from adjacent residents, the addition of landscaping for screening purposes is encouraged. The petitioner has submitted a detailed landscape plan along the southern boundary of the solar farm. There are a proposed 71 trees to be planted south of the boundary fence to buffer the adjacent residential properties in Blackberry Woods. These 71 trees will consist of 7 different species of trees including 12 trees, the Japanese Tree Lilac, which will be saved from the existing trees on site. The petitioner has also submitted examples and a fact sheet for each type of tree being proposed. The City's landscape review consultant is currently reviewing the submitted materials and once their review is complete, their requests and comments will be subject to the petitioner's special use.

### ***Noise***

At the EDC Meeting held on October 2, 2018, nearby residents raised concerns regarding noise levels the solar farm would create. The petitioner has submitted materials to the City which demonstrate the noise levels this solar farm would generate.

In their report, the petitioner has identified the three main components of the solar farm which include the solar panels, tracking rack mounts, and inverter. The sound tests conducted by the petitioner show the amount of decibels each of those components generate:

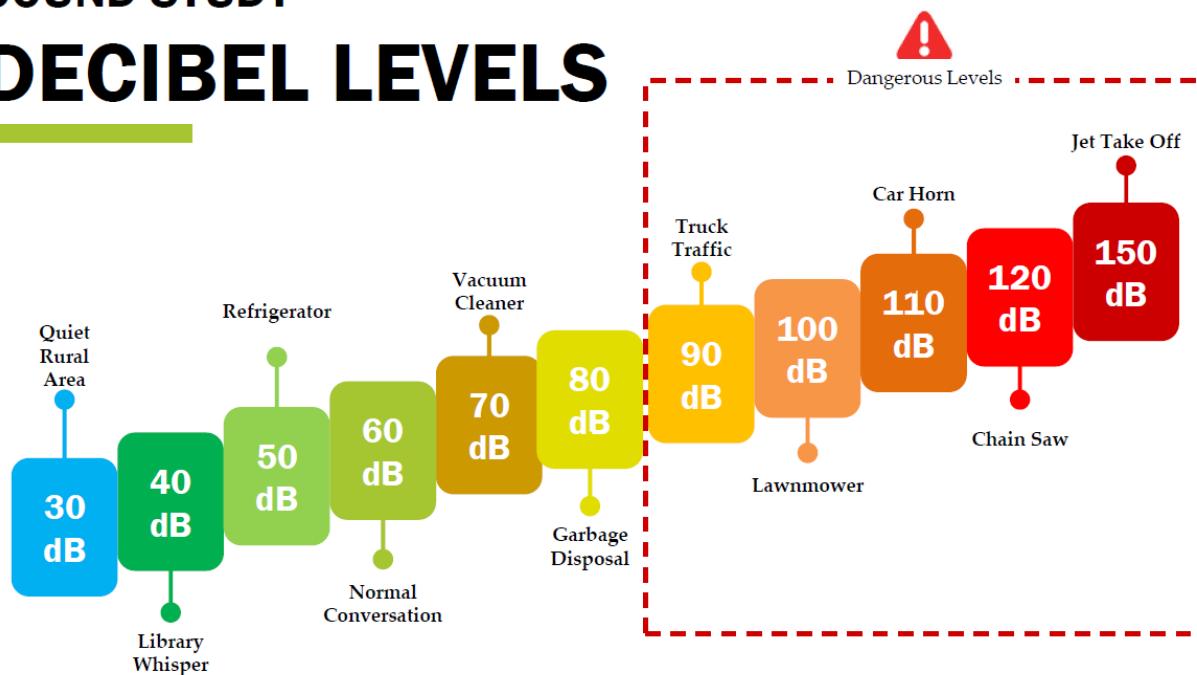
- Solar Panels – 0 Decibels
- Tracking Rack Mounts – 53 Decibels at a 10 foot distance
- Inverter – 63 Decibels at a 10 foot distance

For context on these volume ranges, see the exhibit on the next page for what types of noises are generated by typical objects or people. The solar panels themselves create no noise pollution. The tracking rack mounts generate a noise about the same as a refrigerator when measured from 10 feet away. These motors will run every 10 minutes at 15 second intervals during the day while the sun is shining. The inverter generates noise at the volume of a typical conversation measure from 10 feet away. The inverter only runs while the system is operating during the day while the sun is out. The petitioner has illustrated in their submission that the location of the inverters and tracker motors will be more than three hundred (300) feet away from the nearest residential property.



# SOUND STUDY

## DECIBEL LEVELS



### ***Safety***

Questions over the public health and safety of solar farms were asked at the EDC meeting. The petitioner has submitted materials outlining the various concerns which were brought up at that meeting. In terms of electromagnetic fields, often referred to as radiation, the solar farm conducts an extremely low frequency. The amount of electromagnetic radiation which the solar array will emit is less than a television or cell phone.

The petitioner has submitted materials stating that the panels themselves are made up of harmless materials typically found within a household including aluminum, copper, and glass. The materials used are sealed safely within the tempered glass that is tested to uphold all weather conditions including hail. In the event of a panel breaking, the petitioner will replace the panel as soon as possible to avoid losing potential energy collection.

### ***Site Maintenance***

GRNE Solar is leasing space from Kendall County and will maintain the solar field and the land. Regular maintenance will occur to ensure the site is operating at maximum efficiency and that the underlying landscape is being maintained. Additionally, the petitioner will conduct regular checkups on the equipment and fencing to ensure safety on the site. Staff has requested that the petitioner install a camera system which allows the Sheriff to monitor the field at any time and that the access gate will have a knock box for emergency access. These requests will be conditions for the special use.

### ***Abandoned Systems***

In the Zoning Ordinance, Section 10-19-4-E states all alternative energy systems inactive or inoperable for a period of 12 continuous months shall be deemed abandoned and the owner is required to repair or remove the system from the property at the owner's expense within 90 days of notice from the City. To ensure compliance, **staff recommends** the petitioner provide a security guarantee in a form acceptable to the City to cover such costs including, but not limited to the removal, property restoration, and city legal expenses, as a condition of the Special Use approval.

In addition to the security, staff **also recommends** a blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code, as a condition of the Special Use approval. The petitioner is aware of these conditions which will be a part of their special use authorization.

#### **ALTERNATIVE LAND USES:**

The proposed solar farm requires this special use process be conducted but this site is zoned O Office District and there are many outright permitted uses which may be located on this site without a public hearing process. The bulk regulations for the O Office District are as follows (Section 10-7-1):

Zone	Zoning District	Max. Lot Coverage	Setbacks			Max. Building Height
			Min. Front	Min. Side	Min. Rear	
O	Office District	20,000 sq. ft.	30'	10' (20' corner)	20'	80' (6 stories)

In terms of permitted uses, most of the outright permitted uses within the O Office District are for public or private offices and some select services including libraries, banks, and coffee shops. Kendall County could also expand their existing permitted uses on the site such as the jail or courthouse.

Therefore, it is possible that Kendall County could construct a 6 story or 80 foot tall office complex that is only 20 feet away from the rear property line without having to go through a public hearing process. Zoning and building reviews would be conducted once building permits were received to ensure that all standards are met.

#### **ENGINEERING COMMENTS:**

Please refer to the attached comments prepared by Engineering Enterprises Inc. (EEI) dated August 2, 2018. The work items listed in the review letter will become conditions for the Special Use and a requirement for issuance of a building permit.

#### **SPECIAL USE STANDARDS:**

Section 10-4-9F of the City's Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed special use is not contrary to the objectives of the official comprehensive plan of the City as amended.

Additionally, Section 10-19-4C of the City's Zoning Ordinance establishes standards for special use requests regarding alternative energy systems. No special use shall be recommended by the Planning and Zoning Commission unless said commission shall find that:

1. The city council shall determine that the application has met all of the general requirements of this chapter.
2. The proposed energy system shall further the intent of this chapter and provide renewable energy to the property on which it is proposed.
3. The proposed alternative energy system is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and other applicable means.
4. The establishment for the proposed alternative energy system will not prevent the normal and orderly use, development or improvement of the adjacent property for uses permitted in the district.

**The applicant has provided written responses to these special use standards as part of their application and requests inclusion of those responses into the public record during the public hearing at the Planning and Zoning Commission meeting.**

**STAFF COMMENTS & RECOMMENDATIONS:**

Staff recommends the following conditions to the special use:

1. The minimum clearance between the lowest point of the system and the surface on which the system is mounted is one foot and seven inches (1'7").
2. A seven foot and six inch (7'6") tall solid opaque fence be installed along the entire perimeter of the solar farm.
3. The petitioner must implement the landscape plan submitted by the petitioner and completed by Hampton, Lenzini, and Renwick, Inc. dated October 29, 2018.
4. The petitioner must comply with all comments and requirements made by Planning Resources, Inc. from the landscape plans dated October 29, 2018.
5. A security camera system must be installed which gives monitoring access of the solar farm to the County Sheriff
6. A knox box must be installed near the access gate for emergency situations.
7. The petitioner provide a security guarantee in a form acceptable to the City to cover such costs including, but not limited to the removal, property restoration, and city legal expenses and a blanket easement be provided over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code.
8. Adherence to all comments prepared by EEI, city engineering consultant, in a letter dated August 2, 2018.

**Proposed Motion:**

*In consideration of testimony presented during a Public Hearing on November 14, 2018 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, on a O Office District zoned property located at the southwest corner of the Kendall County Government Center, subject to staff recommendations in a memo dated November 7, 2018 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...*

**ATTACHMENTS:**

1. Special Use Application with Attachments
2. GRNE Design Packet
3. Staff Follow Up Letter (4-2-2018)
4. GRNE Response to Follow Up Letter (4-10-2018)
5. Plan Council Follow Up Letter (8-10-2018)
6. GRNE Plan Council Response Packet (8-27-2018)
7. Draft Landscape Plan and Tree Survey (9-14-2018)
8. Blackberry Woods HOA Presentation (11-6-2018)
9. Updated Draft Landscape Plan (11-6-2018)
10. Blackberry Woods Request Letter (10-16-2018)



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
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Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR SPECIAL USE

## INTENT AND PURPOSE:

The purpose of the zoning code is based upon the authority of the city to divide its land into districts by use, bulk, location of building and structures, in a substantially uniform manner. It is recognized that while some uses are permitted under the zoning code to keep uniformity, a case-by-case analysis must be conducted for certain permitted uses to discover the impact of those uses on neighboring land and of the public need for the particular use at the particular location. In these cases a special use must be granted.

This packet explains the process to successfully submit and complete an Application for Special Use. It includes a detailed description of the process and the actual application itself. Please type the required information in the application on your computer. The application will need to be printed and signed by the petitioner. The only item that needs to be submitted to the city from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 9 Special Uses" of the Yorkville, Illinois City Code.

## APPLICATION PROCEDURE:



## STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Three (3) 11" x 17" copies each of the exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing one (1) electronic copy (pdf) of each of the following: signed application (complete with exhibits), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is also required.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of forty five (45) days prior to the targeted Planning and Zoning Commission meeting. An incomplete submittal could delay the scheduling of the project.

Petitioner will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgment of Financial Responsibility form is attached to this document and must be submitted with the application.



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# APPLICATION FOR SPECIAL USE

## STAGE 2: PLAN COUNCIL

Petitioner must present the proposed plan to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, petitioner will move forward to the Planning and Zoning Commission hearing.

## STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Applicant must present the proposed plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month. This session is to discuss and consider recommendations prior to full City Council considerations and provide informal feedback. The Economic Development Committee will submit its recommendation to City Council.

## STAGE 4: PLANNING AND ZONING COMMISSION

Petitioner will attend a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. Twenty four (24) hours prior to the public hearing, a certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Planning and Zoning Commission meeting.

## STAGE 5: CITY COUNCIL

Petitioner will attend the City Council meeting where the recommendation of the special use will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the special use.



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# APPLICATION FOR SPECIAL USE

## DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)



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# APPLICATION FOR SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>  _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$1,000.00 \$2,500.00 \$5,000.00 \$10,000.00 \$20,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:  <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$
TOTAL AMOUNT DUE:			





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# APPLICATION FOR SPECIAL USE

DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
<b>PETITIONER INFORMATION</b>			
NAME:		COMPANY:	
MAILING ADDRESS:			
CITY, STATE, ZIP:		TELEPHONE:	
EMAIL:		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE:			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:			
CURRENT ZONING CLASSIFICATION:		COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	
REQUESTED SPECIAL USE:			
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
NORTH:			
EAST:			
SOUTH:			
WEST:			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			



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# APPLICATION FOR SPECIAL USE

## ATTORNEY INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## ENGINEER INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

## ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".



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# APPLICATION FOR SPECIAL USE

## SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:



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# APPLICATION FOR SPECIAL USE

## SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

There will be no additional congestion added to public streets as a result of this project, before, during, or after construction. The project location is situated next to a vacant lot and ample parking lot space to be able to maneuver and store materials needed for the project. Deliveries for the project will enter from the North off of route 34 onto Beecher Rd and then onto John St. to make their way to project site. This will not be more than is common for usual traffic on this route.

PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

GRNE Solar and Kendall County have worked closely with the City of Yorkville to abide by the Solar Ordinance provided. All project details are in compliance with the ordinance. Considering the land is zoned for build-able space and is owned by the County, we do not see the need for any changes or modifications but are willing to comply with any adjustments or requirements from the City.

## AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE

3/21/2018

DATE

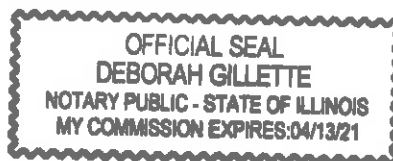
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE

3/21/18

DATE

**THIS APPLICATION MUST BE  
NOTARIZED PLEASE NOTARIZE HERE:**





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## PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
PETITION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REZONING		
<input type="checkbox"/> PRELIMINARY PLAN		
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>		
NAME:	COMPANY	
MAILING ADDRESS:		
CITY, STATE, ZIP:	TELEPHONE:	
EMAIL:	FAX:	
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
PRINT NAME	TITLE	
SIGNATURE	DATE	
<b>ACCOUNT CLOSURE AUTHORIZATION</b>		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING
	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE
	<input type="checkbox"/> ADMIN.	

# EXHIBIT A - LEGAL DESCRIPTION

## DESCRIPTION OF LEASED PREMISES

"Leased Premises" consist of:

That Part of the Northwest Quarter of Section 29, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of the Tract conveyed to the Kendall County Public Building Commission by Trustee's Deed recorded November 17, 1989 as Document Number 896707; thence North 01°14'11" West, along the East Line of Rush-Copley Healthcare Center, 15.0 feet; thence North 88°29'47" East, parallel with the South Line of said Building Commission Tract, 12.50 feet for the point of beginning; thence North 88°29'47" East, parallel with said South Line, 615.74 feet; thence North 01°30'13" West, perpendicular to the last described course, 525.0 feet; thence South 88°29'47" West, parallel with said South Line, 600.79 feet; thence South 01°14'11" East, 22.17 feet; thence South 88°45'49" West, 12.50 feet; thence South 01°14'11" East, 502.89 feet to the point of beginning in the United City of Yorkville, Kendall County, Illinois.

And depicted graphically as follows. Any conflict between the legal description above and the graphic depiction below shall be resolved in favor of the written legal description.

Law Offices  
of  
***Daniel J. Kramer***  
1107A S. Bridge Street  
Yorkville, Illinois 60560  
630-553-9500  
Fax: 630-553-5764

Daniel J. Kramer

Kelly A. Helland  
D.J. Kramer

August 16, 2018

Krysti Barksdale Noble  
Community Development Director  
United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560

Via: [knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)

RE: GRNE Solar Special Use Application

Dear Ms. Barksdale Noble:

Enclosed please find a copy of Plat and legal description for the above referenced Special Use Application for your records. Should you have any questions or concerns please feel free to contact me.

Very truly yours,

*Daniel J. Kramer*

Daniel J. Kramer  
Attorney at Law

DJK:cth  
Enclosures

LEGAL DESCRIPTION OF SOUTH TRACT (7.4000 ACRES):

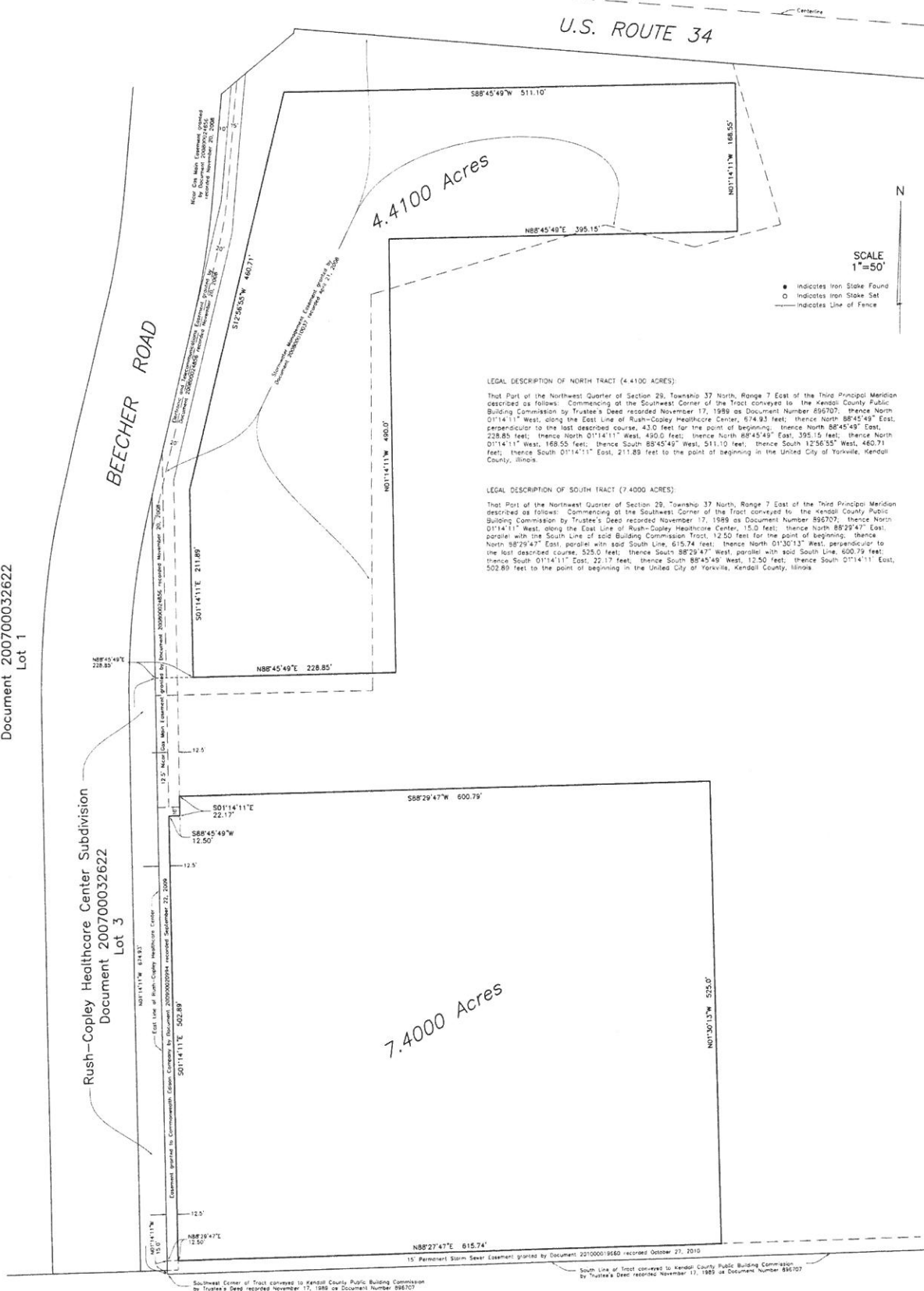
That Part of the Northwest Quarter of Section 29, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of the Tract conveyed to the Kendall County Public Building Commission by Trustee's Deed recorded November 17, 1989 as Document Number 896707; thence North  $01^{\circ}14'11''$  West, along the East Line of Rush-Copley Healthcare Center, 15.0 feet; thence North  $88^{\circ}29'47''$  East, parallel with the South Line of said Building Commission Tract, 12.50 feet for the point of beginning; thence North  $88^{\circ}29'47''$  East, parallel with said South Line, 615.74 feet; thence North  $01^{\circ}30'13''$  West, perpendicular to the last described course, 525.0 feet; thence South  $88^{\circ}29'47''$  West, parallel with said South Line, 600.79 feet; thence South  $01^{\circ}14'11''$  East, 22.17 feet; thence South  $88^{\circ}45'49''$  West, 12.50 feet; thence South  $01^{\circ}14'11''$  East, 502.89 feet to the point of beginning in the United City of Yorkville, Kendall County, Illinois.



EASEMENT PLAT  
PART OF THE NORTHWEST QUARTER OF SECTION 29, T37N-R7E, 3rd PM  
UNITED CITY OF YORKVILLE KENDALL COUNTY ILLINOIS

Rush-Copley Healthcare Center Subdivision  
Document 200700032622  
Lot 1

Rush-Copley Healthcare Center Subdivision  
Document 200700032622  
Lot 3



JOB NO.	18036
JOB NAME	KENDALL COUNTY
DWG FILE	18036
REVISION DATE	

Phillip D. Young and Associates, Inc.  
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

11078 South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580

**Kendall County  
Government Campus  
Bristol Twp.  
Survey 18036**

**KENDALL COUNTY**

**-2018-**

<http://www.co.kendall.il.us>



LITTLE ROCK	SPRINGFIELD	MEMPHIS	SEMI-RED
FOX	FOX	FOX	FOX



- [illegible]



**Kendall County GIS**  
111 West Main Street, Room 202  
Yorkville, Illinois 60550-1000  
608.896.1200

GRNE Solar  
230 N. Hicks Place  
Palatine, IL 60067

United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560  
Telephone: 630-553-4350

March 23, 2018

RE: Chapter 19 – Alternative Energy Systems – Standards For Granting a Special Use

1. The city council shall determine that the application has met all of the general requirements of this chapter.

GRNE Solar along with Progressive Energy Group and Kendall County have reviewed Chapter 19 – Alternative Energy Systems – and have paid close attention to ensuring compliance with the standards set forth by the City of Yorkville in order to gain approval for this project.

2. The proposed energy system shall further the intent of this chapter and provide renewable energy to the property on which it is proposed.

This project directly aligns with the intent of Chapter 19 to regulate alternative energy systems and to promote their effective and efficient use. By abiding by the standards and ensuring compliance, this project will help create and utilize renewable energy for the customer. The energy produced will be used to directly offset the energy load of the customer.

3. The proposed alternative energy system is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and other applicable means.

We have worked with Kendall County to identify the best possible space for the location of this project. We have set it back off of route 34 to the back of the property. Additionally, the entire array will be surrounded by a 6' chain-link fence to ensure safety and security and minimize concerns with aesthetics.

4. The establishment for the proposed alternative energy system will not prevent the normal and orderly use, development or improvement of the adjacent property for uses permitted in the district.

Implementation of this project will not have an impact on normal use or development of other properties in this area. There are no outstanding or adverse effects that will result from installing the solar energy equipment. The solar array will be enclosed by the security fence and will not impact the surrounding properties.



PIN	mailto_name	mailto_address1	mailto_address2	mailto_csz
02-29-128-024	KING KAREN L	726 INDEPENDENCE CT		YORKVILLE IL 60560
02-29-126-002	FAITH UNLIMITED INC	1407 CANNONBALL TRAIL		YORKVILLE IL 60560
02-29-123-012	GRIGSBY SHELLEY M	882 N CARLY CIR		YORKVILLE IL 60560
02-29-132-002	AMIRTHASEELAN, JOSEPH T & VARADHARAJAN, SHANTHI	4725 BURR OAK CT		PALATINE IL 60067
02-29-128-023	WALTER RICHARD GLEN & WINSHIP-WALTER EWA M	734 JOHN ST UNIT A		YORKVILLE IL 60560
02-29-128-022	RATOS JAMES C & JENNIFER L	1173 CODY CT		YORKVILLE IL 60560
02-29-128-026	PARKES STEVEN W	758 JOHN ST		YORKVILLE IL 60560
02-29-128-015	FAHLMARK STEVEN L & MARCIA A	1371 CANNONBALL TRL		YORKVILLE IL 60560
02-29-128-014	PIERSKI JOAN I	1377 CANNONBALL TRL		YORKVILLE IL 60560
02-29-128-018	HUNLEY CAROL L & LARRY L	1369 CANNONBALL TRL		YORKVILLE IL 60560
02-29-128-027	CLAUSEL CHRISTOPHER L & JENNIFER K	764 JOHN ST		YORKVILLE IL 60560
02-29-128-021	KIJAK JANET & GIESE DIANA	1381 CANNONBALL TRL		YORKVILLE IL 60560
02-29-126-006	NEW RAJ ENTERPRISE LLC	3511 CYPRESS CREEK RD		CHAMPAIGN IL 61822
02-29-126-005	NORSKE LLC	759 JOHN ST SUITE A		YORKVILLE IL 60560
02-29-101-002	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600		NORTHBROOK IL 60062
02-29-101-001	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600		NORTHBROOK IL 60062
02-29-101-005	TARGET CORPORATION	%PROPERTY TAX DEPT T-2378	PO BOX 9456	MINNEAPOLIS MN 554409456
02-29-129-024	CHILDS JUDITH C	1024B JOHN ST		YORKVILLE IL 60560
02-29-123-022	MONTALVO LUCIO & GUADALUPE	891 PURCELL ST		YORKVILLE IL 60560
02-29-123-023	DUDA EDWARD S III & BRITTANY M	895 PURCELL ST		YORKVILLE IL 60560
02-29-128-017	SMITH LESLI J	739 INDEPENDENCE CT		YORKVILLE IL 60560
02-29-123-011	KLOSKA WILLIAM C & VANESSA A	892 N CARLY CIR		YORKVILLE IL 60560
02-29-123-010	HOCHSTETLER GINA & STEVEN	902 N CARLY CIR		YORKVILLE IL 60560
02-29-132-007	LACHAPPELL JEFFREY R & LINDSEY	1210 PATRICK CT		YORKVILLE IL 60560
02-29-123-003	NC GLOBAL LLC	1033 REDWOOD LN		MINOOKA IL 60447
02-29-122-021	FLETES NOE & FLETES OSCAR	873 N CARLY CIR		YORKVILLE IL 60560
02-29-122-014	MCCUE BUILDERS INC	PO BOX 354		BRISTOL IL 60512
02-29-122-009	NC GLOBAL LLC	1033 REDWOOD LN		MINOOKA IL 60447
02-29-123-015	PHENEY KEVIN & JULIANNE	866 N CARLY CIR		YORKVILLE IL 60560
02-29-123-013	STRIBIAK FAMILY LIVING TRUST DECL OF TR	876 N CARLY CIR		YORKVILLE IL 60560
02-29-123-014	KALUZNY JASON & SHARON	872 N CARLY CIR		YORKVILLE IL 60560
02-29-123-026	CURRAN, LAURA & ANAGNOPOULOS, LINDSAY	921 PURCELL ST		YORKVILLE IL 60560
02-29-123-027	MAMARIL MA QUENNIE C & ROSS P	931 PURCELL ST		YORKVILLE IL 60560
02-29-122-011	WEST SUBURBAN BANK TR 14170	P O BOX 354		BRISTOL IL 60512
02-29-122-012	STONE DOUGLAS L	937 N CARLY CIR		YORKVILLE IL 60560
02-29-122-013	KLOSKA WILLIAM & ANTONETTE M	927 N CARLY CR		YORKVILLE IL 60560
02-29-128-029	PERKINS DALE & ETHEL	736 INDEPENDENCE CT		YORKVILLE IL 60560
02-29-128-028	ESSIG CHARLES J	732 INDEPENDENCE DR		YORKVILLE IL 60560
02-29-129-020	SLEEZER JOHN R	204 B CANNONBALL TRL		YORKVILLE IL 60560
02-29-129-019	BROWN TODD WILLIAM	39 TIMBERVIEW LN		YORKVILLE IL 60560

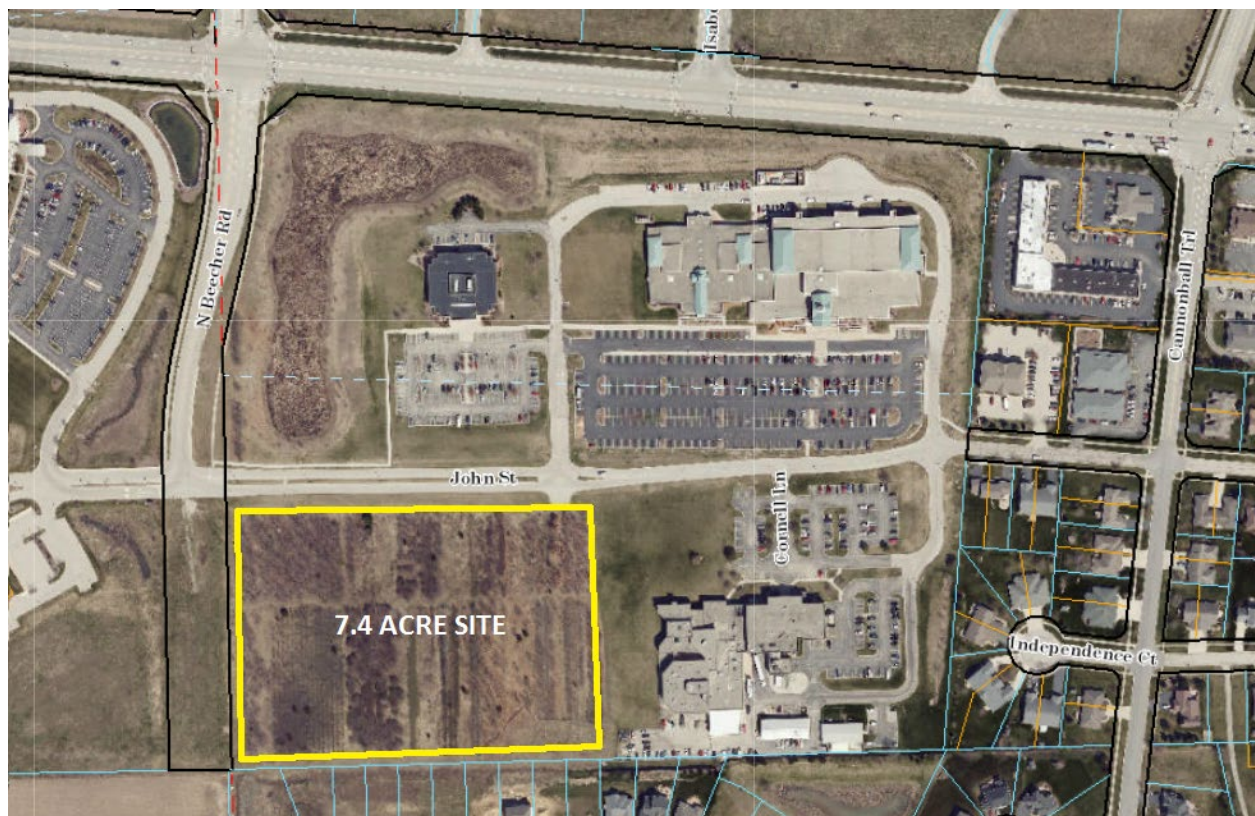
02-29-129-022	HASKE KAREN E	1023 INDEPENDENCE BLVD	YORKVILLE IL 60560
02-29-126-007	FIRST NATIONAL BANK OTTAWA	701 LASALLE ST	OTTAWA IL 61350
02-29-128-012	METZGER CYNTHIA G	1343 CANNONBALL TRL	YORKVILLE IL 60560
02-29-130-001	MARINO SHEILA LYNN DECL OF TR	46 BRISTOL RIDGE RD	BRISTOL IL 60512
02-29-127-032	CASTLE BANK NA % JAMES RATOS TRUST	207 W KENDALL DR	YORKVILLE IL 60560
02-29-123-005	WEST SUBURBAN BANK TR 14170	P O BOX 354	BRISTOL IL 60512
02-29-123-006	NC GLOBAL LLC	1033 REDWOOD LN	MINOOKA IL 60447
02-29-123-007	WOOD GEOFFREY L & SAMANTHA MARIE	936 N CARLY CIR	YORKVILLE IL 60560
02-29-123-008	ROBERTS EVAN O & ASHLEIGH G	926 N CARLY CIR	YORKVILLE IL 60560
02-29-123-009	NC GLOBAL LLC	1033 REDWOOD LN	MINOOKA IL 60447
02-29-123-021	FANTHORPE MEGAN N	885 PURCELL ST	YORKVILLE IL 60560
02-29-101-007	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK IL 60062
02-29-101-003	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK IL 60062
02-29-123-028	NC GLOBAL LLC	1033 REDWOOD LN	MINOOKA IL 60447
02-29-123-030	TOMSE MARIANNE F	961 PURCELL ST	YORKVILLE IL 60560
02-29-123-029	SNYDER DAVID F & MARY A	951 PURCELL ST	YORKVILLE IL 60560
02-29-123-004	WEST SUBURBAN BANK TR 14170	P O BOX 354	BRISTOL IL 60512
02-29-123-001	CAMARDO PATRICK R & THERESA ,M	1036 N CARLY CIR	YORKVILLE IL 60560
02-29-123-002	BRADEN STEPHEN A	1012 N CARLY CIR	YORKVILLE IL 60560
02-29-128-016	CARLSON JOHN M	735 INDEPENDENCE CT	YORKVILLE IL 60560
02-29-128-025	DANIELS ANGELA S & DANIELS CHRISTOPHER M JR	722 INDEPENDENCE CT	YORKVILLE IL 60560
02-29-132-006	PITON ANDREW & URSZULA	1220 PATRICK CT	YORKVILLE IL 60560
02-29-122-003	ROOT SAMUEL J & JENNA M	1027 N CARLY CIR	YORKVILLE IL 60560
02-29-132-001	BLACKBERRY WOODS HOMEOWNERS ASSOCIATION	2679 RTE 34	OSWEGO IL 60543
02-29-131-001	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK IL 60062
02-29-131-002	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK IL 60062
02-29-123-025	RUEBENSAM KEVIN A & ANGELIKA	911 PURCELL ST	YORKVILLE IL 60560
02-29-123-024	GOSSMEYER ROSE & BERRY-GOSSMEYER KATHLEEN	901 PURCELL ST	YORKVILLE IL 60560
02-29-122-010	BAYE NATALIE MICHELLE	957 N CARLY CIR	YORKVILLE IL 60560
02-29-122-015	MCCUE, RONALD & WIRTZ, SHERRIE	903 CARLY N	YORKVILLE IL 60560
02-29-131-006	KENDALL HOLDINGS I LLC % GREENWOOD GLOBAL INC	707 SKOKIE BLVD STE 600	NORTHBROOK IL 60062
02-29-122-002	SCHWERER MICHAEL & FIEBRANDT HANNAH E	1033 N CARLY CIR	YORKVILLE IL 60560
02-29-127-037	CASTLE BANK NA % JAMES RATOS TRUST	207 W KENDALL DR	YORKVILLE IL 60560
02-29-127-035	RATOS JAMES C	3150 D CANNONBALL TRL	YORKVILLE IL 60560
02-29-127-036	RATOS JAMES C	3150 D CANNONBALL TRL	YORKVILLE IL 60560
02-29-128-019	SCHOLES GARY & CARRIE	1361 CANNONBALL TRL	YORKVILLE IL 60560
02-29-122-019	UNDESSER MARK A	883 N CARLY CIR	YORKVILLE IL 60560
02-29-132-008	NC GLOBAL LLC	1033 REDWOOD LN	MINOOKA IL 60447
02-30-200-019	COPLEY VENTURES INC	2000 OGDEN AVE	AURORA IL 60504
02-30-200-020	COPLEY VENTURES INC	1300 WATERFORD DR	AURORA IL 60504
02-30-400-006	FISHER GAIL C ET AL	501 CONOVER LN	YORKVILLE IL 60560

02-29-133-001	MCCUE BUILDERS INC	PO BOX 354	BRISTOL IL 60512
02-29-128-020	OPEL, CAROL L & THORNE, ANGELINE E	1393 CANNONBALL TRL	YORKVILLE IL 60560
02-29-128-013	DIEHL DONNA L	204 WALNUT ST	YORKVILLE IL 60560
02-29-128-030	MILAM GREGORY L & DEBRA L	729 INDEPENDENCE COURT	YORKVILLE IL 60560
02-29-122-018	GULLING BENNETT & DANIELLE	889 CARLY CIR	YORKVILLE IL 60560
02-29-122-001	BENNETT TIMOTHY E & NANCY A	1037 N CARLY CIR	YORKVILLE IL 60560
02-29-133-002	BAUDE MATTHEW CHRISTOPHER & CHRISTINA MARIE	1210 CANNONBALL TRL	YORKVILLE IL 60560
02-29-133-003	MCCUE BUILDERS INC	PO BOX 354	BRISTOL IL 60512
02-29-122-020	SCHUSTER JOHN & MELANIE	877 N CARLY CIR	YORKVILLE IL 60560
02-29-132-003	WEST SUBURBAN BANK TR 14170	P O BOX 354	BRISTOL IL 60512
02-29-132-004	WEST SUBURBAN BANK TR 14170	P O BOX 354	BRISTOL IL 60512
02-29-133-004	STOKER SCOTT G	1202 CANNONBALL TRL	YORKVILLE IL 60560
02-29-128-031	OBENAUER MICHAEL E & BARBARA L	723 INDEPENDENCE CT	YORKVILLE IL 60560
02-29-127-039	LI KAI FENG	684 VETERANS PKWY	YORKVILLE IL 60560
02-29-132-005	HANAHAN JASON & KATIE	1221 PATRICK CT	YORKVILLE IL 60560
02-29-122-006	OLSZEWSKI, MICHAEL F & FELTZ, SARAH A	997 N CARLY CIR	YORKVILLE IL 60560
02-29-122-008	BERGER ADAM & ANGELA	977 N CARLY CIR	YORKVILLE IL 60560
02-29-122-017	WEST, RYAN & SORIS, KARI	893 N CARLY CIR	YORKVILLE IL 60560
02-29-122-007	KILGORE BENJAMIN W & MORT JENNIFER J	987 N CARLY CIR	YORKVILLE IL 60560
02-29-122-005	HAWKINS JENNIFER L	1007 N CARLY CIR	YORKVILLE IL 60560
02-29-122-004	ROY, JACQUES A & SAXTON, CAROLYN M	1023 N CARLY CIR	YORKVILLE IL 60560
02-30-200-023	CHICAGO TITLE LAND	405 E. SHERIDAN RD	LAKE BLUFF IL 60044



PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
THE UNITED CITY OF YORKVILLE  
PLANNING & ZONING COMMISSION  
PZC 2018-07

NOTICE IS HEREWITH GIVEN THAT GRNE Solar, Eric Peterman, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a solar farm with more than one freestanding solar energy system on approximately 7.4 acres of land consisting of roughly 6,400 solar modules. The real property, zoned in the O Office District, is located at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville, Illinois as illustrated in the map below:



The legal description is as follows:

**PARCEL 1**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO THE KENDALL COUNTY PUBLIC BUILDING COMMISSION BY THE TRUSTEE'S DEED RECORDED NOVEMBER 17, 1989 AS DOCUMENT NUMBER 896707; THENCE NORTH  $01^{\circ} 14' 11''$  WEST, ALONG THE EAST LINE OF RUSH-COPLEY HEALTHCARE CENTER, 15.0 FEET; THENCE NORTH  $88^{\circ} 29' 47''$  EAST, PARALLEL WITH THE SOUTH LINE OF SAID BUILDING COMMISSION TRACT, 12.50 FEET FOR THE POINT OF BEGINNING; THENCE NORTH  $88^{\circ} 29' 47''$  EAST, PARALLEL WITH SAID SOUTH LINE, 615.74 FEET; THENCE NORTH  $01^{\circ} 30' 13''$  WEST, PERPENDICULAR TO THE LAST

DESCRIBED COURSE, 525.0 FEET; THENCE SOUTH 88°29'47" WEST, PARALLEL WITH SAID SOUTH LINE, 600.79 FEET; THENCE SOUTH 01°14'11" EAST, 22.17 FEET; THENCE SOUTH 88°45'49" WEST, 12.50 FEET; THENCE SOUTH 01°14'11" EAST, 502.89 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PIN: 02-29-100-006

An example of a similar project completed by the Petitioner:



NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on **Wednesday, November 14, 2018 at 7:00 p.m.** at the United City of Yorkville, City Council Chambers, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

Application and information materials regarding this notice are available for public review and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

BETH WARREN  
City Clerk

BY: Lisa Pickering  
Deputy Clerk





## **Design Packet For:**

### **Kendall County, IL**

**111 West Fox Street  
Yorkville, IL 60560**

## **Table of Contents:**

<b>System Design Summary.....</b>	<b>Pages 2-3</b>
<b>Electrical Single-Line Diagram.....</b>	<b>Page 4</b>
<b>Equipment Data Sheets.....</b>	<b>Pages 5-10</b>

## System Design Summary



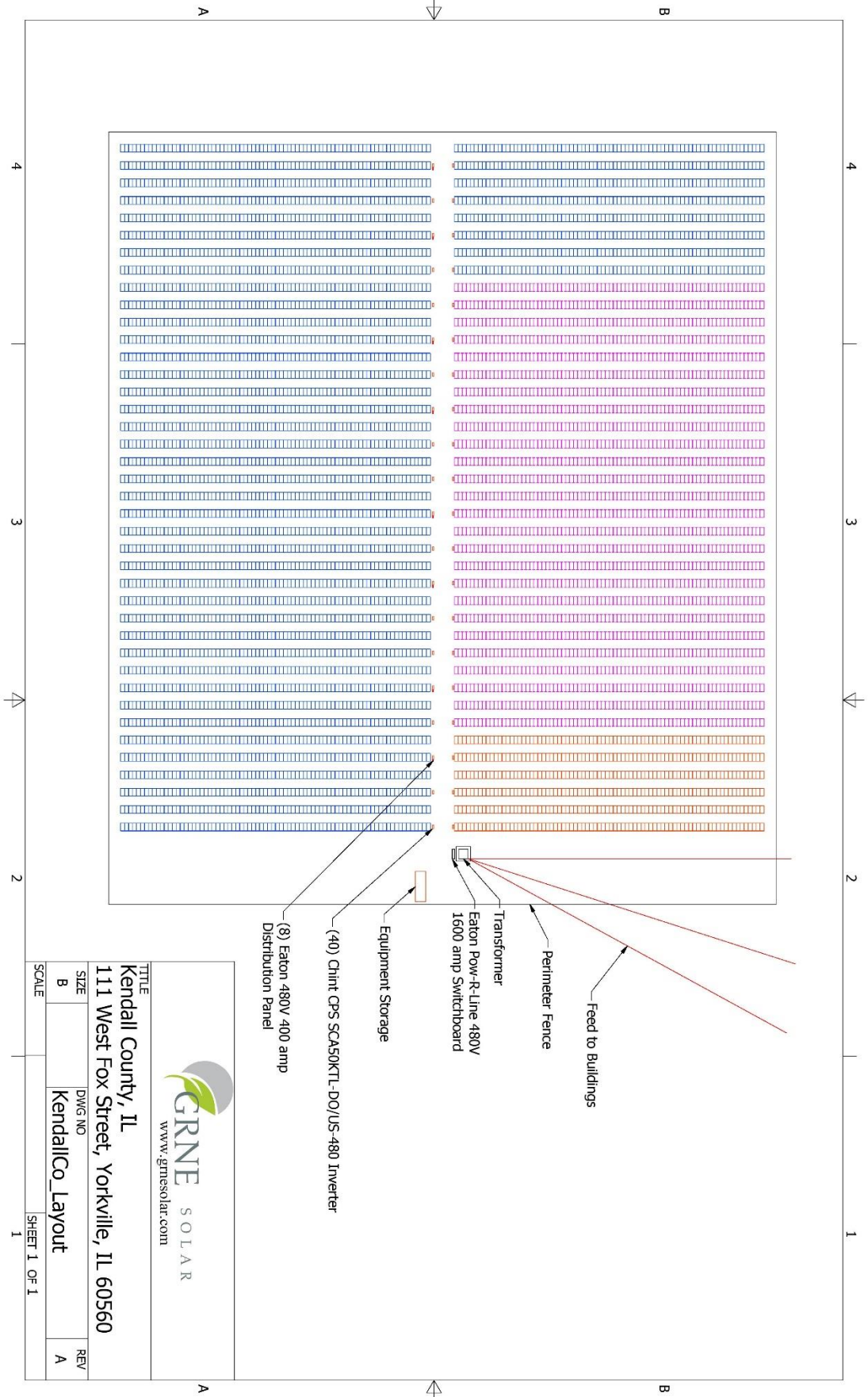
Power Allocation Key:

Orange - Health Department

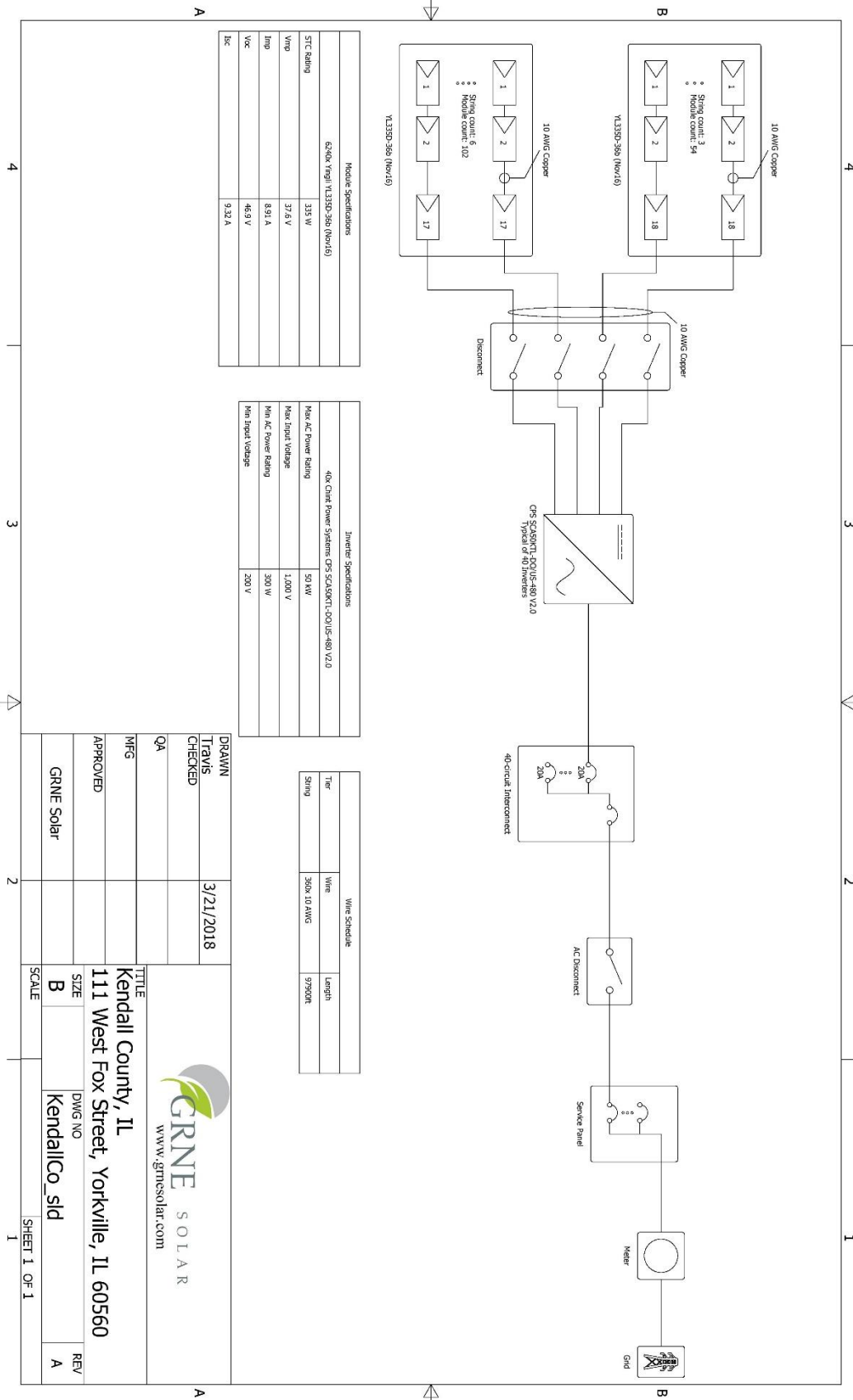
Pink - Public Safety Center

Blue - Courthouse





# Electrical Single Line Diagram



## Equipment Data Sheets

YINGLI SOLAR

**YLM**  
**72 CELL**  
**1500V**



**19.9%**  
CELL EFFICIENCY

**10 YEAR**  
PRODUCT WARRANTY

**0-5W**  
POWER TOLERANCE

### 25 Years Linear Warranty



YINGLISOLAR.COM



## HIGH VOLTAGE LESS SYSTEM COST

With a maximum system voltage of 1500 volts, the next generation YLM 1500V Series Modules reduce balance-of-system costs and increase system-level energy yield in large-scale power plants.



#### Costing Saving

As YLM 1500V Series modules are allowing more modules per string the balance-of-system costs are reduced by less required combiner boxes, fuses and cables in large-scale projects.



#### Increased Energy Yield

By the higher system voltage line losses in cabling are reduced and the inverter efficiency is increased. This results in an up to 2% higher yield.



#### High Power Density

High conversion efficiency and more power output per square meter.



#### Durability

Durable PV modules, independently tested for harsh environmental conditions such as exposure to salt mist, ammonia and known PID risk factors.

#### Yingli Green Energy

Yingli Green Energy Holding Company Limited (NYSE: YGE), known as "Yingli Solar," is one of the world's leading solar panel manufacturers with the mission to provide affordable green energy for all. Deploying more than 17 GW solar panels worldwide, Yingli Solar makes solar power possible for communities everywhere by using our global manufacturing and logistics expertise to address unique local challenges.

# YLM 72 CELL 1500V

## ELECTRICAL PERFORMANCE

### Electrical parameters at Standard Test Conditions (STC)

Module type			YLxxxD-36b 1500V (xxx=P <sub>max</sub> )					
Power output	P <sub>max</sub>	W	350	345	340	335	330	325
Power output tolerances	ΔP <sub>max</sub>	W	0/+5					
Module efficiency	η <sub>m</sub>	%	18.0	17.7	17.5	17.2	17.0	16.7
Voltage at P <sub>max</sub>	V <sub>mpo</sub>	V	38.6	38.3	37.9	37.6	37.2	36.9
Current at P <sub>max</sub>	I <sub>mpo</sub>	A	9.07	9.02	8.97	8.91	8.86	8.81
Open-circuit voltage	V <sub>oc</sub>	V	48.0	47.7	47.3	46.9	46.6	46.2
Short-circuit current	I <sub>sc</sub>	A	9.41	9.38	9.35	9.32	9.29	9.27

STC: 1000W/m<sup>2</sup> irradiance, 25°C module temperature, AM1.5g spectrum according to EN 60904-3.  
Average relative efficiency reduction of 3.0% at 200W/m<sup>2</sup> according to EN 60904-1.

### Electrical parameters at Nominal Operating Cell Temperature (NOCT)

Power output	P <sub>max</sub>	W	255.3	251.7	248.0	244.4	240.7	237.1
Voltage at P <sub>max</sub>	V <sub>mpo</sub>	V	35.2	34.9	34.6	34.3	34.0	33.6
Current at P <sub>max</sub>	I <sub>mpo</sub>	A	7.26	7.22	7.18	7.13	7.09	7.05
Open-circuit voltage	V <sub>oc</sub>	V	44.3	44.0	43.7	43.3	43.0	42.7
Short-circuit current	I <sub>sc</sub>	A	7.61	7.58	7.56	7.53	7.51	7.49

NOCT: open-circuit module operation temperature at 800W/m<sup>2</sup> irradiance, 20°C ambient temperature, 1m/s wind speed.

## THERMAL CHARACTERISTICS

Nominal operating cell temperature	NOCT	°C	46 +/- 2
Temperature coefficient of P <sub>max</sub>	γ	%/°C	-0.42
Temperature coefficient of V <sub>oc</sub>	β <sub>Voc</sub>	%/°C	-0.32
Temperature coefficient of I <sub>sc</sub>	α <sub>Isc</sub>	%/°C	0.05

## OPERATING CONDITIONS

Max. system voltage	1500V <sub>dc</sub>
Max. series fuse rating	15A
Limiting reverse current	15A
Operating temperature range	-40°C to 85°C
Max. static load, front (e.g., snow)	5400Pa
Max. static load, back (e.g., wind)	2400Pa
Max. hailstone impact (diameter / velocity)	25mm / 23m/s
Module Fire performance	Type 1

## CONSTRUCTION MATERIALS

Front cover (material / thickness)	low-iron tempered glass / 3.2mm
Cell (quantity / material / dimensions / number of busbars)	72 / monocrystalline silicon / 156.75mm x 156.75mm (+/-0.25) / 4 or 5
Frame (material)	anodized aluminum alloy
Junction box (protection degree)	≥ IP67
Cable (length / cross-sectional area)	1100mm / 4mm <sup>2</sup>
Plug connector (type / protection degree)	MC4 / IP68 or Amphenol H4 / IP68 or Forsol SIKE6 / IP68 or Renhe RH05-8 / IP67

- Due to continuous innovation, research and product improvement, the specifications in this product information sheet are subject to change without prior notice. The specifications may deviate slightly and are not guaranteed.
- The data do not refer to a single module and they are not part of the offer, they only serve for comparison to different module types.

## QUALIFICATIONS & CERTIFICATES

UL1703, ISO 9001:2008, ISO 14001:2004, BS OHSAS 18001:2007,  
PV Cycle, SA 8000



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DS\_YLM72CELL 1500V-36b\_40mm\_US\_EN\_20170704\_V04

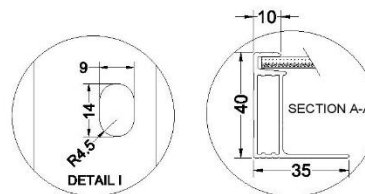
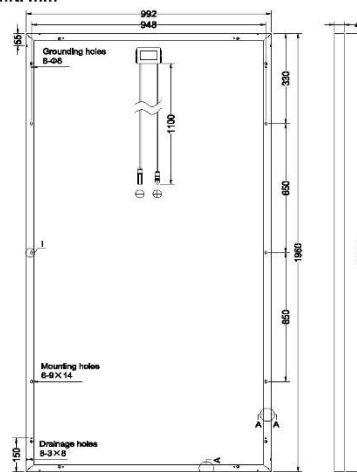
## GENERAL CHARACTERISTICS

Dimensions (L / W / H)	1960mm / 992mm / 40mm
Weight	22kg

## PACKAGING SPECIFICATIONS

Number of modules per pallet	26
Number of pallets per 40' container	24
Packaging box dimensions (L / W / H)	1995mm / 1145mm / 1170mm
Box weight	616kg

Unit: mm



**Warning:** Read the Installation and User Manual in its entirety before handling, installing, and operating Yingli Solar modules.

Yingli Partners:

**Yingli Green Energy Holding Co., Ltd.**

service@yingli.com

Tel: +86-312-2188055

**YINGLISOLAR.COM**







DuraTrack® HZ v3

RELIABILITY IS POWER.

167X

fewer components than  
competitive trackers

99.996%

Uptime Reliability

#### ARRAY TECHNOLOGIES, INC.

3901 Midway Place NE  
Albuquerque, NM 87109 USA

+1 505.881.7567  
+1 855.TRACKPV (872.2578)  
+1 505.881.7572

sales@arraytechinc.com

arraytechinc.com

## THE MOST RELIABLE TRACKER UNDER THE SUN

### HIGHEST POWER DENSITY.

Higher density means more power and more profit. DuraTrack HZ v3 offers the unique ability to maximize the power density of each site, boasting 6% more density than our closest competitor.

### LEADING TERRAIN ADAPTABILITY.

Uneven terrain? Hill yes! Our flexibly linked architecture, with articulating driveline joints and forgiving tolerances, create the most adaptable system in market for following natural land contours and creates the greatest power generation potential from every site.

### FEWER COMPONENTS. GREATER RELIABILITY.

Less is more. Array was founded on a philosophy of engineered simplicity. Minimizing potential failure points (167 times fewer components than competitors), DuraTrack HZ v3 consistently delivers higher reliability and an unmatched uptime of 99.99%.

### FAILURE-FREE WIND DESIGN.

DuraTrack HZ v3 was designed and field tested to withstand some of the harshest conditions on the planet. It is the only tracker on the market that reliably handles wind events with a fully integrated, fully automatic wind-load mitigation system.

### ZERO SCHEDULED MAINTENANCE.

Three decades of solar tracker system design, engineering and testing has resulted in uncompromising reliability. Maintenance-free motors and gears, fewer moving parts, and industrial-grade components means maintenance-free energy generation.



## DuraTrack® HZ v3

### COST VERSUS VALUE

We believe value is more than the cost of a tracking system. It's about building with forgiving tolerances and fewer parts so construction crews can work efficiently. It means protecting your investment with a failure-free wind management system. It also includes increasing power density. But most of all, value is measured in operational uptime, or reliability. Ours is 99.996%... and we're still improving on it.

### THE GLOBAL LEADER IN RELIABILITY

Array has spent decades designing and perfecting the most reliable tracker on the planet. Fewer moving parts, stronger components and intelligent design that protects your investment in the harshest weather are but a few of the innovative differences that keep your system running flawlessly all day and you resting easy at night.

#### STRUCTURAL & MECHANICAL FEATURES/SPECIFICATIONS

Tracking Type	Horizontal single axis
kW per Drive Motor	Up to 907 kW DC using 360W crystalline
String Voltage	Up to 1,500V DC
Maximum Linked Rows	28
Maximum Row Size	80 modules (crystalline, 1,000V DC) & 90 modules (crystalline, 1,500V DC)
Drive Type	Rotating gear drive
Motor Type	2 HP, 3 PH, 480V AC
Motors per 1 MW AC	Less than 2
East-West / North-South Dimensions	Site / module specific
Array Height	54" standard, adjustable (46" min height above grade)
Ground Coverage Ratio (GCR)	Flexible, 28-45% typical, others supported on request
Terrain Flexibility	N-S tolerance: 0° - 8.5° standard, 15° optional Driveline: 40° in all directions
Modules Supported	Most commercially available, including frameless crystalline and thin film
Tracking Range of Motion	± 52° standard, ± 62° optional
Operating Temperature Range	-30°F to 140°F (-34°C to 55°C)
Module Configuration	Single-in-portrait standard. Two-or-three in landscape (framed or frameless), four-in-landscape (thin film) also available.
Module Attachment	Single fastener, high-speed mounting clamps with integrated grounding. Traditional rails for crystalline in landscape, custom racking for thin film and frameless crystalline per manufacturer specs.
Materials	HDG steel and aluminum structural members
Allowable Wind Load (IBC 2012)	135 mph, 3-second gust exposure C
Wind Protection	Passive mechanical system relieves wind and obstruction damage — no power required

#### ELECTRONIC CONTROLLER FEATURES/SPECIFICATIONS

Solar Tracking Method	Algorithm with GPS input
Control Electronics	MCU plus Central Controller
Data Feed	MODBUS over Ethernet to SCADA system
Night-time Stow	Yes
Tracking Accuracy	± 2° standard, field adjustable
Backtracking	Yes

#### INSTALLATION, OPERATION & MAINTENANCE

PE Stamped Structural Calculations & Drawings	Yes
On-site Training & System Commissioning	Yes
Connection Type	Fully bolted connections, no welding
In-field Fabrication Required	No
Dry Slide Bearings & Articulating Driveline Connections	No lubrication required
Scheduled Maintenance	None required

#### GENERAL

Annual Power Consumption (kWh per 1 MW)	400 kWh per MW per year, estimated
Land Area Required per 1 MW	Approx. 5 to 5.75 acres per MW @ 33% GCR (site and design specific)
Energy Gain vs. Fixed-Tilt	Up to 25%, site specific
Warranty	10 year structural, 5 year drive & control components
Patent Numbers	US patent 8,459,249 US patent 9,281,778 US patent 9,581,678 B2 and patents pending
Codes and Standards	UL Certified (3703 & 2703)

REV 10.26.2017



## 50/60kW, 1000Vdc String Inverters for North America

The 50 & 60kW medium power CPS three phase string inverters are designed for ground mount, large rooftop and carport applications. The units are high performance, advanced and reliable inverters designed specifically for the North American environment and grid. High efficiency at 98.8% peak and 98.5% CEC, wide operating voltages, broad temperature ranges and a NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications. The CPS 50/60kW products ship with either the standard wire-box or the H4 style wire-box, each fully integrated and separable with touch safe fusing, monitoring, and AC and DC disconnect switches. The CPS Flex Gateway enables monitoring, controls and remote product upgrades.

### Key Features

- NEC 2014/17 compliant & UL listed Arc-Fault circuit protection
- 0-90° Mounting orientation for lay flat roof installs
- Touch safe DC Fuse holders adds convenience and safety
- CPS Flex Gateway enables remote FW upgrades
- Integrated AC & DC disconnect switches
- Optional factory installed H4 connectors
- 3 MPPT's with 5 inputs each for maximum flexibility
- Copper and Aluminum compatible AC connections
- NEMA Type 4X outdoor rated, tough tested enclosure
- UL1741 SA Certified to CA Rule 21
- Separable wire-box design for fast service
- Standard 10 year warranty with extensions to 20 years
- Generous 1.5 DC/AC Inverter Load Ratio



CPS SCA50KTL-DO/US-480  
CPS SCA60KTL-DO/US-480



50/60kW Standard Wire-box



50/60kW H4 Wire-box



© CHINT POWER 2017/09-MKT NA

Chint Power Systems America  
7060 Koll Center Parkway, Suite 318 Pleasanton, CA 94566  
Tel: 855-584-7168 Mail: AmericaSales@chintpower.com Web: www.chintpowersystems.com

Model Name	CPS SCA50KTL-DO/US-480	CPS SCA60KTL-DO/US-480
<b>DC Input</b>		
Max. PV Power	75kW (25kW per MPPT)	90kW (30kW per MPPT)
Max. DC Input Voltage	1000Vdc	
Operating DC Input Voltage Range	200-950Vdc	
Start-up DC Input Voltage / Power	330V / 80W	
Number of MPP Trackers	3	
MPPT Voltage Range	480-850Vdc	540-850Vdc
Max. PV Short-Circuit Current (Isc x 1.25)	180A (60A per MPPT)	
Number of DC Inputs	15 inputs, 5 per MPPT	
DC Disconnection Type	Load rated DC switch	
DC Surge Protection	Type II MOV, 2800V <sub>C</sub> , 20kA I <sub>TM</sub> (8/20μS)	
<b>AC Output</b>		
Rated AC Output Power	50kW	60kW
Max. AC Apparent Power	50kVA	60kVA
Rated Output Voltage	480Vac	
Output Voltage Range <sup>1</sup>	422 - 528Vac	
Grid Connection Type	3Φ / PE / N (Neutral optional)	
Max. AC Output Current @480Vac	60.2A	72.2A
Rated Output Frequency	60Hz	
Output Frequency Range <sup>1</sup>	57 - 63Hz	
Power Factor	>0.99 (±0.8 adjustable)	
Current THD @ Rated Load	<3%	
Max. Fault Current Contribution (1 Cycle RMS)	64.1A	
AC Disconnection Type	Load rated AC switch	
AC Surge Protection	Type II MOV, 1240V <sub>C</sub> , 15kA I <sub>TM</sub> (8/20μS)	
<b>System and Performance</b>		
Topology	Transformerless	
Max. Efficiency	98.8%	
CEC Efficiency	98.5%	
Stand-by / Night Consumption	<1W	
<b>Environment</b>		
Enclosure Protection Degree	NEMA Type 4X	
Cooling Method	Variable speed cooling fans	
Operating Temperature Range <sup>2</sup>	-22°F to +140°F / - 30°C to +60°C (derating begins above +122°F / +50°C)	
Non-Operating Temperature Range <sup>3</sup>	No low temp minimum to +158°F / +70°C maximum	
Operating Humidity	0 to 95%, non-condensing	
Operating Altitude	13123.4ft / 4000m (derating from 9842.5ft / 3000m)	
Audible Noise	<60dBA @ 1m and 25°C	
<b>Display and Communication</b>		
User Interface and Display	LCD+LED	
Inverter Monitoring	Modbus RS485	
Site Level Monitoring	CPS Flex Gateway (1 per 32 inverters)	
Modbus Data Mapping	CPS	
Remote Diagnostics / FW Upgrade Functions	Standard / (with Flex Gateway)	
<b>Mechanical</b>		
Dimensions (HxWxD)	39.4 x 23.6 x 10.24in. (1000 x 600 x 260mm)	
Weight	Inverter: 123.5lbs/56kg; Wire-box: 33lbs/15kg	
Mounting / Installation Angle <sup>4</sup>	0 to 90 degrees from horizontal (vertical, angled, or lay flat)	
AC Termination <sup>5</sup>	M8 Stud Type Terminal Block (Wire range: #6 - 2/0AWG CU/AL <sup>5</sup> , Lugs not supplied)	
DC Termination	Screw Clamp Fuse Holder (Wire range: #14 - #6AWG CU), Optional H4 (Amphenol)	
Fused String Inputs (5 per MPPT)	15A fuses provided (Fuse values up to 30A acceptable)	
<b>Safety</b>		
Certifications and Standards	UL1741SA-2016, UL1699B, CSA-C22.2 NO.107.1-01, IEEE1547a-2014; FCC PART15	
Selectable Grid Standard and SRD	IEEE1547a-2014, CA Rule 21	
Smart-Grid Features	Voltage-RideThru, Frequency-RideThru, Soft-Start, Volt-Var, Frequency-Watt, Volt-Watt	
<b>Warranty</b>		
Standard	10 years	
Extended Terms	15 and 20 years	

1) The "Output Voltage Range" and "Output Frequency Range" may differ according to the specific grid standard.

2) Derating above 50°C occurs when MPPT Voltage is 700-850Vdc.

3) See user manual for further requirements regarding non-operating conditions.

4) Shade Cover accessory required for installation angles of 75 degrees or less.

5) AL requires bi-metallic compression lug or bi-metallic adapter.



# United City of Yorkville

*County Seat of Kendall County*

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-8545

Fax: 630-553-3436

Website: [www.yorkville.il.us](http://www.yorkville.il.us)

April 2, 2018

Mr. Eric Peterman

Owner

GRNE Solar

230 N Hicks Place

Palatine, IL 60067

**VIA E-MAIL** ([eric@GRNEsolar.com](mailto:eric@GRNEsolar.com))

**RE: GRNE Solar – Kendall County Complex  
Application for Special Use Permit for a Solar Farm**

Dear Mr. Peterman,

Staff has reviewed your submitted application for the above-referenced project and found deficiencies in needed information/documentation before the application can be deemed complete. Please provide the additional information requested below in order to advance to the next regularly scheduled meeting in the process:

1. Detailed information regarding the setback dimensions the solar field (fence not included) from each lot line (front, sides, rear).
2. Detailed information which illustrates the overall height of the structures.
3. Per Section 10-19-7-E of the Zoning Ordinance regarding Alternative Energy Systems for freestanding solar units, the panels are to be placed such that the concentrated solar radiation or glare does is not directed onto nearby properties or roadways. Please provide the distance, in linear feet, of the closest solar module to the nearest neighboring property with a building and roadway on the Site Plan and a written project narrative of how the solar panels will not produce glare on the southern residential properties.
4. A dimensioned section detail is required for the proposed perimeter fence. Note that Section 10-17-2 of the Zoning Ordinance regarding Fencing and Screening prohibits the use of chain-link fencing, but allows for vinyl coated chain-link fencing only in the rear and side yards. Additionally, barbed wire is prohibited in Residential and Business zoned districts. The proposed fence is chain link. Permitted fence materials are provided in Section 10-17-2-F of the Zoning Ordinance. Staff is recommending something opaque to hide the panels from the residential properties to the south.
5. Section 10-19-4-G requires evidence that the electric utility service provider that serves the proposed site has been notified of the owner's intent to install an interconnected customer owned electricity generator. Please provide this documentation.

6. Petitioner needs to clarify whether or not there are plans for a solar farm to be built within the 4.4-acre private stormwater drainage facility along the front of the property near the intersection of Beecher Road and Route 34.
7. A Plat of Survey or detail illustration which details the new property line along Route 34 due to the expansion of the roadway by IDOT.
8. Per Section 8-12-2-H of the Landscape Ordinance, a Tree Preservation Plan is required for all lots five (5) acres or greater in area. No live trees with a four inch (4") DBH (diameter breast height) may be removed without first submitting an application for tree removal and receiving approval from the City. Please refer to the following link to the Landscape Ordinance for additional information:  
[http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=415](http://www.sterlingcodifiers.com/codebook/index.php?book_id=415)
9. Section 10-19-9-A-3 states prior to permit issuance, the owner shall sign an acknowledgement that said owner will be responsible for any and all enforcement costs and remediation costs resulting from any violations of that chapter. The costs include, but are not limited to, removal of system, property restoration upon removal of the system, city legal expenses and hearing costs associated with violations of that chapter. This will be a condition of the Special Use approval.

Upon satisfactory receipt of the information requested by **Friday, April 13, 2018**, you will be placed on the next available Plan Council meeting. A revised tentative meeting schedule will be provided to you upon review of the completed application.

Please contact me with any questions at 630-553-8555, or via email: [jengberg@yorkville.il.us](mailto:jengberg@yorkville.il.us).

Sincerely,

Jason Engberg  
Senior Planner

Cc: Gary Golinski, Mayor (via e-mail)  
Bart Olson, City Administrator (via e-mail)  
Erin Willrett, Assistant City Administrator (via e-mail)  
Krysti J. Barksdale-Noble, AICP (via e-mail)  
Kathleen Field-Orr, City Attorney (via e-mail)  
Brad Sanderson, EEI, City Engineer (via e-mail)  
Lisa Pickering, Deputy City Clerk (via e-mail)  
Matt Asselmeier, Kendall County Senior Planner (via e-mail)



230 N Hicks Place  
Palatine, IL 60067  
Eric@GRNESolar.com  
(312)859-3016

United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois 60560  
Telephone: 630-553-8545

**RE: Application for Special Use Permit for a Solar Farm**

Dear Staff:

Please see responses enclosed to questions submitted on April 2, 2018 regarding our application for special use permit.

1. Detailed information regarding the setback dimensions for the solar field.
  - a. See attached site plan with setbacks noted.
2. Overall height of the structure – See attached drawings with heights noted.
3. The proposed solar array is designed as a tracker system. The solar module rows will be installed in north/south rows and the panels will track the sun across the sky from the east to the west throughout the day. At no time will the panels face due south, where the nearest properties and roadways exist. See attached site plan noting the nearest solar module to the nearest neighboring property.
4. See attached section view of the proposed 6' chain link fence. GRNE solar is proposing the use of chain link fence as a protection boundary around the perimeter of the solar array. This Fence will be consistent with other fences already in place on the property being used at the jail location at this time. The southern boundary fence abutting the southern residential property could be a slatted chain link fence or equivalent.
5. ComEd has been notified of this project and an interconnection application has been submitted on behalf of the County. Please see attached ComEd application.
6. There are no plans to construct solar at this time in the 4.4 acre private storm water drainage facility near the intersection of Beecher road and Route 34.
7. A Plat of Survey of route 34 expansion will be provided by City engineer. The solar array will not be located near this future expansion area.
8. GRNE Solar is aware of the landscape Ordinance 8-12-2-H. GRNE Solar is currently soliciting area contractors to aid in conformance to this ordinance. A detailed plan for conformance to the Tree Preservation Plan will be provided once a contractor has been selected for this work. Please consider this application with the understanding that GRNE Solar plans to conform to this ordinance as part of this process. We need to review all fencing and landscaping requirements with the Kendall County Sheriff's office as part of the County process to ensure we meet their safety concerns as well.

GRNE Solar | 230 N Hicks Place, Palatine, IL 60067



9. It is noted that we are aware of the requirements in Section 10-19-9-A-3. We have included decommissioning as a component of our agreement with Kendall County.

Sincerely,

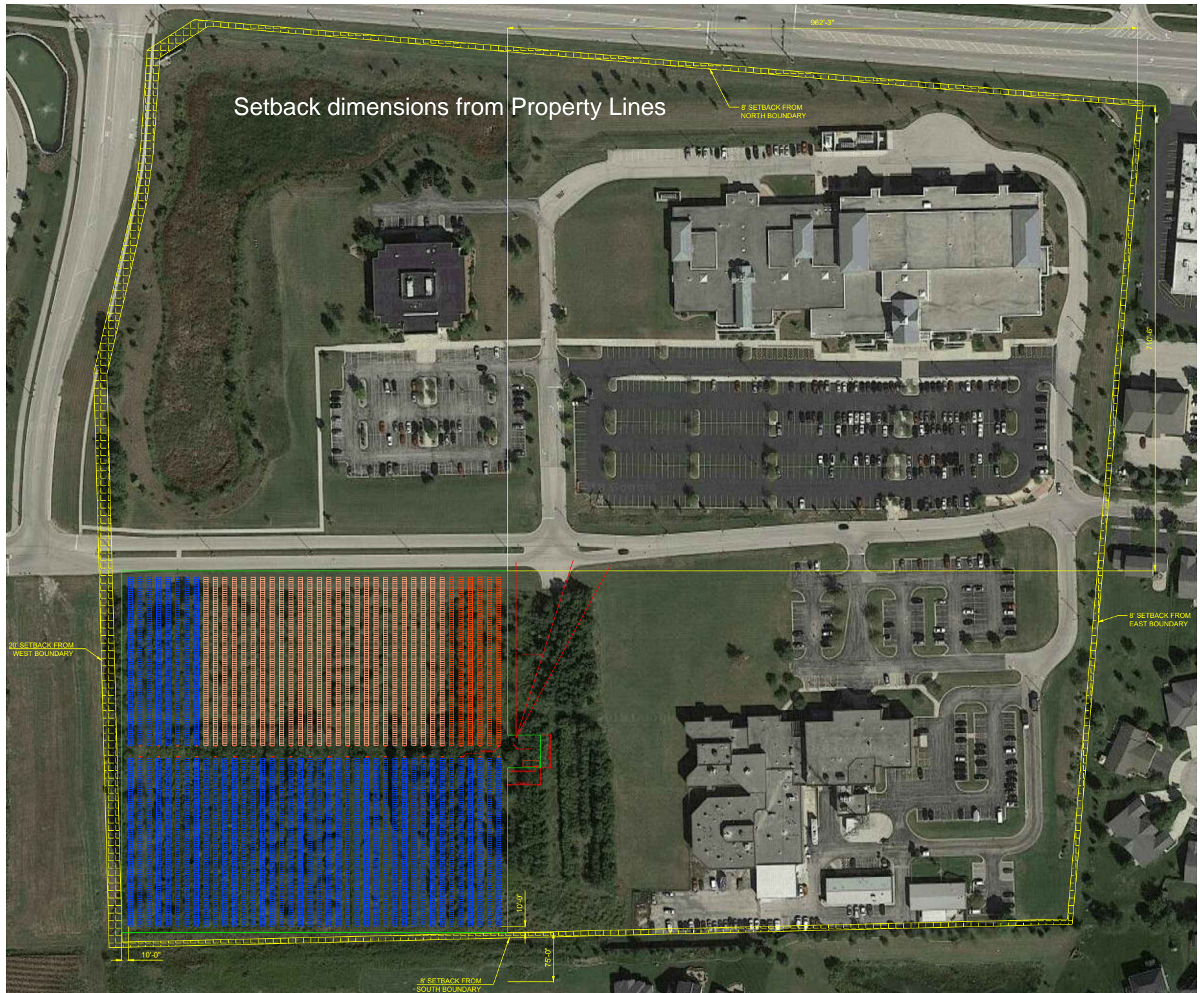
Eric Peterman

GRNE Solar



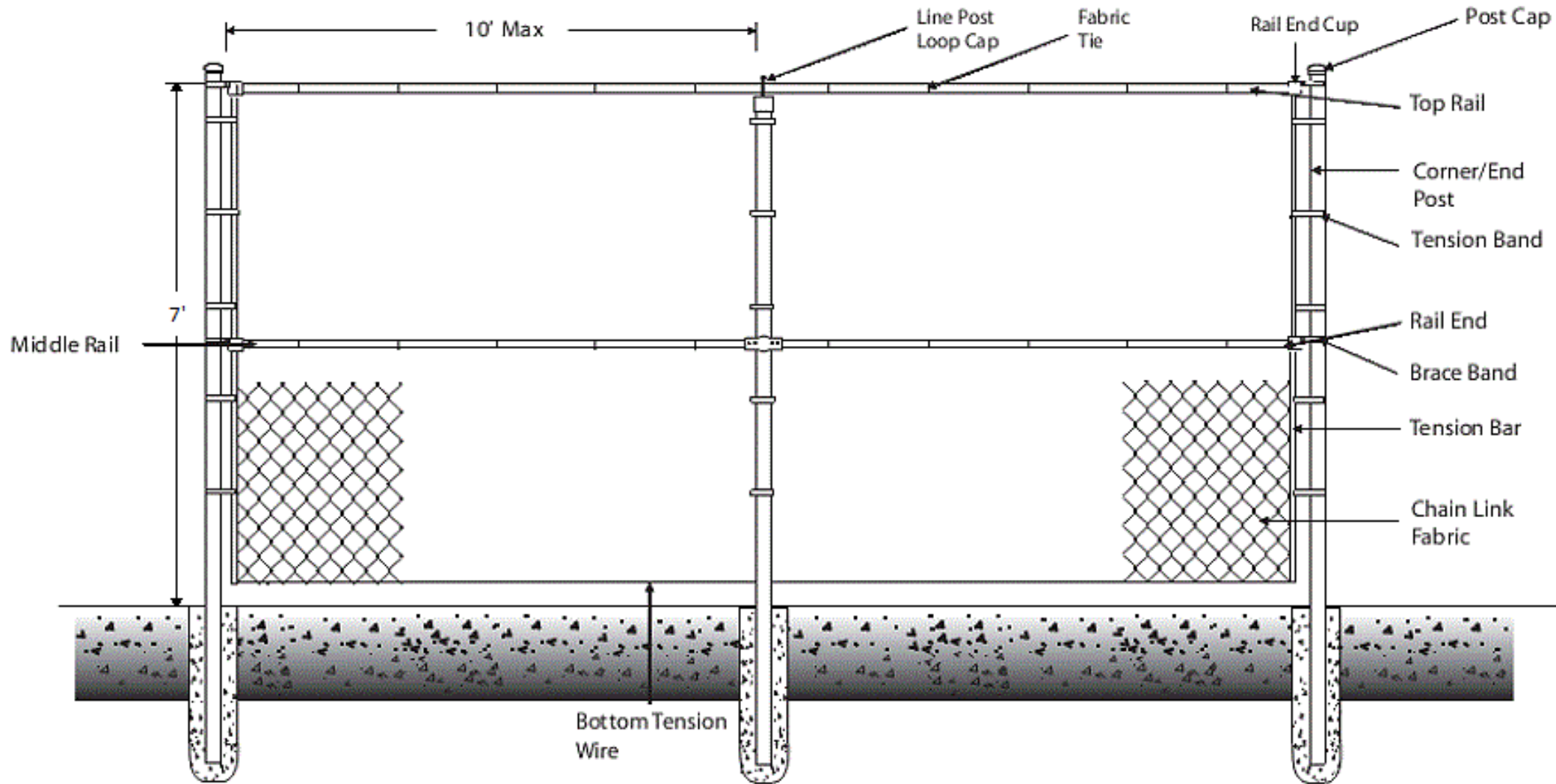


# Setback dimensions from Property Lines





## Chain-link Fence Detail





~6'-5"

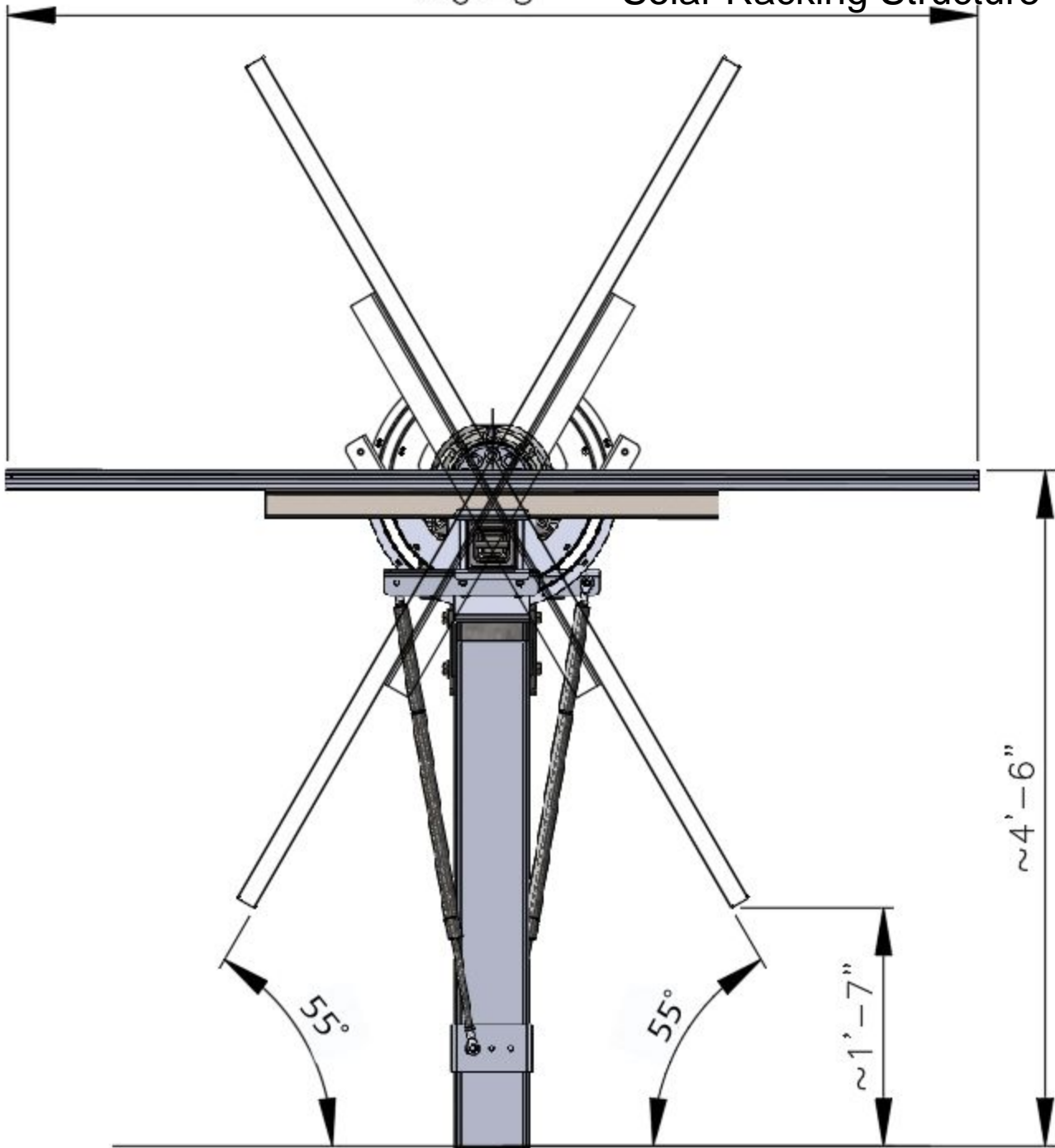
Solar Racking Structure

~4'-6"

~1'-7"

55°

55°



**Section 466.APPENDIX C Levels 2 to 4 Application**

**Level 2, Level 3 & Level 4  
Interconnection Request Application Form  
(Greater than 25 kW to 10 MVA or less)**

**Interconnection Customer Contact Information**

Name: Kendall County , Attn: Jim Smiley  
Mailing Address: 804 W John St, Suite B  
City: Yorkville State: IL Zip Code: 60560  
Telephone (Daytime): 630-553-4102 (Evening): \_\_\_\_\_  
Facsimile Number: \_\_\_\_\_ E-Mail Address: jsmiley@co.kendall.il.us

Alternative Contact Information (if different from Customer Contact Information)

Name: GRNE Solar  
Mailing Address: 230 N Hicks Pl  
City: Palatine State: IL Zip Code: 60067  
Telephone (Daytime): 312-859-3417 (Evening): 312-859-3016  
Facsimile Number: \_\_\_\_\_ E-Mail Address: Eric.Peterman@grnesolar.com

Facility Address (if different from above): 811 John St  
City: Yorkville State: IL Zip Code: 60560  
Electric Distribution Company (EDC) Serving Facility Site: ComEd  
Electric Supplier (if different from EDC): Constellation Energy  
Account Number of Facility Site (existing EDC customers): 2118040067  
Inverter Manufacturer: CPS (Chint Power Systems) Model: SCA50KTL-DO/US-480

**Equipment Contractor**

Name: GRNE Solar  
Mailing Address: 230 N Hicks Pl  
City: Palatine State: IL Zip Code: 60067  
Telephone (Daytime): 312-859-3417 (Evening): 312-859-3016  
Facsimile Number: \_\_\_\_\_ E-Mail Address: Eric.Peterman@grnesolar.com

**Electrical Contractor** (if different from Equipment Contractor)

Name: Midwestern Electric, INC.

Mailing Address: 1620, E Chicago Ave

City: East Chicago State: IN Zip Code: 46312

Telephone (Daytime): 219-397-4444 (Evening): \_\_\_\_\_

Facsimile Number: \_\_\_\_\_ E-Mail Address: EC@Midwesternelectricinc.com

License Number: \_\_\_\_\_

**Electric Service Information for Customer Facility Where Generator Will Be Interconnected**

Capacity: \_\_\_\_\_ (Amps) Voltage: 480 (Volts)

Type of Service: ☐ Single Phase ☒ Three Phase

If 3 Phase Transformer, Indicate Type:

Primary Winding ☒ Wye ☐ Delta

Secondary Winding ☒ Wye ☐ Delta

Transformer Size: \_\_\_\_\_ Impedance: \_\_\_\_\_

**Intent of Generation**

- ☐ Offset Load (Unit will operate in parallel, but will not export power to EDC)
- ☒ Net Meter (Unit will operate in parallel and will export power pursuant to Illinois Net Metering or other filed tariffs)
- ☐ Wholesale Market Transaction (Unit will operate in parallel and participate in PJM or MISO markets pursuant to a PJM Wholesale Market Participation Agreement or MISO equivalent)
- ☐ Back-up Generation (Units that temporarily operate in parallel with the electric distribution system for more than 100 milliseconds)

Note: Backup units that do not operate in parallel for more than 100 milliseconds do not need an interconnection agreement.

### **Generator & Prime Mover Information**

ENERGY SOURCE (Hydro, Wind, Solar, Process Byproduct, Biomass, Oil, Natural Gas, Coal, etc.): <b>Solar</b>		
ENERGY CONVERTER TYPE (Wind Turbine, Photovoltaic Cell, Fuel Cell, Steam Turbine, etc.): <b>Photovoltaic</b>		
GENERATOR SIZE: <b>50</b> <input checked="" type="checkbox"/> kW or <input type="checkbox"/> kVA	NUMBER OF UNITS: <b>24</b>	TOTAL CAPACITY: <b>1200</b> <input checked="" type="checkbox"/> kW or <input type="checkbox"/> kVA
GENERATOR TYPE (Check one): <input type="checkbox"/> Induction <input checked="" type="checkbox"/> Inverter <input type="checkbox"/> Synchronous <input type="checkbox"/> Other _____		

### **Requested Procedure Under Which to Evaluate Interconnection Request<sup>1</sup>**

Please indicate below which review procedure applies to the interconnection request. The review procedure used is subject to confirmation by the EDC.

- ☒ **Level 2** – Lab-certified interconnection equipment with an aggregate electric nameplate capacity not exceeding the specifications in Section 466.90(b)(2). Lab-certified is defined in Section 466.30. (Application fee is \$100 plus \$1.00 per kVA.)
- ☐ **Level 3** – Distributed generation facility does not export power. Nameplate capacity rating is less than or equal to 50 kW if connecting to area network or less than or equal to 10 MW if connecting to a radial distribution feeder. (Application fee amount is \$500 plus \$2.00 per kVA.)
- ☐ **Level 4** – Nameplate capacity rating is less than or equal to 10 MVA and the distributed generation facility does not qualify for a Level 1, Level 2 or Level 3 review, or the distributed generation facility has been reviewed but not approved under a Level 1, Level 2 or Level 3 review. (Application fee amount is \$1,000 plus \$2.00 per kVA, to be applied toward any subsequent studies related to this application.)

<sup>1</sup> **Note:** Descriptions for interconnection review categories do not list all criteria that must be satisfied. For a complete list of criteria, please refer to 83 Ill. Adm. Code 466, Electric Interconnection of Distributed Generation Facilities.

### **Distributed Generation Facility Information**

**Commissioning Date:** 11/01/2018

**List interconnection components/systems to be used in the distributed generation facility that are lab-certified.**

Component/System

NRTL Providing Label & Listing

1. Module-Yingli, YL335D-36b (Nov16) (335W)
2. Inverter- CPS,SCA50KTL-DO/US-480
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Please provide copies of manufacturer brochures or technical specifications.

**Energy Production Equipment/Inverter Information:**

☐ Synchronous    ☐ Induction    ☒ Inverter    ☐ Other \_\_\_\_\_

Rating: 50 kW

Rating: 50 kVA

Rated Voltage: 480 Volts

Rated Current: 60.2 Amps

System Type Tested (Total System): ☒ Yes    ☐ No; attach product literature

**For Synchronous Machines:**

**Note: Contact EDC to determine if all the information requested in this section is required for the proposed distributed generation facility.**

Manufacturer: \_\_\_\_\_

Model No.: \_\_\_\_\_ Version No.: \_\_\_\_\_

Submit copies of the Saturation Curve and the Vee Curve

☐ Salient    ☐ Non-Salient

Torque: \_\_\_\_\_ lb/ft    Rated RPM: \_\_\_\_\_    Field Amperes: \_\_\_\_\_ at rated  
voltage and current and \_\_\_\_\_ % PF over-excited

Type of Exciter: \_\_\_\_\_

Output Power of Exciter: \_\_\_\_\_

Type of Voltage Regulator: \_\_\_\_\_ Locked Rotor

Current: \_\_\_\_\_ Amps    Synchronous Speed: \_\_\_\_\_ RPM

Winding Connection: \_\_\_\_\_ Min. Operating Freq./Time: \_\_\_\_\_

Generator Connection:    ☐ Delta    ☐ Wye    ☐ Wye Grounded

Direct-axis Synchronous Reactance: (Xd) \_\_\_\_\_ ohms

Direct-axis Transient Reactance: (X'd) \_\_\_\_\_ ohms

Direct-axis Sub-transient Reactance: (X"d) \_\_\_\_\_ ohms  
Negative Sequence Reactance: \_\_\_\_\_ ohms  
Zero Sequence Reactance: \_\_\_\_\_ ohms  
Neutral Impedance or Grounding Resister (if any): \_\_\_\_\_ ohms

**For Induction Machines:**

**Note: Contact EDC to determine if all the information requested in this section is required for the proposed distributed generation facility.**

Manufacturer: \_\_\_\_\_  
Model No.: \_\_\_\_\_ Version No.: \_\_\_\_\_  
Locked Rotor Current: \_\_\_\_\_ Amps  
Rotor Resistance (Rr): \_\_\_\_\_ ohms Exciting Current: \_\_\_\_\_ Amps  
Rotor Reactance (Xr): \_\_\_\_\_ ohms Reactive Power Required: \_\_\_\_\_  
Magnetizing Reactance (Xm): \_\_\_\_\_ ohms \_\_\_\_\_ VARs (No Load)  
Stator Resistance (Rs): \_\_\_\_\_ ohms \_\_\_\_\_ VARs (Full Load)  
Stator Reactance (Xs): \_\_\_\_\_ ohms  
Short Circuit Reactance (X"d): \_\_\_\_\_ ohms  
Phases: ☐ Single ☐ Three Phase  
Frame Size: \_\_\_\_\_ Design Letter: \_\_\_\_\_ Temp. Rise: \_\_\_\_\_ °C.

**Reverse Power Relay Information (Level 3 Review Only)**

Manufacturer: \_\_\_\_\_  
Relay Type: \_\_\_\_\_ Model Number: \_\_\_\_\_  
Reverse Power Setting: \_\_\_\_\_  
Reverse Power Time Delay (if any): \_\_\_\_\_

**Additional Information For Inverter-Based Facilities**

**Inverter Information:**

Manufacturer: CPS Model: SCA50KTL-DO/US-480  
Type: ☐ Forced Commutated ☐ Line Commutated  
Rated Output: 50000 Watts 50000 Volts  
Efficiency: 98.80 % Power Factor: 1 %  
Inverter UL 1741 Listed: ☒ Yes ☐ No

**DC Source / Prime Mover:**

Rating: \_\_\_\_\_ kW      Rating: \_\_\_\_\_ kVA

Rated Voltage: \_\_\_\_\_ Volts

Open Circuit Voltage (if applicable): \_\_\_\_\_ Volts

Rated Current: \_\_\_\_\_ Amps

Short Circuit Current (if applicable): \_\_\_\_\_ Amps

**Other Facility Information:**

One Line Diagram attached: ☒ Yes

Plot Plan attached: ☒ Yes

**Customer Signature**

I hereby certify that all of the information provided in this Interconnection Request Application Form is true.

Applicant Signature: \_\_\_\_\_

Title: Director of Facility management      Date: \_\_\_\_\_

An application fee is required before the application can be processed. Please verify that the appropriate fee is included with the application:

Amount: \$1,300

**EDC Acknowledgement**

Receipt of the application fee is acknowledged and this interconnection request is complete.

EDC Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Source: Amended at 41 Ill. Reg. 862, effective January 20, 2017)



## United City of Yorkville

*County Seat of Kendall County*

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-8545

Fax: 630-553-3436

Website: [www.yorkville.il.us](http://www.yorkville.il.us)

August 10, 2018

Mr. Eric Peterman

Owner

GRNE Solar

230 N Hicks Place

Palatine, IL 60067

VIA E-MAIL ([eric@GRNEsolar.com](mailto:eric@GRNEsolar.com))

RE: **GRNE Solar – Kendall County Government Campus**  
**Follow-up Letter for Special Use Permit Application for a Solar Farm**

Dear Mr. Peterman,

This correspondence is intended to follow-up on the recent Plan Council meeting held on August 9, 2018 to discuss the proposed Special Use Permit application for a proposed solar farm project at the above-referenced location. Per that discussion, below are the comments presented during the Plan Council meeting for which additional information, revised plans and/or a written response is requested:

### **Community Development Comments:**

#### ***Plat of Survey***

- A Plat of Survey of the subject property will need to be provided.

#### ***Glare Study***

- A glare/glint study of the proposed solar panel material shall be provided based upon industry standards or manufacturers report. Additionally, please provide the distance, in linear feet, of the closest solar module to the nearest neighboring property with a building and roadway on the Site Plan.

#### ***Height***

- A dimensioned elevation and/or manufacturers cut sheet of the proposed solar panel at full tilt to verify the maximum overall height shall be provided.
- Section 19-7-D of the City's Zoning Ordinance, the minimum clearance between the lowest point of the system and the surface which the system is mounted is ten (10) feet.



The exhibit shows a one foot seven inch (1'7") minimum clearance. Provide a statement clarifying why the minimum clearance does not meet the required standard.

### ***Fencing***

- It was noted by the petitioner's attorney that the Kendall County Sheriff's office has requested that the northern, western and eastern fence lines remaining fully transparent and unobstructed. The petitioner must provide a copy of that request in writing from the Kendall County Sheriff's office for consideration.
- Staff continues to recommend a 100% opaque fence around the entire perimeter of the proposed solar field, in either a wood or non-metallic material. Additionally, the overall fence height shall meet or exceed the height of the solar panel at full tilt.
- A dimensioned elevation and/or manufacturers cut sheet of the proposed perimeter fence is required. Staff recommends in addition to the fencing along the southern fence line facing the existing residential homes, a landscape buffer to soften the view of the expanse of fencing.

### ***Accessory Use***

- Section 19-4-D states that alternative energy systems shall be an accessory to the principal permitted use. Please confirm that the Kendall County campus and the parcel the proposed solar farm will be located will be consolidated into a single parcel to comply with the accessory use standard.

### ***Landscape Plan***

- Per Section 8-12-2-H of the Landscape Ordinance, a Tree Preservation Plan is required for all lots five (5) acres or greater in area. No live trees with a four inch (4") DBH (diameter breast height) may be removed without first submitting an application for tree removal and receiving approval from the City. A Tree Preservation Plan and a landscape plan will be required as part of the Special Use application.

### ***Site Access***

- The proposed site access should be clarified on the site plan.

### ***Decommission***

- Section 10-19-9-A-3 states prior to permit issuance, the owner shall sign an acknowledgement that said owner will be responsible for any and all enforcement costs and remediation costs resulting from any violations of that chapter. The costs include, but are not limited to, removal of system, property restoration upon removal of the system, city legal expenses and hearing costs associated with violations of that chapter.
- Section 10-19-4-E states all alternative energy systems inactive or inoperable for a period of 12 continuous months shall be deemed abandoned and the owner is required to repair or remove the system from the property at the owner's expense within 90 days of notice from the City. To ensure compliance, staff will recommend as a condition of the special use, the petitioner provide a security guarantee in a form acceptable to the City to cover such costs including, but not limited to the removal, property restoration, and city legal expenses.
- In addition to the security, staff will also recommend a blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code, as a condition of the Special Use approval.

**Engineering Comments:**

- Please refer to the attached comments prepared by Engineering Enterprises Inc. (EEL) dated August 2, 2018. These work items listed in the review letter will become conditions of your Special Use and a requirement for issuance of a building permit.

Revised plans and/or responses to the comments requested herein should be provided no later than **Friday, August 24, 2018**, so that staff may incorporate the necessary information into our review of the plans for upcoming committee/commission meetings regarding the Special Use request.

Upon satisfactory receipt of the information requested by the aforementioned deadline, you will be tentatively placed on the Tuesday, September 4, 2018 Economic Development Committee meeting.

Should you have any additional questions, please feel free to contact me at 630-553-8573, or via email: [knoble@yorkville.il.us](mailto:knoble@yorkville.il.us).

Sincerely,

Krysti J. Barksdale-Noble, AICP  
Community Development Director

Encl.

Cc: Gary Golinski, Mayor (via e-mail)  
Bart Olson, City Administrator (via e-mail)  
Erin Willrett, Assistant City Administrator (via e-mail)  
Jason Engberg, AICP (via e-mail)  
Kathleen Field-Orr, City Attorney (via e-mail)  
Brad Sanderson, EEL, City Engineer (via-email)  
Lisa Pickering, Deputy City Clerk (via e-mail)  
Dan Kramer, Petitioner's Attorney (via e-mail)



August 2, 2018

Ms. Krysti Barksdale-Noble  
Community Development Director  
United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560

**Re: GRNE Solar – Kendall County Complex  
Site Layout – 1<sup>st</sup> Submittal  
United City of Yorkville, Kendall County, Illinois**

Dear Krysti:

We are in receipt of the following items for the above referenced project:

- GRNE Solar Design Packet (10 pages) for Kendall County.
- Follow-up Letter for Special Use Permit Application for a Solar Array Development dated April 2, 2018 and prepared by United City of Yorkville Community Development Department
- Setback Dimensions to Property Lines plan, Chain-Link fence detail, and Solar Racking Structure detail prepared by GRNE Solar.
- Interconnection Request Application Form (6 pages) prepared by GRNE Solar.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

**General**

1. For the project to proceed engineering plans would need to be provided. The plans would need to include, but not be limited to, the following items:
  - a. Existing Conditions and Demolition Plan
  - b. Grading and Drainage Plan
  - c. Utility Plan
  - d. Erosion Control Plan
  - e. Construction Specifications and Details
  - f. Perimeter fence layout and details
2. The Zoning Ordinance prohibits the use of chain-link fencing except for vinyl coated chain-link fencing in side and rear yards. An alternative fencing detail that isn't restricted by the Zoning Ordinance should be provided.
3. The proposed site access should be clarified. It appears the access should be off an extension of the existing entrance stub off of John Street opposite from the Courthouse entrance just northeast of the Solar

Array Development. The access drive and connection to the road should be shown on the engineering plans and any access easement or agreement provided as necessary.

4. A Stormwater Permit and stormwater management report including all required runoff and detention calculations is required for development. Since the site is a non-residential parcel larger than 3 acres with more than 45,000 square feet of proposed development, detention will be required in accordance with the ordinance requirements.
5. A wetland determination/delineation will be required in accordance with the City wetland ordinance requirements.
6. In accordance with the Landscape Ordinance, a tree preservation plan will be required because the lot is greater than 5 acres in area. GRNE Solar has stated that they will provide a tree preservation plan once a contractor has been selected for the work. A landscape plan should be provided as well.
7. Since the site disturbs more than one acre, a NPDES Construction Permit from the IEPA will be required. The Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) will need to be submitted to IEPA a minimum of 30 days prior to the start of construction.
8. Security will be required that will provide for removal of the system. In addition, a blanket easement allowing the City to remove the abandoned system will also be necessary. GRNE Solar has stated that they will comply with Section 10-19-9-A-3 of the Zoning Ordinance and that they have included decommissioning as a part of their agreement with Kendall County. This should be confirmed with the City.

The Developer should make the necessary revisions and re-submit plans and supporting documents along with a disposition letter for further review. If you have any questions or require additional information, please contact our office.

Sincerely,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.  
Vice President

BPS/TNP/BCS

pc: Mr. Bart Olson, City Administrator (Via e-mail)  
Ms. Erin Willrett, Assistant City Administrator (Via e-mail)  
Mr. Jason Engberg, Senior Planner (Via e-mail)  
Mr. Eric Dhuse, Director of Public Works (Via e-mail)  
Mr. Pete Ratosh, Building Department (Via e-mail)  
Ms. Dee Weinert, Admin Assistant (Via e-mail)  
Ms. Lisa Pickering, Deputy Clerk (Via e-mail)  
Mr. Eric Peterman, GRNE Solar (Via e-mail)  
TNP, JAM, EEI (Via e-mail)



## **Responses to Items from the Plan Council Meeting on August 9, 2018**

### **Solar Project for Kendall County Campus**

#### **Table of Contents:**

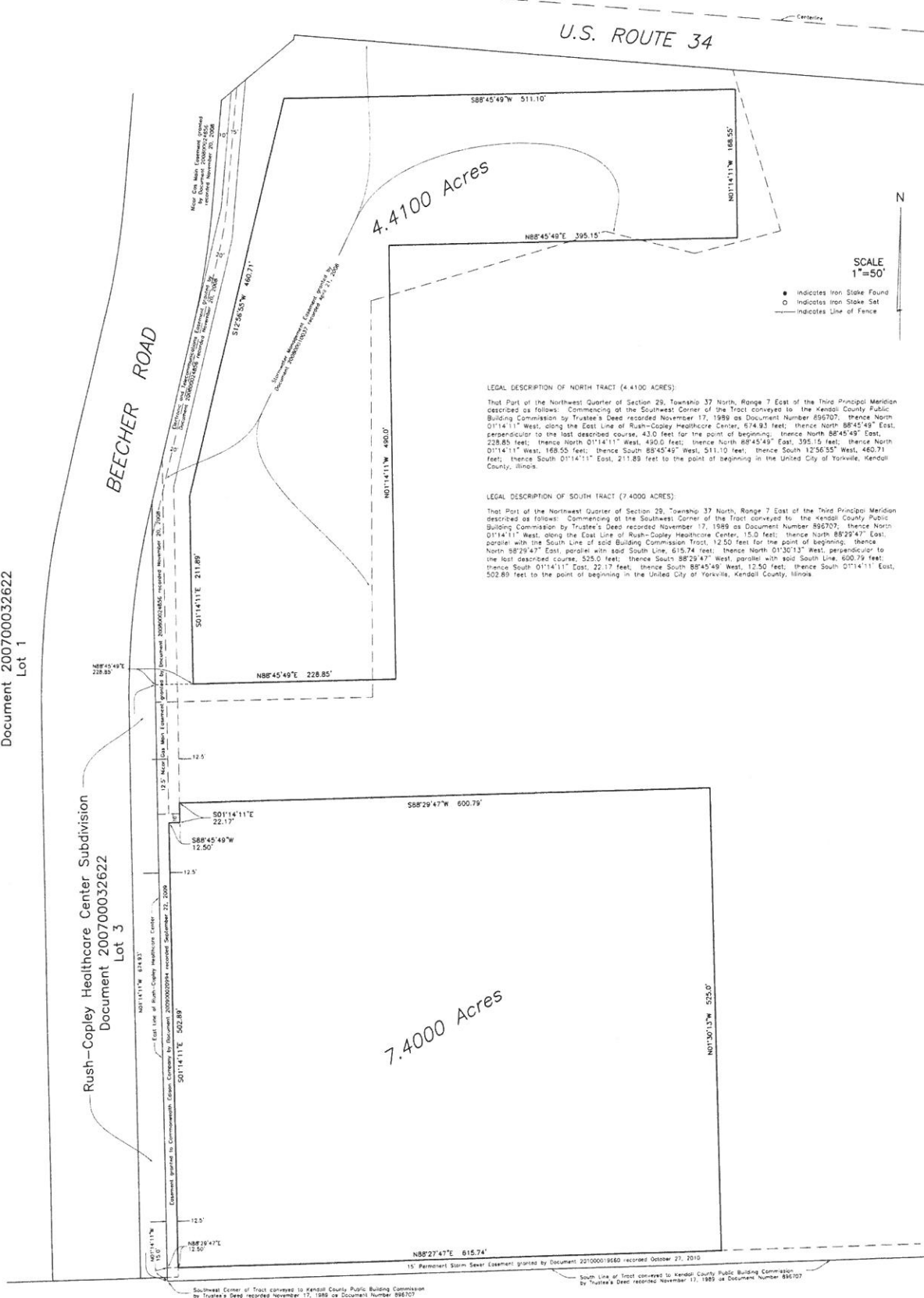
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Glare Study.....	Page 4-6
Height.....	Pages 7-10
Fencing.....	Pages 11-12
Accessory Use.....	Page 13
Landscape Plan.....	Pages 14
Site Access.....	Page 15
Decommission.....	Pages 16

# PLAT OF SURVEY

EASEMENT PLAT  
PART OF THE NORTHWEST QUARTER OF SECTION 29, T37N-R7E, 3rd PM  
UNITED CITY OF YORKVILLE KENDALL COUNTY ILLINOIS

Rush-Copley Healthcare Center Subdivision  
Document 200700032622  
Lot 1

Rush-Copley Healthcare Center Subdivision  
Document 200700032622  
Lot 3



JOB NO.	18036
JOB NAME	KENDALL COUNTY
DWG FILE	18036
REVISION DATE	

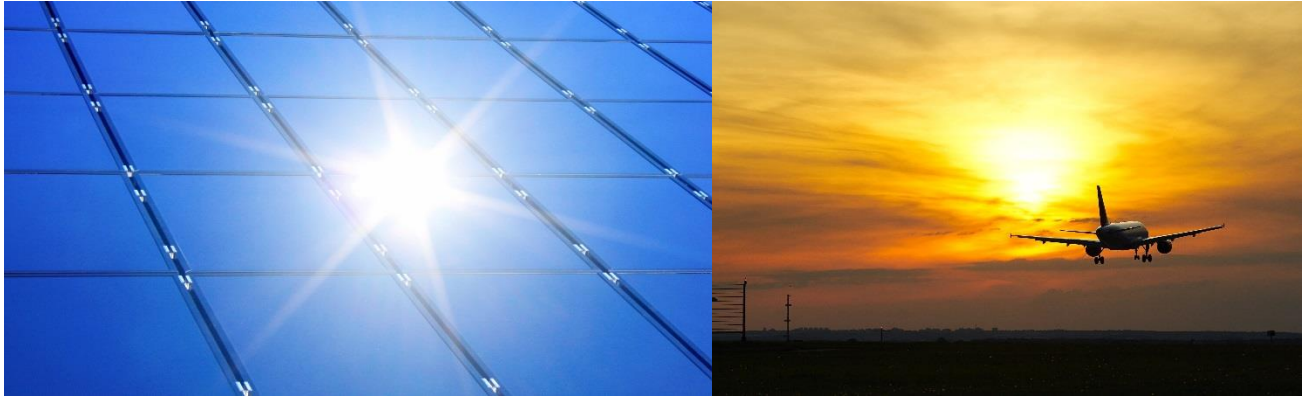
Phillip D. Young and Associates, Inc.  
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

11078 South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580

LEGAL DESCRIPTION OF SOUTH TRACT (7.4000 ACRES):

That Part of the Northwest Quarter of Section 29, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of the Tract conveyed to the Kendall County Public Building Commission by Trustee's Deed recorded November 17, 1989 as Document Number 896707; thence North  $01^{\circ}14'11''$  West, along the East Line of Rush-Copley Healthcare Center, 15.0 feet; thence North  $88^{\circ}29'47''$  East, parallel with the South Line of said Building Commission Tract, 12.50 feet for the point of beginning; thence North  $88^{\circ}29'47''$  East, parallel with said South Line, 615.74 feet; thence North  $01^{\circ}30'13''$  West, perpendicular to the last described course, 525.0 feet; thence South  $88^{\circ}29'47''$  West, parallel with said South Line, 600.79 feet; thence South  $01^{\circ}14'11''$  East, 22.17 feet; thence South  $88^{\circ}45'49''$  West, 12.50 feet; thence South  $01^{\circ}14'11''$  East, 502.89 feet to the point of beginning in the United City of Yorkville, Kendall County, Illinois.

# Solar and Glare



## I. Introduction

A common misconception about solar photovoltaic (PV) panels is that they inherently cause or create “too much” glare, posing a nuisance to neighbors and a safety risk for pilots. While in certain situations the glass surfaces of solar PV systems can produce glint (a momentary flash of bright light) and glare (a reflection of bright light for a longer duration), light absorption, rather than reflection, is central to the function of a solar PV panel - to absorb solar radiation and convert it to electricity. Solar PV panels are constructed of dark-colored (usually blue or black) materials and are covered with anti-reflective coatings. Modern PV panels reflect as little as two percent of incoming sunlight, about the same as water and less than soil or even wood shingles (SEIA/Sandia 2013). Some of the concern and misconception is likely due to the confusion between solar PV systems and concentrated solar power (CSP) systems. CSP systems typically use an array of mirrors to reflect sunlight to heat water or other fluids to create steam that turns an electric generator. These typically involve large ground-mounted reflectors, usually in remote desert locations, and are not installed in residential or commercial areas or near airports.

Solar PV system on the left compared to a parabolic trough CSP system on the right. Photo Copyright DOE/NREL/ORNL



## II. PV on or near airports



# Solar and Glare

As of June 2013, there were over 30 solar projects in operation at airports in 15 different states (Barrett 2013). Solar installations have been successfully located at or near US international airports in Boston, New York, San Francisco, and Denver, among others. Yet concerns over glint (a quick reflection) and glare (a longer reflection) often arise when a PV system is proposed on or near an airport. Pilots are familiar with both glint and glare as reflection is a common phenomenon, especially off of bodies of water or in the form of glare from the sun itself. However, issues can arise if the solar PV system were to cast glare into an air traffic control tower.<sup>1</sup>

The Federal Aviation Administration (FAA) has been actively reviewing the impact of glare from solar panels to streamline an evaluation process that ensures safety while creating more opportunity for solar installations on or near airports. The FAA filed notice of its Interim Policy for review of solar energy systems on federally obligated airports (i.e. airports which receive federal funding) in October of 2013.<sup>2</sup> This policy requires that a sponsor of a federally obligated airport must request FAA review and approval to install solar on its "airport layout plan." Federally-obligated airports must also notify the FAA of its intent to construct any solar installation by filing FAA form 7460-1. The interim FAA policy also requires the use of the Solar Glare Hazard Analysis Tool for on-airport solar development.

## III. FAA and the Solar Glare Hazard Analysis Tool

In order to understand and model glare in accordance with FAA standards, Sandia National Laboratories developed the Solar Glare Hazard Analysis Tool (SGHAT). Standardized safety metrics define what glare intensity will cause unwanted visual impacts to Air Traffic Control towers and airplane pilots. SGHAT can be used to evaluate the potential of a particular PV array to produce glare intensity, predicting when and where glare will occur from a prescribed PV array at user-defined observation points (i.e. from the Air Traffic Control Tower or from a series of points along an aircraft landing route) and be combined with Google maps for an easy user interface. In instances where glare may be a concern, the tool can prescribe minor adjustments to the tilt, direction, and location of the panels to alleviate any issues. SGHAT will predict annual energy production for the various adjusted positions (SEIA/Sandia PPT).

## IV. Role for Local Governments

Local governments may wish to include airport guidance within their local zoning ordinances that address solar PV. The North Carolina Solar Center *Template Solar Energy Development Ordinance for North Carolina*<sup>3</sup> includes a section on airports and recommends aviation notification steps for both on-airport solar projects and installations within 5 nautical miles of an airport. In addition to amendments to local zoning codes, local governments have the opportunity to conduct outreach to airports,

<sup>1</sup> <http://www.unionleader.com/article/20120830/NEWS02/708309966/0/newhampshire>

<sup>2</sup> <http://www.gpo.gov/fdsys/pkg/FR-2013-10-23/pdf/2013-24729.pdf>

<sup>3</sup> [http://ncsc.ncsu.edu/wp-content/uploads/Template-Solar-Ordinance\\_V1.0\\_12-18-13.pdf](http://ncsc.ncsu.edu/wp-content/uploads/Template-Solar-Ordinance_V1.0_12-18-13.pdf)

# Solar and Glare

organizations and local stakeholders about methods for predicting and managing glare impacts from solar panels near airports or other locations. Such outreach furthers the safety goals of the FAA and the solar energy development goals of municipalities and communities. Spreading awareness of the safety of PV systems along with FAA guidance and glare measurement tools will help foster informed communities and enable the deployment of safe and productive solar PV projects in locations where glint and glare may be of concern.

## V. Useful Links

Sandia Solar Glare Mapping Tools: <https://share.sandia.gov/phlux>

## V. Citations

Barrett, S., June 2013, Glare Factor: Solar Installations And Airports, *Solar Industry*, Volume 6, Number 5. [http://www.solarindustrymag.com/issues/SI1306/FEAT\\_02\\_Glare\\_Factor.html](http://www.solarindustrymag.com/issues/SI1306/FEAT_02_Glare_Factor.html).

Federal Register 2013, etc.: <http://www.gpo.gov/fdsys/pkg/FR-2013-10-23/pdf/2013-24729.pdf>

SEIA/Sandia Webinar on Solar PV and Glare:

<http://www.seia.org/sites/default/files/resources/Final%20FAA%20Webinar%20Slides%20August%202013.pdf>

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**Authors: Caroline Palmer and Chad Laurent, Meister Consultants Group, Inc.**

**Meister Consultants Group, Inc. | 98 N. Washington St., Suite 302, Boston, MA 02114 | [www.mc-group.com](http://www.mc-group.com)**

*This fact sheet, produced by Meister Consultants Group, Inc., is supported by the following team of organizations: ICLEI-USA; International City/County Management Association (ICMA); Solar Electric Power Association (SEPA); Interstate Renewable Energy Council, Inc. (IREC); North Carolina Solar Center (NCSC); The Solar Foundation (TSF); American Planning Association (APA); and National Association of Regional Councils (NARC).*

*This material is based upon work supported by the U.S. Department of Energy under Award Number DE-EE0003525. This fact sheet was prepared as an account of work sponsored by an agency of the United States Government. Neither the United States Government nor any agency thereof, nor any of their employees, makes any warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed, or represents that its use would not infringe on privately owned rights. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise does not necessarily constitute or imply its endorsement, recommendation, or favoring by the United States Government or any agency thereof. The views and opinions of authors expressed herein do not necessarily state or reflect those of the United States Government or any agency thereof.*

HEIGHT

$\sim 6' - 5''$

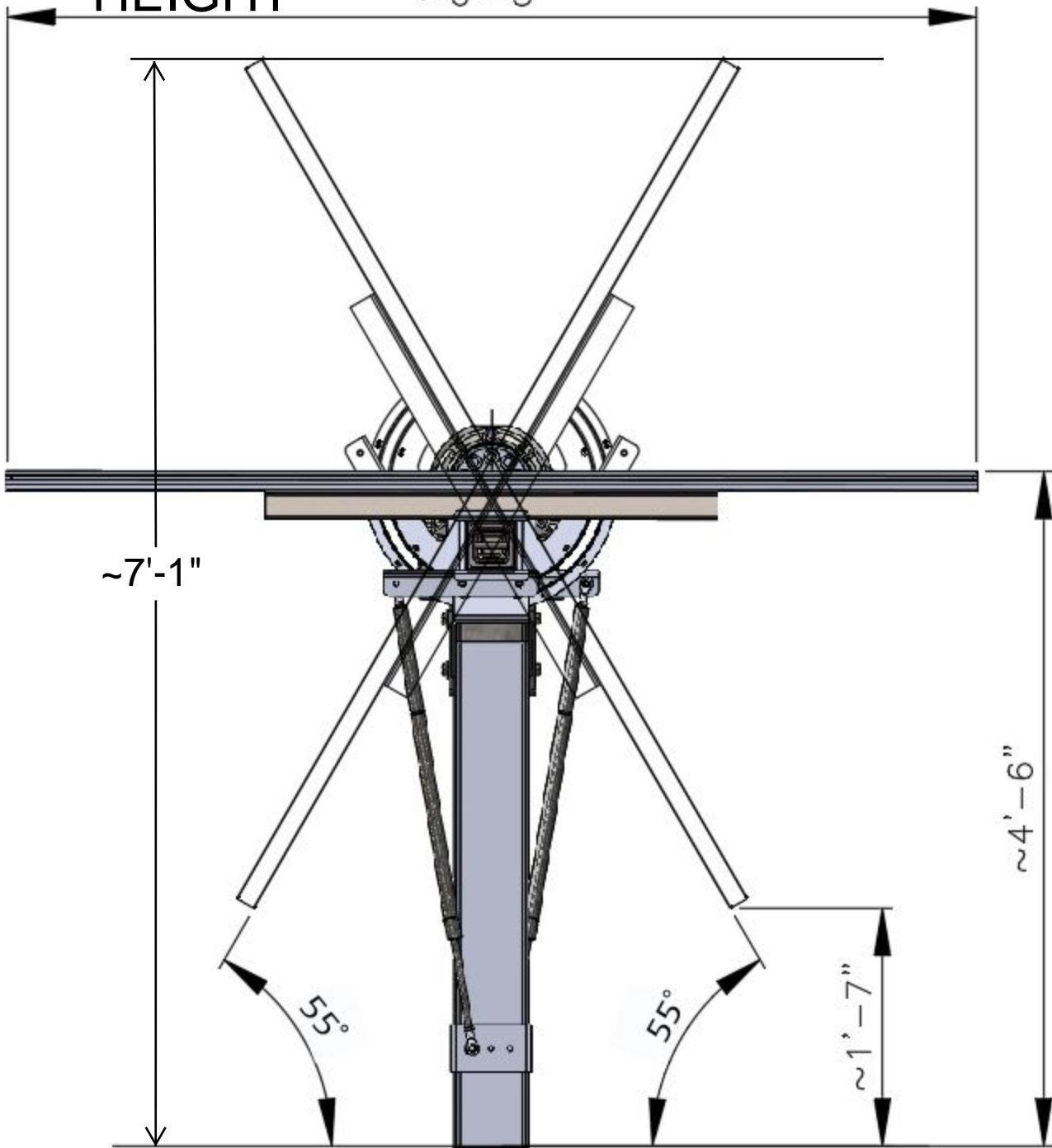
$\sim 7' - 1''$

$\sim 4' - 6''$

$\sim 1' - 7''$

$55^\circ$

$55^\circ$



## HEIGHT

*Section 19-7-D of the City's Zoning Ordinance, the minimum clearance between the lowest point of the system and the surface which the system is mounted is ten (10) feet. The exhibit shows a one foot seven inch (1'7") minimum clearance. Provide a statement clarifying why the minimum clearance does not meet the required standard.*

The diagram on the previous page detailing the solar array is designed to manufacturer's specifications. At these specifications this is a minimum ground clearance of 1'7". The current zoning ordinance requires a minimum distance of 10' clearance from the ground. This would not meet any of the industry's racking specifications and would further lift the solar modules off the ground causing them to be more visible and would cause issues with wind load rating. The 1'7" clearance will provide a discrete installation of the solar modules which will allow them to be fully covered by the fencing and will meet manufacturer specification and building requirements with wind load ratings.



**DuraTrack® HZ v3**

**RELIABILITY IS POWER.**

**167 X**

fewer components than  
competitive trackers

**99.9996%**

Uptime Reliability

**ARRAY TECHNOLOGIES, INC.**

3901 Midway Place NE  
Albuquerque, NM 87109 USA

+1 505.881.7567  
+1 855.TRACKPV (872.2578)  
+1 505.881.7572

sales@arraytechinc.com

arraytechinc.com

**THE MOST RELIABLE TRACKER UNDER THE SUN**

**HIGHEST POWER DENSITY.**

Higher density means more power and more profit. DuraTrack HZ v3 offers the unique ability to maximize the power density of each site, boasting 6% more density than our closest competitor.

**LEADING TERRAIN ADAPTABILITY.**

Uneven terrain? Hill yes! Our flexibly linked architecture, with articulating driveline joints and forgiving tolerances, create the most adaptable system in market for following natural land contours and creates the greatest power generation potential from every site.

**FEWER COMPONENTS. GREATER RELIABILITY.**

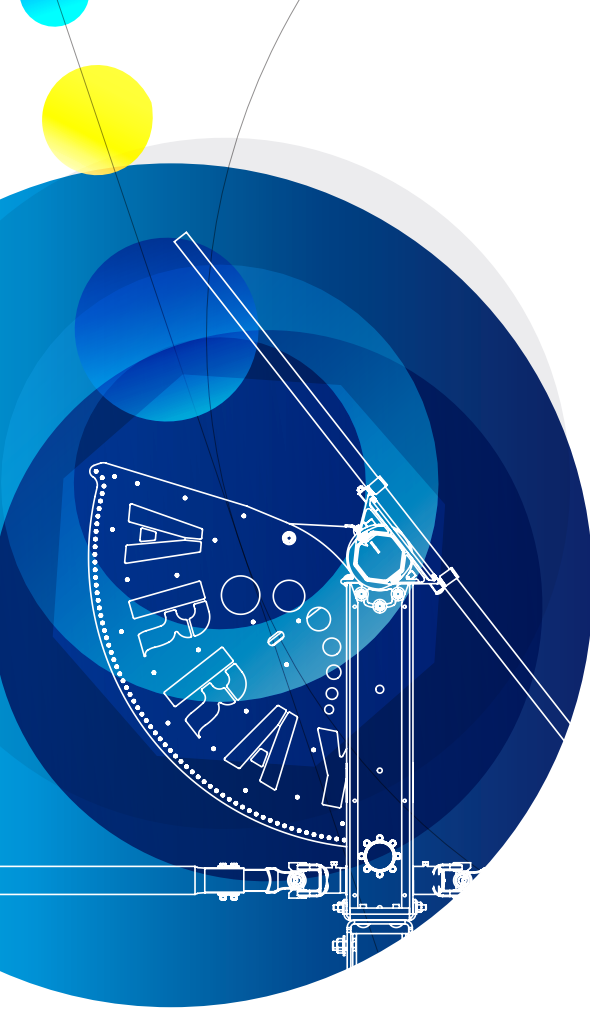
Less is more. Array was founded on a philosophy of engineered simplicity. Minimizing potential failure points (167 times fewer components than competitors), DuraTrack HZ v3 consistently delivers higher reliability and an unmatched uptime of 99.99%.

**FAILURE-FREE WIND DESIGN.**

DuraTrack HZ v3 was designed and field tested to withstand some of the harshest conditions on the planet. It is the only tracker on the market that reliably handles wind events with a fully integrated, fully automatic wind-load mitigation system.

**ZERO SCHEDULED MAINTENANCE.**

Three decades of solar tracker system design, engineering and testing has resulted in uncompromising reliability. Maintenance-free motors and gears, fewer moving parts, and industrial-grade components means maintenance-free energy generation.



## DuraTrack® HZ v3

### COST VERSUS VALUE

We believe value is more than the cost of a tracking system. It's about building with forgiving tolerances and fewer parts so construction crews can work efficiently. It means protecting your investment with a failure-free wind management system. It also includes increasing power density. But most of all, value is measured in operational uptime, or reliability. Ours is 99.996%... and we're still improving on it.

### THE GLOBAL LEADER IN RELIABILITY

Array has spent decades designing and perfecting the most reliable tracker on the planet. Fewer moving parts, stronger components and intelligent design that protects your investment in the harshest weather are but a few of the innovative differences that keep your system running flawlessly all day and you resting easy at night.

#### STRUCTURAL & MECHANICAL FEATURES/SPECIFICATIONS

Tracking Type	Horizontal single axis
kW per Drive Motor	Up to 907 kW DC using 360W crystalline
String Voltage	Up to 1,500V DC
Maximum Linked Rows	28
Maximum Row Size	80 modules (crystalline, 1,000V DC) & 90 modules (crystalline, 1,500V DC)
Drive Type	Rotating gear drive
Motor Type	2 HP, 3 PH, 480V AC
Motors per 1 MW AC	Less than 2
East-West / North-South Dimensions	Site / module specific
Array Height	54" standard, adjustable (46" min height above grade)
Ground Coverage Ratio (GCR)	Flexible, 28-45% typical, others supported on request
Terrain Flexibility	N-S tolerance: 0°-8.5° Standard, option to increase Driveline: 40° in all directions
Modules Supported	Most commercially available, including frameless crystalline and thin film
Tracking Range of Motion	± 52°
Operating Temperature Range	-30°F to 130°F (-34°C to 55°C)
Module Configuration	Single-in-portrait standard. Two-or-three in landscape (framed or frameless), four-in-landscape (thin film) also available.
Module Attachment	Single fastener, high-speed mounting clamps with integrated grounding. Traditional rails for crystalline in landscape, custom racking for thin film and frameless crystalline per manufacturer specs.
Materials	HDG steel and aluminum structural members
Allowable Wind Load (IBC 2012)	135 mph, 3-second gust exposure C
Wind Protection	Passive mechanical system relieves wind and obstruction damage — no power required

#### ELECTRONIC CONTROLLER FEATURES/SPECIFICATIONS

Solar Tracking Method	Algorithm with GPS input
Control Electronics	MCU plus Central Controller
Data Feed	MODBUS over Ethernet to SCADA system
Night-time Stow	Yes
Tracking Accuracy	± 2° standard, field adjustable
Backtracking	Yes

#### INSTALLATION, OPERATION & MAINTENANCE

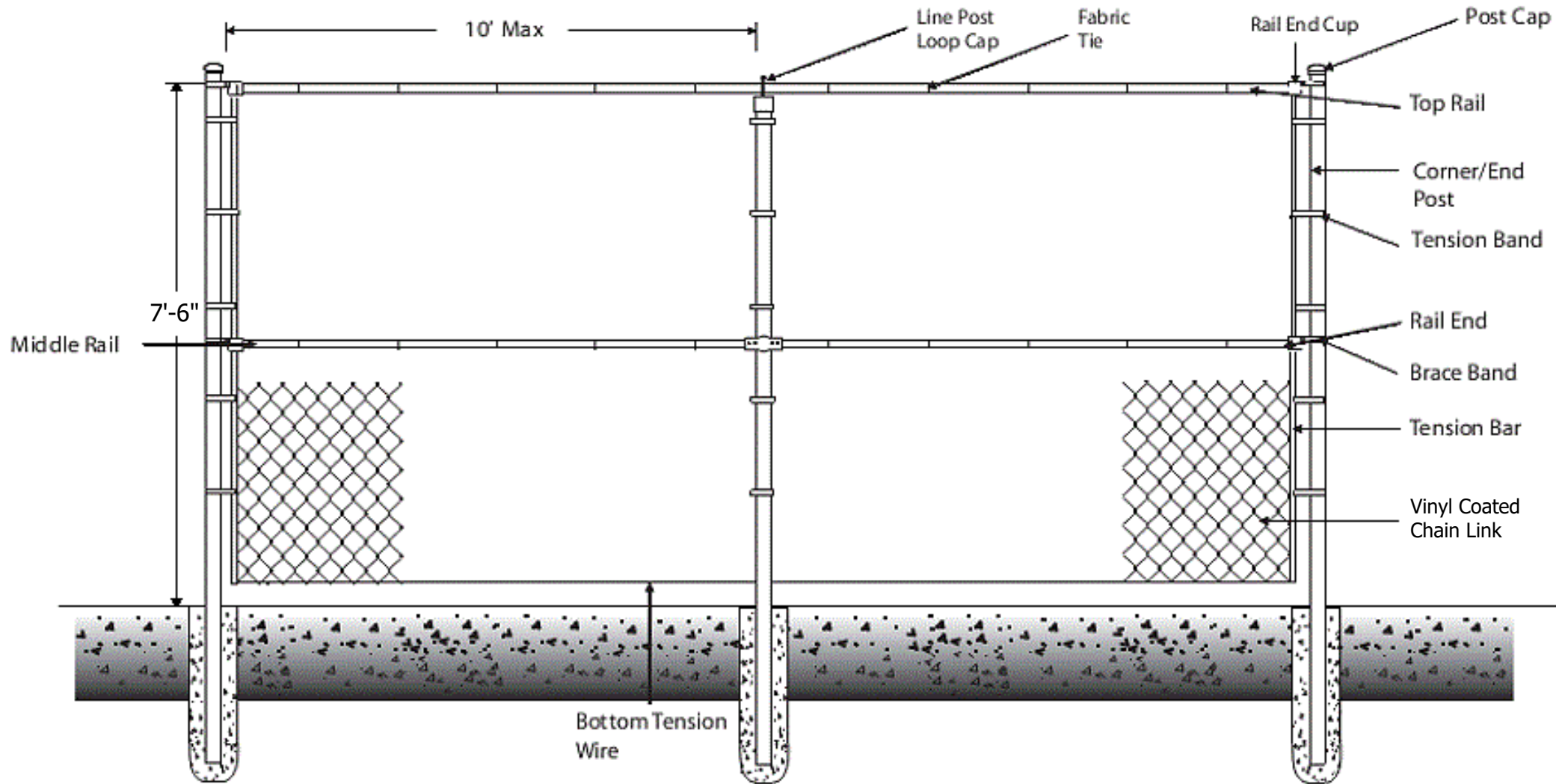
PE Stamped Structural Calculations & Drawings	Yes
On-site Training & System Commissioning	Yes
Connection Type	Fully bolted connections, no welding
In-field Fabrication Required	No
Dry Slide Bearings & Articulating Driveline Connections	No lubrication required
Scheduled Maintenance	None required

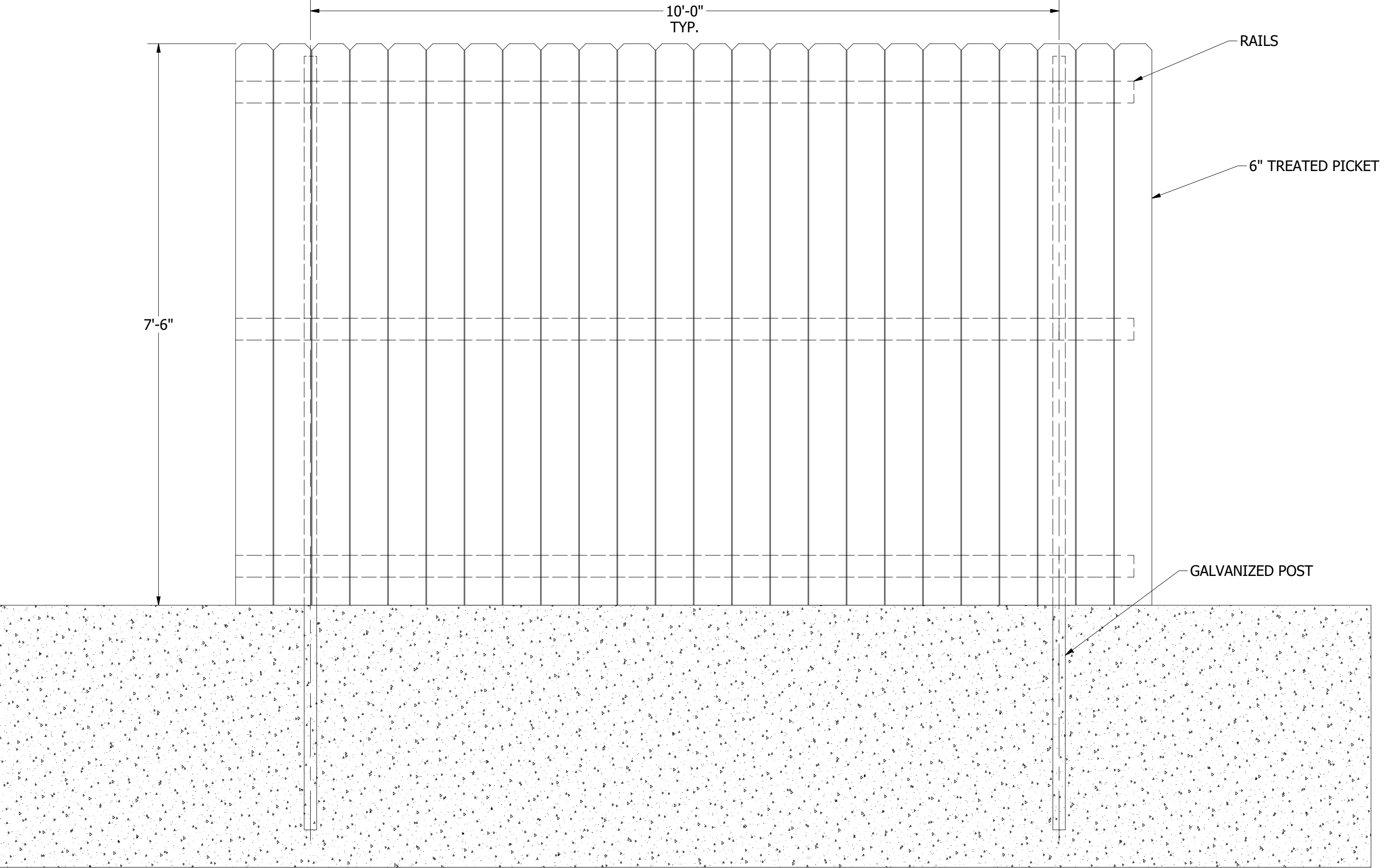
#### GENERAL

Annual Power Consumption (kWh per 1 MW)	400 kWh per MW per year, estimated
Land Area Required per 1 MW	Approx. 5 to 5.75 acres per MW @ 33% GCR (site and design specific)
Energy Gain vs. Fixed-Tilt	Up to 25%, site specific
Warranty	10 year structural, 5 year drive & control components
Patent Numbers	US patent 8,459,249. US patent 9,281,778. US patent 9,581,678 B2 and patents pending
Codes and Standards	UL Certified (3703 & 2703)



# FENCING





SOUTH FENCE DETAIL



## **ACCESSORY USE**

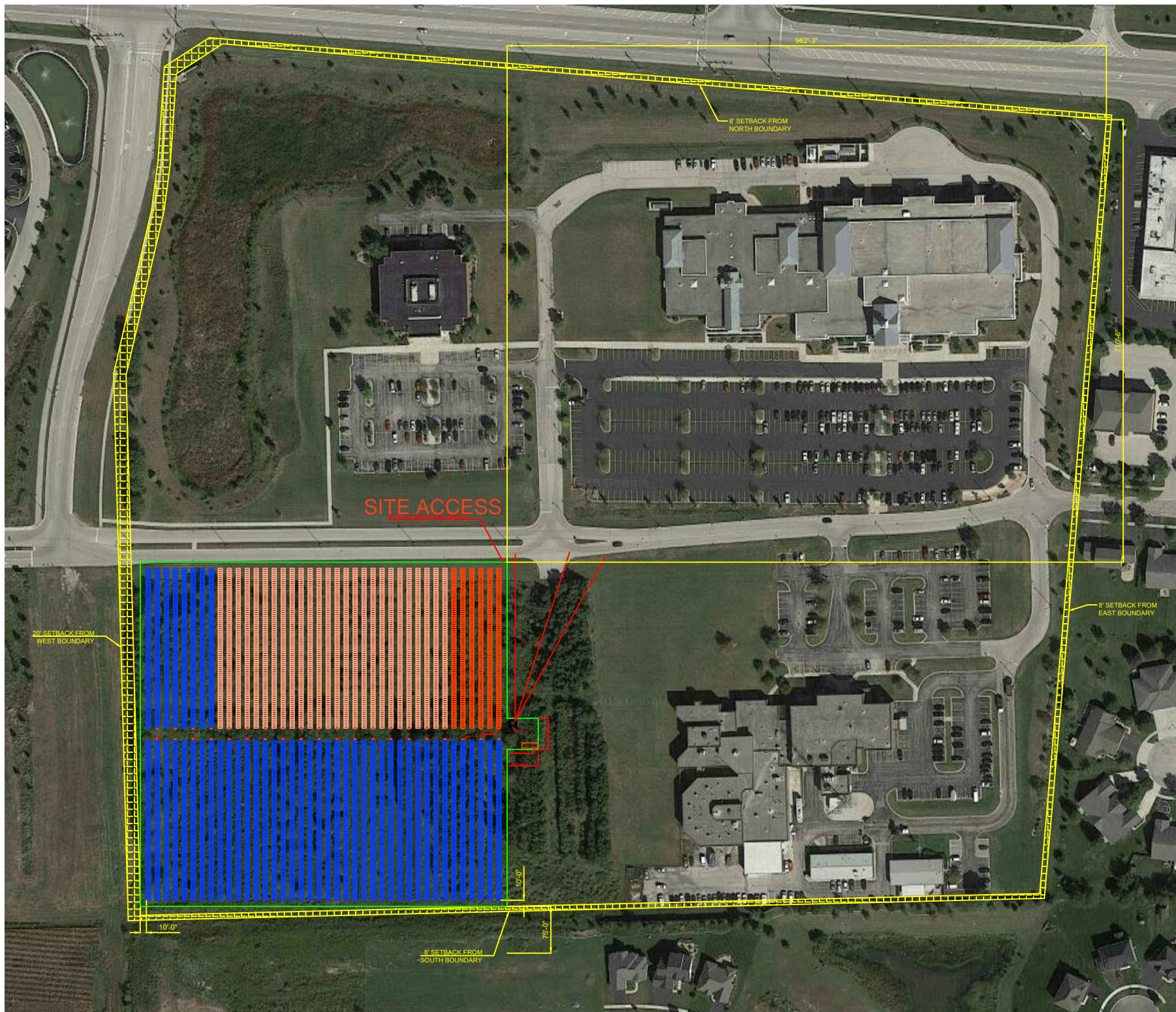
*Section 19-4-D states that alternative energy systems shall be an accessory to the principal permitted use. Please confirm that the Kendall County campus and the parcel the proposed solar farm will be located will be consolidated into a single parcel to comply with the accessory use standard.*

This is the case and has been provided.

## **LANDSCAPE PLAN**

*Per Section 8-12-2-H of the Landscape Ordinance, a Tree Preservation Plan is required for all lots five (5) acres or greater in area. No live trees with a four inch (4") DBH (diameter breast height) may be removed without first submitting an application for tree removal and receiving approval from the City. A Tree Preservation Plan and a landscape plan will be required as part of the Special Use application.*

This is being developed and will be provided.



## **DECOMMISSIONING**

- *Section 10-19-9-A-3 states prior to permit issuance, the owner shall sign an acknowledgement that said owner will be responsible for any and all enforcement costs and remediation costs resulting from any violations of that chapter. The costs include, but are not limited to, removal of system, property restoration upon removal of the system, city legal expenses and hearing costs associated with violations of that chapter.*
- *Section 10-19-4-E states all alternative energy systems inactive or inoperable for a period of 12 continuous months shall be deemed abandoned and the owner is required to repair or remove the system from the property at the owner's expense within 90 days of notice from the City. To ensure compliance, staff will recommend as a condition of the special use, the petitioner provide a security guarantee in a form acceptable to the City to cover such costs including, but not limited to the removal, property restoration, and city legal expenses.*
- *In addition to the security, staff will also recommend a blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code, as a condition of the Special Use approval.*

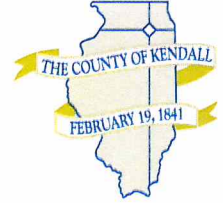
This is being discussed between the County and the City and will be provided.





Kendall County  
*Office of the Sheriff*

Dwight A. Baird, Sheriff  
1102 Cornell Lane Yorkville Illinois 60560  
Phone: 630-553-7500 Fax: 630-553-1972  
[www.co.kendall.il.us/sheriff](http://www.co.kendall.il.us/sheriff)



August 16, 2018

Krysti Barksdale Noble  
Community Development Director  
United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560

Via: [knoble@yorkville.il.us](mailto:knoble@yorkville.il.us)

RE: GRNE Solar Special Use Application

Dear Ms. Barksdale Noble:

Please be advised that I reviewed the Development Plan for the proposed Solar Panel Filed to Service the Kendall County Governmental Complex.

Continuing the overall planning strategy of my Predecessor in Office, Sheriff Richard Randall, it is of utmost safety importance for the Kendall County Sheriff's Department to ensure safety on the entire County Campus. Toward that end we have refrained from placing any obstructive views from the Sheriff's Department Headquarters not only in the land surrounding our facility, but in the complimentary currently existing Kendall County Courthouse and Public Health Building, as well as any future buildings that would be constructed on the Campus.

While we are cognizant of having screening between residential and non-residential uses, we would not object to a solid wood fence on the south side of the proposed solar field so that there is a buffer with residential users to the south even though there is a great distance between the uses. As to the other three sides of the project we would definitely require an open chain-linked type fence so that we have a clear field of vision from the second floor of our Sheriff's Building. This type of fencing would provide on-site views to our and the United City of Yorkville patrol officers if anyone were trespassing inside the facility. If this development creates any blind spots or any areas that would necessitate additional cameras, we would expect the GRNE Solar Company to be responsible to pay for them.

We are not at all worried about access given the roadway system that has been developed in that there would be an access gate to the facility which we will work with the Developer on having access to for public safety purposes.

If you should have any other questions please feel free to contact me at the Kendall County Sheriff's Department.

Respectfully Submitted,

*Dwight Baird*  
Dwight Baird,  
Kendall County Sheriff

*P.P. Harold Martin*  
*under sheriff*



**Hampton, Lenzini and Renwick, Inc.**  
Civil Engineers • Structural Engineers • Land Surveyors  
[www.hltrengineering.com](http://www.hltrengineering.com)

September 14, 2018

Mr. Eric Peterman  
GRNE Solar  
230 N. Hicks Place  
Palatine, IL 60067

Re: Tree and Shrub Inventory  
Kendall County Solar Project  
Yorkville, Kendall County, Illinois

Dear Mr. Peterman:

On September 10-12, 2018 Hampton, Lenzini and Renwick, Inc. (HLR) performed a tree and shrub inventory within the Kendall County Solar Project property located southeast of the intersection of John Street and Beecher Street in Yorkville, Illinois. The project area consists of an abandoned tree and shrub nursery.

The United City of Yorkville requires a survey of all trees measuring four inches in diameter-breast-height (DBH) or greater. Additionally, per a September 6, 2018 phone conversation with Ms. Krysti Barksdale-Noble, Community Development Director, the approximate number and species of shrubs were recorded but their locations were not surveyed as she stated this was not necessary.

### **Methodology**

All trees within the project area, measuring four inches in DBH or greater, were surveyed. A diameter measuring tape was used to determine DBH. For trees having more than one trunk (i.e., multi-stemmed trees), the largest diameter trunk was measured and the tree was noted as having multiple trunks. A numbered tag was nailed to each surveyed tree and its DBH, botanical name, common name, and general health (e.g., excellent, good, fair, poor, dead) were recorded.

Planted shrubs not having a stem measuring four inches in DBH or greater, were not tagged or surveyed; however, their presence was recorded and is noted on page 1 of the enclosed Tree and Shrub Inventory. Opportunistic (i.e., non-planted trees and shrubs) less than four inches DBH were not inventoried. Opportunistic species included honeysuckles (*Lonicera* spp.), black cherry (*Prunus serotina*), Eastern Cottonwood (*Populus deltoides*) among others.

The location of each inventoried tree was surveyed using a hand held Trimble R1GNSS receiver and overlaid on an aerial photograph as provided on page 2 of the Tree and Shrub Inventory. Locations of planted shrubs were marked on an aerial in the field and their locations transposed onto the Tree and Shrub Inventory.

## Results and Summary

A total of 848 trees comprised of 22 species were tagged and surveyed. A table summarizing all tagged and surveyed trees is provided on page 3 of the Tree and Shrub Inventory. The three most dominant species were river birch (*Betula nigra*), dwarf river birch (*Betula nigra* "Little King" var.), and red oak (*Quercus rubra*). Together, these three species account for approximately 70 percent of the trees recorded.

**Table 1** contains a summary of the recorded tree species by common and scientific name, number of individuals, and percentage of all trees. A complete tally of all inventoried trees is provided on page 3 of the Tree and Shrub Inventory.

**Table 1 - Individual Species Data**

Species (Common Name   Scientific Name)	Count	Percentage
American Elm ( <i>Ulmus americana</i> )	2	0.24%
American Hophornbeam ( <i>Ostrya virginiana</i> )	3	0.35%
Austrian Pine ( <i>Pinus nigra</i> )	1	0.12%
Basswood ( <i>Tilia americana</i> )	1	0.12%
Black Cherry ( <i>Prunus serotina</i> )	36	4.25%
Black Walnut ( <i>Juglans nigra</i> )	39	4.60%
Box Elder ( <i>Acer negundo</i> )	1	0.12%
Bradford Pear ( <i>Pyrus calleryana</i> )	5	0.59%
Bur Oak ( <i>Quercus macrocarpa</i> )	54	6.37%
Chinkapin Oak ( <i>Quercus muehlenbergii</i> )	1	0.12%
Common Buckthorn ( <i>Rhamnus cathartica</i> )	6	0.71%
Crabapple ( <i>Malus</i> sp.)	1	0.12%
Dwarf River Birch ( <i>Betula nigra</i> 'Little King' var.)	206	24.29%
Eastern Cottonwood ( <i>Populus deltoides</i> )	7	0.83%
English Oak ( <i>Quercus robur</i> )	1	0.12%
Green Ash ( <i>Fraxinus pennsylvanica</i> )	53	6.25%
Ohio Buckeye ( <i>Aesculus glabra</i> )	9	1.06%
Red Cedar ( <i>Juniperus virginiana</i> )	13	1.53%
Red Oak ( <i>Quercus rubra</i> )	148	17.45%
River Birch ( <i>Betula nigra</i> )	243	28.66%
Swamp White Oak ( <i>Quercus bicolor</i> )	17	2.00%
White Mulberry ( <i>Morus alba</i> )	1	0.12%
<b>Total</b>	<b>848</b>	<b>100.00%</b>

Table 2 presents the inventoried tree data by health. Health refers to the overall condition of the tree, specifically the vigor and productivity of the tree. Signs of disease, insects, presence of fungus, dead wood, or holes on the main trunk, and leaf condition are all considered when evaluating the health of the tree. In addition, bark damage, lean, cankers, and twig development are also used when evaluating the



health of a tree.

Most trees (over 39 percent) were classified as fair. This rating was mainly driven by the fact that the trees were planted close together in anticipation of being sold before reaching maturity. However, since the nursery is abandoned the trees are competing against each other for sunlight which has led to significant dieback of lower limbs (i.e., shade pruning). No trees in excellent condition were found. This was mainly due to the close growing conditions and competition for light. Dead trees accounted for almost three percent of the inventoried trees. All but one of the dead trees were green ash. Signs and symptoms of emerald ash borer (*Agrilus planipennis*) were present on the green ash.

**Table 2 - Tree Data by Health**

<b>Health</b>	<b>Count</b>	<b>Percentage</b>
Dead	21	2.48%
Poor	228	26.89%
Fair	334	39.39%
Good	265	31.25%
Excellent	0	0.0%
<b>Total</b>	<b>848</b>	<b>100.00%</b>

Please do not hesitate to contact me at 847-531-0288 if you should have any questions regarding this information.

Sincerely,

**HAMPTON, LENZINI AND RENWICK, INC.**

By: 

Patrick Hickey  
Certified Arborist (IL-1832A)

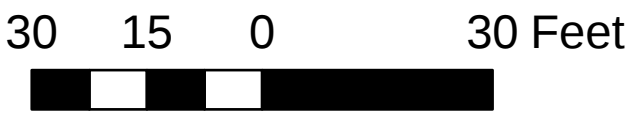
Enclosure: Tree and Shrub Inventory (3 pages)



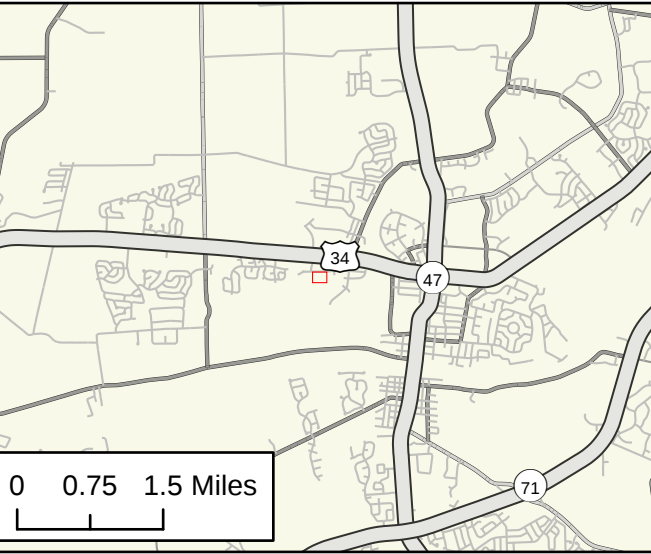
# GRNE Solar Kendall County Tree and Shrub Inventory

## Major Groupings of Trees and Shrubs

- Project Area
- American Fringe Tree  
(*Chionanthus virginicus*)
- American Highbush Cranberry  
(*Viburnum trilobum*)
- Arrowwood Viburnum  
(*Viburnum dentatum*)
- Black Walnut (*Juglans nigra*)
- Bur Oak (*Quercus macrocarpa*)
- Burning Bush (*Euonymus alatus*)
- Chinese Elm (*Ulmus parvifolia*)
- Flowering Crabapple (*Malus* sp.)
- Gray Dogwood (*Cornus racemosa*)
- Green Ash (*Fraxinus pennsylvanica*)
- Hop Hornbeam (*Ostrya virginiana*)
- Japanese Tree Lilac (*Syringa reticulata*) and Cocksbur Hawthorn (*Crataegus crus-galli*)
- Lilac (*Syringa* sp.)
- Ohio Buckeye (*Aesculus glabra*)
- Privet (*Ligustrum vulgare*)
- Privet (*Ligustrum* sp.)
- River Birch (*Betula nigra*) and Dwarf River Birch (*Betula nigra* 'Little King' var.)
- St. John's Wort (*Hypericum* sp.)
- White Oak (*Quercus alba*)
- Swamp White Oak (*Quercus bicolor*)
- Red Oak (*Quercus rubra*)
- Winterberry (*Ilex verticillata*)

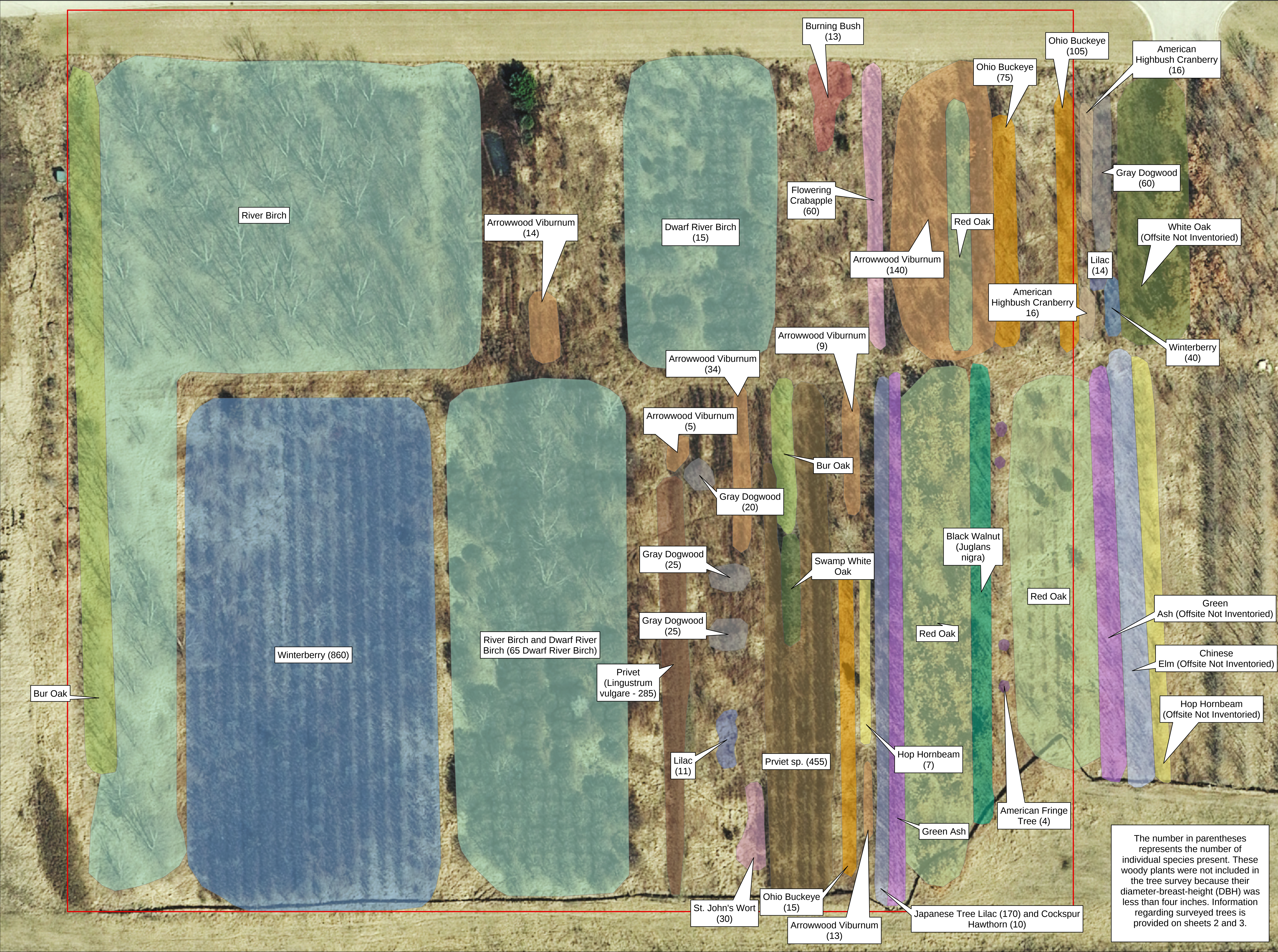


Scale: 1:300



Hampton, Lenzini and Renwick, Inc.  
Civil & Structural Engineers • Land Surveyors • Environmental Specialists  
ELGIN • WOODBRIDGE • SPRINGFIELD • MT. CARMEL  
www.hlrengineering.com

Cook Co 2012 Aerial Imagery (Contract No. 10-41-09)  
Raster Digital Data, Version 1.0. Published April 2013.  
Cook Co Board of Commissioners, USGS, US Census, IDOT





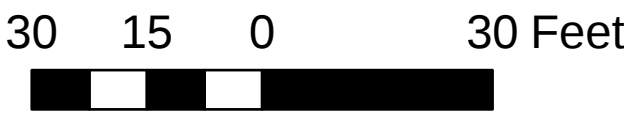
# GRNE Solar

## Kendall County

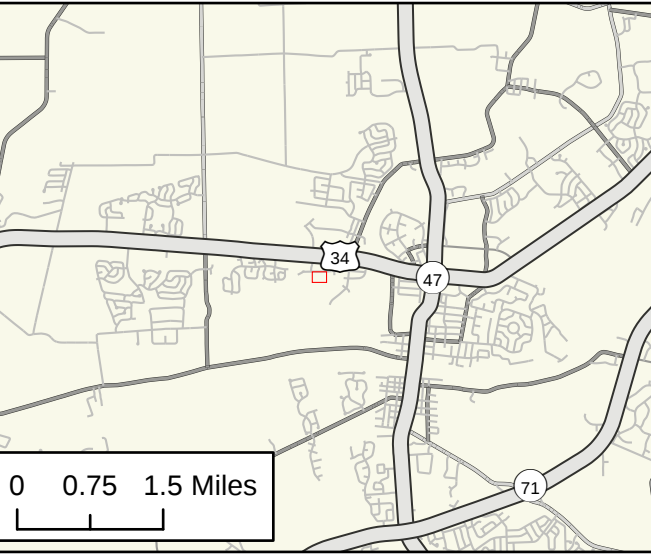
### Tree and Shrub Inventory

Tagged and Surveyed  
Tree Locations

- Project Area
- American Elm (*Ulmus americana*)
- American Hophornbeam (*Ostrya virginiana*)
- Austrian Pine (*Pinus nigra*)
- Basswood (*Tilia americana*)
- Black Cherry (*Prunus serotina*)
- Black Walnut (*Juglans nigra*)
- Box Elder (*Acer negundo*)
- Bradford Pear (*Pyrus calleryana*)
- Bur Oak (*Quercus macrocarpa*)
- Chinkapin Oak (*Quercus muehlenbergii*)
- Common Buckthorn (*Rhamnus cathartica*)
- Crabapple (*Malus* sp.)
- Dwarf River Birch (*Betula nigra* 'Little King' var.)
- Eastern Cottonwood (*Populus deltoides*)
- English Oak (*Quercus robur*)
- Green Ash (*Fraxinus pennsylvanica*)
- Ohio Buckeye (*Aesculus glabra*)
- Red Cedar (*Juniperus virginiana*)
- Red Oak (*Quercus rubra*)
- River Birch (*Betula nigra*)
- Swamp White Oak (*Quercus bicolor*)
- White Mulberry (*Morus alba*)



Scale: 1:300



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Cook Co 2012 Aerial Imagery (Contract No. 10-41-09)  
Raster Digital Data, Version 1.0. Published April 2013.  
Cook Co Board of Commissioners, USGS, US Census, IDOT



All trees having a DBH equal to or greater than four inches were tagged and surveyed.



Hampton, Lenzini and Renwick, Inc.



## **LANDSCAPE PLAN**

*Per Section 8-12-2-H of the Landscape Ordinance, a Tree Preservation Plan is required for all lots five (5) acres or greater in area. No live trees with a four-inch (4") DBH (diameter breast height) may be removed without first submitting an application for tree removal and receiving approval from the City. A Tree Preservation Plan and a landscape plan will be required as part of the Special Use application.*

Considering the site is currently a storage home for a subset of trees, a landscaping plan is being developed to help clear this space to prepare for the project. We are in discussion with the Sheriff's office, local stakeholder's, our attorney Dan Kramer, and the City of Yorkville to devise a plan that works for all parties.

The history of the trees at this site have been moved three times and have landed here as a staging area and were not meant for permanent residency. We are working to better understand the options for removal of these trees. Please see attached, the completed tree study performed by HLR Engineering. Also attached are renderings of the landscaping proposed on the south boundary of the property. These trees will be a coniferous species so as not to lose their leaves in the winter to have a year-round presence to help with aesthetics for the solar field. The trees shall be a height of 4' when installed and spaced at 35' on center to accommodate the mature nature of the trees.

### **Onsite Pictures of the current landscape**



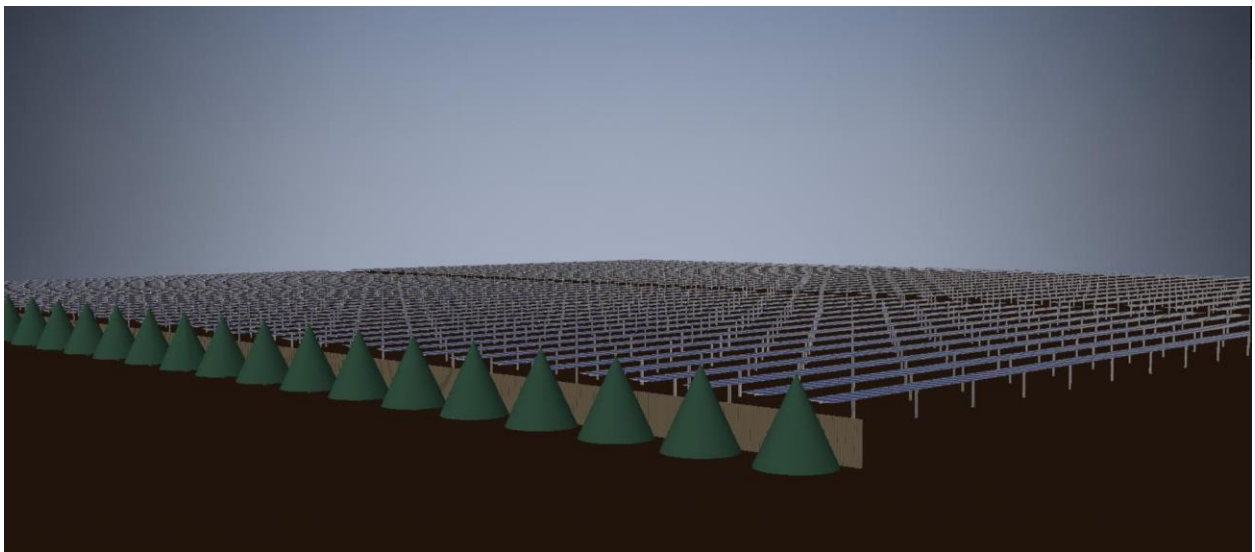
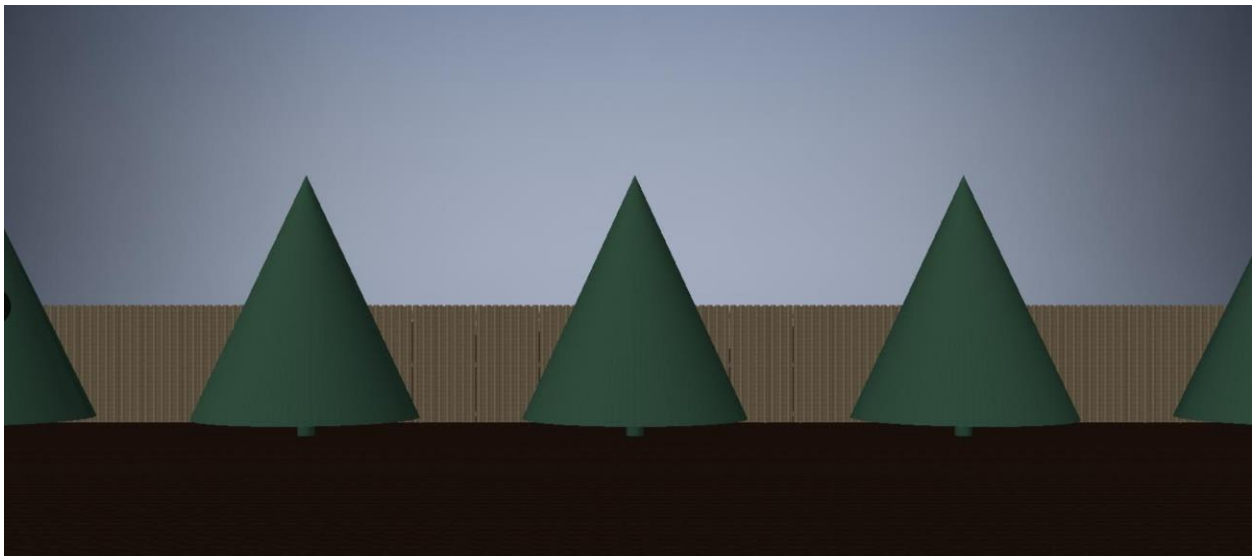
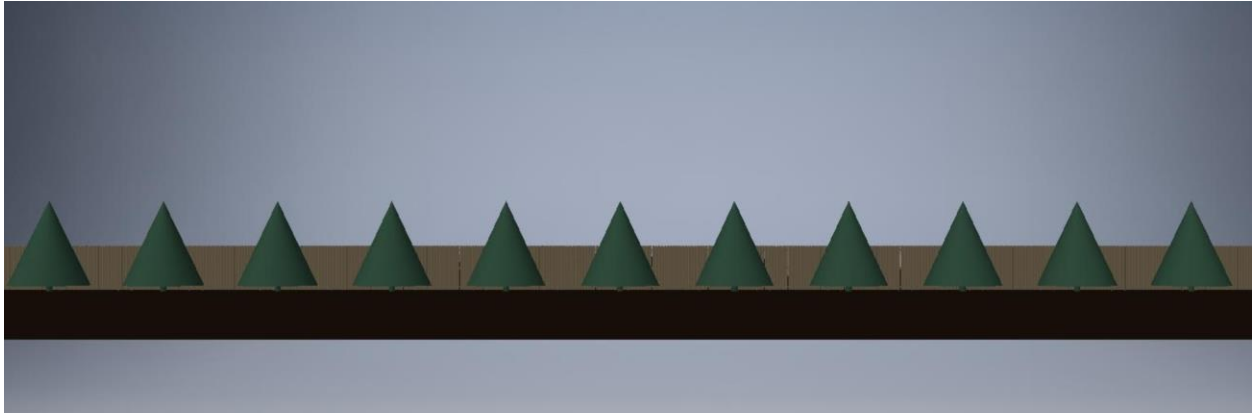


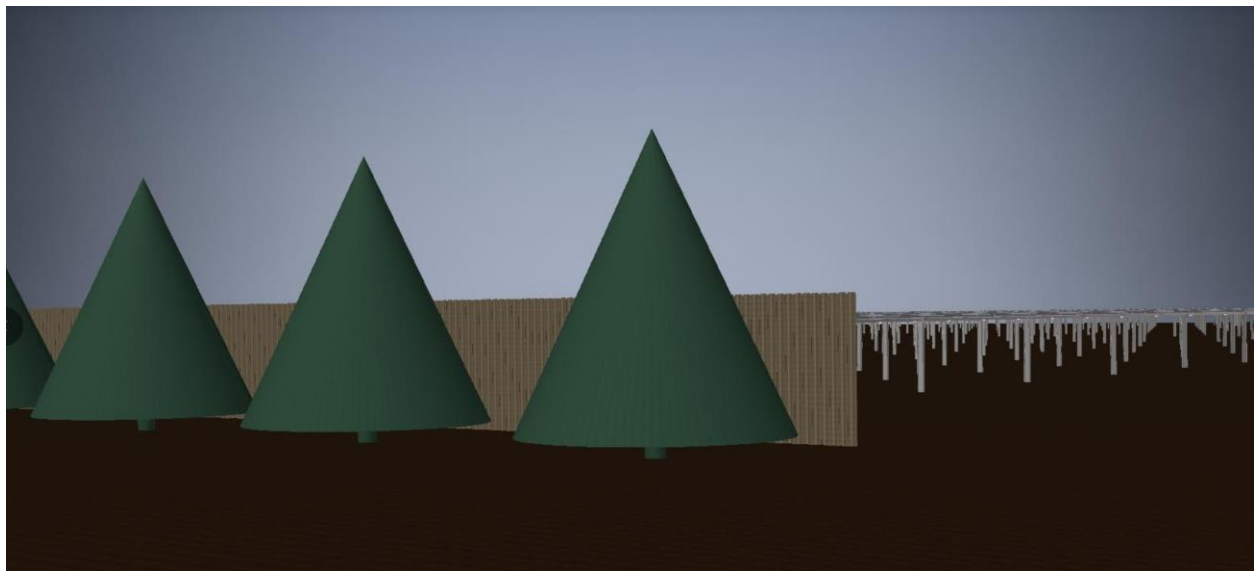
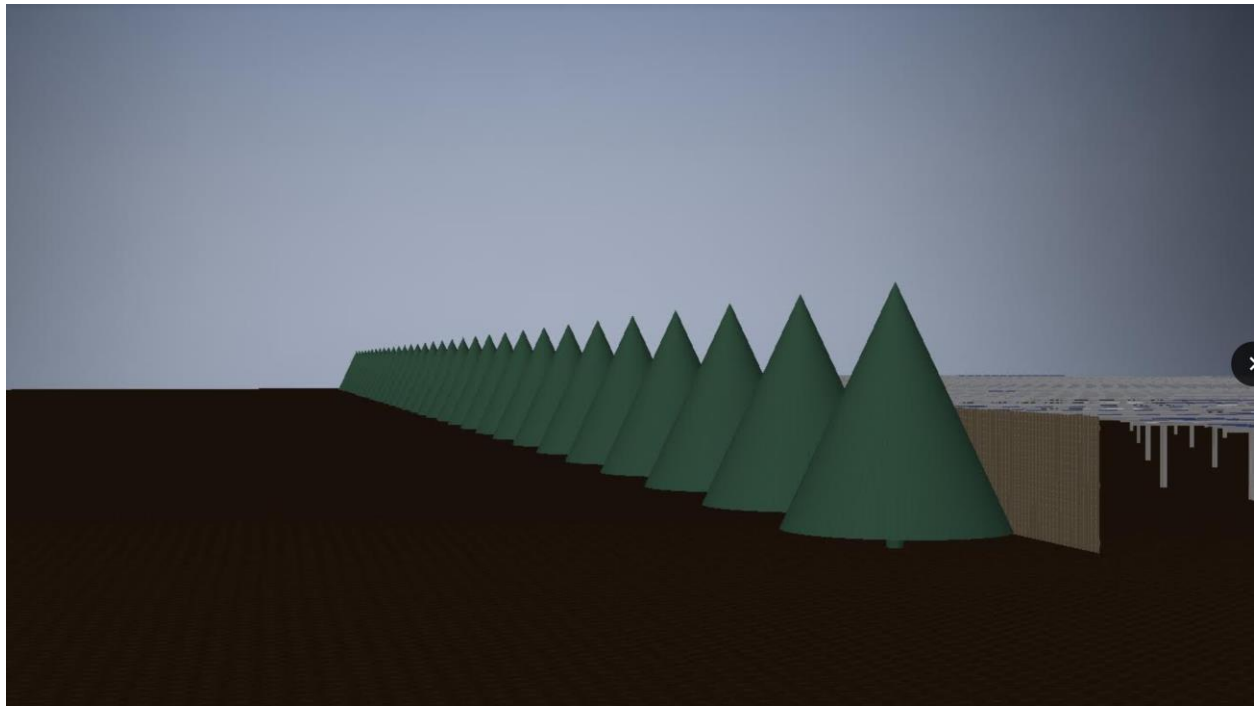






## Renderings of Landscape at the South side of Array







# BLACKBERRY WOODS HOMEOWNER'S ASSOCIATION

Open Forum





# AGENDA

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- Project Anatomy
- Sound Study
- Landscape Layout
- HOA Questions
- Site Maintenance
- Prior GRNE Installations

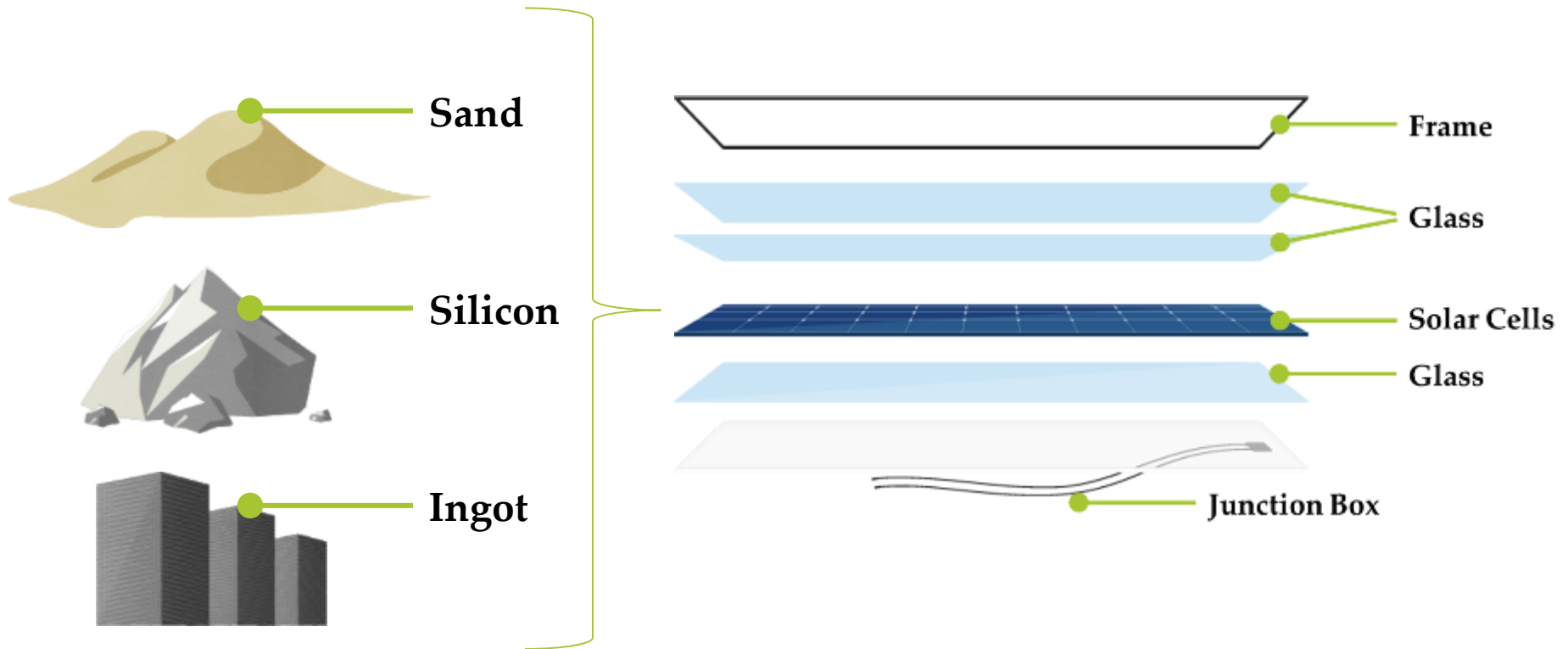


# SYSTEM ANATOMY

- **Racking System**
  - The racking system stabilizes the panels and necessary cables into place.
- **Solar Panels (PV Panels/Modules)**
  - Converts sunlight into electricity (direct current, DC).
- **Inverter**
  - This takes collected energy from the solar panels (DC) and converts it into operating power (alternating current, AC) or power that can be used by utility service.

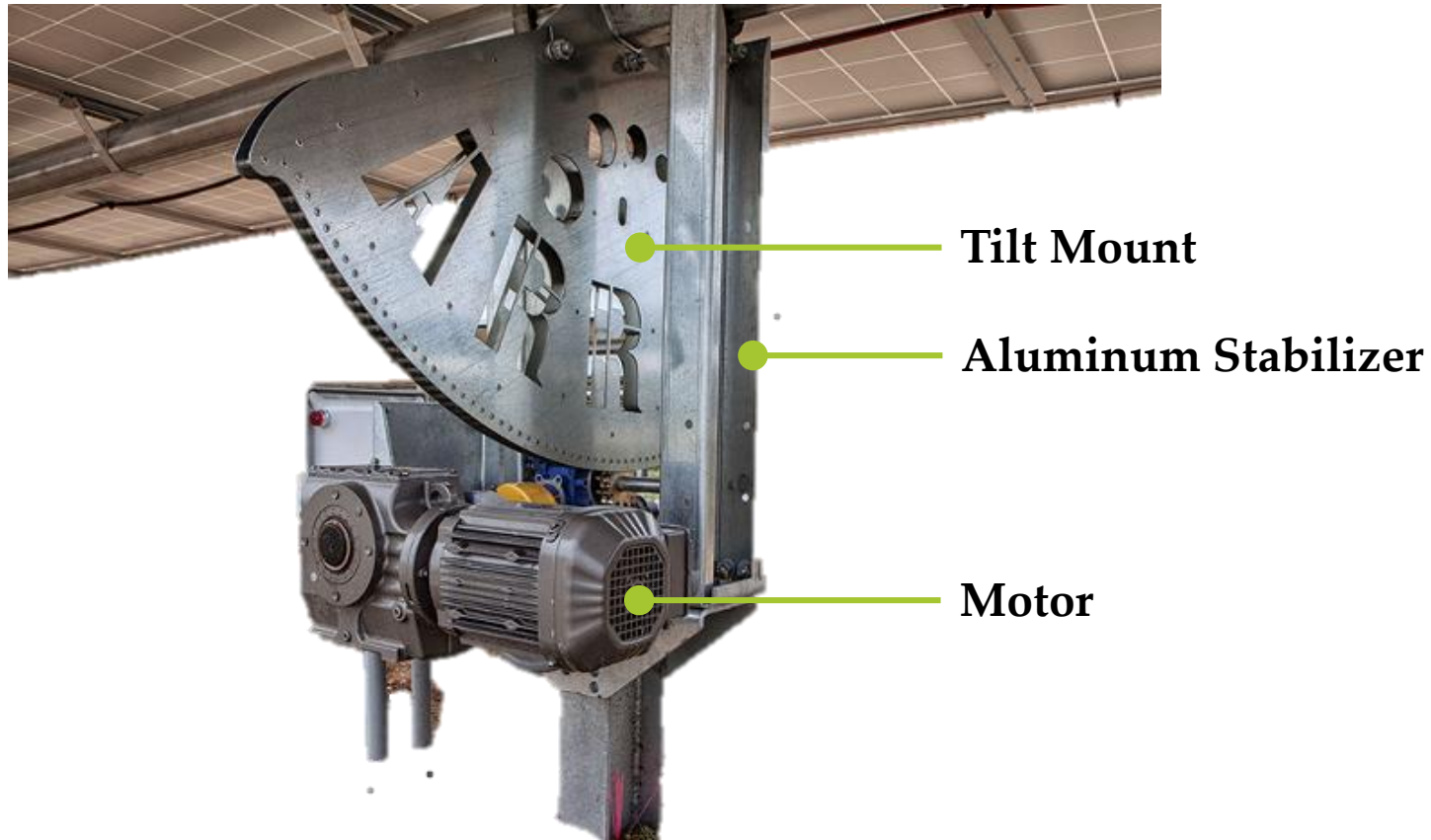


# SOLAR PANEL ANATOMY



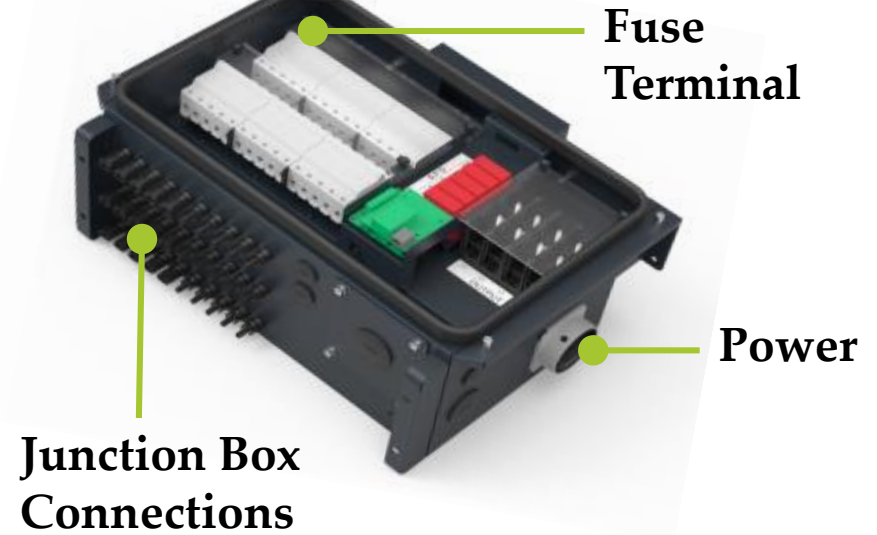
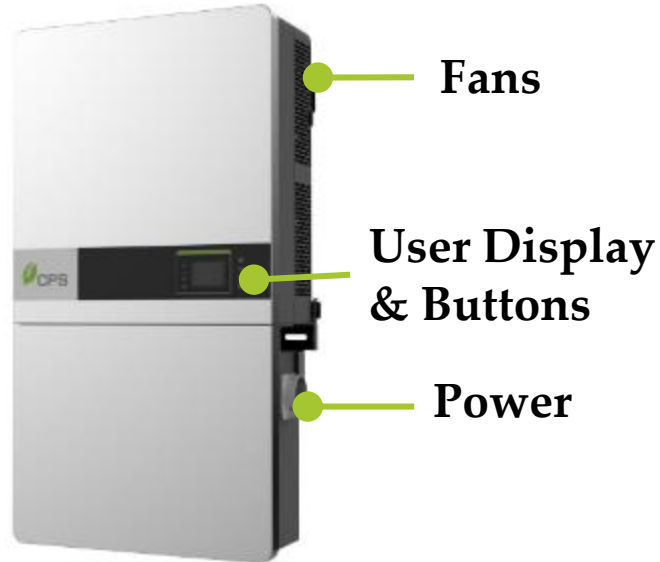


# RACKING ANATOMY



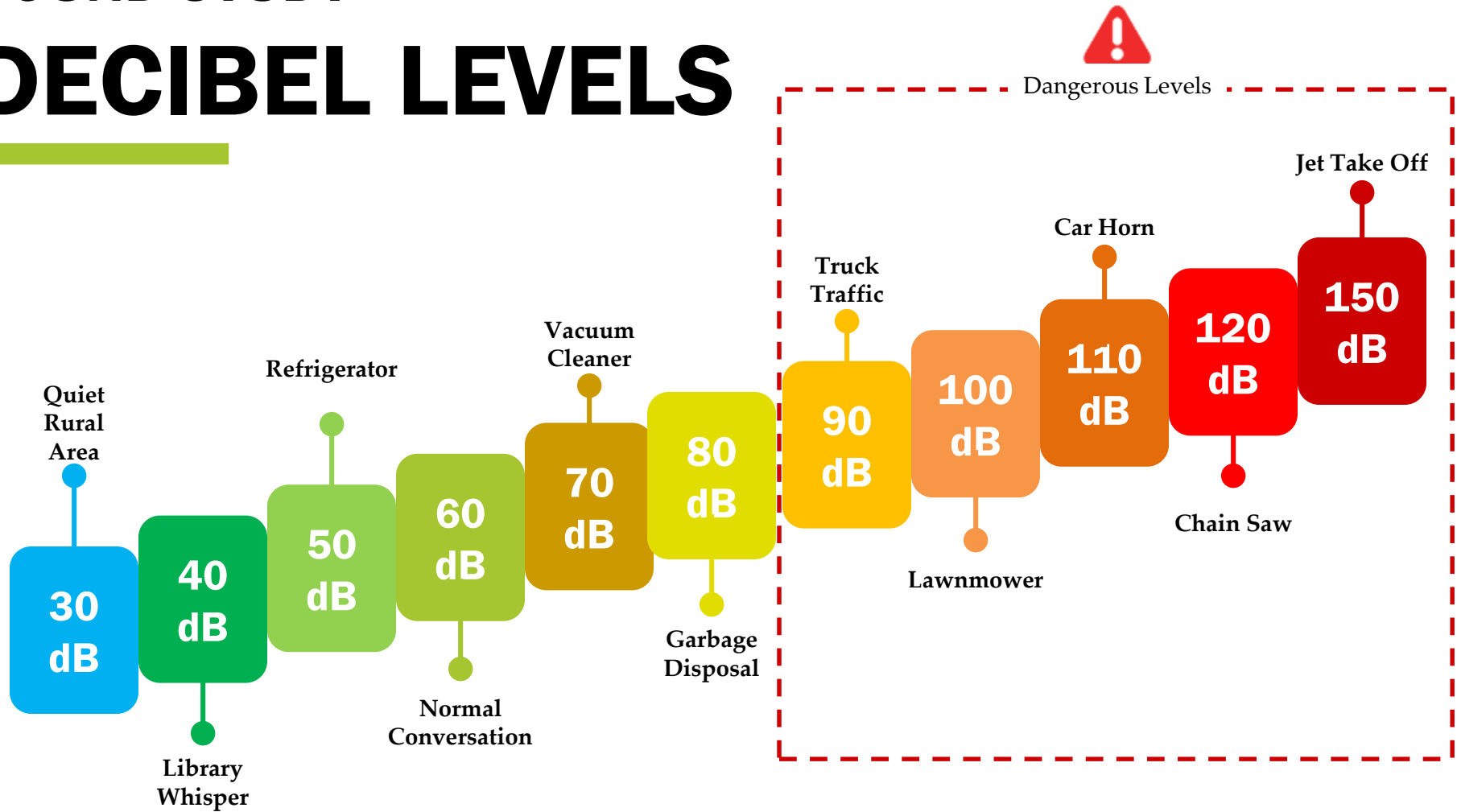


# INVERTER ANATOMY



# SOUND STUDY

# DECIBEL LEVELS



**SOUND STUDY**

# **SOLAR PANELS**

---



**No Noise Detected**

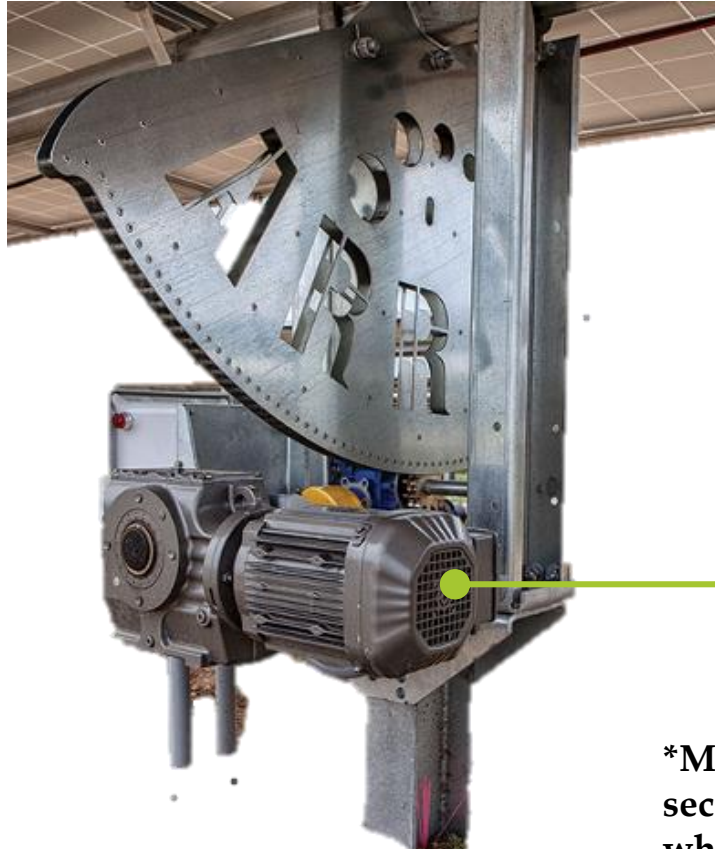


## SOUND STUDY

# TRACKING RACK MOUNTS

40  
dB

Library Whisper



50  
dB

Refrigerator

53 dB at 10' away when  
motor is running

\*Motors run every 10 min at 15  
second intervals only during the day  
while the sun is shining

# SOUND STUDY INVERTER

\*Inverters operate only during the day while the sun is shining

60  
dB

Normal  
Conversation

Test conducted by Chint Power Systems



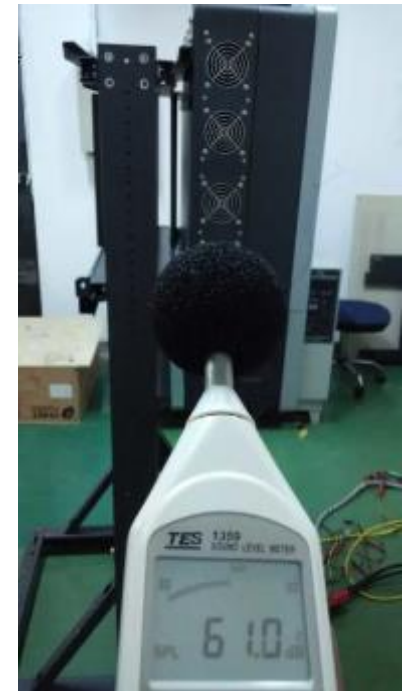
FRONT



RIGHT



BACK



LEFT

# SOUND STUDY

# INVERTER

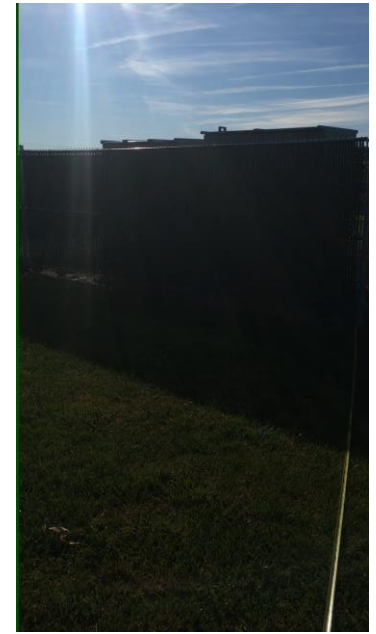
Inverter sound test conducted by GRNE Solar in Lowell, Indiana at Tri-Creek School Corporation Solar Field



**Sound level  
at 3 feet**



**Sound level at 10  
feet: 60 – 63 dB**



**Sound level at 25  
feet from enclosure**



# SOUND STUDY

# INVERTER

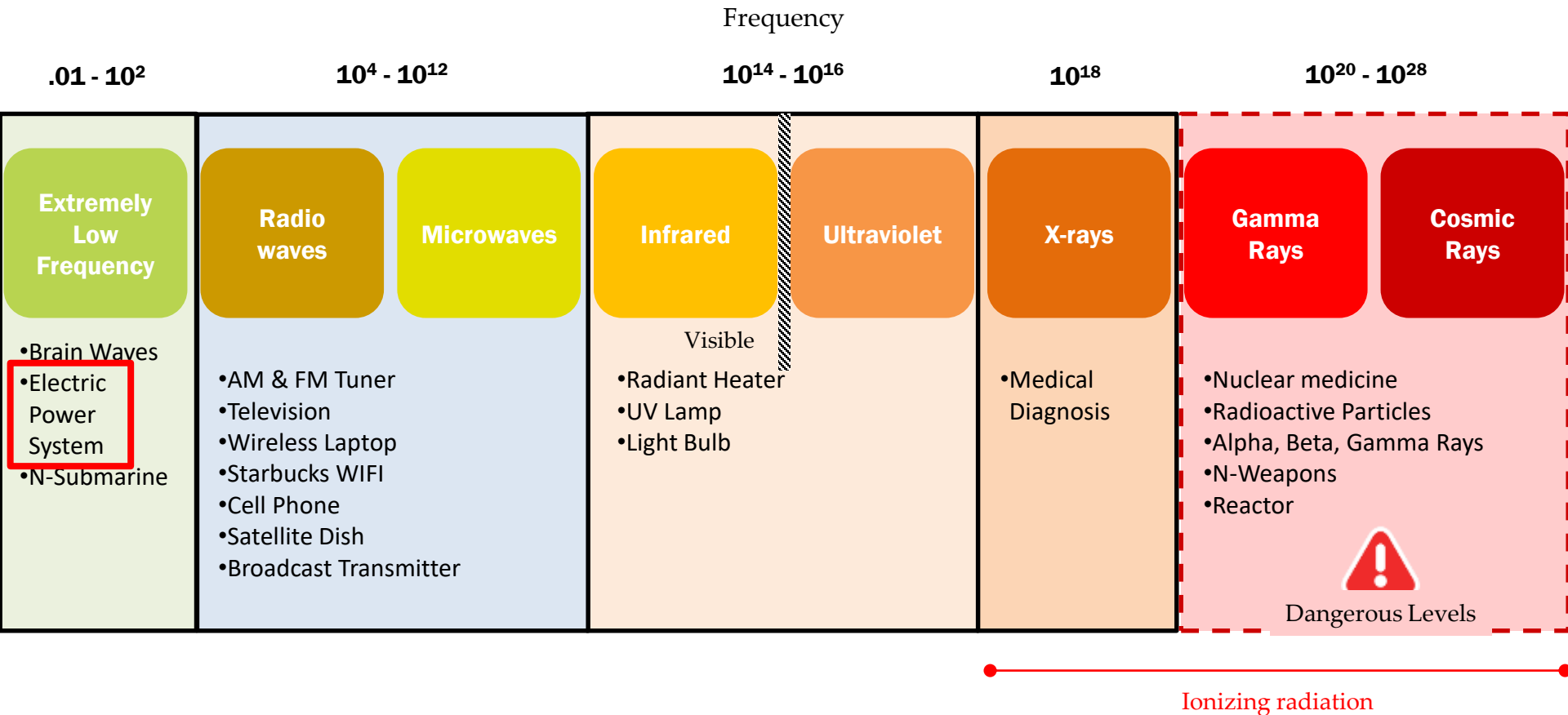
Inverter sound test conducted by GRNE Solar in  
Lowell, Indiana at Tri-Creek Corporation Solar Field

**Walking through solar field**



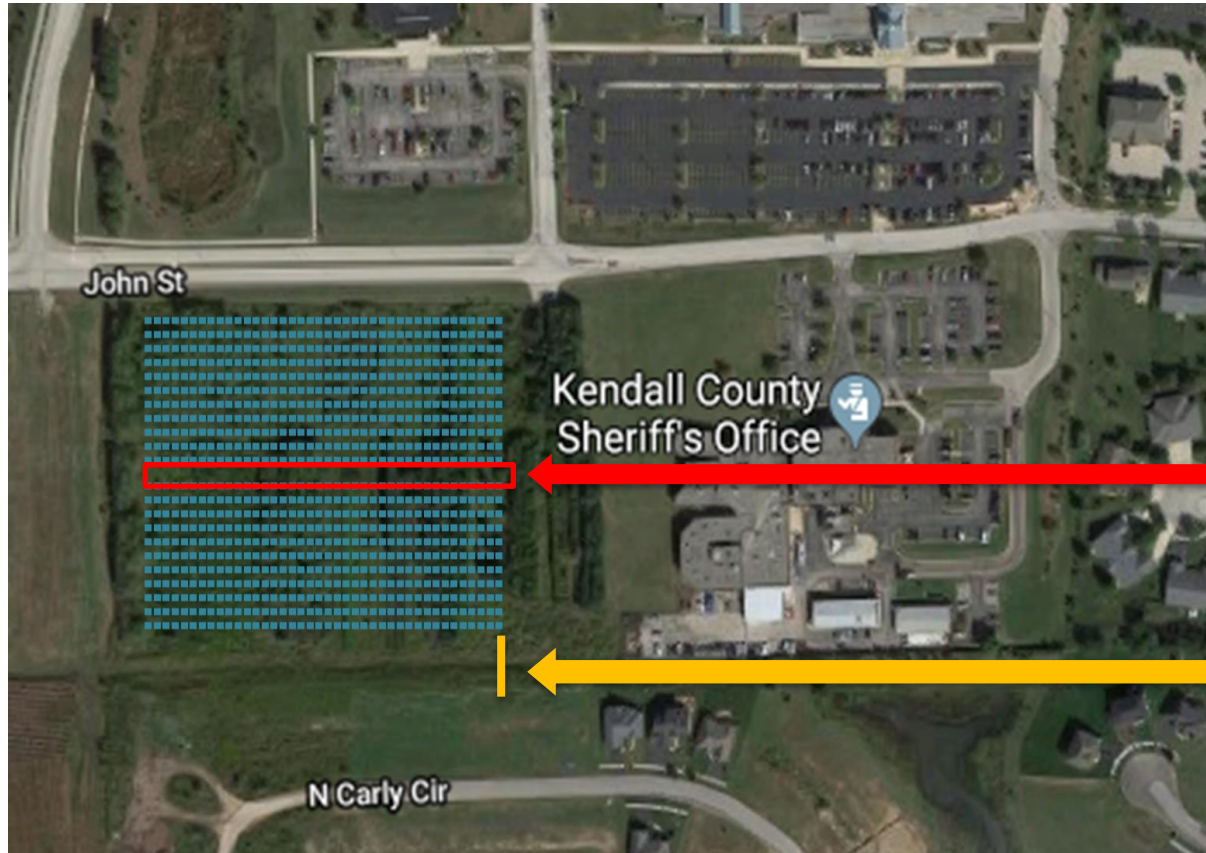
# EMF STUDY

## FREQUENCY LEVEL



# SOUND STUDY

# INVERTER/MOTOR PLACEMENT



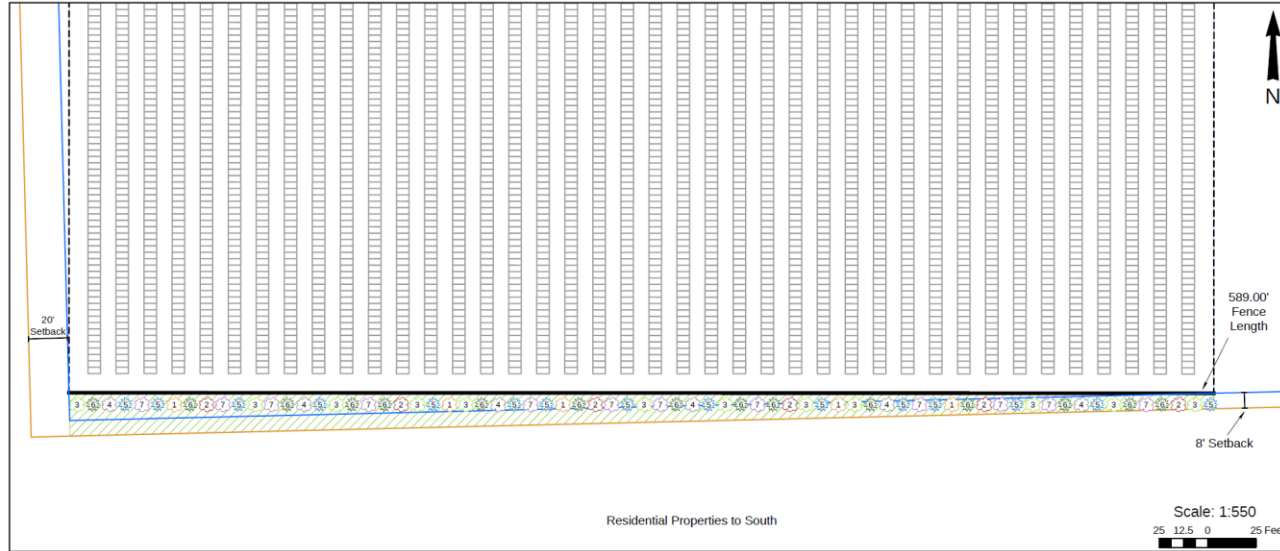
The inverters and tracker motors will be located down the center of the array, **more than 300'** from any home

Location of inverters and tracker motors

Over 300' to the nearest home



# LANDSCAPE LAYOUT

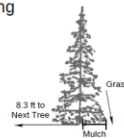


## Project Description

- 7' High Fence
- Modules
- - - Project Boundary
- Inside of 8' Buffer (Setback)
- Parcel Boundaries

## Proposed Landscaping

- ⊙ Evergreen Trees
- ⊙ Ornamental Trees
- ▨ Grass



## Tree Detail

- 1) Three inches of mulch surrounding plantings.
- 2) Area in between trees will be grass (DOT Class 1 Lawn Mixture or comparable).
- 3) Mulch is not to be placed against the trunk of the tree.

## Landscape Notes

1. Trees shall be typical of their variety or species, shall have a normal growth of spread and height, and shall be sound, healthy, vigorous, free of disease, insect pests and larvae, with well-developed root systems. Items broken major branches, or badly bruised or damaged bark, are not acceptable.
2. Trees shall be balled and burlapped, with firm, natural balls of earth. The balls shall be dug according to current nursery practices for sufficient depth and width to include adequate fibrous and feeding roots. No tree shall be accepted if the ball is broken before or during planting operations.
3. Trees shall be set plumb in center of the planting hole at same elevation as adjacent finished landscape grades. When set, additional topsoil backfill is to be placed around the base and sides of the root ball, and each layer worked to settle backfill and eliminate voids and air pockets. If balled and burlapped, burlap shall be removed from sides of balls and retained on bottoms.
4. Plant material shall be grown in nurseries from the central or northern Illinois region.
5. Spade harvested and transplanted plants shall meet all the requirements for field grown trees. Root ball diameters shall be of similar size as the ANSI Z60.1 requirements for balled and burlapped plants. Trees shall be harvested prior to leafing out (bud break) in the spring or during the fall planting period except for plants known to be considered as fall planting hazards. Plants that are fall planting hazards shall only be harvested prior to leafing out in the spring. Trees shall be moved and planted within 48 hours of the initial harvesting and shall remain in the spade machine until planted.
6. Install 4" minimum top soil to all planting areas, contractor is responsible for fine grading of planting areas. Remove stones, sticks, and debris larger than 1".
7. All installed trees to be mulched with 3" depth of partially decomposed hardwood mulch over weed barrier.
8. Guarantee all work for a period of one year beginning at the date of acceptance. Make all replacements promptly as per direction of owner.
9. Water and maintain all plant materials, until initial acceptance.
10. Coordinate installation with work of other sections.
11. Notification of JULIE 811, is required for all planting areas. The Contractor is responsible for knowing the location and avoiding utilities that are not covered by the local utility locator service.

ID	Species	Common Name	Quantity	Install Height
1	Acer tataricum subsp ginnala sp.	Amur maple	5	6'
2	Cercis canadensis	Eastern redbud	6	6'
3	Cornus mas	Cornelian cherry dogwood	12	6'
4	Malas x 'Red Splendor'	Red Splendor crabapple	6	6'
5	Picea glauca var. densata	Black Hills spruce	15	8'
6	Pinus flexilis 'Vanderwolf'	Vanderwolf limber pine	15	8'
7	Syringa reticulata sp.	Japanese tree lilac	12	6'
Total:			71	

GRNE Solar  
Kendall County  
Solar Project

Landscape  
Plan

10/29/2018



Landscape Plan Prepared By:  
Hampson, Lentz and Rensick, Inc.  
1000 West Main Street, Suite 200  
Joliet, IL 60431  
www.hlr.com



# ALTERNATIVE SITE PLANS

As published in the FY2012 Budget – Kendall County Capital Improvement Plan

Improvement Project Name	Org. Date	Revised Date: 2010	Original Budget	Revised Budget	Est. Annual Debt Service
PSC – Corrections Pod Addition - Design - Construction	2020	2027	9,637,916	12,262,121	983,949

Implementation Year						
2020	2021	2022	2023	2024	2025	2026
Jail Pod, 26,000 SF New 5,000 Renovation – Site Development						

# HOA QUESTIONS

## **Will living near a solar field affect the value of my property?**

CohnReznick and Lawrence Berkeley National Laboratory, performed interviews with county assessors and real estate brokers to study the impact of solar farms on property values. The results showed that solar farms do not negatively impact property values.

## **Do solar panels contain harmful chemicals?**

No - Solar panels are safe to touch, attach to your home and install in your neighborhood. The panels are made of materials that are found in your homes such as aluminum, copper, and glass. The materials used are sealed safely within the tempered glass that is tested to uphold all weather conditions including hail.

## **Do solar panels create a glare?**

Solar panels are specifically designed to absorb sunlight not reflect it. The combination of the dark-colored materials and anti-reflective coating remove the glare so much so that solar farms can be installed throughout flight paths and are used to power several major airports.





# HOA QUESTIONS

## **Do solar panels leak radiation?**

The materials of solar panels are enclosed in tempered glass, therefore they do not mix with water or vaporize into the air. There is no threat of chemicals releasing the environment causing harm. Several third party environmental organizations such as Sierra Club, Environmental Law and Policy Center, Greenpeace, etc. support solar development.

## **Do solar panels produce electromagnetic radiation that is harmful to our health?**

Solar arrays produce a lower amount of electromagnetic field than TV's and refrigerators. There is no relationship between health issues and exposure to electromagnetic fields.



**Tri-Creek School Corporation, Lowell Indiana**  
Uses the solar display in their curriculum.

# SITE MAINTENANCE



Examples of manicured solar fields.



- Site maintenance will be the responsibility of GRNE Solar.
- GRNE Solar will lease the fenced area from the County and will maintain the solar field and land.
- Regular maintenance will occur to ensure the property is well cared for and operating at the optimal efficiency.
- Regular safety checks of electrical equipment will take place including a review of the fence, surrounding area, and overall safety.



# PROJECTS



**Tri-Creek School Corporation, Lowell Indiana**  
1MW SOLAR ARRAY  
3,936 SOLAR MODULES  
728 TONS OF CO2 REDUCED PER YEAR

**JAX Properties**  
100 kW SOLAR ARRAY  
327 SOLAR MODULES  
73 TONS OF CO2 REDUCED PER YEAR



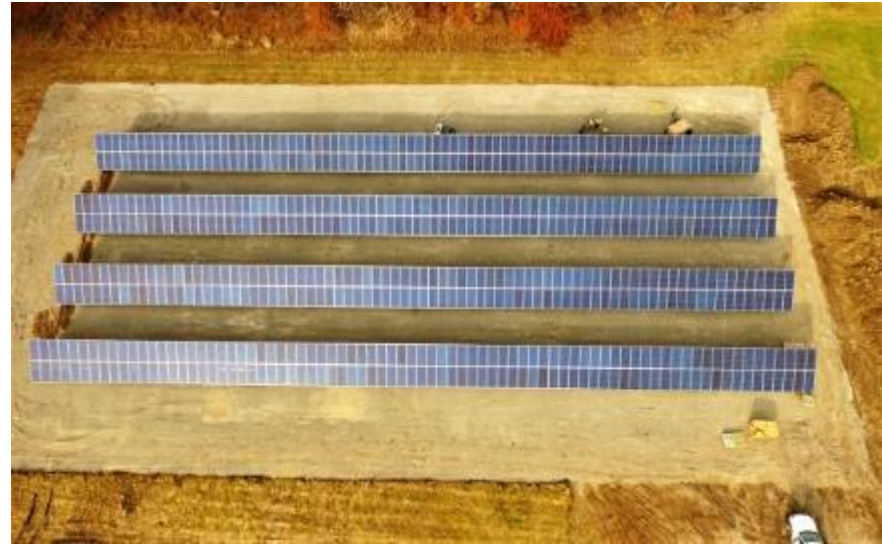


# PROJECTS



**The Summit, Ft. Wayne, Indiana**  
100 kW SOLAR ARRAY  
323 SOLAR MODULES  
73 TONS OF CO2 REDUCED PER YEAR

**Ambassador Enterprises**  
200 kW SOLAR ARRAY  
624 SOLAR MODULES  
146 TONS OF CO2 REDUCED PER YEAR



# PROJECTS

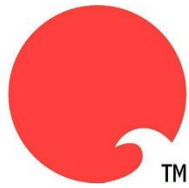


**City of Escanaba, Escanaba, Michigan**  
1MW SOLAR ARRAY  
3,510 SOLAR MODULES  
728 TONS OF CO2 REDUCED PER YEAR

Ranked #1 Solar installer in Illinois by  
Solar Power World Magazine



# SUPPORTING ENVIRONMENTAL ORGANIZATIONS



**NAEP**

The National Association of  
Environmental Professionals

TM Promoting Excellence in the Environmental Profession



**NATURAL  
RESOURCES  
DEFENSE  
COUNCIL**



**U.S. DEPARTMENT OF  
ENERGY**



**NATIONAL  
GEOGRAPHIC  
SOCIETY**



**The Nature  
Conservancy**



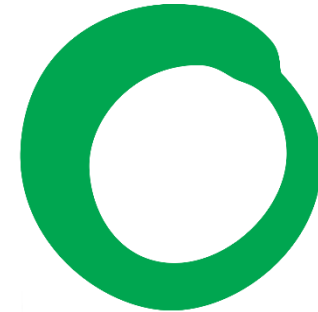
**Association of  
Environmental  
Professionals**

**ipcc**

INTERGOVERNMENTAL PANEL ON  
climate change



**Audubon**



**Friends of  
the Earth**



 **GRNE SOLAR**



# EPA CAMPUS



- 1.5 MW (4,788 panels) solar field at Edison, New Jersey Campus
- Generate 45% of the campus' electrical demand based on consumption.
- System will reduce air pollution and cut the EPA's energy bills – thereby reducing taxpayer costs.

# APPENDIX – ADDITIONAL STUDIES

## Yingli Solar Panel Basics

[http://www.yinglisolar.com/us/solar-basics/#panel\\_section](http://www.yinglisolar.com/us/solar-basics/#panel_section)

## Array Tracking Rack

<http://www.arraytechinc.com/solar-trackers/>

## Chint Power Systems (Inverter)

<https://www.chintpowersystems.com/pdf/commercial/50K/CPS-SCA50-60KTL-DO-US-480-Datasheet.pdf>

Authorized RP Construction Services Array Tracker Sound Level – see Slide 24

Authorized Yingli Letter - No Sound/No Harmful Elements – see Slide 25

## Kendall County Capital Improvement Plan

[https://www.co.kendall.il.us/wp-content/uploads/FY11\\_12\\_Budget1.pdf](https://www.co.kendall.il.us/wp-content/uploads/FY11_12_Budget1.pdf)

## Illinois Solar FAQ

<https://illinoisolar.org/FAQ-utility-community-large-scale-solar>

## EcoSolar Home Improvement

<http://www.ecosolarhomeimprovement.com/solar-panels-increase-property-values/>

## NC Sustainable Energy Association

<https://energync.org/wp-content/uploads/2017/03/solar-health-myth-vs-fact.jpg>

CohnReznick Property Value Report Source 1

Source 2 – Slide 33&34

## Healthy Building Science

<https://healthybuildingscience.com/2013/05/30/how-to-measure-emf/>

## Solar Farm Tour

<https://www.solarfarmtour.org/>

## Yorkville Chamber Green Committee

<https://www.solarfarmtour.org/>

## Illinois Sustainable Technology Center

[https://www.istc.illinois.edu/UserFiles/Servers/Server\\_427403/File/20180906.pdf](https://www.istc.illinois.edu/UserFiles/Servers/Server_427403/File/20180906.pdf)

## NC Clean Energy Technology Center – Health and Safety Impacts of Solar Photovoltaics

[http://ncsolarcen-prod.s3.amazonaws.com/wp-content/uploads/2017/10/Health-and-Safety-Impacts-of-Solar-Photovoltaics-2017\\_white-paper-1.pdf](http://ncsolarcen-prod.s3.amazonaws.com/wp-content/uploads/2017/10/Health-and-Safety-Impacts-of-Solar-Photovoltaics-2017_white-paper-1.pdf)

## Massachusetts Clean Energy Center – Study of Acoustics and EMF Levels of Solar Photovoltaic Projects

<http://files.masscec.com/research/StudyAcousticEMFLevelsSolarPhotovoltaicProjects.pdf>

## Incentives – Slide 26

<https://solarips.com/2016/03/do-i-need-to-be-concerned-about-electromagnetic-radiation-from-my-solar-system/>

# SUMMARY & NEXT STEPS



- Solar inverters and racking motors will be located more than 300' from the nearest home
- Inverters and racking motors only operate during the day when the sun is shining
- Emitted sound from the system will be drowned out by the distance of the field from residential properties as well as the ambient noise from the highway
- The solar field will be regularly maintained and manicured by GRNE Solar
- Living near and interacting with a solar panel, system or field has been rigorously tested and proven not to cause any adverse health concerns
- Independent third party environmental groups support solar development
- GRNE Solar is excited to share that this project will save tax payers \$4M over the duration of the project with \$0 capital cost

## Next Steps

- HOA Joint Meeting - October 30, 2018
- Public Hearing Meeting with the United City of Yorkville - November 14, 2018
- City Council Vote of Approval - December 11, 2018
- Apply for Solar Incentives - January 15, 2019
- Begin Installation of Solar Array – April 2019



# CONTACT US



Eric Peterman, CEO

Email: [Eric@GRNESolar.com](mailto:Eric@GRNESolar.com)

Phone: 312-859-3016





CONSTRUCTION  
SERVICES

October 25<sup>th</sup>, 2018

GRNE Solar  
2004 SW 5<sup>th</sup> St. Unit A  
Lincoln, NE 68522  
Attn: Sai Chennamsetty

Re: Array tracker noise

Dear Sai,

Array conducted a sound test in the field for the motors on 6/7/2017 and at (3) meters the ambient noise level is 43 db, and the motor running level is 53 db.

Please let me know if there are further questions.

Regards,  
Dylan

**DYLAN WRAGA**  
Sales Director  
RPCS (RP Construction Services Inc.)  
e [dylan@rpcs.com](mailto:dylan@rpcs.com)

Yingli Green Energy Holding Co. Ltd.

英利绿色能源控股有限公司

3399 North Chaoyang Avenue

Baoding 071051, China

中国保定国家高新区朝阳北大街 3399 号 ( 071051 )



Date: Oct.24, 2018

Re: Questions about Yingli Solar Modules

To whom it may concern,

I am writing to address a few questions that you may have about Yingli solar modules.

Yingli solar modules do not produce any noise or release any gasses during operation. The use of Yingli solar modules is to convert sunlight into electricity; it will have no other affect to the surroundings, nor will it cause any health risks. Our products have been tested for safety and reliability by reputable third-party labs, and we apply tight quality control to ensure we meet the quality standards as enforced by the appropriate regulating bodies.

Sincerely,

Frank X. Wang

Sr. Manager, Commercial Operations

Yingli Green Energy



# INCENTIVES



- **Federal Solar Tax Credit**
  - Deduct 30% of the cost of installing solar energy systems from your federal taxes.
- **Illinois Incentives**
  - **Net Metering**
    - A ComEd Program
    - If your solar system produces more energy than you need, you receive a credit on your utility bill.
  - **Solar Renewable Energy Credits**
    - Illinois is the only state that offers this program.
    - A production based incentive. Participants get a certain amount of money depending on how much energy their system uses.

# MORE ON EMF

## 1. NC Clean Energy Technology Report – NC State University

The National Academies of Science were directed by Congress to examine the effect of EMF from PV systems and concluded:

“Based on a comprehensive evaluation of published studies relating to the effects of power-frequency electric and magnetic fields on cells, tissues, and organisms (including humans), **the conclusion of the committee is that the current body of evidence does not show that exposure to these fields presents a human-health hazard.** Specifically, no conclusive and consistent evidence shows that exposures to residential electric and magnetic fields produce cancer, adverse neurobehavioral effects, or reproductive and developmental effects.”

## 2. Massachusetts Clean Energy Center

The International Commission on Non-Ionizing Radiation Protection has a **recommended magnetic field level exposure limit of 833 milli-Gauss (mG)** for the general public. At the utility scale [PV] sites, magnetic field levels along the fenced PV array boundary were in the very low range of 0.2 to 0.4 mG. **Magnetic field levels at the locations 50 to 150 feet from the fenced array boundary were not elevated above background levels (<0.2 mG).**

## 3. Independent Power Systems

Based on these findings in this limited test, I am very pleased to see that our system emits **negligible electromagnetic radiation.**

# COHNREZNICK PROPERTY VALUE STUDY 1

CohnReznick Impact Study Analysis Conclusions								
Solar Farm		Adj. Property Number	Adjoining Property Sale (Test Area) Price Per Unit	Control Area Sales Median Price Per Unit	% Difference	Feet from Panel to Lot	Feet From Panel to House	Impact Found
1	Grand Ridge Solar	12	\$79.80	\$74.35	+7.48%	388	479	No Impact
2	Portage Solar	1	\$8,000	\$7,674	+4.25%	874	1,227	No Impact
	Portage Solar	7	\$84.35	\$84.27	+0.10%	1,198	1,320	No Impact
3	MPA Frankton	2	\$25.58	\$28.42	+0.58%	83	145	No Impact
	MPA Frankton	7	\$52.40	\$51.47	+1.81%	208	414	No Impact
4	Indy Solar III	Group 1 (4)	\$59.10	\$57.84	+2.18%	157 to	230 to	No Impact
	Indy Solar III	Group 2 (3)	\$72.49	\$71.52	+1.38%	329	404	No Impact
	Indy Solar III	2	\$8,210	\$8,091	+1.47%	188	n/a	No Impact
5	Valparaiso Solar LLC	10	\$82.42	\$79.95	+3.09%	400	521	No Impact
	Valparaiso Solar LLC	14	\$82.11	\$84.07	-3.06%	595	678	No Impact
Average Variance in Sale Prices for Test to Control Areas					+1.92%			

16 Adjoining Test Sales Studied and compared to 63 Control Sales.

Marketing Time Averages: Adjoining Test Sales 162 days; Control Area Sales 171 days



# COHNREZNICK PROPERTY VALUE STUDY 2

Paired Sale Analysis	Solar Farm	Adjoining Property Sales (Test Area) Price Per Unit	Control Area Sales Median Price Per Unit	% Difference	Impact Found
1	Rockford Solar Farm	\$3,943	\$4,076	-3.2%	No Impact
2	Grand Ridge Solar	\$79.90	\$74.36	+7.5%	No Impact
3	Portage Solar	\$8,000	\$7,674	+4.3%	No Impact
4	Portage Solar	\$84.36	\$84.27	+0.1%	No Impact
5	INPA Frankton	\$28.68	\$28.42	+0.6%	No Impact
6	INPA Frankton	\$62.40	\$61.47	+1.8%	No Impact
7	Indy Solar III	\$69.81	\$67.86	+3.4%	No Impact
8	Indy Solar III	\$69.14	\$70.98	-2.6%	No Impact
<b>Average Variance in Sale Prices for Test to Control Areas</b>				<b>+1.5%</b>	



**Hampton, Lenzini and Renwick, Inc.**  
Civil Engineers • Structural Engineers • Land Surveyors  
[www.hltrengineering.com](http://www.hltrengineering.com)

October 29, 2018

Mr. Eric Peterman  
GRNE Solar  
230 N. Hicks Place  
Palatine, IL 60067

Re: Landscape Plan  
Kendall County Solar Project  
Yorkville, Kendall County, Illinois

Dear Mr. Peterman:

Hampton, Lenzini and Renwick, Inc. (HLR) has prepared the enclosed Landscape Plan for the proposed Kendall County Solar Project. The project is located southeast of the intersection of John Street and Beecher Street in Yorkville, Illinois. Per your direction, the Landscape Plan addresses only the southern boundary of the subject property.

We understand that mature tree heights are not to exceed 25 feet to prevent shade from affecting the productivity of the solar array. Please note that the United City of Yorkville Landscape Ordinance Chapter 12, 8-12-2.B.1 requires two shade trees, five evergreen trees and three ornamental trees per one hundred linear feet. None of the shade tree species in the Yorkville Permitted Planting List have mature heights of less than 25 feet. Therefore, approved ornamental trees were used as substitutes for shade trees (at a 2:1 ratio per the Ordinance). Also, per Ordinance requirements, no single genus represents more than 33 percent of the total number of species.

In order to potentially reduce landscaping costs, HLR reviewed the Permitted Planting List against the list of species currently present on the subject property. The only species present on both the list and the property is Japanese Tree Lilac (*Syringa reticulata* sp.). There are approximately 170 Japanese Tree Lilac on the property, although most were in mediocre condition, it is likely that 12 specimens in good condition can be found and installed along the southern property boundary as indicated on the Landscape Plan.

Mr. Eric Peterman  
GRNE Solar  
Kendall County Solar Project Landscape Plan

Page 2

Please do not hesitate to contact me at 847-531-0288 if you should have any questions regarding this information.

Sincerely,

**HAMPTON, LENZINI AND RENWICK, INC.**

By: 

Patrick Hickey  
Certified Arborist (IL-1832A)

Enclosure: Landscape Plan



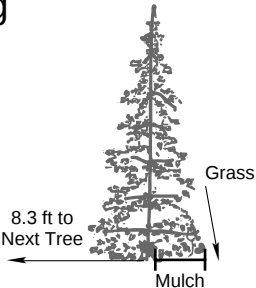


Project Description

- 7' High Fence
- Modules
- Project Boundary
- Inside of 8' Buffer (Setback)
- Parcel Boundaries

Proposed Landscaping

- Evergreen Trees
- Ornamental Trees
- Grass



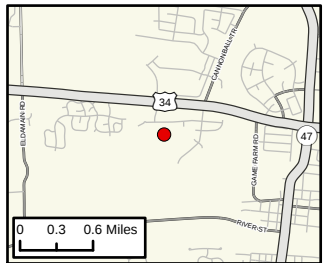
Tree Detail

- 1) Three inches of mulch surrounding plantings.
- 2) Area in between trees will be grass (IDOT Class 1 Lawn Mixture or comparable).
- 3) Mulch is not to be placed against the trunk of the tree.

Landscape Notes

- 1. Trees shall be typical of their variety or species, shall have a normal growth of spread and height, and shall be sound, healthy, vigorous, free of disease, insect pests and larvae, with well-developed root systems. Items broken major branches, or badly bruised or damaged bark, are not acceptable.
- 2. Trees shall be balled and burlapped, with firm, natural balls of earth. The balls shall be dug according to current nursery practices for sufficient depth and width to include adequate fibrous and feeding roots. No tree shall be accepted if the ball is broken before or during planting operations.
- 3. Trees shall be set plumb in center of the planting hole at same elevation as adjacent finished landscape grades. When set, additional topsoil backfill is to be placed around the base and sides of the root ball, and each layer worked to settle backfill and eliminate voids and air pockets. If balled and burlapped, burlap shall be removed from sides of balls and retained on bottoms.
- 4. Plant material shall be grown in nurseries from the central or northern Illinois region.
- 5. Spade harvested and transplanted plants shall meet all the requirements for field grown trees. Root ball diameters shall be of similar size as the ANSI Z60.1 requirements for balled and burlapped plants. Trees shall be harvested prior to leafing out (bud break) in the spring or during the fall planting period except for plants know to be considered as fall planting hazards. Plants that are fall planting hazards shall only be harvested prior to leafing out in the spring. Trees shall be moved and planted within 48 hours of the initial harvesting and shall remain in the spade machine until planted.
- 6. Install 4" minimum top soil to all planting areas, contractor is responsible for fine grading of planting areas. Remove stones, sticks, and debris larger than 1".
- 7. All installed trees to be mulched with 3" depth of partially decomposed hardwood mulch over weed barrier.
- 8. Guarantee all work for a period of one year beginning at the date of acceptance. Make all replacements promptly as per direction of owner.
- 9. Water and maintain all plant materials, until initial acceptance.
- 10. Coordinate installation with work of other sections.
- 11. Notification of JULIE, 811, is required for all planting areas. The Contractor is responsible for knowing the location and avoiding utilities that are not covered by the local utility locator service.

ID	Species	Common Name	Quantity	Install Height
1	Acer tataricum subsp ginnala sp.	Amur maple	5	6'
2	Cercis canadensis	Eastern redbud	6	6'
3	Cornus mas	Cornelian cherry dogwood	12	6'
4	Malas x 'Red Splendor'	Red Splendor crabapple	6	6'
5	Picea glauca var. densata	Black Hills spruce	15	8'
6	Pinus flexilis 'Vanderwolf'	Vanderwolf limber pine	15	8'
7	Syringa reticulata sp.	Japanese tree lilac	12	6'
Total:			71	



## Amur Maple

---

*Acer tataricum* subsp *ginnala* sp.

**Tree Type:** Deciduous (loses leaves seasonally)

**Mature Tree Height:** 15 - 20 Feet

**Mature Tree Span:** 15 - 20 Feet

**Features:** Rounded form, clusters of yellow white flowers in spring

**Fall Color:** Mix of yellow and red



*U of I Extension*

# Redbud

---

*Cercis canadensis*

**Tree Type:**

Deciduous (loses leaves seasonally)

**Mature Tree**

**Height:** 20 - 30 Feet

**Mature Tree Span:**

25 - 35 Feet

**Features:**

Rose-pink to magenta flowers in early May, long pods that turn reddish-green to brown in winter

**Fall Color:**

Yellow to yellow-green



*Morton Arboretum*



# Cornelian Cherry Dogwood

---

Cornus mas

**Tree Type:**

Deciduous (loses leaves seasonally)

**Mature Tree**

**Height:** 20 - 25 Feet

**Mature Tree Span:**

15 - 20 Feet

**Features:** Small yellow flowers in spring, elongated bright red fruit ripening in late summer, bark is dark grey to reddish brown



*Morton Arboretum*

# Red Splendor Crabapple

---

Malas x 'Red Splendor'

**Tree Type:** Deciduous  
(loses leaves seasonally)

**Mature Tree Height:** 20 - 30  
Feet

**Mature Tree Span:** 20 Feet

**Features:** Rounded form,  
pink flowers, red fruit

**Fall Color:** Reddish purple  
leaves in fall



*Berhheim*

## Black Hills Spruce

---

*Picea glauca* var *densata*

**Tree Type:** Evergreen  
(year-round leaves)

**Mature Tree Height:** 20  
- 40 Feet

**Mature Tree Span:** 10 -  
15 Feet

**Features:** Scaly, silver  
grey color bark, green to  
blue green needles



*Morton Arboretum*



# Vanderwolf Limber Pine

---

*Pinus flexilis* 'Vanderwolf'

**Tree Type:** Evergreen (year-round leaves)

**Mature Tree Height:** 25 - 30 Feet

**Mature Tree Span:** 10 - 15 Feet

**Features:** Upright pyramids shape, bright blue-green twisted needles



*Morton Arboretum, OSU, City of Seattle*

# Japanese Tree Lilac

---

*Syringa reticulata* sp.

**Tree Type:** Deciduous  
(loses leaves seasonally)

**Mature Tree Height:** 20 -  
30 Feet

**Mature Tree Span:** 15 -  
25 Feet

**Features:** Small white  
fragrant flowers, reddish  
brown bark with dark  
green leaves

**Fall Color:** yellow green  
leaves



*Morton Arboretum*

**Blackberry Woods HOA** <blackberrywoodshoa1@gmail.com>

to Matthew, KCboard, Jason, Kerry

Mr. Prochask, Kendall County Board, Yorkville Board, Alderman and Commissioners,

I hope this email finds you well. I appreciated Mr. Prochask's call the other day where I advised GRNE could email us to set a date/time for a meeting. I wanted to advise you we have not had any contact from GRNE (via phone/email to date). As a result our request is as follows:

Allowance of 60 days after the GRNE meeting has been completed to review any additional information or documentation they present to allow us to research and have GRNE address any questions/concerns in full.

As the Thanksgiving and Christmas/New Year holidays are fast approaching, and our board members are all volunteers that hold full time jobs, along with the fact that this project was in the works for several months without any contact by GRNE to us or any contact thus far, or after we attended the Yorkville meeting, we feel 60 days after our meeting would be an appropriate timeline and will advise directly if any extension are requested.

As GRNE adamantly expressed at the meeting their desire to not only meet with us, but address and questions/concerns, with special attention to safety and the water basin affects, and we have caused no delays on our end, we assume they will find this timeline fair and reasonable as they have not yet reached out to us.

Please feel free to reach me at(630) 913-0688 with any questions.

Thank you,  
President of Blackberry Woods HOA  
Megan Fanthorpe  
[Blackberrywoodshoa1@gmail.com](mailto:Blackberrywoodshoa1@gmail.com)

\*Please note, this was originally sent via email on 10/16/18. Request was later made for a attachment copy. Also, after this email was sent GRNE set a meeting with us for 10/30/18 at 6pmCST. We still request 60 days from the date of this meeting provided it occurs and they do not cancel. The tentative 60<sup>th</sup> day would be December 28, 2018. Thank you.



# Yorkville Dialysis Center, LLC

November 7, 2018

Mr. Jason Engberg  
United City of Yorkville Community Development Department  
City Hall  
800 Game Farm Road  
Yorkville, IL 60560

**Re: PZC 2018-07 – GRNE Solar, Letter in Opposition**

Dear Mr. Engberg:

On behalf of Yorkville Dialysis Center, LLC (“YDC”), Fox Valley Medical Associates, Ltd. (“FVMA”) and Renaissance Management Company, LLC (“Renaissance”), I’m writing in opposition to PZC 2018-07 and GRNE Solar’s application for a special use permit to install and operate a solar farm (the “Solar Farm”) at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville.

YDC leases the property commonly known as 1400 Beecher Road, Yorkville, Illinois (“YDC’s Property”) from an affiliate of Rush-Copley Medical Center (“Rush Copley”) pursuant to a ground lease. YDC’s Property is located on the mid/south half of Rush Copley’s campus immediately adjacent to the proposed Solar Farm site. YDC operates a hemodialysis and peritoneal dialysis center, which is operational between 8 - 12 hours daily, six days a week, that is critical to patients with end-stage renal dialysis. FVMA provides nephrologists to treat patients at YDC, and also provides medical director to YDC. Renaissance is the medical management company and operator of YDC.

YDC, FVMA and Renaissance and all parties related thereto are concerned about the proximity of the Solar Farm site to YDC and object to its installation and operation. YDC furnishes critical life preserving treatments. With patients coming to the YDC facility for dialysis treatments, YDC does not wish for the installation, construction and operation of the proposed Solar Farm to impact the furnishing of dialysis services to its patients in any way. We have a grave concern over the noise, dirt, dust and other airborne pollutants arising from the construction of the Solar Farm, as well as the glare that may arise from operation of the solar panels themselves. The construction of the Solar Farm would also lead to increased traffic in and out of the area which would impede patients coming in and out of YDC’s facility.

Given the unknown risks of installing and operating such a solar farm so close in proximity to a dialysis facility and the critical importance of the services YDC provides to its many patients, we

November 7, 2018

Page 2

do not believe it is a proper location for the proposed Solar Farm. We therefore implore the United City of Yorkville to deny the application for a special use permit to install and operate the Solar Farm at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville.

If the United City of Yorkville intends to move forward and approve the application over the above objection, we respectfully request consideration of the following.

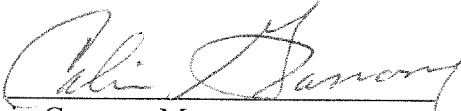
1. That the fence surrounding the proposed Solar Farm be at least 8' feet in height so that the fence is higher than the solar panels themselves.
2. That the fence surrounding the proposed Solar Farm be of visually appealing solid concrete or wood material along the Western and Northern lot lines of the Solar Farm. A chain link fence simply would not provide the preferred visual separation of the YDC's facility and the Solar Farm.
3. That there be a visually appealing landscaped berm with mature trees lining the western and northern lot lines of the Solar Farm.
4. That there be stop signs installed at the corner of Beecher Road and John Street.
5. That the special use permit approval be conditioned upon GRNE being obligated to reduce fugitive dust (by regularly wetting soil, etc.), airborne pollutants and noise (by reducing throttling, installing sound dampening equipment, etc.) during construction given the proximity to a medical facility.

Thank you for your consideration.

Very truly yours,

Yorkville Dialysis Center, LLC

By:

  
Calvin Ganong, Manager

CEO, Renaissance Management Company, LLC