

**Agriculture and Zoning Committee**  
**Of the Livingston County Board**  
**Meeting Agenda**

Mike Haag, Chair  
Paul Ritter, Vice Chair

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Wednesday, September 3, 2025 at 6:00 p.m.  
Livingston County Historic Courthouse  
112 W. Madison St., Pontiac, IL

1. Opening

- a. Roll Call
- b. Approval of the Agenda
- c. Approval of Minutes

2. Business:

**a. Case SU-19-23 1400 East Solar 1, LLC – Decommissioning**

This zoning case pertains to the review of a decommissioning plan for a previously approved special use to develop a 4.99 MW solar farm on approximately 30 acres of a 104.3-acre tract of land in an AG, Agricultural District, located near Blackstone.

**b. Case SU-20-23 2700 East Solar 1, LLC – Decommissioning**

This zoning case pertains to the review of a decommissioning plan for a previously approved special use to develop a 5 MW solar farm on approximately 35.3 acres of a 113.97-acre tract of land in an AG, Agricultural District, located near Dwight.

3. Solid Waste Update

4. Other Issues to Come Before the Committee

5. Public Comment

6. Review and Approval of Bills

7. Adjournment

LIVINGSTON COUNTY BOARD  
AGRICULTURE & ZONING COMMITTEE  
MINUTES OF THE JULY 17, 2025 RECESSED MEETING

Vice Chair Paul Ritter called the meeting to order at 5:15 p.m.

Present: Paul Ritter, Rebekah Fehr, Joel Barickman, Steven Lovell and Jack Vietti

Absent: Mike Haag, Gerald Earing

Board Members Present: James Carley, Gina Manker, Craig Monson, Bill Mays, Marty Fannin, Linda Ambrose, and Jim Blackard

Also Present: Zoning Administrator Brittney Miller, Executive Director Alina Hartley, Andy Keyt (Heyl, Royster, Voelker, & Allen), Heather Altemus (EDF Renewables)

**Business:**

**Resolution: Defining “Substantially Complete”**

Keyt addressed the amended draft of the resolution, noting that it includes language confirming the facility is constructed and in such a state to serve its intended purpose of generating electricity. He discussed the two proposed options and recommended the second option, as it provides a more precise definition of "substantially complete."

A member shared an email sent to Keyt containing various definitions of substantial completion. During discussion it was agreed that those definitions were insufficient and therefore not applicable.

Discussion was held regarding turbine testing and a member clarified the process with Altemus, and asked whether the company receives payment for power generated during testing. Altemus explained that each turbine is tested individually, followed by testing the entire system, which is completed quickly. Altemus confirmed that payment is only received once the system is fully operational and performing as expected.

*Motion by Lovell, second by Barickman to recommend approval of Resolution: Defining “Substantially Complete” to the full County Board. Motion passed by roll call vote. Ayes:* Paul Ritter, Rebekah Fehr, Joel Barickman, Steven Lovell and Jack Vietti **Nays:** None

**Adjournment:**

*Motion by Fehr, second by Lovell to adjourn the meeting. Motion carried with all ayes.*

The meeting was adjourned at 5:26 p.m.

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Angie Teske, Administrative Assistant  
Livingston County Regional  
Planning Commission

LIVINGSTON COUNTY BOARD  
AGRICULTURE & ZONING COMMITTEE  
MINUTES OF THE AUGUST 4, 2025 MEETING

Chair Mike Haag called the meeting to order at 6:00 p.m.

Present: Mike Haag, Paul Ritter, Rebekah Fehr, Joel Barickman, Gerald Earing, Steven Lovell and Jack Vietti

Absent: None

Board Members Present: James Carley, Gina Manker, Bill Mays, Marty Fannin, Leroy Rodriguez and Bob Weller

Also Present: Zoning Administrator Brittney Miller, Zoning Administrative Assistant Angie Teske, Executive Director Alina Hartley, Attorney John Redlingshafer (Mescher Law), Mike Butler (TRC Companies), Amy Antonioli (AC Power), Kiersten Sheets (Trajectory Energy), John Carson (Trajectory Energy)

Haag called for any additions or changes to the amended agenda with none requested. Motion by Ritter, second by Lovell to approve the agenda as amended. **Motion carried by voice vote with all ayes.**

The Committee reviewed the minutes of the July 7, 2025 meeting. Motion by Earing, second by Vietti to approve the minutes as submitted. **Motion carried by voice vote with all ayes.**

**Business:**

**SU-4-24 AC Power 51, LLC - Extension**

This zoning case pertains to the appeal of a previous proposal for an extension of a previously approved special use to develop a 4.99 MW solar farm on approximately 25.1 acres of a 90.83-acre tract of land in an I2, General Industrial District, located near Streator.

Antonioli gave a brief summary of the request.

A member questioned the process that is holding back the project. Antonioli noted that the extension is needed due to the delay of interconnection and tariff issues, adding that the interconnection delay is due to other projects in the queue falling out of order. Butler gave an update on the project, noting that the biggest issue right now is the interconnection.

A member asked if the copper tariff is causing an issue in which Antonioli stated that it is a procurement issue.

A member questioned the position in the queue and requested an update with the building permit and construction process. Butler stated that the project is currently in the queue and that a building permit will not be sought until interconnection is established, which will determine the final design of the project.

*Motion by Earing, second by Lovell to recommend approval of a one-year extension for case SU-4-24 AC Power 51, LLC to the full County Board. Motion carried by roll call vote with all ayes. Ayes:* Mike Haag, Paul Ritter, Rebekah Fehr, Joel Barickman, Gerald Earing, Steven Lovell and Jack Vietti **Nays:** None **Absent:** None

#### **SU-10-22 Oxeye Solar, LLC – Extension**

This zoning case pertains to the review of an extension of a previously approved special use to allow the development of a 4 MW solar farm in an AG, Agriculture district located in unincorporated Pontiac.

#### **SU-7-22 Old 66 Solar, LLC - Extension**

This zoning case pertains to the review of an extension of a previously approved special use to allow for the development of a 2 MW solar farm in an AG, Agriculture District located in unincorporated Pontiac near Rowe.

A member requested that Case SU-10-22 and SU-7-22 be voted together with an extension of 1 year rather than 6 months.

Sheets gave a status update of each project, noting that Oxeye Solar is further in the process and that a road use agreement and decommissioning are being finalized for both projects. Sheets also noted that Old 66 Solar has obtained access to the property to start property maintenance.

Carson added that a year extension would be appreciated with all the equipment procurement delays, utility delays, and federal issues.

*Motion by Earing, second by Ritter to recommend approval of a one-year extension for cases SU-10-24 Oxeye Solar, LLC and SU-7-22 Old 66 Solar, LLC to the full County Board. Motion carried by roll call vote with all ayes. Ayes:* Mike Haag, Paul Ritter, Rebekah Fehr, Joel Barickman, Gerald Earing, Steven Lovell and Jack Vietti **Nays:** None **Absent:** None

#### **SU-21-24 Panther Grove 2, LLC**

This zoning case pertains to the review of a proposed 468 MW utility-scale wind energy facility, located south of Flanagan, and within Nebraska, Rooks Creek, Waldo, and Pike Townships. This wind farm consists of 104 wind turbines located on 22, 750 acres of private land.

Miller gave a brief summary of the case, adding that the Regional Planning Commission and the Zoning Board of Appeals has approved this case.

A member questioned if this was one phase of a larger wind farm, aside from Panther Grove 1, to which Redlingshafer stated that there was no discussion indicating multiple phases.

A member asked Redlingshafer if the applicant has met the burden of proof for the special use, in which he emphasized that the Board's responsibility was to look at all the provided material and make their own determination.

*Motion by Earing, second by Ritter to approve case SU-21-24 Panther Grove 2, LLC to the full County Board. Motion carried by roll call vote. Ayes:* Mike Haag, Paul Ritter, Gerald Earing, Steven Lovell and Jack Vietti **Nays:** Rebekah Fehr, Joel Barickman **Absent:** None

## **Solid Waste Update**

Haag noted that Miller was not able to create a report, as other issues arose in the office, but that a report would be submitted in September.

Discussion took place regarding the open house that was held July 24, 2025 at the landfill, in which Earing discussed the new cell that was being created. Barickman questioned whether the rain water gets pumped out of each cell. Haag and Earing discussed the leachate disposal in which rain water is also disposed of during the process. Haag noted that Republic Services is hopeful to dispose of the leachate by hooking into pipes, rather than by trucking.

## **Other Issues to Come Before the Meeting**

None

### **Public comment:**

The floor was open for public comment.

### **Review and Approval of Bills:**

*Motion by Vietti, second by Lovell to approve the bills as submitted.* **Motion carried on voice vote with all ayes.**

### **Adjournment:**

*Motion by Vietti, second by Barickman to adjourn the meeting.* **Motion carried on voice vote with all ayes.**

The meeting was adjourned at 6:26 p.m.

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Angie Teske, Administrative Assistant  
Livingston County Regional  
Planning Commission



EDF power solutions  
6940 Columbia Gateway Drive, Suite 400  
Columbia, MD 21406

Page 1 of 6

31601 N 1400 East  
Rd. Blackstone, IL  
61313

**Decommissioning Estimate/Plan**  
**for 1400 East Solar 1, LLC**

08/13/2025

This decommissioning Estimate has been prepared by EDF power solutions, Inc in an attempt to predict the cost associated with the removal of the proposed solar facility. The primary cost of decommissioning is the labor to dismantle and load as well as the cost of trucking and equipment. All material will be removed from the site, including the concrete equipment pads, which will be broken up at the site and hauled to the nearest transfer station.

No salvage values have been assumed in this calculation.

The following values were used in this Decommissioning Estimate:

<b>System Specifications</b>		<b>Equipment &amp; Material Removal Rates</b>	
Number of Modules	10,962	Module removal rate (min/module)	0.75
Linear feet of Racking (ft)	46,863	Rack wiring Rem. Rate (min/module)	0.2
Number of Inverters	20	Racking Dismantling Rate (min/LF)	0.1
Number of Transformers	2	Inverter removal rate (hr./unit)	0.25
Number of Tracker Motors	8	Transformer removal rate (hr./unit)	0.5
Electrical wire length (ft)	2,411	Motor removal rate (hr/unit)	0.5
Number of foundation piles	2,462	Rack loading rate (min/LF)	0.1
Length of Perimeter Fence (ft)	4,876	Elec. Wiring removal rate (min/LF)	0.5
Number of Power Poles	6	Pile Rem. Rate (piles/day)	300
Access Rd Material volume (YD)	1,856	Fence removal rate (min/LF)	1
Total Disturbed Area (SF)	89,349	Days required to break up concrete pads	3
Total Fence Weight(lbs)	3,462	Days req. w/Rough grader	1
Total Racking Weight (lbs)	300,098	Days req. w/fine grader	2
Total Foundation Pile Weight (lbs)	332,370	Total Truckloads required	28
		Round trip Dist. To Trans Sta (miles)	24
		Round trip time to Trans Sta. (hr.)	0.6



31601 N 1400 East Rd.  
Blackstone, IL 61313

Labor and Equipment Costs		
Labor Rate (\$/hr)	\$	35.00
Operator Rate (\$/hr)	\$	47.00
Bobcat cost (\$/hr)	\$	101.90
Front End Loader cost (\$/hr)	\$	845.75
Excavator Cost (\$/hr)	\$	1,365.46
Trucking Cost (\$/hr)	\$	127.38
Backhoe Cost (\$/hr)	\$	101.90
Power Pole removal cost (\$/pole)	\$	1,500.00
Grader Cost (\$/day)	\$	1,324.70
Gravel export cost (\$/YD)	\$	8.00
Loam import cost (\$/YD)	\$	20.00
Seeding costs (\$/SF)	\$	0.10
Fuel cost (\$/mile)	\$	0.50



31601 N 1400 East Rd.  
Blackstone, IL 61313

### Labor, Material, and Equipment Costs

#### 1. Removal Modules

The solar modules are fastened to racking with clamps. They slide in a track. A laborer needs only unclamp the module and reach over and slide the module out of the track.

$$\frac{\text{Module Removal Rate} * \text{Total Number of Solar Modules} * \text{Labor Rate}}{\text{Module Removal Rate}} = \text{Total} = \$5,115.6$$

#### 2. Remove Rack Wiring

The modules are plugged together in the same manner as an electrical cord from a light is plugged into a wall socket. The string wires are in a tray. A laborer needs only unplug the module, reach into the tray and remove the strand of wire.

$$\frac{\text{Wire Removal Rate} * \text{Total Number of Solar Modules} * \text{Labor Rate}}{\text{Rack Wiring Removal Cost}} = \text{Total} = \$532.88$$

#### 3. Dismantle Racks

Tracker module racking primarily consists of torque tubes and a driveline. These are supported on driven piles. The torque tubes and driveline unbolt from the foundation piles.

$$\frac{\text{Linear feet of Racking} * \text{Rack Dismantle Rate} * \text{Labor Rate}}{\text{Rack Dismantling Rate}} = \text{Total} = \$2,278.06$$

#### 4. Remove and Load Electrical Equipment

Electrical equipment includes transformers, inverters, and tracker motors.

$$\frac{(\text{Number of Inverters} * \text{Inverter Removal Rate} + \text{Number of Transformers} * \text{Transformer Removal Rate} + \text{Number of Motors} * \text{Motor Removal Rate}) * (\text{Operator Rate} + \text{Bobcat Rate})}{\text{Electrical Equipment Removal Cost}} = \text{Total} = \$1,489.00$$

#### 5. Load Racks

Once the racking has been dismantled, it will be loaded onto trucks from removal from the site. The trucking cost associated with this line item represents the additional time a truck will be needed during loading. Please see item #13 for the cost of the trucking off-site.

$$\frac{\text{Linear feet of Racking} * \text{Rack Loading Rate} * (\text{Operator Cost} + \text{Front End Loader Cost} + \text{Trucking Cost})}{\text{Total Rack Removal Cost}} = \text{Total} = \$22,375.54$$

#### 6. Remove Electrical Wiring

Electrical wiring will be removed from all underground conduits.

$$\frac{\text{Cable Length} * \text{Cable Removal Rate} * (\text{Operator Rate} + \text{Backhoe Cost})}{\text{Total Cable Removal Cost}} = \text{Total} = \$2,991.65$$

#### 7. Remove Foundation Piles





31601 N 1400 East Rd.  
Blackstone, IL 61313

Foundation piles will be pulled out of the ground and loaded onto a truck to be removed from site.

$$\frac{(Total\ Number\ of\ Piles / Daily\ Pile\ Removal\ Rate) * (Operator\ Rate + Excavator\ Cost)}{Total\ Pile\ Removal\ Cost}$$

Total = \$14,291.47

8. Remove Fencing

Fencing posts, mesh, and foundations will be loaded onto a truck and removed from site. Trucking costs included in this line item are for the removal process. Trucking to a recycling facility is included in item #13.

$$\frac{(Total\ Length\ of\ Fence * Fence\ Removal\ Rate) * (Operator\ Rate + Bobcat\ Cost + Trucking\ Cost)}{Total\ Fence\ Removal\ Cost}$$

Total = \$22,452.35

9. Remove Power Poles

Power poles will be removed and shipped off site.

$$\frac{Number\ of\ Power\ Poles * Pole\ Removal\ Rate}{Total\ Power\ Pole\ Removal\ Cost}$$

Total = \$9,000.00

10. Gravel Road Reclamation

Reclamation of the gravel access road will entail removing the gravel material and exporting it off site. The area will then be backfilled with loam and graded.

$$\frac{(Days\ with\ Rough\ Grader + Days\ with\ Fine\ Grader) * (Grader\ Cost\ per\ Day + Operator\ Cost\ per\ Day) + [Roadway\ Material\ Volume * (Gravel\ Export\ Cost + Loam\ Import\ Cost)]}{Gravel\ Road\ Reclamation\ Cost}$$

Total = \$57,070.10

11. Seed Disturbed Areas

Seeding cost include labor and materials for reseeding all disturbed areas including the reclaimed gravel road area, former electrical areas, and areas disturbed by racking foundation removal.

$$\frac{Seeding\ Cost * Disturbed\ Area}{Total\ Seeding\ Cost}$$

Total = \$8,934.91

12. Truck to Transfer Station

All material will be trucked to the nearest Transfer station that accepts construction material. The nearest transfer station is Area Materials, Inc.

$$\frac{(Total\ Truckloads * Round\ Trip\ Distance * Fuel\ Cost) + (Total\ Truckloads * Round\ Trip\ Time * Trucking\ Cost)}{Total\ Trucking\ Cost\ to\ Transfer\ Station}$$

Total = \$ 2,475.98



31601 N 1400 East Rd.  
Blackstone, IL 61313

Salvage Values

Salvage Values Not Included




31601 N 1400 East Rd.  
Blackstone, IL 61313

Summary of Decommissioning Costs

Line Item	Task	Cost
1	Module Removal	\$ 5,115.60
2	Rack Wiring Removal	\$ 532.88
3	Rack Dismantling	\$ 2,278.06
4	Electrical Equipment Loading and Removal	\$ 1,489.00
6	Load Racks	\$ 22,375.54
7	Electrical Wiring Removal	\$ 2,991.65
8	Foundation Pile Removal	\$ 14,291.47
9	Rence Removal	\$ 22,452.35
10	Power Pole removal	\$ 14,291.47
11	Gravel Road Reclamation	\$ 22,452.35
12	Seed Disturbed Areas	\$ 8,934.91
13	Trucking to Transfer Station	\$ 2,475.98
	Subtotal:	\$ 119,681.26
Additional Item	Task	Value
Salvage Values		
Not Included		
	Additional Item Subtotal:	\$
	Present Value Total:	\$ 119,681.26

Owner: 1400 East Solar 1, LLC

DocuSigned by:

  
 ABA695E604AF49A...  
 RICK Berube  
 \_\_\_\_\_  
 Authorized Signatory

Signature  
 Printed name  
 Title

# SITE PLAN

DATE: 11/10/2010



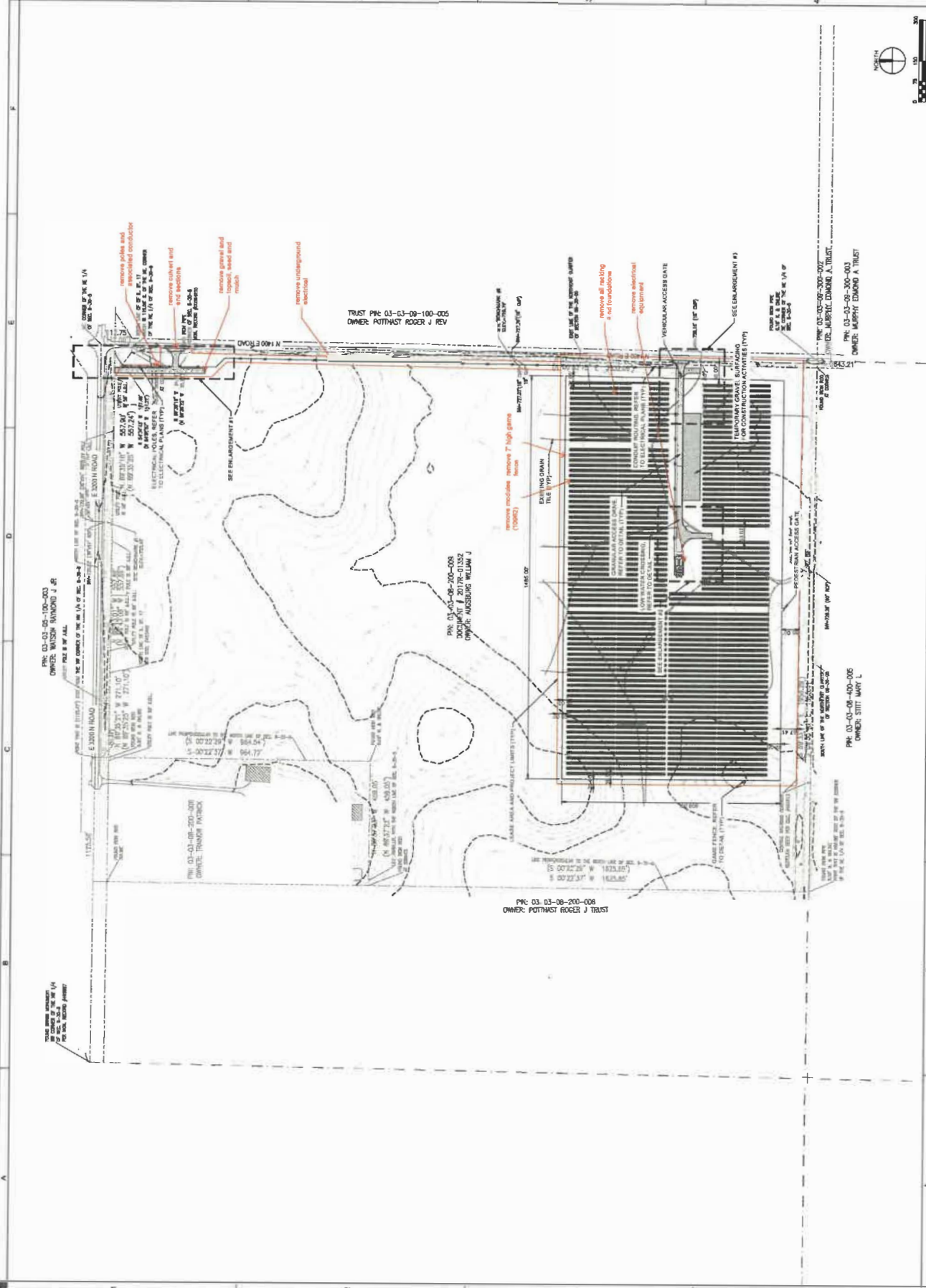
PRELIMINARY  
- NOT FOR  
CONSTRUCTION

NL IL 1400 EAST

EDF RENEWABLES DISTRIBUTION SOLUTIONS, INC.  
N 1400 E RD. BLACKSBURG, IL 61313



SHIVEHARTY  
ARCHITECTS & ENGINEERS  
ILLINOIS PROFESSIONAL ENGINEER NO. 0000141



## REPORT

To: The Members of the Agriculture and Zoning Committee  
The Members of the Livingston County Board

From: Brittney Miller, Zoning Administrator

Subject: Livingston County Zoning Case SU-19-23 – 1400 East Solar 1, LLC

The subject of this report is in regards to a review of a request for a special use pertaining to a proposal to develop a 4.99 MW solar farm on approximately 30 acres of a 104.3 acre tract of land. The subject property in this zoning case is located in Section 8 of Sunbury Township. You may refer to exhibits 1 through 3 for further detail on the location and approximate footprint of the proposed project.

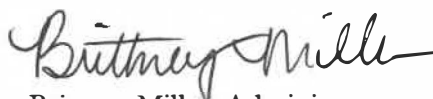
Exhibit #1 – Location of the subject property relative to the Village of Blackstone.

Exhibit #2 – Aerial photo of the general area of the proposed project with the approximate subject property lines indicated.

Exhibit #3 – Aerial photo of the subject property with the approximate property lines indicated.

The Livingston County Comprehensive Plan indicates that the subject property should be used for agricultural purposes. The area uses are generally agricultural and residential in nature.

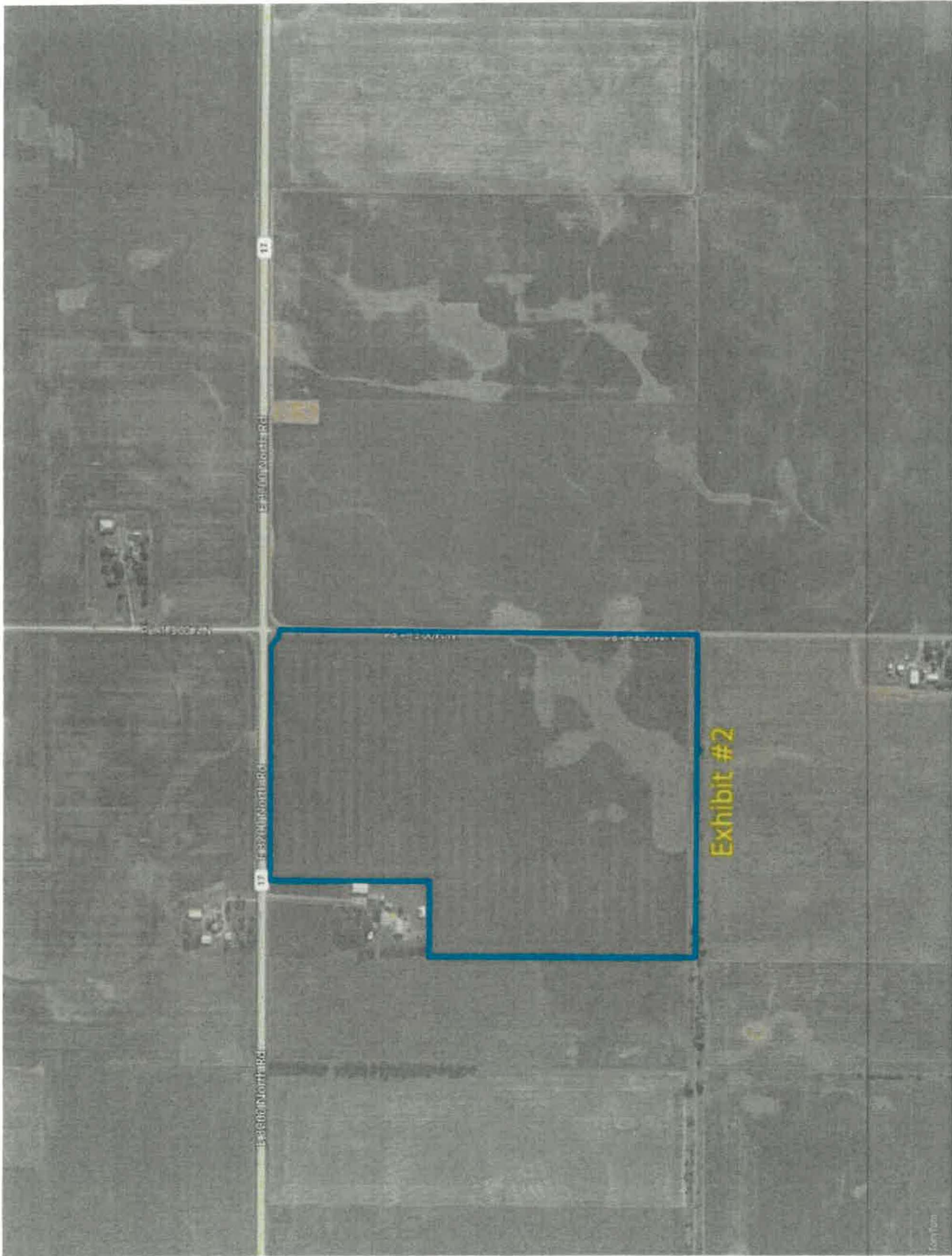
Respectfully submitted,

A handwritten signature in black ink that reads "Brittney Miller". The signature is written in a cursive, flowing style.

Brittney Miller, Administrator  
Livingston County Regional  
Planning Commission







12

East 100 North Rd

East 100 North Rd

12 East 100 North Rd

East 100 North Rd

Exhibit #2



Exhibit #3





EDF power solutions  
6940 Columbia Gateway Drive, Suite 400  
Columbia, MD 21406

Page 1 of 6

26508 E 2900 North  
Dwight, IL 60420

### Decommissioning Estimate/Plan

08/13/2025

This decommissioning Estimate has been prepared by Shive-Hattery, Inc in an attempt to predict the cost associated with the removal of the proposed solar facility. The primary cost of decommissioning is the labor to dismantle and load as well as the cost of trucking and equipment. All material will be removed from the site, including the concrete equipment pads, which will be broken up at the site and hauled to the nearest transfer station.

No salvage values have been assumed in this calculation.

The following values were used in this Decommissioning Estimate:

System Specifications		Equipment & Material Removal Rates	
Number of Modules	10,935	Module removal rate (min/module)	0.75
Linear feet of Racking (ft)	47,888	Rack wiring Rem. Rate (min/module)	0.2
Number of Inerters	20	Racking Dismantling Rate (min/LF)	0.1
Number of Transformers	2	Inverter removal rate (hr./unit)	0.25
Number of Tracker Motors	8	Transformer removal rate (hr./unit)	0.5
Electrical wire length (ft)	2,411	Motor removal rate (hr/unit)	0.5
Number of foundation piles	2,462	Rack loading rate (min/LF)	0.1
Length of Perimeter Fence (ft)	4,876	Elec. Wiring removal rate (min/LF)	0.5
Number of Power Poles	6	Pile Rem. Rate (piles/day)	300
Access Rd Material volume (YD)	1,856	Fence removal rate (min/LF)	1
Total Disturbed Area (SF)	89,349	Days required to break up concrete pads	3
Total Fence Weight(lbs)	3,462	Days req. w/Rough grader	1
Total Racking Weight (lbs)	300,098	Days req. w/fine grader	2
Total Foundation Pile Weight (lbs)	332,370	Total Truckloads required	28
		Round trip Dist. To Trans Sta (miles)	24
		Round trip time to Trans Sta. (hr.)	0.6



26508 E 2900 North  
Dwight, IL 60420

Labor and Equipment Costs	
Labor Rate (\$/hr)	\$ 35.00
Operator Rate (\$/hr)	\$ 47.00
Bobcat cost (\$/hr)	\$ 101.90
Front End Loader cost (\$/hr)	\$ 845.75
Excavator Cost (\$/hr)	\$ 1,365.46
Trucking Cost (\$/hr)	\$ 127.38
Backhoe Cost (\$/hr)	\$ 101.90
Power Pole removal cost (\$/pole)	\$ 1,500.00
Grader Cost (\$/day)	\$ 1,324.70
Gravel export cost (\$/YD)	\$ 8.00
Loam import cost (\$/YD)	\$ 20.00
Seeding costs (\$/SF)	\$ 0.10
Fuel cost (\$/mile)	\$ 0.50



26508 E 2900 North  
Dwight, IL 60420

### Labor, Material, and Equipment Costs

#### 1. Removal Modules

The solar modules are fastened to racking with clamps. They slide in a track. A laborer needs only unclamp the module and reach over and slide the module out of the track.

$$\frac{\text{Module Removal Rate} * \text{Total Number of Solar Modules} * \text{Labor Rate}}{\text{Module Removal Rate}} = \text{Total} = \$5,115.6$$

#### 2. Remove Rack Wiring

The modules are plugged together in the same manner as an electrical cord from a light is plugged into a wall socket. The string wires are in a tray. A laborer needs only unplug the module, reach into the tray and remove the strand of wire.

$$\frac{\text{Wire Removal Rate} * \text{Total Number of Solar Modules} * \text{Labor Rate}}{\text{Rack Wiring Removal Cost}} = \text{Total} = \$532.88$$

#### 3. Dismantle Racks

Tracker module racking primarily consists of torque tubes and a driveline. These are supported on driven piles. The torque tubes and driveline unbolt from the foundation piles.

$$\frac{\text{Linear feet of Racking} * \text{Rack Dismantle Rate} * \text{Labor Rate}}{\text{Rack Dismantling Rate}} = \text{Total} = \$2,278.06$$

#### 4. Remove and Load Electrical Equipment

Electrical equipment includes transformers, inverters, and tracker motors.

$$\frac{(\text{Number of Inverters} * \text{Inverter Removal Rate} + \text{Number of Transformers} * \text{Transformer Removal Rate} + \text{Number of Motors} * \text{Motor Removal Rate}) * (\text{Operator Rate} + \text{Bobcat Rate})}{\text{Electrical Equipment Removal Cost}} = \text{Total} = \$1,489.00$$

#### 5. Break Up Concrete Pads

Concrete pads are broken up using an excavator and jackhammer.

$$\frac{\text{Number of Demolition Days} * (\text{Excavator Cost} + \text{Operator Rate})}{\text{Total Concrete Pad Removal}} = \text{Total} = \$5,224.38$$

#### 6. Load Racks

Once the racking has been dismantled, it will be loaded onto trucks from removal from the site. The trucking cost associated with this line item represents the additional time a truck will be needed during loading. Please see item #13 for the cost of the trucking off-site.

$$\frac{\text{Linear feet of Racking} * \text{Rack Loading Rate} * (\text{Operator Cost} + \text{Front End Loader Cost} + \text{Trucking Cost})}{\text{Total Rack Removal Cost}} = \text{Total} = \$22,375.54$$

#### 7. Remove Electrical Wiring

Electrical wiring will be removed from all underground conduits.

$$\frac{\text{Cable Length} * \text{Cable Removal Rate} * (\text{Operator Rate} + \text{Backhoe Cost})}{\text{Total Cable Removal Cost}} = \text{Total} = \$2,991.65$$

#### 8. Remove Foundation Piles



26508 E 2900 North  
Dwight, IL 60420

Foundation piles will be pulled out of the ground and loaded onto a truck to be removed from site.

$$\frac{(\text{Total Number of Piles} / \text{Daily Pile Removal Rate}) * (\text{Operator Rate} + \text{Excavator Cost})}{\text{Total Pile Removal Cost}} =$$

Total = \$14,291.47

9. Remove Fencing

Fencing posts, mesh, and foundations will be loaded onto a truck and removed from site. Trucking costs included in this line item are for the removal process. Trucking to a recycling facility is included in item #13.

$$\frac{(\text{Total Length of Fence} * \text{Fence Removal Rate}) * (\text{Operator Rate} + \text{Bobcat Cost} + \text{Trucking Cost})}{\text{Total Fence Removal Cost}} =$$

Total = \$22,452.35

10. Remove Power Poles

Power poles will be removed and shipped off site.

$$\frac{\text{Number of Power Poles} * \text{Pole Removal Rate}}{\text{Total Power Pole Removal Cost}} =$$

Total = \$9,000.00

11. Gravel Road Reclamation

Reclamation of the gravel access road will entail removing the gravel material and exporting it off site. The area will then be backfilled with loam and graded.

$$\frac{(\text{Days with Rough Grader} + \text{Days with Fine Grader}) * (\text{Grader Cost per Day} + \text{Operator Cost per Day}) + [\text{Roadway Material Volume} * (\text{Gravel Export Cost} + \text{Loam Import Cost})]}{\text{Gravel Road Reclamation Cost}} =$$

Total = \$57,070.10

12. Seed Disturbed Areas

Seeding cost include labor and materials for reseeding all disturbed areas including the reclaimed gravel road area, former electrical areas, and areas disturbed by racking foundation removal.

$$\frac{\text{Seeding Cost} * \text{Disturbed Area}}{\text{Total Seeding Cost}} =$$

Total = \$8,934.91

13. Truck to Transfer Station

All material will be trucked to the nearest Transfer station that accepts construction material. The nearest transfer station is Area Materials, Inc.

$$\frac{(\text{Total Truckloads} * \text{Round Trip Distance} * \text{Fuel Cost}) + (\text{Total Truckloads} * \text{Round Trip Time} * \text{Trucking Cost})}{\text{Total Trucking Cost to Transfer Station}} =$$

Total = \$ 2,475.98



26508 E 2900 North  
Dwight, IL 60420

Salvage Values

Salvage Values Not Included




26508 E 2900 North  
Dwight, IL 60420

Summary of Decommissioning Costs

Line Item	Task	Cost
1	Module Removal	\$ 5,115.60
2	Rack Wiring Removal	\$ 532.88
3	Rack Dismantling	\$ 2,278.06
4	Electrical Equipment Loading and Removal	\$ 1,489.00
5	Break up Concrete Pads	\$ 5,224.38
6	Load Racks	\$ 22,375.54
7	Electrical Wiring Removal	\$ 2,991.65
8	Foundation Pile Removal	\$ 14,291.47
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10	Power Pole removal	\$ 14,291.47
11	Gravel Road Reclamation	\$ 22,452.35
12	Seed Disturbed Areas	\$ 8,934.91
13	Trucking to Transfer Station	\$ 2,475.98
	Subtotal:	\$ 124,905.64
Additional Item	Task	Value
Salvage Values		
Not Included		
	Additional Item Subtotal:	\$
	Present Value Total:	\$ 124,905.64

Owner: 2700 East Solar 1, LLC

DocuSigned by:  
  
 ABA6B5E804AF49A...

Authorized Representative

NORTH



**(B4) ELECTRICAL SITE PLAN OVERVIEW**

remove 7' high game  
fence

remove electrical equipment

remove all racking  
and foundations

**SHIVE-HATTERY**  
ARCHITECTS



2700 EAST SOLAR 1, LLC |

EDF RENEWABLES DISTRIBUTED SOLUTION, INC.  
2700 E RD DWIGHT, ILLINOIS 60420

3

PRELIMINARY  
- NOT FOR  
CONSTRUCTION

DRAWN BY	A.V.
APPROVED BY	K.B.
ISSUED FOR	PERMIT
ISSUE DATE	07/12/2025
PROJECT NUMBER	2250007230
FIELD BOOK	

ELECTRICAL SITE  
PLAN OVERVIEW

100

E100

## REPORT

To: The Members of the Agriculture and Zoning Committee  
The Members of the Livingston County Board

From: Brittney Miller, Zoning Administrator

Subject: Livingston County Zoning Case SU-20-23 – 2700 East Solar 1, LLC

The subject of this report is in regards to a review of a request for a special use pertaining to a proposal to develop a 5 MW solar farm on approximately 35.3 acres of a 113.97 acre tract of land. The subject property in this zoning case is located in Section 28 of Dwight Township. You may refer to exhibits 1 through 3 for further detail on the location and approximate footprint of the proposed project.

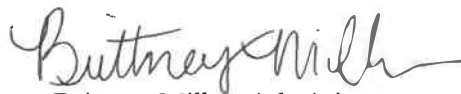
Exhibit #1 – Location of the subject property relative to the Village of Dwight.

Exhibit #2 – Aerial photo of the general area of the proposed project with the approximate subject property lines indicated.

Exhibit #3 – Aerial photo of the subject property with the approximate property lines indicated.

The Livingston County Comprehensive Plan indicates that the subject property should be used for agricultural purposes. The area uses are generally agricultural and residential in nature.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Brittney Miller", with a stylized flourish at the end.

Brittney Miller, Administrator  
Livingston County Regional  
Planning Commission



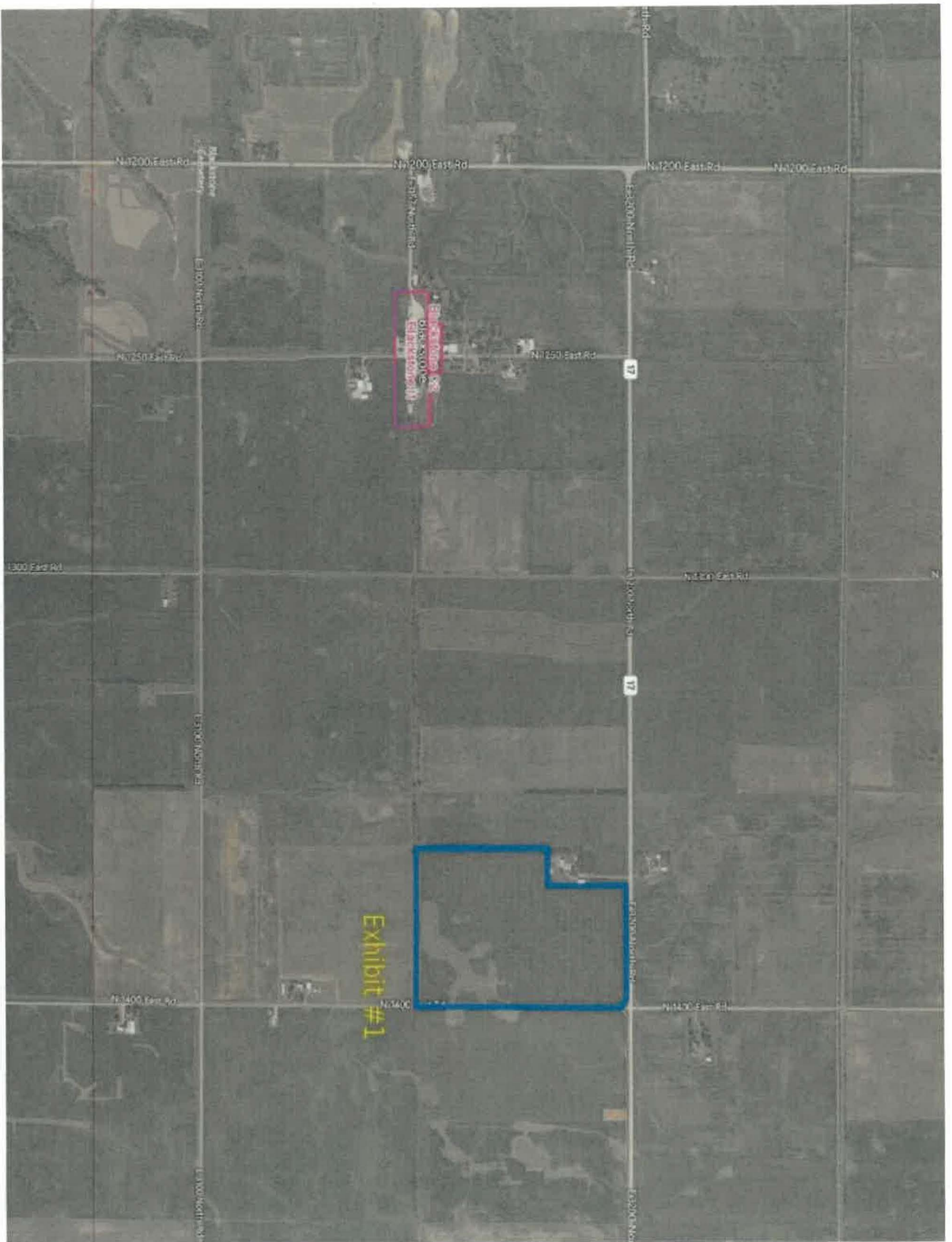


Exhibit #1  
616-510012  
tel: 222-2222

Exhibit #1

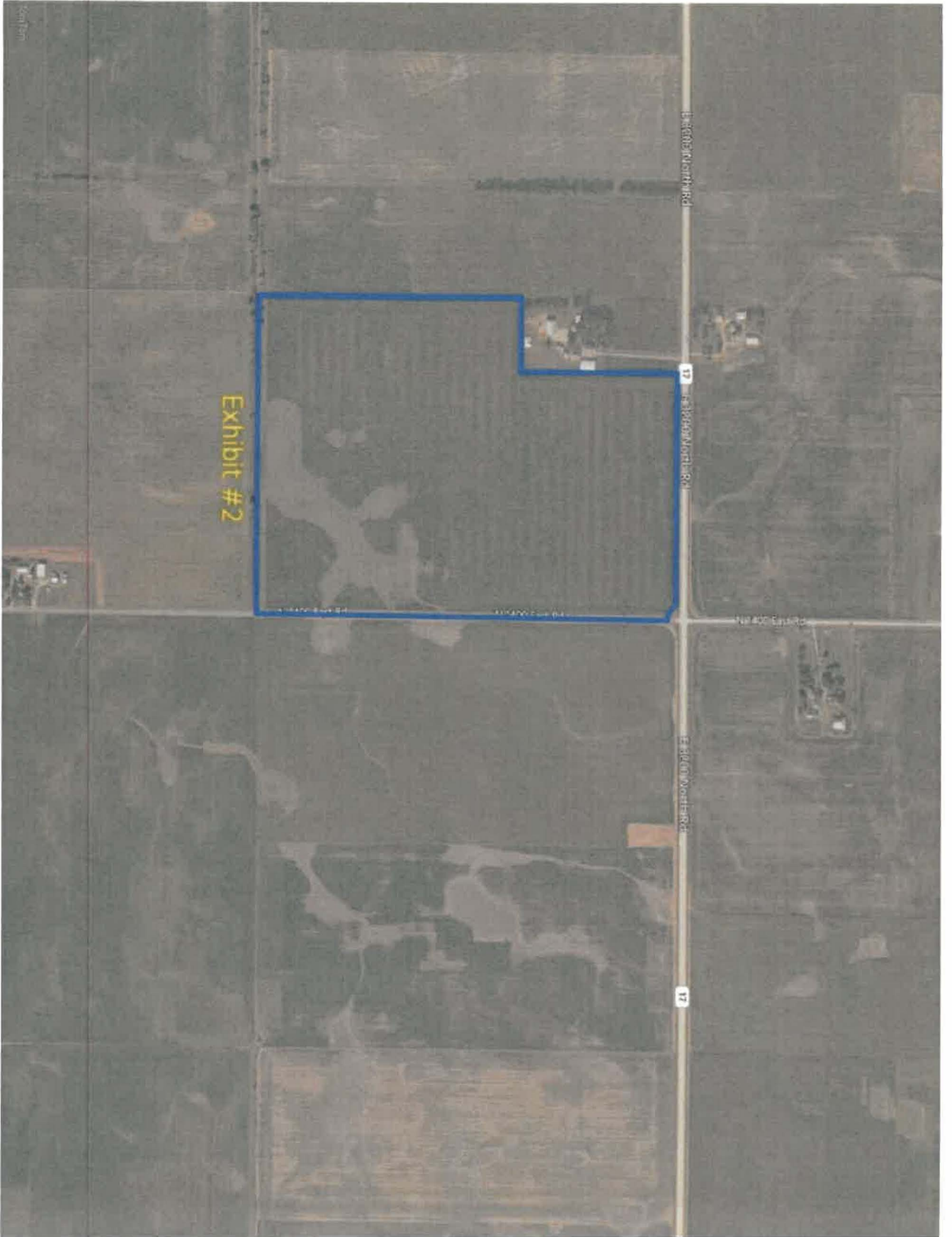




Exhibit #3



# LivingstonCountyIL - Schedule of Payments

7/30/2025 08:50 AM

Page 1 of 1

SOP # 12753 Livingston County 7/30/2025 8:50 AM

Date	Payer	Description	Source	GL Account	Type	Payment	Amount
Batch 12633: Livingston County, ,							
07/29/2025	Republic Services, Inc.	June 2025-Host Fees	Host Agreement-Contract Pymnt	210-000-3655-3314	Cash Receipt	Check 20091427	\$456,639.43
Batch Total							\$456,639.43
Grand Total							\$456,639.43

To Treasurer, Town Accountant, County Clerk

The above is a detailed listing of monies received by the above named department/persons.

Amounting in the aggregate to: \$456,639.43

Count of Receipts 1

Count of Payments 0

Paper

Coin

Check \$456,639.43

Receipt Total \$456,639.43

Payment Total \$0.00

Adjustment Total

Grand Total \$456,639.43

Department Head or Agent

TREASURER/COLLECTOR

LE03-AWIN MANAGEMENT INC  
REPUBLIC SERVICES

No 20091427  
Check Date: 07/25/2025

LIVINGSTON COUNTY TREASURER LIVINGSTON COUNTY COURT HOUSE PONTIAC, IL 61764				Vendor Number: 10014665	
INVOICE	DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
4365HOSTFEE0625	06/01/2025	URG RTD EXCEPTION 4365: KRIS WERTZ	\$456,639.43	\$0.00	\$456,639.43
TOTALS:			\$456,639.43	\$0.00	\$456,639.43

Livingston County Host Fee June 2025

THIS IS A WATERMARKED PAPER - DO NOT ACCEPT WITHOUT NOTING WATERMARK - HOLD TO LIGHT TO VERIFY WATERMARK

REPUBLIC SERVICES LE03-AWIN MANAGEMENT INC 18500 NORTH ALLIED WAY PHOENIX ARIZONA 85054	Bank of America S2-153/112 ME	Check Date 07/25/2025	Number 20091427
--	----------------------------------	--------------------------	--------------------

PAY TO THE ORDER OF

FOUR HUNDRED FIFTY-SIX THOUSAND SIX HUNDRED THIRTY-NINE AND 43/100 DOLLARS\*\*\*\*\*

LIVINGSTON COUNTY TREASURER  
LIVINGSTON COUNTY COURT HOUSE  
PONTIAC, IL 61764

Amount  
\$\*\*\*456,639.43

Void after 180 Days

Authorized Signature

## WASTE ANALYSIS BY DATE

## LIVINGSTON LANDFILL

JUNE 2025

month/year: JUNE 2025

G

	D	E	F	G=D+E+F	Tier 1 - Host fee		Tier 2 - Host fee		Tier 3 - Host fee	
	TAXABLE	tons paid by	EXEMPT	DAILY SW	1 thru 32,505		32,506 to 65,010		65,011 to 97,515	
DATE	IEPA TONS	yard	IEPA TONS	TONNAGE	TONS @	\$6.56	TONS @	\$4.71	tons	\$2.87
06/01/25	0.00	0.00	0.00	0.00	0.00	\$0.00				
06/02/25	4267.95	3.67	139.05	4410.67	4410.67	\$28,934.00				
06/03/25	4473.99	5.42	168.09	4647.50	4647.50	\$30,487.60				
06/04/25	4362.66	22.40	162.00	4547.06	4547.06	\$29,828.71				
06/05/25	4595.72	114.74	238.56	4949.02	4949.02	\$32,465.57				
06/06/25	4488.36	7.43	167.42	4663.21	4663.21	\$30,590.66				
06/07/25	1051.24	0.00	70.03	1121.27	1121.27	\$7,355.53				
06/08/25	0.00	0.00	0.00	0.00	0.00	\$0.00				
06/09/25	3959.54	12.31	172.49	4144.34	4144.34	\$27,186.87				
06/10/25	4502.24	51.97	162.88	4717.09	4021.93	\$26,383.86	695.16	\$3,274.20		
06/11/25	4177.58	40.16	244.58	4462.32			4462.32	\$21,017.53		
06/12/25	4386.72	72.24	144.74	4603.70			4603.70	\$21,683.43		
06/13/25	4100.74	44.32	135.35	4280.41			4280.41	\$20,160.73		
06/14/25	1235.99	0.00	80.50	1316.49			1316.49	\$6,200.67		
06/15/25	0.00	0.00	0.00	0.00			0.00	\$0.00		
06/16/25	4026.50	27.64	143.56	4197.70			4197.70	\$19,771.17		
06/17/25	3856.28	178.71	190.83	4225.82			4225.82	\$19,903.61		
06/18/25	3788.38	0.00	178.44	3966.82			3966.82	\$18,683.72		
06/19/25	4132.35	45.55	254.30	4432.20			4432.20	\$20,875.66		
06/20/25	3976.50	50.07	207.70	4234.27			324.38	\$1,527.83	3909.89	\$11,221.38
06/21/25	1507.75	14.31	50.70	1572.76					1572.76	\$4,513.82
06/22/25	0.00	0.00	0.00	0.00					0.00	\$0.00
06/23/25	3652.23	30.85	206.19	3889.27					3889.27	\$11,162.20
06/24/25	4153.43	56.31	162.80	4372.54					4372.54	\$12,549.19
06/25/25	3939.07	11.58	90.16	4040.81					4040.81	\$11,597.12
06/26/25	3824.73	27.41	252.61	4104.75					4104.75	\$11,780.63
06/27/25	3621.40	35.02	218.33	3874.75					3874.75	\$11,120.53
06/28/25	1424.70	0.00	77.39	1502.09					1502.09	\$4,311.00
06/29/25	0.00	0.00	0.00	0.00					0.00	\$0.00
06/30/25	3971.25	39.53	188.59	4199.37					4199.37	\$12,052.19
	0.00			0.00					0.00	\$0.00
	91477.30	891.64	4107.29	96,476.23	32,505.00	\$213,232.80	32,505.00	\$153,098.55	31,466.23	\$90,308.08
	D	E	F	WF Tons						
				G						

n this month

Host fee ton	96,476.23	Host fee owed:	\$456,639.43
			RTD4365

LivingstonCountyIL - Schedule of Payments

SOP # 12852 Livingston County 8/14/2025 2:42 PM

Date	Payer	Description	Source	GL Account	Type	Payment	Amount
Batch 12732: Livingston County, ,							
08/14/2025	Republic Services, Inc.	July 2025 Host Fees	Host Agreement-Contract Pymnt	210-000-3655-3314	Cash Receipt	Check 20092586	\$460,876.21
Batch Total							\$460,876.21
Grand Total							\$460,876.21

To Treasurer, Town Accountant, County Clerk  
The above is a detailed listing of monies received by the above named department/persons.  
Amounting in the aggregate to: \$460,876.21

Count of Receipts	1
Count of Payments	0
Paper	
Coin	
Check	\$460,876.21
Receipt Total	\$460,876.21
Payment Total	\$0.00
Adjustment Total	
Grand Total	\$460,876.21

Department Head or Agent
TREASURER/COLLECTOR

LE03-AWIN MANAGEMENT INC  
REPUBLIC SERVICES

No 20092586  
Check Date: 08/12/2025

LIVINGSTON COUNTY TREASURER LIVINGSTON COUNTY COURT HOUSE PONTIAC, IL 61764				Vendor Number: 10014665	
INVOICE	DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
4365HOSTFEE0725	07/01/2025 URG RTD EXCEP	ION 4365: KRIS WERTZ	\$460,876.21	\$0.00	\$460,876.21
July Host					
Detach at perforation Before Depositing Check			TOTALS:	\$460,876.21	\$0.00
				\$460,876.21	

RECEIVED  
AUG 14 2025  
LIVINGSTON COUNTY, IL  
TREASURER/COLLECTOR

THIS IS A WATERMARKED PAPER - DO NOT ACCEPT WITHOUT NOTING WATERMARK - HOLD TO LIGHT TO VERIFY WATERMARK

REPUBLIC SERVICES LE03-AWIN MANAGEMENT INC 18500 NORTH ALLIED WAY PHOENIX ARIZONA 85054	Bank of America 52-153/112 ME	Check Date 08/12/2025	Number 20092586
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PAY FOUR HUNDRED SIXTY THOUSAND EIGHT HUNDRED SEVENTY-SIX AND 21/100 DOLLARS\*\*\*\*\*

Amount  
\$\*\*\*460,876.21

Void after 180 Days

PAY TO THE ORDER OF LIVINGSTON COUNTY TREASURER  
LIVINGSTON COUNTY COURT HOUSE  
PONTIAC, IL 61764

Authorized Signature

0020092586 011201539 000080231000



## WASTE ANALYSIS BY DATE

LIVINGSTON LANDFILL

JULY 2025

month/year: JULY 2025

G

	D	E	F	G=D+E+F	Tier 1 - Host fee		Tier 2 - Host fee		Tier 3 - Host fee		Tier 4 - Host fee	
	TAXABLE	tons paid	EXEMPT	DAILY SW	1 thru 32,505		32,506 to 65,010		65,011 to 97,515		97,516 TO 130,020	
DATE	IEPA TONS	by yard	IEPA TONS	TONNAGE	TONS @	\$ 6.56	TONS @	\$ 4.71	tons	\$ 2.87	tons	\$ 2.87
7/1/25	4,094.13	29.4	132.35	4,255.88	4,255.88	27918.5728						
7/2/25	3,833.24	99.266	98.68	4,031.19	4,031.19	\$ 26,444.61						
7/3/25	3,551.75	27.103	95.16	3,674.01	3,674.01	\$ 24,101.51						
7/4/25	-			-	-	\$ -						
7/5/25	2,253.13	3.656	102.84	2,359.63	2,359.63	\$ 15,479.17						
7/6/25	-			-	-	\$ -						
7/7/25	3,596.40	32.29	293.92	3,922.61	3,922.61	\$ 25,732.32						
7/8/25	3,926.51	52.799	151.36	4,130.67	4,130.67	\$ 27,097.20						
7/9/25	4,105.52	58.76	97.43	4,261.71	4,261.71	\$ 27,956.82						
7/10/25	3,823.67	90.597	229.61	4,143.88	4,143.88	\$ 27,183.85						
7/11/25	4,148.21	68.88	174.29	4,391.38	1,725.42	\$ 11,318.76	2665.96	\$ 12,556.67				
7/12/25	1,172.91		23.75	1,196.66			1196.66	\$ 5,636.27				
7/13/25	-			-			0	\$ -				
7/14/25	3,941.60	37.055	222.93	4,201.58			4201.58	\$ 19,789.44				
7/15/25	3,864.32	38.009	240.72	4,143.05			4143.05	\$ 19,513.77				
7/16/25	3,785.98	74.06	195.25	4,055.29			4,055.29	\$ 19,100.42				
7/17/25	4,200.02	49.59	233.83	4,483.44			4,483.44	\$ 21,117.00				
7/18/25	3,950.24	58.23	174.38	4,182.85			4,182.85	\$ 19,701.22				
7/19/25	1,133.20	4.98	21.50	1,159.68			1,159.68	\$ 5,462.09				
7/20/25	-			-			-	\$ -				
7/21/25	3,639.98	59	235.07	3,934.05			3,934.05	\$ 18,529.38				
7/22/25	3,615.51	62.8	232.11	3,910.42			2,482.44	\$ 11,692.29	1,427.98	4,098.30		
7/23/25	4,040.10	50	769.36	4,859.46					4,859.46	13,946.65		
7/24/25	3,685.63		524.61	4,210.24					4,210.24	12,083.39		
7/25/25	3,448.28	64.988	499.27	4,012.54					4,012.54	11,515.99		
7/26/25	1,183.66	64.043	23.84	1,271.54					1,271.54	3,649.32		
7/27/25	-			-					-	-		
7/28/25	3,690.72	32.21	481.12	4,204.05					4,204.05	12,065.62		-
7/29/25	3,828.71	90.5	196.53	4,115.74					4,115.74	11,812.17		-
7/30/25	3,684.43	90.528	424.93	4,199.89					4,199.89	12,053.68		-
45869	4,030.83	101.183	509.01	4,641.02					4,203.56	12,064.22	437.46	1,255.51
	90,228.68	1339.927	6,383.85	97,952.46	32,505.00	\$ 213,232.80	32,505.00	\$ 153,098.55	32,505.00	93,289.35	437.46	1,255.51

D

E

F

WF Tons

G

Host fee tons:

97,952.46

Host fee owed:

\$ 460,876.21

RTD4365