Developing • Renewable • Relationships

SUNVEST

SOLAR LLC

SV CSG SunTrust Solar, LLC
Kane County, IL

KANE COUNTY & SOLAR : KEY FACTS

Already a Solar Leader

Kane County operates a 2 MW solar field at the Judicial Center—enough to power 410 homes and save $5M over 25 years.

Recognized as a Solar-Friendly Community

Earned Bronze-level SolSmart designation for reducing barriers to solar development.

Strong Policy Support for Renewables

2040 Energy Plan supports on-site solar, smart grid infrastructure, and clean energy workforce development.

Community Engagement & Education

Hosts solar education events and offers online permitting tools for residents and businesses.

Part of a Growing Regional Solar Movement

Participates in Solar Switch Chicagoland—132 new installations completed in 2023 alone.

Positioned for Future Growth

Poised to benefit from $100M+ in annual solar funding through the Illinois Future Energy Jobs Act.

ABOUT SUNVEST

- **Our Mission:** Cultivate Renewable Energy Access for America

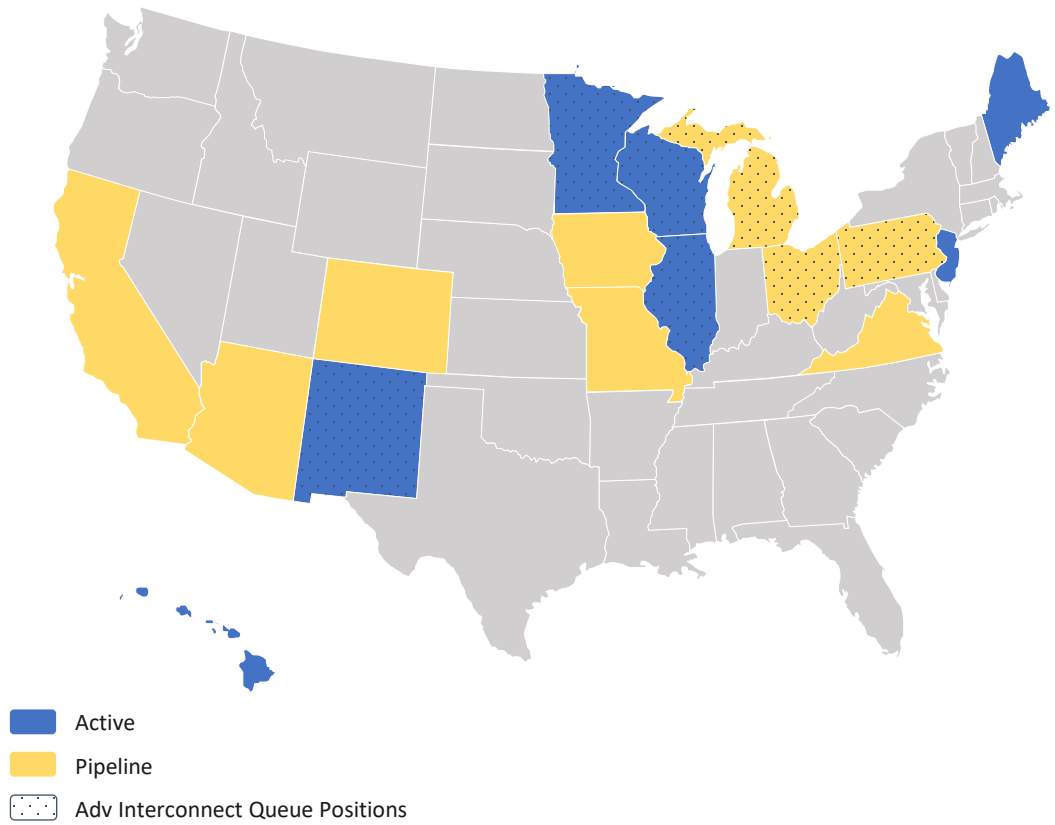
- Founded in 2009, SunVest is a national leader in developing and operating Community Solar and distributed solar energy projects. With over 200 megawatts of solar power energized across the country, we're helping power more than 40,000 homes—and growing

- We offer a fully integrated solar platform, handling every step of the process—from land leasing and permitting to interconnection, design, and construction. As a long-term owner and operator, we're committed to delivering clean, reliable energy for communities nationwide

- Named #14 on the 2025 Crain's Chicago Business Fast 50 list, recognizing the fastest-growing companies in the Chicago region

PORTFOLIO

- Industry-Leading 1.67 GW Pipeline



Integrated Solar Development Platform

- SunVest is building one of the nation's most robust solar development pipelines—nearly 2 gigawatts of projects across 18 states. Our portfolio of active solar assets continues to expand, with operations already underway in 8 states
- We're always seeking early-stage and NTP-ready asset acquisitions in key markets coast to coast.

PROJECT INFORMATION

Landowner: Sun Grandchildren's Personal Trust Jennie Sun, as Trustee

Applicant: SunVest Solar, LLC d/b/a SV CSG SunTrust Solar, LLC

Location: South Side of IL Rt. 72, west of I-90 Tollway

Project Size: +/- 42 acres inside the fence.

Parcel Size: +/-127.70 acres.

Current Zoning: F Farming

Current Land Use: Agricultural

Requesting a Special Use Permit for Community Solar Facility

SV CSG SUNTRUST SOLAR, LLC – LOCATION MAP

South side of IL Rt. 72

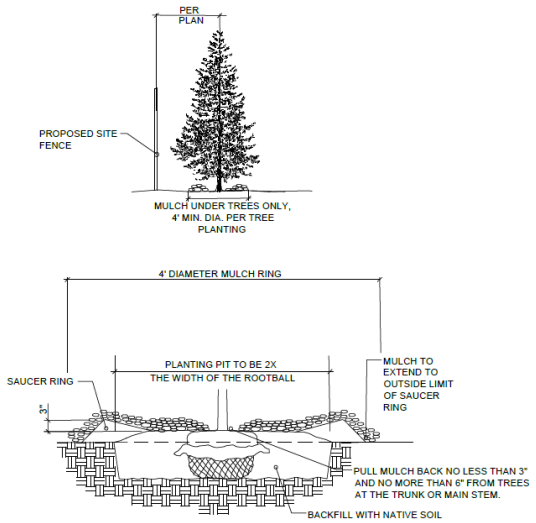
West of I-90 Tollway

SV CSG SUNTRUST SOLAR, LLC – SITE PLAN

- Setback 354 feet south of IL Rt. 72 to preserve future development opportunities for the Village of Gilberts.
- Evergreen vegetative screening along north project line.
- No wetlands or floodplain to be impacted.
- Existing drain tile to be preserved or replaced.
- House at northeast corner of the project is owned by the Sun Grandchildren's Trust. It is not currently occupied.
- Current farm access to be utilized for site access.

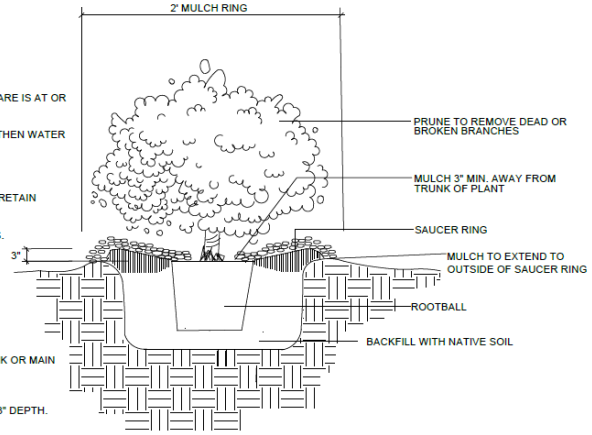
SV CSG SUNTRUST SOLAR, LLC

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET TREE ON UNEXCAVATED SUBGRADE. PLACE TREE SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER TREE.
6. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
7. PLUMB AND BACKFILL WITH NATIVE SOIL.
8. PROVIDE 3" DEPTH LEVEL SAUCER AROUND OUTSIDE OF PLANTING PIT TO RETAIN WATER.
9. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE TREE AND FILL VOIDS.
10. BACK FILL VOIDS AND WATER A SECOND TIME.
11. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
12. MULCH DEPTH TO BE MINIMUM 3" DEPTH.
13. PULL MULCH BACK NO LESS THAN 3" AND NO MORE THAN 6" FROM TREES AT THE TRUNK OR MAIN STEM.
14. SUBSIDING OR DETERIORATING MULCH IS ACCEPTABLE THROUGHOUT THE ESTABLISHED PERIOD IF THE MULCH DEPTH IS MAINTAINED AT A MINIMUM 3" DEPTH.
15. MULCH CONTAMINATED WITH SOIL MUST BE REMOVED AND REPLACED.



1 BALLED & BURLAPPED STOCK PLANTING

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNEXCAVATED SUBGRADE. PLACE PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT.
5. PLUMB AND BACKFILL WITH NATIVE SOIL.
6. PROVIDE 3" DEPTH LEVEL SAUCER AROUND OUTSIDE OF PLANTING PIT TO RETAIN WATER.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER A SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. MULCH DEPTH TO BE MINIMUM 3" DEPTH.
11. PULL MULCH BACK NO LESS THAN 3" AND NO MORE THAN 6" FROM THE TRUNK OR MAIN STEM.
12. SUBSIDING OR DETERIORATING MULCH IS ACCEPTABLE THROUGHOUT THE ESTABLISHED PERIOD IF THE MULCH DEPTH IS MAINTAINED AT A MINIMUM 3" DEPTH.
13. MULCH CONTAMINATED WITH SOIL MUST BE REMOVED AND REPLACED.



2 CONTAINER PLANTING

103 Emerald Green Arborvitae
103 Arrowhead Viburnum

MINIMAL IMPACTS

Minimal to no glare. Panels are designed to absorb sunlight, not reflect it.

Solar projects are quiet during the day and silent at night.

Little traffic is generated. The site will be visited periodically for routine inspection.

Solar projects are clean, safe and emit no emissions.

Solar panels require very little maintenance. Panels are inspected twice a year for maintenance and cleaning.

No buildings on site and no need for water or sanitary sewer facilities.

No lighting internal or external to the property.

Project Details

SV CSG SUNTRUST SOLAR, LLC – SITE PLAN

Solar use +/- 42 acres of the +/- 127.7 acre parcel.

20’ wide Access drive from IL Rt. 72 into project to reach equipment pads inside fence.

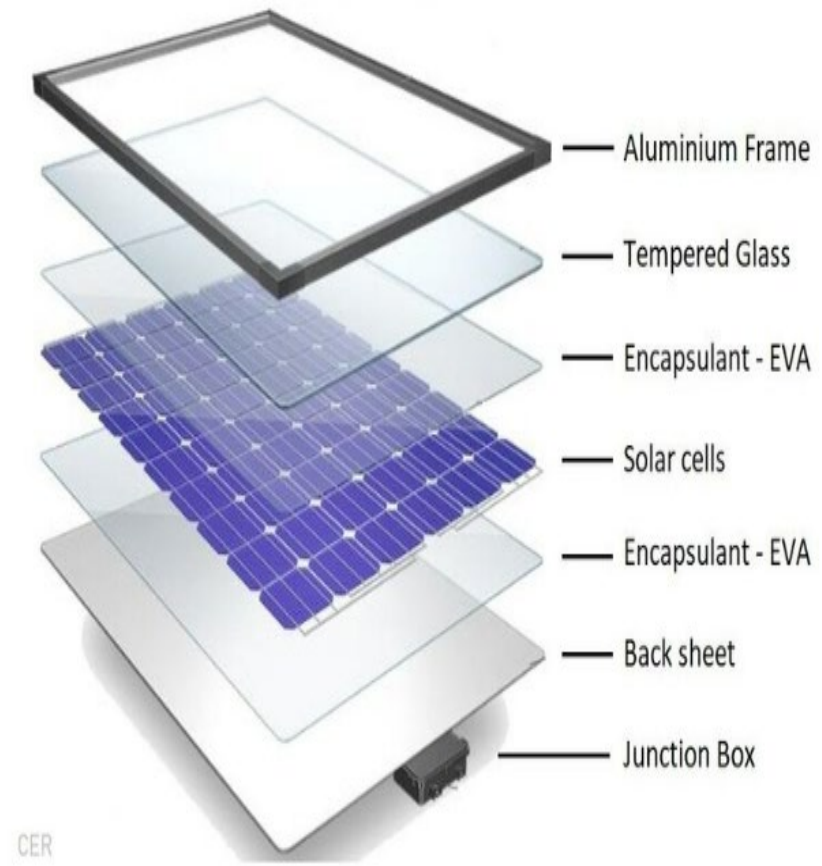
Parking for 2 to 4 vehicles inside the fence.

Panels will be single – axis tracker and will face east-west.

Proposing an 8’ fence for security purposes around perimeter of project.

Panels will be at least 50 feet from the property lines and 354’ feet from IL Rt. 72.

MONOCRYSTALLINE SILICON PHOTOVOLTAIC PANELS



The 6 main components used in the construction of a solar panel

COMPONENT	MATERIAL
Solar Cell	Crystalline Silicon (c-Si), Silicon Nitride
Sealant	Silicon Rubber or Ethylene-Vinyl Acetate (EVA)
Backsheet	Mylar or Tedlar
Frame	Aluminum
Cover	Tempered Glass
Cabling	Aluminum or Copper, Moisture & Heat Resistant Thermoplastic

INSTALLATION

The solar panels are mounted on a racking system supported by steel I-beams driven into the ground—no concrete needed, which helps reduce ground disturbance.

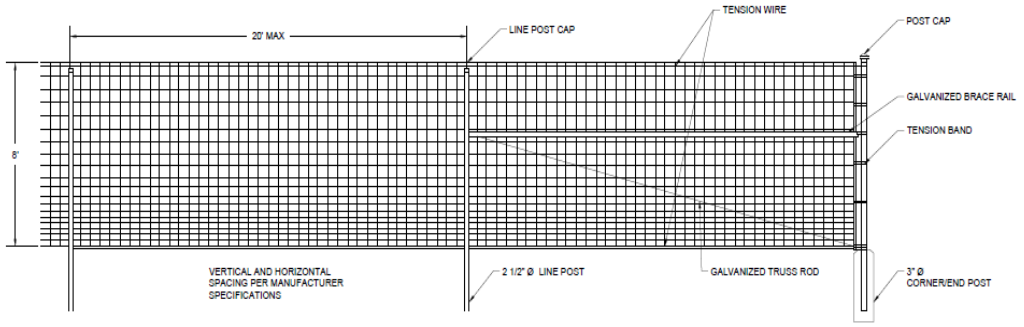
These I-beams are installed 8 to 15 feet deep, providing a strong and stable foundation.

The racking system is assembled using manual labor, ensuring precise installation.

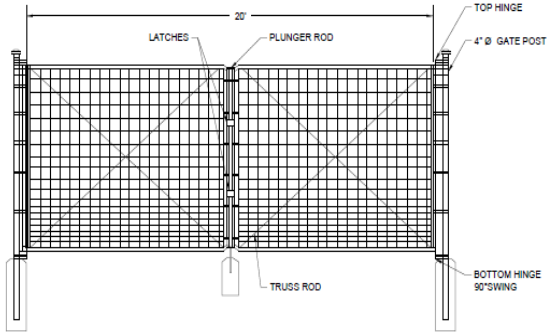
Solar panel rows are aligned north-south, allowing the panels to track with the sun for maximum sunlight exposure.

There is approximately 20 feet of spacing between rows, depending on the site layout and surrounding environment

FENCE DETAIL



1 8' FIXED KNOT FENCE
NTS



2 8' FIXED KNOT FENCE GATE
NTS

NATIVE PRAIRIE SEED MIX

Common Name	Scientific Name	% of Mix	Seeds/ft^2		Total
Grasses					
Sideoats Grama	Bouteloua curtipendula	20.00%	6.0	2.70	PLS lb
Prairie Brome	Bromus kalmii	1.48%	0.6	0.20	PLS lb
June Grass	Koeleria macrantha	0.37%	3.7	0.05	PLS lb
Plains Oval Sedge	Carex brevior	1.48%	2.1	0.20	PLS lb
Bicknell's Sedge	Carex bicknellii	1.48%	1.2	0.20	PLS lb
Silky Wild Rye	Elymus villosus	2.22%	0.6	0.30	PLS lb
Little Bluestem	Schizachyrium scoparium	46.67%	34.7	6.30	PLS lb
Prairie Dropseed	Sporobolus heterolepis	0.37%	0.3	0.05	PLS lb
Forbs					
Common Yarrow	Achillea millefolium	0.33%	2.9	0.05	PLS lb
Nodding Onion	Allium cernuum	0.22%	0.1	0.03	PLS lb
Lead Plant	Amorpha canescens	1.28%	1.0	0.17	PLS lb
Canada Anemone	Anemone canadensis	0.06%	0.0	0.01	PLS lb
Wild Columbine	Aquilegia canadensis	0.13%	0.2	0.02	PLS lb
Common Milkweed	Asclepias syriaca	0.09%	0.0	0.01	PLS lb
Butterfly Milkweed	Asclepias tuberosa	0.22%	0.0	0.03	PLS lb
Canada Milkvetch	Astragalus canadensis	1.00%	0.8	0.14	PLS lb
Partridge Pea	Chamaecrista fasciculata	1.93%	0.3	0.26	PLS lb
Lanceleaf Coreopsis	Coreopsis lanceolata	2.96%	2.9	0.40	PLS lb
White Prairie Clover	Dalea candida	4.00%	3.8	0.54	PLS lb
Purple Prairie Clover	Dalea purpurea	5.40%	4.8	0.73	PLS lb
Pale Purple Coneflower	Echinacea pallida	0.74%	0.2	0.10	PLS lb
Wild Lupine	Lupinus perennis	0.36%	0.0	0.05	PLS lb
Spotted Bee Balm	Monarda punctata	0.07%	0.3	0.01	PLS lb
Virginia Mountain Mint	Pycnanthemum virginianum	0.04%	0.5	0.01	PLS lb
Black-eyed Susan	Rudbeckia hirta	1.78%	8.1	0.24	PLS lb
Gray Goldenrod	Solidago nemoralis	0.12%	1.8	0.02	PLS lb
Calico Aster	Symphyotrichum lateriflorum	0.12%	1.5	0.02	PLS lb
Sky Blue Aster	Symphyotrichum oolentangiense	0.28%	1.1	0.04	PLS lb
Ohio Spiderwort	Tradescantia ohiensis	0.37%	0.1	0.05	PLS lb
Hoary Vervain	Verbena stricta	1.83%	2.5	0.25	PLS lb
Golden Alexanders	Zizia aurea	2.59%	1.4	0.35	PLS lb

AGRICULTURAL COMPATIBILITY

- The site will be prepared and seeded before project energization.
- The vegetation, which is 75% grasses and sedges will be hayed and baled upon maturity.
- Vegetation will be cut using sickle style hay mower. (Fig 1)
- 50 lbs. round bales will be used for livestock forage and bedding.
- Producing approx. 80 bales per acre (2,160 bales)
- Native hay grown on solar sites provides a desirable ag crop per IL State statute 505 ILCS5/3.02.

Fig 1., Sickle style hay mower

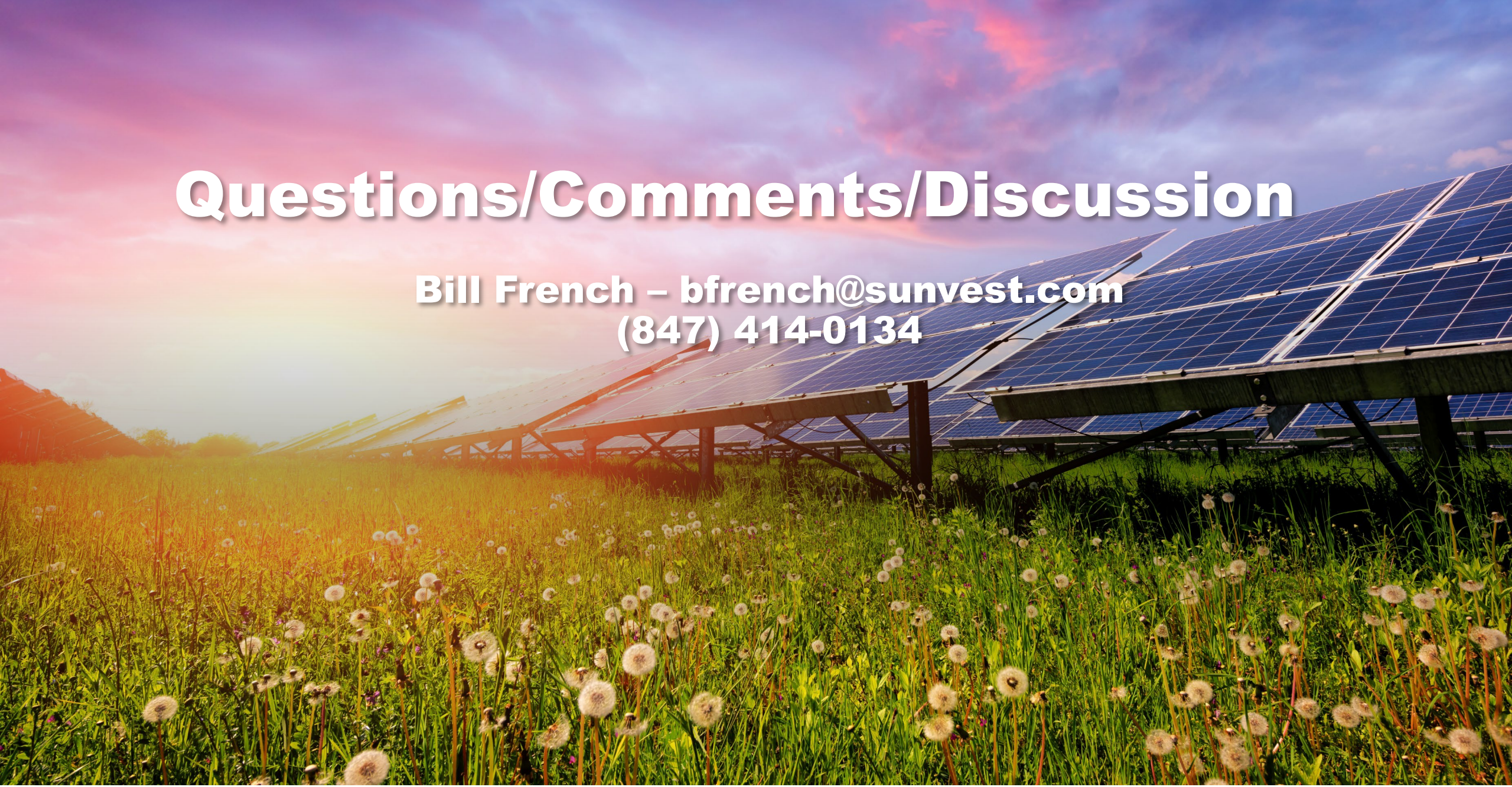
DECOMMISSIONING PLAN

Decommissioning Plan prepared in accordance with Kane County Zoning requirements and executed Agricultural Impact Mitigation Agreement (AIMA)

Site will be fully restored to agricultural conditions

SV CSG SunTrust Solar, LLC will enter into an Agreement with Kane County to re-evaluate the decommissioning expenses every five (5) years during the life of the project.

Post security with Kane County to ensure that funding is available should the Project Company not fulfill its obligation to decommission the site.



Questions/Comments/Discussion

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