USS WEBB SOLAR LLC

SPECIAL USE PERMIT

JANUARY 9, 2026

COVER LETTER

January 9, 2026
Kane Development & Community Services Department
719 S Batavia Ave
4th Floor, Kane County Government Center, Building A
Geneva, IL 60134

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

Dear Zoning Board of Appeals,

Attached, please find an application for a Special Use Permit ("SUP") to construct and operate a community solar garden within Kane County. Pursuant to Kane County Ordinance, the request is being made by USS Webb 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 Webb Solar LLC plans to develop and construct a 1.25-megawatt (MWac) community solar garden (the "Solar Garden") on parcel 01-36-200-014, at approximately 14N937 Brier Hill Rd, Hampshire, IL 60140 (the "Property"), through Kane County's SUP process. Our application includes information about the site and provides detailed analysis of the applicable land use permitting considerations.

The US Solar team appreciates the coordination and insights already provided by residents, local community members, Kane County staff, the landowner and ComEd. 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 Zoning Board of Appeals on this Solar Garden.

Kindly,

Tyler Morris – Senior Project Developer

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SOLAR GARDEN SUMMARY

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

Parcel Identification Number	01-36-200-014
Site Address	14N937 Brier Hill Rd., Hampshire, IL 60140
Project Capacity	1.25 MWac
Project Acreage	10 approx.
Site Control Status	Memorandum recorded; see 04_Lease Agreement
Landowner	Jerry Webb
County	Kane

SELECTING THIS PROPERTY

The Property was selected because of its solar resources, 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
  - Soils capable of supporting facility and equipment
  - No water improvements needed
  - Runoff reduction
  - Hidden Access Road
  - Limited infrastructure improvements needed
- Proximity to Sufficient Distribution Facilities
  - Existing distribution lines directly adjacent to the Project
  - 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 ComEd
- 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 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 on 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 ~3,000 residential customers across the United States. Our subscribers get the opportunity to save money on their monthly electric bill through ComEd's community solar program. ComEd customers may subscribe to a portion of the electricity generated and receive bill credits on their ComEd bills. US Solar operates all the subscriptions in-house. When it is time to subscribe to a project, a few months before construction, US Solar's Origination/Subscription Team will offer local, government offices, businesses, and residents a priority position. This way, the people closest to the project will have the first opportunity to receive a direct economic benefit from the Solar Garden.

US Solar is always looking to maximize the positive impact that we have within the communities in which our projects are located. We are exploring opportunities to donate to local nonprofits, provide apprenticeship and workforce development opportunities and create good paying jobs.

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

Already Spent

- ~$500 on travel, meals, legal fees, and county recordings
- ~$30,000 on engineering, legal, and environmental consulting services

During Construction

- ~$4,000,000 on capital infrastructure investment
- ~$5,000 on local spending
- 6+ temporary construction and related service jobs, equivalent to ~2 full-time job years

During Operation

- ~$8,000 on increased property tax payments in the first year

ELECTRICAL

The Solar Garden will generate enough clean electricity to power approximately 1,400 homes annually. Because the Solar Garden will interconnect to the existing distribution system of ComEd, 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 Webb 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 Q2 2026.

VISUAL IMPACT

OVERVIEW

The surrounding land use is AG-1 Agriculture to the north, east, and south, with homesteads to the west. The majority of the surrounding area is agriculture, with a small residential area to the west. 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.

FENCE

Our Solar Garden will include a security fence around the entire perimeter, as required by the National Electric Code. The security fencing will be located entirely on the Property. The fence will be 8 feet in height, and it will be a farm-field style fence. 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 Webb Solar LLC will control for noxious weeds throughout the life of the Solar Garden. All proposed vegetive seeding will be designed by a certified landscape contractor.

SITE PLAN

Enclosed in Attachment 17_Geometric Site Plan you will find our proposed site plan. USS Webb Solar LLC has reached out to surrounding residents to ensure we are taking into consideration any concerns and provide additional information of the project; we have not had any concerns brought to our attention to date. Located below and in more detail in Attachment 17_Geometric Site Plan, you can see that we have not only met but exceeded the Kane County Ordinance. The solar garden is located over 150 feet from the landowners' residential homes to the south. The fence is over 250-feet from the street with a farm-style fence, well over the 50-foot setback required. Additionally, the solar garden will sit on the back of the parcel, which is already screened with vegetation, this means that the garden will only be briefly visible to people driving by and will be out of sight to neighbors. We will continue to encourage local residents to reach out if there are and questions or concerns to ensure we present the least impactful project possible while trying to deliver a renewable source of energy, a native habitat, and increase the tax base to the community.

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 for 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 soil 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 lines are buried to meet the requirements of the AIMA 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 8-12 weeks, followed by testing, inspections, and commissioning work. The most noticeable phase of the construction is the pile driving, which is often completed in 5 days or less. In total, the construction period is expected to last about 4 months. The construction will be during Kane County's required hours. No work will be done on Sundays and nationally observed holidays.

NOISE

The noise levels of all equipment to be installed for USS Webb Solar LLC will comply with all state and local sound limitations set by the Illinois Pollution Control Board under 35 Ill. Adm. Code Parts 900, 901, and 910. Please reference 07_Noise Analysis for the full analysis.

PARKING

During our construction phase, a temporary parking area, adjacent to the Project but within our fence, 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, and transformers.
- 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

All signs will conform to the specifications of the County. To provide safety and support good practices, labeling of electrical equipment requires internal signage. All signage will be in compliance with the 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 Webb Solar LLC takes responsibility for maintenance or replacement or new installation of any drain tile servicing this site, if USS Webb 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 Brier Hill Road. USS Webb Solar LLC has already been in communication with the Kane County Road Commissioner for access approval. See the attachment 17_Geometric Site Plan 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.

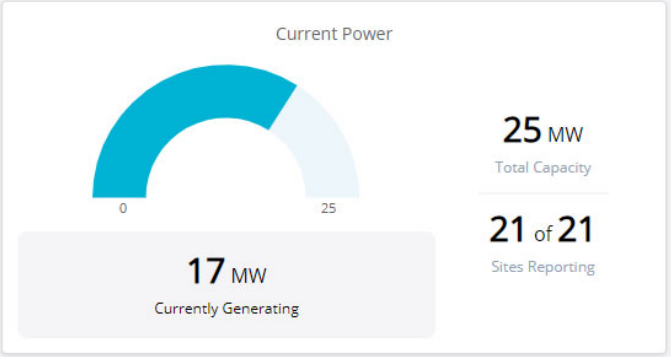

Figure: Snapshot of instantaneous generation for an operating portfolio

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 Webb 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 are to be provided prior to construction.

In addition, ComEd 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 and will fulfill all requirements of the building permit:

- 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

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.

FEDERAL AVIATION ADMINISTRATION (FAA)

The Federal Aviation Administration (FAA) Notice Criteria screening tool uses the project specific elevation and height of 996 feet above sea level. An overestimated maximum height of 15ft above 996 feet above sea level shows that the project does not exceed Notice Criteria. If the Notice Criteria stated otherwise, we would be required to file 7460-1 form to the FAA. As stated previously in the VISUAL IMPACT section, our fence height will be 8ft and our panel's height will be 6-8ft, well under the 15ft maximum height requirement.

DECOMMISSIONING

The Solar Garden consists of many recyclable materials, including glass, semiconductor material, steel, aluminum, copper, and plastics. A decommissioning plan has been included in document 08_Decommissioning Plan. An updated plan with our final engineering plan will be submitted when USS Webb Solar LLC submits for building permits. 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 twelve (12) 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 Webb Solar LLC will be responsible for all the decommissioning costs. Furthermore, the Agricultural Impact Mitigation Agreement ("AIMA"), has already been entered into between USS Webb 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 manner:

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

USS Webb Solar LLC has included its decommissioning plan within Attachment 08_Decomissioning Plan. We ask that Kane County take note of 2 important considerations: 1) a community solar garden is not a public nuisance and 2) the resale and recycle value are expected to exceed the cost of decommissioning.

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 fully enclosed with a fence. 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 recycling 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) Kane County and taxpayers are not at risk; we propose posting with Kane County a decommissioning financial surety that will be phased in over the first 11 years of the project's life pursuant to terms in the completed Agricultural Impact Mitigation Agreement (AIMA). A final decommissioning cost estimate will be submitted with our final engineering plan to Kane County when USS Webb Solar LLC submits for building permits (See Attachment 09_Decomissioning Plan Surety Draft). The surety would be in the form of a cash deposit, a letter of credit, or some other form approved by Kane County. 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. Kane County will be the designated beneficiary of the fund, and the landowner will be provided with a copy of the document, thereby establishing the obligation before construction commences.

INSURANCE INFORMATION

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

- Liability coverage that will include $1,000,000 per occurrence and $20,000,000 in the aggregate per annum
- Commercial auto liability coverage of an additional $1,000,000

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

INTERCONNECTION WITH COMED

This Solar Garden has already submitted an interconnection application to ComEd. USS Webb Solar LLC has also received pre-application data on substation and feeders existing/pending/available capacity. US Solar wouldn't be submitting this project for Kane County's review if we didn't fully think this project was constructable.

MANUFACTURER'S SPECIFICATIONS

USS Webb 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 Webb Solar LLC has complied with all criteria and requirements of Kane County. We are excited to bring additional tax revenue, clean energy and savings, and other benefits to this community. We strive to be a good neighbor and work with the surrounding community, we are always available to discuss this project. We respectfully request that the Kane County Board approve this Special Use Permit.