

Public Hearing – June 1, 2026

Presented by

Anna Chalupa, Development Manager

Emma Nelson, Director, Permitting & Environmental



Topic Order & Resources

- Hearings are expected to last multiple nights
- **Tentative Topic Order:**
 - 1) Project Information & History
 - 2) Environmental & Wildlife
 - 3) Site Plan Review
 - 4) Engineering Studies & Construction
 - 5) Vegetation & Screening
 - 6) Public Health & Safety
 - 7) Decommissioning
 - 8) Property Values
 - 9) Economic Impact
- At each hearing, the relevant presentation will be uploaded to the website for easy mobile viewing
- After each hearing, a progress tracker will be updated on the project website for reference
- planoskiesenergycenter.com OR scan the QR code →



The Project Team

| Team Member Name | Role |
|------------------|--|
| Anna Chalupa | Development Manager |
| Emma Nelson | Director, Permitting & Environmental |
| Dan Kramer | Attorney, Kramer Law |
| Jim Griffin | Attorney, Schain Banks |
| Mike Ivy | Civil/Structural Engineering Manager |
| Alex Brown | Director, Project Delivery |
| David Loomis | Expert, Strategic Economic Research |
| Michael MaRous | Expert, MaRous & Company |
| Matt Clementi | Expert, Stantec |
| Chris Ollson | Expert, Ollson Environmental Health Management |
| Andy Byars | Public Relations, Recall Strategies |
| Chase Stephen | Public Relations, Recall Strategies |

About Us



Founded in 2019, the Savion team is comprised of utility-scale solar and energy storage development experts.



U.S. based company headquartered in Kansas City, MO, with projects in various phases across 29 states.



Savion has more than 175 employees providing comprehensive services at each phase of renewable energy project development.

Projects Portfolio

Solar and Energy Storage in
Operation/Under
Construction/Contracted

4,603 MW
29 Projects
16 States

Solar in Development

17,333 MW
71 Projects
25 States

Energy Storage in Development

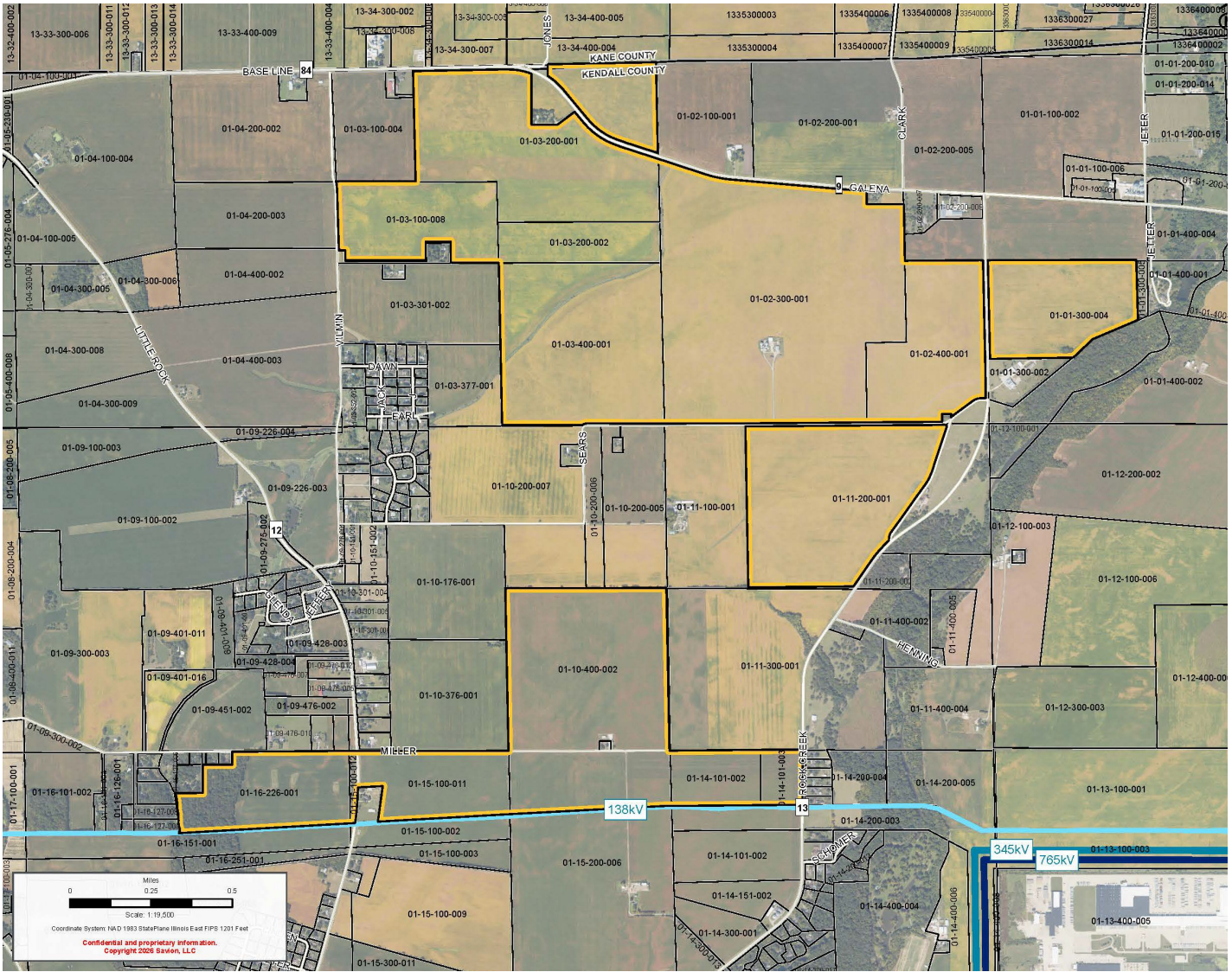
14,636 MW
56 Projects
23 States

Application Overview

Collectively these requests comprise the application package for the Plano Skies Solar Project

| Application Request | Acreage |
|---|---------|
| Annexation of unincorporated parcels | ~1,132 |
| Rezoning of parcels currently within the City of Plano to the A-1 zoning district | ~395 |
| Special Use Permit for a Ground Mounted Solar Farm Energy System | ~1,527 |
| Variance Requests <ol style="list-style-type: none">1. Decommissioning Security Timing2. Vegetative Screening3. Berm Location | N/A |

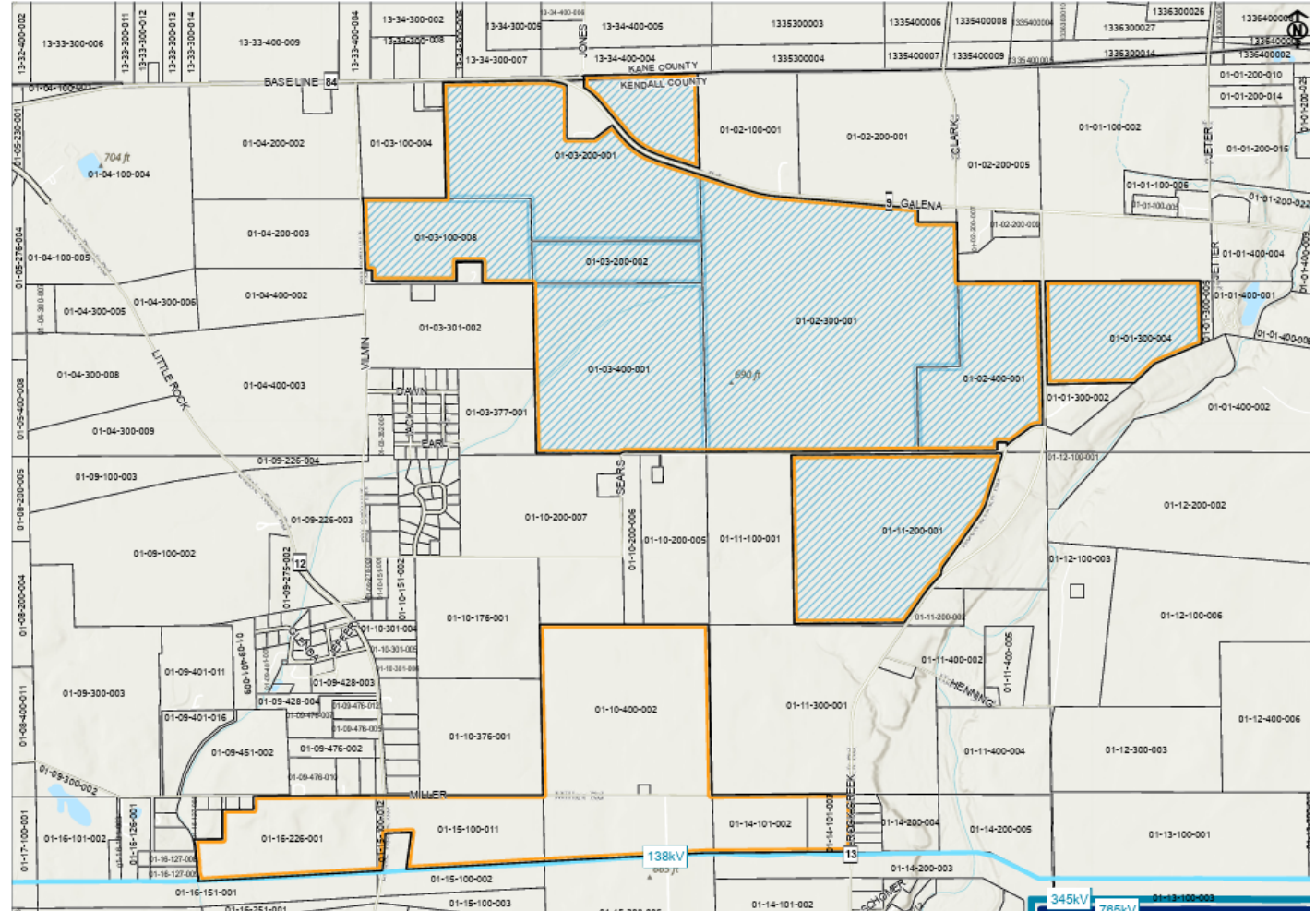
Project Area



- Project Boundary
- Tax Parcels
- Existing Transmission Lines
- Voltage kV
 - 138
 - 345
 - 765

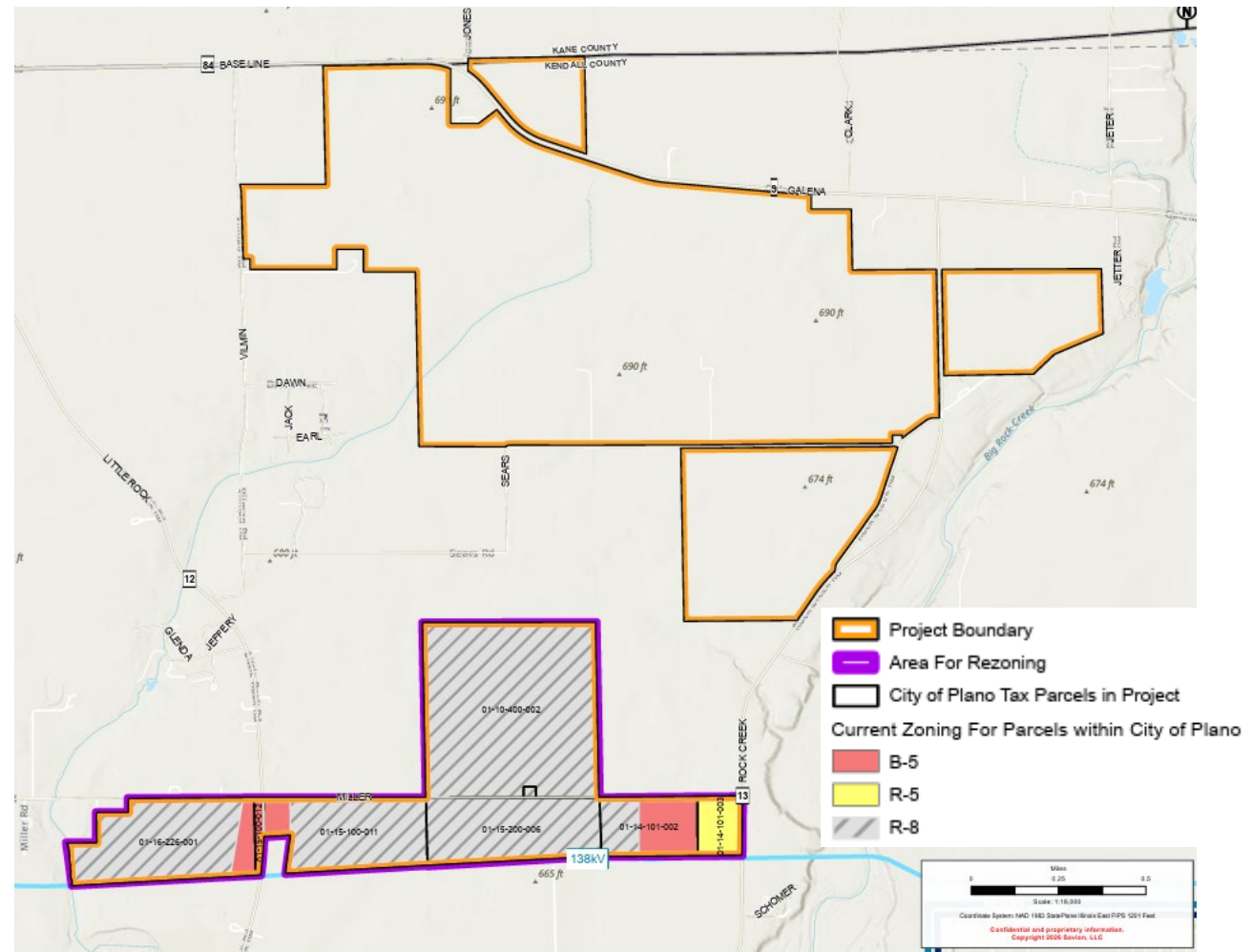
Annexation

- Annexation requested for approximately 1,132 acres from unincorporated Kendall County into the City of Plano
- What changes after annexation
 - Jurisdiction shifts from Kendall County to City of Plano
 - City zoning applies
 - City regulations and codes apply (building, planning, etc.)
 - City taxes apply
 - City of Plano jurisdiction over the Plano Skies Solar Project boundary
- Annexation agreement, including a community benefits agreement, will be provided in coordination with City Council



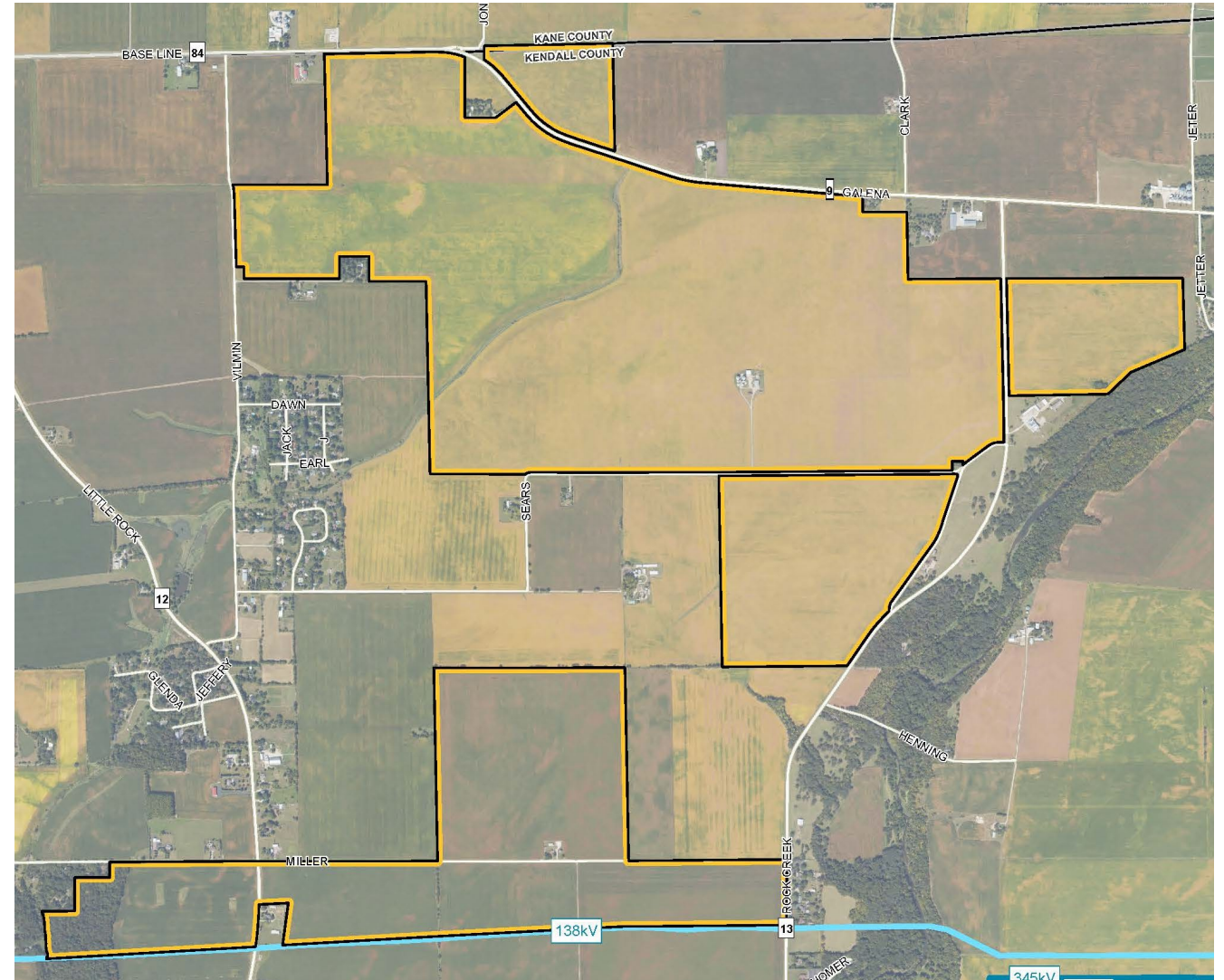
Zoning Map Amendment (Rezoning)

- Request to rezone property currently within the municipal boundary
- Rezoning of approximately 395 acres
- Current zoning classifications for the Rezoning Area include:
 - R-5 General Residential District,
 - B-5 Service Business District, and
 - R-8 General Residence District Planned Unit Development
- A-1 Agricultural District zoning requested; underlying zoning compatible with solar development



Special Use Permit (SUP)

- Request for a SUP for a ground mounted solar farm energy system
- SUP for approximately 1,527 acres
- Detailed compliance review in accordance with City of Plano Zoning Ordinance, 5-3-15: SOLAR ENERGY SYSTEMS, except where modifications are requested through variance applications
- Anticipated life of the project is 35 years



Variance Requests

- Variances allow for modifications under ordinance requirements, where appropriate under local conditions.
- Three individual variance requests provided:
 1. Screening berm requirements
 2. Vegetative screening requirements
 3. Decommissioning financial security timing requirements
- Variance requests to be discussed in detail at future meetings

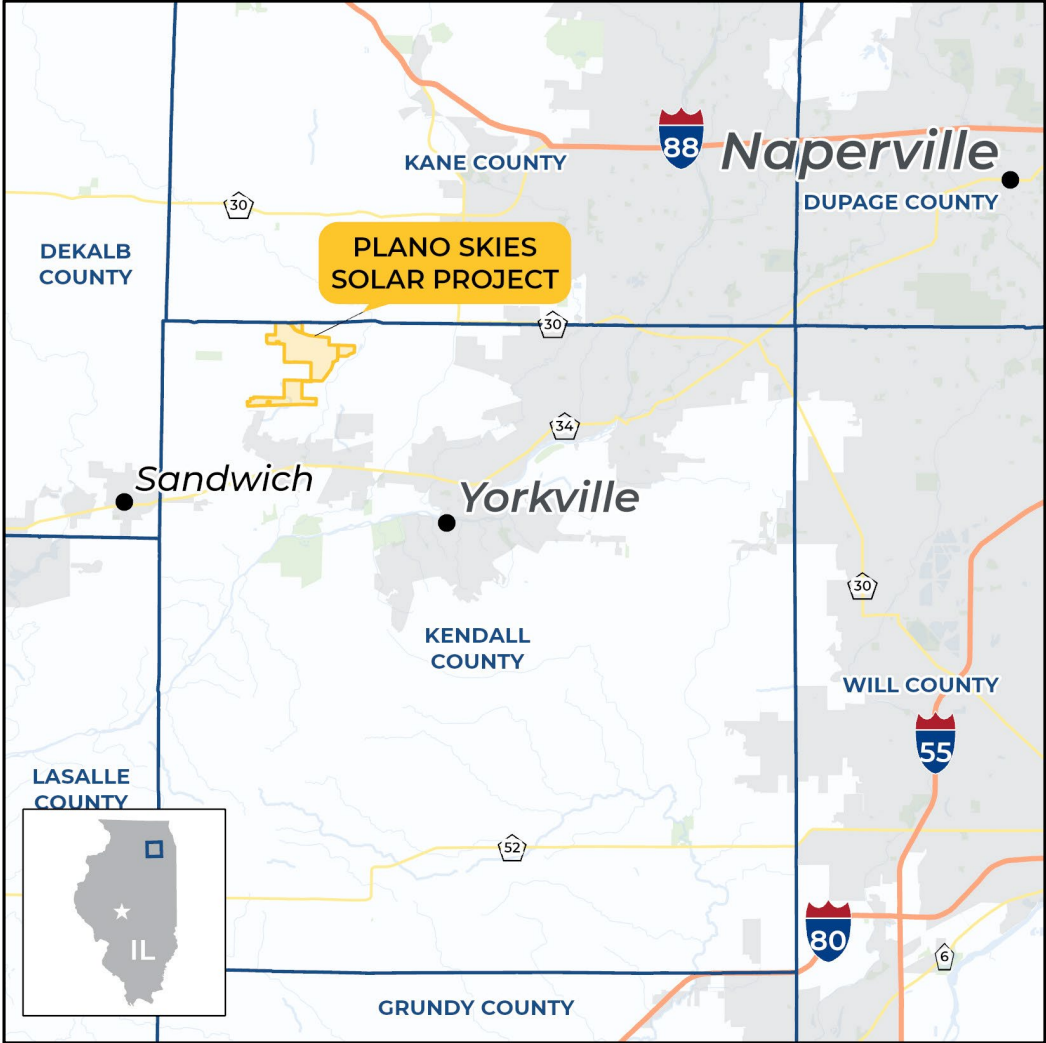




1) Project Information & History

- 2) Environmental & Wildlife
- 3) Site Plan Review
- 4) Engineering Studies & Construction
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Project Location

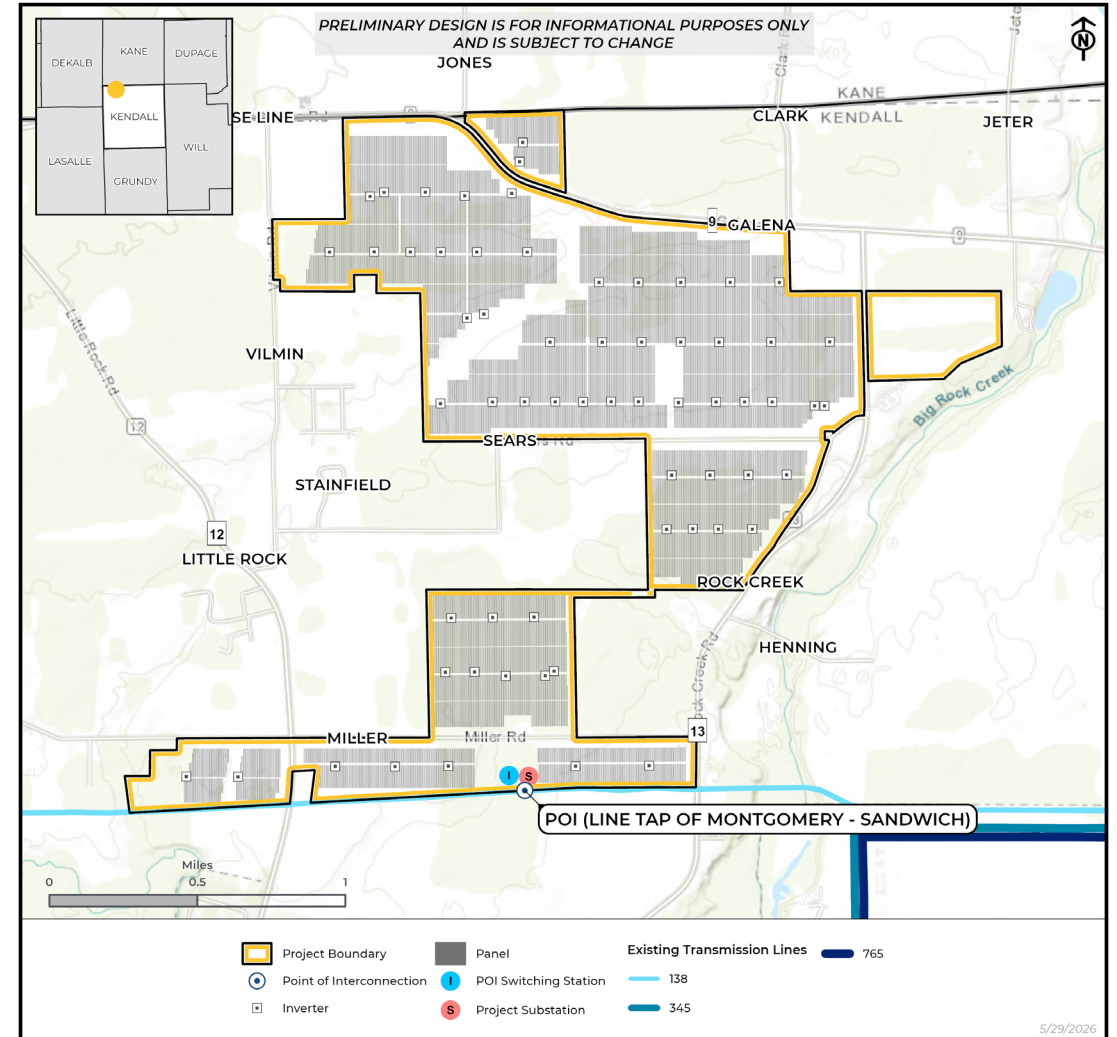


Project Basics



- **Project Size:** 250 MW
 - Equivalent to 65,000 homes powered
- **Point of Interconnection:** ComEd (PJM) Montgomery – Sandwich 138 kV
- **Project Lifespan:** 35 years
- Project will be 100% within the City of Plano, benefitting tax bodies & residents of the City

- **Project Footprint (SUP Acreage):** 1,527 acres
 - Annexation Acreage: 1,132 acres
 - Rezone Acreage: 395 acres



PLANO SKIES

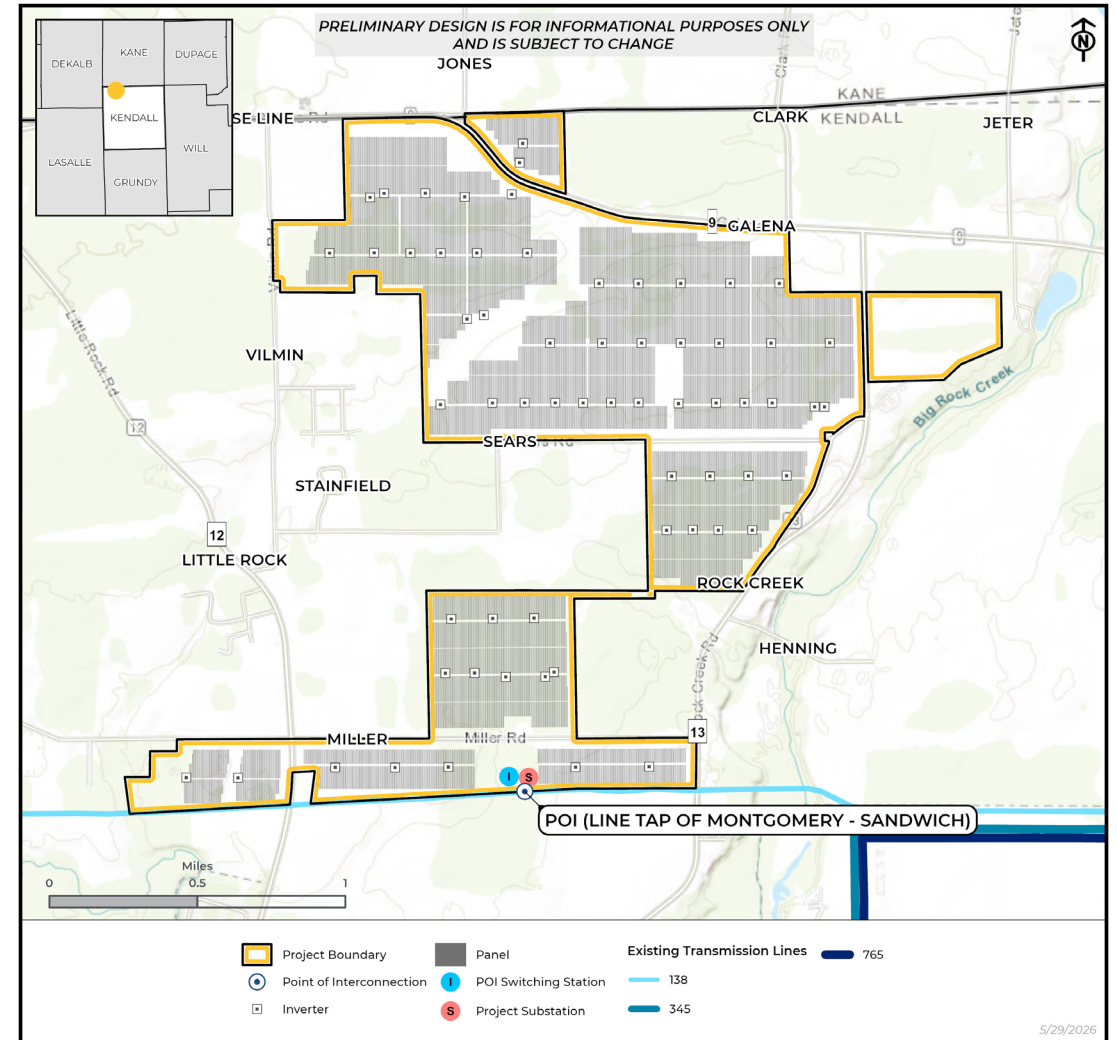
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5/29/2026

Project Basics - Panels



- Planned use of domestically produced First Solar modules
- Bifacial panels, raked to track the sun for highest efficiency

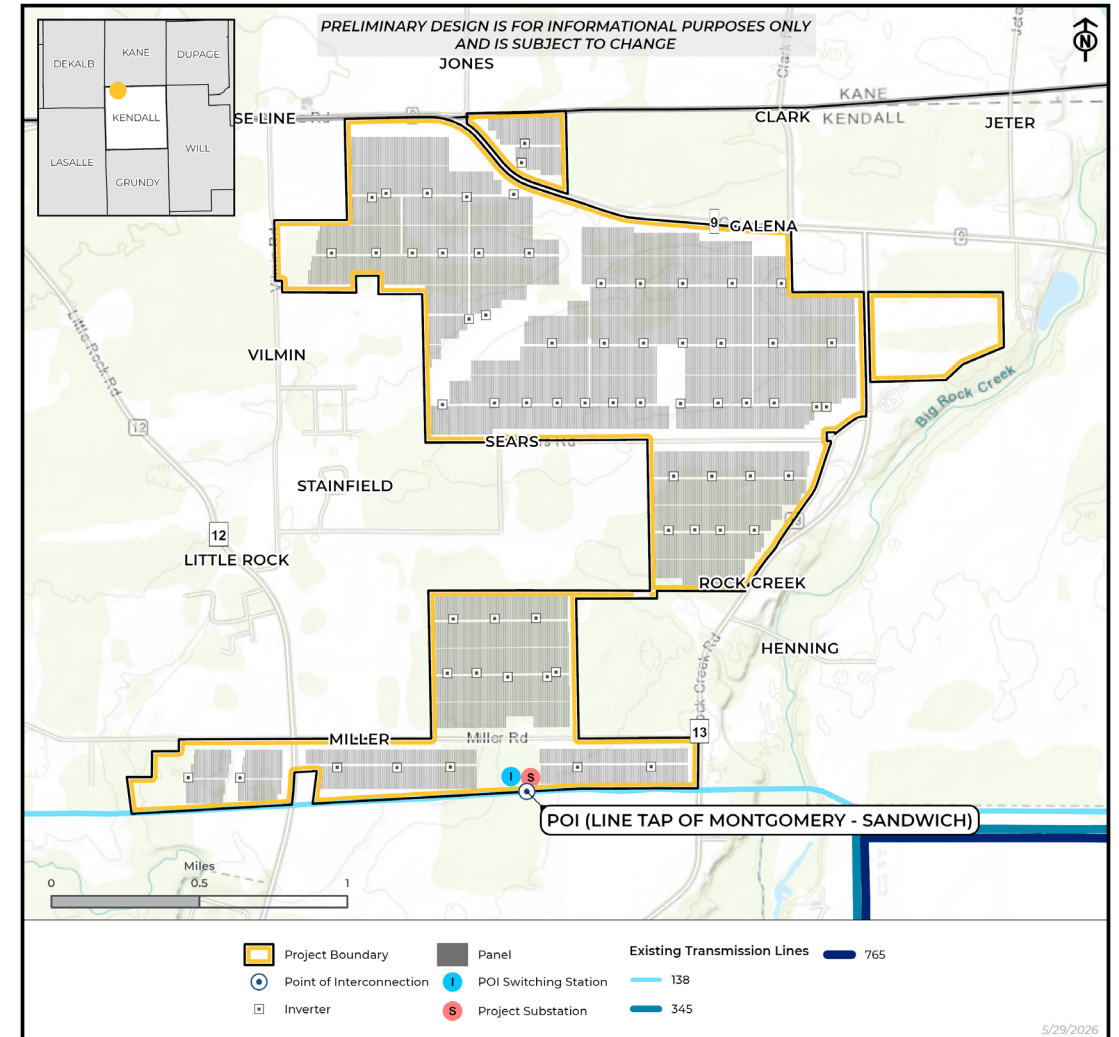


PLANO SKIES

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Project Basics - Inverters

- Inverters take the DC (direct current) energy produced by panels and converts it to AC (alternating current) for delivery to the grid
- Centrally located along internal access roads for easy access and minimal noise impacts



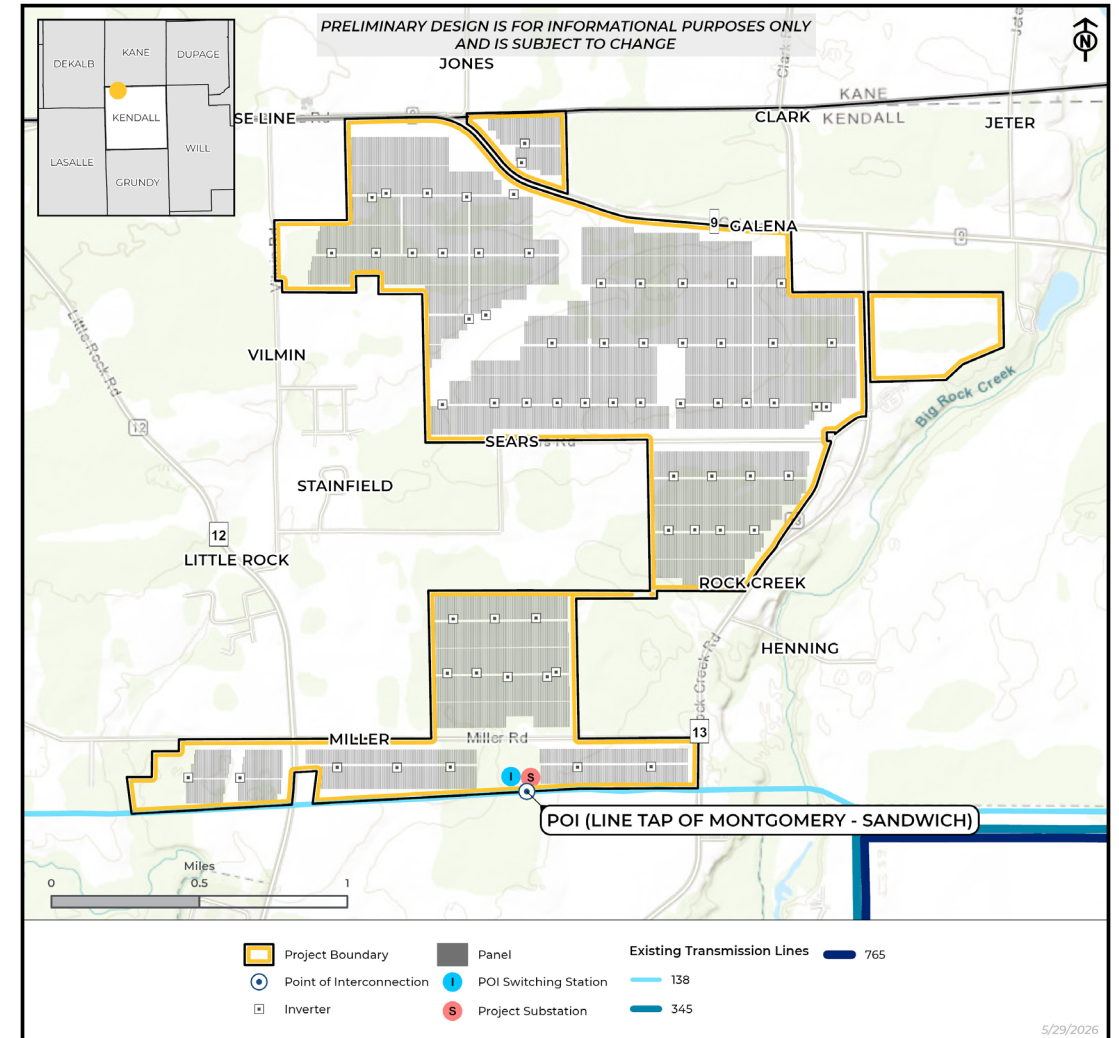
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Project Basics - Vegetation



- Under the panels will be seeded with a drought tolerant, perennial vegetative ground cover, with less than 1% open bare soil
- Native prairies & pollinators will constitute majority of ground cover
- Height under panels will not exceed lowest panel height, and all other grasses will remain under 8" in height



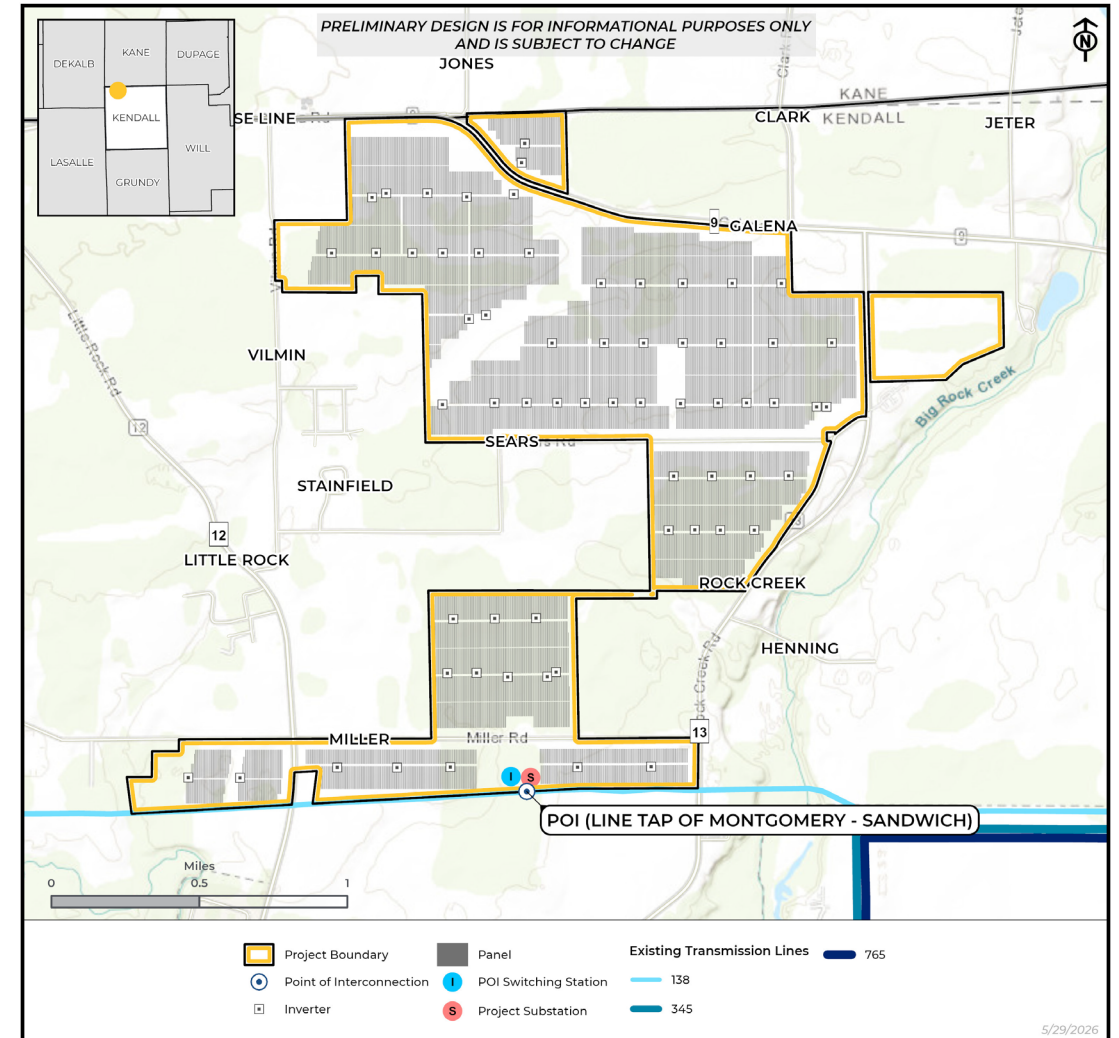
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Project Basics - Setbacks

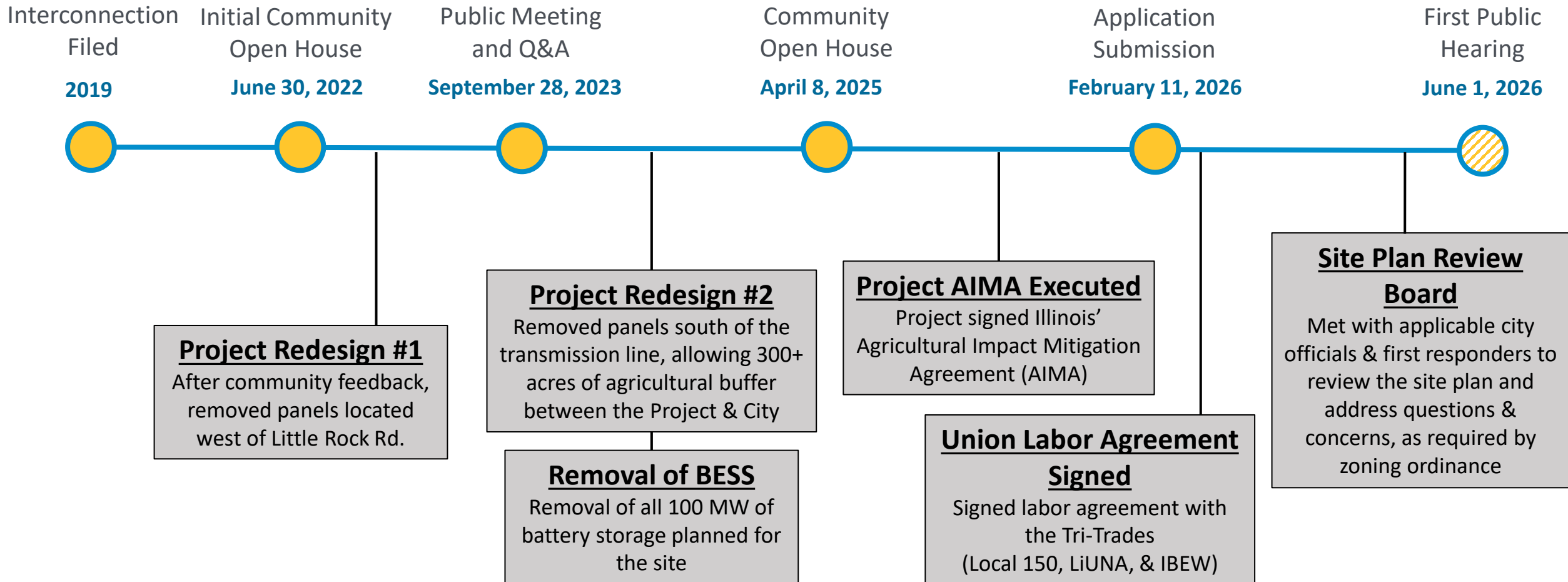
- Project designed to meet or exceed required setbacks

| Building Setbacks | Required Distance |
|-------------------|-------------------|
| Property line | 50' |
| Road right-of-way | 150' |

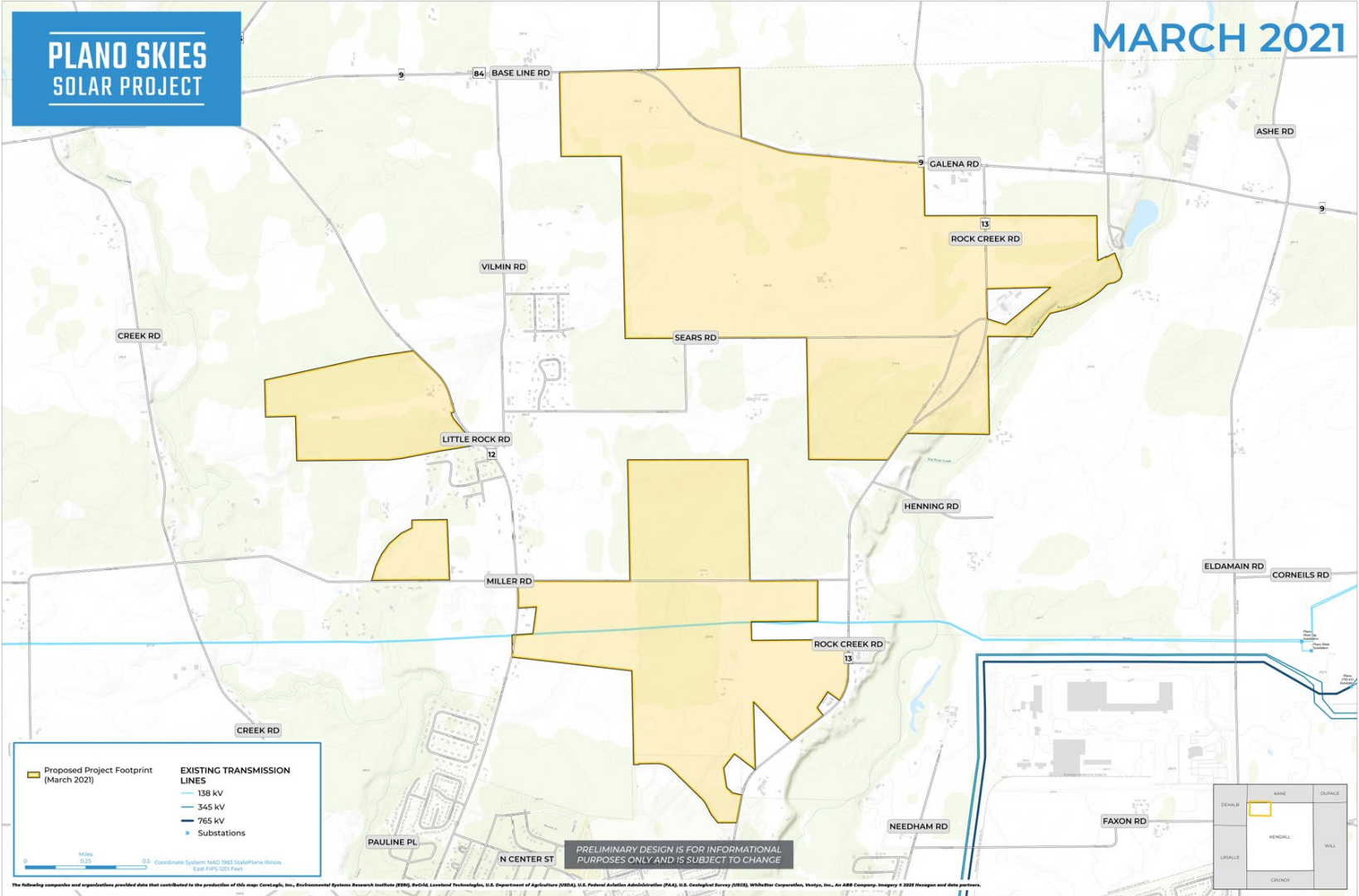


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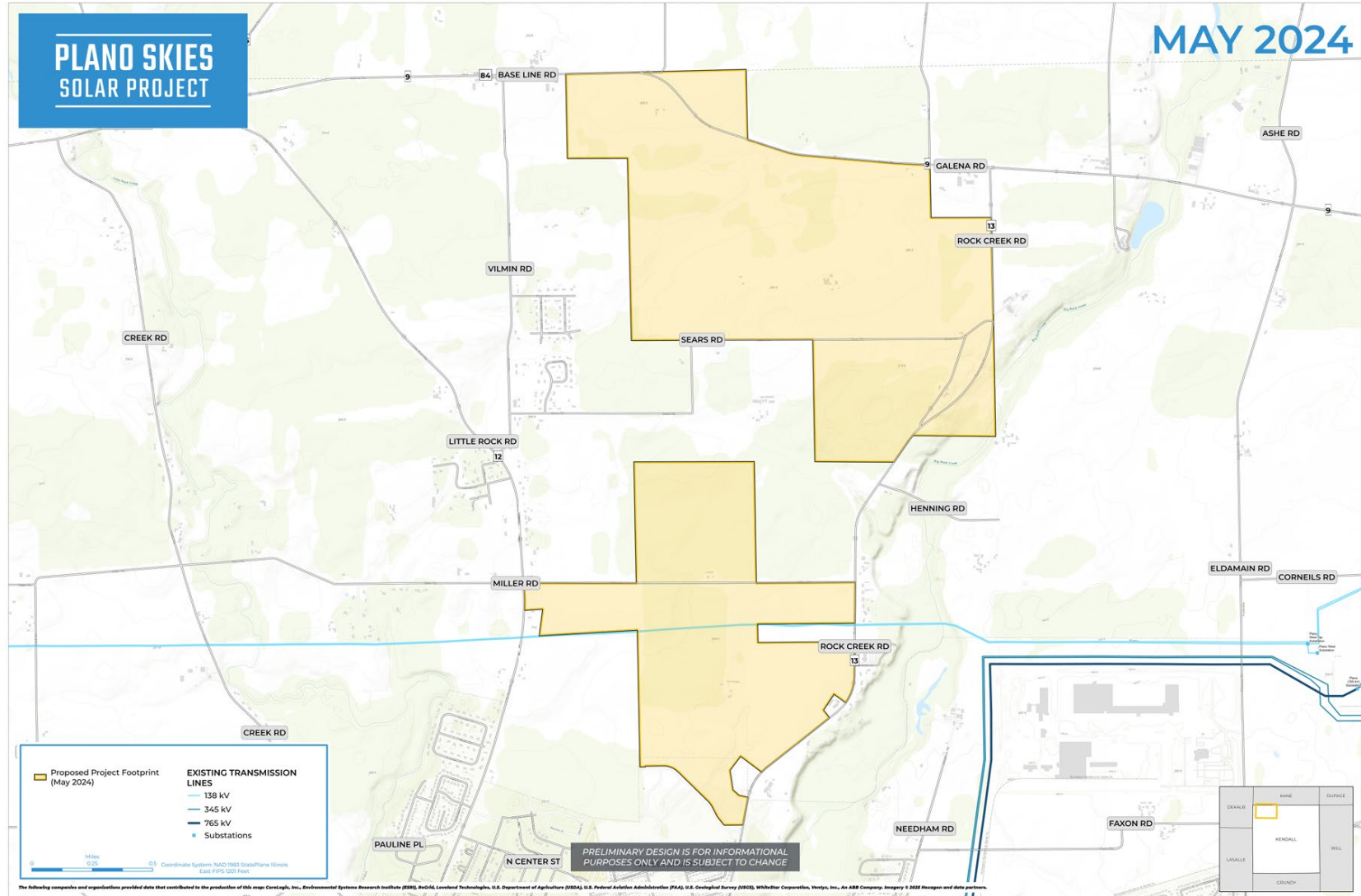
Project Timeline – Looking Back



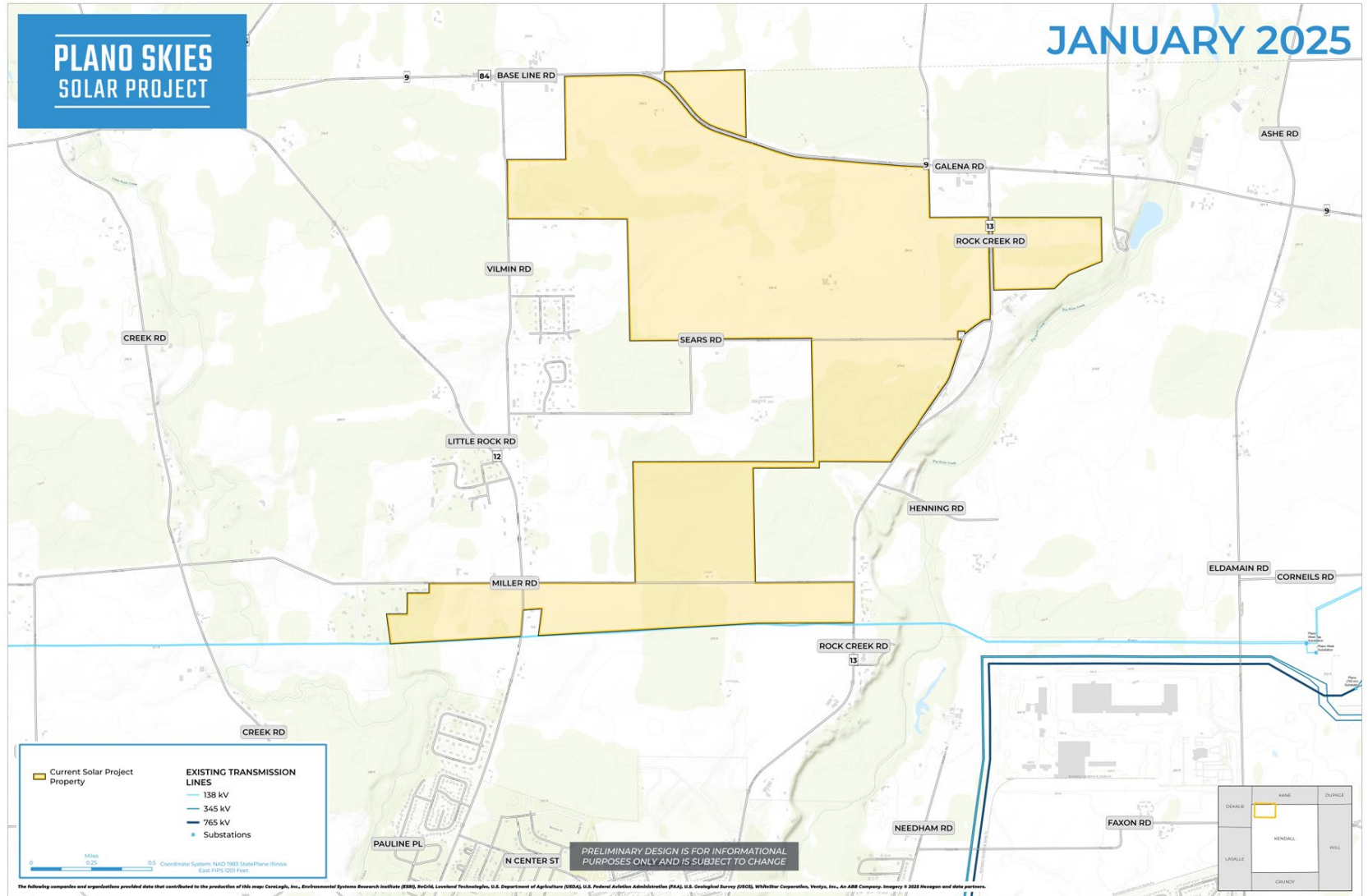
Plano Skies – Layout #1



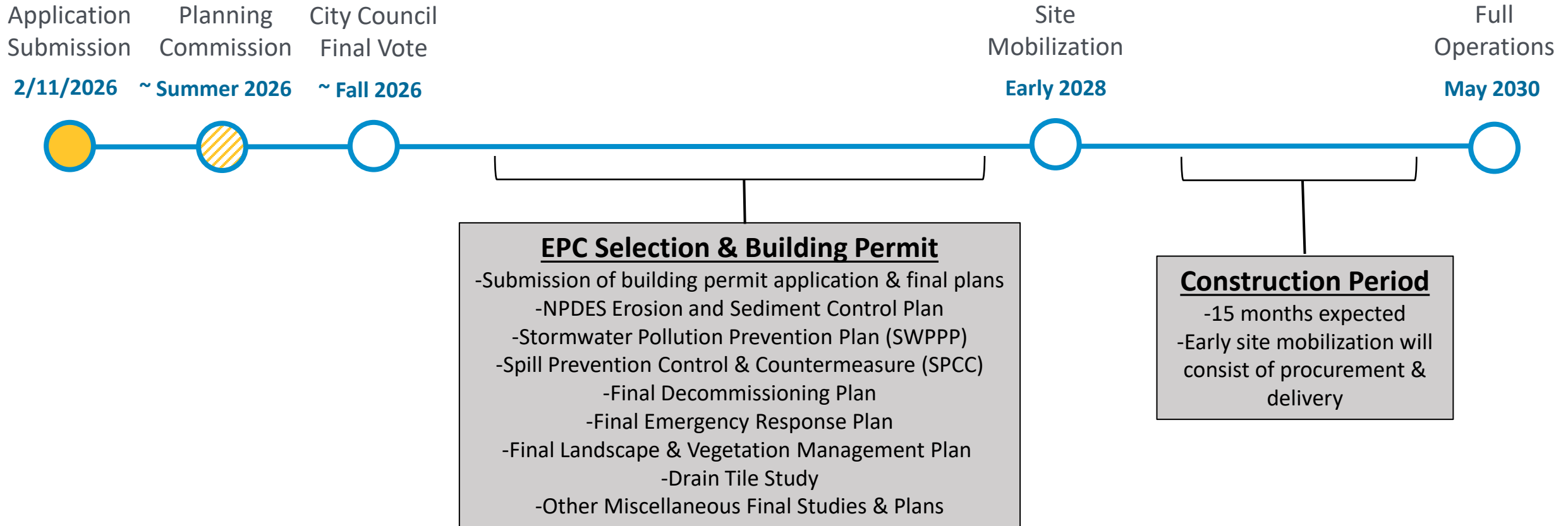
Plano Skies – Layout #2



Plano Skies – Layout #3 (Current)



Estimated Project Timeline – Going Forward



Application Breakdown

Narratives

- 1) Application Introduction
- 2) Rezoning Application
- 3) Special Use Permit Application
- 4) Variance Requests

Figures

- 1) Project Overview Map
- 2) Parcel Map
- 3) Annexation Map
- 4) Current Zoning Map
- 5) Rezoning Map
- 6) Berm Map
- 7) Landscape Screening Map

Appendices

- B. Participating Properties
- C. Potentially Interested Parties
- D. Land Agreements
- E. Annexation Boundary Survey
- F. ALTA Survey
- G. Preliminary Site Plan
- H. NRI Report
- I. AIMA
- J. Landscape Plan and Profile
- K. Vegetation Management Plan
- L. Emergency Response Plan
- M. Electromagnetic Frequency Study
- N. Sound Study
- O. Glare Hazard Analysis
- P. Wildlife Conservation Plan
- Q. Preliminary Decommissioning Plan
- R. Property Value Study
- S. Visual Simulations
- T. Project Commitments and Potential Conditions of Approval
- U. AT&T Crossing Requirements
- V. Neighboring Landowner Letter in Support of Berm Variance
- W. Proof of Electric Power Company Notification
- X. Public Health and Safety Review
- Y. Economic Impact Analysis
- Z. Example Project Drawings

Key Project Benefits



Estimated to be over
\$350,000,000
investment located in
the City of Plano



\$52 million expected in
tax revenue over the life
of the Project



Inclusion of a Community
Benefits Agreement to
provide additional
revenue to the City



City of Plano's footprint
to grow 1,132 acres



Union Labor will be
used in construction,
resulting in local jobs &
economic investment

Topic Schedule

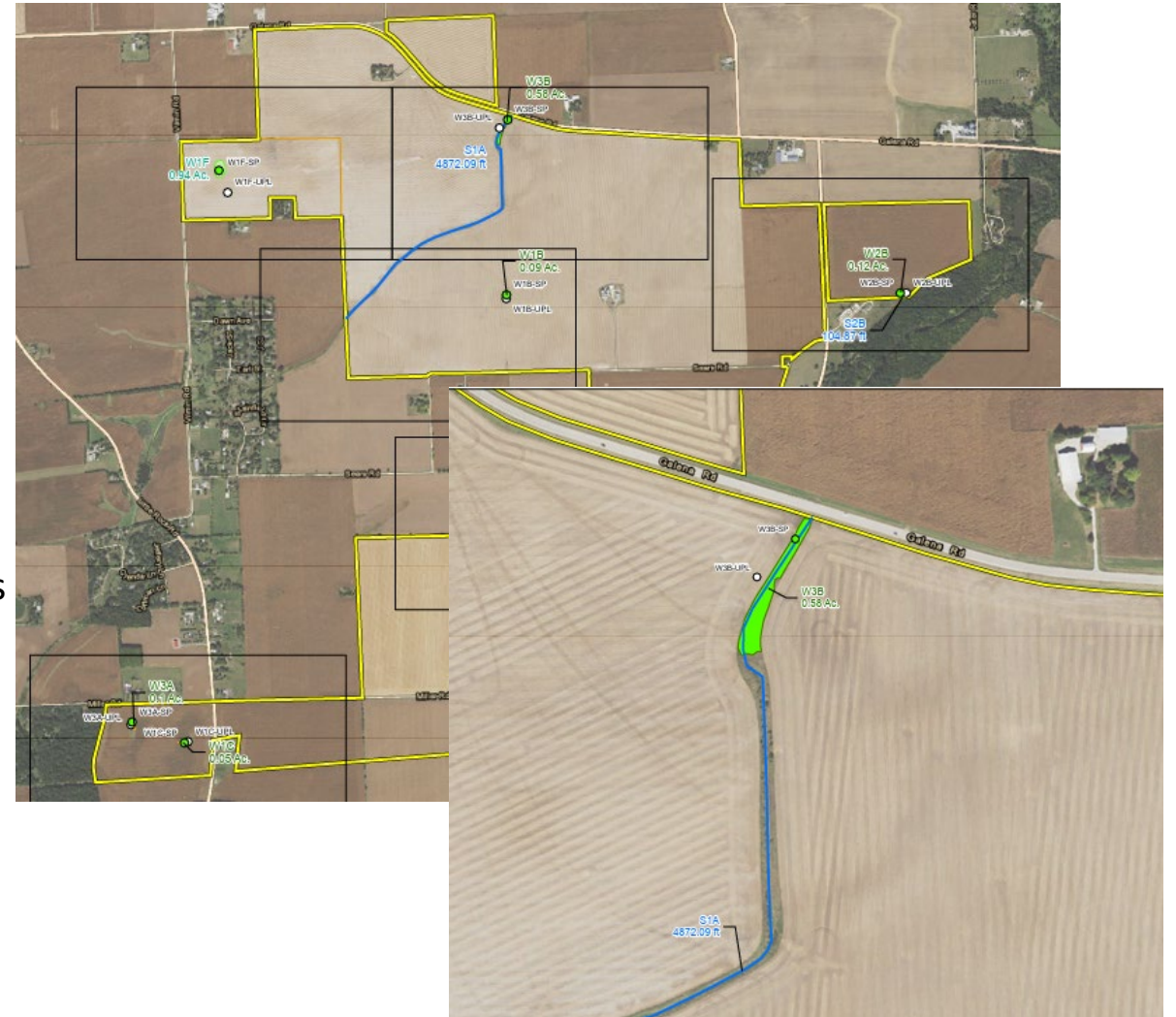
Photo credit: Savion. Brazoria West Solar Project. Brazoria County, TX. Developed by Savion. Owned and operated by Shikun & Binui USA.



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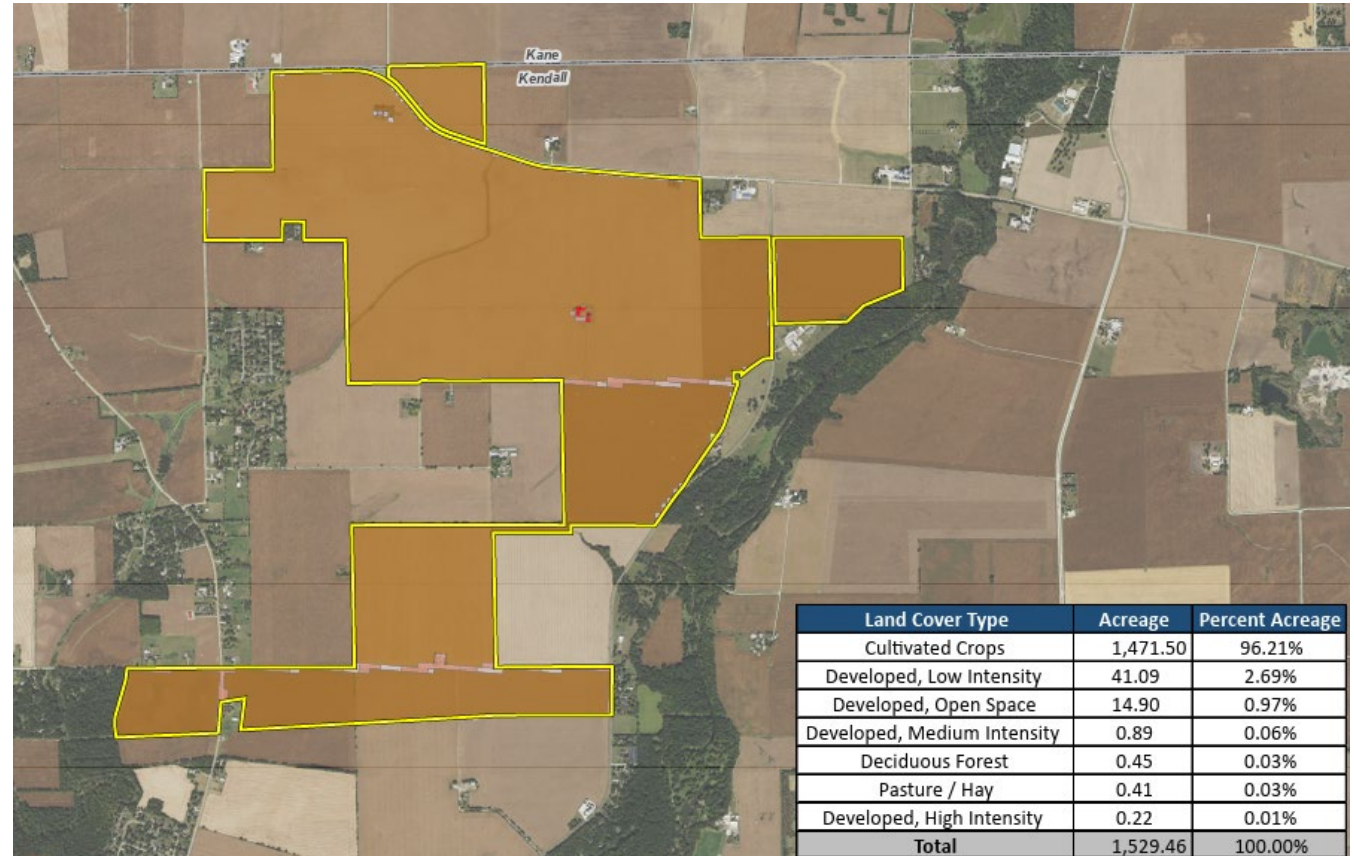
Environmental Studies

- Completed Environmental Studies
 - Phase I Environmental Site Assessment
 - No Recognized Environmental Conditions identified
 - Wetland Delineation
 - Project designed to avoid impacts to jurisdictional resources
 - Threatened and Endangered Species Habitat Assessment
 - Cultural Resources Survey
- Agency Coordination
 - United States Army Corps of Engineers
 - No permit required due to avoidance of onsite features
 - United States Fish and Wildlife Service
 - Illinois Department of Natural Resources
 - Illinois Historic Preservation Agency



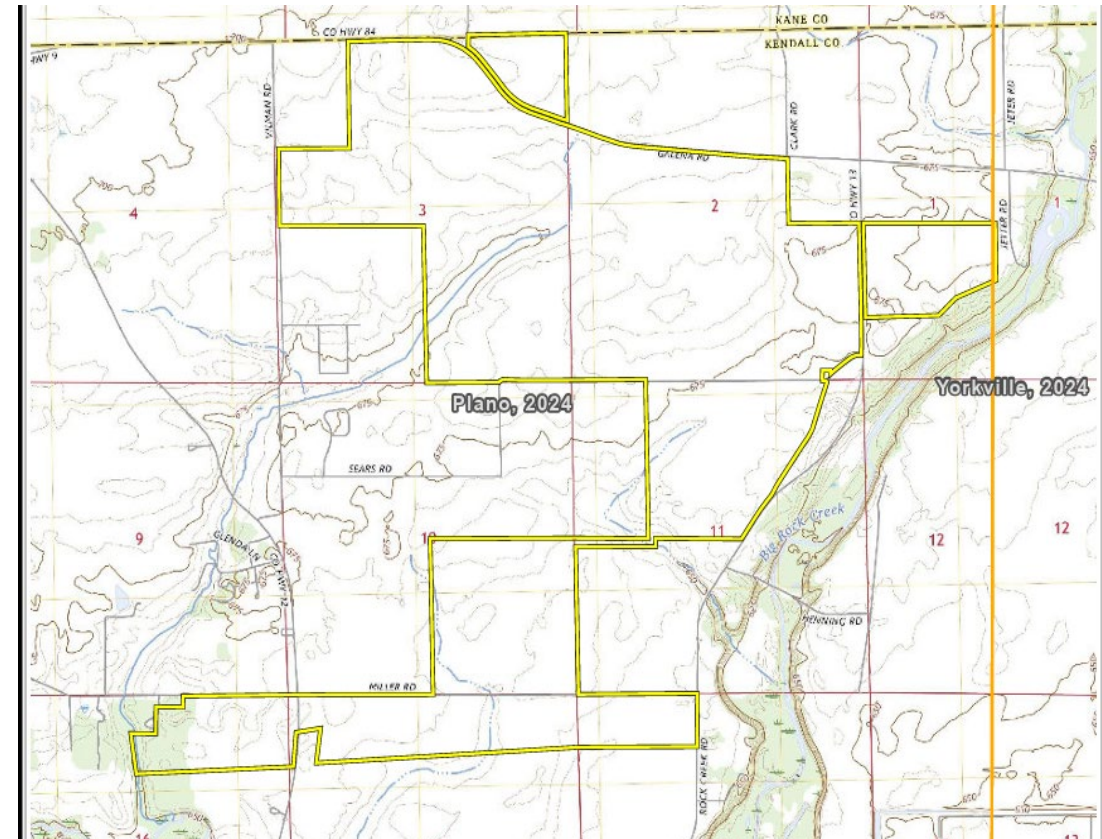
Environmental Studies

- Completed Environmental Studies
 - Phase I Environmental Site Assessment
 - Wetland Delineation
 - Threatened and Endangered Species Habitat Assessment
 - Primarily cultivated land
 - Cultural Resources Survey
- Agency Coordination
 - United States Army Corps of Engineers
 - United States Fish and Wildlife Service
 - Insect species (monarch butterfly and western regal fritillary) unlikely to be adversely impacted
 - Tree clearing is not required. Wooded areas avoided through project design.
 - Illinois Department of Natural Resources
 - Minimal aquatic resources; no suitable habitat for aquatic species (greater redhorse, mottled sculpin)
 - Illinois Historic Preservation Agency



Environmental Studies

- Completed Environmental Studies
 - Phase I Environmental Site Assessment
 - Wetland Delineation
 - Threatened and Endangered Species Habitat Assessment
 - Cultural Resources Survey
 - Field survey conducted in accordance with Illinois Historic Preservation Agency approved scope
 - No resources identified that would preclude development
 - No properties within the project or 1 mile buffer listed in the National Register of Historic Places
- Agency Coordination
 - United States Army Corps of Engineers
 - United States Fish and Wildlife Service
 - Illinois Department of Natural Resources
 - Illinois Historic Preservation Agency
 - Agency concurrence required prior to obtaining construction stormwater permits



Thank you! We look forward to welcoming additional experts to present on the below topics in follow-up hearings.

- 1) Project Information & History
- 2) Environmental & Wildlife
- 3) Site Plan Review**
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