

PUBLIC HEALTH, SOLID WASTE & ZONING COMMITTEE  
MINUTES  
JULY 19, 2018  
5:40 PM

PRESENT: Greg Stumpf – Chairman, David Mendenhall – Vice Chairman, Abe Forsyth, Jason Ratts, Rose Ruzic, Sam Snell, and Linda Douglas-Williams.

ABSENT: Annette Fulgenzi, Linda Fulgenzi, Craig Hall, Lisa Hills & Mike Sullivan

OTHERS: Trustin Harrison, Dwayne Gab, Dan Mosher, Molly Berns, Jim Stone, Jessica Scaife, Steve Keenan, Emily Prather, Cathy Scaife, Elizabeth Scrafford (Sierra Club) and Mary Carter.

Chairman Stumpf called the meeting to order at 5:52 pm. He asked for a motion to approve the minutes from June 21st. **Snell made a motion and Douglas-Williams seconded. Motion carried (7-0)**

**Public Health:**

- Approval of Public Health Requisitions **Ruzic made a motion to approve and Ratts seconded. Motion carried (7-0)**
- Approval to hire a Health Educator at an annual salary of \$36,905.55 effective 7/19/18. Previous employee left the payroll on 8/1/17.
- Approval to hire a Clerk Typist II at an annual salary of \$34,523.56 effective 8/13/18. Previous employee left the payroll on 6/30/18. **Forsyth made a motion to approve both approvals to hire & Mendenhall seconded. Motion carried (7-0)**
- Vehicle Disposal List. **Ratts made a motion to approve & Ruzic seconded. Motion carried (7-0)**

Jim added that he, Greg, Dave, Chairman, Brian & Walt Willis spoke and they will be talking to the Regional Leadership Council next week and are closer to getting the program before the County Board.

**Steve Kennan/Trustin Harrison**

- **ZONING BOARD OF APPEALS AGENDA**

**2018-017** J & L Strawn Properties, LLC **REMANDED BACK TO ZBA BY COUNTY BOARD**  
County Board Member: Tom Madonia, Jr., District #9  
Address: 7836 Johnson Road, Rochester, IL 62563  
Tax ID # 23-35.0-400-008 Township: Rochester  
Petitioner requests for Proposed Parcel 1: a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District, a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width, and a variance to allow an accessory structure to be approximately twenty-four

(24) feet instead of the maximum height of eighteen (18) feet allowed in the "R-1" Single-Family Residence District; for Proposed Parcel 2: a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width, and a variance to allow one (1) parcel less than forty (40) acres (approximately 6 acres); and, for Proposed Parcel 3: a variance to allow one (1) parcel less than forty (40) acres (approximately 25 acres) ***They are going to reconfigure. Tom is okay with it.***

- 2018-031** Timothy R. & Kristina L. Wilkerson  
County Board Member: David Mendenhall, District #3  
Address: 7516 Mechanicsburg Road, Springfield, IL 62712  
Tax ID # 15-35.0-200-011 Township: Clear Lake  
Petitioners request for Proposed Parcel 1 and Proposed Parcel 2: a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District, a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width, and a variance to allow an accessory structure to be approximately twenty-six (26) feet instead of the maximum height of eighteen (18) feet allowed in the "R-1" Single-Family Residence District. ***Staff recommended approval. They are dividing the land.***
- 2018-032** James J. Skeeters  
County Board Member: Mike Sullivan, District #11  
Address: 1525 W. Jefferson Street, Springfield, IL 62702  
Tax ID # 14-29.0-401-011 Township: Springfield  
Petitioner requests a Conditional Permitted Use for a tavern. ***Staff recommended approval provided that the tavern is limited to no more than 750 square feet.***
- 2018-033** Text Amendment Chapter 17.04 Definitions to add a definition of cargo container. ***Staff recommended approval. Stumpf commended the staff on all their hard work on this issue.***
- 2018-034** Text Amendment Chapter 17.42 Setback Lines to Add Exhibit A to the End of Chapter 17.42. ***Staff recommended approval.***
- 2018-035** The Gym of Springfield, IL  
County Board Member: Annette Fulgenzi, District #17  
Address: 1823 Camp Lincoln Road, Springfield, IL 62707  
Tax ID # 14-20.0-200-019 (pt), -025 (pt) Township: Capital  
Petitioner requests a rezoning from "A" Agricultural District to "B-3" General Business District and a Conditional Permitted Use (CPU) for a private outdoor recreation center. ***Staff recommended approval. They are swapping land with the SCRWD. Stumpf says there have been some complaints about the lighting in this area. Molly believes Stumpf would need to talk to the Springfield Township.***

2018-036

John Smith

County Board Member: Jeff Thomas, District #4

Address: 18000 Block of Reichert Road, Divernon, IL 62530

Tax ID # 35-33.0-200-005, 35-33.0-400-001 Township: Divernon

Petitioner requests for Proposed Parcel 1: a variance to allow one (1) parcel less than forty (40) acres (approximately 28 acres); for Proposed Parcel 2: a variance to allow one (1) parcel less than forty (40) acres (approximately 22 acres), and a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, for Proposed Parcel 3: a variance to allow one (1) parcel less than forty (40) acres (approximately 22 acres), and a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width. **Staff recommended approval. Granting the variances would facilitate a division of the subject property to help settle an estate.**

**Zoning:- Trustin Harrison**

- Approval of Zoning Requisitions **Mendenhall made a motion to approve & Forsyth seconded. Motion carried (10-0)**
  - Amendment to Solar Ordinance-- Molly Berns presented a power point of the Grant Ridge Solar Farm in LaSalle County, IL. This is the farm that Trustin, Greg, Sam & Tom (Fraase) visited on Tuesday, 7/17. The power point presentation is filed with these minutes. Berns told the committee that LaSalle doesn't have a solar ordinance but allow special uses.

In regards to the amendment, Berns highlighted a few points. On page 1, at the bottom, the definition of a Solar Farm Energy System Project Area was re-worded for clarification purposes. On page 3, the property line cannot be within 500 feet of a residence. Fencing must be at least 6 feet in height and shall enclose & secure the SFES. A landscaping screen shall be provided for any part of the SFES that is visible to and located within 500 feet of an existing dwelling. On page 10, proof of an Agricultural Impact Mitigation Agreement (AIMA) pertaining to the construction of a commercial solar energy facility has been executed with the Illinois Department of Agriculture. On page 6, the decommissioning plan will be approved by the PHSWZ Committee instead of just reviewed. For #7, Dwayne's office changed may to shall because they felt that was more appropriate to require the PHSWZ committee to set some amount. It still leaves a lot of discretion as to what that amount will be. (based on the engineer) The state law has been signed for decommissioning and agricultural litigation. On page 7, Molly highlighted the additional items that are to be included: fence plan & landscaping screening plan. The county board members that visited the solar farm said that the solar panels looked similar to a vineyard. Molly referred to the power point to show the committee a few pictures to get a perspective on what a solar farm looks like. Trustin said you have to really listen to find a "hum". The committee talked about the setbacks. Molly & Trustin also talked about property values. The committee talked about the two current projects in Sangamon County. (Pleasant Plains Solar & the Rochester Solar Project) Molly showed the committee where the 250 feet setback would fall & the 500 feet setback. Page 3 of the amendment, under the setbacks, it was decided to take out the words: project area. The county board members

that went on the field trip discussed and agreed that 250 feet of an existing dwelling was okay. Gab pointed out that there are two potential liabilities. One is that the ordinance makes no sense & is unreasonable & the other one is a regulatory taking- prospective from the landowner that says I have a right to use my land reasonably and if you impinge on that right, I could sue you for lost profits that I would make for using the land this way. Snell talked about field tiles. When a solar farm is built, after it's decommissioned, the land may never be the same again & possibly won't be able to be farmed on again.

Stumpf said that the "road trip" committee would recommend that an SFES not be located within 250 feet instead of 500. Motion by Snell to recommend 250 feet and seconded by Ruzic. Motion carried (7-0). On page 3: take out project area in Section C #2 and Section C #4-change 1000 feet to 500 feet for screening. Motion made by Ratts & seconded by Snell. Motion carried (7-0). Motion made by Snell to approve the petition as amended, seconded by Ratts and motion carried (7-0). Trustin commented that the "road trip" was very educational for all.

Elizabeth Scrafford from the Sierra Club was present to make public comment. She passed out some fact sheets to the committee. She referred to the Future Energy Jobs Act and the new idea of community solar. (below 2 megawatts) She asked about the definition on the ordinance. Gab pointed out to the committee that public comment doesn't require members to engage in Q & A. The chairman can do whatever they want in regards to public comment. Staff is better able to answer questions. Stumpf recommends that Molly answer Ms. Scrafford's questions. Elizabeth said she was bothered by the fact that she didn't get to speak at the last County Board meeting, but Stumpf explained why. The case she wanted to speak about was tabled and once a case is tabled, no more discussion is heard that evening. Molly told her the personal solar definition would be for community solar. It's based on acreage not megawatts. The Regional Planning office has reached out to local utility companies to get a better look at using megawatts instead of acreage. They should have more information about community solar gardens soon. Stumpf made it clear to Ms. Scrafford that she will be able to speak as a proponent at the September Board Meeting when they will be discussing & voting on the two solar cases. Molly encouraged her to come to the August ZBA meeting which will be August 16<sup>th</sup> so she may speak & share her thoughts about solar.

**Old Business:** none

***Mendenhall made a motion to adjourn and Ratts seconded. Motion carried (7-0) and the meeting adjourned at 7:02 pm.***