



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Marcus Ricci, Planner II

DATE: January 4, 2019

SUBJECT: **Plan Case 2365-SU-18:** A request for a Special Use Permit by the City of Urbana to allow the installation, operation, and maintenance of a solar energy system, approximately 41 acres in size, in the AG, Agriculture zoning district, and generally located near 901 North Smith Road, Urbana, Illinois 61802.

Introduction

The City of Urbana is requesting a Special Use Permit to allow SunPower Corporation to construct, operate, and maintain an approximately 40-acre solar energy system. The City of Urbana owns the closed landfill generally located at 901 North Smith Road. The City and SunPower Corporation have entered into an agreement giving the company the option to lease all or part of the property to construct, operate, and maintain a distributed-energy, ballasted, fixed-tilt, ground-mounted solar energy system at this site. In accordance with Urbana Zoning Ordinance Section V-1.B., the Zoning Administrator has determined that the proposed use of the site is subject to the regulations applicable to an Electrical Substation. According to Table V-1, Table of Uses, an Electrical Substation is permitted with a Special Use Permit in the AG, Agriculture zoning district.

The Plan Commission must review the Special Use Permit application, hold a public hearing, and make a recommendation to the Urbana City Council. The Urbana City Council must then approve, approve with certain conditions, or deny the application.

Background

Description of the Site and Surrounding Properties

The legal description for the original subject property was for three parcels totaling 135 acres. Since the filing of the public notice, the applicant and developer have submitted a revised site plan which constrains the revised subject property and the proposed solar energy system to the eastern two parcels, totaling approximately 40 acres. Located between East Perkins Road and Smith & Barr Roads, west of Interstate 74 and east of the Saline Branch Drainage Ditch, the project site is a portion of the closed municipal landfill complex, which operated from the 1920's until it was closed in 1988, as well as the current site of the Urbana Arbor Division office (Exhibit A). The following chart identifies the current zoning, existing land uses, and Comprehensive Plan future land use designations of the site and surrounding properties (Exhibits A, B, and C).

	Zoning	Existing Land Use	Future Land Use
Site	AG, Agriculture	Closed landfill	Heavy Industrial
North	AG, Agriculture; then County AG-2, Agriculture & CRE, Conservation-Recreation-Education	Woods; then farms	Heavy Industrial; then Rural Residential
East	County AG-2, Agriculture	Farms	Heavy Industrial
South	IN-1, Industrial & County R-5, Manufactured Home Park	Mobile home park, contractor shop, farmland	Heavy Industrial & Multi-Family Residential
West	AG, Agriculture	Municipal landscape material recycling	Heavy Industrial

Proposed Use

The proposed solar energy system will cover approximately 40 acres and include, but not be limited to, the following components (Exhibit D – Site Plan):

- approximately 15,540 solar panels in eight-foot-tall strings, arranged in three arrays
- three pairs of DC-to-AC electrical inverters and transformers
- an eight-foot-tall chain-link fence with access gates around the panels and inverter cabinets
- access roads from a private drive

The proposed solar energy system is designed to produce approximately 5.5 MWAC (megawatts alternating current) of electricity. SunPower Corporation, the developer and operator of the system, will put the electricity produced directly onto the electrical grid to be sold to the commercial electricity market. There are several options being explored for local use of the electricity, as well.

Although the Urbana Zoning Ordinance does not list “Solar Energy System” as a specific use in Table V-1, Table of Uses, Section V-1.B. of the Ordinance grants the Zoning Administrator the authority to determine whether a use not specifically mentioned in Table V-1 is permitted in any particular district. Due to similar characteristics – processing of electricity for off-site use, large-scale land coverage, and minimal other environmental impacts – the Zoning Administrator determined that the proposed solar energy system is most similar to and, therefore, subject to the regulations applicable to an Electrical Substation, which is permitted in an AG, Agriculture zoning district with a Special Use Permit (Exhibit E).

Although principal-use solar energy systems are not specifically permitted in the Zoning Ordinance, accessory-use solar energy systems are permitted as long as they meet any other requirements applicable to accessory uses and/or mechanical systems, including setbacks and screening. As the proposal is to treat this principal-use solar energy system as an electrical substation, it would be required to meet the same requirements as that specific use when located in an AG, Agriculture zoning district, including but not limited to the following:

- minimum lot configuration of one acre and 150’ minimum lot width;
- required yards of 25’ in the front, 15’ on the sides, and 25’ in the rear;
- there would be no screening requirements, as there are none for either electrical substations or for principal structures in the AG zoning district;

- the Zoning Ordinance requires no additional standards for electrical substations; and
- although the maximum structure height of a principal structure in the AG zoning district is 35', city staff recommend that maximum height of the solar energy system be limited to 15'.

The large areal coverage and technical nature of the proposed use warranted additional background research. Although screening would not be required, the majority of the project site will be visually and aurally screened by the existing woodline which surrounds the majority of the project site (Exhibit F). Glare from the panels should be minimal, as the pebbled surface of the solar panels is designed to absorb light, not reflect it. In addition, it should not pose any aviation threat, as the project site is at least 500 feet from any public or private airport or restricted landing area. The project site is 760' from the Saline Branch Drainage Ditch. There will be no impacts to farmland, and the ballast-mounting installation method for the panels will allow the site to be decommissioned and returned to its current condition with minimal permanent damage.

Construction and operation of the site would be regulated by existing relevant city and state codes. Operational noise, including that from the inverters and transformers, would be regulated by Chapter 16 "Noise and Vibrations" of the City's Code of Ordinances. To minimize noise impacts, the inverters and their transformers are proposed to be located near the interior of the project site (Exhibit D Site Plan). Vegetation management would be regulated by Chapter 25 "Vegetation" of the City's Code, including nuisance vegetation and maximum height. In addition, the proposed solar energy system would also conform to all applicable additional regulations and standards.

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A. of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

1. That the proposed use is conducive to the public convenience at that location.

The proposed solar energy system is conducive to the public convenience at the proposed location in two primary ways:

- The proposed system would redevelop approximately 40 acres of a closed municipal landfill which would otherwise have very little opportunity for reuse. It would not consume any current or potential farmland or commercially-viable property.
- The project site's proximity to the interstate would allow easy access for construction materials and labor, as well as for maintenance.

2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.

The proposed solar energy system design, commercial arrangements, operations, and maintenance includes characteristics to minimize unreasonably injurious or detrimental impacts to the public:

- The operator will exercise reasonable diligence not to unreasonably block any road or otherwise hamper or encumber any vehicular, bicycle, or pedestrian traffic on any road,

except as reasonably necessary. Access roads in the preliminary design have been designed to minimize use of external roads for access within the proposed system.

- During operations, very few consumables are used and very little waste is generated. Operational waste resulting from solar energy system use will be handled and disposed of by the operator.
- Vegetation management within the array area of the proposed solar energy system will be the responsibility of the operator and will include manual means, e.g., mowing and cutting, and chemical or other means.
- An eight-foot-tall chain link fence with access gates around the array perimeter is included to prevent access to the proposed system.
- The proposed inverters' noise level is designed to be less than 79 decibels (dB) based on sound pressure level at a distance of one meter, and would be located towards the center of the project site, at least 440' from any property line and 550' from the nearest residential use (Exhibit D Equipment Specification Sheets).¹ Furthermore, existing trees and vegetation along the perimeter of the project site will mitigate noise.²
- The proposed system's preliminary design includes an approximately eight-foot-tall, ballasted, ground-mount system with no moving parts.
- No occupied structures or buildings are included in the proposed system, which minimizes impact to the project site and surrounding area.
- No new lighting is expected to be installed, to avoid light pollution.

3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.

The proposed solar energy system would conform to the applicable regulations and standards of the AG district and would not be out of character with the AG district. As the proposed use will not require extension or expansion of any city infrastructure, installation and operation should have minimal impact on the natural and built environments, and the project site should be able to be restored to its current condition with minimal permanent damage.

Overview

The redevelopment of the subject property with the proposed solar energy system would be beneficial to the City and meet the criteria for Special Use Permit approval. It would be an infill redevelopment of the closed City of Urbana Landfill: a much higher and better use of the subject property than its current use as vacant land with few potential opportunities for reuse, let alone revenue generation. In addition to providing a source of revenue for the city, the proposed solar energy system would be bringing the city one step closer to implementing its Climate Action Plan, which includes Goal 3: Increase Renewable Energy Purchasing and Installation, by generating electricity without generating carbon. The proposed solar energy system would be compatible with the surrounding complex of agricultural and municipal operations; the landscape buffers and buffer yards would mitigate noise and

¹ For comparison, a vacuum cleaner registers at 75 dBA; a telephone dial tone registers at 80 dBA. Yale University, Environmental Health & Safety Office.

² Section 16.5 of the Urbana City Code regulates "Mechanical stationary noise of less than eighty decibels" and requires such noise to be less than 80 dBA during 7:00 a.m.-10:00 p.m. and less than 55 dBA during 10:00 p.m.-7:00 a.m.

visual impacts to nearby residences. Overall, the proposed solar energy system would be a benefit to the community if it were granted a Special Use Permit.

In addition to the requirements in Section VII-4.A. of the Zoning Ordinance, the Plan Commission shall make a recommendation to the City Council for or against the proposed special uses, and may also recommend such additional conditions and requirements on the operation of the proposed uses as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

1. Regulate the location, extent, and intensity of such uses;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting; and
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Staff recommends that in addition to the typical condition that the use conform to the details outlined in the application, a condition be imposed to limit the height to 15 feet. While the system is proposed to be eight feet in height, the condition would allow for a future increase in height, if it is needed to accommodate for changing technology or surrounding conditions, for example.

Summary of Findings

1. The City of Urbana has requested a Special Use Permit to allow a Solar Energy System on the property near 901 North Smith Road.
2. The proposal calls for an approximately 40-acre renewable energy system to generate electricity via a system of solar photovoltaic panels, inverters, and transformers. This use has been determined to be similar to that of an Electrical Substation, which is permitted in the AG, Agriculture zoning district with a Special Use Permit.
3. The proposed use is conducive to the public convenience at that location because it would redevelop the closed municipal landfill – a site with few other redevelopment opportunities – while creating very little impact on transportation and other infrastructure.
4. The proposed use is designed, located, and prepared to be operated so that it will not be unreasonably injurious or detrimental to the AG, Agriculture zoning district in which it shall be located, or otherwise injurious to the public welfare because road access will be maintained, little waste will be generated, vegetation and noise management will comply with City regulations, site security will be implemented, and no structures other than the solar arrays, inverters, and associated peripherals will be built.
5. The character of the AG, Agriculture zoning district would be preserved with the proposed use because installation and operation of the proposed solar energy system will have minimal

impact on the natural and built environments, and the project site should be able to be restored to its current condition with minimal permanent damage.

Options

The Plan Commission has the following options in Plan Case 2365-SU-18:

1. Recommend approval of the Special Use Permit without any additional conditions.
2. Recommend approval of the Special Use Permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the City's municipal code.
3. Recommend denial of the Special Use Permit. If the Plan Commission elects to do so, it should articulate the findings supporting its denial.

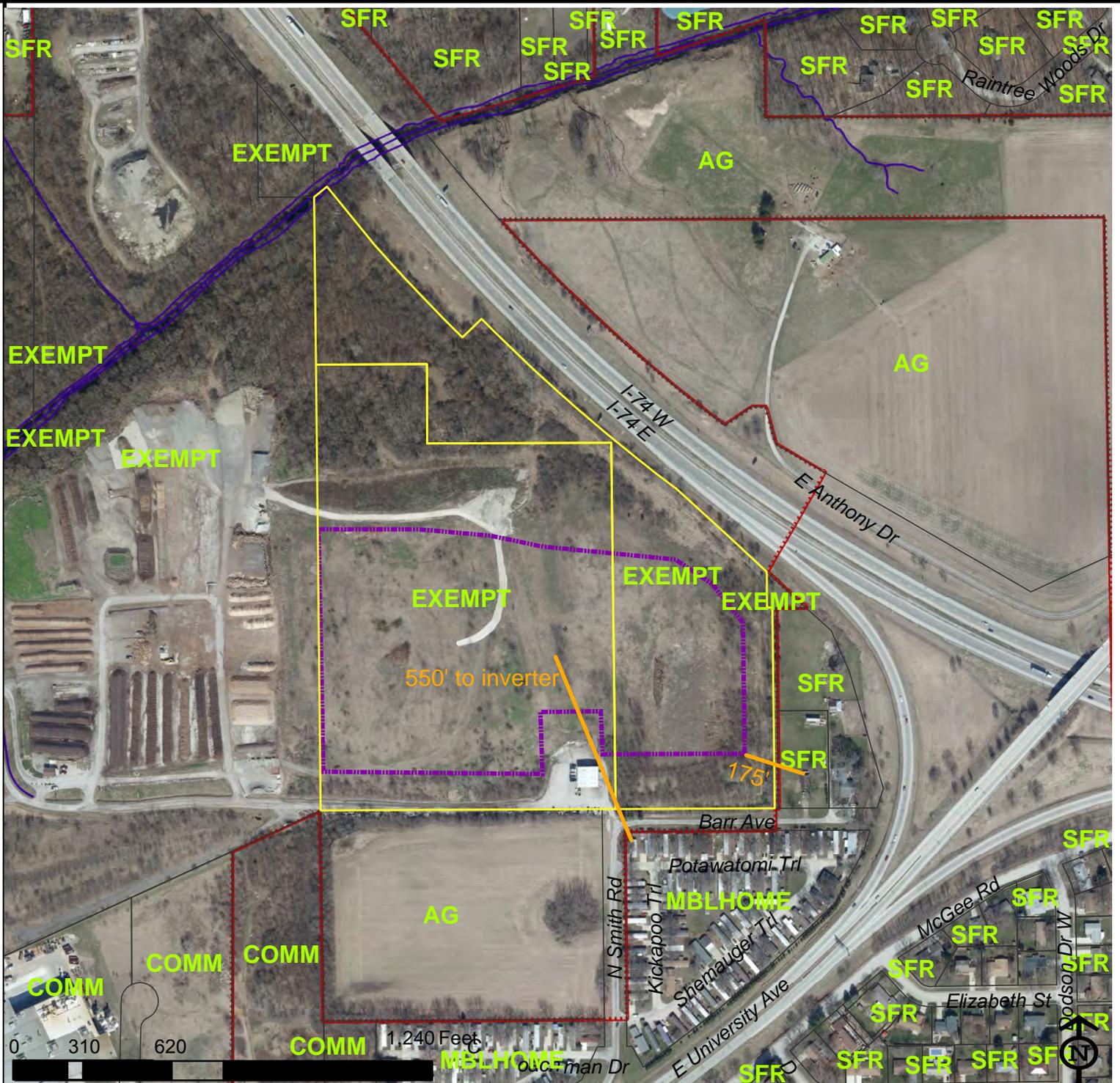
Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **APPROVAL** of the proposed Special Use Permit in Plan Case No. 2365-SU-18 for the reasons articulated above and with the following conditions:

1. The use generally conforms to the site plan submitted in this application as shown in Exhibit D: Application – Site Plan, including a minimum 500' buffer to the Saline Branch Drainage Ditch, except where modified to meet City regulation; and
2. Solar Energy System structures would be limited to a maximum 15' height.

Attachments: Exhibit A: Location & Existing Land Use Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: SUP Application with Site Plan
Exhibit E: AG, Agriculture Zoning District Description Sheet
Exhibit F: Site Photos & Satellite Renderings

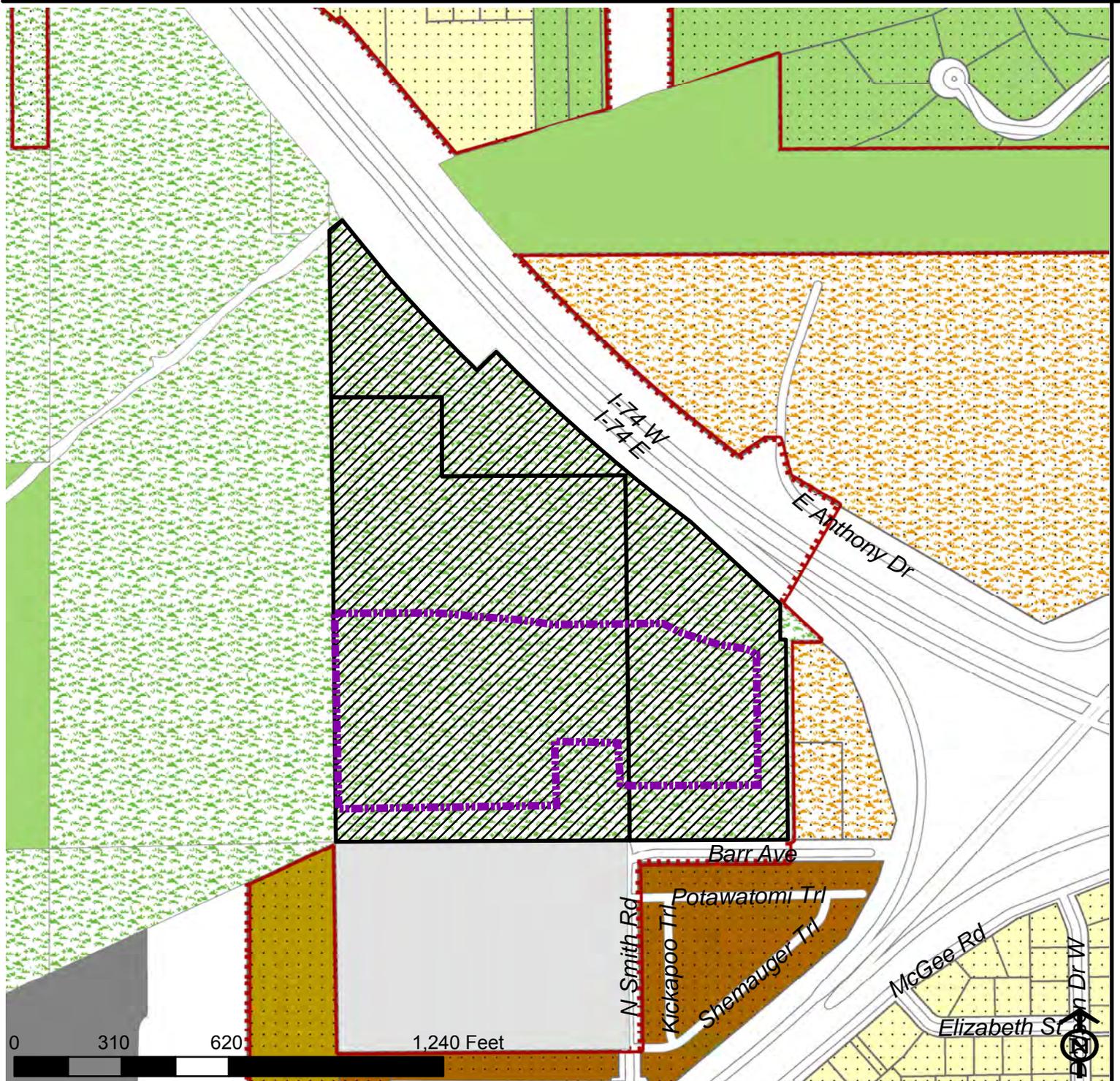
Exhibit A: Location & Existing Land Use Map



Case: 2365-SU-18
 Subject: Urbana Landfill Solar Energy System
 Location: 901 N Smith Rd.
 Petitioner: City of Urbana

- Solar Array
- Subject Property

Exhibit B: Zoning Map

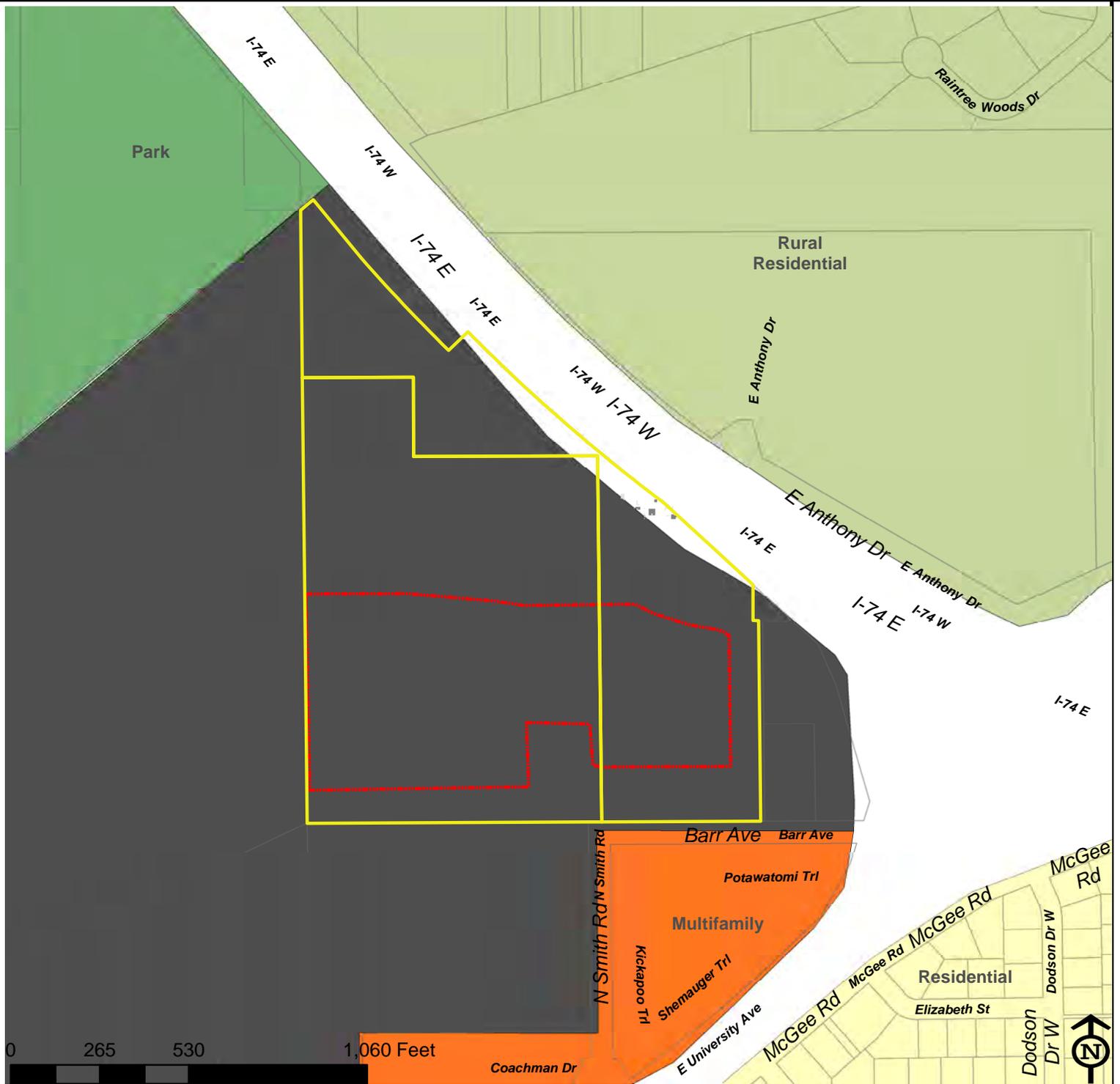


Case: 2365-SU-18
 Subject: Urbana Landfill Solar Energy System
 Location: 901 N Smith Rd.
 Petitioner: City of Urbana

 Solar Array
 Subject Property

- | | |
|---|---|
|  AG |  AG-2 (County) |
|  CRE |  CR (County) |
|  IN-1 |  R-1 (County) |
|  IN-2 |  R-4 (County) |
|  AG-1 (County) |  R-5 (County) |

Exhibit C: Future Land Use Map



Case: 2365-SU-18
 Subject: Urbana Landfill Solar Energy System
 Location: 901 N Smith Rd.
 Petitioner: City of Urbana

 Solar Array
 Subject Property

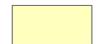
 Residential
 Rural Residential
 Multi-Family Res'l
 Heavy Industrial
 Park

Exhibit D: Application

City of Urbana Planning Division – SUP Application for Solar Energy System

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Scott Tess, Environmental Sustainability Manager

City of Urbana

706 Glover Avenue

Urbana, IL 61802

December 18th, 2018

City of Urbana

Community Development Department Services

Planning Division

400 South Vine Street

Urbana, IL 61801

Dear Planning Division:

The City of Urbana is pursuing a solar photovoltaic project at the City's landfill site and submits this enclosed Application for a Special Use Permit along with relevant attachments on behalf of the project. The Subject Site is located near 901 East Smith Road, Urbana, IL 61802 on Property Index Numbers 91-21-10-151-007, 91-21-10-151-006, and 91-21-09-401-007. This Subject Site is approximately 41 acres and comprised of a vacant land on a closed landfill. The proposed land use is for the installation, operation, and maintenance of a distributed energy ballasted fixed tilt ground mount solar photovoltaic energy system ("Solar Energy System"). The City's tenant under a lease with the developer, SunPower Corporation, Systems ("Tenant, Developer, or SunPower") is responsible for the turn-key development including design, engineering, installation, interconnection, operations and maintenance.

Sincerely,

Scott Tess, Environmental Sustainability Manager

Exhibit D: Application

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- 1. Application for Special Use Permit**
- 2. Supplemental Responses**
- 3. Technical Exhibits**
 - a. Preliminary Site Plan**
 - b. Preliminary Elevation Schematic**
 - c. Preliminary Component Specifications**

Exhibit D: Application



Application for Special Use Permit

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 12/18/2018 Plan Case No. 2365-SU-18
Fee Paid - Check No. 3810 Amount \$200 Date 12/19/2018

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section _____ of the Urbana Zoning Ordinance to allow (*Insert proposed use*) _____ on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): _____ Phone: _____
Address (*street/city/state/zip code*): _____
Email Address: _____

2. PROPERTY INFORMATION

Address/Location of Subject Site: _____
PIN # of Location: _____
Lot Size: _____
Current Zoning Designation: _____
Current Land Use (*vacant, residence, grocery, factory, etc*): _____
Proposed Land Use: _____
Legal Description (*If additional space is needed, please submit on separate sheet of paper*): _____

Exhibit D: Application

3. CONSULTANT INFORMATION

Name of Architect(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Engineers(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Surveyor(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Professional Site Planner(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Attorney(s):

Phone:

Address (*street/city/state/zip code*):

Email Address:

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

Exhibit D: Application

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature

December 18, 2018

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

Exhibit D: Application

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Supplemental Responses

The following are responses to Section 4. Reasons for Special Use Permit of the application.

Explain how the proposed use is conducive to the public convenience at the location of the property.

The proposed use of a Solar Energy System at this Subject Site is conducive to the public in several direct and indirect ways. Indirectly, this Solar Energy System Special Use Permit would allow the City to benefit from additional lease revenues and reduced electricity operating costs which will benefit the public tax payers and those who receive services from the City. Directly, the proposed use of the Solar Energy System at this Subject Site is conducive to the public because of the minimal impact at the Subject Site and surrounding area. The preliminary design and arrangement with the Developer of the Solar Energy System includes the following attributes which result in little impact to the public.

- An eight-foot (8') tall galvanized, nine (9) gauge, two-inch (2") mesh fencing and chain link fence-with gate around the array perimeter is included to prevent access to the Solar Energy System.
- Inverter selection has considered noise levels and the preliminary inverters noise level will be below 79 decibels based on sound pressure level at a distance of 1 meter. Inverters have strategically been located towards the center of the Subject Site, approximately 150 meters or more from public areas beyond the Subject Site and the existing Landscape Recycling Center. Furthermore, there are existing trees and vegetation along much of the perimeter of the site to eliminate any noise.
- The Solar Energy System preliminary design includes a ballasted ground mount system with the height of approximately eight (8) feet from the ground surface and with no moving parts.
- No occupied structures or buildings are included in the Solar Energy System which minimizes impact to the Subject Site and surrounding area.
- Access roads in the preliminary design have been designed to minimize use of external roads for access within the Solar Energy System.
- No new lighting is expected to be installed to avoid light pollution.

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

The Solar Energy System design, commercial arrangements, installation, operations and maintenance include the following characteristics which will result in no unreasonably injurious or detrimental impacts to the public.

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- Tenant will exercise reasonable diligence not to unreasonably block any such road or otherwise hamper or encumber any vehicular, bicycle or pedestrian traffic on any such road, except as reasonably necessary.
- Scheduled site work is only expected to occur during the hours of 7:00 AM to 5:00 PM.
- During installation, the Tenant will provide a temporary portable toilet and temporary dumpster for all Solar Energy System installation waste. During operations, very few consumables are used and very little waste is generated. Operational waste will be handled and disposed of by the Tenant if and when it is resulting from Solar Energy System use.
- Tenant may remove, trim, prune, top or otherwise control the growth of any tree, shrub, plant or other vegetation located on the Subject Site. Vegetation management within the array area of the Solar Energy System will be the responsibility of the Tenant and will include manual means (e.g. mowing and cutting), and chemical or other means.

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

The proposed use of the Solar Energy System will satisfy and conform with the following codes and standards.

- City of Urbana 2018 Zoning Ordinance
- City of Urbana Building, Fire, and Flood Safety Codes - Chapter 5 Urbana City Code
- City of Urbana Electrical Code Requirements - The 2008 National Electrical Code
- City of Urbana Fence Requirements - Chapter 7 Urbana City Code
- IEEE 929-2000, “Recommended Practice for Utility Interface of Photovoltaic Systems”; and
- UL Subject 1741, “Standard for Static Inverters and Charge Controllers for use in Photovoltaic Power Systems”
- ANSI C12.1-2008; (electricity metering)
- ASME PTC 50 (solar PV performance)
- ANSI Z21.83 (solar PV performance and safety)
- NFPA 70 (including NFPA 70E Arc flash)
- IEEE 1547 (interconnections)

Furthermore, the proposed use of the Solar System’s design, products, and installation will comply with the following industry standards, wherever applicable:

- Electronic Industries Association (EIA) Standard 569

Exhibit D: Application

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- Illumination Engineering Society of North America (IESNA) Lighting Standards
- Institute of Electrical and Electronics Engineers (IEEE) Standards
- National Electrical Manufacturers Association (NEMA)
- National Electric Code (NEC)
- Insulated Power Cable Engineers Association (IPCEA)
- Certified Ballast Manufacturers Association (CBMA)
- Underwriters Laboratories, Inc. (UL)
- National Fire Protection Association (NFPA)
- Utility(s) Requirements
- American National Standards Institute (ANSI)
- Occupational Health and Safety Administration (OSHA)
- American Disabilities Act (ADA)
- American Society for Testing and Materials (ASTM)
- National Electrical Contractors Association (NECA)
- National Electrical Testing Association (NETA)

Exhibit D: Application

LEGAL DESCRIPTION OF TWO PARCELS FOR SOLAR ENERGY SYSTEM SPECIAL USE PERMIT

TRACT I (PIN: 91-21-10-151-006):

BEGINNING AT AN IRON PIPE MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, 1,326.21 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 6 OF THE TRUMAN ESTATES SUBDIVISION OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 89 DEGREES 09 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND NORTH LINE OF SAID LOT 6, 330.00 FEET TO AN IRON PIPE MONUMENT ON THE EAST LINE OF THE WEST 330.00 FEET OF LOTS 5 AND 6 OF SAID TRUMAN ESTATES SUBDIVISION; THENCE SOUTH 00 DEGREES 34 MINUTES 46 SECONDS EAST ALONG SAID EAST LINE, 235.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1,091.00 FEET OF SAID LOTS 5 AND 6; THENCE NORTH 89 DEGREES 11 MINUTES 23 SECONDS EAST ALONG SAID NORTH LINE, 547.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 877.00 FEET OF SAID LOTS 5 AND 6; THENCE SOUTH 00 DEGREES 34 MINUTES 46 SECONDS EAST ALONG SAID EAST LINE, 1,091.00 FEET TO AN IRON PIPE MONUMENT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE, 877.00 FEET TO THE POINT OF BEGINNING, CONTAINING **23.747 ACRES**, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

AND ALSO:

TRACT II (PIN: 91-21-10-151-007):

COMMENCING AT AN IRON PIPE MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, 1,326.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 6 OF THE TRUMAN ESTATES SUBDIVISION OF THE NORTHWEST QUARTER OF SAID SECTION 10, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, 535.23 FEET TO A POINT ON THE CENTERLINE OF THE SALINE BRANCH DRAINAGE DITCH; THENCE NORTH 50 DEGREES 05 MINUTES 03 SECONDS EAST ALONG SAID CENTERLINE, 49.37 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF F.A.I.

Exhibit D: Application

ROUTE 5 (INTERSTATE 74); THENCE SOUTH 39 DEGREES 55 MINUTES 14 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 222.08 FEET TO AN IRON PIPE MONUMENT AT A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, CONVEX TO THE SOUTHWEST, WITH A RADIUS OF 5,245.51 FEET, FOR A DISTANCE OF 380.68 FEET TO AN IRON PIPE MONUMENT; THENCE NORTH 45 DEGREES 55 MINUTES 17 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 80.00 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, CONVEX TO THE SOUTHWEST, WITH A RADIUS OF 5,165.51 FEET AND AN INITIAL TANGENT BEARING OF SOUTH 44 DEGREES 04 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 825.04 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 48 DEGREES 12 MINUTES 49 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 298.13 FEET TO AN IRON PIPE MONUMENT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, SAID POINT BEING ON THE WEST LINE OF LOT 3 OF THE TRUMAN ESTATES SUBDIVISION OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 36 MINUTES 27 SECONDS EAST ALONG SAID WEST LINE, 137.23 FEET TO AN IRON PIPE MONUMENT ON THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES 11 MINUTES 31 SECONDS EAST ALONG SAID SOUTH LINE, 20.00 FEET TO AN IRON PIPE MONUMENT ON THE EAST LINE OF THE WEST 20.00 FEET OF LOT 4 OF SAID TRUMAN ESTATES SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF LOT 8 OF BUEL S. BROWN'S SUBDIVISION OF SAID LOT 4; THENCE SOUTH 00 DEGREES 36 MINUTES 27 SECONDS EAST ALONG SAID EAST LINE AND WEST LINE OF SAID LOT 8, 596.53 FEET TO AN IRON PIPE MONUMENT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE 465.63 FEET TO AN IRON PIPE MONUMENT ON THE EAST LINE OF THE WEST 877.00 FEET OF LOTS 5 AND 6 OF SAID TRUMAN ESTATES SUBDIVISION; THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, 1,091.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1,091.00 FEET OF LOTS 5 AND 6 OF SAID TRUMAN ESTATES SUBDIVISION; THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE, 547.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 330.00 FEET OF LOTS 5 AND 6 OF SAID TRUMAN ESTATES SUBDIVISION; THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE 235.35 FEET TO AN IRON PIPE MONUMENT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE NORTH LINE OF LOT 6 OF SAID TRUMAN ESTATES SUBDIVISION; THENCE SOUTH 89 DEGREES 09 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE, 330.00 FEET TO THE POINT OF BEGINNING, CONTAINING **16.132 ACRES**, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.



VICINITY MAP:
 LATITUDE: 40.116335°
 LONGITUDE: -88.189043°

- LEGEND:
- PROPOSED AC RUN SSB TO POI
 - PROPOSED AC RUN SPB TO SSB
 - PROPOSED AC RUN INV TO SPB
 - PROPOSED COMBINER BOX LOCATION
 - PROPOSED EQUIPMENT PAD
 - PROPOSED POINT OF INTERCONNECTION



① ARRAY LAYOUT
 SCALE: 1/64" = 1'

- NOTES:
- THIS DESIGN ASSUMES THAT THE SITE WILL BE GRADED AND OTHERWISE PREPARED AS REQUIRED TO MEET ALL TOLERANCES OF THE PROPOSED GROUND FIXED TILT ARRAY (SLOPE <9%). REQUIRED GRADING IS NOT SHOWN ON THIS PLAN
 - 105 MPH WIND ZONE (ASCE 7-10 RISK CATEGORY I), EXPOSURE C, 20 PSF SNOW LOAD AT ZERO ELEVATION.
 - ARRAY SHOWN ON AERIAL IMAGE

Exhibit D: Application - Site Plan

PROPOSED SYSTEM SPECIFICATIONS
 ARRAY A, B, C:
 6,759.90kWp ≈5.550 MWAC
 E-SERIES (435W) MODULES
 15 MODULES/STRING
 GCR=0.56
 AZIMUTH ANGLE: 0°
 TILT: 20°
 ROW TO ROW SPACING: 10'

NOTE: THE PROPOSED ARRAY LAYOUT SHOWN IS DESIGNED TO FIT EXISTING CONDITIONS AS THEY ARE DESCRIBED ON THIS DRAWING. kWp AND MODULE QUANTITY, TYPE AND LAYOUT ARE SUBJECT TO CHANGE BASED ON SUNPOWER VERIFICATION OF ACTUAL SITE CONDITIONS, AS WELL AS ON MODULE AVAILABILITY AT THE DATE OF ORDER.

TIER 1

SUNPOWER
 1414 HARBOUR WAY SOUTH
 RICHMOND, CA 94804 USA
 (510) 540-0550

CITY OF URBANA
 CITY OF URBANA LANDFILL
 1306 E UNIVERSITY AVE
 URBANA, IL
 ENGINEER'S STAMP
 GROUND FIXED TILT
 ARRAY LAYOUT

REV	DESIGN #	DESCRIPTION	DATE	DB	CB
1	D-0093011	UPDATED LAYOUT BASED ON SITE BOUNDARY	12-18-18	RM	TC

OPPORTUNITY	0001514412
PROJECT	
DATE DRAWN	12-18-18
DRAWN BY	HG
SHEET	1

Exhibit D: Application

HEC-US^{V1500-03}

TECHNICAL CHARACTERISTICS

		600VAC				
		FRAME 3	FRAME 4	FRAME 5	FRAME 6	FRAME 7
NUMBER OF MODULES		3	4	5	6	7
REFERENCE		FS1100CU1503	FS1500CU1503	FS1850CU1503	FS2250CU1503	FS2600CU1503
OUTPUT	AC Output Power(kVA/kW) @50°C ^{[1][4]}	1100	1500	1850	2250	2600
	AC Output Power(kVA/kW) @35°C ^{[1][4]}	1210	1650	2035	2500	2860
	Max. AC Output Current (A) @50°C	1059	1444	1780	2165	2502
	Max. AC Output Current (A) @35°C	1164	1588	1958	2406	2752
	Operating Grid Voltage (VAC)	600V ±20%				
	Operating Grid Frequency (Hz)	50/60Hz				
	Current Harmonic Distortion (THDi)	< 3% per IEEE519				
	Max. Reactive Power (kVAr) @50°C ^{[1][2]}	±1100	±1500	±1850	±2250	±2600
	Max. Reactive Power (kVAr) @35°C ^{[1][2]}	+1210 to -1100	+1650 to -1500	+2035 to -1850	+2500 to -2250	+2860 to -2600
	Reactive Power at Night	Standard				
Power Curtailment (kVA)	0% to 100%					
INPUT	MPPt Voltage Window (VDC) ^{[1][4]}	849V - 1280V @35°C 849V - 1315V @50°C				
	Maximum DC voltage	1500V				
	Max. DC continuous current (A)	1450	1985	2445	3000	3440
	Max. DC short circuit current (A)	2320	3100	3880	4650	5450
EFFICIENCY	Efficiency (Max) (η)	98.4%	98.5%	98.6%	98.6%	98.6%
	Efficiency (CEC) (η)	98.0%	98.0%	98.5%	98.5%	98.5%
	Max. Standby Consumption	< approx. 50W/per module				
	Max. Power Consumption in Operation ^[7]	2800W	3600W	4400W	5200W	6000W
CABINET	Available Aux. Power	2x Receptable @ 110V/10A (total)				
	Width [inches]	119.6"	147.6"	175.7"	203.8"	231.9"
	Depth [inches]	37.2"				
	Height [inches]	86.5"				
	Weight (lbs)	5809	7253	8697	10141	11585
	DC Recombiner Size [WxDxH] (inches)	57.09"x37.56"x89.21"				
	DC Recombiner Max. Weight (lbs.)	1543				
	Air Flow	Intake: bottom / Exhaust: top rear.				
ENVIRONMENT	Type of ventilation	Forced air cooling				
	Degree of protection	UL 50E Type 3R				
	Permissible Ambient Temperature	-40°C ^[3] to +60°C/ Output Power derating ^[4] >50°C				
	Relative Humidity	4% to 100% Condensing				
	Max. Altitude (above sea level)	2000m / >2000m Output power derating (Max. 4000m) ^[4]				
CONTROL INTERFACE	Noise level ^[4]	< 79 dBA				
	User interface	Graphic Display (inside AC cabinet) / Optional Freesun App display				
	Communication interface	SunPower Oasis 3 Station Hub				
	Communication protocol	Modbus TCP				
	Power Plant Controller	Optional				
	Keyed ON/OFF switch	Standard				
PROTECTIONS	Emergency shutdown	Emergency Push Button Standard				
	Ground Fault Protection	Floating PV array: Isolation Monitoring Grounded PV Array: GFDI and Isolation monitoring device				
	Humidity control	Active Heating				
	General AC Protection & Disconn.	Circuit Breaker				
	General DC Protection & Disconn.	External Recombiner Cabinet (Contactors on each input depending on GFP for NEC 2014 690.16 and 690.17 Compliance)				
EQUIPMENT INTERFACE	Overvoltage Protection	AC and DC Protection (Standard Type 2 / Optional Type 1)				
	DC Side	External Recombiner Cabinet - Up to 32 Inputs (Grounded System) / 16 Inputs (Floating System) Configurable Fuse Setup - 400A Max. Fuse Size Backfeed DC Power Supply 10kW / 420Vdc Close Coupling Busbars at 55" Height ^[6]				
	AC Side	Connection to Transformer with Power Electronics provided Flexible Bus and Shroud				
CERTIFICATION	Safety	UL 1741; CSA 22.2 No.107.1-01				
	EMC	FCC Part 15 Class A				
COMPLIANCE	Corrosion Rating	C4 (Optional C5M)				
	Wind/Snow Load	139.8 miles/h per ASCE 7-10 / 1770.15 ft/lbs.				
	Seismic rating	Site Class D, Ss=2.5g S1=1.5g + Conform to IEEE 693-High Level				
	Grid Codes Compliance ^[8]	IEEE1547, NERC, ERCOT, Rule 21, BDEW, WECC, FREC				

- NOTES [1] Values at 1.00•Vac-nom and cos Φ= 1.
 [2] Consult Power Electronics for P-Q Curves: Q(kVAr) = sqrt(S(kVA)² - P(kW)²).
 [3] Below -20°C Equipped with Extended Active Heating + Heating Resistor.
 [4] Consult Power Electronics for Performance Curves
 [5] Sound Pressure Level at Distance of 1m. from the Rear of the Inverter
 [6] Consult Power Electronics for Mechanical Drawings
 [7] Maximum Power Consumption will be higher in cases BFPS is operating with Reactive Power at Night
 [8] Consult with Power Electronics for additional compliance, some compliance will require additional hardware options



SunPower® E-Series Commercial Solar Panels | E20-435-COM

More than 20% Efficiency

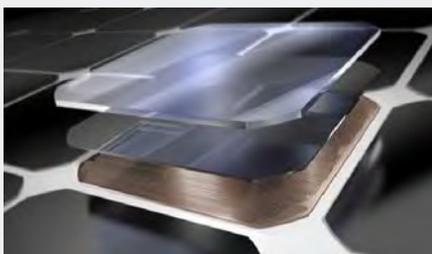
Captures more sunlight and generates more power than conventional panels.

High Performance

Delivers excellent performance in real-world conditions, such as high temperatures, clouds and low light.^{1,2,4}

Utility Grade

Optimized to maximize returns, the E-Series panel is a bankable solution for large-scale power plants.



Maxeon® Solar Cells: Fundamentally better
Engineered for performance, designed for reliability.

Engineered for Peace of Mind

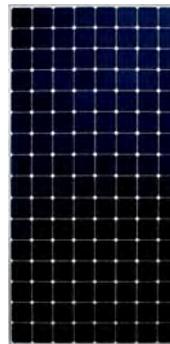
Designed to deliver consistent, trouble-free energy over a very long lifetime.^{3,4}

Designed for Reliability

The SunPower Maxeon Solar Cell is the only cell built on a solid copper foundation. Virtually impervious to the corrosion and cracking that degrade conventional panels.³

#1 Rank in Fraunhofer durability test.⁹
100% power maintained in Atlas 25+ comprehensive durability test.¹⁰

High Performance & Excellent Reliability



SPR-E20-435-COM



High Efficiency⁵

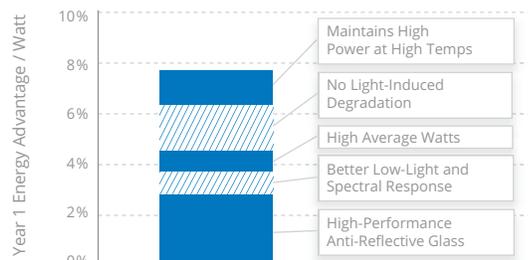
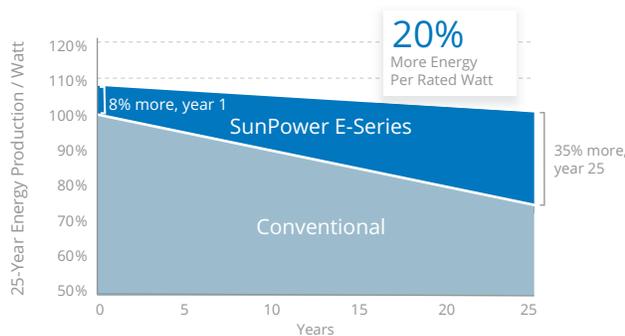
Generate more energy per square foot

E-Series commercial panels convert more sunlight to electricity by producing 31% more power per panel¹ and 60% more energy per square foot over 25 years.^{1,2,3}

High Energy Production⁶

Produce more energy per rated watt

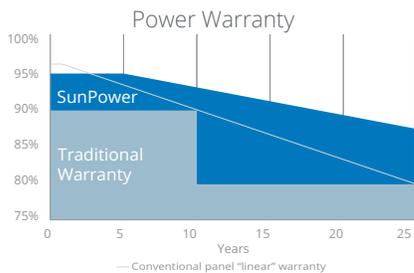
More energy to power your operations. High year-one performance delivers 7-9% more energy per rated watt.² This advantage increases over time, producing 20% more energy over the first 25 years to meet your needs.³



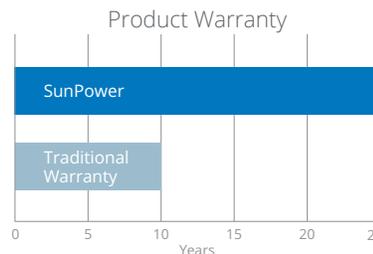


SunPower® E-Series Commercial Solar Panels | E20-435-COM

SunPower Offers The Best Combined Power And Product Warranty



More guaranteed power: 95% for first 5 years,
-0.4%/yr. to year 25⁷



Combined Power and Product defect 25-year coverage⁸

Electrical Data

	SPR-E20-435-COM	SPR-E19-410-COM
Nominal Power (P _{nom}) ¹¹	435 W	410 W
Power Tolerance	+/-5%	+/-5%
Avg. Panel Efficiency ¹²	20.3%	19.1%
Rated Voltage (V _{mpp})	72.9 V	72.9 V
Rated Current (I _{mpp})	5.97 A	5.62 A
Open-Circuit Voltage (V _{oc})	85.6 V	85.3 V
Short-Circuit Current (I _{sc})	6.43 A	6.01 A
Max. System Voltage	1000 V UL & 1000 V IEC	
Maximum Series Fuse	15 A	
Power Temp Coef.	-0.35% / °C	
Voltage Temp Coef.	-235.5 mV / °C	
Current Temp Coef.	2.6 mA / °C	

REFERENCES:

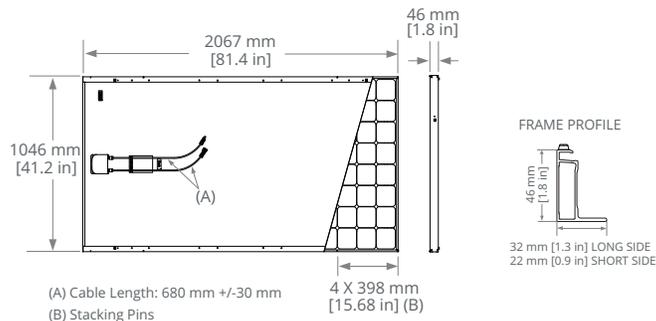
- All comparisons are SPR-E20-327 vs. a representative conventional panel: 250 W, approx. 1.6 m², 15.3% efficiency.
- Typically 7-9% more energy per watt, BEW/DNV Engineering "SunPower Yield Report," Jan 2013.
- SunPower 0.25%/yr degradation vs. 1.0%/yr conv. panel. Campeau, Z. et al. "SunPower Module Degradation Rate," SunPower white paper, Feb 2013; Jordan, Dirk "SunPower Test Report," NREL, Q1-2015.
- "SunPower Module 40-Year Useful Life" SunPower white paper, May 2015. Useful life is 99 out of 100 panels operating at more than 70% of rated power.
- Second highest, after SunPower X-Series, of over 3,200 silicon solar panels, Photon Module Survey, Feb 2014.
- 8% more energy than the average of the top 10 panel companies tested in 2012 (151 panels, 102 companies), Photon International, Feb 2013.
- Compared with the top 15 manufacturers, SunPower Warranty Review, May 2015.
- Some restrictions and exclusions may apply. See warranty for details.
- 5 of top 8 panel manufacturers tested in 2013 report, 3 additional panels in 2014. Ferrara, C., et al. "Fraunhofer PV Durability Initiative for Solar Modules: Part 2". Photovoltaics International, 2014.
- Compared with the non-stress-tested control panel. Atlas 25+ Durability test report, Feb 2013.
- Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25° C). NREL calibration Standard: SOMS current, LACCS FF and Voltage.
- Based on average of measured power values during production.
- Type 2 fire rating per UL1703:2013, Class C fire rating per UL1703:2002.
- See salesperson for details.

Tests And Certifications

Standard Tests ¹³	UL1703 (Type 2 Fire Rating), IEC 61215, IEC 61730
Quality Certs	ISO 9001:2008, ISO 14001:2004
EHS Compliance	RoHS, OHSAS 18001:2007, lead free, REACH SVHC-163, PV Cycle
Sustainability	Cradle to Cradle Certified™ Silver (eligible for LEED points) ¹⁴
Ammonia Test	IEC 62716
Desert Test	10.1109/PVSC.2013.6744437
Salt Spray Test	IEC 61701 (maximum severity)
PID Test	Potential-Induced Degradation free: 1000 V ⁹
Available Listings	UL, TUV, FSEC, CEC

Operating Condition And Mechanical Data

Temperature	-40° F to +185° F (-40° C to +85° C)
Impact Resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)
Appearance	Class B
Solar Cells	128 Monocrystalline Moxeon Gen II
Tempered Glass	High-transmission tempered anti-reflective
Junction Box	IP-65, 680 mm cables / MC4 Compatible
Weight	56 lbs (25.4 kg)
Max. Load	Wind: 50 psf, 2400 Pa, 244 kg/m ² front & back Snow: 112 psf, 5400 Pa, 550 kg/m ² front
Frame	Class 2 silver anodized; stacking pins



Please read the safety and installation guide.

See www.sunpower.com/facts for more reference information.
For more details, see extended datasheet: www.sunpower.com/datasheets.

Document # 505699 Rev H /LTR_US

APPLIES TO: SPR-E20-435-COM, SPR-E19-410-COM, SPR-E20-327-COM, SPR-E19-310-COM, SPR-E18-295-COM

TESTS AND CERTIFICATIONS	
Standard tests	IEC 61215, IEC 61730, UL 1703, Class C Fire Rating
Quality tests	ISO 9001:2008, ISO 14001:2004
EHS Compliance	RoHS, OHSAS 18001:2007, PV Cycle
Ammonia test	IEC 62716
Salt-spray test	IEC 61701 (max. severity)
PID test	Potential Induced Degradation free: 1000V
Max Load	Wind: 2400 Pa, 245 kg/m ² front-back Snow: 5400 Pa, 550kg/m ² front
Operating Temps	- 40°C to +85°C

WARRANTY, IMPACT RESISTANCE, FUSE RATING, J-BOX	
WARRANTIES	25-YEAR LINEAR POWER WARRANTY
	25-YEAR LIMITED PRODUCT WARRANTY
Impact Resistance	(hail) 25mm diameter at 23 m/s
Max Series Fuse	20 Amp rating
Connectors	MC4 Compatible with cable lengths, 700mm (128 cell) and Yukita with 1000mm (96 & 72 cell)
Junction Box	JBox, IP 65, no larger than (cm) 2.5 x 11.5 x 13.1. For specifics, contact regional sales team

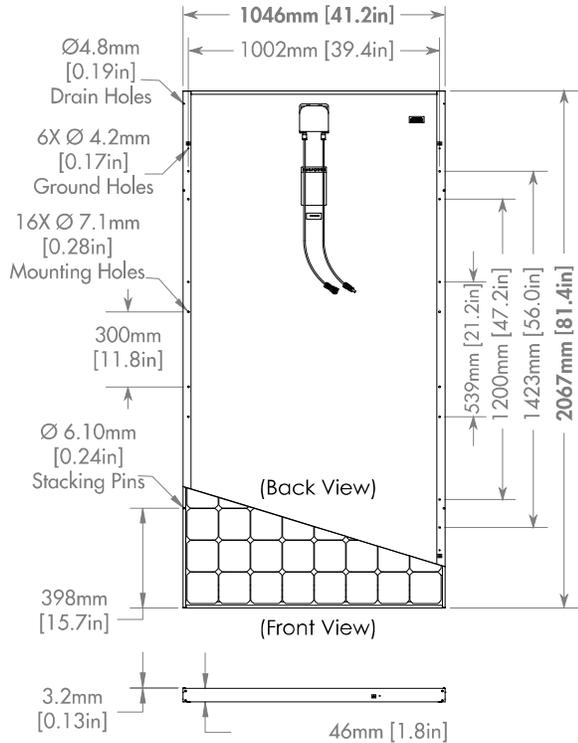
E-SERIES MAJOR GLOBAL MARKET LISTINGS		
Commercial Modules	96-Cell Modules	128-Cell Modules
*Major Market Listings	TUV , MCS, CEC, JET, KEMCO, FSEC, CSA, UL	TUV, MCS, CEC, FSEC, CSA, UL
* Platforms options available in listed markets, but every individual sku may not be available in each referenced market		

PLATFORM ELECTRICAL DATA STC

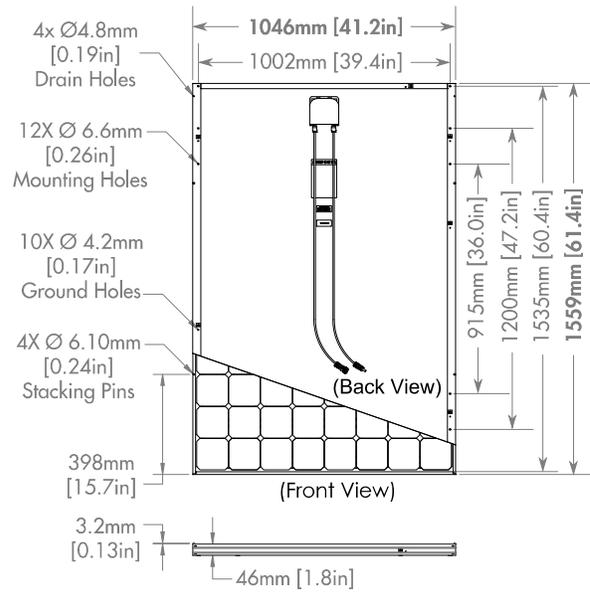
Module	Platform (Number of cells)	Nominal Power (W)	Power Tolerance (%)	At Standard Test Conditions					
				Rated Voltage Vmp (V)	Rated Current Imp (A)	Open Circuit Voltage Voc (V)	Short Circuit Current, Isc (A)	Max System Voltage UL Vmax (V)	Max System Voltage IEC Vmax (V)
SPR-E20-435-COM	128	435	+/- 5	72.9	5.97	85.6	6.43	1000	1000
SPR-E19-410-COM	128	410	+/- 5	72.9	5.62	85.3	6.01	1000	1000
SPR-E20-327-COM	96	327	+5/-3	54.7	5.98	64.9	6.46	1000	1000
SPR-E19-310-COM	96	310	+5/-3	54.7	5.67	64.4	6.05	1000	1000
SPR-E18-295-COM	96	295	+5/-3	54.2	5.45	63.3	5.83	1000	1000

MODULE PLATFORM DIMENSIONS

128 CELL (with stacking pins)
(SPR-E20-435-COM, SPR-E19-410-COM)

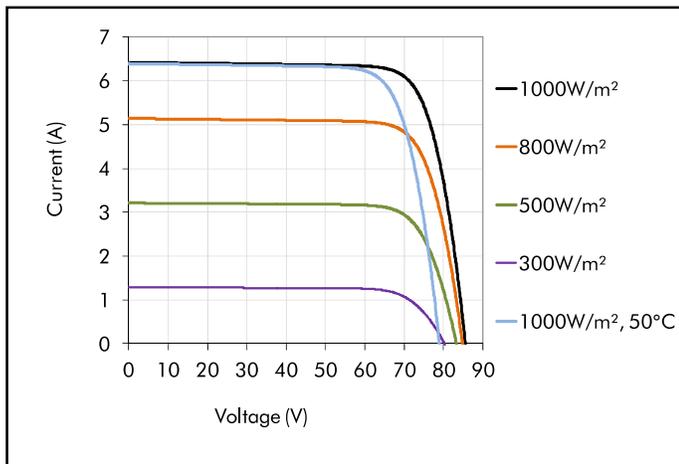


96 CELL (with stacking pins)
(SPR-E20-327-COM, SPR-E19-310-COM, SPR-E18-295-COM)



IV CURVES OF PRIMARY PLATFORM MODELS

SPR-E20-435-COM



SPR-E20-327-COM

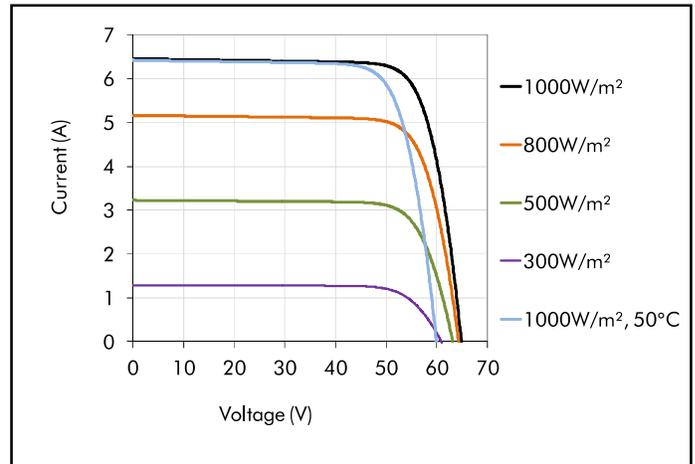


Exhibit D: Application

MAXIMUM YIELD
AND RELIABILITY



Exhibit E: Zoning Description Sheet



AG - AGRICULTURE ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the AG Zoning District is as follows:

"The AG, *Agriculture District*, is intended to retain in agricultural and other compatible low intensity uses, areas where soil and topographic conditions are suitable for these uses, and into which the intrusion of urban uses would be inappropriate or untimely due to lack of urban services and facilities."

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the AG District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping
Agriculture, General
Commercial Breeding Facility
Farm Equipment Sales and Service
Plant Nursery or Greenhouse
Roadside Produce Sales Stand

Business – Recreation

Camp or Picnic Area****
Country Club or Golf Course
Driving Range
Miniature Golf Course
Riding Stable****

Public and Quasi-Public

Elementary, Junior High School or Senior High School

Residential

Dwelling, Community Living Facility – Category 1
Dwelling, Single-Family
Dwelling, Single-Family (*Extended Occupancy*)
Mobile Home in Approved Mobile Home Park

SPECIAL USES:

Agriculture

Mineral Extraction, Quarrying, Topsoil
Removal and Allied Activities****

Business – Recreation

Private Indoor Firing Range++

Business – Transportation

Air Freight Terminal

Residential

Mobile Home Park (*See Section VII-2*)

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Fairgrounds****
Hospital or Clinic
Institution of an Educational or Charitable Nature
Methadone Treatment Facility
Park
Police or Fire Station
Public or Commercial Sanitary Landfill****
Radio or Television Tower and Station
Sewage Treatment Plant or Lagoon****
Water Treatment Plant****

Exhibit E: Zoning Description Sheet

CONDITIONAL USES:

Agriculture

Artificial Lake of one (1) or more acres
 Feed and Grain (*Sales Only*)
 Garden Shop
 Grain Storage Elevator and Bins
 Livestock Sales Facility and Stockyards

Business – Miscellaneous

Aviation Sales, Service or Storage
 Cemetery****
 Construction Yard
 Crematorium
 Kennel****
 Radio or TV Studio
 Veterinary Hospital – Large and Small Animal****

Business – Professional and Financial Services

Vocational, Trade or Business School

Business – Recreation

Bait Sales
 Commercial Fishing Lake
 Lodge or Private Club
 Outdoor Commercial Recreation Enterprise
 (*Except Amusement Park*)****
 Private Indoor Recreational Development
 Resort or Organized Camp****
 Theater, Outdoor****

Business – Transportation

Airport****
 Heliport****

Industrial

Medical Cannabis Cultivation Center

Public and Quasi-Public

Municipal or Government Building

Residential

Hotel or Motel

Table V-1 Notes:

- **** See Table VII-1 for Standards for Specific Conditional Uses
 †† See Section VII-5.E Standards for Private Indoor Firing Ranges

DEVELOPMENT REGULATIONS IN THE AG DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE LOT WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
AG	1 acre ²	150	35 ³	0.25	0.55	25	15	25

FAR = Floor Area Ratio
 OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote² – The minimum lot size for cropping in the AG, Agriculture Zoning District is five acres.

Exhibit E: Zoning Description Sheet

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.F.3 and Section VI-5.G.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings; However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

For more information on zoning in the City of Urbana call or visit:

City of Urbana

Community Development Services Department

400 South Vine Street, Urbana, Illinois 61801

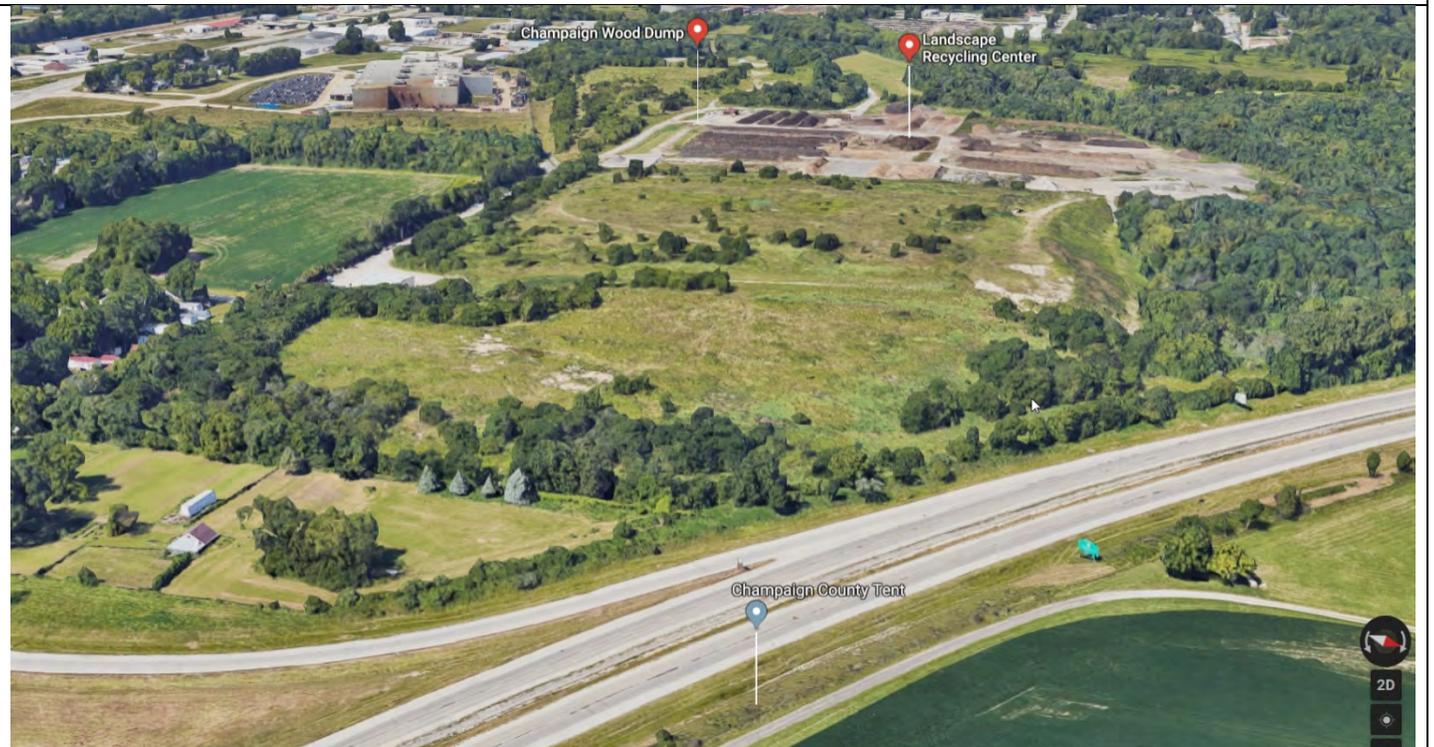
(217) 384-2440 phone / (217) 384-2367 fax

www.urbanaininois.us

Exhibit F: Site Photos & Satellite Renderings



From the south



From the east

Exhibit F: Site Photos & Satellite Renderings



From 2403 East Barr Road looking northwest towards subject property



From 2403 East Barr Road looking west