ORDINANCE # 2020_____

AN ORDINANCE GRANTING A SPECIAL USE FOR A SOLAR FARM WITHIN THE LI, LIGHT INDUSTRIAL DISTRICT (4324 Illinois Route 173 (East Half)

WHEREAS, the Village of Poplar Grove has adopted Title 8, Zoning in accordance with the provisions of Illinois Compiled Statutes, to regulate the use of land and specify the minimum requirements for improvements on land in the Village of Poplar Grove; and

WHEREAS, special uses are certain municipal or private uses that due to their physical or operational characteristics may pose a threat to the value, use and enjoyment of adjoining property and are reviewed on a case by case basis, and are permitted only by permission of the Poplar Grove Village Board; and,

WHEREAS, the applicant, Poplar Grove Solar, PO Box 310, Highland Park, IL 60035 on behalf of the property owner, DYN 173 LLC (First Midwest Group), 6801 Spring Creek Road, Rockford, IL 61114 has petitioned the Village for a special use for a solar farm at 4324 Illinois Route 173 (East Half); and,

WHEREAS, after due notice by publication pursuant to the Illinois State Statutes, the Village of Poplar Grove Planning and Zoning Commission held a public hearing on September 23, 2020 concerning the proposed special use; and,

WHEREAS, the Village of Poplar Grove Planning and Zoning Commission having examined said application and having considered the evidence, both oral and documentary, and being fully advised about the premises did make findings of fact and a recommendation; and,

WHEREAS, the corporate authorities of the Village considered the findings of fact and concur with the recommendation of the Planning and Zoning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That a special use in the LI, Light Industrial District for a solar farm on the property (as depicted on Attachment A) legally described as:

> The South Half of the Southwest Quarter of Section 14; also all that part of the North Half of the Northwest Quarter of Section 23, lying North of the right of way of the Chicago Northwestern Railway Company, excepting

from the above one acre in said Northwest Quarter of Section 23, deeded to Wayne Wheeler, as appears of record in Book 94 of Deeds, Page 533, Boone County Records, and excepting 4.84 acres in the South Half of the Southwest Quarter of Section 14, deed to Floyd Newhouse, as appears of record in Book 103 of Deeds, on Page 444 also excepting "Tract A" containing .971 acres and "Tract B" containing 4.856 acres in South Half of the Southwest Quarter of Section 14 deed to Floyd Newhouse and Wife, as appears of record in Book 111 of Deeds, Page 359 Boone County Records and also excepting that part of the Northwest Quarter of said Section 23 Deed to John Bullard and Wife, as appears of Record in Book 106 of Deeds, on Page 504 Boone County Records all of the above situated in Township 45 North, Range 3 East of the Third Principal Meridian, in Boone County, State of Illinois and more particularly described as follows to wit:

Part of the Southwest Quarter (1/4) of Section Fourteen (14), Township Forty-Five (45) North, Range Three (3) East of the Third Principal Meridian, bounded and described as follows, to wit: Beginning at the Southwest Corner of the Southwest Quarter of said Section; thence North 00 degrees 36 minutes 51 seconds East, along the West line of the Southwest Quarter of said Section 1326.34 feet to the North Line of the South Half of the Southwest Quarter of said Section; thence South 89 degrees 49 minutes 33 seconds East, along the North Line of the South Half of the Southwest Quarter of said Section 2400.02 feet to the West Line of "Tract A" of premises conveyed Allan B. Wares to Floyd Newhouse and Shirley Newhouse by quit claim deed dated December 26, 1952 and recorded in Book 111 of Deeds on Page 359 in the Recorder's Office of Boone County, Illinois; thence South 00 degrees 38 minutes 50 seconds West, along the West Line of "Tract A" of said premises so conveyed to Newhouse as aforesaid and the Southerly extension thereof, 1324.88 feet to the South Line of the Southwest Quarter of said Section; thence North 89 degrees 51 minutes 38 seconds West, along the South Line of the Southwest Quarter of said Section 2399.26 feet to the Point of Beginning, subject to the rights of the public and State of Illinois in and to those portions thereof taken, used or dedicated for public road purposes. Situated in the County of Boone and State of Illinois. Part of PIN: 03-14-300-002.

Be and is hereby approved, subject to the following conditions:

1. Substantial compliance with the narrative and site plan submitted, unless otherwise noted. (Attachment B)
2. All vegetation shall be approved by the Boone County Conservation District. Pollinator friendly vegetation shall be used.

3. A decommissioning and reclamation plan shall be submitted to and approved by the Village of Poplar Grove prior to the commencement of the development.
4. A surety, covering the complete execution of the decommissioning and reclamation plan for when the project ends shall be posted prior to the commencement of the development.
5. A subsurface agricultural investigation and survey shall be performed to accurately locate, map, and protect tiles, prior to any construction activity. The drainage system shall be protected and repaired or replaced, as necessary, during the term of the special use to avoid any issues with the Illinois Drainage Law and any unforeseen flooding or impact to drainage that could negatively impact this project or any adjacent landowners.
6. The applicant shall provide training to Boone County Fire District 3 pertaining to the hazards in conducting fire control and extinguishment of the proposed solar system.
7. Inspection risers shall be installed between PINs: 03-14-300-001 and 03-14-300-002 and Illinois Route 173

Section 2. That the premises shall be used in accordance with and subject to the applicable provisions of the Zoning Ordinance of the Village of Poplar Grove and shall not be used except as may otherwise be expressly authorized by this Special Use.

Section 3. That acceptance of any of the benefits of this Special Use shall be deemed acceptance of all the terms and conditions set forth herein.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Section 5. Except as expressly modified or amended in this Ordinance, all other terms, conditions, and provisions of the Village Code of Ordinances not so modified or amended, shall remain in full force and effect; provided, however, that any provision of the Village Code of Ordinances shall be deemed modified as necessary to give practical effect to the provisions of this Ordinance. To the extent that the terms and provisions of this Ordinance conflict the Village Code of Ordinances, the terms and provisions of this Ordinance shall control.

PASSED by the Village Board of the Village of Poplar Grove this ____ day of _____, 2020.

APPROVED by the President of the Village of Poplar Grove this ____ day of _____, 2020.

_____
Owen Costanza, Village President

ATTEST:

_____
Karri Anderberg, Village Clerk

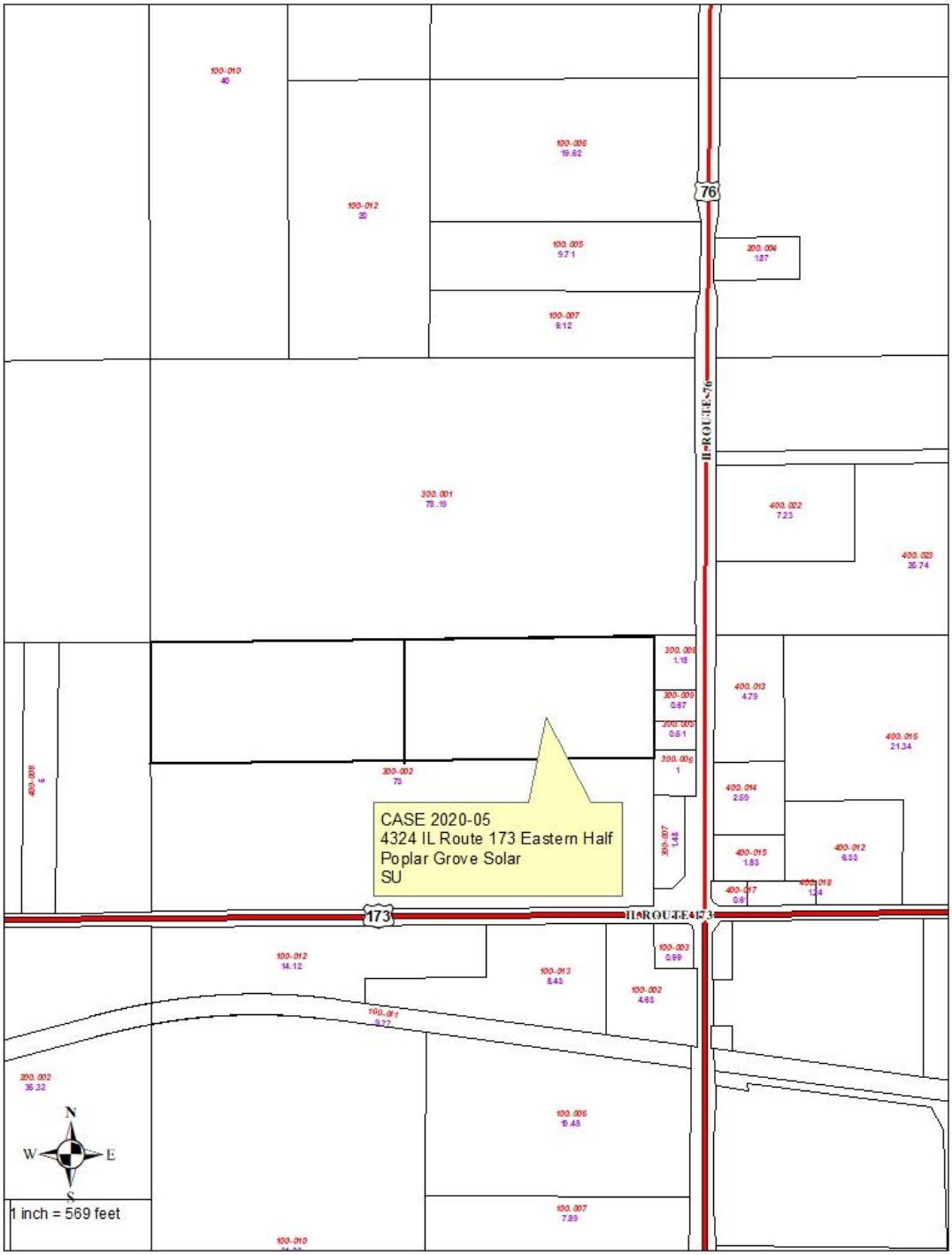
Ayes:____ Nays: ____ Absent ____

Village Board Members Voting Aye:____

Village Board Members Voting Nay:____

Date Published: _____ Sponsor:_____

Attachment A



Attachment B

Trajectory Energy Partners

EXECUTIVE SUMMARY

Poplar Grove Solar – Phase 1

Poplar Grove Solar, LLC - Phase 1 (the "Applicant") proposes to develop a community solar project approximately 2 MW AC in size, on approximately 17 acres of land located north of Illinois Route 173 and west of Fairgrounds Road in the Village of Poplar Grove, Boone County, Illinois. The Poplar Grove Solar, LLC community solar project (the "Solar Project") will be located within a portion of the parcel with PIN 03-14-300-002 (the "Project Parcel") owned by DYN 173, LLC (the "Landowner"). The Applicant is submitting this Petition for Special Use pursuant to and in compliance with the requirements set forth under Sections 8-5-4 and 8-5-7 of the Village of Poplar Grove Zoning Ordinance (the "Zoning Ordinance"), as amended by the Applicant's approved Text Amendment Submitted July 24th, 2017.

The proposed Solar Project will serve the electricity needs of 300 to 400 homes. Once installed and commissioned, the Solar Project will be continuously monitored, and engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any required repairs. Post-construction, the Solar Project will generate minimal traffic, with visits to the site occurring solely in connection with routine and required maintenance.

About Trajectory Energy Partners, LLC

Poplar Grove Solar, LLC is a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Trajectory Energy Partners, LLC brings together communities, organizations, and land owners to develop clean energy projects that are integrated into the local landscape and community.

The Future Energy Jobs Act and Community Solar Projects

Under Illinois Public Act 99-0906, commonly known as the Future Energy Jobs Act ("FEJA"), the Illinois Power Agency is currently promulgating a set of regulations and incentives to allow the creation of such community solar projects. The Solar Project is intended to be a community solar project under FEJA, which would allow residential and commercial customers to subscribe to the Solar Project. The Solar Project will support FEJA's goals of increasing the adoption and availability of renewable energy to Illinois residents and businesses.

Economic and Environmental Benefits

The Solar Project will provide economic and environmental benefits to the community. Poplar Grove residents and businesses will have an opportunity to subscribe to the Solar Project. These subscribers will support clean energy in their community while benefiting from savings

on their electricity bills. In addition, the Solar Project will create new tax revenues for the community and generate economic activity through local construction, materials, and services.

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Exhibit D: EcoCAT Consultation

Exhibit E: Impacts Study

Trajectory Energy Partners

I. APPLICANT INFORMATION

The Applicant is a limited liability company, a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Jonathan Carson is an Authorized Representative of the Applicant.

Applicant:

Poplar Grove Solar, LLC
c/o Trajectory Energy Partners, LLC
Attn: Jon Carson
P.O. Box 310
Highland Park, IL 60035
(312) 882-3713
legal@trajectoryenergy.com

Landowner:

DYN 173, LLC
c/o First Midwest Group
Attn: Marvin L. Keys
6801 Spring Creek Road
Rockford, IL, 61114
(815)-229-3000

II. PROJECT DESCRIPTION

a. General Description

The Solar Project will be located on approximately 17 acres in the Village of Poplar Grove, Section 14, Township 45 North, Range 3, Boone County, Illinois, Property Index Numbers: 03-14-300-002. See Exhibit A: Project Location.

Legal Description

PIN 03-14-300-002:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14; ALSO ALL THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO NORTHWESTERN RAILWAY COMPANY, EXCEPTING FROM THE ABOVE ONE ACRE IN SAID NORTHWEST QUARTER OF SECTION 23, DEEDED TO WAYNE WHEELER, AS APPEARS OF RECORD IN BOOK 94 OF DEEDS, PAGE 533, BOONE COUNTY RECORDS, AND EXCEPTING 4.84 ACRES IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, DEED TO FLOYD NEWHOUSE, AS APPEARS OF RECORD IN BOOK 103 OF DEEDS, ON PAGE 444 ALSO EXCEPTING "TRACT A" CONTAINING .971 ACRES AND "TRACT B" CONTAINING 4.856 ACRES IN SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 DEED TO FLOYD NEWHOUSE AND WIFE, AS APPEARS OF RECORD IN BOOK 111 OF DEEDS PAGE 359 BOONE COUNTY RECORDS AND ALSO EXCEPTING THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 23 DEED TO JOHN BULLARD AND

WIFE, AS APPEARS OF RECORD IN BOOK 106 OF DEEDS, ON PAGE 504 BOONE COUNTY RECORDS ALL OF THE ABOVE SITUATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, STATE OF ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION FOURTEEN (14), TOWNSHIP FORTY-FIVE (45) NORTH, RANGE THREE (3) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00°36'51" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1326.34 FEET TO
THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89°49'33" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, 2400.02 FEET TO THE WEST LINE OF TRACT "A" OF PREMISES CONVEYED ALLAN B. WARES TO FLOYD NEWHOUSE AND SHIRLEY NEWHOUSE BY QUIT CLAIM DEED DATED DECEMBER 26, 1952 AND RECORDED IN BOOK 111 OF DEEDS ON PAGE 359 IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; THENCE SOUTH 00°38'50" WEST, ALONG THE WEST LINE OF TRACT "A" OF SAID PREMISES SO CONVEYED TO NEWHOUSE AS AFORESAID AND THE SOUTHERLY EXTENSION THEREOF, 1324.88 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89°51'38" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 2399.26 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC AND STATE OF ILLINOIS IN AND TO THOSE PORTIONS THEREOF TAKEN, USE OR DEDICATED FOR PUBLIC ROAD PURPOSES. SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS

The project is located on the portion of the Project Parcel that is currently zoned as Light Industrial District.

b. Site Plan and Phases

A Site Plan detailing the placement of the solar arrays and proposed access is included in this application. The proposed Solar Project is indicated on the Site Plan as Phase 1. The Applicant is concurrently submitting a Special Use Application for Phase 2. Each Phase contains a single 2MW AC community solar farm. Pursuant to the regulations and policies implementing FEJA, a single parcel may contain up to two 2MW AC community solar farms. The incentives required to construct each community solar farm are intended to be allocated by lottery, and thus each Phase may be awarded such incentives separately, and if both receive incentives, at different times. Thus, the Applicant may construct Phase 2 prior to Phase 1, or may only construct one of the two Phases if incentives are not available for both Phases. See Exhibit B: Site Plan.

c. Equipment Detail

The Solar Project will consist of equipment to generate electricity from solar energy, including rows of photovoltaic cell panels on a single-axis tracking system, racking, inverters, and perimeter fencing. Support poles will be driven into the ground. Transformers and other electrical equipment will be located on one to two small concrete pads measuring approximately 6' x 10' for each Phase. Panels will be installed in a north-south configuration on

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a rotating mounting system that will track the sun throughout the day. The panels will be designed with an anti-reflective coating to minimize glare from the Solar Project and prevent impacts to avian wildlife including birds and bats. The Solar Project is intended to operate for a period of at least 25 years and will be constructed with solar panels and other electrical equipment with long-term warranties and very low expected rates of replacement.

The components of the Solar Project will comply with the current edition of the National Electric Code and be UL listed or meet a comparable safety standard. The Solar Project's electrical collection lines will be underground and then brought together for connection to the transmission network rather than directly to a substation. For each Phase, three on-site poles will convey powerlines to utility-owned poles and on to a proposed interconnection point within the Solar Project's footprint. See Exhibit B: Site Plan.

d. Fencing, Access, Drainage and Landscaping

Each Phase of the Solar Project will be enclosed by a 7' chain-link fence, as required by the National Electrical Code. The Solar Project will be accessed from IL 173 along a dedicated access road and through a gated entrance with a maximum width of 24'.

Landscaping plans include plantings that buffer the residential parcels to the east within the proposed 100' setback along the eastern edge of the Solar Project. Vegetation under and around the Solar Project will be maintained by periodic mowing, inspections, and weed management as appropriate. The Solar Project will add cover vegetation to the site that traditionally been utilized for row crop. In doing so, drainage and runoff is expected to improve through the improved absorption of rain and melting snow and ice. No impervious surfaces will be added to Parcel, with the exception of one to two small concrete pads measuring roughly 6' x 10' for each Phase. The Solar Project will adhere to the Illinois Environmental Protection Agency (IEPA) Construction Stormwater Permit Requirements.

In addition, the Solar Project will work with the Village and the Landowner to specify low-growing grasses or pollinator-friendly plantings to be planted as a buffer around the Solar Project. The pollinator-friendly species are intended to facilitate local pollinator habitat, improve water infiltration, prevent compaction, and control erosion while increasing microbial activity and production of organic matter.

e. Total Height of Solar Arrays and Other Structures

The total overall height of the facility will not exceed 12'.

f. Requested Duration

The Applicant will not be able to move forward with constructing either Phase of the Solar Project until it has recived approval for Renewable Energy Credits. Both phases are currently on a waitlist for such Renewable Energy Credits (REC) and the Illinois Power Agency is expected to release additional information on additional REC awards in the future.

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g. Proposed Setback Dimensions

See Exhibit B: Site Plan

TABLE 1: SETBACK TABLE

	Village Requirement	Proposed Setbacks
Light Industrial: Front	30'	> 650'
Light Industrial: Western Side	20'	> 700'
Light Industrial: Eastern Side	20'	100' with buffer plantings proposed.
Light Industrial: Rear	30'	30'

See Exhibit B: Site Plan.

h. Environmental Impact

The Illinois Department of Natural Resources' Ecological Compliance Assessment Tool (EcoCAT) consultation has been terminated with respect to the Solar Project site. See Exhibit D: EcoCAT Consultation.

The Solar Project will comply with all local, state, and federal environmental regulations. A Natural Resource Inventory (NRI) has been requested from the Boone County Soil and Water Conservation District.

The Solar Project shall be constructed, operated and maintained in compliance with federal, state, and local laws, including with respect to the removal and disposal of solid waste generated thereby. The Solar Project will also be maintained in a clean and neat manner, and any such solid waste will be removed as appropriate, with all costs borne by the Applicant.

i. Ingress and Egress During Construction and Thereafter

One improved, gravel access road will provide ingress and egress from the Solar Project site to IL 173 both during construction and thereafter. The applicant will use a watering truck as necessary to control dust during construction. See Exhibit B: Site Plan.

j. Construction and Maintenance; Traffic

The active construction period for each Phase of the Solar Project is expected to begin at the earliest in Spring 2021 and the construction of each Phase will last approximately 3 to 6

months. Construction will require trucks no larger than a typical 18-wheeler to deliver materials to the site, and onsite equipment will be used to drive pilings into the ground and install the panels, supports, and tracking equipment. Construction workers and personnel will arrive in pick-up trucks. Typically, solar installations do not require the use of cranes. Construction hours will follow a typical daily construction schedule.

The operations and maintenance of the Solar Project will generate minimal traffic. Because the Solar Project will be continuously monitored electronically off-site, engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any repairs. Landscaping will be managed regularly during the growing season as described below.

k. Public Road Routes

The public road route will utilize IL 173, which is paved and designed for construction traffic.

l. Warning Signage

The Applicant will place signs warning of high voltage at the entrance to the solar facility as well as on the base of all pad mounted transformers. In addition, the Solar Project will prominently display a sign providing emergency contact information including the name of the solar facility, address, and the emergency contact telephone numbers for the Solar Project and the Operations and Maintenance contractor.

m. Conformance to Industry and Code Standards/Engineer Certification

The Solar Project will comply with all applicable local and county codes for the electrical, mechanical, and structural components of the facility.

n. Lighting

The Solar Project does not require lighting. No lighting will be installed.

o. Decommissioning

Upon the cessation of operations of the Solar Project, the Applicant will remove the installed Solar Project equipment and restore the site pursuant to its obligations to the Landowner, and will comply with the requirements of any governmental agency respecting the decommissioning and reclamation obligations for the Parcel. In connection with such decommissioning, the Applicant will remove the above-ground structures as well as the installed underground electrical equipment.

p. Property Value Impacts

Property valuation experts from CohnReznick have studied the value of properties that adjoin solar farms in Illinois and Indiana and concluded that the solar farms do not adversely affect the property values in either the short or long term.

The study included solar farms in Lasalle and Winnebago Counties in Illinois; as well as Elkhart, Lake, Madison, Marion and Porter Counties in Indiana. Experts analyzed property sale prices

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and marketability of single family homes and agricultural land that adjoins solar farms and compared this data to comparable properties in the same county. The study also included interviews with county assessors and local real estate professionals, all of whom concluded that solar farms in their area had not impacted property values. Similar research has been conducted in other states across the U.S. and none of these studies have found that solar farms adversely affect nearby property values. Please see Exhibit E: Impacts Study.

q. Owners of Record

The following landowners are adjacent to the Project Parcel:

PIN#	Name/Trust No.	Street	City	Zip
03-15-400-011	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-15-400-010	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-14-300-001	LINDBERG, DONALD A TR	3952 IL ROUTE 173	Caledonia	61011
03-14-300-008	MCINTYRE, MICHAEL S & JANE A (HAAS)	15302 IL ROUTE 76	Poplar Grove	61065
03-14-300-009	RABE, DALE A & CANDY E	15270 IL ROUTE 76	Poplar Grove	61065
03-14-300-005	RABE, BENJAMIN	15246 IL ROUTE 76	Poplar Grove	61065
03-14-300-006	GUTHRIE, GLENN S & COLLEEN	15214 IL ROUTE 76	Poplar Grove	61065
03-14-300-007	DELIJAHN INCORPORATED	PO BOX 305	Caledonia	61011
03-23-100-003	NEBIU, ERGEN & NADRIT & MURAT	4481 IL ROUTE 173	Caledonia	61011
03-23-100-002	GRACEFFA, PETER J	4557 IL ROUTE 173	Caledonia	61011
03-23-100-013	POPLAR GROVE STORAGE LLC	6801 SPRING CREEK RD	Rockford	61114
03-23-100-012	DYN 173 LLC	6801 SPRING CREEK RD	Rockford	61114
03-22-200-002	BOONE/POPLAR GROVE LLC	6277 E RIVERSIDE BLVD	Rockford	61114

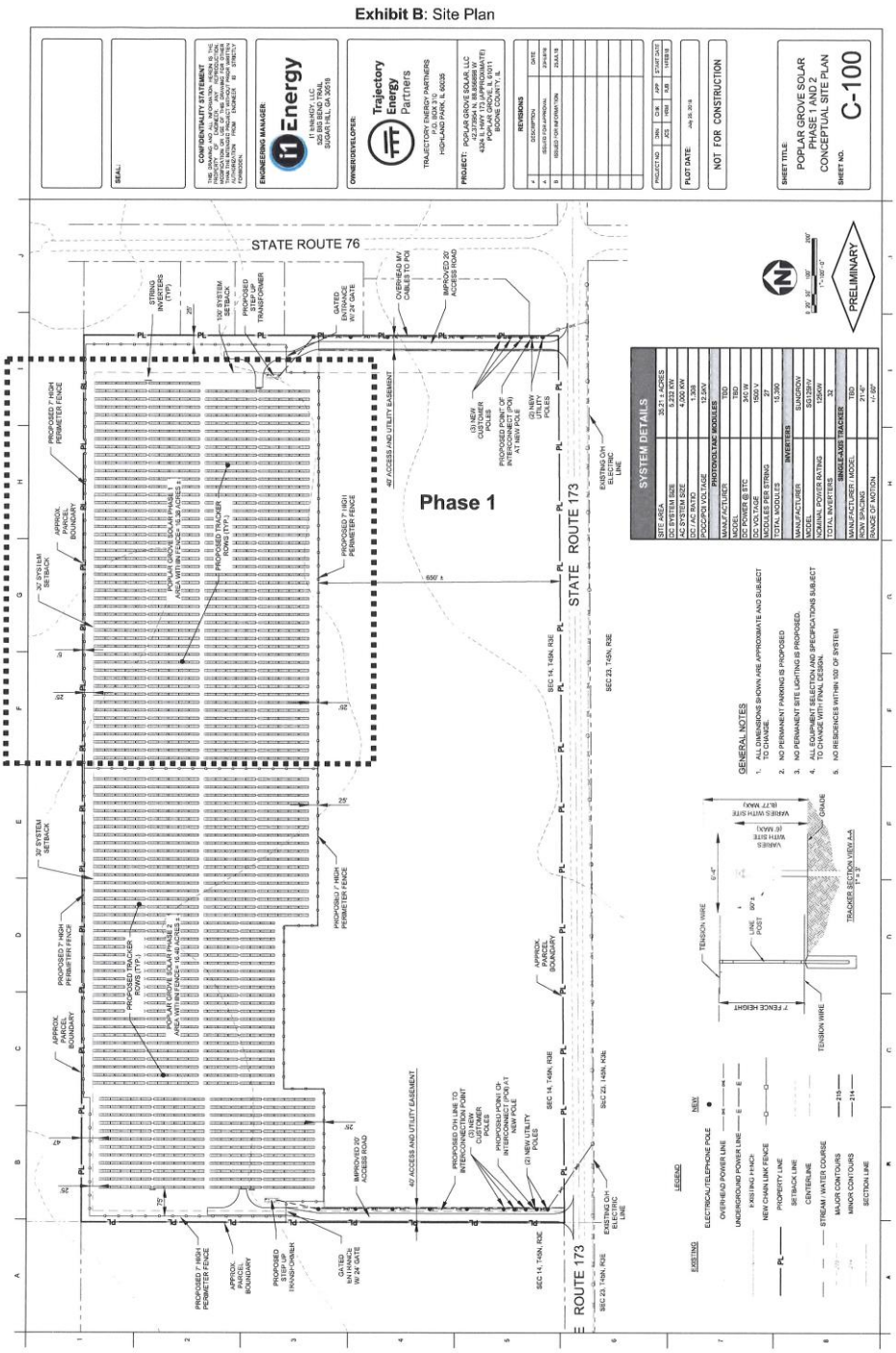
r. Special Use for Corporations, Partnerships, and Joint Venture

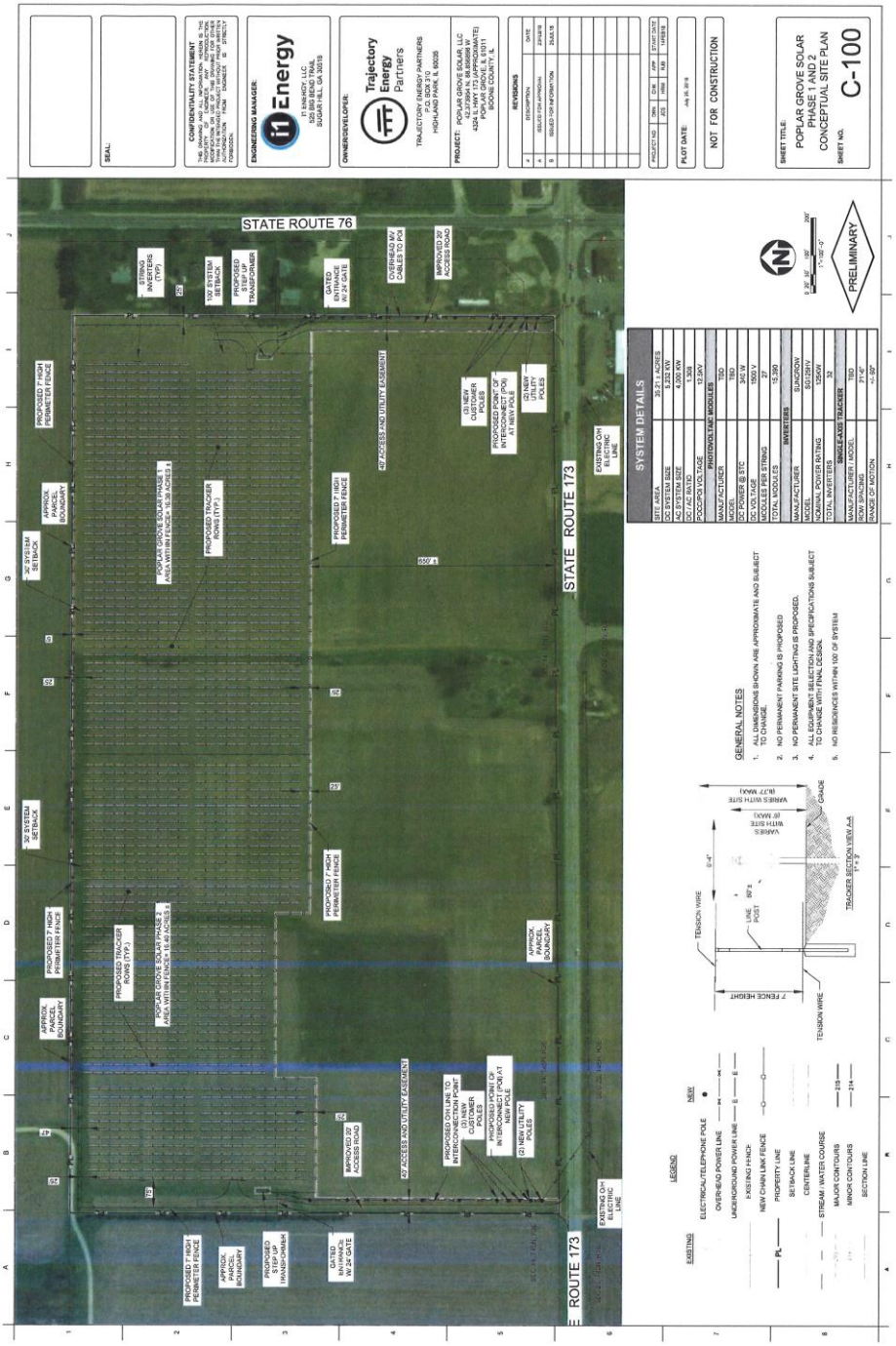
a. The Applicant is not a corporation, partnership or joint venture.
b. The Applicant is not doing business under an assumed name.
c. The Applicant is acting on its behalf.
d. Poplar Grove Solar, LLC is a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC, P.O. Box 310, Highland Park, IL 60035.

s. Special Use Fees

The Applicant has enclosed the filing fee with this application.

Exhibit B: Site Plan




STATE ROUTE 76
STATE ROUTE 173
ROUTE 173
PROPOSED POPLAR GROVE SOLAR PHASE 1 AND 2 AREA WITH 6ft FENCE± 16.49 ACRES ±
PROPOSED POPLAR GROVE SOLAR PHASE 2 AREA WITH 6ft FENCE± 16.49 ACRES ±
PROPOSED TRACKER ROWS (TYP.)
PROPOSED 7' HIGH PERIMETER FENCE
APPROX. PARCEL BOUNDARY
50' SYSTEM SETBACK
100' SYSTEM SETBACK
STRING INVERTERS (TYP.)
PROPOSED STEP UP TRANSFORMER
GATED EMERGENCY 16' GATE
GATED 24' ENTRANCE W/ 24' GATE
OVERHEAD MV CABLES TO POI
IMPROVED 20' ACCESS ROAD
40' ACCESS AND UTILITY EASEMENT
PROPOSED POINT OF INTERCONNECT (POI) OVERHEAD MV POLE
(3) NEW CUSTOMER POLES
(2) NEW UTILITY POLES
EXISTING OH ELECTRIC LINE
PROPOSED OH LINE TO INTERCONNECTION POINT
(3) NEW CUSTOMER POLES
PROPOSED POINT OF INTERCONNECT AT NEW POLE
(2) NEW UTILITY POLES
PROPOSED 7' HIGH PERIMETER FENCE
APPROX. PARCEL BOUNDARY
PROPOSED STEP UP TRANSFORMER
GATED 24' ENTRANCE W/ 24' GATE
IMPROVED 20' ACCESS ROAD
650' ±
SYSTEM DETAILS
SITE AREA 39.21 ± ACRES
AC SYSTEM SIZE 5,250 kW
AC POWER @ POI 5,250 kW
DC / AC RATIO 1.339
POC/POI VOLTAGE 12.5kV
PHOTOVOLTAIC MODULES
MANUFACTURER TBD
MODEL TBD
DC POWER @ STC 345 W
DC VOLTAGE 1500 V
MODULES PER STRING 27
TOTAL MODULES 15,280
INVERTERS
MANUFACTURER SUNGROW
MODEL SG125HV
NOMINAL POWER RATING 1250kV
TOTAL INVERTERS 28
SINGLE-AXIS TRACKER
MANUFACTURER / MODEL TBD
ROW SPACING 21'-6"
RANGE OF MOTION +/- 52°
GENERAL NOTES
1. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
2. NO PERMANENT PARKING IS PROPOSED
3. NO PERMANENT SITE LIGHTING IS PROPOSED.
4. ALL EQUIPMENT SELECTION AND SPECIFICATIONS SUBJECT TO CHANGE WITH FINAL DESIGN.
5. NO RESIDENCES WITHIN 100' OF SYSTEM
LEGEND
EXISTING
NEW
ELECTRICAL/TELEPHONE POLE
OVERHEAD POWER LINE
UNDERGROUND POWER LINE
EXISTING FENCE
NEW CHAIN LINK FENCE
PROPERTY LINE
SETBACK LINE
CENTERLINE
STREAM / WATER COURSE
MAJOR CONTOURS
MINOR CONTOURS
SECTION LINE
TENSION WIRE
LINE POST
7' FENCE HEIGHT
VARIES WITH SITE (6'-7" MAX)
GRADE
TRACKER SECTION VIEW A-A
CONFIDENTIALITY STATEMENT
ENGINEERING MANAGER:
i1 Energy
11 ENERGY, LLC
1021 ALLEN AVENUE
SUGAR HILL, GA 30518
OWNER/DEVELOPER:
Trajectory Energy Partners
TRAJECTORY ENERGY PARTNERS
P.O. BOX 310
HIGHLAND PARK, IL 60035
PROJECT: POPLAR GROVE SOLAR, LLC
42.373994 N, 89.859998 W
-SE OF INTERSECTION OF STATE ROUTES 76 AND 173
POPLAR GROVE, IL 61011
BOONE COUNTY, IL
REVISIONS
DESCRIPTION
ISSUED FOR APPROVAL
ISSUED FOR INFORMATION
PROJECT NO.
PLOT DATE:
NOT FOR CONSTRUCTION
SHEET TITLE:
POPLAR GROVE SOLAR PHASE 1 AND 2 CONCEPTUAL SITE PLAN
SHEET NO.
C-100
PRELIMINARY