

APPLICATION FOR **SPECIAL USE** UNDER THE REGULATIONS OF THE McLEAN COUNTY ZONING ORDINANCE

<p><b>APPLICANT</b>                  NAME: Towanda Solar, LLC by Cypress Creek Renewables                  ADDRESS: 3204 Pico Blvd., Suite 215                  Santa Monica, CA 90405                  PHONE: - home: 815-310-5488 work:</p>	<p>FOR OFFICIAL USE ONLY</p> <p>CASE NO. <u>SU - 20 - 09</u></p>	
<p><b>OWNER</b>                  NAME: James Finnigan                  3907 Stringtown Rd                  ADDRESS: Shirley, IL 61772</p>	<p>FILING FEE \$ <u>650</u>                  RECEIPT NO. <u>8961</u>                  PUB. COSTS \$ <u>170.64</u>                  RECEIPT NO. <u>1992</u>                  HEARING DATE <u>8-4-20</u>                  HEARING TIME <u>7:45 p.m.</u>                  DECISION DATE <u>8-18-20</u></p>	<p>RECEIVED                  JUL 10 2020                  ZONING                  FILE STAMP</p>
<p><b>ATTORNEY</b>                  NAME:                  ADDRESS:                  PHONE: - home: work:</p>		

matthew.kauffman@ccrenew.com

**PROPERTY INFORMATION**

		Yes	No
Permanent Parcel No.	<u>20-23-400-009 and 010</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Interest	<u>Solar Farm</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning District	<u>Agriculture</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<u>45 acres</u>	The next question applies to Single Family Residential Special Use;	
Present Use	<u>Farming</u>	<input type="checkbox"/>	<input type="checkbox"/>

**SPECIAL USE INFORMATION**

A special use is requested to allow the property described above to be used as: 2 Megawatt solar energy facility

- A previous special use has not been filed for the described property.
- Legal description attached. (*Application shall be submitted with a copy of the property legal description.*)
- A previous special use was requested for the described property.  
 Such request use was made on 8/21/2018, and Granted in SU-18-14.  
 (Date) (Granted or Denied) (Case Number)

**ADDITIONAL INFORMATION**

- Attachment No. 1: A plat drawn to scale showing the actual size and shape of the lot or property; location, ground area dimensions, and identification of use of all (existing and proposed) buildings, structures, driveways, parking areas, sewer systems, etc.; and dimensions of front, side, and rear yards.
- Attachment No. 2: Specification of each building, structure, or use (existing or proposed) identified on the plat.
- Attachment No. 3:
- Attachment No. 4:

I (we) certify that this proposed Special Use will conform to the standards for Special Uses in the McLean County Zoning Ordinance, and that all of the above statements and the information contained in any attachments, documents, or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) understand that if the special use is approved it will expire in two years, unless a construction permit is taken to effectuate such special use; or evidence of use is filed with the Director of Building and Zoning.

DocuSigned by:  
Matthew Bowers 7/7/2020  
 Applicant Signature Date  
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**Legal Description: 20-23-400-008**

THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 456.23 FEET OF THE WEST 378 FEET THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 23; THENCE NORTH 00 DEGREES 54 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 32 (STRINGTOWN ROAD), SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE AFORESAID POINT OF BEGINNING, THENCE NORTH 89 DEGREES 59 MINUTES 03 SECONDS WEST, ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 323.13 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF 368.39 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 03 SECONDS EAST, A DISTANCE OF 323.13 FEET TO THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 23; THENCE SOUTH 00 DEGREES 54 MINUTES 20 SECONDS EAST, ALONG THE AFORESAID EAST LINE, A DISTANCE OF 368.39 FEET TO THE POINT OF BEGINNING (THE PREVIOUSLY DESCRIBED "EXCEPTION" ALSO BEING DESCRIBED AS: LOT 1 FINNIGAN FARMS SUBDIVISION IN SECTION 23, TOWNSHIP 23 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 27, 2005 AS DOCUMENT NUMBER 2005-00002947) IN MCLEAN COUNTY, ILLINOIS.



**Towanda Solar Decommissioning Plan**

Prepared and Submitted by Towanda Solar, LLC

Decommissioning will occur as a result of any of the following conditions:

- 1. The land lease expires or is terminated; or
- 2. The solar energy system the ("SES") does not produce power for a period of 12 consecutive months

Towanda Solar, LLC (the "Operator") of the SES will do the following as a minimum to decommission the SES:

- 1. Remove all Operator-owned equipment, conduits, structures, and foundations to a depth of at least three feet below grade; and
- 2. Remove all fencing unless the owner of the leased real estate requests in writing for it to stay in place; and
- 3. Take the following steps to restore the land:
  - a. Grade to maintain existing drainage patterns at the time of decommissioning unless stated otherwise by the leading Authority Having Jurisdiction (AHJ) or in any governing decommissioning ordinance;
  - b. Reseed the land using local non-invasive grasses; and
  - c. Maintain the grass for a total of three months after the seeding.

All such removal and decommissioning shall occur within 18 months of any aforementioned decommissioning condition.

The Operator is responsible for decommissioning the SES.

The Operator will provide the McLean County Building and Zoning Department with an updated signed decommissioning plan within 30 days if the operator of the SES changes.

Any updates to this plan will be submitted to the McLean County Building and Zoning Department by the party responsible for decommissioning the SES.

Operator: Towanda Solar, LLC

DocuSigned by:  
 Signature: Geoff Fallon  
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 Geoff Fallon, Authorized Agent

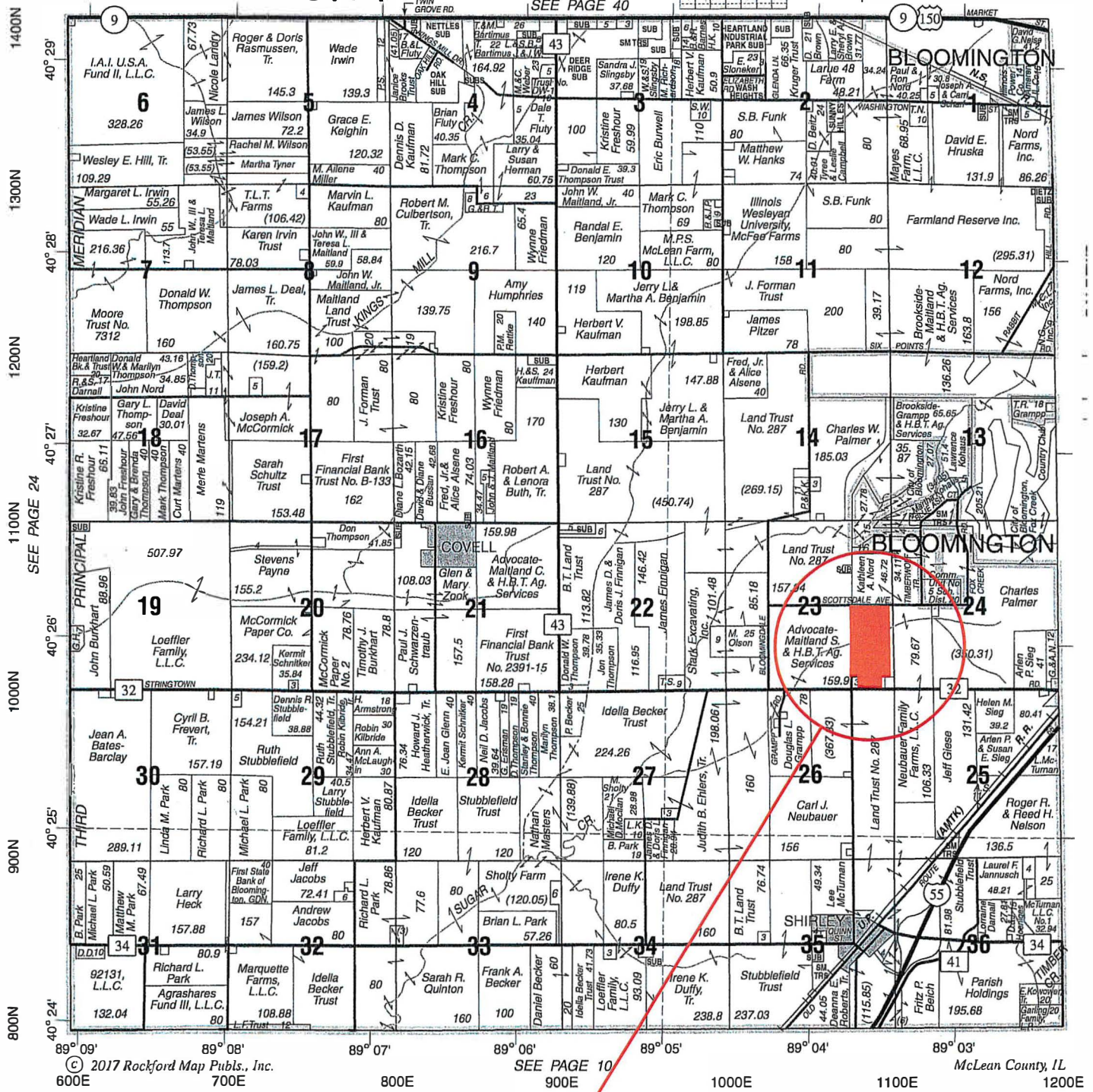
Date: 7/11/2018



# DALE SOUTHWEST PART BLOOMINGTON CITY

T.23N.-R.1E.

← BLOOMINGTON CITY TWP.



Att. 1: Plat Map

Towanda Solar, LLC by Cypress Creek Renewables

Case No. SU-20-09