



Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Website: <http://www.villageofmaplepark.org>

PUBLIC HEARING AGENDA
THURSDAY, AUGUST 10, 2022
MAPLE PARK CIVIC CENTER
7:00 P.M.

- 1. OPEN PUBLIC HEARING**
- 2. ROLL CALL**
- 3. PUBLIC DISCUSSION OF PROPOSED SOLAR FARM**
- 4. PUBLIC DISCUSSION OF SIGN ORDINANCE TEXT AMENDMENT**
- 5. CLOSE PUBLIC HEARING**

PLANNING AND ZONING COMMISSION MEETING AGENDA
IMMEDIATELY FOLLOWING THE PUBLIC HEARING

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MEETING MINUTES**
 - Planning & Zoning Commission Minutes – November 3, 2021
 - Planning & Zoning Commission Minutes – June 16, 2022
 - Planning & Zoning Commission Public Hearing Minutes – June 16, 2022
- 4. PZC SPECIAL USE PERMIT #2022-03 SOLAR FARM**
- 5. PZC TEXT AMENDMENT #2022-04 SIGN ORDINANCE**
- 6. NEXT MEETING – To be determined**
- 7. ADJOURNMENT**

Planning and Zoning Commission Members:
Chair Kimberly Sutherland
Commissioner Kyle Foster
Commissioner Rusty Kubis
Commissioner Cathy Mathews
Commissioner Christian Rebore



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PLANNING AND ZONING COMMISSION MEETING IMMEDIATELY FOLLOWING THE PUBLIC HEARING

PLANNING & ZONING COMMISSION MEETING AGENDA WEDNESDAY, NOVEMBER 3, 2021 Maple Park Civic Center 302 Willow Street, Maple Park

1. CALL TO ORDER

Chairperson Sutherland called the Planning & Zoning Commission Meeting to order at 7:03 p.m. and asked for a roll call.

2. ROLL CALL/QUORUM ESTABLISHED

Deputy Clerk Aldridge called the roll and the following members answered present: Commissioner Hillary Joy, Commissioner Russell Kubis, Commissioner Catherine Mathews, and Chairperson Kimberly Sutherland. Absent: Commissioner Kyle Foster

Also present was Village Administrator Dawn Wucki-Rossbach and Deputy Clerk Cheryl Aldridge.

3. PUBLIC COMMENTS - *Any resident wishing to address the Commission may do so according to the guidelines set forth in the "Rules for Public Comments at Public Meetings" handout. Please complete a speaker request form and submit it to the Village Clerk. You may also send an email to villageclerk@villageofmaplepark.com in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting*

None

4. APPROVAL OF MEETING MINUTES

- March 25, 2021
- September 22, 2021

Motion by Commissioner Joy with a second by Commissioner Kubis to approve the Plan Commission Meeting Minutes for March 25, 2021 and the Planning and Zoning Commission Meeting Minutes for September 22, 2021. On a roll call vote Chairperson Sutherland, Commissioner Joy, Commissioner Kubis, and Commissioner Mathews voted yes. Commissioner Foster was absent. Motion carried.

5. PZC #21-001 TA – Text Amendments to Title 11 Zoning Regulations and Title 12 Subdivision Regulations

The Village Administrator explained that the Village Code requires a public hearing be held and that the Planning and Zoning Commission (PZC) review the text amendments to Title 11 Zoning Regulations. These text amendments are the result of the consolidation of the Plan Commission and Zoning Board of Appeals. The Code requires that the PZC review and recommend the changes to the Village Board. The proposed amendments replace the Plan Commission and the Zoning Board of Appeals with Planning and Zoning Commission throughout the Zoning and Subdivision Ordinances.

Although Title 12 is the Subdivision Regulations it does not require a public hearing and does not require review by the Planning and Zoning Commission; however, the Subdivision Regulations refer to the Plan Commission and Zoning Board of Appeals and therefore, requires that the Plan Commission and Zoning Board of Appeals be replaced with the Planning and Zoning Commission. The Planning and Zoning Commission is reviewing and recommending the change to the Village Board because they are the considered part of the Subdivision Regulation process.

Motion by Commissioner Joy with a second by Commissioner Mathews to approve PZC #21-001 Findings of Fact and recommend that the Board approve text amendments for Title 11, Zoning Regulations. On a roll call vote Chairperson Sutherland, Commissioner Joy, Commissioner Kubis, and Commissioner Mathews voted yes. Commissioner Foster was absent. Motion carried.

Commissioner Joy clarified who is the Code Official; Administrator Wucki-Rossbach stated Lou Larson, Building Code Official, and it may defer to the Village Administrator in his absence. She stated that it Section 12-7-2.E.1.g., currently it states Zoning Commission Chairperson when it should say Planning and Zoning Commission Chairperson. Administrator Wucki-Rossbach thanked Commissioner Joy for catching the text change, the text will be changed before it is sent to the Village Board for approval.

Motion by Commissioner Joy with a second by Commissioner Mathews to recommend to the Village Board that the Board review and approve the text amendments to Title 12, Subdivision Regulations. On a roll call vote Chairperson Sutherland, Commissioner Joy, Commissioner Kubis, and Commissioner Mathews voted yes. Commissioner Foster was absent. Motion carried.

6. PZC #21-002 PLTC – Plat of Consolidation – Bokamp Property – Consolidating 505 Main Street and 110 Summer Street in one (1) Property to be known as 505 Main Street

Administrator Wucki-Rossbach stated that the Village Board sold 110 Pleasant Street to Mr. Bokamp in September 2022, Mr. Bokamp would now like to consolidate 505 Main Street and 110 Pleasant Street into one (1) parcel. Per the Village Code, the Village has the ability to consolidate the property the Subdivision Regulations, Chapter 15, Direct Village Board Approvals of Plats. A regular subdivision would require the installation of storm sewer, water and sewer and detention ponds, by utilizing the direct plat approval, the

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property owner will not have to install stormwater detention or water and sewer because the property is already connected to the Village's systems.

A Public Hearing Notice was published in the Daily Chronicle on October 15, 2021. A Public Hearing notice sign was posted and mailed to the property owners within 250' of 505 Main Street. The Public Hearing notice, sign and mailing are applicable to PZC #21-002, PZC #21-003, and PAC #21-004. No objections were raised by any property owners. No public comments were received at the Public Hearing.

Motion by Commissioner Joy with a second by Commissioner Kubis to approve the PZC #21-002 Findings of Fact and to recommend that the Village Board approve the Plat of Consolidation of 110 Summer Street and 505 Main Street that will be known as 505 Main Street, Maple Park, IL. On a roll call vote Chairperson Sutherland, Commissioner Joy, Commissioner Kubis, and Commissioner Mathews voted yes. Commissioner Foster was absent. Motion carried.

7. PZC#21-003 MA – Map Amendment – Bokamp Property – 505 Main Street – Rezoning property from B-1 Central Business District to R-1 Single-Family Residential District

Administrator Wucki-Rossbach stated that the Village's 2015 Comprehensive Plan illustrates that the B-1 will continue to the eastern property line of 505 Main Street; however, there have been many complaints regarding the noise, parking and traffic generated by the businesses on Main Street.

Mr. Bokamp stated that the property has previously been residential; Administrator Wucki-Rossbach stated that back in 1987 the property was zoned for two-family residential. The property reverted back to B-1 when the prior owner worked out of the property. In 2018, there was talk about a map amendment to R-1 Residential, but never transpired.

The PZC can review and make a recommendation regarding the rezoning, the Village Board will consider the PZC recommendation and if the Board agrees with the map amendment, will approve it. The Comprehensive Plan, when it is updated, can reflect the change in zoning for this parcel.

Commissioner Joy inquired about the existing homes that are zoned B-1, they are considered legal non-conforming. In terms of the Comprehensive Plan, the plan should be dated every five (5) years, which would have meant 2020 for Maple Park; however, this is a best practice and not a State Statute so no one from the State will be contacting the Village regarding the update of the plan. Many municipalities need to update their plans so it is not unusual to be slightly off the five-year schedule. Updating the Comprehensive Plan is a joint effort with PZC input, as well as input from the Village Board, residents and business owners.

Motion by Commissioner Joy with a second by Commissioner Mathews to approve the PZC #21-003 Findings of Fact and to recommend that the Village Board approve of the map amendment for 505 Main Street, Maple Park, IL from B-1 Central Business District to R-1 Single-Family Residential District. On a roll call vote Chairperson Sutherland,

Commissioner Joy, Commissioner Kubis, and Commissioner Mathews voted yes. Commissioner Foster was absent. Motion carried.

- 8. PZC #21-004 – VAR – Variations – Bokamp Properties – 505 Main Street – Seeks variations to front, side and rear yard setbacks; building height, lot coverage and parking in an R-1 Residential Zoning District**

Chair Sutherland read through the variations. Administrator Wucki-Rossbach, had Mr. Bokamp mark on the consolidated parcel where the setback lines would be in a regular R-1 Residential zoning lot. The front, side and rear yard setbacks are standard, and are increased because once a building height exceeds 35' in height (which is another variation for this property), the building is 42', an additional setback distance is needed on the front, rear and side yard setbacks. For example, the front setback increases from 30' to 33.3'. An R-1 District requires two covered parking spaces and two uncovered parking spaces, Mr. Bokamp will only have one (1) parking space, so a parking variation is needed. The final variation is lot coverage. Without the proposed parking space, the property is under the maximum lot coverage of 40%; however, once the parking stall is constructed, the maximum lot coverage is 40.03%, which requires a variation.

The requested variations will only proceed if the Village Board approves the Plat of Consolidation and the map amendment. If those are approved, the variations approved by the PZC will then be approved. Based on how the code is currently written, the zoning variations are approved by the PZC and not the Village Board. It is anticipated that the Zoning Ordinance will be changed to require the variations also be approved by the Village Board.

Commissioner Kubis asked about the parking spaces. Staff replied code requires two (2) stalls undercover and two (2) stalls with no cover, currently the lot has none. Discussion ensued regarding what would happen if Mr. Bokamp were to remove the tress and the existing concrete slab and install a new slab and garage. The property would be checked to see if the lot coverage was going to be exceeded beyond the 40.03%, if so, the owner would need to apply for another zoning variation and obtain approval before anything would be permitted. If the parking slab is not in before winter there will be a problem with overnight parking after two (2) inches of snowfall.

Motion by Commissioner Joy with a second by Commissioner Mathews to approve the PZC #21-004 Findings of Fact and to approve the variations to the front, side, rear yard setbacks; building height, lot coverage and parking in an R-1 Residential Zoning District contingent upon the approval of the Plat of Consolidation and the map amendment from B-1 Central Business District to R-1 Residential Zoning District. On a roll call vote Chairperson Sutherland, Commissioner Joy, Commissioner Kubis, and Commissioner Mathews voted yes. Commissioner Foster was absent. Motion carried.

Administrator Wucki-Rossbach advised the PZC that KaneComm needs to install a radio tower on the Maple Park and Countryside Fire Department Property. The tower would alleviate some transmission gaps in coverage for KaneComm users. Both the Village and the Fire Protection District utilize KaneComm for their dispatch services. Unfortunately, the code does not permit radio towers so a text amendment will be needed in order to add

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radio/cell towers to the Special Use Permit in the business districts. The fire station is zoned B-2 General Commercial Business District. In this case, the Village would want to ensure that radio/cell towers are permitted as a special use in the B-2 General Commercial Business District.

Commissioner Joy motioned to adjourn with a second by Commissioner Mathews. Motion carried.

Meeting adjourned at 7:39 p.m.

Respectfully Submitted,

Cheryl Aldridge, Deputy Clerk



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PLANNING AND ZONING COMMISSION MEETING MINUTES **IMMEDIATELY FOLLOWING THE PUBLIC HEARING** **JUNE 16, 2022**

1. CALL TO ORDER

Planning and Zoning Commission Chair Kimberly Sutherland called the meeting to order at 7:02 p.m. Commissioner Kyle Foster arrived at 7:02 p.m.

2. ROLL CALL

Acting Village Clerk Liz Peerboom called the roll call and the following Commissioners were present: Planning & Zoning Commission Chair Kimberly Sutherland, Commissioner Russell Kubis, Commissioner Chris Rebone, Commissioner Cathy Mathews and Commissioner Kyle Foster.

Also present: Village Administrator Dawn Wucki-Rossbach, and Acting Village Clerk Liz Peerboom.

3. SWEARING IN OF CRISTIAN REBONE AS PLANNING AND ZONING COMMISSIONER

Acting Clerk Peerboom administered the Oath of Office to Commissioner Rebone.

4. APPROVAL OF MEETING MINUTES

- Planning & Zoning Minutes – November 3, 2021
- Planning & Zoning Commission Public Hearing Minutes – February 16, 2022
- Planning & Zoning Commission Minutes – February 16, 2022

Commissioner Rebone made a motion to approve the minutes as listed above, seconded by Commissioner Foster. Motion carried by roll call vote. Aye: Foster, Rebone, Kubis, Mathews. Nay: None.

5. PZC #22-01 TA – Text Amendment – Title 11, Zoning Regulations, Chapter 10 Signs

Village Administrator Dawn Wucki-Rossbach advised that this text amendment would temporarily allow sports team banners to be placed upon village property.

Commissioner Rebone asked if this would be for the duration of the season. Ms. Wucki-Rossbach advised that, yes, it would require the banners be removed at the end of the season.

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Commissioner Kubis made a motion to approve the text amendment, seconded by Commissioner Rebone. Motion approved by roll call vote. Aye: Rebone, Kubis, Mathews, Foster. Nay: None.

6. NEXT MEETING – To be determined

Village Administrator Wucki-Rossbach advised that, at the next Planning & Zoning Commission meeting the discussion would be about the concept plan for the Maples Development. She said that she would discuss the matter with the Village Attorney, then schedule a public hearing, if necessary. Commissioners discussed the timeline for approval of the concept plan.

7. ADJOURNMENT

Commissioner Rebone made a motion to adjourn the meeting, seconded by Commissioner Mathews. Motion carried by voice vote.

Meeting adjourned at 7:10 p.m.

Respectfully Submitted,

Elizabeth Peerboom, Acting Village Clerk

Planning and Zoning Commission Members:

Chair Kimberly Sutherland

Commissioner Kyle Foster

Commissioner Rusty Kubis

Commissioner Cathy Mathews

Commissioner Christian Rebone



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PUBLIC HEARING MINUTES
THURSDAY, JUNE 16, 2022
MAPLE PARK CIVIC CENTER
7:00 P.M.

1. OPEN PUBLIC HEARING

Planning and Zoning Commission Chair Kimberly Sutherland opened the public hearing at 7:00 p.m.

2. ROLL CALL

Acting Village Clerk Liz Peerboom called the roll call and the following Commissioners were present: Acting Village Clerk Liz Peerboom called the roll call and the following Commissioners were present: Planning & Zoning Commission Chair Kimberly Sutherland, Commissioner Russell Kubis, Commissioner Chris Rebone, Commissioner Cathy Mathews. Absent: Commissioner Kyle Foster*.

Also present: Village Administrator Dawn Wucki-Rossbach, and Acting Village Clerk Liz Peerboom.

3. PUBLIC DISCUSSION OF THE PROPOSED TEXT AMENDMENT TO TITLE 11, "ZONING REGULATIONS," CHAPTER 10, "SIGNS," SECTION 6, "PERMITS FOR TEMPORARY SIGNS," OF THE MAPLE PARK VILLAGE CODE

Chair Sutherland advised that the purpose of the public hearing was to give the public a chance to discuss the text amendment before the Planning and Zoning Commission.

There was no public present.

4. CLOSE PUBLIC HEARING

The Public Hearing was closed at 7:01 p.m.

Respectfully Submitted,

Elizabeth Peerboom, Acting Village Clerk

Planning and Zoning Commission Members:

Chair Kimberly Sutherland
Commissioner Kyle Foster
Commissioner Rusty Kubis
Commissioner Cathy Mathews
Commissioner Christian Rebone



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MEMORANDUM

TO: Planning and Zoning Commission

FROM: Village Administrator Dawn Wucki-Rossbach 

DATE: July 21, 2021

SUBJECT: **PZC #22-03 SUP – USS SOLAR PRITCHARD LLC. – NORTHEAST CORNER OF MAPLE PARK ROAD AND PRITCHARD ROAD**

Background

The Village of Maple Park received a Special Use Permit Petition on July 12, 2022. The permit application was submitted by United States Solar Prichard Solar LLC, as the authorized representative for the owners, SMZK Naperville LLC. On Friday, July 15, 2022, the Village President, Village Administrator and Ryan Magnoni, Project Developer US Solar, met for a pre-application conference. During the conference, the Village and US Solar finalized what additional items needed to be included in the petition packet. On July 21, 2022, the Village received the complete petition packet and the deposit and petition fee were paid on July 22, 2022. On July 26, 2022, the Public Hearing notice for PZC #22-03 SUP Petition for a Special Use Permit to construct a 5 MWac capacity solar farm was published, see attached.

The Petitioner is proposing the installation of a 5 MWac solar farm on 25 acres of the property located at the northeast corner of Maple Park and Prichard Roads. The property is zoned A-1, Agricultural District. Per 11-14: Solar Energy Systems, solar farms are permitted as a special use in an A-1 zoning district. The Village, based on the advice of the Village Attorney, has accepted the SUP Petition with Preliminary Layout, which meets the intent of the ordinance to render a decision on the Special Use Permit Application, rather than have the standard Plat of Survey with the layout, with the appropriate setbacks etc. illustrated on the plat and an engineering review for such things as stormwater. The Petitioner has stated that they will supply the required Plat and other required information after the State of Illinois has awarded USS Pritchard an Adjustable Block Grant. If the SUP were to be approved, all requirements for the construction permit and any annual or long-term requirements must be included in the Special Use Permit Conditions.

The Public Hearing Notice information was:

1. Published in The Daily Chronicle on July 26, 2022, see attached proof
2. The Public Hearing sign was posted on July 26, 2022
3. The Public Hearing adjoining property owner certified return receipt requested letters were mailed to seven (7) property owners on July 26, 2022

Please review the 2022 Zoning Map for zoning of the parcel, the 2015 Comprehensive Plan and consider these documents when reviewing this Petition.

Item	Description	Submitted/Complied with Code
Zoning	A-1 Agricultural District	
Applicable Code Sections	11-1-2 Intent and Purpose, 11-11-5.D. Agriculture Height Limitations; 11-11-7 Special Uses and 11-14 Solar Energy Systems	
Processing – 11-11-7.D.	Lists Petition processing requirements for Special Use Petitions	Complied - 11-11-7.D.1. through D.5 and D.6.a. through D.6.d. and D.6.f through D.6.h. <u>11-11-7.D.g. Include landscaping plan and screening requirements in Special Use Permit Conditions.</u>
Processing – 11-11-7.D7. – Grading Plan	A grading plan, showing existing contours and proposed routing of stormwater, when site development is proposed.	<u>Include grading plans in Special Use Permit Conditions.</u>
Processing – 11-11-7.8. – Written Statement	Written statement that addresses six (6) items.	Complied - 8.a. through 8.d. <u>Non-compliant – 11-11-.8.e. Did not include relationship to Comprehensive Land Use Plan.</u>
Processing – 11-11-7.E. – Standards	The PZC must decide whether or not the Special Use Petition meets the standards set in 11-11-7.F.1	
Setbacks – 11-14-6.B.	100’ from property or right-of-way	Complied – Submitted Preliminary Layout illustrates a 100’ setback from all property lines. <u>Include 100’ setbacks from all property lines in Special Use Permit Conditions.</u>
Height – 11-5-5.D. and 11-14-7.B. and 11-14-8.D.	Shall not exceed height of A-1 Zoning District; Special Uses at determined by PZC and Village Board as part of the Special Use Permit; and fencing shall have a maximum height of 8’ if fencing is to be installed	Complied – <u>Fencing shall not exceed 8’ in height, expected compliance upon time of building permit application and ground mounted solar panel height shall not exceed 8’ in height, must become part of the Special Use Permit Conditions.</u>
EcoCat – Illinois Historic Preservation and Illinois Department of Natural Resources – 11-14-8.C.	Consultation for Endangered Species Protection and Natural Area Preservation	Complied – No record of State-listed threatened or endangered species, etc. per EcoCat dated July 8, 2022
Other Requirements – 11-14.8.A. and 11-4-.8.B.	System provider must provide documentation within 30 days, the solar energy system is in use. If not, 180 days, after notifying Village to remove	<u>Requirements must become part of the Special Use Permit Conditions</u>

	system and upon request system provider, within 14 days of request, must submit current operation and maintenance report to Village.	
Other Requirements - Fencing – 11-14-.8.D.	Maximum height 8’	Complied – <u>Fencing shall not exceed 8’ in height and expected compliance upon time of building permit application must become part of the Special Use Permit Conditions.</u>
Other Requirements - Lighting – 11-14-8.E. through I.	Zero lumens as property line, installed for safety and security purposes only, reflection angles for solar collectors oriented to avoid glare into adjacent properties; must be UL listed with anti-reflective coatings	Application is silent on lighting. <u>Expected compliance upon time of building permit application to meet requirements specified in 11-14-8.E. through I. and must become part of the Special Use Permit Conditions if lighting is going to become part of the construction permit.</u>
Other Requirements – 11-14.8.I.	Solar Energy Systems must be in compliance with all State of Illinois building, electrical, plumbing and Energy Codes	<u>Expected compliance upon time of building permit application to meet requirements specified in 11-14-8.E. must become part of the Special Use Permit Conditions</u>
Other Requirements - Design Standards 11-14-9	Must conform to land use plan and may be screened from routine view from the public ROW. Screening maybe required that does not affect operation.	<u>Non-compliant</u> - Petitioner is proposing the property to be screened by fencing that is see through. Ordinance requires solid, sight proof fence per 11-14-12.B.10. <u>Include screening requirements in Special Use Permit Conditions.</u>
Other Requirements - Design Standards 11-14-9.D.	Aviation Protection – For solar located within 500 feet of an airport or airport approach zones, petitioner must complete and provide results of the Solar Glare Hazard Analysis Tool (SGHAT) for Airport Control Tower cab and final approach paths.	Complied – The solar farm is not located on DeKalb Airport property and not obligated to conduct an SGHAT
Coverage 11-14-10	Ground-mounted farm exempt from impervious surface calculation if soil under collector is not compacted and maintained in vegetation. Plan approval required by Village Planning and Zoning Official via a building permit application.	Will require impervious surface calculation – Soil is to be compacted and covered with landscape fiber. <u>If Village Engineer determines that the soil compaction warrants the installation of a stormwater detention pond, the stormwater detention pond must become part of the Special Use Permit Conditions.</u>
Plan Applications – 11-14.10.A.	Horizontal and vertical elevations	Complied – Provided
Compliance - 11-14-11.A. through F.	Requires compliance with Village and State building code, State Energy code, National Electric Code, State Plumbing Code, and utility notification.	<u>Requirements become part of the Special Use Permit Conditions.</u>

Principal Uses – 11-14-12	Maple Park encourages development of commercial or solar scaled energy systems where they present few land use conflicts with current and future development patterns. Ground mounted systems that are the principal use on the zoning lot are special uses.	Petitioner is requesting solar energy system as principal use of zoning lot. Petition conflicts with the annexation approved Concept Plan per the Ordinance 10-2006. The proposed property is designated as “Future of Village of Maple Park Waste Water Treatment Plant (47.37 Park Dedication)” See attached Concept Plan for McCaleb Farms Subdivision.
Principal Uses – 11-14-12.B.1. - Stormwater and National Pollutant Discharge Elimination System NPDES	Solar farms are subject to Village stormwater management regulations, erosion and sediment control and NPDES Permit requirements	Provided FEMA National Flood Hazard FIRMette Map – To be reviewed by Village Engineer. <u>If Village Engineer determines that the soil compaction warrants the installation of a stormwater detention pond, the stormwater detention pond must become part of the Special Use Permit Conditions.</u>
Principal Uses – 11-14-12.B.2. - Ground Cover and Buffer Areas	Top soil should not be removed unless remedial work is being done. Vegetation planted to prevent soil erosion and support pollinators. Plan compliance to be shown annually.	<u>Non-compliant – Top soil to be removed and spread on adjoining land. If top soil is to be removed, a variation must be obtained, variation requirement becomes part of the Special Use Permit Conditions.</u> Expected compliance – Ground cover and pollinator friendly. <u>Special Use Permit Conditions: Require submission of annual plan on pollinators.</u> Complied – EcoCat confirms no State-listed threatened or endangered species.
Principal Uses – 11-14-12.B.2. Foundations	Certification by qualified engineer that foundation and racking system and support is a within accepted professional standards.	Expected compliance upon time of building permit application. <u>Qualified engineer review and inspection becomes part of the Special Use Permit Conditions.</u> Village will need to contract out for solar array plan review and inspection during construction. Petitioner to be invoiced for plan review and inspections.
Principal Uses – 11-14-12.B.5. – Power and Communication Lines	Power lines between substations shall be buried underground, exemptions for soil conditions. Must follow Illinois Department of Agriculture (DIOA) standards and policies in the Agricultural Impact Mitigation Agreement (AIMA) regarding the construction or burial of electric transmission	<u>Make burial of power lines and providing a fully executed AIMA part of the Special Use Permit Conditions.</u>

	lines and included in an AIMA agreement with IDOA	
Principal Uses – 11-14-12.B.6.	If water and sewer are required, they must connect to Village water and sewer system.	None proposed.
Principal Uses – 11-14-12.B.7. – Site Plan Required	Detailed site plan should be submitted for both existing and proposed conditions.	Non-compliant – Preliminary Layout does not include: floodplains, wetlands and other protected resources, topography, farm tile, fencing and screening materials. Layout does not include zoning districts. <u>Include detailed site plan requirements in Special Use Permit Conditions.</u>
Principal Uses – 11-14-12.B.10. - Screening	Solar farm shall be screened by placing in setback a solid, sight proof fence with one 2.5” caliper tree for every thirty (30’) linear feet.	Non-compliant – Preliminary Lay and Petition do not include language or illustration regarding the 2.5 caliper trees every thirty (30’) linear feet. <u>Include screening requirement in Special Use Permit Conditions.</u>
Liability Insurance and Indemnification – 11-14-13.A. – Solar Farms and Gardens	Requires Petitioner, Owner to maintain general liability policy covering bodily injury and property damage with limits at least \$3 million per occurrence and \$5 million in aggregate. The Village shall be named as an additional insured.	Complied – <u>Include insurance and indemnification requirements in Special Use Permit Conditions.</u>
Decommissioning – 11-14-14.A. through F.	Requires Petitioner to submit a decommissioning plan with SUP Petition, decommissioning of panels when not in use for more than 90 days; owner/operator has six months to comply with decommissioning; Village may require the posting of a bond/letter of Credit or an escrow account and require Petitioner to follow State law on decommissioning.	Complied – Petitioner has proposed that decommissioning will begin after six (6) months of non-operation. Petitioner also proposed to provide a copy of the AIMA agreement prior to the commencement of construction. Petitioner is proposing the use of \$15,000 in the form of a cash deposit, letter of credit or some other form of approved by the Village. Staff is recommending a letter of credit that includes a cost escalator tied to the Consumer Price Index for the Midwest Region. <u>Include letter of credit requirement with CPI cost escalator in Special Use Permit Conditions.</u>

RECOMMENDATION

That the Planning and Zoning Commission review the proposed Petition and determine whether or not the Petitioner has met the intent of the Zoning Ordinance, of the Special Use provisions and met the Solar Energy Systems Ordinance. The PZC should pay close attention to the items in which the Petitioner is compliant with and the items the Petitioner is in non-compliance with.

If the response to the Petition is to recommend denial to the Village Board due to non-compliance with meeting ordinance provisions, the PZC should issue Findings of Fact to that effect.

If the response to the Petition is to recommend approval to the Village Board that despite non-compliance items, the PZC should issue a Findings of Fact that includes all the Special Use Permit Conditions that must be included with the approval of the Special Use Permit for the 5 MWac Solar Farm.

Attachments

PZC #22-03 SUP Petition

Proof of PZC #22-03 PZC

2022 Zoning Map

McCaleb Farms Subdivision Concept Plan



Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.com>

PZC #2022-03 SUP

SPECIAL USE PERMIT PETITION

TO: Village Clerk; Mayor; Board of Trustees, Village of Maple Park, Illinois

FROM: Petitioner(s): SZMK Naperville LLC Phone: 815-685-8140
Mailing Address: 24132 W. Royal Worlington Drive Fax: _____
Naperville, IL 60564 Cell: _____
E-Mail: _____

Petitioner's Representative: USS Pritchard Solar LLC Phone: 612-260-2230
Mailing Address: 100N 6th St, Suite 410B Fax: _____
Minneapolis, MN 55403 Cell: _____
E-Mail: ryan.magnoni@us-solar.com

1. The petitioner hereby petitions the Village of Maple Park to approve a Special Use Permit for the following property:

A. Legal Description and Parcel Number(s):

(If necessary, attach the full legal description on a separate sheet of paper)

See attached.

B. Street Address or Common Location: 19500 Pritchard Road, Maple Park, IL 60151

C. Size (square feet or acres): 40.08 acres

D. Existing Zoning District: A-1 Agricultural

E. Proposed Use and Description: On a separate sheet of paper, describe the proposed use's characteristics such as operating hours, number of employees, capacity of facility, etc. Also, indicate whether or not the proposed use would: a) be in conformance with the Village's Comprehensive Plan and how the proposed use may: b) impact adjacent existing and future land uses; c) impact adjacent property values; d) impact the general public's health, safety, and welfare; and e) in conformance with all the elements of the Maple Park Village Code.

2. The petitioner hereby submits the following information:

- ☒ Vicinity map of the area proposed for the special use
- ☒ List of current owner, and their mailing addresses, of all property within 250 feet (exclusive of right-of-way) of the property proposed to be rezoned
- ☒ 12 copies of a site plan which must show the following items: property dimensions; location and use of proposed structure; number and location of parking spaces and loading area; location and type of landscaping (including existing trees 6" in diameter or greater and existing tree masses); location, type and height of fencing or walls; location and width of driveways and curb cuts; internal traffic patterns; floor area (square footage); location of exterior lighting; location, type, and height of signage; direction of storm water flow, location of detention area

Note to Petitioner: A site plan for a Special Use Permit is intended to be a schematic plan only. All plans must eventually conform to other Village standards prior to the issuance of any building permits or other permits.

3. The Petitioner hereby states that a pre-application conference ☒ WAS ☐ WAS NOT held with Village staff (or representative) prior to submittal of this petition.

*Date of pre-application conference: July 15, 2022

Those in attendance: Ryan Magnoni - US Solar, Sergei Kravets - landowner, Dawn Wucki-Rossbach - Village Administrator, and Suzanne Fahnestock - Village President

Note to Petitioner: A pre-application conference with staff is highly encouraged in order to avoid delays and to help in the timely processing of this petition.

4. The petitioner hereby agrees that this petition will be placed on the Planning Commission's agenda only if it is completed in full and submitted in advance of established deadlines.
5. The petitioner agrees to pay all costs associated with the Public Hearing process associated with this Special Use Permit Petition.
6. The petitioner has read and completed all of the above information and affirms it is true and correct.
7. Petitioner/property owner(s) hereby give the Village of Maple Park permission to post a public notice sign(s) on the subject property.

[Signature]
Petitioner's Signature

7/8/2022
Date

Petitioner's Signature

Date

Subscribed and sworn to before me this 8th day of July, 20 22

[Signature]
Notary Public

MARTIN DICRISI JR
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 16, 2024

[Signature]
Owner's Signature

7/7/2022
Date

Owner's Signature

Date

Subscribed and sworn to before me this 7th day of July, 20 22

[Signature]
Notary Public

"OFFICIAL SEAL"
MALINI DHEVI MURALI
Notary Public, State of Illinois
My Commission Expires 08/08/2024

VILLAGE USE ONLY

Is petition completed in full? ☒ YES ☐ NO

Date received: _____

Village President

Received by: _____

Village Clerk

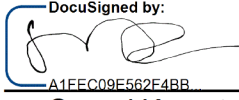
Public Hearing Date: _____



100 N 6th Street, Suite 410B
Minneapolis, MN 55403

612.260.2230
www.us-solar.com

We SZMK Naperville LLC are authorizing United States Solar Corporation to handle the processing of the Special Use Permit (SUP) for a proposed Community Solar Garden, located on parcel 09-25-300-013 in the Village limits of Maple Park, IL.

DocuSigned by:

A1FEC09E562F4BB...

By: _____ Date: 7/19/2022
Name: Sergei Kravets

Legal Description and Parcel Number(s)

Property ID: 0925300013

Legal Description:

Parcel 3:

All that part of the west half of the southwest quarter of Section 25, Township 40 North, Range 5 East of the Third Principal Meridian, Lying north of the north line of the right of way of the Chicago and North Western Railway all in DeKalb County, Illinois, Excepting therefrom the following: the east 250 feet, as measured perpendicular to the ease line thereof, of the west half of the southwest quarter lying north of the northerly line of the right of way of the Chicago and Northwestern Railway, all in DeKalb County, Illinois.

List of current owner, and their mailing addresses, of all property within 250 feet (exclusive of right-of-way) of the property proposed to be rezoned

Current Owner:

SZMK Naperville LLC
24132 W. Royal Worlington Drive
Naperville, IL 60564

Properties within 250 feet of the subject property:

ATTEN REAL ESTATE
PO BOX 444, WHEATON, IL 60187
Property ID: 0925300006

AMERICAN NATL BANK OF DEKALB CO TRUST 2976
1985 DEKALB AVE, SYCAMORE, IL 60178
Property ID: 0925300005

HHE PHASE IV/V LLC
2 HAMPTON CT, DEKALB, IL 60115
Property ID: 0925300012

IRREVOCABLE INTER VIVOS TRUST 460670011
IRREVOCABLE INTER VIVOS TRUST 460690019
2801 W JEFFERSON ST, JOLIET, IL 60435
Property ID: 0926400008

COMMONWEALTH EDISON CO
3 LINCOLN CTR, OAKBROOK TERRACE, IL 60181
Property ID: 0926400003

TROUP HARRY C REV TRUST
721 MARCY ST, OTTAWA, IL 61350
Property ID: 0926400002

LUTTON JUDY J TRUST / SPEARS NANCY M TRUST 102
2603 WENDOVER PL, CHAMPAIGN, IL 61822
Property ID: 0926200006



USS PRITCHARD SOLAR LLC
SPECIAL USE PERMIT APPLICATION
JULY 8, 2022



COVER LETTER

July 8, 2022
Village of Maple Park
P.O. Box 220
302 Willow Street
Maple Park, IL 60151

RE: Application by USS Pritchard Solar LLC for a Special Use Permit to Construct and Operate a Community Solar Garden

Dear Village of Maple Park Planning and Zoning Commission,

Attached, please find an application for a Special Use Permit (“SUP”) to construct and operate a community solar garden within Cortland Township. Pursuant to the Village Code of Maple Park, Illinois, the request is being made by USS Pritchard Solar LLC, a subsidiary of United States Solar Corporation (“US Solar”). US Solar, a developer/owner/operator based in the Midwest, seeks to make the benefits of solar more accessible. We coordinate all Project details — site acquisition, development, interconnection, permitting, finance, construction, operations, and maintenance.

USS Pritchard Solar LLC plans to develop and construct a 5-megawatt (MWac) community solar garden (the “Solar Garden”) in DeKalb County on approximately 25 acres of parcel 0925300013, at 19500 Pritchard Road, Maple Park, IL 60151 (the “Property”), through the Village of Maple Park’s SUP process. Our application includes information about the site and provides detailed analysis of the applicable land use permitting considerations. You will also find information about the residents, schools, cities, and businesses who subscribe to these Solar Gardens and the local benefits to the economy and environment.

The US Solar team appreciates the coordination and insights already provided by Village of Maple Park staff. Together, we will ensure that this Solar Garden will operate safely and efficiently over its lifespan, while providing environmental, financial, and social benefits to the surrounding area.

Please contact us with any questions, comments, or points for clarification. We look forward to working with the Commission on this Solar Garden.



Ryan Magnoni – Project Developer

USS Pritchard Solar LLC
100 N 6th St., Suite 410B
Minneapolis, MN 55403
W: (847) 400.7156
E: ryan.magnoni@us-solar.com

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SOLAR GARDEN SUMMARY

USS Pritchard Solar LLC respectfully submits this SUP application to construct, own, and operate a community solar garden (the “Solar Garden”).

Parcel Identification Number	0925300013
Site Address	19500 Pritchard Road, Maple Park, IL 60151
Project Capacity	5 MWac
Project Acreage	25
Site Control Status	Memorandum executed, see Appendix II
Landowner	SZMK Naperville LLC
Township	Cortland
Current Use of Property	Agriculture

SELECTING THIS PROPERTY

The Property was selected because of its solar resource, physical characteristics, proximity to sufficient distribution facilities, ability to meet all local permitting requirements, and of course, landowner support.

- Solar Resource
 - Relatively large, flat, and open to provide unobstructed access to natural sunlight
- Physical Characteristics
 - Limited grading, if any, maintaining natural topsoil and existing drainage patterns
 - Not in Agricultural Preserve
 - No impact to wetlands or neighboring properties
 - Adequate space for setbacks or
 - Soils capable of supporting facility and equipment
 - No water or other infrastructure improvements needed
- Proximity to Sufficient Distribution Facilities
 - Existing distribution line on west side of Pritchard Road
 - Adequate capacity for the Solar Garden on existing distribution line and other infrastructure
 - Supplies electricity throughout the local community
 - Existing substation in relatively close proximity with adequate available capacity for the Solar Garden, according to Capacity Screens provided by Commonwealth Edison
- Ability to meet all local permitting requirements
- Landowner support

LOCAL IMPACT

ENVIRONMENTAL

The area underneath the modules and between rows will be transformed into a diverse mix of pollinator-friendly, low-lying, deep-rooted plants. This enhances soil, water, and air quality. A study has shown that these seed mixes reduce stormwater runoff by 23 percent for the 2-year storm event (3.1 inches of rain)

and 8 percent for the 100-year storm event (7.4 inches of rain)¹. These native plantings also expand habitat for pollinators and other species that increase crop yields and improve the local environment.

Beyond the local environment, there is also a measurable impact to the global environment by producing clean energy. The Solar Garden would provide decades of pollution-free and greenhouse-gas-free electrical generation.

ECONOMIC

US Solar is a leading provider of community solar solutions to residents, businesses, and public entities across the nation, in states such as Illinois, Minnesota, Colorado, Connecticut, Delaware, Maine, New Mexico, New York, etc. We are proud to work with over 100 commercial customers and ~2,000 residential customers across the United States. Our subscribers get the opportunity to save money on their monthly electric bill through Commonwealth Edison's community solar program. Commonwealth Edison customers in the Village of Maple Park may subscribe to a portion of the electricity generated and receive bill credits on their Commonwealth Edison bills. In this way, local residents and businesses receive a direct economic benefit from the Solar Garden.

In addition to the subscriptions, here are some local economic impacts:

Already Spent

- ~\$500 on travel, meals, legal fees, and county recordings
- ~\$15,000 on engineering, legal, and environmental consulting services

During Construction

- ~\$10,000,000 on capital infrastructure investment
- ~\$5,000 on local spending
- 15+ temporary construction and related service jobs, equivalent to ~4 full-time job years

During Operation

- ~\$30,000 - \$40,000 on increased property tax payments during operation

ELECTRICAL

The Solar Garden will generate enough clean electricity to power approximately 2,000 homes annually. Because the Solar Garden will interconnect to the existing distribution system of Commonwealth Edison, the clean energy will be used by nearby electric customers. This Solar Garden will also contribute to energy independence, decreasing our reliance on importing energy. USS Pritchard Solar LLC is contracted to deliver electricity for a minimum period of 20 years, commencing on the date of commercial operation, which is expected to occur by Q4 2023.

¹ (Jeffrey Broberg, "Utility & Community Solar Should Use Native Landscaping," <http://cleantechnica.com/2016/03/15/utility-and-community-solar-should-use-native-landscaping/>)

VISUAL IMPACT

OVERVIEW

The surrounding land use is primarily agricultural, with some farmsteads within a half mile of the Solar Garden. Currently, the relevant area of the parcel is 100% row crop agriculture. The Solar Garden is composed of single-axis trackers, which means the panels rotate from east to west as the sun rises and sets. The panels are about 6'-8' tall, depending on the tilt angle which varies throughout the day. Each row of solar panels is approximately 20' apart, and the entire Solar Garden area is planted in a mix of native grasses and pollinator-friendly habitat. There are no permanent structures or buildings.

PHOTOS OF THE SITE



Street view of the Solar Garden site, looking northeast on Pritchard road.

FENCE

Our Solar Garden will include a security fence around the entire perimeter, as required by National Electric Code. The security fencing will be located entirely on the Property. The fence will not exceed 8 feet in height, and it will be a farm-field style fence without barbwire. See the image below for a representative photo taken of a Solar Garden under construction.



VEGETATIVE SEEDING PLAN

As mentioned in the *LOCAL IMPACT* section, the area underneath the modules and between rows will be transformed into a diverse mix of pollinator-friendly, low-lying, deep-rooted plants. USS Pritchard Solar LLC will control for noxious weeds throughout the life of the Solar Garden.

SITE PLAN

The proposed site plan is enclosed as Appendix I to describe our design of the Solar Garden. Appendix I shows the parcel, Solar Garden dimensions and specifications, zoning setbacks, and more. The site plan, along with narrative and other associated figures in the Appendices, address all requirements listed in the Ordinance.

SOLAR ON AGRICULTURAL LAND

Harvesting solar to generate energy is widely viewed as an agricultural business opportunity for farmers across the United States, including those in Illinois. This is evidenced by many agricultural groups that have gone on record to support the expansion of community solar.

There are three primary reasons why community solar gardens contribute to the preservation and improvement of agricultural land:

1. The Solar Garden area is converted to native grasses and pollinator-friendly habitat. As mentioned in the *LOCAL IMPACT* section, this makes a tremendous impact on the local environment, including but not limited to soil quality, water quality, and crop yields.
2. Decommissioning of community solar gardens is simple and does not disrupt the land. We remove the solar panels, racking, concrete inverter pads, and any other equipment and restore the land. Because we use piles as foundation, system removal involves almost no disruption to the land. After the Solar Garden's life, what is left is an undisturbed field of native grasses atop immaculate soils. This is one of the only ways for a landowner to increase and diversify income while preserving and protecting farmland for future generations, when crop prices and agricultural practices may be more viable than they are today.
3. Landowners can convert a small portion of farmland to a community solar garden, which provides them with guaranteed, increased, and diversified income. This financial stability allows landowners to keep their remaining land in farming and in the family. This sort of financial stability is traditionally only offered by residential, commercial, or industrial development. Of these options, the community solar garden will be the best steward of the soils and natural resources of the agricultural land.

CONSTRUCTION

OVERVIEW

The construction of a Solar Garden is simpler than many people realize. Galvanized steel I-beams are driven into the ground to the appropriate depth to ensure long-term stability, according to detailed structural and geotechnical analysis. Racking sits on top of the steel I-beams. Solar panels clip into the racks. Inverters are set up in between sections of solar panels. Electrical line is buried 4' deep in an electrical conduit. There are no concrete footings and no permanent structures or buildings, which makes the eventual decommissioning process easy at the end of the Solar Garden life. We use Tier 1 solar panels to achieve high efficiency and conform to high quality control and safety standards.

The bulk of the construction will occur in approximately 7 weeks, followed by testing, inspections, and commissioning work. The most noticeable phase of the construction is the pile driving, which is often completed in 2 days or less. In total, the construction period is expected to last about 4 months. Hours of construction will be 7:00am to 7:00pm Monday-Saturday. No work will be done on Sundays and nationally observed holidays.

PARKING

During our construction phase, a temporary parking area, adjacent to the Project, will be used for installation crews, delivery trucks (as needed), and construction and supervision personnel.

VEHICLES/CONSTRUCTION TRIPS

Trucks for maintenance activities will be standard, with minimal tooling and parts for activities as described above.

- Most deliveries will be in the first month and most electrical testing will be in the later stages of construction.

- Modules will come on 40-foot flatbed trucks or in 40-foot containers.
- We expect no more than 30 deliveries for all solar modules.
- We expect no more than 20 container trucks to deliver racking material
- We expect no more than 5 deliveries for inverters, switchgears, transformers, and battery storage components.
- We expect 4 trips for Balance of Plant equipment in containers that are 40 feet or smaller.
- Note: We expect no more than 4 deliveries per day.

STRUCTURES

All monitoring is done remotely. No permanent structures will be built onsite.

STORAGE DURING OPERATION

As referenced above, there will be no equipment or materials storage onsite.

SIGNAGE

There will be no external signage of the facility. To provide safety and support good practices, labeling of electrical equipment requires internal signage. All signage will be in compliance with local and state regulations.

WATER, SEWAGE, AND WASTE

No water, sewage, or waste management services are required onsite. Portable waste facilities will be provided during the construction period. Delivery routes will be designed to pose the smallest traffic impact in the local community. We will coordinate with local authorities as to preferred times and routes prior to construction mobilization. Construction employees will park within the Project premises. There will be no permanent storage on-site. Employees will be provided with mobile waste management options sourced from the local area. USS Pritchard Solar LLC takes responsibility for maintenance or replacement or new installation of any drain tile servicing this site, if USS Pritchard Solar LLC and landowner determine it necessary.

SITE ACCESS

An unpaved access road will be built from the public road to the Project. This provides necessary access for construction, regular mowing and maintenance activities, and decommissioning of the Project, while minimizing impact to adjacent land uses. The road also provides access in the unlikely event that emergency crews are needed onsite. We utilize the following simple process for construction of the access road:

- (1) Remove topsoil from a 12-foot wide area and spread it thinly in adjacent areas,
- (2) Lay down geotextile fabric over compacted subgrades, if necessary, to prevent vegetative growth, and
- (3) Install and compact approximately 8-10" of aggregate material/gravel to level with surrounding grade.

This Project will be accessed from a 12-foot-wide access road directly off Pritchard Road via the new field access. USS Pritchard Solar LLC will work with the road authority (Cortland Township Road District), for approval. See the Site Plan in Appendix I for a depiction of the access road.

OPERATIONS AND MAINTENANCE

As a long-term owner and operator, US Solar's operations team analyzes Solar Garden performance remotely 24/7 through our data acquisition system. This real-time monitoring aids in detecting and diagnosing any production anomalies, identifying, and addressing underperformance issues, managing service teams and technicians, and contacting landowners and the utility if necessary.

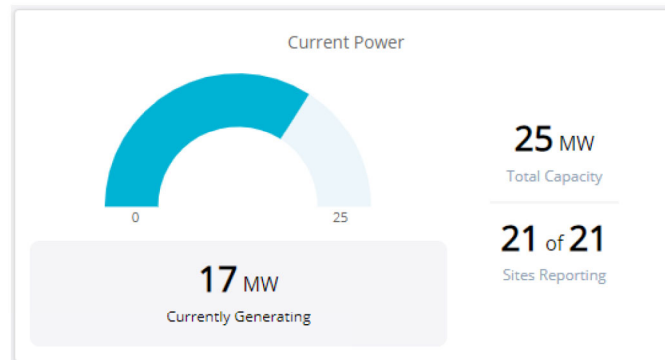


Figure: Snapshot of instantaneous generation for an operating portfolio

Approximately 4 times per year, authorized and insured technicians will be sent out to perform routine maintenance on the site, in addition to any unplanned maintenance. During the first few years, maintenance personnel will visit the site a few extra times per year to ensure the health of vegetation and landscaping.

Maintenance and Operations questions can be directed to the USS Pritchard Solar LLC Operations Team at 612-260-2230. The Operations Team will be able to address any issues related to drainage, weed control, screening, general maintenance, and operation. Emergency contact details to be provided prior to construction.

In addition, Commonwealth Edison personnel will have an easement and will perform any maintenance activities of their interconnection facilities, if needed.

PARKING

After construction is completed, there will be approximately two parking spots within the boundaries of the perimeter fence. Our vehicles will park there to avoid disrupting traffic or adjacent land use.

OTHER

There will be:

- No daily traffic
- No equipment or materials storage onsite
- No marketing/advertising signage
- No water/sewer/trash utilities required onsite

GRADING AND STORMWATER POLLUTION PREVENTION

GRADING

Grading and filling will be limited to the extent practical. Our solar racking can accommodate the current terrain, a primary reason we selected this location. This will maintain the original grading on the site and sustain the existing drainage and runoff patterns, minimizing impact to surrounding lands.

STORMWATER AND POLLUTION PREVENTION PLAN (SWPPP)

The SWPPP will include the following:

- Storm water mitigation and management resources
- Wetland impacts (if any)
- Temporary erosion prevention measures
- Temporary sediment control measures
- Permanent erosion and sediment control measures, if needed
- Best management practices (BMPs) regarding erosion control
- Inspection and maintenance
- Pollution prevention measures
- Final stabilization plan for long-term soil stability

EROSION AND SEDIMENT CONTROL PLAN

USS Pritchard Solar LLC will comply with the requirements outline above, including obtaining a stormwater permit prior to construction. Our racking equipment is very accommodating of various terrain types and topography.

NO HAZARDOUS MATERIALS INVOLVED

We exclusively use Tier 1 solar panels. The materials that comprise Tier 1 solar panels are the same materials that comprise a cell phone: glass, silicon, silver, aluminum. All the materials used in the Solar Garden are stable and fully contained. There is no pollution of the air, groundwater, or surface area of the site on which they sit.

DECOMMISSIONING

The Solar Garden consists of many recyclable materials, including glass, semiconductor material, steel, aluminum, copper, and plastics. When the Solar Garden reaches the end of its operational life, the component parts will be dismantled and recycled as described below. We have a lease contract with the property owner, which requires us to decommission and restore the site at our expense. The decommissioning plan would commence at the end of the lease term or in the event of six (6) months of non-operation. At the time of decommissioning, the Solar Garden components will be dismantled and removed using minimal impact construction equipment, and materials will be safely recycled or disposed. USS Pritchard Solar LLC will be responsible for all the decommissioning costs. Furthermore, an Agricultural Impact Mitigation Agreement (“AIMA”) will be entered into by and between USS Pritchard Solar LLC and the Illinois Department of Agriculture pursuant to Illinois law prior to the commencement of construction of the facility. The AIMA addresses standards for decommissioning of solar facilities that all commercial solar energy systems in the State of Illinois must abide by.

REMOVAL PROCESS

The decommissioning of the Solar Garden proceeds in the following reverse order of the installation:

1. The solar system will be disconnected from the utility power grid
2. PV modules will be disconnected and removed
3. Electrical cables will be removed and recycled off-site
4. PV module racking will be removed and recycled off-site
5. PV module support posts will be removed and recycled off-site
6. Electrical devices, including transformers and inverters, will be removed and recycled off-site
7. Concrete pads will be removed and recycled off-site
8. Fencing will be removed and recycled off-site
9. Reclaim soils in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations; replace with soils as needed

The Solar Garden site may be converted to other uses in accordance with applicable land use regulations at the time of decommissioning. There are no permanent changes to the site, and it will be returned in terrific condition. This is one of the many great things about community solar gardens. If desired, the site can return to productive farmland after the system is removed.

DECOMMISSIONING CONSIDERATIONS

We ask that the Village of Maple Park take note of 3 important considerations: 1) a community solar garden is not a public nuisance, 2) the resale and recycle value are expected to exceed the cost of decommissioning, and 3) Village of Maple Park and taxpayers are not at risk.

1) Our modules do not contain hazardous materials and the Solar Garden is not connected to government utilities (water, sewer, etc.). The Solar Garden is required to be fenced. Additionally, almost all the land is permanent vegetation which improves erosion control, soil quality, and water quality. For these reasons, the Solar Garden, whether operational or non-operational, is not a public nuisance threat that would require government involvement in decommissioning or removal of the Solar Garden. Compare this to an abandoned home, barn, etc. that may regularly include hazardous materials and/or become a public nuisance.

2) Upon the end of the Solar Garden's life, the component parts may be resold and recycled. The aggregate value of the equipment is expected to exceed the cost of decommissioning and removal. Solar modules, for example, have power output warranties guaranteeing a minimum power output in Year 20 of at least 80% of Year 1. Since the value of solar panels is measured by their production of watts and the value of electricity, it is easy to calculate expected resale value. Even using extremely conservative assumptions, the value of the solar modules alone greatly exceeds the cost of decommissioning. This does not factor in the recycle value of other raw materials like steel, copper, etc. So, decommissioning is seen as a process that results in a net profit, incentivizing the Solar Garden owner to do it.

DECOMMISSIONING FINANCIAL SURETIES

Despite the considerations of 1) the Solar Garden is not a public nuisance, 2) the resale and recycle value is expected to exceed the cost of decommissioning, and 3) the Village of Maple Park and taxpayers are not at risk, we propose posting with the Village of Maple Park a decommissioning financial surety totaling \$15,000 per MWac and phased in over the first 11 years of the project's life pursuant to terms of the AIMA. The surety would be in the form of a cash deposit, a letter of credit, or some other form approved by the Village of Maple Park.

This financial surety provides an extra layer of security that the Solar Garden site will be returned to the appropriate condition at the end of the Solar Garden's useful life or earlier, should the Solar Garden cease operations for a twelve-month period. The Village of Maple Park will be the designated beneficiary of the fund and the landowner will be provided a copy of the document, thereby establishing the obligation before construction commences.

INSURANCE INFORMATION

USS Pritchard Solar LLC will be required to meet insurance requirements under long-term contracts with several parties, including the site landowner, Commonwealth Edison and its Solar Garden lenders and investors. USS Pritchard Solar LLC will be listed on a policy that includes:

- Liability coverage that will include \$3,000,000 per occurrence and \$5,000,000 in the aggregate per annum
- Excess liability coverage of an additional \$5,000,000 per occurrence
- Property coverage in an amount necessary to cover the value of the Solar Garden and up to one year of lost revenue in the event the project is destroyed and needs to be rebuilt

PROJECT OWNERSHIP

The applicant of the SUP, USS Pritchard Solar LLC, is a subsidiary of US Solar. USS Pritchard Solar LLC is the owner of the Project. Please find more information about US Solar at www.us-solar.com.

INTERCONNECTION WITH COMMONWEALTH EDISON

This Solar Garden will not submit for an Interconnection Agreement until the project is awarded by the State of Illinois' Adjustable Block Program (ABP). To date, we have submitted preapplications to the utility company to understand Feeder and Substation Peak Loads, Existing Capacity on the Feeder and Substation, Pending/Queued Capacity on the Feeder and Substation, and Available Capacity on the Feeder and Substation.

MANUFACTURER'S SPECIFICATIONS

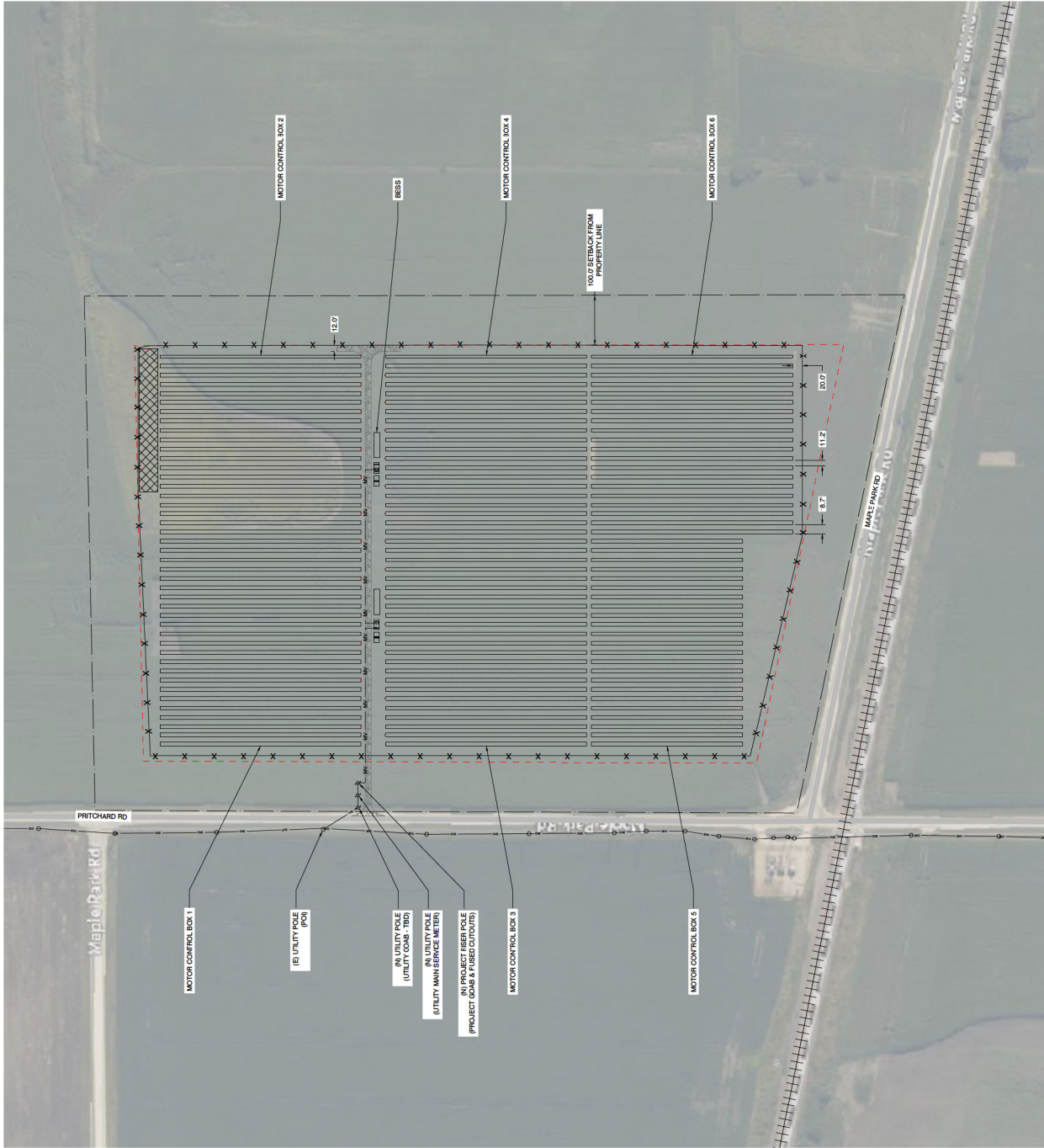
USS Pritchard Solar LLC uses only Tier 1 solar modules. Tier 1 solar modules are manufactured to the highest quality, performance, and lifespan, produced by companies that have at least a five-year history in manufacturing them. Countless banks and financiers have vetted these modules. They are designed to absorb light and reflect less than 2% of the incoming sunlight, which is less than many natural features, including water, snow, crops, and grass. There will be no material impact from glare.

We are using Tier 1 string inverters for this Solar Garden installed throughout the site. The inverters and electrical cabinets are enclosed and will meet all applicable codes and requirements.

CONCLUSION

USS Pritchard Solar LLC has complied with all criteria and requirements of the Village of Maple Park, and we respectfully request that the Village of Maple Park Planning and Zoning Commission approves the application.

APPENDIX I – SITE PLANS AND PROJECT MAPS



SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	7,654,833W
SYSTEM SIZE AC	4,165,000 W
DC/AC RATIO	1.69
MODULE MODEL	444HC H10
MODULE QTY	13,311
TOTAL MODULE QTY	13,311
MODULES PER STRING	27
TOTAL NO. OF STRINGS	493
BEST RATING	4000WV / 60000WH
DURATION	24 HOURS
MODULE MODEL	2400WV 60000WH
INVERTER RATING	166.00 VPM*
INVERTER QTY	25
NO. OF STRINGS PER INVERTER	19.20
STEP-UP TRANSFORMER	1200WV / 2000VA
PACKING	13.80KWH / 2.0000VA
TILT ANGLE	AT 18.6°
TOTAL NO. TRACKER ROW WITH 108 MODULES	108
TOTAL NO. TRACKER ROW WITH 41 MODULES	23
INTER ROW SPACING	11.2
PITCH	18.7
AREA OCCUPIED	360.4 AC

* INVERTERS ARE BY FACTORY PROGRAMMED TO OUTPUT 166.00V MAX.

GENERAL NOTES

1. CUSTOMER POLE UTILITY CONNECT FUSED, ACCESSIBLE, VISIBLE, AND LOCKABLE DISCONNECT PROVIDE PLACARD STATING UTILITY DISCONNECT.
2. DISCONNECT WILL BE ACCESSIBLE, LOCKABLE, VISIBLE & EASE DISCONNECT.
3. PV INSTALLATION TO COMPLY WITH NEC 2020 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES & REGULATIONS.
4. EQUIPMENT SHALL BE LABELED PER NEC 2020 ARTICLE 690.
5. 12" ACCESS DRIVES SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE AND UTILITY TRAFFIC THROUGHOUT THE SITE.
6. PROVIDE UTILITY 24" UNOBTSTRUCTED KNEELSS ACCESS.
7. ALL EQUIPMENT, GUARDRAILS AND WORK SPACES SHALL COMPLY WITH NEC 2020 REQUIREMENTS.

LEGEND

- | ATTACHMENT | ATTACHMENT SYMBOL | ATTACHMENT DESCRIPTION |
|---------------|-------------------|------------------------------|
| ATTACHMENT 1 | | ATTACHMENT 1: ATTACHMENT 1 |
| ATTACHMENT 2 | | ATTACHMENT 2: ATTACHMENT 2 |
| ATTACHMENT 3 | | ATTACHMENT 3: ATTACHMENT 3 |
| ATTACHMENT 4 | | ATTACHMENT 4: ATTACHMENT 4 |
| ATTACHMENT 5 | | ATTACHMENT 5: ATTACHMENT 5 |
| ATTACHMENT 6 | | ATTACHMENT 6: ATTACHMENT 6 |
| ATTACHMENT 7 | | ATTACHMENT 7: ATTACHMENT 7 |
| ATTACHMENT 8 | | ATTACHMENT 8: ATTACHMENT 8 |
| ATTACHMENT 9 | | ATTACHMENT 9: ATTACHMENT 9 |
| ATTACHMENT 10 | | ATTACHMENT 10: ATTACHMENT 10 |
| ATTACHMENT 11 | | ATTACHMENT 11: ATTACHMENT 11 |
| ATTACHMENT 12 | | ATTACHMENT 12: ATTACHMENT 12 |
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| ATTACHMENT 59 | | |

PROJECT:

USS PRITCHARD
SOLAR LLC

PROJECT ADDRESS:
PRITCHARD RD,
MAPLE PARK, IL 60151

LAT: 41.914189°
LON: -88.618773°

[illegible]

SHEET TITLE:

PRELIMINARY
LAYOUT

DRAWING NO.:

PV-100

DRAWN BY:

DATE: 07/08/22

SCALE: AS SHOWN



1 ARRAY PLAN
SCALE: 1"=100'



PROJECT

USS PRITCHARD
SOLAR LLC

PROJECT ADDRESS
PRITCHARD RD,
MAPLE PARK, IL 60151

LAT: 41.914189°
LON: -88.618773°

REV. NO.	DESCRIPTION	DATE
0	PRELIMINARY	07/08/22

SHEET TITLE

PRELIMINARY
LAYOUT

DRAWING NO.:

PV-101

DRAWN BY:

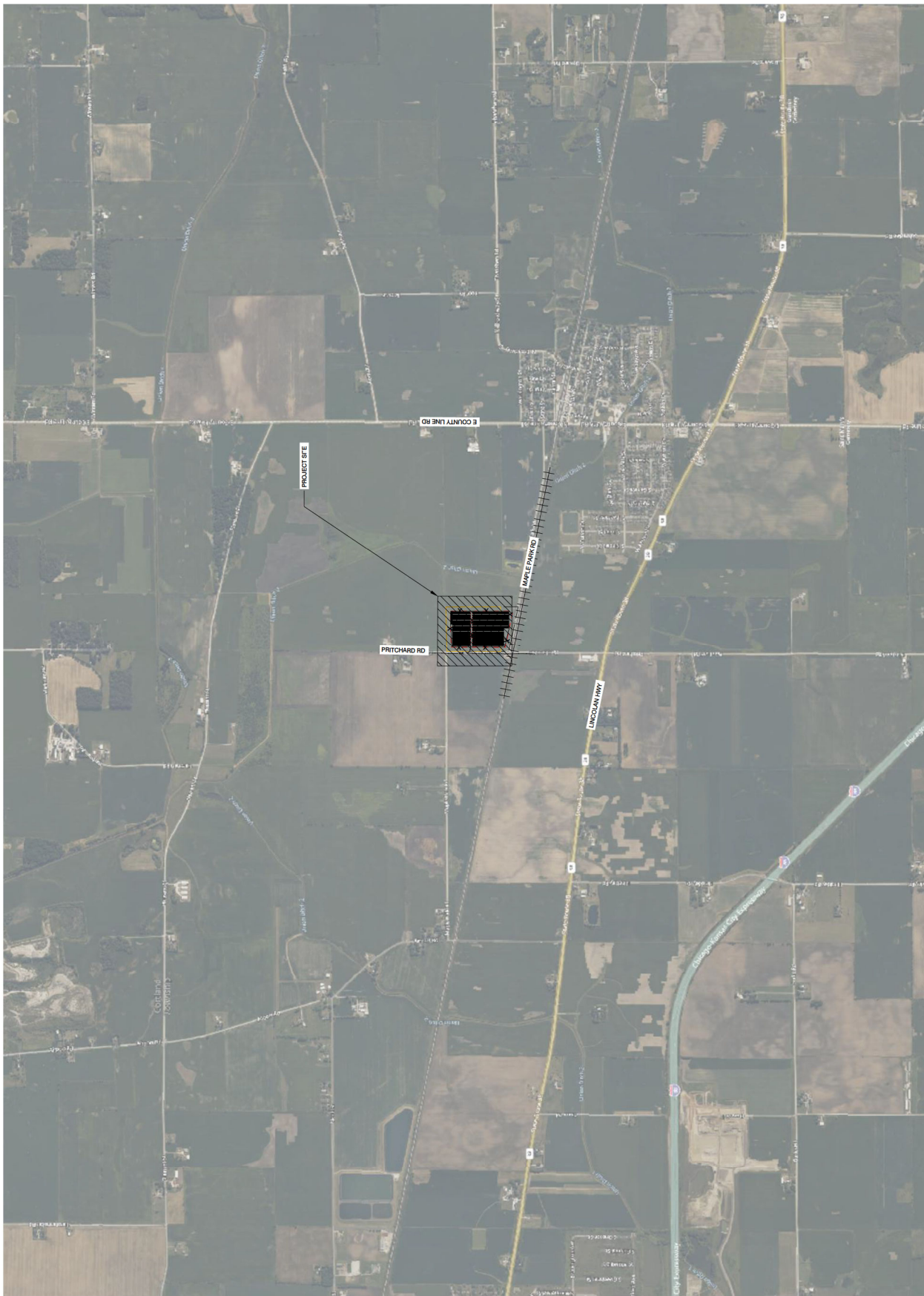
LR

REVIEWED BY:

DATE: 07/08/22

SCALE: AS SHOWN

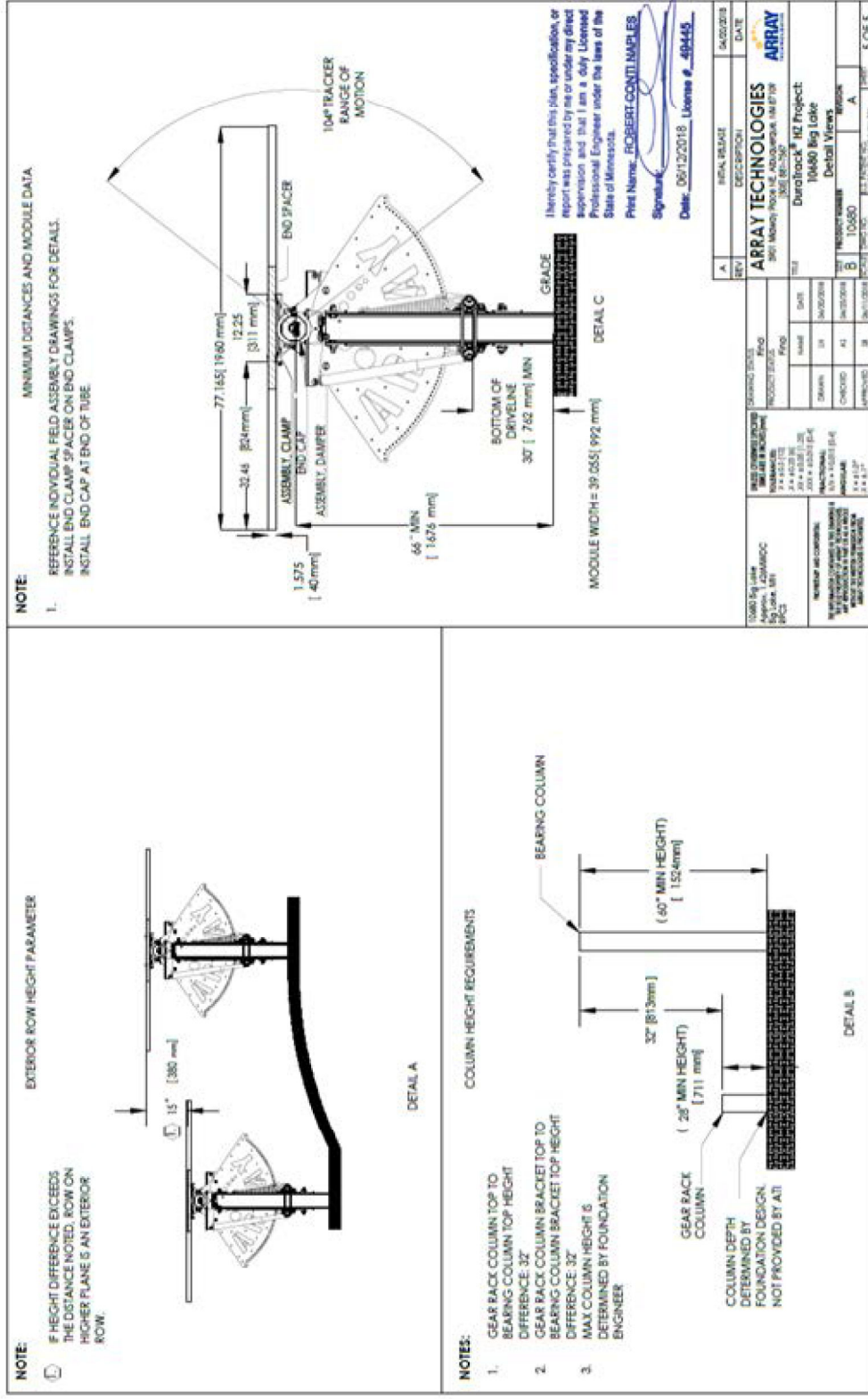
PROJECT NO.:



1 SITE LOCATION

SCALE: 1"=1000'

ELEVATION DRAWINGS



PROJECT:

PROJECT ADDRESS:

SHEET TITLE:

DRAWING NO.:

PV-102

DRAWN BY:

REVIEWED BY:

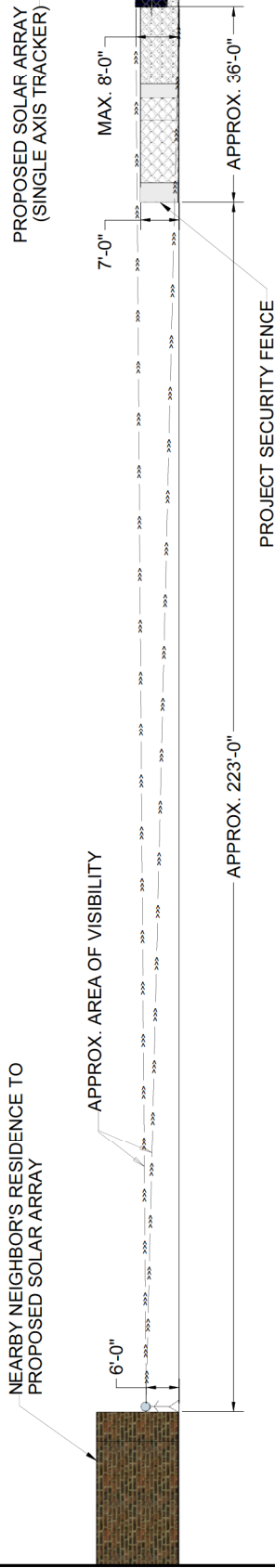
DATE:

SCALE:

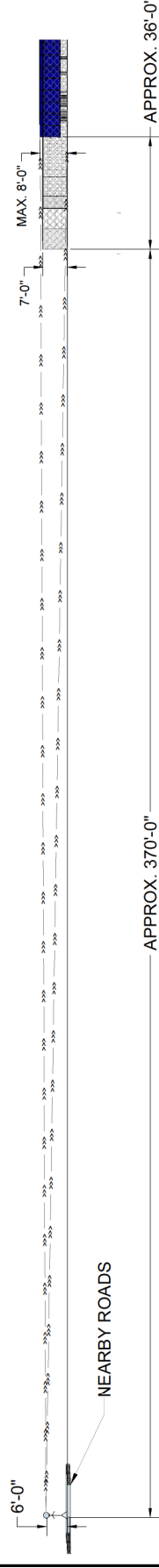
PROJECT NO.:

LR

ASSHOWN



1 NEARBY NEIGHBOR'S RESIDENCE VISUAL IMPACT - SKETCH ELEVATION



2 VISUAL IMPACT TO NEARBY ROADS- SKETCH ELEVATION

National Flood Hazard Layer FIRMMette



88°37'24"W 41°55'N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/16/2022 at 4:50 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

88°36'47"W 41°54'34"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



U.S. Fish and Wildlife Service

National Wetlands Inventory

USS Pritchard Solar LLC_NWI



July 18, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

July 21, 2022

Ryan Magnoni
United States Solar Corporation
100 N 6th St, Suite 410B, Minneapolis, MN 55403

Sent Via Email: ryan.magnoni@us-solar.com

Subject: Regulatory review of FAA glare regulations for the USS Pritchard Solar LLC site.

Dear Mr. Magnoni:

Westwood investigated Federal Aviation Administration (FAA) regulations related to solar glare study requirements for solar facilities within airport approach zones. The proposed USS Pritchard Solar Project is located northeast of the intersection of Pritchard Rd. and Maple Park Rd. in Maple Park Illinois with approximate project center coordinates LAT: 41.914189° LON: -88.618773°. This solar project is 4.5 miles east south east of DeKalb Taylor Municipal Airport (DKB).

In 2013 FAA issued interim guidance requiring glare studies for solar projects on or near airports to determine if there were adverse effects from reflected glare from photovoltaic (PV) solar projects on pilots and air traffic control operations. The guidance is linked here:

<https://www.federalregister.gov/documents/2013/10/23/2013-24729/interim-policy-faa-review-of-solar-energy-system-projects-on-federally-obligated-airports>

After several years of glare study, the FAA concluded the glint and glare experience by pilots on final approach is similar to glare routinely experience from water bodies and similar features. The FAA issued a final policy May 11, 2021. The 2021 FAA regulation determined that glare studies are to be required only for solar projects located on Federally Obligated Airports with air traffic control towers. Glare studies are not required by FAA for off-airport PV solar energy systems. The policy is linked here: <https://www.federalregister.gov/documents/2021/05/11/2021-09862/federal-aviation-administration-policy-review-of-solar-energy-system-projects-on-federally-obligated>

Findings and Conclusions

It was determined that the proposed Pritchard Solar project is not located on DKB airport property. The DKB airport is a FAA Federally Obligated Airport and the DKB airport does not have an air traffic control tower. Therefore, FAA does not require a glare study for the proposed USS Pritchard Solar Project based upon FAA 2021 policy.

Kind regards,

WESTWOOD PROFESSIONAL SERVICES



Thomas Braman
Sr. Environmental Scientist

APPENDIX II – MEMORANDUM OF LEASE AGREEMENT

Lessor: SZMK Naperville LLC

Lessee: US Solar Development LLC

Note: US Solar Development LLC is a wholly owned subsidiary of United States Solar Corporation. Prior to construction, US Solar Development LLC will assign the lease to USS Pritchard Solar LLC, the SUP applicant and project company.

_____(Top 3 inches Reserved for Recording
Data)_____

MEMORANDUM OF LEASE AND SOLAR EASEMENT

THIS MEMORANDUM OF OPTION TO LEASE, LEASE AND SOLAR EASEMENT (this “Memorandum”), dated as of March 17, 2022 (the “Effective Date”), is made by and between, SZMK Naperville LLC, an Illinois limited liability company, whose address is 24132 W. Royal Worlington Dr., Naperville, IL 60564 (“**Lessor**”) and **US SOLAR DEVELOPMENT LLC**, a Delaware limited liability company, whose address is 100 N 6th St., Suite 410B, Minneapolis, MN 55403 (“**Lessee**”).

A. Lessor is the owner of real property located in DeKalb County, Illinois, that is legally described in Exhibit A (the “**Lessor Property**”).

B. Lessor and Lessee have entered into that certain Option to Lease, Lease and Solar Easement (the “**Lease**”), having an effective date of March 17, 2022, whereby Lessor leases to Lessee and Lessee leases from Lessor a portion of the Lessor Property (the “**Premises**”) described in Exhibit A and whereby Lessor grants to Lessee certain easements described in Exhibit A and Exhibit B, in each case for the purposes of the Facility (as defined below).

C. Lessor and Lessee wish to give record notice of the existence of the Lease.

D. The Lease is exempt from Illinois realty transfer tax under 35 ILCS 200/31-45.

NOW THEREFORE, in consideration sum of One Dollar (\$1.00), the parties agree as follows:

1. PURPOSE OF LEASE. THE LEASE IS SOLELY FOR SOLAR PHOTOVOLTAIC ENERGY GENERATION AND RELATED PURPOSES, AND THROUGHOUT THE TERM OF THE LEASE, LESSEE SHALL HAVE THE SOLE AND EXCLUSIVE RIGHT TO USE THE LESSOR PROPERTY FOR SUCH PURPOSES. FOR PURPOSES OF THE LEASE, PHOTOVOLTAIC ENERGY GENERATION PURPOSES MEANS: (I) MONITORING, TESTING AND ASSESSING THE LESSOR PROPERTY FOR SOLAR PHOTOVOLTAIC ENERGY GENERATION, AND (II) DEVELOPING, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING PHOTOVOLTAIC ELECTRIC ENERGY GENERATING EQUIPMENT, SUPPORTING STRUCTURES AND BALLASTS, INVERTERS, ELECTRICAL STORAGE AND TRANSFORMERS, FIXTURES, ELECTRIC DISTRIBUTION LINES, COMMUNICATION LINES, METERING EQUIPMENT, PERIMETER FENCING, INTERCONNECTION FACILITIES AND RELATED FACILITIES AND EQUIPMENT (COLLECTIVELY, THE "FACILITY") ON THE LESSOR PROPERTY. ANY IMPROVEMENTS, FIXTURES OR STRUCTURES THAT ARE NOT A PART OF THE FACILITY SHALL NOT BE INSTALLED ON THE LESSOR PROPERTY WITHOUT THE EXPRESS WRITTEN CONSENT OF LESSOR.

2. COMMERCIAL OPERATION DATE; TERM; RENEWAL TERMS. THE TERM OF THE LEASE ("TERM") SHALL COMMENCE UPON THE EFFECTIVE DATE AND CONTINUE UNTIL THE END OF THE DECOMMISSIONING PERIOD (AS DEFINED BELOW IN SECTION 5.3) OCCURRING AFTER THE COMMERCIAL OPERATION DATE AND IMMEDIATELY FOLLOWING 11:59 PM ON THE TWENTIETH (20TH) ANNIVERSARY OF THE COMMERCIAL OPERATION DATE. THE "COMMERCIAL OPERATION DATE" SHALL BE THE FIRST DAY OF THE FIRST FULL MONTH AFTER THE FACILITY COMMENCES COMMERCIAL PRODUCTION AND SALE OF ELECTRICITY UNDER ANY CONTRACT OR AGREEMENT OR OTHER ARRANGEMENT PURSUANT TO WHICH LESSEE SELLS THE ELECTRICITY AND RELATED ENVIRONMENTAL ATTRIBUTES (AS DEFINED IN THE LEASE) TO ANY PURCHASER THEREOF. LESSEE HAS OPTIONS TO EXTEND THE INITIAL TERM OF THE LEASE FOR FOUR ADDITIONAL FIVE (5) YEAR TERMS COMMENCING IMMEDIATELY ON THE DAY THAT THE TERM WOULD OTHERWISE EXPIRE.

3. SOLAR EASEMENT. THE LEASE GRANTS TO LESSEE, FOR THE TERM OF THE LEASE, AN EXCLUSIVE SOLAR EASEMENT TO USE ALL SUNLIGHT WHICH NATURALLY ARRIVES AT THE PREMISES, INCLUDING AN EXCLUSIVE EASEMENT PROHIBITING ANY OBSTRUCTION TO THE FREE FLOW OF SUNLIGHT TO THE PREMISES THROUGHOUT THE ENTIRE AREA OF THE LESSOR PROPERTY DESCRIBED IN EXHIBIT B OF THE LEASE (THE "SOLAR PREMISES"), WHICH SHALL CONSIST HORIZONTALLY THREE HUNDRED AND SIXTY DEGREES (360°) FROM ANY POINT WHERE ANY PHOTOVOLTAIC GENERATING FACILITY IS OR MAY BE LOCATED AT ANY TIME FROM TIME TO TIME (EACH SUCH LOCATION REFERRED TO AS A "SOLAR SITE") AND FOR A DISTANCE FROM EACH SOLAR SITE TO THE BOUNDARIES OF THE SOLAR PREMISES, TOGETHER VERTICALLY THROUGH ALL SPACE LOCATED ABOVE THE SURFACE OF THE SOLAR PREMISES, THAT IS, ONE HUNDRED EIGHTY DEGREES (180°) OR SUCH GREATER NUMBER OR NUMBERS OF DEGREES AS MAY BE NECESSARY TO EXTEND FROM EACH POINT ON AND ALONG A LINE DRAWN ALONG THE PLANE FROM EACH POINT

ALONG THE EXTERIOR BOUNDARY OF THE SOLAR PREMISES THROUGH EACH SOLAR SITE TO EACH POINT AND ON AND ALONG SUCH LINE TO THE OPPOSITE EXTERIOR BOUNDARY OF THE SOLAR PREMISES.

4. OTHER EASEMENTS. THE LEASE GRANTS TO LESSEE, FOR THE TERM OF THE LEASE, THE FOLLOWING EASEMENTS OVER, ACROSS AND ON THE LESSOR PROPERTY (A) A NON-EXCLUSIVE EASEMENT ("ACCESS EASEMENT") ON AND THROUGH THE LESSOR PROPERTY FOR PURPOSES OF LESSEE'S ACCESS TO THE FACILITY ON THE PREMISES, WITHIN WHICH LESSEE MAY CONSTRUCT, USE AND/OR MAINTAIN A ROAD AT LESSEE'S EXPENSE; (B) A NON-EXCLUSIVE EASEMENT ON AND THROUGH THAT PORTION OF THE LESSOR PROPERTY CONSISTING OF THE DISTRIBUTION EASEMENT (AS DEFINED IN THE LEASE) FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING AN ELECTRIC DISTRIBUTION LINE AND RELATED COMMUNICATION LINES BETWEEN THE FACILITY AND ELECTRICAL FACILITIES OWNED BY CERTAIN PURCHASERS OF ELECTRICITY AND RELATED ENVIRONMENTAL ATTRIBUTES; AND (C) AN EASEMENT AND LICENSE FOR THE FACILITY TO CREATE, CAUSE, INCREASE, ACCENTUATE, OR OTHERWISE CONTRIBUTE TO THE OCCURRENCE OF LIGHT, SHADOWS, SHADOW AND LIGHT FLICKERING, GLARE AND REFLECTION, ON AND ACROSS THE LESSOR PROPERTY. UNDER THE TERMS OF THE LEASE, LESSEE SHALL ALSO BE ENTITLED TO INGRESS AND EGRESS TO AND FROM ITS FACILITY AND APPURTENANT EQUIPMENT AND ELECTRICAL POWER LINES OVER THE PREMISES AND SUCH ADDITIONAL AREAS OF THE LESSOR PROPERTY AS SHALL BE REASONABLY NECESSARY TO ACCESS A PUBLIC ROADWAY OR ALLEY.

5. OWNERSHIP OF LESSEE'S IMPROVEMENTS; DISCLAIMER OF TITLE TO ENVIRONMENTAL ATTRIBUTES. THE FACILITY AND RELATED EQUIPMENT CONSTRUCTED, INSTALLED OR PLACED ON THE PREMISES AND WITHIN THE ACCESS EASEMENT, DISTRIBUTION EASEMENT AND UTILITY EASEMENT BY LESSEE PURSUANT TO THE LEASE SHALL BE THE SOLE PROPERTY OF LESSEE, AND LESSOR AGREES THAT IT SHALL HAVE NO OWNERSHIP OR OTHER INTEREST IN THE FACILITY AND RELATED EQUIPMENT OWNED BY LESSEE ON THE PREMISES OR WITHIN THE ACCESS EASEMENT, DISTRIBUTION EASEMENT AND UTILITY EASEMENT. THE FACILITY IS AND SHALL REMAIN PERSONAL PROPERTY OF THE LESSEE, NOTWITHSTANDING ANY PRESENT OR FUTURE COMMON OWNERSHIP OF THE FACILITY AND THE PREMISES, AND IRRESPECTIVE OF WHETHER ANY OF THE FACILITY IS DEEMED TO BE A FIXTURE OR OTHERWISE PART OF THE LESSOR PROPERTY OR ANY IMPROVEMENTS ON THE LESSOR PROPERTY, AND LESSOR ACKNOWLEDGES THAT THE FACILITY IS AND SHALL REMAIN PERSONAL PROPERTY OF LESSEE IRRESPECTIVE OF THE MANNER OF ITS ATTACHMENT OR CONNECTION TO THE LESSOR PROPERTY. LESSOR ACKNOWLEDGES THAT LESSEE'S LENDERS MAY REQUEST A FIRST PRIORITY SECURITY INTEREST IN THE FACILITY AS COLLATERAL FOR FINANCING OF THE FACILITY, AND LESSOR CONSENTS TO THE GRANT BY LESSEE OF SUCH A SECURITY INTEREST, AND THE FILING OF INSTRUMENTS NECESSARY TO PERFECT SUCH A SECURITY INTEREST UNDER THE UNIFORM COMMERCIAL CODE IN THE FACILITY AS PERSONAL PROPERTY OF THE LESSEE. LESSOR AGREES THAT ALL ENVIRONMENTAL ATTRIBUTES REMAIN THE PROPERTY OF LESSEE

IRRESPECTIVE OF WHETHER LESSOR CONSUMES OR USES ANY OF THE ELECTRICITY GENERATED BY THE FACILITY, AND LESSOR HAS NO TITLE OR RIGHT TO ANY SUCH ENVIRONMENTAL ATTRIBUTES RELATED TO, ARISING FROM OR ASSOCIATED WITH THE FACILITY OR ANY ELECTRICAL CAPACITY OR ENERGY CREATED BY THE FACILITY. ANY GRANT, REBATE, INCENTIVE PAYMENT, TAX CREDIT OR ANY OTHER CREDIT, VALUE, TAX OR OTHER BENEFIT ARISING FROM OR ASSOCIATED WITH THE INSTALLATION OR OWNERSHIP OF THE FACILITY OR THE PRODUCTION OF ENERGY AND CAPACITY BY THE FACILITY SHALL INURE TO THE EXCLUSIVE BENEFIT OF LESSEE.

6. RIGHT TO ENCUMBER; ASSIGNMENT. LESSEE MAY AT ANY TIME MORTGAGE, PLEDGE OR ENCUMBER ALL OR ANY PART OF ITS INTEREST IN THE LEASE AND RIGHTS UNDER THE LEASE AND/OR ENTER INTO A COLLATERAL ASSIGNMENT OF ALL OR ANY PART OF ITS INTEREST IN THE LEASE OR RIGHTS UNDER THE LEASE TO ANY ENTITY WITHOUT THE CONSENT OF LESSOR. LESSEE MAY ASSIGN, SUBLEASE, TRANSFER OR CONVEY ITS INTERESTS IN THE LEASE TO AN AFFILIATE OR SUBSIDIARY OF LESSEE WHICH WILL OWN, LEASE OR OTHERWISE CONTROL THE FACILITY, OR AN ENTITY THROUGH WHICH SUCCEEDS TO ALL OR SUBSTANTIALLY ALL LESSEE'S ASSETS, WITHOUT LESSOR'S CONSENT. LESSEE MAY ALSO ASSIGN, SUBLEASE, TRANSFER OR CONVEY ITS INTERESTS IN THE LEASE TO A THIRD PARTY WITHOUT LESSOR'S CONSENT, SUBJECT TO THE CONDITIONS SET FORTH IN THE LEASE. LESSOR ACKNOWLEDGES THAT IT MAY NOT SELL, TRANSFER, LEASE, ASSIGN, MORTGAGE, OR OTHERWISE ENCUMBER THE FACILITY OR LESSEE'S INTEREST IN THE LEASE AND RELATED EASEMENTS, AND ANY SALE OR CONVEYANCE OF THE LESSOR PROPERTY OR LESSOR IMPROVEMENTS SHALL BE SUBJECT TO THE LEASEHOLD AND EASEMENT INTERESTS OF LESSEE IN THE LEASE.

7. CONTINUING NATURE OF OBLIGATIONS. THE BURDENS OF THE EASEMENTS AND ALL OTHER RIGHTS GRANTED TO LESSEE IN THE LEASE RUN WITH AND AGAINST THE LEASE PREMISES AND THE LESSOR PROPERTY AND ARE A CHARGE AND BURDEN ON THE LEASE PREMISES AND THE LESSOR PROPERTY AND ARE BINDING UPON AND AGAINST LESSOR AND ITS SUCCESSORS, ASSIGNS, PERMITTEES, LICENSEES, LESSEES, EMPLOYEES AND AGENTS. THE LEASE PREMISES, INCLUDING THE EASEMENTS AND ALL OTHER RIGHTS GRANTED TO LESSEE IN THE LEASE, INURE TO THE BENEFIT OF LESSEE AND ITS SUCCESSORS, ASSIGNS, PERMITTEES, LICENSEES AND LESSEES. ANY SALE OR CONVEYANCE OF THE LESSOR PROPERTY OR LESSOR IMPROVEMENTS IS SUBJECT TO THE LEASEHOLD AND EASEMENT INTERESTS OF LESSEE IN THE LEASE.

8. LANDOWNER ACTIVITIES. LESSOR USES THE LESSOR PROPERTY FOR AGRICULTURAL PURPOSES. LESSEE RESERVES THE RIGHT TO RELOCATE OR RECONFIGURE THE FACILITY UPON THE PREMISES DURING THE TERM OF THIS LEASE. LESSEE AGREES TO COOPERATE WITH LESSOR TO LOCATE THE FACILITY ON THE PREMISES IN A MANNER THAT MINIMIZES INTERFERENCE WITH AGRICULTURAL OR BUSINESS OPERATIONS OF LESSOR OR LESSOR'S TENANTS, TO THE EXTENT CONSISTENT WITH LESSEE'S PLANNED USE OF THE PREMISES.

9. PURPOSE OF THIS MEMORANDUM. THIS MEMORANDUM HAS BEEN EXECUTED, DELIVERED AND RECORDED FOR THE PURPOSE OF GIVING NOTICE OF THE LEASE, EASEMENTS, AND OTHER RIGHTS IN ACCORDANCE WITH THE TERMS, COVENANTS AND CONDITIONS OF THE LEASE. THE TERMS AND CONDITIONS OF THE LEASE ARE INCORPORATED BY REFERENCE INTO THIS MEMORANDUM AS IF SET FORTH FULLY HEREIN AT LENGTH. IN THE EVENT OF ANY CONFLICT BETWEEN THE TERMS AND PROVISIONS OF THE LEASE AND THIS MEMORANDUM, THE LEASE SHALL CONTROL.

[Signature pages follow]

IN WITNESS WHEREOF, each of the parties hereto has executed and delivered this Memorandum as of the day and year first above written.

LESSEE: US SOLAR DEVELOPMENT LLC,
a Delaware limited liability company

By: 

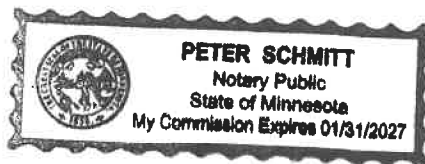
Name: Reed Richerson

Title: Vice President

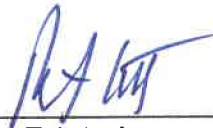
STATE OF MINNESOTA

COUNTY OF Hennepin

This instrument was acknowledged before me on 17 March 2022
by Reed Richerson, the Vice President of US Solar Development LLC, a Delaware
limited liability company, on behalf of the company



(SEAL)


Name Printed: Peter Schmitt

Lessor: SZKM Naperville LLC, under agreement 01-29-2004

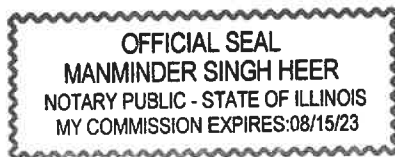
By: *[Signature]*

Name: Sergei Kravets

STATE OF IL

COUNTY OF Will

The foregoing instrument was acknowledged before me on
08 April 2002 by SZKM Naperville LLC, under
agreement 01-29-2004



(SEAL)

Manminder Singh Heer
Name Printed:
MANMINDER SINGH HEER

THIS INSTRUMENT DRAFTED BY:

Bruce A. Bedwell. Esq.
United States Solar Corporation
100 N 6th St, Suite 410B
Minneapolis, MN 55403
612.260.2230

EXHIBIT A TO
MEMORANDUM OF LEASE AND SOLAR EASEMENT

EXHIBIT A

Lessor Property, Lease Premises, Access Easement, Distribution Easement and
Utility Easement

1. Lessor Property: One tract in DeKalb County, Illinois described as follows:

Property ID: 0925300013

Deeded Acreage: 40.08

Legal Description: See below

Parcel 3:

All that part of the west half of the southwest quarter of Section 25, Township 40 North, Range 5 East of the Third Principal Meridian, Lying north of the north line of the right of way of the Chicago and North Western Railway all in DeKalb County, Illinois, Excepting therefrom the following: the east 250 feet, as measured perpendicular to the ease line thereof, of the west half of the southwest quarter lying north of the northerly line of the right of way of the Chicago and Northwestern Railway, all in DeKalb County, Illinois.

2. Lease Premises: Up to 30 acres of the one tract comprising the Lessor Property as described above. Approximate depiction of the Lease Premises (orange) is shown below. Precise legal description of the Lease Premises to be added following Effective Date pursuant to Section 2.4 of the Agreement.

3. Access Easement: Approximate depiction of the Access Easement (green) is shown below. Precise legal description of the Access Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

4. Distribution Easement: Approximate depiction of the Distribution Easement (red) is shown below. Precise legal description of the Distribution Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

5. Utility Easement: Approximate depiction of the Utility Easement (blue) is shown below. Precise legal description of the Utility Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

EXHIBIT A CONT.

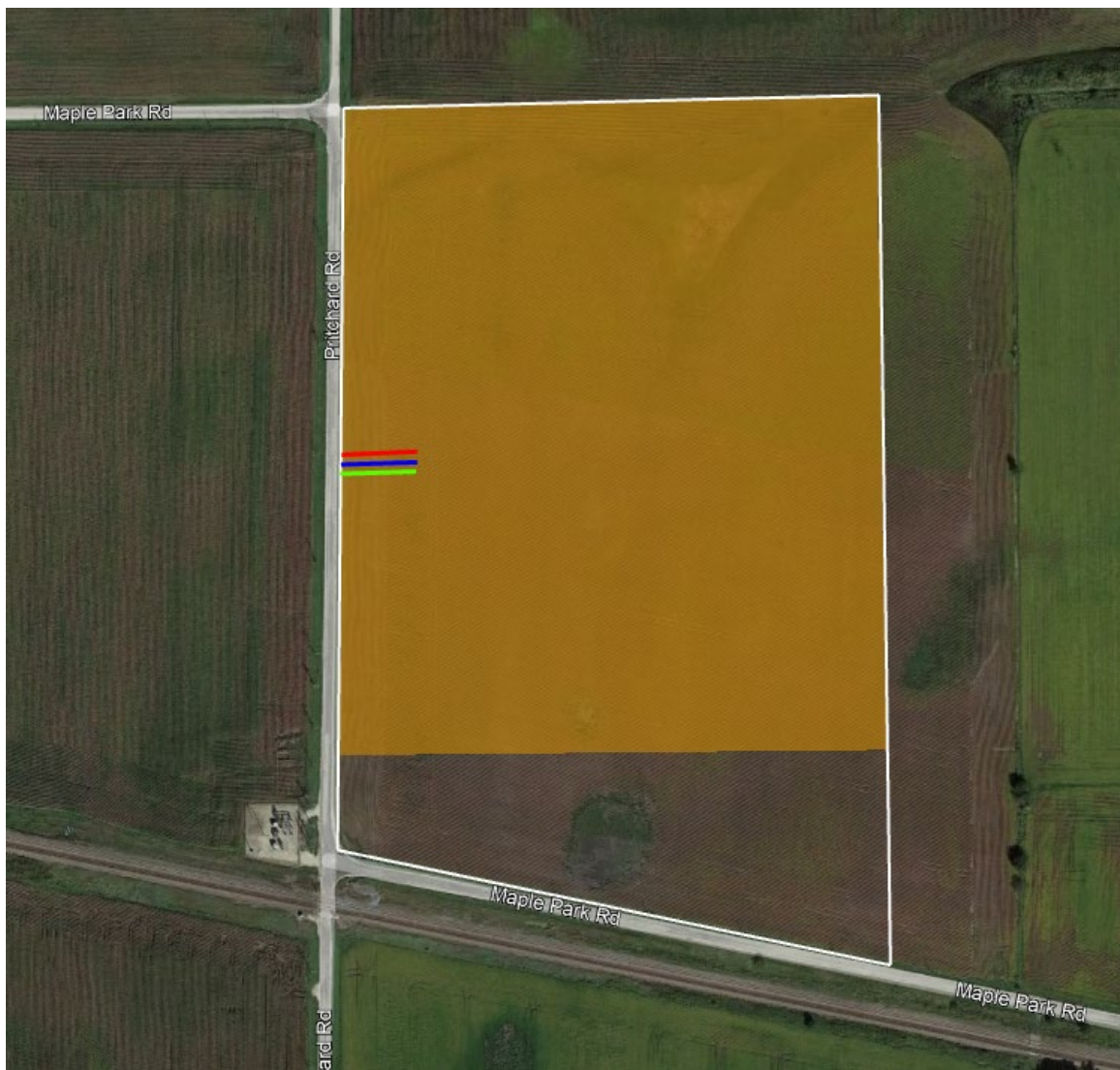


EXHIBIT B TO
MEMORANDUM OF LEASE AND SOLAR EASEMENT

EXHIBIT B

Description of Solar Premises

1. Solar Premises.

Same as Lease Premises as described above in Exhibit A.

APPENDIX III – ECOCAT

Applicant: USS Pritchard Solar LLC
Contact: Nathan Wozniak
Address: 100 N 6th St
Suite 410B
Minneapolis, MN 55403

IDNR Project Number: 2300415
Date: 07/08/2022

Project: USS Pritchard Solar LLC
Address: 19500 Pritchard Road, Maple Park

Description: 5 MWac community solar garden

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DeKalb

Township, Range, Section:
40N, 5E, 25



IL Department of Natural Resources

Contact

Kyle Burkwald
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

Village of Maple Park
Dawn Wucki-Rosbach
302 Willow Street
P.O. Box 220
Maple Park, Illinois 60151

Disclaimer

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EcoCAT Receipt

Project Code 2300415

APPLICANT	DATE
USS Pritchard Solar LLC Nathan Wozniak 100 N 6th St Suite 410B Minneapolis, MN 55403	7/8/2022

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81
TOTAL PAID			\$ 127.81

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: DONNA MCDONALD

Printed at 07/22/22 16:01 by dmcdo-sm

Acct #: 148422

Ad #: 2002268

Status: New

PUBLIC NOTICE

**NOTICE OF
PUBLIC HEARING**

A public hearing before the Planning and Zoning Commission of the Village of Maple Park, Kane and DeKalb Counties, Illinois, will be held on Wednesday, August 10, 2022, at 7:00 p.m., at 302 Willow Street to consider the following:

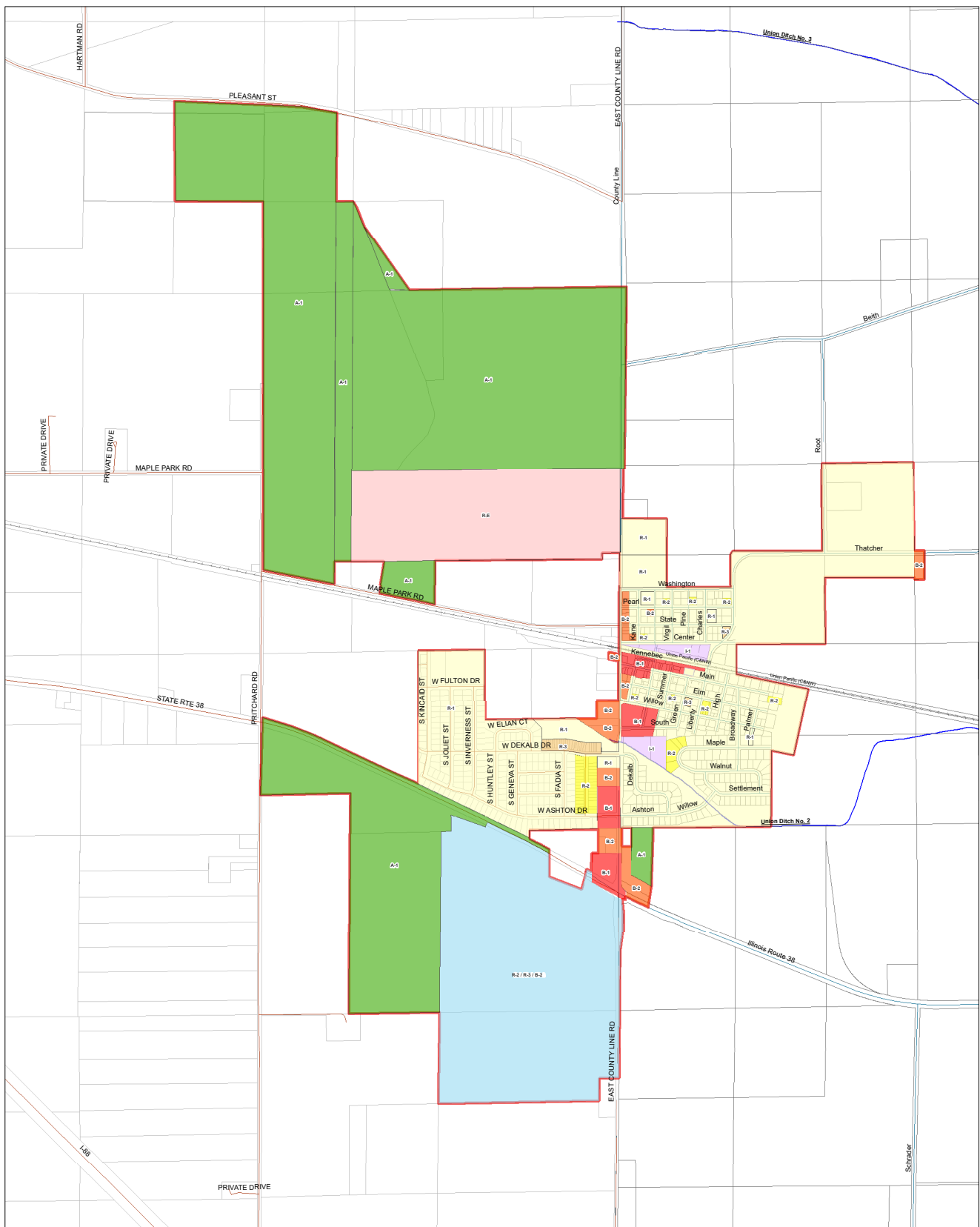
PZC #22-03 SUP Petition for a Special Use Permit to construct a 5 MWac capacity solar farm located at the northeast corner of Pritchard and Maple Park Roads, Maple Park, Illinois. Legal Description: PT W 1/2 NW 1/4 & W 1/2 SW 1/4 LYING N OF RR (EX E 250 FT) SEC 25- TWP 40N - RANGE 5E. PIN: 09-25-300-013.

Information regarding the proposed Special Use Petition can be obtained by contacting the Village Clerk's Office at (815) 827-3309.

To submit questions or comments during the Public Comment portion of the hearing, please submit your questions prior to the start of the hearing to villageclerk@villageofmaplepark.com and your questions and/or comments will be read during the hearing and addressed, if appropriate, at that time.

Liz Peerboom,
Acting Village Clerk
Village of Maple Park, Illinois

(Published in the Daily
Chronicle July 26, 2022)
2002267



Village of Maple Park, Illinois

Zoning District Map EXHIBIT A

Published by the Authority of
The Board of Trustees of Maple Park,
DeKalb and Kane County, Illinois
February 1, 2022



Legend

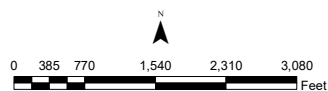
MAPLE PARK - CORPORATE LIMITS
RAILROAD

Zoning

Description

A-1 AGRICULTURAL
B-1 CENTRAL BUSINESS DISTRICT
B-2 GENERAL BUSINESS DISTRICT
I-1 LIMITED INDUSTRIAL DISTRICT
R-1 SINGLE FAMILY DISTRICT
R-2 GENERAL RESIDENCE DISTRICT
R-3 MULTIPLE FAMILY DISTRICT
R-E RESIDENTIAL ESTATE DISTRICT
R-2 / R-3 / B-2 PUD

Approved on February 1, 2022
Ordinance 2022-03



CONCEPT PLAN

FOR
MCALEB FARMS SUBDIVISION
MAPLE PARK, DEKALB COUNTY, ILLINOIS

EXISTING ZONING : FARMING

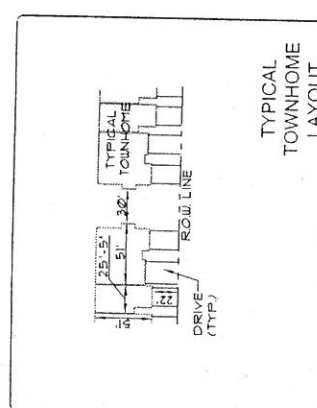
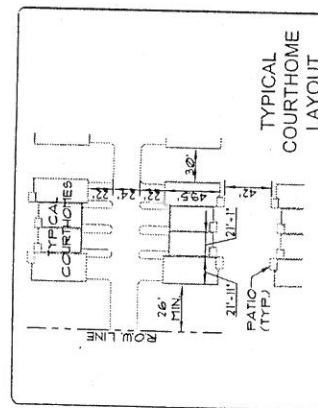
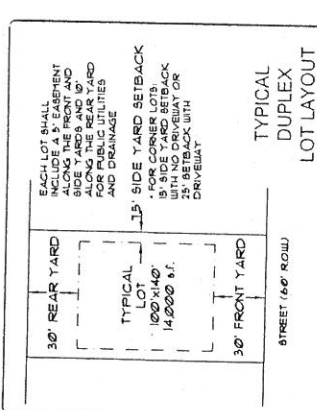
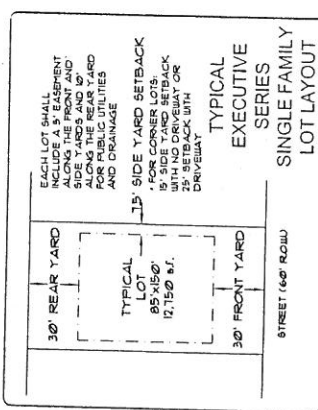
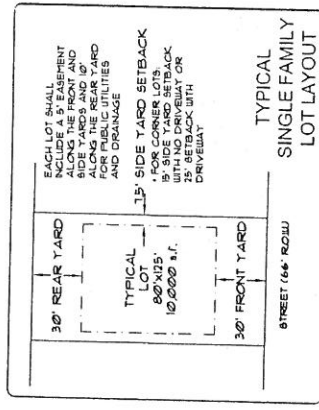
PREPARED FOR:



GRAND POINTE
GRAND POINTE HOMES
P.O. BOX 379
WEST DUNDEE, IL 60118
(847) 930-9100

ENGINEER:
JAS ASSOCIATES, INC.
1355 REMINGTON ROAD, STE. U
SCHAUMBURG, IL 60173
847-310-9400
LAND PLANNER:
JAS ASSOCIATES, INC.
1355 REMINGTON ROAD, STE. U
SCHAUMBURG, IL 60173
847-310-9400
SURVEYOR:
ALAN J. COULSON, P.C.
205 WEST MAIN STREET
WEST DUNDEE, IL 60118
847-428-2911

NOTE:
DETENTION AND COMPENSATORY
STORAGE AREAS WILL BE OWNED
AND MAINTAINED BY THE HOME
OWNERS ASSOCIATION.



PRELIMINARY ESTIMATE - FOR REVIEW ONLY

VILLAGE OF MAPLE PARK TIF DISTRICT

PROPOSED SOLAR FARM REAL ESTATE TAX INCREMENT PROJECTION

7/27/2022

TIF FORMED: 2012

<i>Calendar Year of Receipts</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>
Total Real Estate Tax Increment	Built	Assessed	\$37,978	\$41,198	\$44,692	\$48,482	\$52,593
Cumulative R.E. Tax Increment			\$37,978	\$79,176	\$123,867	\$172,349	\$224,942

<i>Calendar Year of Receipts</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>	<i>2033</i>	<i>2034</i>	<i>2035</i>	<i>2036</i>	TOTALS
Total Real Estate Tax Increment	\$57,053	\$61,891	\$67,139	\$72,832	\$79,009	\$85,709	\$92,977	\$100,861	\$842,412
Cumulative R.E. Tax Increment	\$281,994	\$343,885	\$411,024	\$483,857	\$562,865	\$648,574	\$741,551	\$842,412	

Real Estate Assumptions	
2018 Real Property Cost Basis (5 MW Facility)	\$1,090,000
Trended Real Property Cost Basis (+13%)	\$1,231,700
2022 Fair Cash Value (-4%)	\$1,182,432
2022 Assessed Value	\$394,144
TIF Base EAV	\$9,010
TIF Real Estate Tax Increment	\$37,978

Parcel #09-25-300-013

Variables	
Annual Increase	13.0%
Annual Depreciation	4.0%
Total Tax Rate	9.860880%

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Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Website: <http://www.villageofmaplepark.org>

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Village Administrator Dawn Wucki-Rossbach 

DATE: July 27, 2021

SUBJECT: **PZC #22-03 TA – TEXT AMENDMENT ADDING ELECTRONIC CHANGEABLE COPY (DIGITAL SIGN) TO THE SIGN ORDINANCE**

BACKGROUND

The Village received an inquiry from the team at Rooster Ag' about making improvements to the sign that is located at the northwest corner of Route 38 and County Line Road. The existing sign is 120 square feet in size and in order to be installed at that size it required a variation to go from 100 square feet to 120 square feet. The proposal is to switch the sign from what was a time and temperature sign to an electronic changeable copy, a.k.a. a digital copy sign, that is 10' by 6'. The sign will remain at 18'8" in height and will continue to use the existing brick base. The team has proposed that the sign can be used for community event announcements such as Fun Fest or baseball league registration, as well as promoting the businesses in Maple Park, including those in the Rooster Ag' building.

Currently, the Village Code does not permit electronic changeable copy (digital copy) signs, only signs with time and temperature. In order to permit electronic changeable copy signs a text amendment would be needed. Items to consider when approving the ability to install digital signs includes: the lumens generated by the sign (not blinding), the interval between change in any static message, whether or not the sign will be animated or allow video and should possess photosensitive equipment that would automatically adjust the brightness and contrast of the sign in direct relation to the ambient outdoor light. The Village's light ordinance does not apply to this sign.

The Village Board discussed the addition of electronic changeable copy to the Sign Ordinance. The Board agreed that adding it to the Sign Ordinance would be appropriate and a text amendment should be considered by the Planning and Zoning Commission.

The sections of the Sign Ordinance that require a text amendment if electronic changeable copy is added is:

1. 11-10-7.A.2. – Moving, rotating or animated signs.....
2. 11-10-7.A.3. – Illumination that is not steady and constant... and
3. 11-10-12.E. – Should be changed to 11-10-12.F. so that the electronic changeable copy can become 11-10-12.E.

Attached are two (2) sample ordinances; the first sample allows animation such as flashing, the second sample allows a slow change, but no flashing animation.

It should be noted that there is one (1) sign in the Village that is currently not permitted to be animated, the church on Willow Street permit was for and temperature only so if a text amendment that permits electronic changeable copy

RECOMMENDATION

If the PZC believes that electronic changeable copy should be fully animated, the PZC should recommend that the Village Attorney.

Attachment

11-10-7 Prohibited Signs

11-10-12 Signs in Business Districts

Sample Ordinances

TITLE 7

MOTOR VEHICLES AND TRAFFIC

CHAPTER 1

TRAFFIC CODE; GENERAL TRAFFIC PROVISIONS

SECTION:

7-1-1: Traffic Code Adopted

7-1-2: Obedience To Police

7-1-3: Application Of Provisions; Exemptions

7-1-4: Traffic Control Signs, Signals And Markings

7-1-5: Accidents

7-1-6: Authorized Removal Of Vehicles; Towing

7-1-7: Dangerous Materials On Roadways

7-1-8: Driver's View Or Driving Mechanism Obstructed

7-1-9: Animals Or Bicycles

7-1-1: TRAFFIC CODE ADOPTED:

A. Adoption By Reference: Pursuant to the authority of 625 Illinois Compiled Statutes 5/20-204 of the Illinois vehicle code, the Illinois vehicle code, 625 Illinois Compiled Statutes 5/1-100 et seq., is hereby adopted by reference as if fully set forth herein.

B. Citations For Traffic Violations: Citations for violations of state traffic laws adopted by subsection A of this section shall refer to the Illinois vehicle code section number of the law violated, but the "Local Ordinance" box on the uniform citation form shall be marked. Citations for violations of any other provisions of this title shall refer to the number of the section of this title that is violated.

C. Penalties:

1. Any person who is convicted of violating the equivalent of any provision of the Illinois vehicle code (except 625 Illinois Compiled Statutes 5/11-501 "driving while under the influence of alcohol, other drug, or combination thereof") shall be fined not less than ten dollars (\$10.00) nor more than seven hundred fifty dollars (\$750.00) for each offense. (Ord. 08-07, 11-4-2008)

2. Any person convicted of the equivalent of 625 Illinois Compiled Statutes 5/11-501 "driving under the influence", shall be sentenced and shall be subject to the fines and penalties provided for in that section.

3. Any other traffic related offenses which do not have an Illinois vehicle code equivalent shall be prosecuted as an ordinance violation pursuant to the provisions of 625 Illinois Compiled Statutes 5/1-2-1, unless otherwise provided by village ordinance. (Ord. 02-11, 5-7-2002)

7-1-2: OBEDIENCE TO POLICE:

Members of the police department and special police assigned to traffic duty are hereby authorized to direct all traffic in accordance with the provisions of this title, or in emergencies as public safety or convenience may require, and it shall be unlawful for any person to fail or refuse to comply with any lawful order, signal or direction of a police officer. Except in case of emergency, it shall be unlawful for any person not authorized by law to direct or attempt to direct traffic. (1982 Code § 10-01)

7-1-3: APPLICATION OF PROVISIONS; EXEMPTIONS:

A. Authorized Emergency Vehicles:

1. The provisions of this title regulating the movement or parking of vehicles shall not apply to the driver of any authorized emergency vehicle when responding to an emergency call, but such driver, when approaching, shall slow down as necessary for safety, but may proceed cautiously past a red or stop sign or signal. At other times, drivers of authorized emergency vehicles shall stop in obedience to a stop sign or signal.

2. No driver of any authorized emergency vehicle shall assume any special privileges except when such vehicle is operated in response to an emergency call or in the immediate pursuit of an actual or suspected violator of the law.

B. Street Installation Or Repair Vehicles: The provisions of this title regulating the movement and parking of vehicles shall not apply to persons, equipment, or vehicles while actually engaged in installing, repairing, or otherwise improving streets or street pavements. (1982 Code § 10-04)

7-1-4: TRAFFIC CONTROL SIGNS, SIGNALS AND MARKINGS:

A. Compliance With Signs: It shall be unlawful for the driver of any vehicle to disobey the instructions of any traffic sign or signal placed in view by authority of the corporate authorities or in accordance with the laws of the state of Illinois, excepting on direction of a police officer. All signs and signals established by direction of the governing body shall conform to the "Illinois State Manual Of Uniform Traffic Control Devices For Streets And Highways".

B. Interference With Signs Or Signals: It shall be unlawful for any person to deface, injure, move or interfere with any official traffic sign or signal.

C. Advertising Signs: It shall be unlawful to maintain anywhere in the village any sign, signal, marking or device, other than a traffic sign or signal authorized by the village board of trustees or the Illinois state department of public works and buildings, which purports to be or is an imitation of or resembles an official traffic control device or railroad sign or signal, in view of any street or highway, and it shall be unlawful to place or maintain any sign which hides from view any lawful traffic control device. (1982 Code § 10-04)

7-1-5: ACCIDENTS:

A. Duties Of Driver: The driver of a vehicle which has collided with, or been in an accident with any vehicle, person or property in such a manner as to cause injury or damage, shall stop immediately, and render such assistance as may be possible, and give his true name and residence to the injured person or any other person requesting the same on behalf of the injured person, or the owner of the property damaged, and to a police officer, if one is present.

B. Report To Police: The driver of each vehicle concerned in any such accident shall report to the nearest police authority promptly after such accident. (1982 Code § 10-04)

7-1-6: AUTHORIZED REMOVAL OF VEHICLES; TOWING:

A. Authority To Cause Removal: Whenever any police officer finds a vehicle in violation of any of the provisions of this title, such officer is hereby authorized to move such vehicle, or require the driver or other person in charge of the vehicle to move the same, to a position off the roadway.

B. Vehicles Obstructing Movement Of Traffic:

1. Any police officer is hereby authorized to remove or cause to be removed to a place of safety any unattended vehicle illegally left standing upon any highway, bridge, causeway, or in a tunnel, in such a

position or under such circumstances as to obstruct the normal movement of traffic.

2. Whenever the police department finds an abandoned or disabled vehicle standing upon the paved or main traveled part of a highway, which vehicle is or may be expected to interrupt the free flow of traffic on the highway or interfere with the maintenance of the highway, the police department is authorized to move the vehicle to a position off the paved or improved or main traveled part of the highway.

C. Circumstances Under Which Removal Authorized: Any police officer is hereby authorized to remove or cause to be removed to the nearest garage or other place of safety any vehicle found upon a highway when:

1. Report has been made that such vehicle has been stolen or taken without the consent of its owner;
2. The person or persons in charge of such vehicle are unable to provide for its custody or removal; or
3. When the person driving or in control of such vehicle is arrested for an alleged offense for which the officer is required by law to take the person arrested before a proper magistrate without unnecessary delay. (1982 Code § 10-32)

D. Towing Cars Away:

1. The police department and all members thereof assigned to traffic duty are hereby authorized to remove and tow away or have removed and towed away by commercial towing service, any car or other vehicle illegally parked in any place where such parked vehicle creates or constitutes a traffic hazard, blocks the use of a fire hydrant or obstructs or may obstruct the movement of any emergency vehicle. (1982 Code § 10-40)

2. Cars or other vehicles so towed away shall be stored on any village property or in a public garage or parking lot, and shall be restored to the owner or operator thereof after payment of the expense incurred by the village in removing and storing such vehicles. (1982 Code § 10-40; amd. 2004 Code)

7-1-7: DANGEROUS MATERIALS ON ROADWAYS:

A. Prohibition: No person shall throw or deposit upon any highway any glass bottle, glass, nails, tacks, wire, cans, or any other substance likely to injure any person, animal or vehicle upon such highway.

B. Removal Of Materials: Any person who drops or permits to be dropped or thrown upon any highway any destructive, dangerous, hazardous or injurious material shall immediately remove the same or cause it to be removed.

C. Moving Wrecked Vehicle: Any person removing a wrecked or damaged vehicle from a highway shall remove any glass or other injurious substance dropped upon the highway from such vehicle. (1982 Code § 10-40)

7-1-8: DRIVER'S VIEW OR DRIVING MECHANISM OBSTRUCTED:

A. Driver Restricted: No person shall drive a vehicle when it is so loaded, or when there are in the front seat such a number of persons, exceeding three (3), as to obstruct the view of the driver to the front or sides of the vehicle or as to interfere with the driver's control over the driving mechanism of the vehicle. (1982 Code § 10-40)

B. Passengers:

1. Vehicles: No passenger in a vehicle shall ride in such position as to interfere with the driver's view ahead or to the sides, or to interfere with his control over the driving mechanism of the vehicle. (1982 Code § 10-40; amd. 2004 Code)

2. School Bus: No passenger on a school bus may ride or stand in a position as to interfere with the driver's view ahead or to the side or to the rear, or to interfere with his control of the driving mechanism of the bus. (1982 Code § 10-40)

7-1-9: ANIMALS OR BICYCLES:

Any person riding a bicycle or an animal, or driving any animal drawing a vehicle upon any street, shall be

subject to the provisions of this title applicable to the driver of a vehicle, except those provisions which can have no application to one riding a bicycle or driving or riding an animal; provided, that, except in business districts, bicycles may be ridden on sidewalks. (1982 Code § 10-04)

11-10-12: SIGNS IN BUSINESS DISTRICTS:

Unless otherwise stated, signs listed in this section are permitted in all business districts and shall not require a sign permit, and they shall not be counted when calculating the number of signs or square footage on a premises. However, such signs must conform to the general regulations, e.g., height, area, setback, clearance, etc., for signs enumerated in the remainder of this chapter.

A. Ground or pole signs as follows:

1. Single or combined use building and lot: One per street frontage, not to exceed one hundred (100) square feet in area and not to exceed six feet (6') in height for a ground sign or twenty feet (20') in height for a pole sign.

2. Shopping plaza: One per street frontage, not to exceed one hundred (100) square feet in area and not to exceed six feet (6') in height for a ground sign and twenty four feet (24') in height for a pole sign. No individual business or use within a shopping plaza may erect or maintain a ground sign or pole sign.

3. No more than one gasoline price sign per street abutted by automobile gasoline station with a maximum sign size of twenty four (24) square feet and a maximum height of fifteen feet (15').

B. Awning signs not extending more than eight feet (8') from building and set back at least three feet (3') from the curb.

C. Real estate signs: One per street frontage; not to exceed ten (10) square feet of sign area per face for each one acre of land area up to a maximum of one hundred twenty (120) square feet of sign area per face; not to exceed eight feet (8') in height. Any such real estate sign exceeding six feet (6') in height shall require a permit.

D. Wall signs as follows:

1. Single use building and lot: Two (2) signs per facade, but not to exceed a total of four (4) such signs.

2. Combined use building and lot: Three (3) signs per facade, but not to exceed a total of six (6) signs.

3. Shopping plaza: One sign per individual business or other enterprise, two (2) signs per corner unit - one on each facade. A wall sign may be placed on any face of a building oriented to a public street, the main parking lot of the parcel, or a major access road.

4. The above signs are limited to an area equal to ten percent (10%) of the facade upon which the sign is to be mounted.

E. Total sign area per lot: Each premises shall be allowed an aggregate total of two (2) square feet of signage per foot of building face for all signs located on the property. Premises having frontage on more than one dedicated street will be allowed signage for frontage on each street in accordance with the above formula. (Ord. 2014-13, 7-1-2014; amd. Ord. 2021-15, 11-9-2021)

Example 1 (moving/animated):

Illuminated moving sign. Any sign depicting illuminated information displayed in words, symbols, pictures, graphics and or numbers which moves or changes at intervals shorter than twenty-four (24) hours.

Illuminated moving sign message. Any combination of words, symbols, pictures, graphics and/or numbers displayed simultaneously on an illuminated moving sign.

Illuminated sign. Any sign which emanates light either by means of exposed tubing or lamps on the surface or by means of light transmitted through the sign face.

Illuminated sign, indirectly. Any sign which reflects light from a source intentionally directed upon it, for example, by means of floodlights, gooseneck reflectors, or externally mounted florescent light fixtures.

Interior sign. Any sign placed in the interior of a building which is normally visible through any and all windows and/or doors of the building involved.

Illuminated moving signs as follows:

All illuminated moving signs shall conform to all of other requirements of this chapter not inconsistent with this subsection.

All illuminated moving signs shall comply with the applicable lighting standards set forth in [section 4.18](#) of the Village of Roselle Zoning Code.

Illuminated moving signs may be on a plaza or directory sign and are included as part of the total calculated sign area. The total calculated sign area for an illuminated moving sign shall be determined based on the standards set forth in [section 17-21](#)(4).

All illuminated moving signs shall comply with all applicable electrical code regulations.

For purposes of public safety, all illuminated moving signs within two hundred seventy-five (275) feet of an intersection controlled by a stop and go light, as measured from the pole of the nearest stop and go light to the nearest edge of the illuminated moving sign, shall comply with the following regulations:

The message shall not change more frequently than once every five (5) seconds.

The illumination of the message shall be constant and not variable.

When the message changes, the prior illuminated message shall disappear simultaneously and the new message shall appear simultaneously.

The color of the lights displaying the message shall not be any shade of red, yellow or green.

The illuminated moving sign shall maintain a minimum height clearance of ten (10) feet, as measured from the street grade of the adjacent right-of-way to the underside of the illuminated moving sign.

Example 2:

Signs change, but do not flash.

16.40.060 - Prohibited signs.

The following signs shall not be permitted with the Village of Carpentersville:

1. Flashing signs, except code-compliant electronic changeable copy signs;
2. Animated or moving signs;

"Changeable copy sign, electronic" means a type of sign or portion thereof that is capable of displaying words, symbols or alphanumeric characters which are defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices that can be electronically or automatically programmed and may be changed by remote or automatic means. The following terms for such electronic changeable copy signs shall be defined as follows:

Dissolve: A mode of message transition on an electronic changeable copy sign accomplished by varying the light intensity or pattern, where one message gradually appears to dissipate and lose legibility simultaneous to the gradual appearance and legibility of a subsequent message.

Fade: A mode of message transition on an electronic changeable copy sign accomplished by varying the light intensity, where one message gradually reduces intensity to the point of not being legible and a subsequent message gradually increases intensity to the point of legibility.

Nits: A luminance unit equal to one candle per square meter measured perpendicular to the rays from the source.

Scroll: A mode of message transition on an electronic changeable copy sign where the message is changed by the apparent vertical movement of the letters or graphic elements of the message.

Static: Graphics on an electronic changeable copy sign having no motion or movement of any type.

Travel: A mode of message transition on an electronic changeable copy sign where the message is changed by the apparent horizontal movement of the letters or graphic elements of the message.

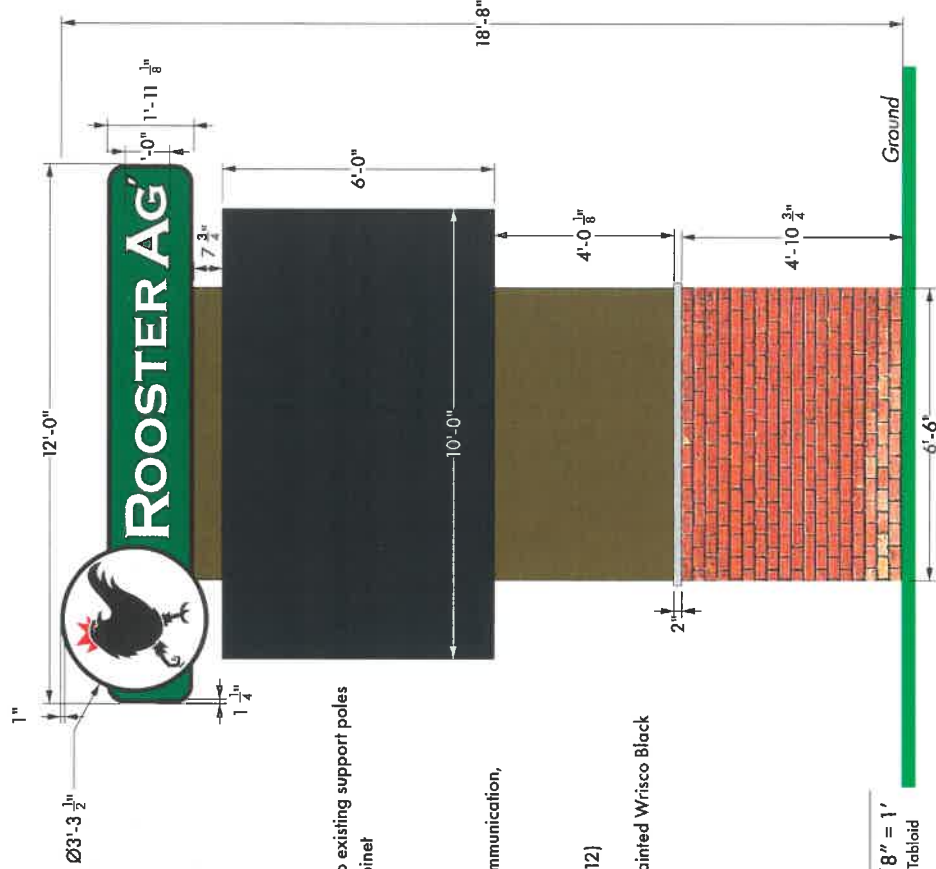
Transition: A visual effect used on an electronic changeable copy sign to change from one message to a subsequent message.

"Flashing sign" means any illuminated sign, either stationary or animated, on which the artificial light is not maintained stationary or constant in intensity and color at all times when such is in use. Flashing signs do not include code-compliant electronic changeable copy signs.

DESCRIPTION	A

ELECTRICAL: 120 Volt, UL Listed & Labeled, 12 Volt Hanley power supply mounted inside cabinet

Drawing Scale: $3/8" = 1'$
As shown on a 17" x 11" Tabloid



VOLTAGE

☒ 120 Volts
☐ 277 Volts

This original and unpublished design is copyrighted and the exclusive property of JNB Signs, Inc. and is not to be exhibited, copied or reproduced in whole or in part without written permission.

CLIENT: Rooster Ag

JOB LOCATION:
Maple Park, IL

SALESMAN:
Rick Brunton

DESIGNER: Scott

REVISION HISTORY :

Initial Drawing Release

A	DATE 4-29-22	REASON FOR R8	REQUESTED BY R8	UPDATED BY SB
General Revision				
B	DATE 5-26-22	REASON FOR R8	REQUESTED BY SB	UPDATED BY SB
General Revision				
C	DATE	REASON FOR	REQUESTED BY	UPDATED BY
General Revision				
D	DATE	REASON FOR	REQUESTED BY	UPDATED BY

PRODUCTION APPROVAL:

INITIAL	DATE
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CLIENT SIGNATURE:

DATE _____

09247-03a

Revision 01

5-26-22

Certificate of the Publisher

Daily Chronicle

Description: PZC 22-04 TA HEARING
2002267

VILLAGE OF MAPLE PARK
P.O. BOX 220
302 WILLOW ST
MAPLE PARK IL 60151

RECEIVED
AUG - 2 2022
VILLAGE OF MAPLE PARK

Shaw Media certifies that it is the publisher of the Daily Chronicle. The Daily Chronicle is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of DeKalb, County of DeKalb, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Daily Chronicle, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 07/26/2022

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Laura Shaw, its publisher, at DeKalb, Illinois, on 26th day of July, A.D. 2022

Shaw Media By:



Laura Shaw, Publisher

Account Number 148422

Amount \$71.30

PUBLIC NOTICE
NOTICE OF
PUBLIC HEARING

A public hearing before the Planning and Zoning Commission of the Village of Maple Park, Kane and DeKalb Counties, Illinois, will be held on Wednesday, August 10, 2022, at 7:00 p.m., at 302 Willow Street to consider the following:

PZC #22-04 TA - Text amendments proposing changes to 11-10-7: Prohibited Signs and the possible addition of electronic changeable copy signs to 11-10-12: Signs in Business Districts.

Information regarding the proposed Text Amendments can be obtained by contacting the Village Clerk's Office at (815) 827-3309.

To submit questions or comments during the Public Comment portion of the hearing, please submit your questions prior to the start of the hearing to villageclerk@villageofmaplepark.com and your questions and/or comments will be read during the hearing and addressed, if appropriate, at that time.

Liz Peerboom
Acting Village Clerk
Village of Maple Park, Illinois

(Published in the Daily Chronicle July 26, 2022)
2002267