

# WELCOME

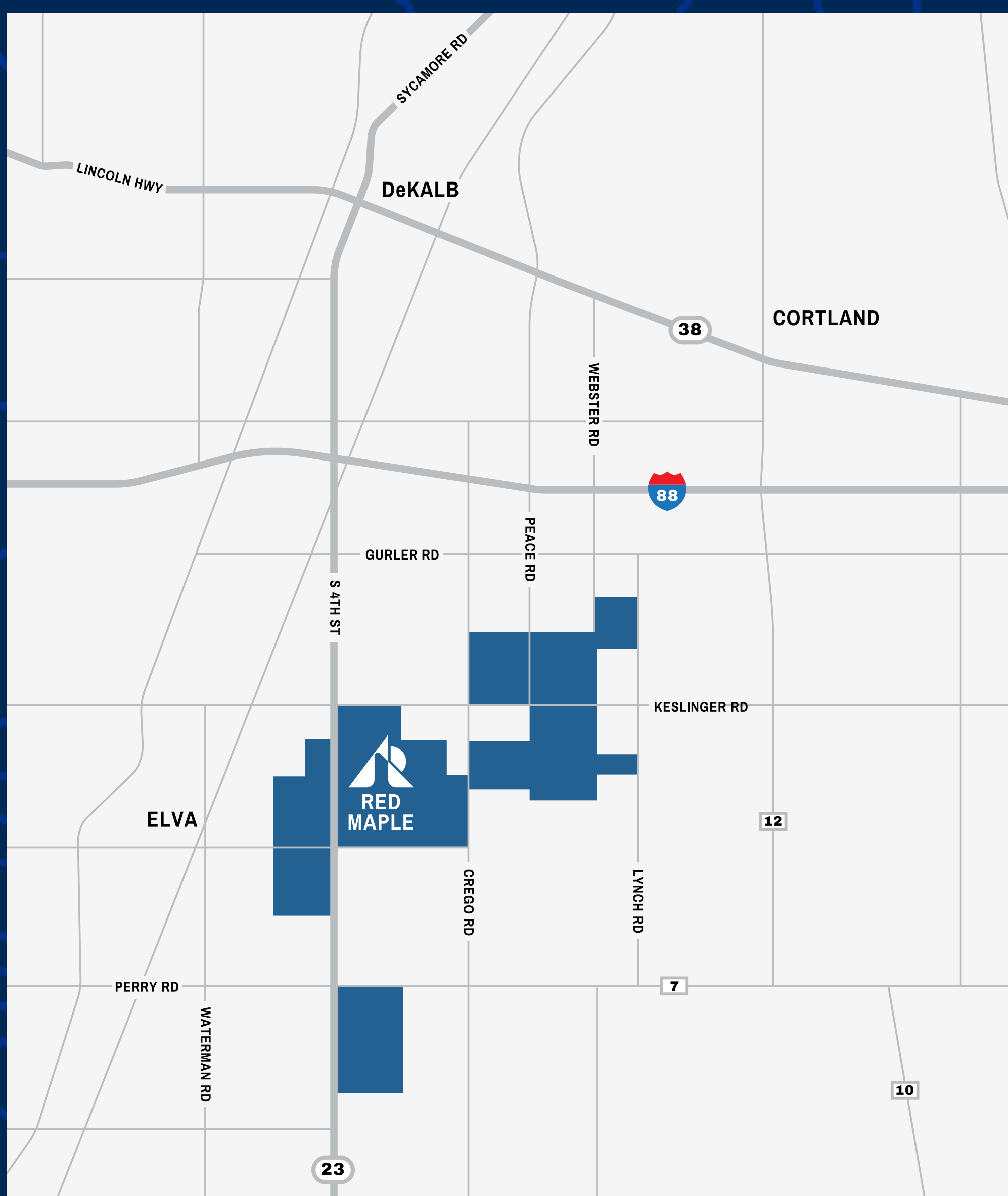


DeKALB COUNTY, ILLINOIS

## COMMUNITY MEETING

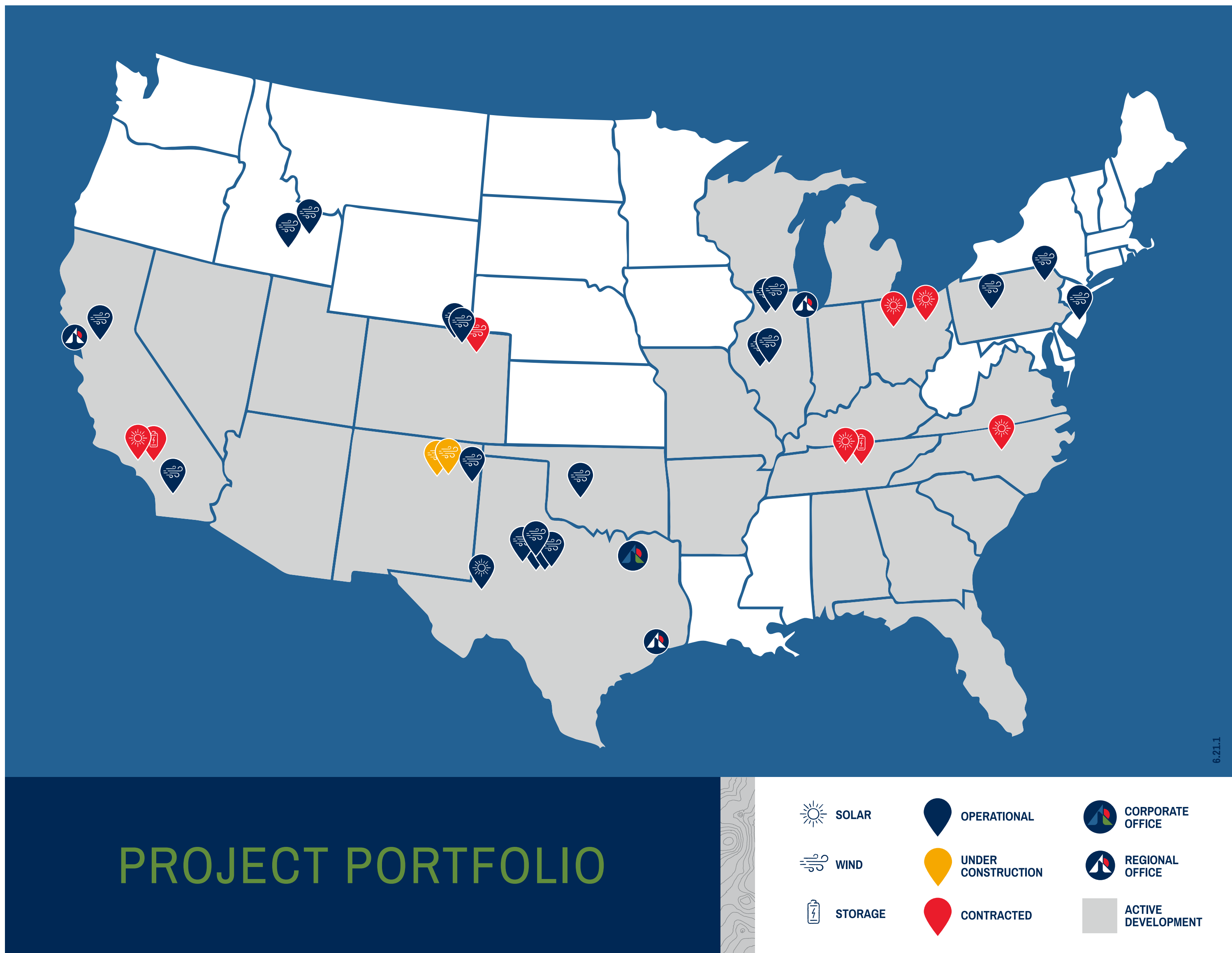
Tuesday  
June 15  
2021

6-8PM



# WHO WE ARE

## Leeward Renewable Energy



- Leading developer, owner, and operator of U.S. renewable generation projects
- 22 renewable energy facilities across nine states, including 4 wind farms in Illinois
- 2,000+ Megawatts (MW) of renewable energy capacity
- 17 Gigawatts (GW) under development, spanning over 100 projects
- Headquartered in Dallas, TX, with regional offices in Chicago, IL, Houston, TX, and San Francisco, CA
- Owner of Owens Creek Solar, LLC
- Portfolio company of OMERS Infrastructure, one of Canada's largest pension plans

# PROJECT FACTS

## OVERVIEW:

- 300-megawatt (MW) alternating current (AC) solar project
- 50-megawatt MW) battery energy storage
- 1,800 acres of mostly contiguous farmland
- Proposed connection to the new Crego Road substation
- In development, pursuing Special Use Permit (SUP) in Summer 2021

## LOCATION:

- Afton & Pierce Townships
- Predominantly North of Perry Road and south of Gurler Road
- East of Waterman Road and west of Lynch Road
- Directly south of recent Dekalb commercial development

## PERMITTING:

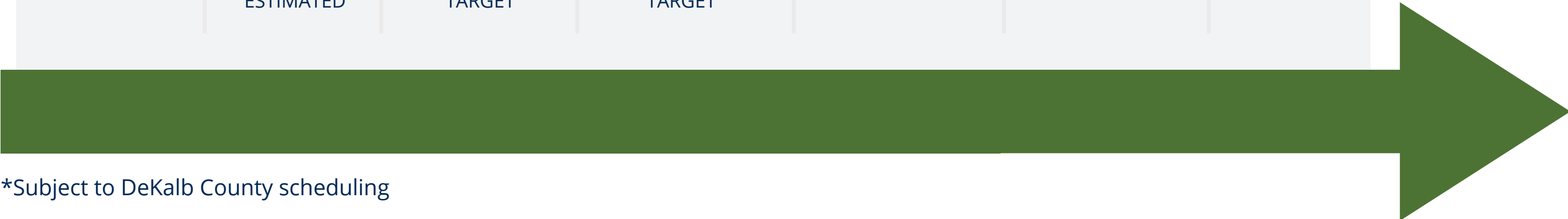
- Special Use Permit (SUP) required from DeKalb County
- Application for SUP to be filed in Summer of 2021
- County process includes:
  - Administrative review
  - Public Hearing
  - Planning & Zoning Committee meeting
  - Full County Board meeting and vote
- County will provide notice of the Public Hearing

## DESIGN:

- Solar panels mounted on single axis trackers
- Peak height of 15-feet, at maximum tilt
- Driven steel post foundations
- 7-foot tall game fencing with 8-foot wooden posts
- Minimum 100-foot setback from property lines and Right-of-Ways

# SCHEDULE

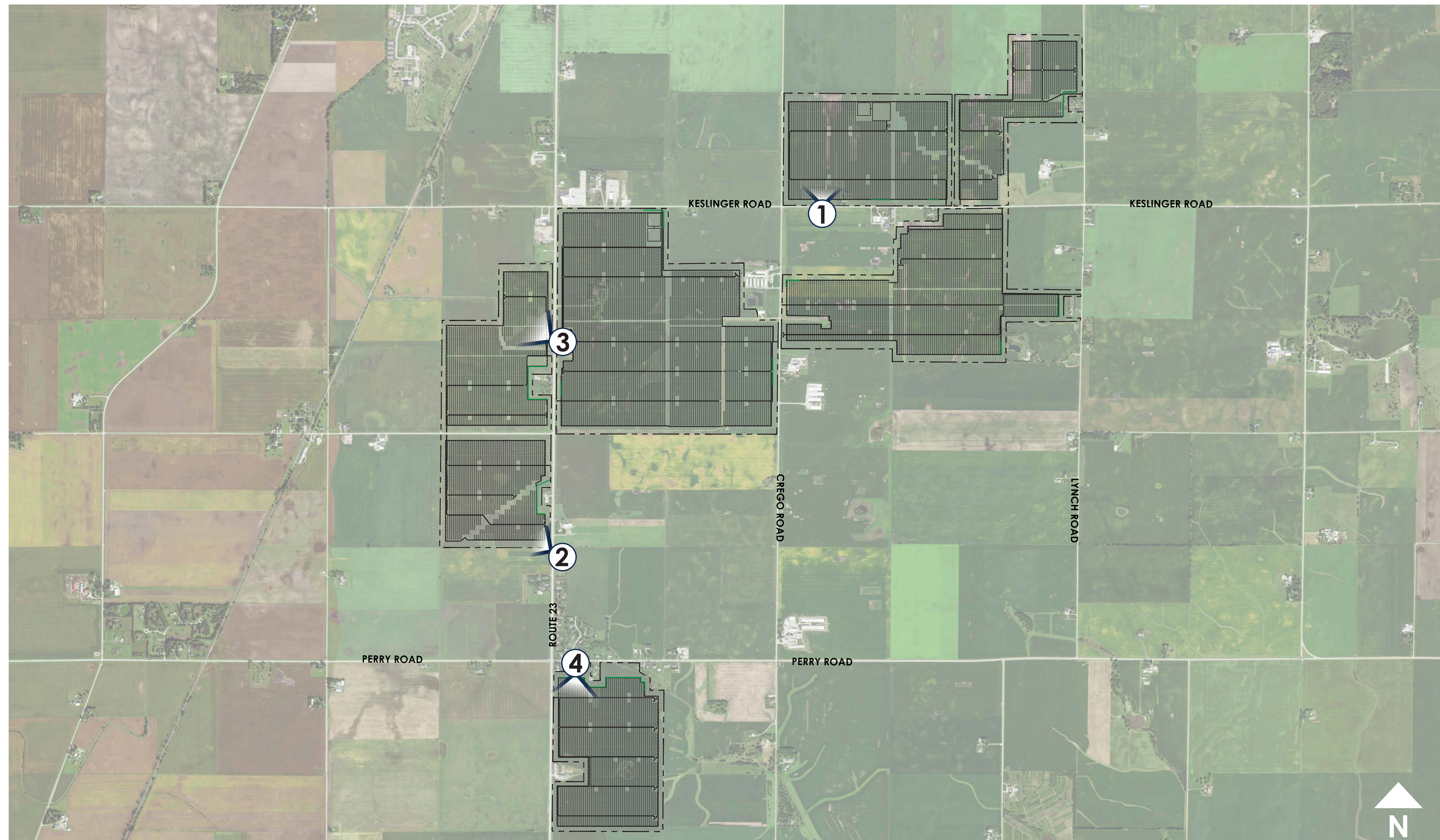
SUP Application	SUP Public Hearing	Planning & Zoning Committee Meeting	County Board Meeting	Site Studies and Detailed Design Work	Start of Construction	Target Operation
JUNE 2021	JULY 2021* ESTIMATED	AUG 25, 2021* TARGET	SEPT 15, 2021* TARGET	2021-2022	2022-2023	2023-2024



\*Subject to DeKalb County scheduling



# PRELIMINARY SITE PLAN



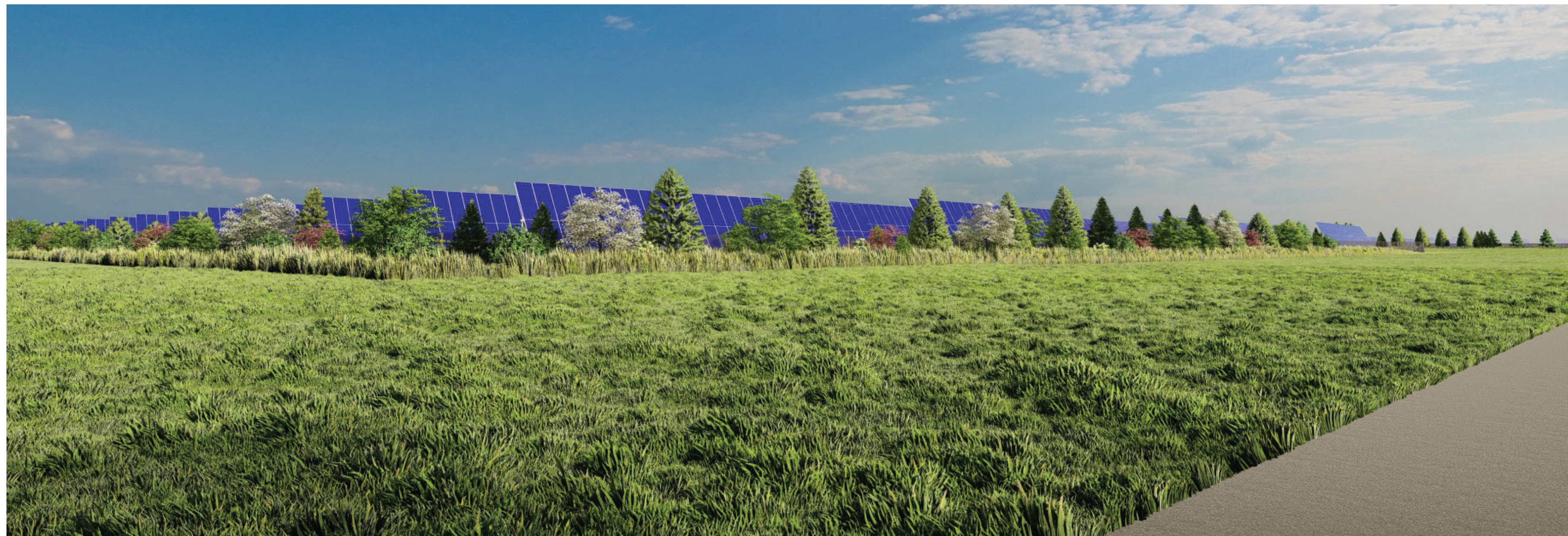
PRELIMINARY SITE LAYOUT, SUBJECT TO CHANGE BASED ON DETAILED DESIGN



# VISUAL SIMULATION



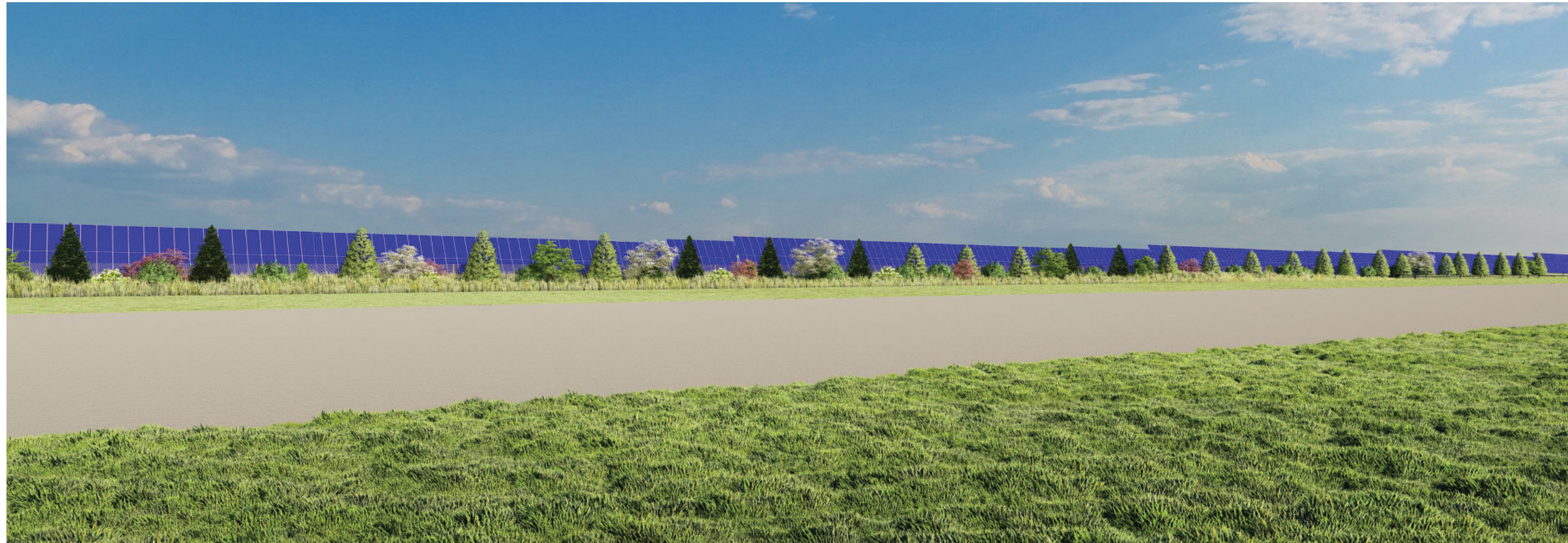
**KESLINGER RD.**



**ROUTE 23**



# VISUAL SIMULATION



**ROUTE 23**



**PERRY RD.**



# FREQUENTLY ASKED QUESTIONS

## PROJECT SITE SELECTION

- Large, flat, and contiguous property
- Regional demand for new, renewable generation
- Near new utility infrastructure, the Crego Road substation
- Close to a new, large source of electrical demand

## PROPERTY VALUES

- No measurable or consistent impact to property values
- Solar is a low-intensity, passive use
- Project will not generate substantive noise or traffic
- Set back a minimum of 100', includes natural vegetation, and landscape buffers in select areas

## PROJECT DECOMMISSIONING

- All improvements removed and property restored to its original condition
- Decommissioning bond in place prior to construction start
- 30+ years of native ground cover will benefit the soils

## NOISE & GLARE

- Negligible noise or glare beyond the project boundary
- Panels are designed to absorb light to generate electricity
- Landscape buffering near homes further mitigates concerns

## PROPERTY DRAINAGE

- Drainage will not be negatively impacted by the solar project
- Drain tile survey completed prior to final design & construction
- Damaged tiles will be repaired or replaced
- Native vegetation will benefit the property's drainage
- Proper drainage required for solar operations



# LOCAL BENEFITS

## ECONOMIC BENEFITS

**~\$49.5M estimated property tax revenue over 30 years**

- \$35M to School Districts 428
- \$5.3M to DeKalb County
- \$4.1M to Afton & Pierce Townships
- \$3.2M to Kishwaukee College
- \$1.4M to Fire Departments
- \$0.4M to DeKalb County Forest Preserve

## JOB CREATION

- During Construction, approximately:
  - ~800 direct Illinois jobs anticipated, many from DeKalb County
  - ~600 Illinois supply chain, hospitality, and other related jobs
- During Operations
  - 4-8 full time employees during the project's life

## LOCAL IMPACTS

- Minimal impact on local County services
- No emissions generated & limited water use during operation
- Natural vegetation throughout the project will benefit soil conditions
- Equipment will be removed at the end of operation, and the land will be restored to its prior condition







# THANK YOU

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