

DATE: December 23, 2022

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

RE: Comment Response Letter
Beecher Solar 1, LLC
Proposed Ground-Mounted Solar Farm
Beecher Road, Kendall County
PIN# 02-18-400-005, 02-18-400-006,
02-17-300-002

We offer the following information in response to the comments provided from Community Development Director, Krysti J. Barksdale-Noble, dated November 21, 2022. Comments are in underlined text and responses are in **bold** text below.

Development Department Comments:

1. Note: Page 2 of the Project Narrative dated November 8, 2022 references “County setback requirements”. This should be revised and resubmitted with correct City regulation references.
NLE Response: The error has been corrected in the Project Narrative.
2. The petitioner’s exhibit (Sheet C-4.0 Civil Details) appears to indicate a maximum solar array height as 94 inches (approx. 8 feet) at maximum tilt. Please verify.
NLE Response: The maximum solar array height is 94 inches at maximum tilt for the ATI racking system. There is a possibility that a different racking system will be specified at the time of construction. We have attached a detail of the Terratrak racking system that has a maximum height of 15 feet. It would be advisable to list that as the maximum potential height of the system.
3. In Project Narrative it states, “PV solar panel arrays at maximum 8 ft. in height with trackers/racking/string inverters. Please see sample photo on the last page of this narrative.” No photo was provided.
NLE Response: The error has been removed from the Project Narrative.
4. The petitioner’s exhibit (Sheet C-4.0 Civil Details) appears to indicate a minimum solar array clearance as 32 feet. Please verify.
NLE Response: The minimum solar array clearance is 32 inches for the ATI racking

- system. There is a possibility that a different racking system will be specified at the time of construction. We have attached a detail of the Terratrak racking system that has a minimum ground clearance of 18 inches.
5. Petitioner shall provide information regarding glare of proposed solar array.
NLE Response: A glare analysis has been provided in the submission. The results of the analysis show no potential for problem glare.
 6. Staff defers to the City Engineer if a photometric plan is required.
NLE Response: A photometric plan will be submitted with the Final Engineering Plans.
 7. A Knox box and keys shall be provided to the City's building department and Bristol Kendall Fire District (BKFD).
NLE Response: This information has been added to the Project Narrative. There will be no problem with providing entry for emergency services.
 8. Therefore, staff defers to the City Public Works Director and City Engineer for comment on the road composition.
NLE Response: NLE will work with the City Public Works Director and City Engineer on the road composition.
 9. Staff defers to the City Engineer for review and approval of plan and estimate.
NLE Response: NLE will work with the City Engineer on the Decommissioning Estimate.
 10. Per Section 10-19-4-F states one (1) sign shall be permitted to indicate emergency contact information of the property owner or operator not to exceed two (2) square feet in area.
NLE Response: An emergency contact information sign detail has been added to Sheet C-4.0 Civil Details.
 11. If a landscape plan is proposed for the perimeter of the solar farm, staff asks for details as an exhibit.
NLE Response: A landscaping plan will be submitted with the Final Engineering Plans.

City Engineer Comments:

1. The following permits may be required during final engineering and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - USACE Jurisdictional Determination of wetlands
 - Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)**NLE Response: Noted, all required local, state, and federal permits required for construction will be obtained.**
2. The following will need to be submitted with Final Engineer Plans:

- a. Truck turning exhibits for delivery and emergency vehicles
- b. Landscape plan
- c. Photometric plan

NLE Response: NLE will submit the following plans with Final Engineer Plans.

3. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance.
NLE Response: NLE will develop the property in accordance with the floodplain provisions of the City's stormwater ordinance. We have some questions associated with the Rob Roy Creek Analysis and we will work with city staff to comply.
4. The limits of the floodplain should be shown on the plans. The floodplain elevation is approximately 640 feet at the project location.
NLE Response: The limits of the floodplain along Rob Roy Creek have been added to the plans. We will need to work with city staff regarding the small floodplain area near Beecher Road.
5. Impacts to the wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
NLE Response: On site wetlands are limited to the area adjacent to Rob Roy Creek, which we have avoided. NLE will work with city staff to confirm our design in accordance with the United City of Yorkville's Wetland Protection Regulations.
6. The City will require 40' of right-of-way dedication from the property. A plat of dedication document will need to be prepared.
NLE Response: The proposed 40' right-of-way dedication is shown on the plans. The plat of dedication will be prepared by the surveyor and be provided to the city when obtained.
7. A minimum of a 15' public utility easement along the Beecher Road frontage will be required. A 30' utility easement along the railroad will also be required along with a temporary construction easement of 70'. A planned sanitary sewer is along this route.
NLE Response: The proposed easements are shown on the plans. The 70' temporary construction easement encroaches the solar arrays. There will need to be a discussion on this, depending on the timing of the need for the temporary construction easement.
8. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. The submitted narrative demonstrates a reduction of flow for proposed versus existing conditions; however, the ordinance requires detention calculations based on maximum release rate, so additional calculations will be required.
NLE Response: Stormwater modeling is underway. The stormwater modeling results and report will be provided at a later date.

9. Improvements to Beecher Road may be required. Beecher Road is currently not constructed to City standards.

NLE Response: NLE will work with the City Engineer to resolve this issue.

10. The inflation for the decommissioning estimate is shown at 2.0%. A higher value should be used.

NLE Response: NLE will work with the City Engineer for a higher value escalation value on the Decommissioning Estimate.

11. The development department should comment on the fence materials.

NLE Response: NLE will work with the Development Department on the fence materials.

12. The development department should comment on the gravel driveway.

NLE Response: NLE will work with the Development Department on the gravel driveway.

Thank you,

A handwritten signature in blue ink that reads "C. Dean Smith". The signature is fluid and cursive.

C. Dean Smith, PE
Civil Engineering Lead