APPLICATION FOR SPECIAL USE PERMIT

Attention: Piatt County, IL Zoning Officer
Date: 11/20/25
I hereby apply to the Zoning Board of Appeals of Piatt County, Illinois for a Special Use Permit, as authorized by Article IV A2d, of the Zoning Ordinance of Piatt County, Illinois dated July 13, 2004 as updated and amended September 10, 2014; December 14, 2016; September 12, 2018, May 17, 2023, September 11, 2024 and in support thereof submit the following information:

1. Description of the property that is to be affected:
   Pin# **05-17-18-006-007-00**

   Township: **Monticello**

   Address: **1018 E. 1500 North Road, Monticello IL**

   Legal Description: **Beg 302.74' W Of S 1/4 Cor Sec 17-18-6 Th W 2188.35', N 175', E 17.07', N 645', W 5', N 1378.67', E** Of the 3rd Principal Meridian, Piatt County, Illinois

2. Current Owner(s) of subject property: (if corporation, names and addresses of all board members must be provided) **Payne James L & Mare**

3. Present Zoning: **Agricultural**

4. Proposed Change(s) to the Use of Property: **Commercial Solar Energy Facility**
5. Proposed Construction Description: **Construction of 4.2 MWac ground-mounted solar development and associated access road, utilities, security fence, and site improvements.**

6. Names of adjacent land owners (Complete information required by Applicant): **See Attachment E of the Narrative**

7. Special Use Permit shall run with the Land or the Applicant? (Applicant unless special circumstances) **Applicant**

8. Fee Required: **$15,000**
   (under no condition shall said sum or any part thereof be refunded).

9. Attach a plat showing property to be used and location of any structures and proposed structures. **See Attachment D of the Narrative**

   We being the applicant(s) and owners(s) hereby request that a special use be granted for the purpose of: **Commercial Solar Energy Facility**

Applicant: Janice L. Haney — Janice L. Haney
Print Name — Signature

1 Washington Place, Troy, NY — 518-221-0378 — Jan@Solsourcepower.com
Address — Phone — Email

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **December 18** , 2025 at 1:00 pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of **East Monticello Solar 1, LLC** acting for **East Monticello Solar 1, LLC (Payne James L & Mare)** asking for a Special Use Permit for **Construction of 4.2 MWac ground-mounted solar development and associated access road, utilities, security fence, and site improvements** for property described as:

PIN# **05-17-18-006-007-00**

Located at (Address): **1018 E. 1500 North Road, Monticello IL**

Metes and bounds description and application are available for review in Room 105, Piatt County Courthouse.

The present classification of the above property is **Agricultural** _. The Petitioner seeks a Special Use Permit for **Commercial Solar Energy Facility** ____

All persons in attendance at the hearing shall have an opportunity to be heard. Any person who also wishes to appear as an "interested party" with the right to cross examine others at the hearing must complete and file an appearance with the Piatt County Zoning Officer before the beginning of the hearing. Appearance forms are available at the Zoning office, 101 W. Washington St.

Keri Nusbaum, Piatt County Zoning Officer
Loyd Wax, Chair, Zoning Board of Appeals

Please run one time on **December 3, 2025** .

To the Applicant:

- It is your responsibility to have this Legal Notice published in an appropriate news publication, exactly as set forth above.
- We recommend that this legal notice be published in the Piatt County Journal Republican.
- Deadline for the Piatt County Journal Republican for Legal Notices is Thursday noon, prior to Wednesday publication.
- Piatt County Journal Republican will require you to pay a fee of $47 (standard description) $63 (extended description) prior to publishing this notice.
- Piatt County Journal Republican will provide to Piatt County Zoning Office a Certificate of Publication for the Legal Notice, at the following address:

  Piatt County Zoning Office
  Keri Nusbaum, Zoning Officer
  101 W. Washington Street, Room 105
  Monticello, IL 61856
  Ref:

Your failure to publish this Legal Notice within the time required or in an inappropriate news publication may result in your application for variation or special use permit not being heard by the Zoning Board of Appeals as scheduled.

I understand my responsibilities in this matter.

Janice L. Haney 11/24/25
Applicant date

Managing Member
11/24/2025

Narrative to Support Special Use Permit Application
Solar Development at East Monticello Solar 1, LLC
Piatt County Parcel Number 05-17-18-006-007-00
Piatt County, Illinois

GEI Consultants, Inc. (GEI), on behalf of East Monticello Solar 1, LLC (Applicant), is submitting a Special Use Permit (SUP) application for Parcel Number 05-17-18-006-007-00 (Property) in Piatt County (County), Illinois to be developed as a commercial solar energy facility. The Property is located to the southeast of the City of Monticello (City), just outside the City limits. The Property address is 1018 E. 1500 North Road, Monticello IL. The Property is located to the west of North 1000 East Road, north of East 1500 North Road, and consists of one agricultural parcel that totals approximately 120.87 acres and is currently developed for agricultural use. The Property is currently zoned for Agriculture use and located within Monticello Township, which defers jurisdiction to the County. A 4.2 MW AC commercial solar energy facility (Project) is proposed to be developed on an approximately 21.26-acre portion within the southwest corner of the Property.

The Project has partnered with one landowner, Payne James L & Mare, who owns the Property. According to the United States Geologic Service (USGS) Topographic Map, the elevation on site varies from +729 feet MSL on the southeastern portion of the Property to +742 feet MSL on the western portion of the Property. The Property is comprised of an agricultural field with trees running along the northern border. A wetland exists within the central portion of the Property. The Project will deliver power to the electrical grid through one point of interconnection to Ameren power poles on the northern border of the Property as shown on the Zoning Site Plan.

This application is in conformance with the Piatt County Zoning Ordinance, including the design requirements listed therein.

This application is also in conformance with State of Illinois statute 55 ILCS 5/5-12020, which regulates the siting of commercial solar energy facilities in the counties. With this application, the Applicant is requesting consideration for approval by Piatt County to obtain a Special Use Permit (SUP). The formal SUP application is included in **Attachment A**.

If the Application is approved, the Project is scheduled to commence construction in early 2026.

1. Site Legal Description

The legal description of Piatt County parcel ID 05-17-18-006-007-00, as obtained from the Piatt County website, is as follows:

Beg 302.74' W Of S 1/4 Cor Sec 17-18-6 Th W 2188.35', N 175', E 17.07', N 645', W 5', N 1378.67', E

Property information documents, including the survey plat, are included in **Attachment B**.

2. Project Description

The Applicant proposes to develop a 4.2 MW Alternative Current (AC) Project on the tract of land owned by Payne James L & Mare. The Project is proposed to consist of ground-mounted solar photovoltaic systems. The ground-mounted solar energy system will consist of solar photovoltaic (PV) modules, a racking system, transformers, inverters, and underground electrical conduits connecting PV array blocks with inverters. Example Product Cut Sheets are included in **Attachment C**, and the Zoning Site Plan is included in **Attachment D**. Final equipment specifications will be provided as part of the building permit.

Access to the Project is proposed via a 20-foot wide access road on the southern border from E 1500 N Road. This access road will navigate the site to minimize grading activities. The access road will have gated access to the solar array as it enters the Project area on the eastern portion of the site. The access road will be ungated at the entrance to the Property and will provide access to Ameren to reach the Point of Interconnection (POI). The access road will accommodate emergency vehicles.

Proposed Project access to existing roads will be limited to the driveway shown on the Zoning Site Plan in **Attachment D**. The solar array and all balance of system equipment will be enclosed in a seven-foot-tall, secure fence in compliance with the National Electric Code. The fence will have at least one vehicle access gate at the array boundary, which will remain locked except during operations and maintenance activities. An internal access road will be used to provide access to Project equipment for future maintenance. This road will be gravel-based and will be verified upon final design with the geotechnical engineering recommendations.

The names and contact information for the adjacent landowners are included in **Attachment E**.

a. Economic Benefits

The proposed development will contribute to the overall general welfare of the community by providing a clean renewable energy source to the County. The total annual production could power 850 homes annually. The solar project can serve residential and commercial customers across Ameren's utility territory, but the residents and businesses within the service area may sign up to receive power from this system specifically.

Additionally, the Project will provide the County with both short- and long-term economic development opportunities. Solar projects benefit the local community by bringing in additional tax revenue which can support local infrastructure and schools, as well as bringing in additional revenue to local business from workers throughout construction.

b. Interconnection Facilities

The Project will tie into Ameren's existing distributed generation lines. The interconnection point will be on the northern side of the parcel. Six (6) poles will be installed by the tie-in point on Property to connect the solar project to the grid. After the last pole, lines will run underground to the Project's transformer.

A written demonstration that the Project is in the interconnection queue is included in **Attachment F**.

c. Project Construction

Construction of the Project, if approved, is currently anticipated to occur between March of 2026 and October of 2026. Dust and noise from construction will be mitigated with industry standard best management practices.

All equipment uses and operations will be conducted to avoid impeding the flow of traffic on adjacent roadways. The Contractor shall maintain access to adjacent landowners for the duration of the project construction. The Contractor shall be fully responsible to provide signs, barricades, warning lights, guard rails, and employ flaggers as necessary when construction impacts either vehicular or pedestrian traffic. These devices shall remain in place until the traffic may proceed normally again. Project construction shall ensure all equipment is properly maintained and equipped with manufacturers' standard noise control devices. The Contractor will coordinate with the Property owner to flag off and restrict areas where potentially dangerous construction activities will take place.

The Applicant is currently negotiating a Road Use Agreement with the road commissioners of the applicable jurisdictions. The Road Use Agreement will be in compliance with the Ordinance Section (2)(O)(2)(c).

d. Health and Safety

The Project will be constructed according to all required building and electrical codes and safety measures. Energized system components such as inverters will be commissioned by the manufacturer's technicians. Lock-out measures and safety warnings will be implemented. A perimeter safety fence will be utilized to prevent trespassing and vandalism. Appropriate signage containing necessary contact and safety information for the Project will be displayed in accordance with local code and coordination with staff.

Upon request, a walk-through of the site with the local authorities and emergency agencies will be scheduled once construction is complete. Emergency personnel will also be given the key or code to access the facility via Knox Boxes.

A temporary rise in vehicle traffic during construction is anticipated. After construction is completed, no more than one to three vehicle visits per quarter on average (see "Operations and Maintenance" for further details) are anticipated. Therefore, the Project will not be a significant traffic generator and will not cause undue harms to the surrounding road networks, to local responders, or to the Illinois Department of Transportation.

e. Fire Protection

Properly maintained Solar Energy Systems pose a very low concern for fire and explosive hazards. The solar panels and racking, which comprise most of the Project's equipment, are not flammable. Tempered glass offers protection from heat and the elements, and the panels are designed to absorb heat as solar energy. Per the example product cut sheets included in **Attachment C**, the solar panels comply with Class II safety classification and UL Type 29 Fire Performance standards.

Regular vegetation control methods, further discussed in Section 2(h), prevent buildup of debris that could otherwise pose risk of fire material; thus, the Project will pose no increased risk of fires to the surrounding areas.

f. Noise

Commercial Solar Energy Systems must demonstrate compliance with the regulations set forth by the Illinois Pollution Control Board (IPCB). Part 901 of the IPCB regulations details sound emission standards and limitations for property line noise sources. Section 901.101 – Classifications According to Land Use – defines Class C land as "all land used as specified by Land-Based Classification Standards (LBCS) Codes 3100 through 3440, 4120 through 4180, 4210 through 4212, 4300 through 4347, 7400 through 7450, 8000 through 8500, and 9100 through 9520." According to 901.APPENDIX B Land-Based Classification Standards and Corresponding 35 Ill. Adm. Code 901 - Land Classes, all agricultural land uses are encompassed by LBCS Codes 9100-9250. Therefore, the proposed Project site is regulated under applicable standards for Land Class C with the exception of the houses to the west of the Project, which classify as Land Class A. IPCB Part 901 Regulations are included in **Attachment G**.

Photovoltaic solar systems only operate at full power during periods of maximum solar radiation. The inverter and transformers, which are the noise-emitting components of the system, remain in idle mode during nighttime hours. Therefore, the maximum sound level emitted by the solar equipment proposed for installation at East Monticello 1, LLC (<65 dB) will only occur during daylight hours, when ambient noise is at its highest level. For reference, 60-70 dB is the level of sound emitted from normal conversation.

The most restrictive noise limit that is applicable to the Property is the Octave Band Sound Pressure Level Limit received by Class A land during the day, as denoted in Section 901.102(a) of the IPCB regulations. This limit is established at 40 dBA. Per the Project design, the equipment pad is located approximately 650 feet from the nearest Class A land. The Class A land is sufficiently far away from the equipment pad such that the noise emitted by the equipment pad will dissipate to below the Octave Band Sound Pressure Level Limit before encountering the property boundary.

g. Operations and Maintenance

Once constructed, the Project will operate throughout the year, passively generating renewable energy. The site and equipment will be designed, approved, maintained, and inspected to ensure safety and security. To this end, the site will be remotely monitored 24 hours per day, 7 days per week.

Electrical engineers will service electrical equipment, primarily the inverters and transformers, once per month on average. Solar PV modules have a very low failure rate and are typically warranted for at least 25 years. The Project will receive an annual performance audit and inspection to assess the quality of equipment. It is anticipated that components may periodically need repair. Modules will be replaced as needed at that time.

Maintenance activities during operation are expected to be minimal with occasional service for inverters and transformers. Solar panels are monitored remotely. Traffic is not expected to increase during the operations of the Project. Maintenance operations are anticipated to be carried

out rarely and with minimal traffic as only one vehicle will likely be needed to carry out maintenance tasks at the frequency outlined above.

The Project will use a native pollinator-friendly seed mix which should qualify the Project as a pollinator-friendly site under the Illinois Pollinator-Friendly Solar Site Act.

A key component of the proposed facility's maintenance plan is the control of vegetation. Vegetation management will be conducted on the site approximately 2 times per year or on an as-needed basis as required by local site conditions, in order to prevent modules from becoming shaded due to the presence of tall grass, shrubs, and trees; to minimize the fire hazard; to maintain access to the site; and to maintain Project aesthetics.

An on-going vegetation maintenance program will be implemented for all vegetated areas within the fenced boundary and buffer areas. After construction is complete and stabilized vegetation has been established within the fenced Project area, the landscape manager for the Project will conduct vegetative management at an appropriate frequency based on weather and moisture conditions. This will include regular maintenance of vegetation outside of the fence line to prevent overgrowth and maintain access to the on-site road, solar panels, and electrical equipment.

This management schedule would continue each year until implementation of the Decommissioning Plan, further discussed in Section 2(j).

h. Stormwater

Section J(2)(F) of the Ordinance mandates a Storm Water Management Plan, be submitted to the County. **Attachment H** includes stormwater calculations and figures representing pre- and post-developed conditions based on the enclosed permit-level site development plans. These calculations and figures are considered conceptual and shall not be used for construction purposes. The Contractor will ultimately be responsible for designing, submitting, and implementing a stormwater pollution prevention plan in compliance with the Illinois Environmental Protection Agency (IEPA) Construction General Permit. Copies of the final Stormwater Management Plan and/or IEPA Construction General Permit can be provided upon receipt as part of the Building Permit, if desired.

i. Erosion Control

Section J(2)(E) of the Ordinance mandates an Erosion Control Plan, be submitted to the County. **Attachment H** includes the conceptual temporary and permanent erosion and sediment control measures. This figure is considered conceptual and shall not be used for construction purposes. The Contractor will ultimately be responsible for designing and implementing an erosion and sediment control plan in compliance with the Illinois Environmental Protection Agency (IEPA) Construction General Permit. Copies of the final Stormwater Management Plan and/or IEPA Construction General Permit can be provided upon receipt as part of the Building Permit, if desired.

j. Decommissioning

In accordance with Illinois Statute 55 ILCS, Section 5-12020. Commercial wind energy facilities and commercial solar energy facilities (55 ILCS 5/5-12020), and the Illinois Renewable Energy Facilities

Agricultural Impact Mitigation Act (505 ILCS 147/1 et seq.), the Facility Owner, at their own expense, will be responsible for the complete decommissioning and deconstruction of the East Monticello Solar 1, LLC Facility. Decommissioning and site restoration will commence promptly following:

- The end of the Facility's operational life;
- Facility abandonment, as defined by 505 ILCS 147/1 et seq.; or,
- A period of twelve (12) months during which the Facility has not been operational months.

During decommissioning, the entire system will be disconnected from the grid, disassembled, and removed, and all materials will either be recycled or disposed of in accordance with all pertinent federal, state, and local regulations in effect at the time of decommissioning. Decommissioning and site restoration will be completed within twelve (12) months and at the sole expense of the Facility Owner. Any necessary permits will be obtained from the local AHJ and/or relevant State authorities prior to decommissioning activity.

Prior to construction, East Monticello Solar 1, LLC, will file a formal Decommissioning Plan and Decommissioning Cost Estimate, and establish an associated security bond, with Piatt County. The Decommissioning Plan and Cost Estimate will be updated, at the Facility Owner's expense, on or before the end of the tenth year of commercial operation.

k. Natural Resource Inventory / Land Evaluation and Site Assessment

Per Section 6 of the Special Use Permit Section of the Ordinance, the Piatt County Soil and Water District was consulted to obtain a Natural Resource Inventory and Land Evaluation and Site Assessment report on November 13, 2025. The report will be provided in time for the County Board Meeting. The report application is included in **Attachment I**.

l. Engineer's Certification

Per Section 9 of the Special Use Permit Section of the Ordinance, the engineer's certificate is included in **Attachment J**.

3. Federal Approvals, Permits, and Agreements

a. Federal Aviation Administration (FAA)

The FAA Notice Criteria Tool was used to determine if the Project is subject to FAA Noticing requirements under Title 14, Code of Federal Regulations, Part 77, Subpart B. The requirements for filing a notice of proposed construction with the FAA vary based on a number of factors such as height, proximity to an airport, location, and frequencies emitted from the structure, including but are not limited to the following:

- Any construction or alteration exceeding 200 ft above ground level,
- Any construction or alteration
    - within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with at least one runway more than 3,200 ft.

  - within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft.
  - within 5,000 ft of a public use heliport which exceeds a 25:1 surface
- Any highway, railroad or other traverse way whose prescribed adjusted height would exceed that above noted standards
- When requested by the FAA
- Any construction or alteration located on a public use airport or heliport regardless of height or location

The results of the FAA Notice Criteria Tool are used to determine whether any follow-up studies are necessary to assess potential impacts to aviation flight paths. The results, included in **Attachment K**, indicate that the Project does not exceed the noticing criteria established in 14 CFR 77, Subpart B. Therefore, no further action is required.

b. Federal Emergency Management Agency (FEMA)

The Piatt County Flood Hazard Boundary Map was reviewed to understand if any portion of the Property contains Zone A areas, which are defined by a 100-year floodplain. There are no FEMA 100-year floodplain Zone A areas located within the site. The Piatt County Flood Hazard Boundary Map with the Property for reference is included in **Attachment L**.

c. U.S. Fish and Wildlife Service (USFWS)

The Project will be designed such that federally listed species will not be significantly impacted. Solar projects typically impose only minimal impacts on wildlife species. The Applicant evaluated the Project's potential to impact federally protected species. Please see **Attachment M** for more information on mitigation efforts and details of the species identified on the Property.

d. U.S. Army Corps of Engineers (USACE)

A wetland delineation survey was completed by ENCAP Incorporated for the Project, which identified 1.88 acres of farmed wetland within the Property. A No Permit Required (NPR) request was submitted to the USACE on November 17, 2025. The NPR request is included in **Attachment N**.

e. Illinois Department of Natural Resources (IDNR) State Ecological Review

The Applicant consulted with the IDNR Ecological Compliance Assessment Tool (EcoCAT) for potential impacts to state threatened or endangered species. Species of concern within the identified Project Area (and/or which may be affected by migrating through or, by reason of the Project, avoiding the identified area) were reviewed.

EcoCAT requires that state agencies and units of local governments consider the potential adverse effects of proposed actions on Illinois endangered and threatened species and sites listed on the Illinois Natural Areas Inventory.

Based on the formal response letter dated June 6, 2025, provided in **Attachment O**, no records of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves are located in the vicinity of the Property, and the consultation is terminated.

f. Cultural Resources Review

The Historic and Architectural Resources Geographic Information System (HARGIS) was consulted on July 31, 2024, to undertake a desktop review of publicly available information for the Project. Per the results of the database shown in **Attachment P**, no HARGIS historic/architectural resources are located within the Property.

g. IEPA Storm Water Pollution Prevention Plan (SWPPP)

IEPA's Bureau of Water is responsible for overseeing the issuance of permits within the National Pollutant Discharge Elimination System (NPDES) program that regulates construction stormwater discharges. Permits require a Storm Water Pollution Prevention Plan (SWPPP), a site-specific document that outlines stormwater discharge pollutant reduction measures from a construction site. Stormwater controls reduce silt transport and sedimentation during precipitation events.

Prior to construction, a SWPPP will be prepared for the Project as well as sediment and erosion control plans for submittal and approval to receive an NPDES Permit through IEPA. The SWPPP will ensure construction activity compliance with guidelines and regulations for controlling sediment and erosion runoff.

h. Illinois Department of Agriculture (IDOA)

The Illinois Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147/1 et seq.) requires the owner of a commercial solar energy facility to have an Agricultural Impact Mitigation Agreement (AIMA) in place within 45 days prior to the commencement of Project construction. The intent of the AIMA is to preserve and/or restore the integrity of affected agricultural land during construction and decommissioning activities. Illinois State Legislature passed Public Act 102-1123 requiring that facility owners enter into an AIMA prior to the date of the required public hearing. AIMA documentation was filed with the IDOA, and a fully executed AIMA was issued on November 5, 2025. This documentation is included in **Attachment Q**.

Enclosures:

Attachment A: Special Use Permit Application

Attachment B: Property Information

Attachment C: Example Product Cut Sheets

Attachment D: Zoning Site Plan

Attachment E: Adjacent Landowner Information

Attachment F: Written Demonstration of Interconnection Queue Status

Attachment G: IPCB Part 901 Regulations

Attachment H: Conceptual Stormwater Calculations and Conceptual Erosion and Sediment Control

Attachment I: Natural Resource Inventory/Land Evaluation and Site Assessment Report

Attachment J: Engineer's Certification

Attachment K: FAA Notice Criteria Tool Results

Attachment L: Piatt County Flood Hazard Boundary Map

Attachment M: IPaC Letter

Attachment N: USACE NPR Request

Attachment O: IDNR EcoCAT Letter

Attachment P: HARGIS Database Results

Attachment Q: AIMA Documentation