

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 3, 2023, 6:00pm
East Conference Room, #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Dan Transier

Alderman Seaver Tarulis
Alderman Chris Funkhouser (remote)

Other City Officials

Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
City Consultant Lynn Dubajic Kellogg

Other Guests

David Schultz, HR Green Dan Kramer, Attorney (remote)
Brian Matheny, Cultivate Power Nico Galletout, Cultivate Power
Angela Feria, Cultivate Power

The meeting was called to order at 6:01pm by Chairman Joe Plocher. He asked to move agenda item #6 to the beginning of the agenda.

Citizen Comments None

Minutes for Correction/Approval September 5, 2023

The minutes were approved as presented.

New Business

6. EDC 2023-44 Lanceleaf Solar – Amendment, Rezone, Special Use and Variance (out of sequence)

Ms. Noble presented a summary of the proposed solar project in Bailey Meadows subdivision which was approved 20 years ago as a PUD, but not developed. This is 37 acres at the southwest corner of Rt. 47 and Baseline Road. The petitioner would be requesting a rezone to agriculture, a special use for solar farm and an annexation agreement amendment which would remove this parcel from the PUD. They also need a variance since it would be a primary use, not a secondary use--the ordinance currently states that a solar field must be a secondary use to a primary use. Another variance would be for the panel height reducing it from 10 feet to 2 feet, which staff supports.

A concern is that the land use on this “hard” corner is typically zoned for business. The petitioner maintains the property already has business zoning and has not developed after 20 years. There are also no public utilities in the area to support commercial use. This use would not produce sales tax as a solar field. Another staff concern was decommissioning and the petitioner was asked to provide bonding and a 3% escalator

each year. Comments were received from Engineering and Police which were addressed.

Mr. Galletout presented info about their company. Their company focus is on solar and storage and has been in Illinois since 2015, based near Chicago. Ms. Feria said this site was chosen since there is a substation less than 1 mile away, the land is flat, it does not impact wetlands and is not close to neighbors. The solar panels will only be on 7 acres and they already have an agreement with ComEd. She said they would have a chain link fence and comply with IDNR pollinators. They also have an Agricultural Impact Mitigation Agreement and will restore the land when the solar is done. She said some of the benefits are lower electricity costs, low impact, they already have a lease with the landowner and the tax they would pay would be 17 times the amount paid now per year. Mr. Galletout said a portion of the revenue they would receive would go towards community initiatives or the area workforce.

Chairman Plocher said this is not a good site and would be the first thing that people see as they enter Yorkville. Alderman Transier said if there is a Metra extension in the future, this land would be valuable. He said eventually this land will be highly sought after and that a site away from the main road would be better as we reduce fossil fuel dependence. He favors solar power, but not in this location. Mr. Galletout said his company did think about pushing the project away from the road, constructing a berm and leaving the commercial area available. Alderman Tarulis does not favor this location since the city would be restricting future opportunities for growth. Also weighing in was Alderman Funkhouser saying that it would be hard to justify solar on a “hard” corner that has big potential.

1. EDC 2023-39 Building Permit Report for August 2023

Mr. Ratos said there were 285 permits issued in August and as of now, over 1,800 permits have been issued so far this year.

2. EDC 2023-40 Building Inspection Report for August 2023

There were 1,163 inspections in August and some are still being outsourced, said Mr. Ratos.

3. EDC 2023-41 Property Maintenance Report for August 2023

Many complaints were investigated in August, however, only one came to a hearing and the offender was found liable for a weeds and grass complaint. The rest of the cases came into compliance. Alderman Tarulis asked if all fines had been paid by the offender adding that the HOA has taken the offender to court. Mr. Ratos said he does not think so, but he will check for sure.

4. EDC 2023-42 Economic Development Report for September 2023

Ms. Dubajic Kellogg took note that as of the September building report, the construction amount has reached \$85 million and she said it is recognized by many people. She also hopes that Station 1 will open in 2023 and Mr. Ratos added there has been significant delays with electrical panels. The Little Loaf Bakehouse is expected to open at the end of the month or next month.

5. EDC 2023-43 Kendall Marketplace Lots 4 & 5 - Commercial Final Plat

Ms. Noble said the current two lots will be subdivided into three one-acre lots. There is a utility easement between the two existing lots that will be abrogated so all 3 lots can be developed. Engineering has reviewed and the final plat will be presented at PZC next week and then at City Council at the end of the month. The committee was OK with this.

7. EDC 2023-45 Kendall County Petition 23-30 – 1.5 Mile Review (6145 Whitetail Ridge Drive)

Ms. Noble reported this parcel was once 2 parcels with a utility easement in between and was later consolidated into one parcel. There is a home already built, the petitioner wishes to build an addition and the easement needs to be vacated. The county and city staff and HOA are not opposed and this will proceed to PZC next week. Mr. Dan Kramer, the petitioner's attorney, said the petitioner wishes to build the addition to accommodate a disabled relative. There are no utilities in the easement. The committee was OK with this.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:39pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker

City of Yorkville: Special Use Permit, Rezoning, and Variance Applications

PZC 2023-13

Lanceleaf Solar Project, LLC

Nico Galletout, Cultivate Power

Angela Feria, Cultivate Power

October 03, 2023



Agenda

- About Cultivate Power
- Project Overview
- Questions

Cultivate Power

Who We Are

We are a dedicated distributed generation solar developer working across Illinois. In the industry since 2008, our team has a combined 100 years of experience developing and financing solar projects.

Our Mission

To develop sustainable & locally impactful solar infrastructure

Our Vision

To build a business that serves as the standard-bearer for locally impactful distributed grid projects

Our Focus

We focus on delivering high-quality solar and storage projects and community benefits.

COMMUNITY SOLAR IN ILLINOIS

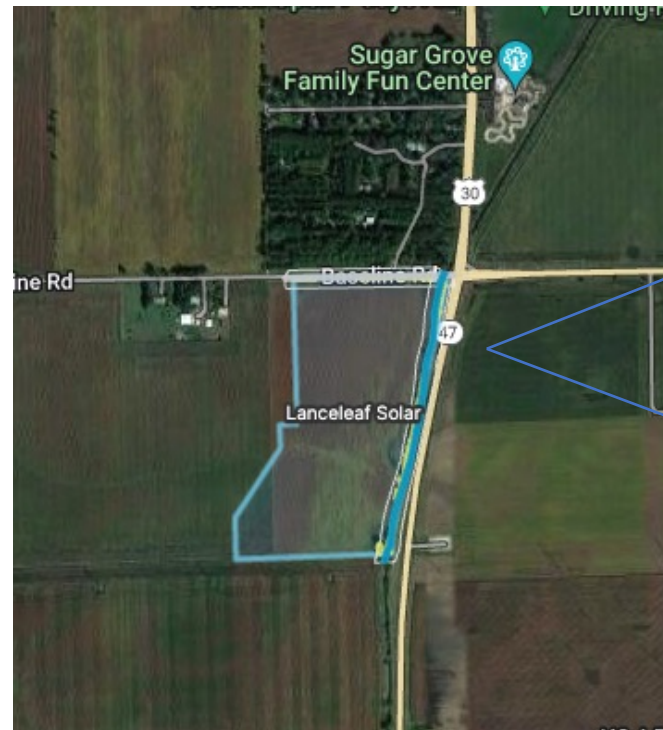
Illinois passed the Climate and Equitable Jobs Act in September 2021 setting the target that renewables will account for 50% of the state's electricity by 2040. Community solar is cornerstone of reaching that target.

These community solar projects will connect to the local distribution grid and provide power within ComEd Illinois service territory.

ComEd customers – homeowners, renters, businesses – can subscribe to a portion of the community solar farm and, in turn, receive a credit on their electric bill.

PROJECT LOCATION

- Proximity to relevant electrical and road infrastructure
- Topography and wetlands
- Not in close proximity to neighbors
- Interest from our landowners
- Current use and surrounding uses



Lanceleaf Solar Project, LLC

Project Overview

Location: South and west of the intersection of Rob Roy Creek (Hwy 47) and Baseline Rd

Township: Yorkville

Zoning District: PUD

Total Parcel: 34.66 Acres

Proposed Solar Area: ~7.16 Acres (20% of parcel boundary)

Interconnection Utility: ComEd

Project Size: 5MW

Power Output: ~8 million kWh/year, enough to provide electricity to 1,100 homes



Blue: parcel boundaries
Green: project boundary

Updated Site Plan as of September 22, 2023

Updated the Site Plan to reflect the ff. changes:

1. Indicated accurate location of the site's access point: >750 ft. from nearest intersection
2. Estimated total number of solar panels proposed for site: **7,266 modules (est)**
3. Proposed chain-link fencing will be vinyl coated and fencing facing roadways (IL 47 and Baseline Road) will have slates. → See Note #20



Solar Farms – Agricultural Preservation

Solar Overview

- Maintains permeable nature of the land due to limited concrete
- Field tiles located prior to construction, designed around, and repaired/replaced when needed
- Land is seeded with native Illinois grasses, vegetation maintained during project lifetime, and re-seeded post-deconstruction
- Agricultural land lies fallow allowing natural biological process to rejuvenate the soil

Agricultural Impact Mitigation Agreement

Sets standards for construction and deconstruction including:

- Support Structures
- Cabling depth
- Drain Tiles
- Topsoil
- Construction timing
- Decommissioning

Solar Farms – Property Tax Benefits

Solar farms are taxed according to their MW size, per Public Act 100-0781.

	34.66 ac Ag Land '22	Solar Farms Y1
Assessed Value Y1	\$23,180	\$418,560
%	9.49%	9.49%
Taxes	\$2,372.60	\$39,712

District	Tax Rate	Taxes
School District CU-115	6.65%	\$27,844.29
Bristol - Kendall FPD	0.70%	\$2,924.73
County	0.59%	\$2,472.64
City of Yorkville	0.54%	\$2,250.64
JR College #516	0.46%	\$1,942.75
Yorkville Library	0.26%	\$1,068.67
Forest Preserve	0.15%	\$617.96
Bristol Township	0.08%	\$340.33
TOTAL	9.49%	\$39,712.68

Tax Year	Solar Assessed Value	Taxes at 9.49%
1	\$418,560	\$39,712.68
2	\$401,818	\$38,124.17
3	\$385,745	\$36,599.21
4	\$370,315	\$35,135.24
5	\$355,502	\$33,729.83
6	\$341,282	\$32,380.63
7	\$327,631	\$31,085.41
8	\$314,526	\$29,841.99
9	\$301,945	\$28,648.31
10	\$289,867	\$27,502.38
11	\$278,272	\$26,402.29
12	\$267,141	\$25,346.19
13	\$256,456	\$24,332.35
14	\$246,198	\$23,359.05
15	\$236,350	\$22,424.69
16	\$226,896	\$21,527.70
17	\$217,820	\$20,666.59
18	\$209,107	\$19,839.93
19	\$200,743	\$19,046.33
20- 40	Avg. \$153,912	Avg. \$14,603.05
Total	\$8,878,323	\$842,369.08

Solar Farms – Local Benefits

- Locally generated energy without the cost and hassle of rooftop
- Subscriptions to electricity at or below market rates
- Quiet and low-maintenance development
- Environmentally safe and pollution-free
- Economic benefits for our landowner
- Significant property tax revenue for the community
- Cultivate Power - Company Values
 - A portion of revenue goes toward work-force development programs
 - Solar training for formerly impacted citizens
 - Scholarships

THANK YOU