

Vermilion County, Illinois
Resolution No. _____
Resolution Approving Building Permit for 4200 North Solar 1, LLC

WHEREAS, 4200 North Solar 1, LLC was approved for the construction and operation for a Commercial Solar Energy Facility pursuant to Ordinance _____ (“Ordinance”);

WHEREAS, the Ordinance approving the Commercial Solar Energy Facility included conditions of approval prior to receipt of a building permit from Vermilion County;

WHEREAS, the counsel for the county has reviewed the building permit submission and has provided the following checklist of the items provided prior to issuance of the building permit;

WHEREAS, the approval of a building permit is not a discretionary act; and

WHEREAS, the developer has met the required conditions of approval for a building permit.

NOW, THEREFORE, BE IT RESOLVED by the Vermilion County Board that the request for a Building Permit is hereby approved, subject to the payment of all fees related to the building permit and payment of any third-party costs of the County.

PRESENTED, APPROVED, and ADOPTED by the County Board of Vermilion County, Illinois this February _____, 2026.

PRESENT _____ AYES _____ NAYS _____ ABSTAIN _____

Chair, Vermilion County Board

ATTEST:

Clerk of the County Board

EXHIBIT A

BUILDING PERMIT CHECKLIST

- **Building Permit Application and Fee** – Prior to the issuance of any building permit, the Company must complete and submit the County’s building permit application form and must deposit a building permit fee to the County equating to \$7,500.00 per megawatt of nameplate capacity of the Project. *See Ordinance, Section 6(B), (pg. 12).* Received on [pending].
- **Decommissioning Agreement & Security** – Prior to the issuance of any building permit, the Company must enter into a Decommissioning Agreement and post the agreed upon financial assurances with the County. *See Ordinance Section 2(H), (pg. 9) and Conditions, Section 12.* Decommissioning Agreement approved by the County Board on 1/13/2026.
- **Road Use Agreement** – Prior to the issuance of any building permit, the Company must enter into all necessary Road Use Agreement(s) and post the agreed upon financial assurances with the County and applicable township road districts. *See Conditions, Section 10.* Completed and approved by Butler Township on 11/12/2025. Awaiting executed version.
- **Liability Insurance** – Prior to the issuance of any building permit, the Company shall provide evidence of liability insurance to the County. The Company must maintain liability insurance as required by the Ordinance and shall identify participating landowners in the Project as additional insureds; the Company must promptly increase such liability insurance if such amount is increased in the Ordinance. *See Ordinance Section 3(B), (pg. 10) and Conditions, Section 13.* Completed on 12/24/25. Policy effective 2/27/2025 to 2/27/2026. Umbrella coverage meets the minimum requirements.
- **Weed Management Plan** – The Company shall perform an assessment of the Project property for the presence of noxious weeds, in particular those regulated by the Illinois Noxious Weed Law (505 ILCS 100/1 et seq.) and the Illinois Exotic Weed Act (525 ILCS 10/1 et seq.). In addition to those weeds specifically regulated by law or administrative code, the Company shall perform an assessment of the Project property for all species of *Amaranthus*, including but not limited to *Amaranthus tuberculatus* (waterhemp) and *Palmer amaranth* (Palmer pigweed, careless weed, etc.). Such assessment shall include the presence and propensity for such weeds to exist on the property, and a plan for eradication and management of such weeds. Prior to the issuance of any building permit, the Weed Management Plan must be submitted to the County and approved by the County Board.

See Ordinance Section 2(E)(12), (pg. 5) and Conditions, Section 5. **Completed 1/22/2026 (scheduled for County Board review on 2/10/2026).**

- **Landscape Management Plan** – The Company shall develop a Landscape Management Plan and submit the same to the County for approval by the County Board prior to the application for any building permit. See Ordinance Section 2(E)(12), (pg. 5) and Conditions, Section 5. **Completed 1/22/2026 (scheduled for County Board review on 2/10/2026).**
- **Drainage Tile Survey** – Prior to the issuance of any building permit, the Company shall perform a drainage tile survey for the presence of any drainage tiles or subsurface structures within the Project. The Company shall consult with adjacent upland and adjacent downstream parcel owners in designing the drainage and drain tile survey. See Conditions, Section 8. **Completed 1/22/2026.**
- **Website/Social Media Site** – The Company shall continuously maintain a website or acceptable social media site (such as Facebook) throughout the construction period, which shall provide updates to the public regarding the planned traffic pattern at least 72 hours in advance of the planned activity, including areas that may experience delays during the construction period. See Conditions, Section 11. **Pending.**
- **Financial Ability to Complete Project** – Prior to the issuance of any building permit, the Company shall provide to the County evidence of financial ability to complete and operate the Project. See Conditions, Section 19. **Completed on 12/23/2025.**
- **Noise Study** – Prior to the issuance of any building permit, the Company shall provide to the County a study demonstrating compliance with the Illinois Pollution Control Board standards. Such study shall be from a third-party approved by the County, with said costs paid for by the Company. See Conditions, Section 21. **Completed 1/26/2026.**
- **Glare Study** – Prior to the issuance of any building permit, the Company shall provide to the County a glare study specific to this Project. If such study demonstrates that glare will negatively impact roads or nearby residences, the Company shall provide a plan to negate such glare, again prior to the issuance of building permit. See Conditions, Section 22. **Completed 1/22/2026.**
- **Vegetative Screening Plan** – – The Applicant shall provide vegetative screening to shield the view of all residences as required by the Vermilion County Commercial Solar Energy Facility Siting Ordinance. Said vegetative screening shall consist of evergreen shrubs or trees, be planted in a double row, and be at least 4 feet high in height at the time of planting. Said vegetative screening shall be included in the Weed Management Plan and Landscape Management Plan submitted to the County Board and approved by the Vermilion County Board prior to application for any building permit(s) for any portion of the Commercial Solar Energy Facility. See Conditions, Section 6. **Completed on 12/24/25.**

- **Wells and Well Monitoring** – The Applicant shall seal all wells on site pursuant to Illinois law and provide appropriate proof of sealing to the County prior to the receipt of any building permit. Alternatively, the Applicant shall annually perform well monitoring and testing and provide the results thereof to the County on or before December 31st of each year. *See Conditions, Section 9. Completed on 12/22/25.*
- **Dust Mitigation Plan** – Any grading of the site shall require dust mitigation plans to be employed to mitigate or eliminate dust upon the site during the construction phase of the project. The dust mitigation plan must be submitted as part of the building permit application. *See Conditions, Section 24. Completed on 1/5/2026.*
- **Gas Line Investigation & Approval** – Prior to the issuance of any building permit(s) related to the project, the Company must provide the application, including site plan, to the natural gas pipeline owner to determine whether special construction considerations are necessary. Prior to receipt of any building permit, the Company must become a member of the JULIE statewide system. *See Conditions, Section 25. Completed 1/22/2026.*
- **Archaeology** – Prior to the issuance of any building permits, the Company shall provide a Phase I Archaeology Survey. *See Conditions, Section 26. Completed on 12/24/25.*
- **Emergency Response Plan** – The Company shall provide necessary training and equipment to local fire districts prior to the issuance of any building permit. *See Findings of Fact, page 9. Completed 1/22/2026.*