



AGENDA

Carbondale Planning Commission
October 3, 2018
City Hall / Civic Center
200 South Illinois Avenue, Room 108
6:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Approval of Minutes:** Minutes of September 19, 2018
- 3. Citizen Comments and Questions**
- 4. Report of Officers, Committees, Communications**
- 5. Public Hearings**

PC 19-04- Brightfields Development, LLC, is requesting a Special Use Permit for the development of a solar array in the AG, General Agriculture, and GI, General Industrial, zoning districts for property located at 1555 North Marion Street.

- 6. Old Business**

None

- 7. New Business**

- A.** City Council Agenda from September 11, 2018.
- B.** Approve 2019 Planning Commission Meeting Schedule

- 8. Adjournment**



MINUTES

Carbondale Planning Commission
Wednesday, September 19, 2018
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order at 6:00 p.m.

Members Present: LeBeau, Hamilton, Henson, Love, Litecky and Bradshaw (ex-officio)

Members Absent: Miller, Sheffer, Burnside, Lilly

Staff Present: Taylor

1. Approval of Minutes:

Mr. Love moved, seconded by Dr. LeBeau, to approve the minutes for September 5, 2018.

The motion to approve the minutes passed with a unanimous voice vote.

2. Citizen Comments or Questions

There were none

3. Report of Officers, Committees, Communications

There were none

4. Public Hearings

PC 19-05 6:02 pm, - Sailiata, LLC is requesting a text amendment relative to allowing general retail uses via Special Use Permit within the PAR, Professional Administrative Office, Residential, zoning district.

Ms. Litecky declared Public Hearing PC 19-05 open and asked Mr. Taylor to read the legal notice.

Travis Taylor, Senior Planner for the City of Carbondale, read the legal notice.

Ms. Litecky asked Mr. Taylor to read the staff report.

Mr. Taylor was sworn in and read part A of the staff report.

Ms. Litecky asked if there were any questions of staff.

There were none.

Ms. Litecky asked if the applicant was present and wished to speak.

Ms. Sara Heyer of 1442 Gary Dr. Carbondale, came forward to reiterate the statement that was in the staff report.

Ms. Litecky asked if there were any questions of the applicant.

There were none.

Ms. Litecky asked if anyone wished to speak in favor.

Mr. Taylor read a letter from Mr. Donald Monty of 418 S. Giant City Road, Carbondale. Mr. Monty recommended that a footnote be added to require the specific retail use of the retail be included as a condition of the Special Use Permit.

Dr. Hamilton asked the applicant what other items the bookstore was going to sell.

Ms. Heyer responded that it will be a room sell local artwork and local authors.

Ms. Lori Sailiata of 705 W. Main St Carbondale, came forward to speak. Ms. Sailiata stated that 231 square feet of the bookstore is only going to be used for retail. Ms. Sailiata said that she will use that space to sell books and sampling for local artists and crafters and things associated with a bookstore.

Ms. Litecky asked if anyone wished to speak in opposition.

There were none.

Ms. Litecky asked Mr. Taylor to read the staff analysis.

Mr. Taylor read Parts B and C of the staff report for PC 19-05, with a recommendation of approval.

Ms. Litecky asked if the Commissioners had questions for staff.

Mr. Henson request clarification on what the footnote would do that Mr. Monty requested in his letter.

Mr. Taylor answered Mr. Henson's request.

Ms. Litecky asked if there were questions from anyone to anyone.

Ms. Bradshaw asked if staff considered instead of making a new footnote, adding the footnote used by the Neighborhood Business zoning district instead.

Mr. Taylor stated that the footnote Mr. Monty suggested is different than the Neighborhood Business zoning district footnote as it limits the employee's hours of operation and not a required specified land use. Ms. Litecky asked if the new footnote protects the neighborhood. Mr. Taylor responded that was correct, the City Council and Planning Commission can pick the specific land uses allowed by the Special Use.

Dr. Hamilton asked if the special use permit is only for Sailiata and not for any other properties if the building is sold.

Mr. Taylor responded that the special use permit can be written that way. Ms. Litecky noted that the Committee meeting is only for a text amendment not for a special use permit.

Ms. Litecky declared PC 19-05 closed and asked for a motion on the findings of fact.

Mr. Love moved that the Commission accept as findings of fact Part A of the staff report for PC 19-05, the applicant was present, and one spoke in favor, one letter in favor and none in opposition, seconded by Mr. Henson.

The motion was passed with a unanimous voice vote.

Mr. Love moved that the Commission recommend approval of a text amendment, with the addition of Mr. Monty's footnote, to allow general retail use via Special Use Permit within the PAR, Professional Administrative Office, Residential, zoning district, and send PC 19-05 to City Council, seconded by Dr. LeBeau.

Roll Call Vote:

Yes – 5 (LeBeau, Hamilton, Henson, Love, and Litecky)

No – 0

Mr. Taylor stated that the item would move forward with recommendation for approval with Mr. Monty's text amendment of PC 19-05 and that the item would be on the City Council agenda for discussion at their meeting on October 9th 2018.

5. Old Business

There was none.

6. New Business

A. City Council Agenda from September 11, 2018.

Ms. Bradshaw reviewed the City Council meetings as they related to Planning.

B. Dr. LeBeau motioned to move the November 21, 2018, meeting to November 14, 2018, and was seconded by Mr. Love.

The motion was passed with a unanimous voice vote.

6. Adjournment

Ms. Litecky adjourned the meeting at 6:26 p.m.



CARBONDALE
All Ways Open

Planning and Development Management

200 South Illinois Avenue
Carbondale, Illinois 62901
Telephone 618-457-3248
Fax 618-457-3289
www.explorecarbndale.com

M-E-M-O-R-A-N-D-U-M

TO: The City of Carbondale Planning Commission

FROM: Travis Taylor, AICP, Senior Planner

RE: PC 19-04 Brightfields Development LLC is requesting a Special Use Permit for renewable energy production at 1555 North Marion Street

DATE: August 29, 2018

(Planning Commission Public Hearing on Wednesday, September 5, 2018, at 6:00 p.m.)

PART A. GENERAL INFORMATION

1. Applicant:
Brightfields Development LLC
16 Laurel Avenue
Wellesley, MA 02481
- Owner:
Beazer East Inc.
Three Rivers Management, Inc.
1910 Cochran Rd
Pittsburgh, PA 15220
2. Requested Action: Brightfields Development LLC is requesting a Special Use Permit to develop a solar array in the AG, General Agriculture, and GI, General Industrial districts, for property located at 1555 North Marion Street. (Please Refer to Exhibit A - Applicant's Brief)
3. Background: The subject property, currently owned by Beazer East Inc., was formerly the site of a wood treatment facility which operated from 1902 until 1991. At this site, wood products were generally delivered to and from the site via the adjacent railway for treatment to prevent the wood products from breaking down when located outdoors in the natural weather.

Since the closure of the site in 1991, the Environmental Protection Agency has since declared the site a brownfield due to the types of chemicals used during the treatment process. A brownfield is a term used to identify property which may have been subjected to contamination by a hazardous substance. Extensive cleaning and remediation of the site

was initiated in 2004 which included the placement of surface soil cover, the relocation of Glade Creek, and the construction of an interceptor/barrier trench. Following the completion of remedial efforts, monitoring of the site is to continue for a minimum of a 30 year period.

Brightfields, LLC, utilized by Beazer, to assist with remediation and redevelopment efforts, is proposing the redevelopment of the site for utilization as a solar array. Specifically, the applicant is seeking approval to place both pole-mounted and ground-mounted solar panels on the site. In total, approximately 73 acres will be utilized for the solar array (27.5 acres of pole-mounted panels and 45.5 acres of ground-mounted panels).

Brightfields, LLC was previously awarded a Special Use Permit by the City of Carbondale in March of 2015 for the same scope of work (Resolution No. 2015-R-10). After recommendation for approval by the Carbondale Planning Commission during its meeting on September 18, 2013, the Carbondale City Council, at its meeting on October 8, 2013, chose to defer action pending the completion of at least two informational meetings to be held by the applicant for residents within the affected neighborhood. The applicant subsequently held meetings on July 30, 2014; December 18, 2014; and February 24, 2015. Following these meetings, the City Council issued the Special Use Permit on March 24, 2015.

Among several other conditions placed on the permit (see Attachment B - Resolution No. 2015-R-10), the permit had a condition that the permit expire in three years from the issuance of the permit. As this permit expired on March 24, 2018, the applicant has to return to the City of Carbondale to request another permit so that they may continue to pursue the proposed project.

4. Number of Notices Sent to Property Owners within 500 feet of property zoned GI and 1,000 feet of property zoned AG: Forty two (42) notices were sent to nearby property owners.
5. Location & size: The subject property is located at 1555 N. Marion and is approximately 217.56+/- acres in total size. The western portion of the property is located within city limits and the northern and eastern portions are outside of the Corporate City Limits. (Please refer to Exhibit C - Photographs of Subject Property)
6. Existing Zoning: The subject property is zoned AG, General Agriculture, and GI, General Industrial. Properties to the north, east and south of the subject property are zoned AG, General Agriculture. The adjacent property to the southwest is zoned R-1-5, Low Density Residential. The adjacent property to the west is zoned GI, General Industrial. (Please refer to Exhibit D – Existing Zoning)
7. Existing Land Use: The subject property is currently unoccupied with the exception of ongoing remediation work. The current land use for the adjacent properties to the north,

southeast, east, and west are agriculture. There are single family residences adjacent to the southwestern portion of the subject property. (Please refer to Exhibit E - Existing Land Use)

8. Comprehensive Plan: The 2010 Comprehensive Plan Land Use Map designates the subject property and the surrounding properties as Agriculture and General Industrial with boundaries touching Neighborhood Conservation/Restoration. (Please refer to Exhibit F - Comprehensive Plan)
9. Zoning History: The subject property was zoned AG, General Agriculture and GI, General Industrial, with the adoption of the 1974 Zoning Ordinance.
10. Applicable Regulations:

15-2.9 AG General Agriculture

15-2.9.1. Statement of Intent

This district is created to provide land for purposes devoted primarily to the production of agricultural products such as field crops, livestock, fowl and other conventional agricultural pursuits. Other limited compatible uses are also permitted. This district is also created to assist in the conservation of the natural resources within the jurisdiction of this ordinance by encouraging practices which will conserve soil, soil resources, water, water resources, and prevent soil erosion and floodwater damages. Utilities other than electricity and telecommunications should be provided by the land user thereby discouraging the uneconomical extension of public water supply and sewage disposal facilities. Uses not related to agriculture are discouraged. When the public interest will be served and only when a contribution will be made to orderly growth, portions of this district may be rezoned for alternative uses.

15-2.25: GI General Industrial District

15-2.25.1 Statement of Intent:

This district is established to provide areas for industrial and/or manufacturing and/or warehouse or storage operations which may require buildings and/or open area for fabricating, processing, repairing, dismantling or disposal of equipment, raw materials, manufactured products or wastes. Land designated for this district should be located in relation to the thoroughfare network of the community, as well as rail and air if required, so as to not disrupt normal traffic flow.

15-6.8 Special Use Review

15-6.8.1 Intent

The special use permit is established to provide for those uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and to provide for those public and quasi-public uses affected with the public interest. Where a use exists on the effective date of this ordinance and it is classified as a special use by this ordinance, it shall be considered to be a lawful special use.

15-6.8.2. Procedures

C. Hearing

1. A special use may be permitted by the City Council only after a public hearing before the Planning Commission. The Planning Commission shall make findings of fact; and if the Planning Commission finds that:

- (a) The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood;
- (b) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare;
- (c) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood;
- (d) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- (e) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
- (f) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (g) The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Title 15.

2. The Planning Commission shall recommend that the City Council approve the issuance of the zoning certificate for such special use. Otherwise, the Planning Commission shall recommend that the City Council direct the administrative official to deny the application. The findings of fact and the recommendation of the Planning Commission shall be in writing. The City Council decision shall be written to the applicant by the administrative official.

PART B. SPECIAL INFORMATION

1. Public Utilities:

Water: There is a six inch (6") City of Carbondale water line along North Marion Street. Also, a two inch (2") City of Carbondale water line is located off North Marion Street that services an existing fire hydrant on the property.

Sanitary Sewer: The City of Carbondale has an eight inch (8") sanitary sewer line that runs south of the site along East Knight Street.

Storm Sewer: Storm water runoff is contained via an open ditch system

2. Public Services: The southwest section of the subject property is located within the Carbondale City limits and is served by the City of Carbondale Police and Fire Departments. The northeast section of the subject property is located outside of the City of

Carbondale and would be served by the Carbondale Township for fire protection and the Jackson County Sheriff Department.

3. Traffic Counts: The latest Illinois Department of Transportation Traffic Map indicates that North Marion Street has an average traffic count of 400 vehicles per day.
4. Correspondence Received: As of the date of this report the staff has heard from two citizens regarding this request. One citizen had concerns with the request, while the second had some general questions.

PART C. ANALYSIS

Brightfields Development LLC is requesting a Special Use Permit to allow the development of a solar array in an AG, General Agriculture and GI, General Industrial, district. Brightfields Development, LLC., has been enlisted by the current owner, Beazer East Inc., to provide assistance during the remediation and redevelopment process. Brightfields has significant experience working on distinct aspects of the remediation and redevelopment of contaminated properties for use as solar energy generation facilities. In fact, in addition to the project in Carbondale, Brightfields is also proposing the redevelopment of another brownfield in Illinois under the same funding source.

After an assessment, in coordination with Beazer and their engineering team, Brightfields identified the Carbondale site as an ideal location for redevelopment. Brightfields has completed preliminary designs and plans to develop a 20-30 MW array on 73 acres of the site, consisting of approximately 27.5 acres of pole-driven panels and 45.5 acres of ground-mounted panels.

The installation of a solar field on the brownfield would be in accordance with Focus Area 2.1 Managing Future Growth strategy 1 of the 2010 Comprehensive Plan which states:

Actions and Initiatives K.

Redevelop brownfield sites, as appropriate, while being mindful of the possibility of brownfield grants to aid in the environmental remediation and site reuse. The Koppers Tie Plant is one such brownfield that could be a redevelopment site in the future.

The redevelopment of brownfields is further explained in Figure 2.7 Brownfield Redevelopment: The former Koppers Wood Treating site, located in the northeast corner of Carbondale, dates back to 1902 when railroad cross ties, utility poles, and other wood products were treated. Until the plant closed in 1991, wood products were treated with chemical preservatives, including creosote. During the years the plant was operational, handling and storage of chemicals caused spills, resulting in the pollution of soil, ground water, and nearby surface water.

Beazer East Inc. - the current owner of the property - has conducted numerous studies of the site to learn more about the location, amount and type of contamination. As the site and surrounding area is decontaminated, there are potential redevelopment options than can be

explored. SOURCE: US EPA

It is staff's opinion that the installation of the solar arrays is a suitable, low impact project for the subject property. Once the construction of the solar arrays is complete the anticipated traffic to the site will be minimal, consisting of one to two workers per month for maintenance and repairs.

The unique opportunity of having a solar field in Carbondale would also allow for educational opportunities for residents and students. Although the area with the solar panels would have restricted access for the public's safety, the preliminary plan includes some amenities for the community such as an educational kiosk on solar energy and a recreational path on the property.

The following are staff's responses to the seven criteria for granting a special use (Section 15-2H-2:C):

1. *The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood.*

The proposed use will continue to encourage an environment of sustained desirability and stability. After initial construction, the traffic and operation of the solar array will have very little impact on the surrounding neighborhood. It is staff's opinion that the proposed use would encourage an environment of sustained desirability and would be in harmony with the character of the surrounding neighborhood.

2. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*

As the remediation and redevelopment of the site will be closely monitored and approved by the EPA, it is staff's opinion that the establishment, maintenance, and operation of the site will not be detrimental to or endanger the public health, safety, or general welfare.

3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood.*

The prior use of the land as the Kopper Wood Treatment Plant has resulted in lingering environmental contamination concerns for the area. While the installation of the solar array would require additional approval from the EPA, the site will continue to be remediated, which will improve the current conditions for the neighboring properties. Therefore, it is staff's opinion that the special use will not be injurious to the use and enjoyment of other properties in the immediate vicinity nor diminish and impair property value within the neighborhood.

4. *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed Special Use Permit will not impede the normal and orderly development of surrounding property for uses permitted in the AG district or GI district.

5. *Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*
Adequate utilities, access roads and other facilities are in place to accommodate proposed use.
6. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
Adequate ingress and egress is provided off of N. Marion Street. Anticipated traffic once constructed is completed will be one or two workers approximately once a month for maintenance and repair, and, therefore, should not have any significant impact on traffic in the area.
7. *The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Chapter.*
The AG and GI districts allow for renewable energy production as a special use.

PART D. RECOMMENDATION

Based on the above analysis, staff recommends approval of PC 19-04, with the following conditions based on those included within the original Special Use Permit:

- 1) That all dust shall be controlled during the construction project.
- 2) That there be no disruption to the existing contaminated soil
- 3) That the applicant be given 3 years to begin construction on the solar array to allow time to receive clearance from the IEPA

The Special Use granted shall be subject to the following conditions prior to the issuance of a building permit:

- 1) The applicant shall provide a detailed traffic control plan and street/road impact plan that shows proposed routes of access to allow for the construction of the solar project and guarantees any required repairs or replacement that may be necessary post construction. Said plan shall be approved by the City's engineering staff.
- 2) The applicant agrees to provide a vegetative buffer and opaque fence adjacent to the south border of the property along the old railroad bed. This buffer shall be a Type C Buffer as described in Section 15-4.1.6.B of the Carbondale Revised Code and contain both a vegetative screen and an opaque fence that extends from North Marion Street to the extension of North McQueen Street. The buffer shall be reviewed and approved by the Planning and Development Management Division prior to planting.
- 3) That all required approvals, signoffs, and permits from the USEPA related to the development of the solar array under this Special Use Permit shall be submitted to the City and placed on file.
- 4) That the applicant shall confirm, in writing, its commitment to enter into a Payment in Lieu of Taxes (PILOT) agreement with the City to provide payments to the City in an amount to be determined per installed MW per year during the period of energy production from the solar array associated with this Special Use Permit. Exact

amount of PILOT payments to be determined and agreed upon by both the applicant and City upon contract award for the project.

That the Special Use granted shall be subject to the following conditions prior to the issuance of a Certificate of Occupancy:

- 1) The applicant shall submit a Decommissioning Plan and financial assurances that will ensure the Decommissioning Plan is completed, which shall be kept on file with the City.

Exhibit A: Applicant's Brief

C-1

Attachment C - Updated 08/21/18

2-C

Area Tabulation (approximate)

Description	PANELS		NON-SOLAR	
	Pole-Driven	Ground-mount	Parking	Non-parking
Acreage by Use Type	27.5	45.5	0.138	144.422
	73		144.56	
% Utilization by Use Type	34%		66%	
Total Acreage	217.56			
% Site Utilization	100%			

Brief

Beazer East, Inc. ("Beazer") owns a property in Carbondale (the "Site") which consists of eleven contiguous parcels, formerly known as the Koppers Wood-Treating Plant. Beazer enlisted the help of Brightfields Development LLC ("Brightfields") to provide assistance during the remediation and redevelopment process. More information on the company can be found at www.brightfieldsllc.com. The company has significant experience working on distinct aspects of the remediation and redevelopment of contaminated properties for use as solar energy generating facilities.

Beginning in 2012 Brightfields began thoroughly assessing the Site in coordination with Beazer and their engineering team and determined that the Site is an ideal location for installation of a commercial solar array. Brightfields then developed preliminary designs and plans to install a 20MW array on 73 acres of the Site consisting of approximately 27.5 acres of pole-driven panels and 45.5 acres of ground-mounted panels (the "Project"). On August 27, 2013 Brightfields submitted a Special Use application to the City, as the Site is zoned as a combination of General Industrial and General Agricultural, which both allow for the development of solar arrays subject to a Special Use approval.

Following a number of public meetings, Carbondale City Council approved Brightfields' Special Use application and a Special Use Permit was issued on March 25, 2015. Due to a number of factors beyond Brightfields' control – primarily a lack of structured Illinois solar regulations – Brightfields was not able to construct the Project within the three year time period provided by the March 25, 2015 Special Use Permit.

However, with the passage of Illinois Future Energy Jobs Act (Senate Bill 2814) supporting solar development within Illinois, Brightfields intends to submit a bid for renewable energy credits (REC) associated with the Project during the Illinois Power Authority (IPA) REC auction scheduled for October 26, 2018. Therefore, Brightfields is submitting this Special Use application to renew the previously-approved proposed solar facility at the Beazer property. Should this Special Use application be approved, it is Brightfields' expectation that all of the conditions included within the March 25, 2015 Special Use Permit would be included within any newly-issued Special Use Permit. However, due to changes in economic conditions associated with the Project and the yet-to-be-determined REC value resulting from the upcoming auction, the \$25,000 per installed MW per year Payment in Lieu of Taxes (PILOT) value specified as Condition 4.4 in the March 25, 2015 Special Use Permit is no longer attainable. It is expected that a new PILOT value can be established that is mutually acceptable to Brightfields and the City.

LEGEND

PROPERTY BOUNDARY & SOLAR CONTROLLED AREA

CAMU AND SUPPORT AREA (BEAZER)

EDUCATIONAL KIOSK

PARKING LOT (20 SPACES)

ANTICIPATED NON-SOLAR SPACE

FORMER PROCESS AREA SURFACE COVER

PROPOSED VEGETATIVE BUFFER

PRELIMINARY SYSTEM SIZE

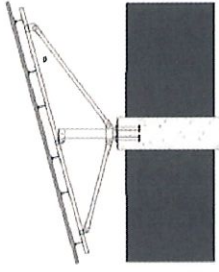
27.5 ACRES DRIVEN PILES
45.5 ACRES GROUND MOUNT
TOTAL: 73.0 ACRES
20.0 MW AC

KEY

APPROX. LOCATION OF
EQUIPMENT PAD
INVERTER / TRANSFORMER

NOTE:
LOCATION SUBJECT TO CHANGE
BASED ON FINAL POINT OF
INTERCONNECTION

INDICATIVE POLE MOUNT RACKING



NOTE: THE FINAL POLE
MOUNT RACKING SYSTEM
MAY DIFFER

180
DEG.

TYPICAL CAP WITH SOLAR

Photovoltaic Panels

NOTE: FINAL LANDSCAPE
COVERING MAY DIFFER
BASED ON RACKING SELECTION

6" Crushed
Stone Layer - INDICATIVE

Protective
Soil Layer

Geotextile
Layer

Vegetative
Cover

Impacted Soils

PRELIMINARY INTERCONNECT LOCATION

0.33 MI LINE RUN
AMEREN 38KV SUBSTATION

NOTE:
THE INTERCONNECTION PATHWAY REQUIRES
FURTHER STUDY

THREE BLOCKS WITH 60 CELL 385W PANELS
AND INDIVIDUALLY BALLASTED MOUNTING
ARE SHOWN FOR ILLUSTRATIVE PURPOSE
PANELS ARE ATTACHED WITH 4 IN. IR
AND THEY ARE CONNECTED TO EACH
OTHER AS WELL AS THE RACK

INDICATIVE BALLASTED RACKING
(SOLSTICE SYSTEM)



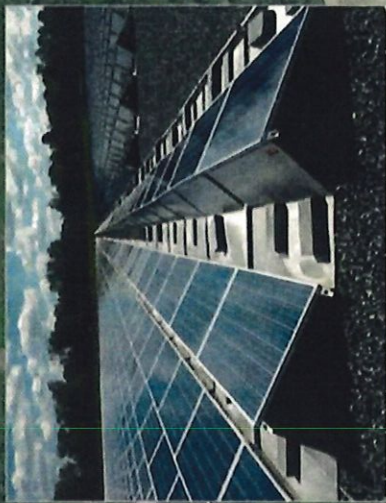
NOTE: THE FORM OF BALLASTED RACKING,
ESAND, AND WATTAGE OF PANELS IS NOT FINAL

PROPERTY MAP & ARRAY LAYOUT
SOLSTICE GROUND MOUNTED ARRAY
SHEET 1 OF 1

16 LAUREL AVE #150
WELLESLEY, MA 02158
INFO@BRIGHTFIELDLLC.COM

BEAZER EAST CARBONDALE
1555 NORTH MARION STREET
CARBONDALE, ILLINOIS 62901

ZONE	REV	DESCRIPTION	DATE	BY	APP BY
A	1	PRELIMINARY PV ARRAY LAYOUT, NOT FOR CONSTRUCTION	11-26-2019	NC	
		REVISIONS			



Low Impact Mounting for Cropped Areas



Community Blue Trail

Carbondale, IL
20MW (ac) Solar Project



Typical Pole Mounted Racking for Use in Borrow Pit



Solar Project Education Kiosk



* 2 0 1 5 R 0 0 2 5 3 0 6 *

2015R002530

RECORDED ON
03/27/2015 11:07:40AM
LARRY W. REINHARDT
CLERK & RECORDER
JACKSON COUNTY, IL

REC FEE: 30.00
PAGES: 6

RESOLUTION NO. 2015-R-10

A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW RENEWABLE
ENERGY PRODUCTION IN AG, GENERAL AGRICULTURE, AND GI, GENERAL
INDUSTRIAL, DISTRICTS.
(1555 North Marion)

WHEREAS, a Petition has been filed with the City of Carbondale by Brightfields Development LLC requesting that certain property within the zoning jurisdiction of the City of Carbondale be granted a Special Use Permit to allow the development of a solar array in AG, General Agriculture, and GI, General Industrial, districts at the location described hereafter; and,

WHEREAS, a notice of the hearing before the Planning Commission of the City of Carbondale, stating its purpose was published in the *Southern Illinoisan* on the 1st day of September, 2013, being at least fifteen (15) days prior to said hearing; and,

WHEREAS, the administrative official posted a notice on said property and served notice on all the property owners within 500 feet from the portion of the site zoned GI, General Industrial, and 1000 feet from the portion of the site zoned AG, General Agriculture, of said property according to Section 15-6.8.2.D of the Revised Code of the City of Carbondale; and

WHEREAS, the hearing of the Planning Commission of the City of Carbondale was called at 6:00 p.m. on the 18th day of September, 2013, at the City Council Chambers in said City to consider the special use request for said property; and

WHEREAS, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and

WHEREAS, said Planning Commission thereafter filed with the City Council a report of this hearing disclosing its findings of fact and its recommendation being as follows: to approve PC 14-09, Brightfield Development LLC's request for a Special Use Permit to allow the development of a solar array in the AG, General Agriculture, and a GI, General Industrial, districts with the conditions that must be controlled during the construction project and being that there is no disruption of the existing contaminated soil; and,

WHEREAS, the City Council considered the Special Use Permit at their October 8, 2013 meeting and deferred action on the matter, requesting Brightfield Development LLC conduct two (2) public meetings in the northeast neighborhood and said meetings were subsequently conducted on July 20, 2014 and December 18, 2014; and,

WHEREAS, the City Council hosted a Town Hall meeting on February 24, 2015; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, the provisions of the zoning ordinance and additional information provided to the City Council, and based thereon finds that the special use should be granted with certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS AS FOLLOWS:

1. That the City Council adopts the findings of fact as filed by the Planning Commission.

2. That the request for a Special Use Permit to allow a Renewable Energy Production in AG, General Agriculture, and GI, General Industrial, districts, at the property shown in "Exhibit A" attached hereto is approved for the property described below as:

GENERAL DESCRIPTION

1555 North Marion Street

3. That the Special Use granted shall be subject to the following conditions:
 1. That all dust be controlled during the construction project
 2. That there be no disruption to the existing contaminated soil.
 3. That the applicant be given 3 years to begin construction on the solar array to allow the time to receive clearance from the EPA.
4. That the Special Use granted shall be subject to the following conditions prior to the issuance of a Building Permit:
 1. The applicant shall provide a detailed traffic control plan and street/road impact plan that shows proposed routes of access to allow for the construction of the solar project and guarantees any required repairs or replacement that may be necessary post construction. Said plan shall be approved by the City's engineering staff.
 2. The applicant agrees to provide a vegetative buffer and opaque fence adjacent to the south border of the property along the old railroad bed. This buffer shall be a Type C Buffer as described in Section 15-4.1.6.B of the Carbondale Revised Code and contain

both a vegetative screen and an opaque fence that extends from North Marion Street to the extension of North McQueen Street. The buffer shall be reviewed and approved by the Planning Services Division prior to planting.

3. That all required approvals, signoffs, and permits from the USEPA related to the development of the solar array under this Special Use Permit shall be submitted to the City and placed on file.
4. That the applicant confirms in writing its commitment to enter into a Payment in Lieu of Taxes agreement with the City to provide payments to the City of at least \$25,000 (Twenty-five Thousand dollars) per installed MW per year during the period of energy production from the solar array associated with this Special Use Permit.
5. That the Special Use granted shall be subject to the following conditions prior to the issuance of a Certificate of Occupancy:
 1. The applicant shall submit a Decommissioning Plan and financial assurances that will ensure the Decommissioning Plan is completed, which shall be kept on file with the City.
6. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of Carbondale, Illinois on the 24th day of March, 2015.

APPROVED: Donald D. Monty
Donald D. Monty, Acting Mayor

ATTEST: Jennifer Sorrell
Jennifer Sorrell, City Clerk



APPROVED AS TO LEGALITY AND FORM:

P. Michael Kimmel
P. Michael Kimmel, City Attorney

LEGAL DESCRIPTION REVIEWED BY:

Jessica Sergeev
Jessica Sergeev, Planner

FOR:	Jack, Fronabarger, McDaniel, Bradshaw, Monty
AGAINST:	Harvey and Adams
PASSED:	March 24, 2015
APPROVED:	March 24, 2015
RECORDED:	March 25, 2015
PUBLISHED:	March 25, 2015

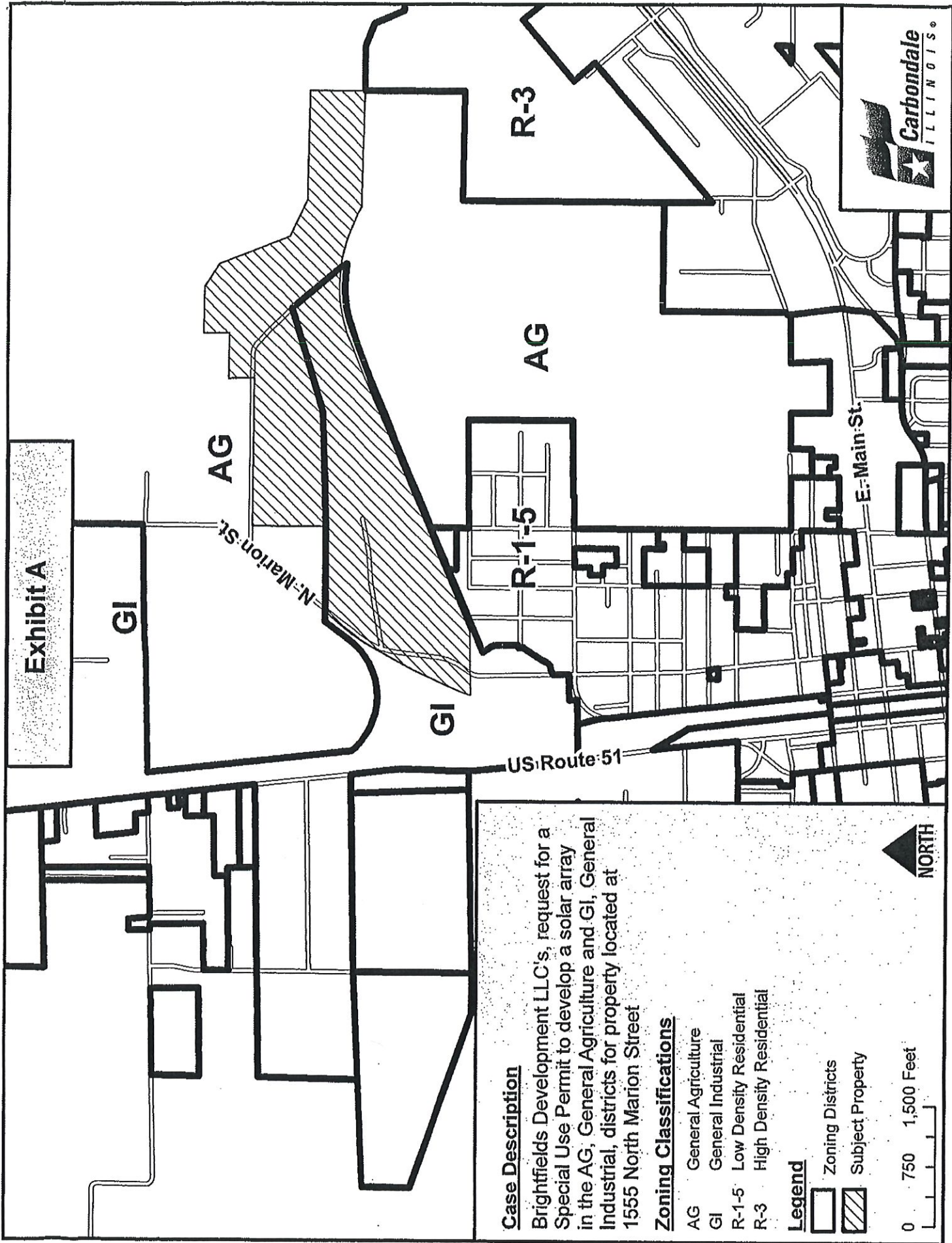


Exhibit A

Case Description
Brightfields Development LLC's, request for a Special Use Permit to develop a solar array in the AG, General Agriculture and GI, General Industrial, districts for property located at 1555 North Marion Street

Zoning Classifications

- AG General Agriculture
- GI General Industrial
- R-1-5 Low Density Residential
- R-3 High Density Residential

Legend

-  Zoning Districts
-  Subject Property

0 750 1,500 Feet



Exhibit C: Photographs of Subject Property



Facing East from North Marion Street to Subject Property



Looking West from Subject Property to North Marion Street

Exhibit C: Photographs of Subject Property



Facing East at Subject Property



Facing North on Subject Property. View of Existing Structures

Exhibit C: Photographs of Subject Property



Facing South at Subject Property

Exhibit D: Existing Zoning Map

Planning Commission Case PC 19-04

AG

R-1-12

GI

US Route 51

N. Marion St.

AG

GI

AG

R-3

R-1-5

R-3

R-3

City Limits



Zoning Districts

Subject Property

0 750 1,500 Feet



NORTH

Public Hearing Date & Time

September 5, 2018
6:00 p.m.

Case Description

Brightfields Development LLC, is requesting a Special Use Permit to develop a solar array in the AG, General Agriculture and GI, General Industrial, districts for property located at 1555 North Marion Street

Zoning Classifications

- AG General Agriculture
- GI General Industrial
- R-1-5 Low Density Residential
- R-1-12 Low Density Residential
- R-3 High Density Residential

Legend

Zoning Districts

Subject Property

0 750 1,500 Feet



NORTH

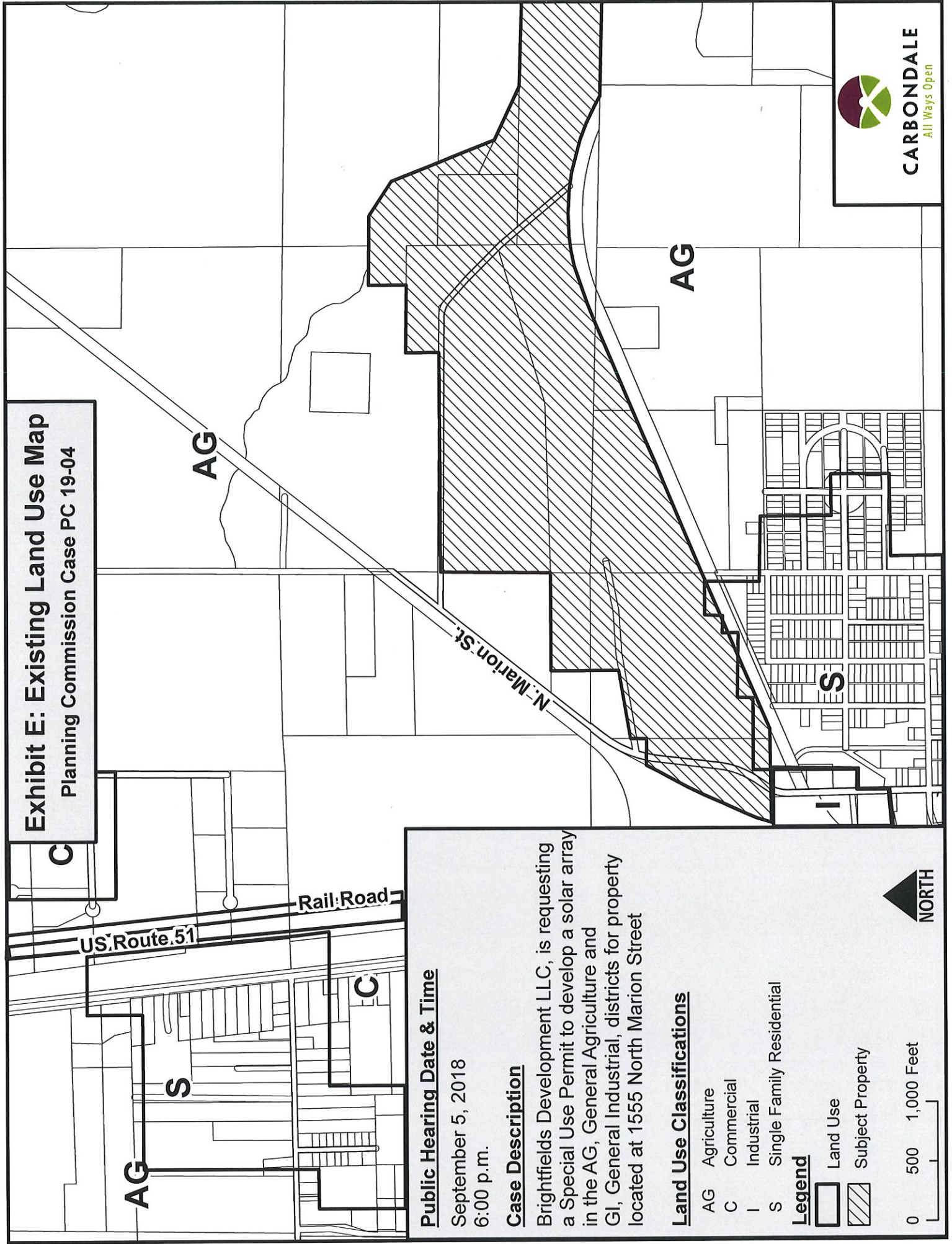


CARBONDALE

All Ways Open

Exhibit E: Existing Land Use Map

Planning Commission Case PC 19-04



Public Hearing Date & Time

September 5, 2018
6:00 p.m.

Case Description

Brightfields Development LLC, is requesting a Special Use Permit to develop a solar array in the AG, General Agriculture and GI, General Industrial, districts for property located at 1555 North Marion Street

Land Use Classifications

- AG Agriculture
- C Commercial
- I Industrial
- S Single Family Residential

Legend

-  Land Use
-  Subject Property

0 500 1,000 Feet



Exhibit F: Comprehensive Plan

Planning Commission Case PC 19-04

Business
Park

Industrial

Agriculture

US Highway 51

Agriculture

Commercial

Commercial

Industrial

N. Marion Street

Mixed
Use

Agriculture

Neighborhood
Conservation-Restoration

Agriculture



0 500 1,000 Feet

Legend

 Comprehensive Plan

 Subject Property

Public Hearing Date & Time

September 5, 2018
6:00 p.m.

Case Description

Brightfields Development LLC, is requesting a Special Use Permit to develop a solar array in the AG, General Agriculture and GI, General Industrial, districts for property located at 1555 North Marion Street

Parks &
Preservation

Public
Institutional

