SOLAR PROJECT SUMMARY

SunVest Solar, LLC, doing business as SV CSG SunTrust Solar, LLC is proposing to develop up to a 5 MW AC Solar Facility on +/- 42 acres of the +/- 127.70 acre property located on the south side of IL Route 72, west of Interstate 90 in Rutland Township, Kane County, Illinois. The proposed Solar Facility will be developed as part of the Illinois Power Agency and State of Illinois program that provides utility customers with the ability to secure part or all of their energy needs from solar energy.

PROPERTY PARCEL IDENTIFICATION NUMBERS

02-23-300-005 and 02-26-100-007

Zoned Farming

APPLICANT/SOLAR OPERATOR/FACILITY OWNER

SunVest Solar, LLC d/b/a SV CSG SunTrust Solar, LLC
Corporate address:
549 W. Randolph Street, #101
Chicago, IL 60661
Local Office:
330 W. State Street, Suite 2 and 3
Geneva, IL 60134
(847) 414-0134

PROPERTY OWNER

Jennie Sun, as Trustee of the Sun Grandchildren's Trust Dated December 7, 2020
500 106th Ave., NE, Unit 3411
Belleview, WA 98004
Attn: Steven Sun

SURROUNDING PARCEL LAND USES

North –Farming

South – Farming

East – Farming

West – Farming

PROJECT FEATURES

Site improvements will consist of photovoltaic solar panels installed on a single axis tracking system. The tracking system will be supported by galvanized steel beams, pile driven 8 – 10'

into the ground. No concrete is expected to be used for the support system. The panels will be facing east-west; thus, the rows of panels will be oriented in a north-south direction. The overall height of the system will be approximately 8' tall. A 16' wide access drive will provide year-round access to all major equipment throughout the array. The solar garden will be setback approximately 350 feet from the IL Route 72 right-of-way to allow for future Commercial/ Employment development when the Village of Gilberts expands into this area. The balance of the project will be setback 50 feet from the side and rear property lines. The project area fence will be located over 400' feet from the nearest occupied home.

The array will not impact existing flood prone areas on the south end of the project area.

SCREENING

A double row of evergreen trees and shrubs will be maintained along the north project line to provide an additional vegetative buffer to the existing homes.

VEGETATIVE INSTALLATION AND MAINTENANCE PLAN

The entire site will be covered with diverse, pollinator-friendly, native vegetation specifically designed for this project. The vegetation will be native, requiring minimal maintenance once established, and create habitat beneficial to bees, other insects, birds and other animal species. The native vegetation ground cover will comply with the pollinator friendly standards consistent

with 525 ILCS 55/1 “Pollinator Friendly Solar Site Act” or successor statutes and guidance as set by the Illinois Department of Natural Resources. A Vegetative Installation and Maintenance Plan is included with the Application.

INTERCONNECTION

Wooden poles will be needed to transfer the power generated from the project to the local distribution lines located along IL Route 72. The poles will support transformers and emergency shut-off equipment as required by Commonwealth Edison.

SITE ACCESS

Access to the site will be from a 16’ wide entrance located on the north-west side of property along IL Route 72. Off-street parking will be provided for vehicles inside the project area.

STORMWATER RUNOFF MANAGEMENT

A Storm Water Management Report has been submitted with the application and a Storm Water Pollution Prevention Plan will be submitted as part of the Building Permit Application.

DECOMMISSIONING PLAN

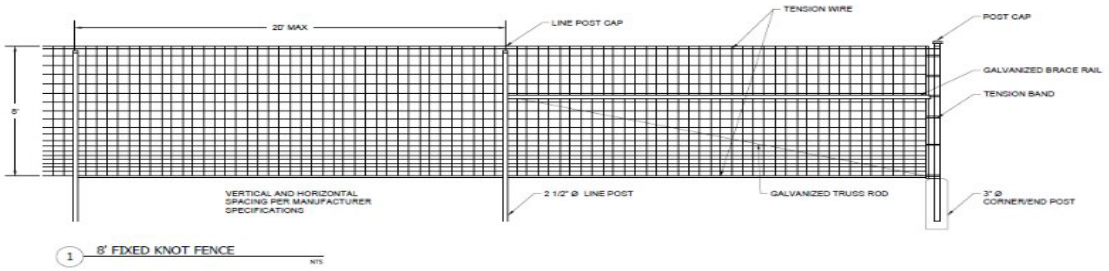
A Decommissioning Plan for the solar facilities is submitted with this application and will adhere to the requirements as specified in the attached Agricultural Impact Mitigation Agreement signed and approved by the IL Dept. of Ag.

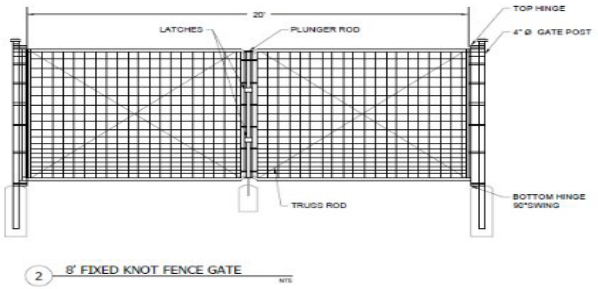
CONSTRUCTION ACTIVITIES

It is anticipated that 15 to 20 full-time employees will be on site in the early stages of construction. This will reduce to a team of approximately 10 members toward the end of the construction activities. Typically, there will be a vehicle for each worker, approximately three (3) small vehicles for transferring equipment around the site, and temporary equipment needed to perform different construction tasks. Hours of operation will be within 7am – 9 pm. The total construction will take approximately 12-16 weeks. The first two (2) weeks will consist of pile driving with the balance of the construction timeline used for erecting the racking, panels and electrical equipment. Dust will be mitigated through the use of a water truck as needed.

FACILITY SAFETY

The facility will be surrounded by an 8’ tall agriculture Knot fence with a locked gate to prevent access from unauthorized people. All major electrical equipment will be individually locked, and warning signage will be provided to identify specific dangers.





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LIGHTING

No interior lighting is planned at this facility.

OPERATIONS & MAINTENANCE

The site will be monitored off-site via a SCADA system and wireless phone connection. The site will be visited annually once or twice for the maintenance of the electrical system. This will be limited to a crew of 1-2 electrical personnel in a passenger vehicle performing annual maintenance checks and replacing equipment as needed.