#### Special Use Permit Application

### Fork River Community Solar

Site Plan Revision

**Applicant** 

Solar Provider Group IL LLC



Attention
Christian County Zoning

# Project Description Site Plans

#### Fork River Community Solar



#### **Contents**

Summary & Description	1
Site Plan Changes	3
Schedule A: Site Plans	4

#### **Summary & Description**

Solar Provider Group IL LLC and its Parent Company Solar Provider Group LLC proposed to construct a 5 MW AC community solar power generating plant on the parcels numbered 17-12-11-400-002-04 and 15-12-14-200-002-00 in Christian County, Illinois (See Figure 1). The name of the project is Fork River Community Solar. The proposed area of the project is approximately 21 acres.

This submission is supplemental to the original Special Use Application for Fork River Community Solar previously submitted to Christian County. An application for a Special Use Permit (SUP) for Fork River Community Solar was submitted to Christian County on March 3<sup>rd</sup>, 2023. Christian County Zoning Board of Appeals (ZBA) held a public hearing for the SUP Application on March 28<sup>th</sup>, 2023. The Christian County ZBA voted a motion to recommend that Christian County Board approve the application. An updated application with revised site plans was submitted to Christian County on April 14<sup>th</sup>, 2023. The SUP Application was approved by the Christian County Board on April 18<sup>th</sup>, 2023 as resolution O2023 ZB 017.

Ownership Overview			
Entity	Name	Address	Phone Number
Landowner	Kelly & Katherine	9498 Cascade Rd,	1-217-417-7586
	Getz	Rochester, IL 62563-	
		6050	
System Operator	Solar Provider	1050 King St W,	1-416-892-7705
	Group IL LLC	Toronto, ON, M6KOC7	

As used in this application, "Solar Provider Group IL LLC" is intended to also include any successor entity(s) or subsequent project owners to which the warranties and obligations under this application may be lawfully assigned.

A solar ground lease agreement was made and entered into on December 5<sup>th</sup>, 2022. The agreement is between Kelly and Katherine Getz and Solar Provider Group Land Holdings III LLC, a subsidiary of Solar Provider Group, LLC. A limited copy of the lease, which includes a description of the lands in question, the signature page, and a description of the proposed project area, was attached as schedule C to the original Special Use Permit application submitted to Christian County in April 2023.



Figure 1:Project Parcels Aerial Image (North: 17-12-11-400-002-04, South: 15-12-14-200-002-00)

PIN	Owner	Address
15-12-14-200-001-01	Roger A & Vernon A Wise	404 Commonwealth Ave, PO
17-12-11-100-003-01		Box 658, Kincaid, IL 62540
15-12-14-200-003-02	Ronald G Barlow	1029 E Franklin St, Taylorville, IL 62568-2327
15-12-14-200-003-01	Jedidiah Wyzard	PO Box 472 Kincaid, IL 62540
17-12-13-100-007-00	Robert L & Sharon Michel	738 E 1700 North Rd,
17-12-13-100-001-00		Taylorville, IL 62568-7841
17-12-12-300-004-00	Jordan Graham	800 E 1625 North Rd,
		Taylorville, IL 62568-0000
17-12-12-300-001-00	Bejamin Miller	941 Greenview Dr, Springfield,
		IL 62704-0000
17-12-11-400-002-03	Patrick J Butler	200 S Koke Mill Rd,
		Springfield, IL 62711

Table 1: Bordering Landowners

#### Site Plan Changes

The purpose of this submission by Solar Provider Group to Christian County is due to changes in the required access to the project. Topographical constraints in between Solar Array 1 and Solar Array 2 have meant that it would be too impactful on the environment and costly to gain access to Array 2 which would have required a road with a thick base, grading and culvert. To avoid this scenario SPG came to an agreement with the neighboring landowner to the South of the project to gain access to Array 2 from the South through their property. This new access option avoids the need to clear as much woodland and uses an already existing access point. This access option requires less grading and materials and will lead to less disturbance of the local environment, reducing any risk to wildlife, which was already low. See Schedule A to view the updated site plans.

The footprint of the project itself has not been changed from the proposal that was approved on the 18<sup>th</sup> of April 2023. The point of interconnection to the grid will remain to the Northeast of the project. The vegetative screening has not been altered from previous site plans. The setback from the property to the Northeast has been maintained and equipment has been kept as far from the property as practicable. An overhead cable will connect the two solar arrays across the stream avoiding any disturbance of the stream. SPG have reached out to both the Taylorville Township Road Commissioner and the Illinois Department of Transportation, and no issues have been raised. Any permits or agreements required will be agreed to by SPG.

The additional access road to the South of the project area will be very similar to the already proposed access road to the North. The road will more than likely consist of a gravel base which will be 15 feet in width and approximately 600 feet in length. The access road enters onto IL-104 approximately 0.8 miles Southeast of the Village of Kincaid. For further details see Schedule A.

#### Schedule A: Site Plans





#### 5.0MW SOLAR GROUND MOUNT PROJECT

PROJECT NAME: FORK RIVER SOLAR PROJECT ADDRESS: N 800 EAST RD, TAYLORVILLE, IL 62568, USA





THIS DRAWING IS THE COPYRIGHT PROPERTY OF SOLAR PROVIDED GROUP. IT MAY NOT BE REPRODUCED (IN WHOLE OR PART) FOR OTHE THAN THE PROJECT NAMED WITHOUT THE WRITTEN CONSENT OF SOLAR PROVIDER GROUP. CONTRACTOR IS RESPONSIBLE FOR CHECKING TH DRAWING AND VERIFING ALL DIMENSIONS AND SPECIFICATIONS ON STATE OF THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO SOLA PROVIDER GROUP AND SHALL OBTAIN WRITTEN CLARIFICATION THE SECULUS ALL THEIR DEPLOY TO COMMERCIANCE ANY SHALL OF THE WORK

DRAWING LIST			
SHEET NO.	DESCRIPTION		
C001	COVER PAGE		
A001	SITE PLAN – SETBACKS		
A002	SITE PLAN — PROJECT DETAILS A		
A003	SITE PLAN — PROJECT DETAILS B		
A004	SITE PLAN — TOPOGRAPHY		
	ALTA/NSPS LAND TITLE SURVEY 1 OF 2		
	ALTA/NSPS LAND TITLE SURVEY 2 OF 2		

PROJECT DEVELOPER	PROJECT MANAGER	FIT CONTRACT
SOLAR PROVIDER GROUP	SOLAR PROVIDER GROUP	
1050 KING ST W, SUITE 03A104, TORONTO, ON M6K 0C7	1050 KING ST W, SUITE 03A104, TORONTO, ON M6K 0C7	
PROJECT DEVELOPER:	PROJECT MANAGER:	
dev@solarprovidergroup.com	aevans@solarprovidergroup.com	
CIVIL ENGINEER	GEOTECHNICAL ENGINEER	PROJECT DESCRIPTION
		MODULE: TBD
		INVERTER: TBD
		SYSTEM AC SIZE: 5.0MW
		SYSTEM DC SIZE: 7.231MW
STRUCTURAL ENGINEER	MANAGEMENT OF ENGINEERING	PROJECT AREA: 20.88 ACRES
	SOLAR PROVIDER GROUP	
	1050 KING ST W, SUITE 03A104, TORONTO, ON M6K 0C7	
	eng@solarprovidergroup.com	
LANDSCAPE ARCHITECT	CONTRACTOR	

DEVELOPER:

SOLAR PROVIDER GROUP 1050 KING ST W. SUITE 03A104, TORONTO, ON M6K 0C7 DEV@SOLARPROVIDERGROUP.COM +1 888-989-4677

CONTRACTOR

NO.	REVISION / ISSUE	DATE
0	PLANNING	2023/02/27
1	PLANNING - REDESIGN	2023/04/13
2	PLANNING - REDESIGN	2023/10/04
3	PLANNING - ADJUSTMENTS	2024/01/15

PROJECT NAME:

FORK RIVER SOLAR

SUPPLIER NAME:

SOLAR PROVIDER GROUP LLC

PROJECT ID NO.:

LDC PROJECT ID NO.:

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LOCATION:

GPS COORDS:

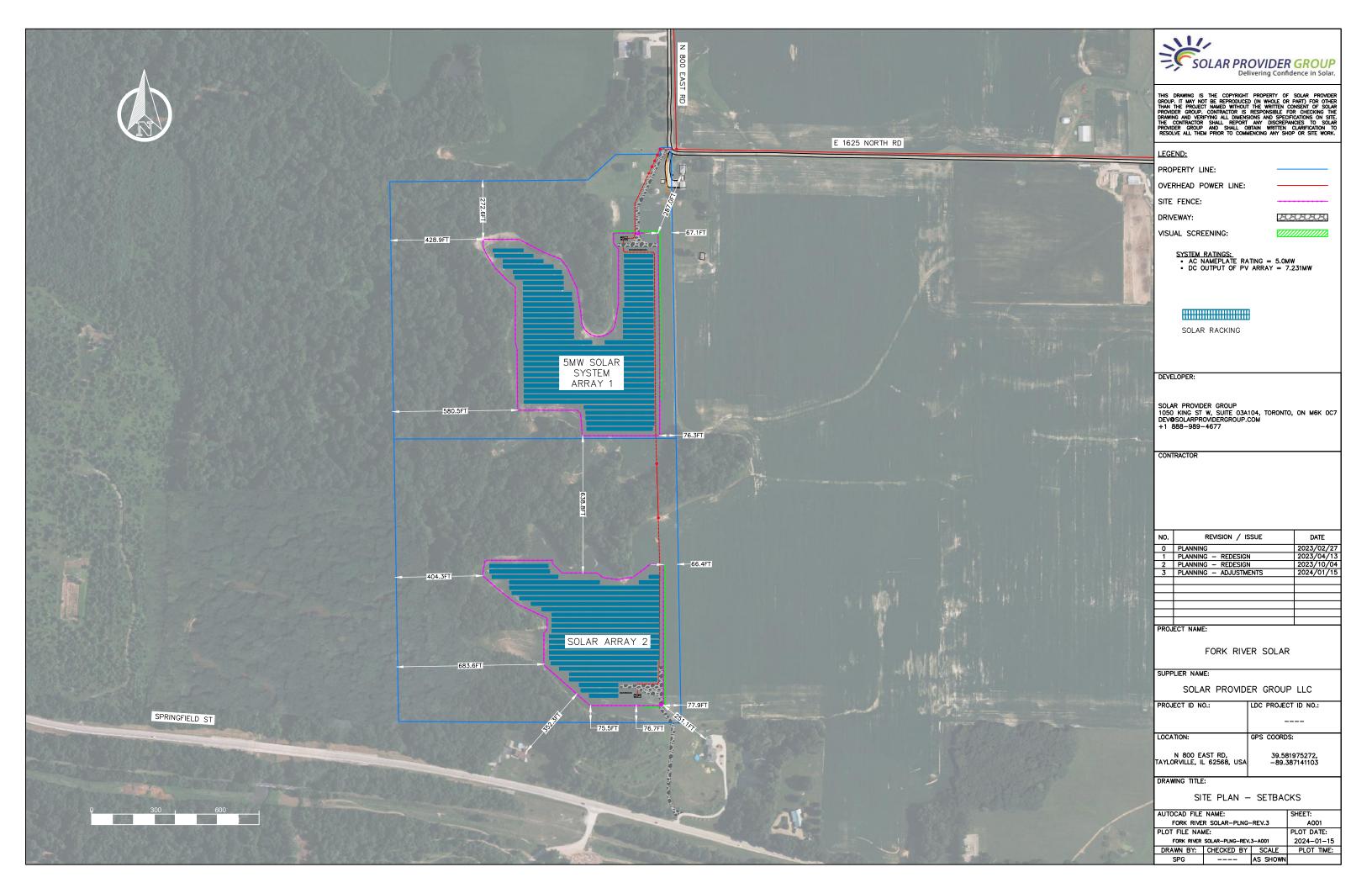
N 800 EAST RD,
TAYLORVILLE, IL 62568, USA

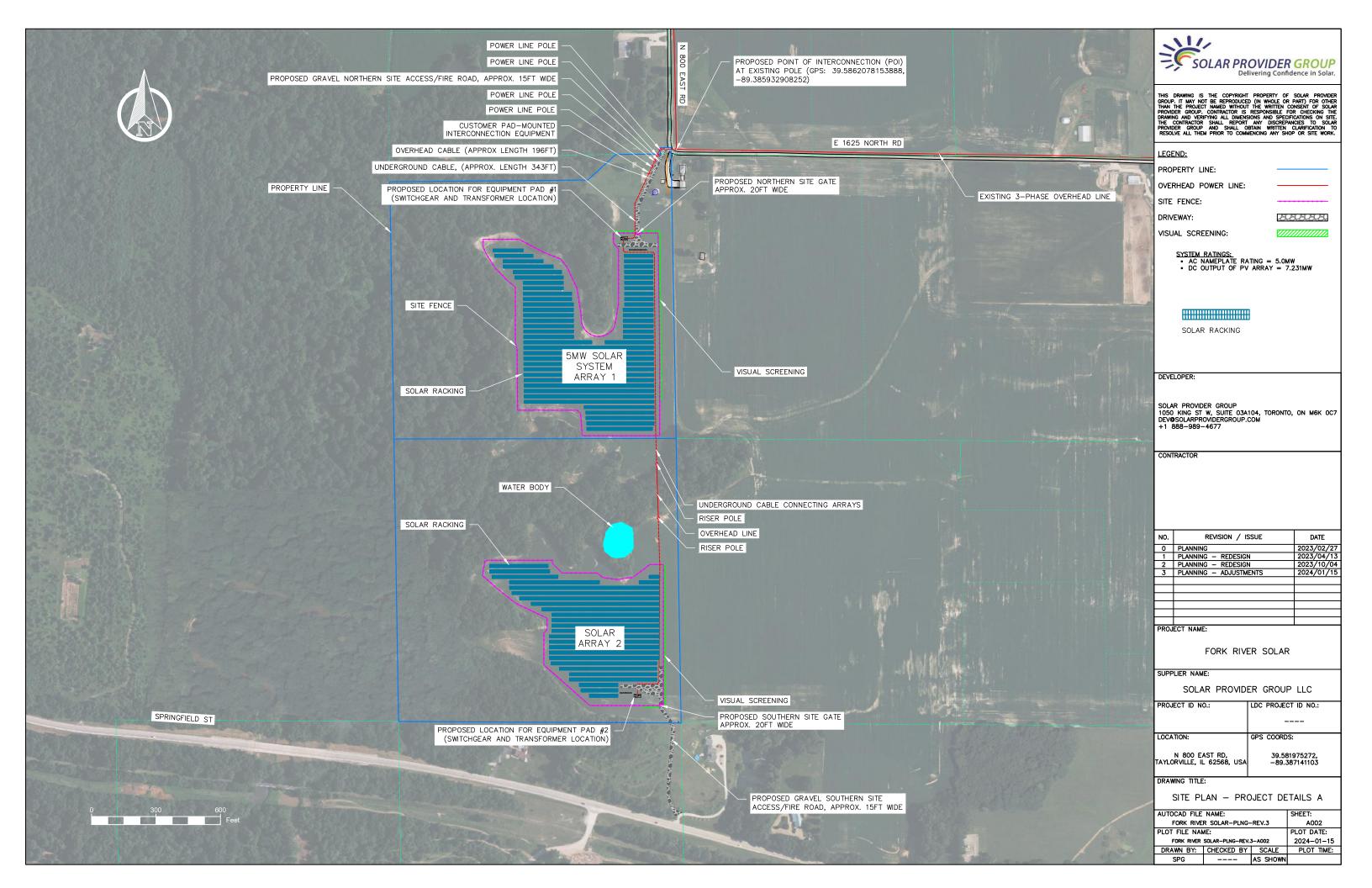
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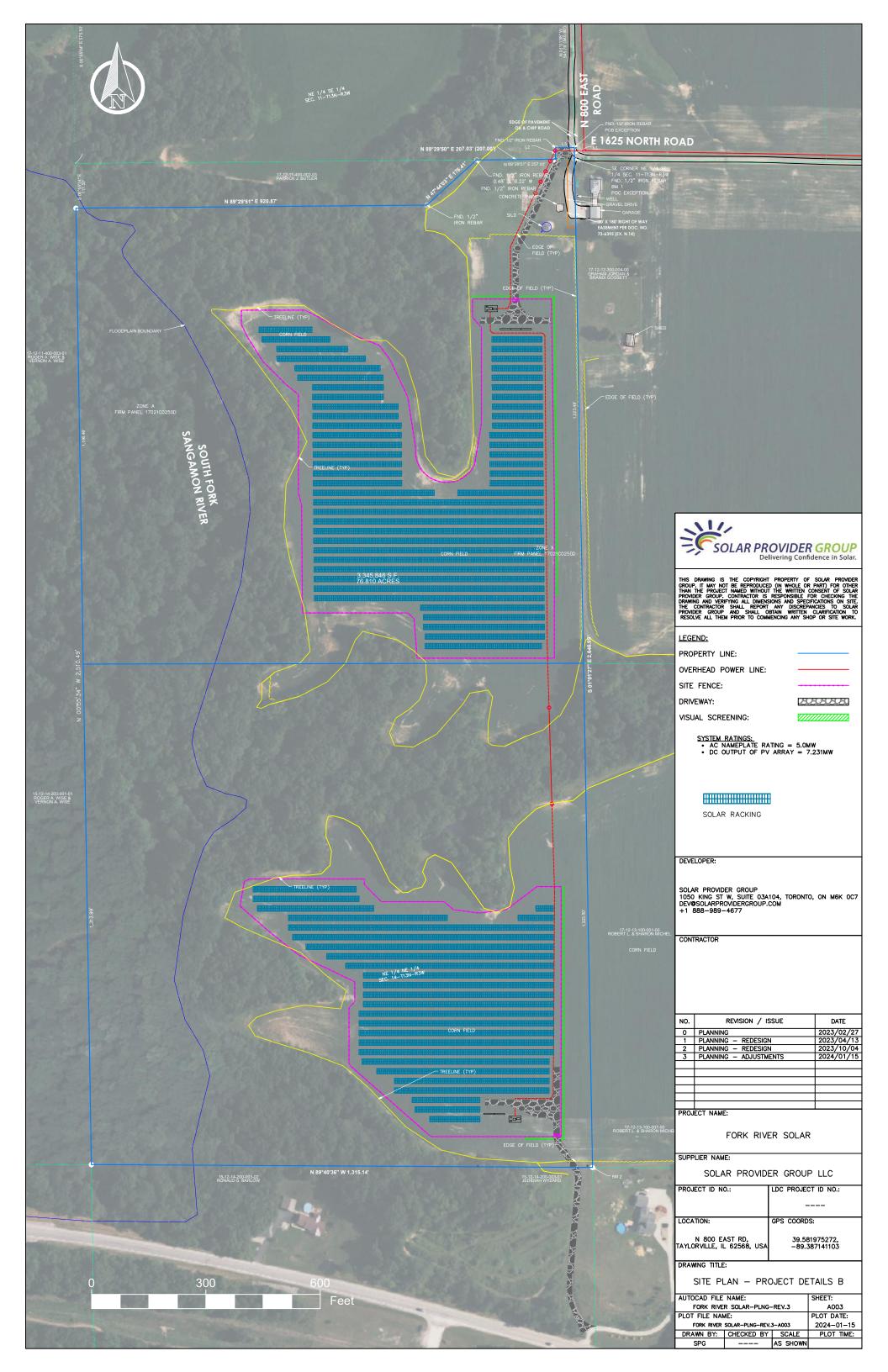
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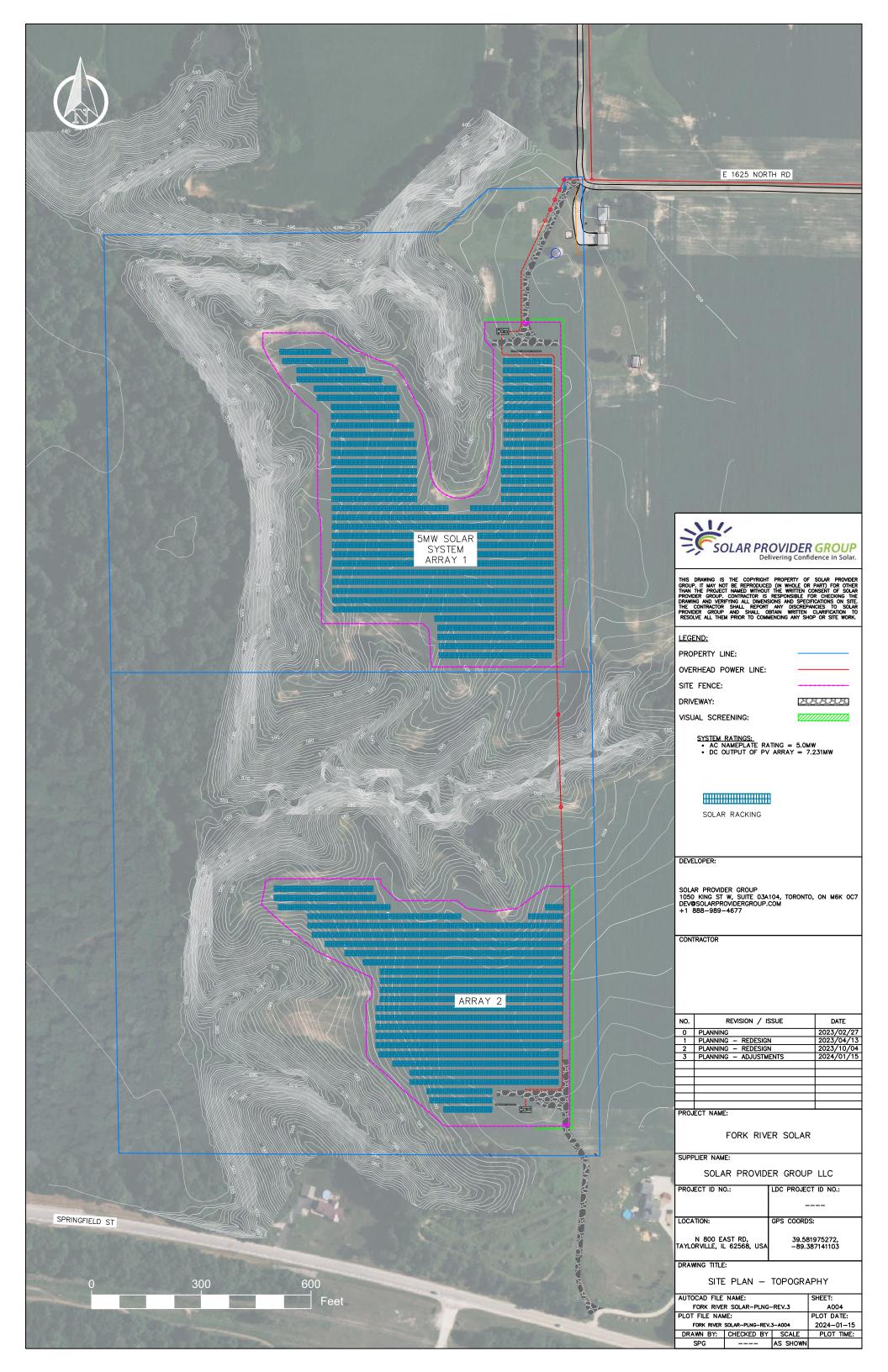
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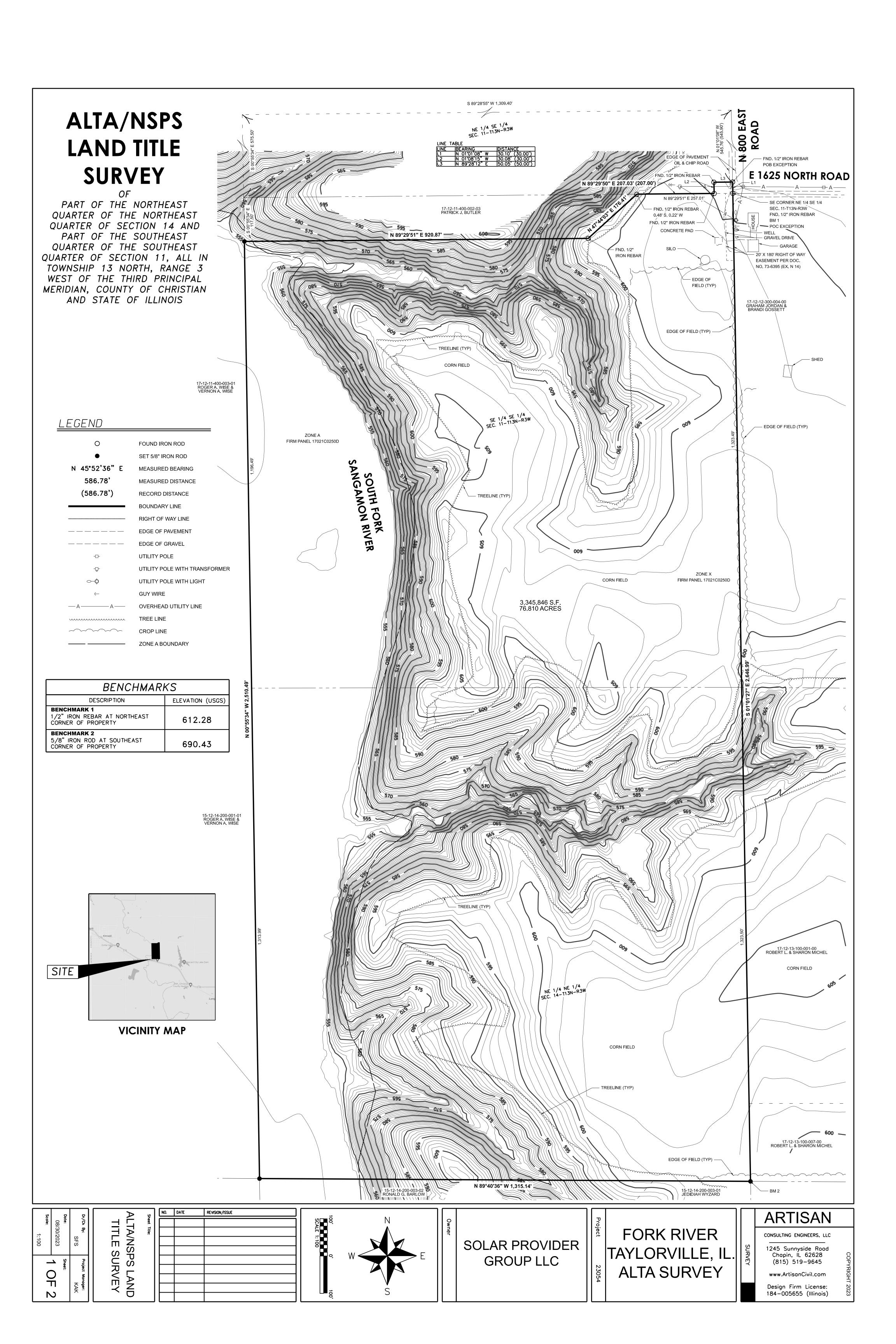
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FORK RIVER SOLAR-PLNG-REV.3			C001
PLOT FILE NAME:			PLOT DATE:
FORK RIVER SOLAR-PLNG-REV.3-C001			2024-01-15
DRAWN BY:	CHECKED BY	SCALE	PLOT TIME:
SPG		NTS	











## ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, ALL IN TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF CHRISTIAN AND STATE OF ILLINOIS

The Northeast Quarter of the Northeast Quarter of Section 14, Township 13 North, Range 3, West of the Third Principal Meridian, in Christian County, Illinois.

That part of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 11, Township 13 North, Range 3, West of Third Principal Meridian, in Christian County, Illinois lying South of the following described parcel:

Commencing at a found iron pin marking the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 11; thence North 01 degrees 00 minutes 59 seconds West, along the East line of the East Half of the Southeast Quarter of said Section 11, a distance of 30.00 feet to a set iron pin marking the point of beginning; thence continuing North 01 degrees 00 minutes 59 seconds West, along said East line, a distance of 545.90 feet to a set iron pin; thence South 89 degrees 28 minutes 51 seconds West, parallel with the North line of the said East Half of the Southeast Quarter of Section 11; thence South 00 degrees 55 minutes 32 seconds East, along said West line, a distance of 575.50 feet to a found iron pin marking the Southwest corner of the Northeast Quarter of the Southeast Quarter of said Section 11 thence continuing South 00 degrees 55 minutes 32 seconds East, along said West line, a distance of 17.50 feet to a set iron pin; thence North 89 degrees 29 minutes 53 seconds East, parallel with the South line of the Northeast Quarter of the Southeast Quarter of said Section 11, a distance of 920.87 feet to a set iron pin; thence North 47 degrees 44 minutes 05 seconds East, a distance of 176.41 feet to a set iron pin on said South line; thence North 89 degrees 29 minutes 53 seconds East, along said South line, a distance of 30.00 feet to a set iron pin; thence North 89 degrees 29 minutes 53 seconds East, parallel with said South line, a distance of 50.00 feet to the point of beginning, Basis of Bearing is NAD 83 Illinois State Plane coordinate System, West Zone, all in Christian County, Illinois.

Except the coal, oil, gas and other minerals underlying the surface and of said 2 Parcels of Land and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, in Christian County, Illinois.

STATE OF ILLINOIS)

COUNTY OF MORGAN)

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA AND NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 8, 11(a), 11(b) and 19 of Table A thereof. The fieldwork was completed on 08/15/2023.

Dated this \_\_\_\_\_\_, 2023.

Kevin A. Krohe

Illinois Professional Land Surveyor No. 35-3761 Artisan Consulting Engineers, LLC.

SURVEYOR'S NOTES

1. THE ABOVE DESCRIBED PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NUMBER 17021C0250D,

2. SURVEY CONFORMS TO COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. FCHI2300547LI COMMITMENT DATE AUGUST 7, 2023, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

3. ALL BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM NAD-83-WEST ZONE, (2011 ADJ).

4. OVERHEAD UTILITY LINE AND GRAVEL DRIVE ENCROACH AT NORTHEAST CORNER OF PROPERTY AS SHOWN

5. PROPERTY CONTAINS 76.810 ACRES (3,345,846 SQUARE FEET), MORE OR LESS.

6. PARCELS ZONED AGRICULTURAL AG-1 DISTRICT PER CHRISTIAN COUNTY ZONING DEPARTMENT (09/05/2023).

SCHEDULE B, PART II EXCEPTIONS COMMITMENT NO. FCHI2300547LI

G 9. Coal and other minerals were conveyed to the Illinois Midland Coal Company by Warranty Deeds recorded in the Recorder's Office of Christian County, Illinois in Book 115 at pages 26, 69 and 74. These deeds contain a waiver by respective grantors of any claim for damages caused by mining

AFFECTS THE NORTH ONE-THIRD, THE SOUTH ONE-THIRD AND THE SOUTH HALF OF THE NORTH TWO-THIRDS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14

N 14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Dr. Clifford Miller, et al Purpose: Rights of entry of ingress and egress and across other properties, etc. Recording Date: February 22, 1973
Recording No: 73-6395

AFFECTS PROPERTY AS SHOWN ON SURVEY

K 19. Terms, provisions and conditions as contained in an unrecorded Letter Agreement dated April 11, 1956, by and between Peabody Coal Company and Commonwealth Edison Company concerning oil and gas operations, and all amendments thereto, and to the Mine 10 Agreement effective January 1, 1959, as disclosed by document number 87-23232 recorded September 10, 1987.

UNABLE TO DETERMINE LOCATION, EXHIBITS A AND B REFERENCED IN RECORDED DOCUMENT ARE NOT ATTACHED

(Affects Land and other property)
(For further particulars, see record.)

AFFECTS PROPERTY, CANNOT BE MAPPED

And all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.

(Affects Parcel 2 and other property)

AFFECTS THE EAST HALF OF THE THE SOUTHEAST QUARTER OF SECTION 11, CANNOT BE MAPPED

operations. (Affect Parcel 1 and other property)

M 10. Coal and other minerals were conveyed to the Illinois Midland Coal Company by Warranty Deed recorded in the Recorder's Office of Christian County, Illinois in Book 115 at page 80. These deeds contain a walver by respective grantors of any claim for damages caused by mining operations. (Affect Parcel 2 and other property) (For further particulars, see record.)

AFFECTS THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11

Affects: Parcel 2 and and other property (For further particulars, see record.)

(Affects Land and other property)
(For further particulars, see record.)

AFFECTS PROPERTY, CANNOT BE MAPPED

P 20. Terms, provisions and conditions as contained in the Unitization Agreement - Kincaid Unit for secondary recovery operations by Joe Simpkins Oil Development as Unit Operator recorded July 30, 1974 as document number 74-14252. (Affects Land and other property)

R 21. All the interest in the oil and gas of the underlying real estate were conveyed by Quit Claim Deed from Peabody Coal Company (PCC), a Delaware corporation (grantor) to Peabody Development Company (PDC) a Delaware corporation (grantee) recorded September 10, 1987 as document number 87-23232 and further conveyed by Peabody Development Company, a Delaware corporation (grantor) to Peabody Development Land Holdings, LLC, a Delaware limited liability company (grantee) recorded July 19, 2000 as document number 2000R04294.

S 22. Terms, provisions and conditions as contained in the Oil and Gas Deed, Assignment, and Assumption by and between Central States Coal Reserves of Illinois, LLC, Midwest Coal Reserves of Illinois, LLC and Peabody Coal Company, LLC, each a Delaware limited liability company (grantors) and CNX Gas Company LLC, a Virginia limited liability company (grantee) recorded October 11, 2007 as document number 2007R04951. (Affects Land and other property) (For further particulars, see record.)

DOCUMENT AS PROVIDED MISSING EXHIBITS

O 23. A lease with certain terms, covenants, conditions and provisions set forth therein. Dated: May 17, 1957
Lessor: J, Wayne Hoover and Clara I. Hoover, his wife
Lessee: Joe Simpkins
Recording Date: May 27, 1957
Recording No: Book 288, Page 389
And of highest becomes of and all pate done or suffered thereunder by said Lessee or by

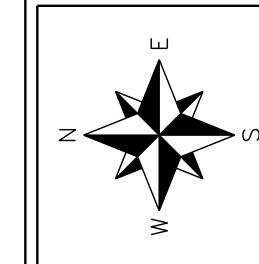
COPYRIGHT 2023

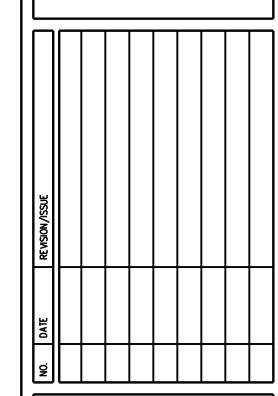
**SURVEY** 

23054 Project

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Owner





ALTA/NSPS LAND TITLE SURVEY

Dr/Ck By:	Project Manager:
SFS	KAK
Date:	Sheet:
08/30/2023	$2 \cap \mathbb{F}_2$
Scale:	
1:100	



Solar Provider Group