

Sangamon County, Illinois
ZONING BOARD OF APPEALS

The Zoning Board of Appeals met on May 17, 2018 at 7:00 P.M. in the County Board Chamber in the County Complex.

ATTENDANCE (X) denotes present

(X) Chairman Chimento	(X) Committee Member Mares
(X) Committee Member Wulf	() Committee Member Sudeth
(X) Committee Member Spiro	() Committee Member Beaty
(X) Committee Member Lathan	

STAFF PRESENT:

Molly Berns, Executive Director, Spfld-Sang County Regional Planning Commission
Steve Keenan, Senior Planner, Spfld-Sang County Regional Planning Commission
Dan Mosher, Assistant States Attorney, States Attorney's Office
Trustin Harrison, Zoning Administrator, Sangamon County Zoning

Chairman Chimento called the meeting to order.
Approval of April 19, 2018 Minutes

Committee Member Don Wulf made a motion to approve the April minutes.

Committee Member Tony Mares seconds the motion.

5/0/0

Docket 2018-014 Price Street Pub Inc. and Price Street Properties LLC for property located at 2833 Price Avenue, Springfield, IL 62704 WITHDRAWN

Docket 2018-016 Brentan Hickman for property located at 30 W. Hoecheater Road, Springfield, IL 62711

PETITIONER(S): Brentan Hickman

OBJECTOR(S): No

PRESENT ZONING CLASSIFICATION: R-1

REQUESTING: Petitioners request for Proposed Parcel 1: a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

Brentan Hickman was sworn in.

Hickman: I have near 10 acres and all I want to do is square off the house currently there and then build a new single-family residence on a new lot and move there. I also own the lot next door. My goal in the future is between now and ten years is to get the house built and rent it out...rather than tear down a house; I will be able to keep the house.

ZBA Chimento: Asked if any questions? County Board? Objectors? Hearing none read the staff recommendation.

STAFF RECOMMENDATION: Recommend approval. The purpose of the requested variance is to allow the property owner to split the property into two pieces to facilitate construction of a future residence on an R-1 lot. The subject property is unique in that it is a larger older lot of record that has existed prior to the development of the Zoning Ordinance in which smaller single-family residential lots have built up around the property to the east and west. The Standards for Variation are met.

Committee Member Don Wulf made a motion to recommend approval of staff recommendation.

Committee Member Tony Mares seconded the motion.

Motion carries 5/0/0

Docket 2018-017 J & L Strawn Properties, LLC for property located at 7836 Johnson Road, Rochester, IL 62563

PETITIONER(S): J & L Strawn Properties, LLC

OBJECTOR(S): No

PRESENT ZONING CLASSIFICATION: A

REQUESTING: Petitioners request 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).

Jeremy Strawn was sworn in.

Strawn: I have an alternate site plan than the one we submitted. We were going to do 2 long tracts going to the road and rather than going for the variance. We have decided to

do 6 acres in the back and break off and sell to adjacent owners and then my wife and I plan to take the front section approx. 12 acres and build a house.

ZBA Chimento: Do they plan on keeping it in farm?

Strawn: Yes, the 6 acres would just remain farm and square off their property currently and change it to R-1.

ZBA Chimento: Does he have to re-submit petition?

Trustin Harrison: The request is approximately the same they are just changing the configuration.

Molly Berns: The change in configuration does not change staff analysis.

ZBA Chimento: Any questions? County Board? Objectors? Hearing none read the staff recommendation.

STAFF RECOMMENDATION: Recommend denial. The LESA score of 204 indicates the subject property is suitable for agricultural use only. The character of the area is cropland and timber with very few single-family residences on large parcels. The petitioner's request to divide the subject property into 3 lots with variances is less than the previously requested 6 lots with variances; however, this does not negate the fact that the subject property has a LESA score of 204 and is under active cropland production. Additionally, no unique circumstances applicable to the subject property were presented to justify the requested variances. The Standards for Variation are not met.

Committee Member Don Wulf made a motion to recommend approval of staff recommendation.

Committee Member Tony Mares seconded the motion.

Motion carries 5/0/0

Docket 2018-018 Midstate Kart Club (Jon Clem) for property located at 160 Kender Lane, Dawson, IL 62520

PETITIONER(S): Midstate Kart Club (Jon Clem)

OBJECTOR(S): No

PRESENT ZONING CLASSIFICATION: A

REQUESTING: Petitioner requests a Conditional Permitted Use (CPU) for a private outdoor recreation center, a variance to allow the parking to remain unpaved (rock)

instead of the required bituminous seal coat, and a variance to allow one (1) parcel less than forty (40) acres (approximately 14 acres).

Jon Clem was sworn in.

Clem: We went to get a building permit for the go-kart storage facility and upon doing so realized that we haven't been in compliance since 1969. And I want to bring it into compliance. So, we are asking for the CPU to bring the property into compliance.

ZBA Chimento: Any questions? County Board? Objectors? Hearing none read the staff recommendation.

STAFF RECOMMENDATION: Recommend approval of the Conditional Permitted Use provided the hours of operation are limited to 9:30 A.M. until 10:00 P.M. as stated in the petition. Recommend approval of the variances. The go-kart track and presumably the rocked parking area have been located on the subject property since 1960, prior to the adoption of the Zoning Ordinance. The unique circumstances related to the operational need of the business would have a negative impact on the yield of return if required to pave. Granting the variance to allow the subject property to be less than forty acres will bring it into compliance with the Zoning Ordinance. The Standards for Variation are met.

Clem: I want to clarify the hours of operation are for the track specifically?

Trustin Harrison: Yes, that's correct.

Committee Member Don Wulf made a motion to recommend approval of staff recommendation.

Committee Member Charlie Chimento seconded the motion.

Motion carries 5/0/0

Docket 2018-019 Steve & Angela Mizeur for property located at 2140 Central Point Road, Cantrall, IL 62625 ~~WITHDRAWN~~

Docket 2018-020 Kelsey & Anita Schwab for property located at 1205 S. Farmingdale Road, New Berlin, IL 62670

PETITIONER(S): Kelsey & Anita Schwab

OBJECTOR(S): No

PRESENT ZONING CLASSIFICATION: A

REQUESTING: Petitioners request a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District.

Pete Wagner was sworn in.

Wagner: The Schwab property would like to re-zone approximately 17 acres from agricultural to residential. There is a house currently on the property and the intent is to make it a 2 lot minor-subdivision and so the 1 acre would be the house and then farm the remaining.

ZBA Chimento: Any questions? County Board? Objectors? Hearing none read the staff recommendation.

STAFF RECOMMENDATION: Recommend approval. The LESA score of 150 indicates the subject property is marginal requiring mitigating factors for non-agricultural development. However, staff recognizes the LESA score of 150 is the lowest possible score requiring mitigating factors, and in this case the subject property has a history of two previous divisions being granted by the County Board making the current R-1 request for the two proposed parcels acceptable.

Committee Member Andrew Spiro made a motion to recommend approval of staff recommendation.

Committee Member Tony Mares seconded the motion.

Motion carries 5/0/0

Docket 2018-021 Jay & Mary Shattuck for property located at 10 Country Lake Road, Springfield, IL 62711

PETITIONER(S): Jay & Mary Shattuck

OBJECTOR(S): No

PRESENT ZONING CLASSIFICATION: A

REQUESTING: Petitioners request a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District.

Pete Wagner was sworn in.

Jay Shattuck was sworn in.

Wagner: The Shattuck's would like to re-zone 5 acres from agricultural to residential. The intent is to combine the approximately 10 acres of residential next door on the existing 5 acres which we want to re-zone (house is already on it) residential. And ultimately split that into a 4 lot minor-subdivision.

ZBA Chimento: Any questions? County Board? Objectors? Hearing none read the staff recommendation.

STAFF RECOMMENDATION: Recommend approval. The LESA score of 145 indicates the property is acceptable for non-agricultural development. The purpose of the requested variance is to allow the petitioner to split the subject property into two residential parcels which will unify the zoning for the entire proposed minor subdivision. The area has a rural residential trend and the subject property is covered in timber making it unlikely to be economically converted to cropland.

Committee Member Andrew Spiro made a motion to recommend approval of staff recommendation.

Committee Member Charlie Chimento seconded the motion.

Motion carries 5/0/0

Docket 2018-022 Pleasant Plains Solar, LLC for property located at 1557 Parkes Kinner Road, Pleasant Plains, IL 62677

PETITIONER(S): Pleasant Plains Solar, LLC

OBJECTOR(S): Yes

PRESENT ZONING CLASSIFICATION: A

REQUESTING: Petitioner requests a Conditional Permitted Use for a Solar Farm Energy System (SFES).

Ben Adamich (Rep. with Geronimo Energy) was sworn in.

Adamich: We are requesting a conditional use permit to build a solar farm up to 40 acres in size and the output of the facility will be up to 4 MW and we are respectfully requesting approval of the conditional use permit. We are one of the first projects coming through, as I understand it.

ZBA Chimento: Who are you hooking up with for electricity?

Adamich: The proposed inter-connection is with Ameren Illinois and we are proposing to tap directly in to their existing distribution line which is on the north side of County Road 1, which is on the north side of our project area.

ZBA Chimento: You already own the land, right?

Adamich: We have a lease agreement with the property owner.

ZBA Chimento: You are leasing 80 acres and placing the project on 40 acres?

Adamich: We will lease what we use and our permit is for up to a maximum of 40 acres, no greater in size.

ZBA Chimento: Are you starting out with 40?

Adamich: Yes, currently in the state of Illinois under the program by which we propose to sell the power through the project size for what we're proposing was originally limited to 2 MW, in size so that's approximately 20 acres or so of land, however they recently proposed a rule and we can place two projects of 2 MW each on the same project location so hence why we are proposing up to 4 MW on 40 acres...to be candid it's unlikely they will increase that size if we wanted to increase above 40 acres I believe we have to come back here and request an approval to do so.

ZBA Chimento: Any questions?

CB Mendenhall: Who's the property owner on this piece of property?

Adamich: The property owner I believe is AFC Illinois.

CB Mendenhall: And who is that?

Adamich: I believe that's owned by Farmland Partners Incorporated. They are a large agricultural management organization.

CB Mendenhall: If we can't identify the property owner. Then it may not be important to identify the objector. Who is the property owner?

ZBA Chimento: He just said it's the corporation.

CB Mendenhall: And who is the owner of the organization? Who is the local owner? You're in contract with them. Who is the local owner?

Adamich: The owner is Farmland Partners Incorporated.

CB Mendenhall: And who is that? Is that you? Is that me?

Adamich: No, it's a large agricultural management organization that manages farmland across the U.S.

CB Mendenhall: Ok, where?

Adamich: Their main offices are located in Denver, I believe satellite office in Bloomington nearby and they have employees that work across the country.

CB Mendenhall: Thank you.

ZBA Chimento: Anybody else?

ZBA Wulf: There's no LESA score on this...and I understand that you can explain to me very clearly why.

Molly Berns: That is correct. No LESA score was done on this because the request was a conditional permitted use. LESA scores according to the ordinance are only completed or are required to be completed when properties are Ag to be rezoned to a different zoning classification.

ZBA Wulf: Thank you.

ZBA Mares: For further clarification...a solar energy farm system is still considered agricultural?

Berns: The way the zoning ordinance is laid out is that it's a conditional permitted use in the agricultural zoning district. And the reason it primarily is laid out that way is because the amount of land area that the solar farm would take and it's presumed that the underlying zoning district of such an area that would be needed that would be in general in Sangamon County agricultural land. That's the way the current zoning ordinance reads.

ZBA Chimento: Craig?

CB Hall: I went and looked at this piece of ground and, "Boy, heaven on Earth a good piece of black dirt." My question is "Have you looked at this piece of ground to build on this ground, or did they come to you, as owners of the property...saying we have piece of ground." One of the points for me is for the protection of good black dirt being developed on. I know that you and I have talked on this and have a right and you're not developing this because you are leasing it and the argument of taking it out of crop ground and maybe touch that. Have you looked at other pieces of ground besides this?

Adamich: Yes, we have looked at pieces of ground all across the state. This specific site I can touch on, on about how we came to propose a development on this particular site. First, I can start out with the initial program in Illinois...currently proposed there's a program called The Adjustable Block Program put on by the Illinois power agency to procure renewable energy to help the state's large utilities meet the renewable portfolio standards as set out by the state legislature. Under this program is where we are proposing to apply this project to, to sell renewable energy credits to the utilities to comply with this renewable portfolio standard. In anticipation for this program, we looked all across the state to put solar projects for interest into it. One thing we look for is availability and distance to the applicable electrical infrastructure for a smaller scale site such as ours and small being a relative term for us. We need a three phase distribution power line to hook up into and that typically has the required voltages that we need to

wheel the power back to the grid. So, one of the first things we need is access to a three phase power line, another thing we look at is a land owner that has an interest in hosting a solar project and being a land partner with us. And additionally we do look at sites that are able to be developed...not covered in trees, not covered in water and doesn't have any other environmental issues that may inhibit any sort of development, including solar. So, this particular site we have worked with this particular land partner in the past and they are a large tax payer in Illinois and they manage a lot of agricultural properties, so we were able to find this site by partnering with them and it has all the criteria that we require in order to build a successful solar project.

ZBA Wulf: How long has Pleasant Plains Solar been in business and how many other projects do you have?

Adamich: That's a good question...Pleasant Plains Solar, LLC is the name of the project. We are Geronimo Energy we are developing the project. The reason for the LLC...

ZBA Wulf: Who is Pleasant Plains Solar then?

Adamich: It's the project entity which is owned by Geronimo Energy. The reason for the holding company is for project financing, we need to have the permit associated with that in order to facilitate financing on the project; but Geronimo Energy owns that entity and we are developing the project and this is a community solar project and we have done more community solar projects than anybody in the Midwest. We have done fifty-five projects under construction or in operations in Minnesota 1 MW - 5 MW in size so similar to this. We have done large portfolios across the Midwest. Additionally, we do wind developments as well. We have two wind projects under construction in northern Illinois. We have been developing renewable energy projects in the state here for about 7-8 years. And we have an office up in Walnut...our main headquarters is in Edina, Minnesota which is a suburb of Minneapolis.

ZBA Wulf: Thank you.

ZBA Spiro: I have a question for staff for reference...a few months ago we all approved a natural gas project in Pawnee and I was just for reference trying to compare the acreage from that project to this project. How many acres all together?

Harrison: That approval there I believe was a 60 acre parcel...it was 80 acre parcel and break it in half to 40 acres.

ZBA Spiro: For the Pawnee project?

Harrison: Yes.

ZBA Spiro: That was an agricultural rezone wasn't it?

Harrison: That's correct.

ZBA Spiro: Thank, that's all I wanted to know. Thank you very much.

ZBA Mares: I have a question Mr. Chairman to the petitioner...so at this particular point you have a lease agreement with the property, so if this is approved would you be thinking about purchasing the property outright or what is the conditions in regards to that?

Adamich: In regards to your question, we typically do both kinds of arrangements on our proposed developments or lease options. In this case it's a lease.

ZBA Mares: Another question to staff this time...I know that there are state regulations when it comes to something like this and obviously this is something new...it's still an agricultural situation but it would seem to me more like a commercial project. I mean you can call it a farm and I guess it is still a solar energy farm system but I guess what is the true definition of a farm...we think of two things...cropland and livestock. Clearly this is not one of those two so this to me is more of a commercial situation taking advantage under a farm...if I can get some clarification.

Harrison: When we worked on developing the zoning ordinance for the solar section of that...we looked at how other counties in Illinois have addressed this and not just Illinois but other states and predominantly you will find this type of development in agricultural zoned land and it's because of the amount of land that they used. Also in our ordinance we also allow this in an I-1 and an I-2 district as well, because we do have some large I-1 and I-2 districts that predominately in an agricultural area just because of the size of the project.

ZBA Mares: So, it would not need to be rezoned to I-1 or I-2 because it's a commercial use and seems to be "slipping" in on what we consider a farm whether its agricultural or livestock? To me just seems like there's a little bit of a grey area.

Harrison: That's where when we developed the ordinance we looked at other ordinances and agriculture was a permitted use in all the other ordinances, so we kind of mimic that and that's the way the industry works and its once again as Molly stated early it's such a large piece of ground and that's where you are going to find these is in the agriculture district. Now, what we did put in the ordinance is he has to come through with a Conditional Permitted Use and that's the trigger to get them in front of this body to hear the testimony so it's not an outright permitted use under Ag. They have to come in and address what the requirements and stipulations are and there's an opportunity to put additional requirements on there and that's why there's a Conditional Permitted Use.

ZBA Spiro: I have a question for the petitioner...since it is a lease and assuming there's a timeline that ends a useful life of the solar equipment...what is the plan to revert it back to agricultural once its met its useful life and you aren't going to be leaving a bunch of rusty solar panels out in the middle of farm fields?

Adamich: That's a good question and just to touch briefly on that last one...when we are developing projects across other states...I would say the vast majority if not 95% of the jurisdictions we are in, allow solar in agricultural zoning and in all cases we are remaining in agricultural use because they have the long term use of that subject property. Per your ordinance you require us to submit a decommissioning plan prior to applying for a building permit, which we will fully comply with. And the intent is at the end of the life of the project when it's no longer producing energy or electricity back on the grid and I think per your ordinance the timeline is 270 consecutive days and that triggers our decommissioning at the site...and that means taking out the steel piers in the ground, the racking and the solar modular, as well. And the solar just to touch on how we anticipate the decommissioning with that equipment...solar panels typically their production degrades at about a 0.5 % a year, so after 20 years they are still 90% efficient. The panels themselves will have significant salvage value, so most likely they will just be put on a pallet and sold to the highest bidder. The steel racking and steel posts will be dismantled and recycled and sold for scrap.

ZBA Chimento: They aren't putting concrete...how I understood it.

Adamich: No, we aren't proposing to put concrete for the piles.

ZBA Spiro: So they are driven directly into the ground?

Adamich: Yes.

CB L. Fulgenzi: I have a question for the petitioner...for clarification...you said that AFC and Farmland Corp. are the company you work for, is that correct?

Adamich: No, AFC Illinois is the underlying property owner.

CB L. Fulgenzi: So, they own that piece of ground?

Adamich: Correct and we have a lease agreement to develop a solar project.

CB L. Fulgenzi: So, it's not part of a family farm anymore?

Adamich: I am not sure what you classify as a "family farm", but they are a large land owner in Illinois and manage a lot of agricultural properties.

ZBA Beaty: I have a question for staff...if you were going to give that a LESA score, your best guess...what would that be?

Berns: Without pulling the soils analysis and the actual percentage and all of that Larry, I would hesitate to go out on a limb and say what that is; because of the formulas that are involved and we did not do a LESA score on this particular property at the time because it is a Conditional Permitted Use request.

ZBA Beaty: Would you agree with me that if the Strawn ground was 204 this would have to be 408?

Berns: I don't know. It possibly could but without actually pulling the breakup of the soils and putting it into the formula based on the percentages and all of the things involved with the LESA score. I would really be hesitant to do that. I will have the information available for the next county board meeting. And keep in mind also that the LESA score is a two part process. The part that you are referring to in terms of the quality of dirt is the second part, but the first component also is a part of the LESA score and it relates more to the distance from a firehouse, the distance to a school and all of those other kinds of factors that we sometimes talk about. I will have LESA score available by the next county board as it has been requested by county board members.

ZBA Beaty: Charlie, the reason I bring this up is for the committee here because the fact that this is as good as black land as there is in the county. I would farm 10,000 acres of it, if I could. And to take this out of production and put solar panels on it, it borders on being a sin.

CB Scaife: Is this project corporation government funded, in any way?

Adamich: We aren't funded by the government in regards to subsidization which I think is what your question is.

CB Scaife: Are there grants, or anything?

Adamich: No, we aren't getting any kinds of grants but I think your question is getting to the subsidization for energy project. So, all forms of electricity are subsidized in some way, for a solar project there's a federal investment tax credit that we have available to us. And in terms of what's called a renewable energy credit to prove compliance with the renewable portfolio standard at the state level the utilities are purchasing those from us. So, we are subsidized no more than any other form of new electricity generation.

ZBA Chimento: Greg...

CB Stumpf: I have few questions for you...the Macon County Board just approved a permit for a 20 acre solar farm project just a few days ago or weeks ago, was that your company?

Adamich: If you are referring to Oreana solar project...then yes, that is correct.

CB Stumpf: So, if this was approved it says here that this project isn't going to start till early 2020 and completed within 6 months on a 20 acre project. Is this the same type of timeline that you would be looking at on this?

Adamich: On our application we state the construction will start as early as spring 2019; however, it may start in 2020 due to the lengthy development process and our entrance in

to this program through the IPA, so it could start as early as 2019 construction on a 4 MW project typically takes 4-6 months depending on weather conditions.

CB Stumpf: Ok, and the last couple of questions is...it says this is the size of 15 football fields per 20 acre site so, I guess you would possibly be looking at 30 football fields for a 40 acre site.

Adamich: I forget the ratio from acres to football fields but if it's the same one then I would suppose yes, up to 40 acres.

CB Stumpf: It powers up to 430 homes so I guess you could double that then.

Adamich: Yes, the annual output of the project will be equal to that of around 800 or so average U.S. homes annually usage, so to put it in perspective from a kilowatt hour output standpoint.

CB Stumpf: Ok, I appreciate the information, thanks.

ZBA Mares: I understand what you are trying to do, but did Pleasant Plains come to you or did you go to them to get this project started?

Adamich: Pleasant Plains is the name of the project and the property owner is AFC Illinois it's Farmland Partners Incorporated. In some cases landowners come to us and in some cases and most cases we have to reach out because of the specific nature of where these projects are able to be implemented. In this case we reached out to them and we typically have to reach out to folks to find good spots for solar. However, we have had a pleather of landowners reach out to us and express interests in hosting a solar project on their property all around the country.

ZBA Mares: So, I guess the follow-up question would be...where there are 4 corners did you talk to any of the other owners and obviously you are right next to the power grid, so being close to the power grid is important to you. So two questions...did you reach out to any of the property owners to the east, west, north, south? And my other question is how close do you have to be to transmit your power?

Adamich: In regards to your first question we did not solicit for land, for leasing or purchasing land to the surrounding land owners to my knowledge. We did submit a notification packet supplemental to the county's notification packet when we applied for the permit which included our contact info and a map of the site and a letter and solar FAQ booklet. However it's not my understanding that we explicating mailed the entire area for land.

ZBA Mares: My question is knowing where the access is to create and transmit your power...my question is did you talk to any of the other neighbors in the similar capacity? Because obviously you need to be close to be able to transmit the power, is that correct?

Adamich: Yes, you need to be able to connect to it and the further you are away the more infrastructure.

ZBA Mares: You need to be adjacent to it though, correct?

Adamich: Yes, sir.

ZBA Mares: Since this was a willing participant...my question is was this property solicited because it's a holding company and not an individual or family farm, what were the circumstances? I mean there are four corners and you could have talked to the other three corners.

Adamich: In terms of who we try to engage with from a land owner standpoint it's irrelevant whether they are a family farm, an individual, a corporation, or a municipality or government entity. We have signed with a lot of sites and developed on municipally owned land and school board owned land. So, we don't really discriminate with who we approach from a land standpoint we also get a lot inquiries from those types of folks about putting up solar.

ZBA Mares: With regards to this particular project...was it you approached them or they approached you?

Adamich: We approached them.

ZBA Mares: It's my understanding there is no one here representing the lease holder at this point? Is that correct?

Harrison: The petition was filed as the project was the fee owner in representation of the property owner. And we do that from time to time, because typically the property owner may not know all of the details and are basically just looking at what their lease is and the project representative spear heads the petition process.

ZBA Mares: Thank you.

ZBA Lathan: Kind of a comment...the county board developed an ordinance to address the solar farm, it's my understanding and it was done with the farm bureau at the time, is that correct? To come up with this ordinance. And at that time there wasn't a requirement to come up with a LESA score to be in this consideration. So we are operating with what the current ordinance is at this time, correct?

Harrison: That's correct.

CB Mendenhall: I have two questions kind of unrelated. Your Macon County project in Oreana, does it have a different land owner than this one?

Adamich: Again that's outside of the scope of this project; however, the answer is yes.

CB Mendenhall: Ok, my other question is how do you connect the power grid? Overhead or underground?

Adamich: The existing distribution infrastructure is overhead per the ordinance requirement all of our electrical lines on the site need to be underground at some point we need to come above ground to meet the overhead line to tap into it, there's no way around that because it is existing above ground and Ameren has requirements for our interconnection so we will comply with the ordinance, where by all of our electrical sites are underground and then we will need to come up and meet Ameren.

CB Mendenhall: Ok. So on the underground lines wherever it is you come out of ground if you happen to come in contact with drainage tile and a lot of these drainage tiles are not just on this particular farm but it effects the drainage for miles. Are you guys prepared to address that?

Adamich: Yes, sir. We conducted a drain tile survey prior to construction on the site; we work closely with the land owner to determine where the drain tile lines are whose systems flow in to them, if there's any drainage easements on the property through the drain tile system; to the extent we are able to avoid all impacts to drain tile on this particular site there is one drainage swell and one ancillary vein coming off of it which we are proposing to entirely avoid coming off of it with the racking, but that's a good question in respect to drain tile. We have pretty much seen every type of tile system and old clay, pattern tiled, some tiles... a guy installed by hand one summer and he just resented; so we have dealt with all sorts of tile and plan on conducting a survey to ensure that we don't alter the existing drainage tile system, as it lays on that site.

CB Mendenhall: Based on this map where is the power grid that you would be connecting to?

Adamich: The distribution line that we are planning to connect to is on the north side of County Road 1 or Prairie Creek Road.

CB Mendenhall: Thank you.

ZBA Chimento: Craig...

CB Hall: Yes sir, I supposed my question is more to the staff...if these are not going to be in concrete...is it my understanding or your understanding that the way I am reading this is that the IL Department of Revenue still hasn't figured out how to tax these on value, so is this the same for if I am a farmer and I am going to put a post in the ground of no value, so are you going to be looking at energy value plus the value of property or do we even know the answer or getting to the answer, yet?

Berns: Mr. Hall, I'll do the first part of it and I am sure the petitioner here who is chomping at the bit has more information than I do. The last time I spoke to Byron

Deaner, the County Assessor, the assessors in some of these counties that have been approached by solar entities, such as Geronimo, have also asked for guidance with the Department of Revenue. The Department of Revenue was also talking about the states about how these solar farms would be assessed and were going to be providing guidance to the county assessors. That's of about thirty days ago. Is there more information that you are aware of?

Adamich: Yes, I think I can add to that. Currently the tax assessors in Illinois and the solar industry in Illinois are pushing a bill through the legislature which will standardized the equalized assessed value on the solar project so that sets the value from a personal standpoint, as well as a real property standpoint. I believe that bill just passed unanimously through the senate and what that does is it standardizes at a state level the way the solar projects are taxed from a value standpoint, from an equalized assessed standpoint and then local tax rates would apply to that equalized assessed value. So given the tax rate in this area and the existing taxes on parcel. 20-25 times tax revenue increase per acre basis for the project. Some states will tax our electricity output in Illinois it's in lieu of the electricity output tax, it's an equalized assessed value tax. So in states it's either or and in this case it's the personal property assessment.

ZBA Chimento: Craig...

CB Hall: Yes, sir. As being a part of government, it's kind of hard of to question government so you're asking me to depend on the Department of Revenue to come up with an answer and you're asking for our legislatures to come up with an answer. I have kind of witness some of that over the years and I am kind of concerned with that. Or if we have the energy that is produced...who is going to give us the information on how much it yields. Because y'know what if I have a chance to read my scale, I might read it light. How do I know that it's actually being right, know what I mean?

Adamich: So, in regards to your second question, in terms of how well we figure out electricity production. That's a good question. So, we sign long term contracts with the utility to purchase the power and in this case what our proposal is under this Illinois Adjustable Block Program is to have this project be entered in to the community solar procurement as a community solar project, customers of the same utility that we are interconnecting to, in this case Ameren Illinois are able to virtually subscribe their electricity usage to the output of the project. So the intended contractors for the power would be Ameren customers and our revenue comes from the kilowatt hours that we have subscribed through the project to the extent there's a concern that we will report an under production, that would be a loss of revenue for us, and everything is metered through Ameren Illinois and if you are an electricity customer you know they are pretty dependent on their meters being accurate because that's how they bill you.

ZBA Spiro: I have a question for the petitioner....given the fact that Ameren are the ones that will be metering it, now once they meter it and pay you for that electricity it can go anywhere, right? Because I mean the grid is all interconnected, right? So it can become an accounting transaction after that...like utility in northern Illinois or southern Illinois

might purchase electricity from Ameren. I mean I'm on CWLP and I get solicited from power companies to buy electricity from them. So I know that it's like when you have a gas pipeline there's a meter that puts the gas in but those gas molecules might wind up in Chicago or Baltimore or St. Louis. And nobody knows but there's a meter at the other end that takes it off and then the agreements are what and how it's determined on how it's being used. And it has to balance out of course, so essentially you put the electricity in, it can go anywhere.

Adamich: I mean that's a correct interpretation of how the grid works, electrons don't care where you're at; from an accounting standpoint the power will have off-take to the subscribers in to the project which per the rules of the IPA program will be Ameren customers. So, in other states they have similar programs, however, they don't have unregulated electricity supply markets, like you do here in Illinois. One of things there is probably less of a learning curve from a customer standpoint is you get solicited by alternative retail electric suppliers to take electricity supply from. What we are proposing is similar but not the same...

ZBA Chimento: Excuse me but this has nothing to do with zoning we are way off. I want zoning. Linda?

CB L. Fulgenzi: I just have a two part question. One of them are these going to be fixed system or tracking system? And if you are only going to use 40 of the 80 acres and where I see you are tie into that line up at the north end, so I would assume you will use the north 40 acres, that's my assumption. Now what are you going to do with the other 40 acres? So, what tracking system are you using and what are you doing with the other 40 acres?

Adamich: In regards to the first question whether we propose a fixed or a tracker...we leave it open in our application from a land use or aesthetic standpoint, the fixed till and tracker look aesthetically very similar and have the same impact from a land use standpoint, so we leave it open in our application, as laid out in our submittal for our Conditional Use Permit plan set its laid out as a tracker, which from a space standpoint it's a little bit more of a conservative layout, so we permit up to the footprint of the 40 acres. In regards to your second question; I believe that as I said previously we will lease what we use for the project up to 40 acres and the rest I won't speak for what the landowner will do for the rest of their property, but I am assuming they will rent it out for agriculture.

CB A. Fulgenzi: I think I heard about this project also that all the utilities have to meet a 25% renewables goal...coming up it was after a law that passed in 2016 and then this project would be one of those ways the utilities can meet that goal and they actually have to locate the renewable projects within their service territories, so they have to be built within their territories as well for their 25% generation, is that correct?

Adamich: Yes, and I won't respond further so I can keep it related to zoning.

ZBA Mares: A question for staff...I know there were concerns when we did the natural gas situation that it had to be coherent with the City of Springfield. How many megawatts was that proposed power?

Keenan: I believe it was 1,100.

ZBA Mares: For this project they would need coherence with the City of Springfield?

Berns: Why? They have no jurisdiction. The reason there was any interaction with the City of Springfield on that particular case is because that particular case was located in an enterprise zone. And the enterprise zone was a joint enterprise between Sangamon County and the City of Springfield. That's why it had to go through the multiple process with the City. This is not this is located in the jurisdiction of Sangamon County and the City of Springfield does not.

ZBA Chimento: David?

CB Mendenhall: I believe we have some opposition and we should give them an opportunity

ZBA Chimento: And we will, if everyone is done at the county. Opposition...the way we are going to do this...is you give your opposition and it's not a question and answer between you and him. And if you want to make notes you're going to have a rebuttal at the end.

Henson Robinson was sworn in.

Robinson: I oppose the solar farm and I'm also in the process of selling a home at 9392 Prairie Creek Road, if you would look at the orange section on the t.v. there and go directly to the left, yes sir that is my property and that is very close to my home and I feel it's very detrimental to the future selling of my home; and that's why I am here.

ZBA Chimento: Ok, any questions?

Julie Rechner was sworn in.

Rechner: I oppose the solar farm I think it will affect the value of my property considerably.

Keith C. King was sworn in.

K. King: In regards to the tiling questions about how they repair the tile...I wondered if they bore their cable in or use a tiling machine. Can he answer that question...?

ZBA Chimento: He will get a chance to answer that question when everybody is done.

K. King: Second opinion is that I am opposed to this project. Why doesn't the solar farm go where there is no opposition? There's got to be a place in Illinois, in Sangamon County somewhere where there is no opposition. That would be the perfect place for it, thank you.

Ben Gulick was sworn in.

Gulick: I am the house just to the adjacent property to the north of the orange rectangle. I guess this is to everyone. Based on my research that I have today done prior to this meeting...to obtain a conditional permitted use the petitioner has to be cleared on three conditions. Correct? The proposed location and design and method of operation of the requested use adjacent effects on the character of the surrounding area. My point to that is that yes, a solar farm and why I am opposed to this; not only is it across the street from my house but how it's going to affect the surrounding that is 40-80 football fields long. And some of the panels being above 15' high with a 6' fence around and 1' barb wire around the top. And actually sir, the fencing does have a concrete pillar in it so there is concrete being used in this project. Number two will the proposed operation, design and location protect the public health, safety and welfare. I don't know if any of you live on Prairie Creek Road, but every evening and day there are children on walks with their families and bicyclists all the way from Springfield going up and down Prairie Creek Road with 25-35 trucks per day on Prairie Creek Road even if construction is 2-3 months out of the year that does not protect the safety of the neighborhood. The third condition...will there be substantial injury to the value of other property in the vicinity and that's the only unknown; however, my opinion on that and take it for you will, but my opinion on solar farm in that area and why I am opposed to it as well is people live out in the country so they can see rolling fields of corn, soybeans and wheat and farms. People don't move out to the country or live out in the country to see an industrial type of setting of 6' chain link fence with 1' of barb wire on top that's surrounding 40 football fields of solar panels. That could be as high as 15' off the ground in their proposed appendix. I could probably go all night long but I will let the others opposing go and hope you find it in your hearts as well to oppose. Thank you.

Justin King was sworn in.

J. King: I oppose the project. I am the current tenant farmer of the properties to the east and to the south. And to my understanding the conditional permitted use requirements. Requirement one will the proposed location, design and method of operation of such use will minimize the adjacent effects on the character of the surrounding area. I believe it's greatly going to change the character of the surrounding area, no question in my mind. And number three will there be substantial injury to the value of other property in the vicinity in which it is located. And in my opinion it will greatly reduce the value of the farmland and homes and all property in the vicinity. Thank you.

Jim Cimarossa was sworn in.

Cimarossa: I obviously oppose this and not going to reiterate everyone's objections are; my concern is, as I live directly to the east, my concern is going to be a major impact not only on myself and everyone else in the neighborhood of the things that were just mentioned. My other concern is that we don't really know on the ownership issues and not really certain with clear answers and I think it's little speculated to move forward at this point. I also have a letter I would like to submit of the owner that lives around me and a bunch of names on it as well.

Don Yakel was sworn in.

Yakel: I am to the north and east of the subject property. I also won't take time of the board to reiterate what's already been said but I also may be selling my house within the next couple of years and besides taking away the joy of living in the country by having this large construction project out there I believe it will greatly decimate by ability to sell my house and the property value. Thank you.

Bob McCall was sworn in.

McCall: I think this will affect the value of my property; I own the property across the street on the northeast corner. I'm against it.

ZBA Chimento: Is yours farm ground?

McCall: Yes, I own the 160 acres.

Keith Hickey was sworn in.

Hickey: I object to the project. I moved out to the country so wouldn't have to look at this and I also have a little boy and he will be growing up there and I really don't want him around that place.

ZBA Chimento: Where do you live on that map?

Hickey: Northwest.

James T. Kinner was sworn in.

Kinner: I'm within a mile right north of the project. I just came tonight to listen and hadn't thought about making a comment, but you county board members are right in your thinking; I think this is only leased so they can get away from the LESA score. And you used that so well tonight to determine things like this. This is prime farm ground and it's going to be gone. I don't care how they decommission it; the farm that I live on has been in the family for 183 years and there's been some tough times and there's things you have to do to make a living but that's not a family farm; that's a company that's come in and bought the farm ground to their advantage and things are tough right now and they aren't

making it off of that and pulling for anything they can to trying to make that work. I am not opposed to solar but not here on best farm ground in the country.

CB Hall: I have seen people pay too much for property either homes or land and then I see them saying the word economic hardship, tough thing to swallow, y'know if you pay too much you pay too much. Economic hardship is because your industry goes to whatever or your product. The thing on this is that the drainage issue is an issue; the idea of a solar farm is a good idea, the idea of taking property out of good black dirt and not making it there is not a good idea. If you haven't heard the tone of the room...you should look. I guess my question is...if this idea was on acreage that wasn't so high on the LESA score...you wouldn't be opposed to it?

Kinner: I wouldn't be opposed. He can do a drainage survey like he wants to do but the problem is Mr. King back here who lives behind it, if he like to drain his, his drainage would be to the northwest where that swell is. And right now everyone gets along and if you need to drain you can. Thank you.

Phil Sidles was sworn in.

Sidles: This is a unique spot for me to sit in. I am here as the President of the Sangamon County Farm Bureau. We have created and developed a statement that I would like to read tonight on behalf of the farm bureau. Upon the submission of the solar farm project that was recently filed with your office. We realize there may be cause for discussion to make adjustments to the ordinance; farm bureau does not have a practice of endorsing individual projects of development on agriculture land and therefore these comments aren't directly specified for a current case before the zoning board of appeals. However, the circumstances of these proposals have given us considering potential zoning changes. As an organization the farm bureau believes in the rights of farmers, landowners and the land itself. These beliefs ensure that we continually seek the proper balance between private property, farmland preservation and responsible zoning needs. We believe the landowner has the right to utilize their land as they see fit and have the opportunity to generate a greater return of their land assets. That right though must not go unchecked and the way that infringes upon the rights of others as they use their land as they see fit cause issues of public safety and decreasing property values. Then there's the matter of farmland preservation; since land especially highly productive land is finite resource. Farm bureau seeks to ensure the ability to keep valuable assets in production agriculture to be available to feed the world. This endeavor along with private property rights and responsible zoning will forever be at odds with one another. And we must act in such a manner as to balance these competing philosophies. Farm bureau fully supports efforts to locate solar projects on marginal land. As a partner with the county we would like to discuss whether or not highly productive land should be utilized for solar farm development which ultimately passed the property rights of those that own the land. In order to represent all interests we can look at the evaluation method already included in the land use ordinance of Sangamon County which utilizes the LESA score as a guideline for what may be the best use, for the land. A similar mechanism could potentially be utilized as a guideline for solar farms siting. For this to be considered we feel the zoning

board of appeals should not rush to make a determination, on what we understand to be the first case of this nature to come before the board. We encourage the zoning board of appeals and Sangamon County to consider our comments as they review relative cases. And we look forward to future dialogue on this issue. My next statement was the letter that was received anonymously for was sent from me, as a farmer, not as a Sangamon County Farm Bureau president. The reason it was done that way was because I didn't want conflicting site from the organization and myself.

J. King: Can I make a comment?

ZBA Chimento: What does it pertain to?

J. King: Something I thought of after I spoke...

ZBA Chimento: Alright, well it better be pertinent

J. King: Well again as the farmer who leases the land adjoining this property on two sides I am very concerned about pigweed. Pigweed is a very devastating weed in Sangamon County recently. During the construction and life of this solar farm. What are they going to do to keep pigweed out of my fields and everybody else's during construction and during the life?

ZBA Chimento: Ok. You have a rebuttal.

Adamich: There's a lot of concern with respect to property values adjacently. I heard residential, as well as adjacent agricultural property value to the northeast. I guess in regards to the concerns for property values there's over 1.6 million of these solar projects in the USA and there have been countless studies done with respects to impacts of adjacent solar ground mounted solar developments on adjoining property values. Everything I have seen and every study that we have seen; one that I can name specifically was done by a county in Minnesota where a 100 MW project was proposed and adjacent residences property values were not impacted, as a result of a study done by this particular county which is Chisago County and I would be happy to submit that to the board. All the data that we have available to us that we would be more than happy to submit does not indicate or anticipate that proposed solar developments have a negative or positive value or positive impact on property values, typically no impact is seen. From the data we have available to us with well over a million of these projects, in the country. In regards to the comment on tile...how do we repair tile? Bore under it or use a tiling machine to repair? That's a good question. Before we start construction we will run a drain tile survey...using GPS coordinates, so we will have an idea of where the line are at and where there's a spot we are trenching wire under the ground; it will be bore underneath the tile, if there are impacts to tile it will be fixed immediately and per our lease agreement with our landowner we have a provision in there that mandates us to repair drain tile. Drain tile is something that we take very seriously, we are a company that was started by a farmer in southwestern Minnesota and he purchases farmland and farms ground and every time he buys a piece of ground he tiles it because he sees it has

one of the most worthwhile investments you can make in farmland. There's another comment on tile with respect to hooking in to the existing drain tile system on the parcel in the future. Per our lease agreement we are obligated to maintain the system as it is to be candid I am not familiar with specifically with this drain tile system where the lines are, if any. I do know of that drainage swell; however, if there is an existing drain tile system on the site that allows and the drainage works as such and neighboring folks want to hook into it that would be up to the discretion of the landowner. However per our development plan we agree to not impact and not damage the drain tile; it does drain the ground underneath our site as well. So we do have an interest in maintaining it, in addition to stating so in our lease agreement. With respect to safety on site...per national electric code we have a fence around the site with a sign at the gate which indicates it's an electrical generation facility and do not enter. There is also a sign at the gate with a 24:7 contact info, in case any issues arise. As such we don't anticipate folks to enter the premises without the proper identification or qualification. In regards to the concern of traffic safety during construction...typical deliveries during the day will be minimal. The bulk majority of the 25-35 trucks, if you will, are the folks working on the site. During construction and construction alone they will be parking their trucks on site and there will be scheduled flatbed deliveries throughout the day, during construction. If required we will put up construction signs...the orange signs on the road and we will follow any typical construction and traffic safety measures as required by the county in order to ensure an accident free worksite. In regards to ownership issues, I'm unclear what the nature of the question is, but I would presume its referring to the relationship between Geronimo Energy and the project entity as well as the landowner, in this case. As there were a number of questions from board members regarding this item. The petitioner is Pleasant Plains LLC that is the name of the project, the solar project that Geronimo Energy is developing. We have a lease agreement on the property with the property owner who is Farmland Partners Incorporated through a land holding company that they use to hold property. I hope that clears up any ownership issues, or anything like that.

CB Scaife: It still doesn't give a name...

Adamich: That's my response to the ownership issues claim. There was a comment that we leased the ground to avoid performing a LESA score; I believe if we had a purchase option that it would still be the same ordinance requirement that we would have to follow under the same ordinances, I guess is what I am trying to say. There was a comment as to rights of property owners...we believe property owners should have the right to farm ground in agricultural areas, farm ground for row crops, use ground for livestock operations. And also if they have an interest in developing a renewable energy projects; we believe they should have the right to do so, as well. Again we do not anticipate any impact to property values adjacent to the site, as a result of the project and specifically in regards to the LESA scoring typically what we see that as a mechanism to measure a sites viability for an urbanized sort of development, such as a housing development or a rezoning from an agricultural to a residential use. We do indeed view our solar project as not the long term end use of the property; and I'll tell you why is because we have a lease agreement that has a defined end to it. And per your ordinance we submitted a decommissioning plan to decommission the site. And there is in the ordinance built out a

specific criteria that we need to return the site to, I guess to promote its use for agricultural uses after the life of the project. So it would be our intent at the end of the life to decommission the site that the next year they go around till it and plant it with row crops or whatever is applicable, at that time. Weed control with our application we filed a vegetation management plan, which mostly deals with weed control during operations. During construction we have to abide by any obnoxious weed ordinance in the county; I'm not familiar with this specific pigweed or the other nomenclature for that weed. I don't know if it's on the list of obnoxious weed ordinance lists of obnoxious weeds; however, we understand we are going to be adjacent to an agricultural use specifically to the landowner's property we are developing the site on. So as it pertains to weed spreading they would let us know right away and we do have a plan in place to prevent that from occurring underneath the array we plant a pollenated friendly seed mix, which is a prairie style grass mix that after a couple years is pretty well maintenance. In terms there are concerns of nearby property owners from an aesthetic standpoint...from my interpretation from what a solar project looks like. What a solar project looks like to one person varies from one to another. I can say that to mitigate visual impacts what we can do since the development is low profile is set it back; here we are almost 250 feet setback from the nearest house, which is nearly 50 feet more than the required 200 foot residential setback, to other houses in the area I believe we are over 500 foot setback with the modules. We have attempted to set back the project more than is required in order to mitigate as many visual impacts as we can while not taking more land out of agricultural production and having to lease more land. I think that I hit it except for there was one comment about why don't we put these where there's no opposition...well if anybody knows where there's a site with no opposition and wants to lease or sell us some ground for a solar project, we would be more than happy to take a look. So that's it and I'm open to taking questions from the board.

ZBA Chimento: David...

CB Mendenhall: Thank you for answering the questions. And I just want to clarify one of the questions. One of the questions was and I don't think it was directed is was there a partnership relationship between Geronimo and the land owners? I think the questions was the landowners who live out of state...California, Bloomington, maybe Illinois, wherever are here to reap any benefits that might come along with this project. But not living here and they're not going to be able to witness any negativity there is, you won't be able to knock on their door, you won't be able to call them since we don't know who it is. And that was the point of the question.

ZBA Spiro: I just would like to talk to Craig and Dave about their oppositions. I just got a question for Craig and Dave on the County Board. Craig on that Pawnee project...you said Sangamon County was open for business...

CB Hall: Yes, we are.

ZBA Spiro: And this is...the natural gas project in Pawnee was like 60 acres taking agricultural land completely out of production and rezoning it industrial and Dave as far as the ownership, that ownership is in Oklahoma or Texas they're not here either.

CB Mendenhall: You answered your own question. It was marginal soil some of it was out of production, a perfect place for a solar farm or your pipeline.

ZBA Spiro: Well, I understand the marginal thing and I do sympathize with particularly the residents because I know there was opposition to the Pawnee project from the residents that lived around it. But we were all for it, I was for that one too. I just wanted to make that point and I was just wondering if we said we would be for solar and I agree it should be properly sited but I was just sensing there was some kind of...but the natural gas thing is ok but the solar farm is not.

CB Mendenhall: I didn't meant to come across that way, if I did. It's about location and productivity of the soil and Pawnee is different.

ZBA Spiro: Ok.

CB Hall: If I can touch that real quick, that ground down by the Pawnee was in a flood area not prime land compared to other land. The other thing is when we talk about the quality and the value there's also a value of quality of life. My thinking is to have a 40 acres is you're going to have 8,000 sq. ft. of fence on this and my other thing is I live in the country and I have houses around me and I know they don't intentionally do this but y'know there's things in the homes that blow in to our fields constantly and we don't have a fence like this and I asked the question today when we visited and thank you for taking the time to kind of "bounce" things off of us and the thing is also. Are you going to have a person on staff on this property maintain it or you going to contract it or is going to be the person from the article from Macon County, that's going to take care of this here too? How do we know that y'know that it's going to look like you want to live next to it? And I think the reason why they move to the country is so they don't live in an industrial zone...my look that way. And I think you have heard that tonight.

ZBA Chimento: Linda...

CB L. Fulgenzi: I just like to address your comment on economic development and we are all in favor of economic development...very, very much so. But once this is built and the personnel to build it the contractors and such whether they come from Sangamon County, or not...we don't know. But they will build it and then they will leave because the solar panels pretty much take care of themselves. Maybe one or two people might be around to make sure they are tilting or not tilting the way they are supposed to be. And hopefully mow the grass because the picture that we have that shows the solar panels the grass is about this tall and if the grass is that tall it's going to be full of weeds. So y'know someone has to mow it y'know it's going to have to be kept mowed between those solar panels. So we might have two people so we have taken 40 acres out of production and employed two people which may or may not be feasible, but that's something that we

have to look at. But we are very much in the market for economic development. One of the places that came up where it could be built is an industrial park so I am thinking...Ok where do we have industrial parks that have a large enough piece of ground that there would not be offensive to the neighbors or take good ground out of production? Because we all know industrial parks are concrete and gravel and all kinds of things. And most of the neighbors wouldn't care if there are solar panels there. Now I have been in properties and right out at UIS they have solar panels but there aren't 40 acres of them. There are other places where they have areas of solar panels but I have yet to ever see one; in my travels that are that large...they tend to be smaller, maybe the 20 acres of the other...it's hard to judge. But we are all for it, if we can find the right place for it.

ZBA Chimento: Greg...

CB Stumpf: Yea Charlie definitely as County Board members tonight or that aren't not here to vote or influence you in anyway shape or form on your decision for this...whether this is a good area for the project or not. But I just wanted to say and I am doing this for the purpose of the opponents here tonight too, to guide them in the next meeting coming. Tonight at our meeting right before here we voted and looked at the county building permit fees for solar projects two-three coming our way and you're the first one; so we voted tonight to lower our fees based on Knox County, Whiteside County, Peoria County, Dekalb County, Champaign, Jo Daviess, Sangamon and Kankakee. So we are very pro-business and want to see business come to Sangamon County, there is no doubt about that. I'm going off your statement there, no doubt. We had a heck of a meeting tonight just on this along with everything else that we did, but I also want to say that we will look heavily at the next meeting that you will see here there will be twenty-nine of us and we look very heavily at our land use plan and the black dirt and the preservation of black dirt. That's why we have county board members looking to see what the possible LESA score would be on this, if there was going to be one. So I just wanted to say that. Whether that's good for the land is not for us to say tonight...we will at the next meeting, of course. But I wanted to say in the same breath for the opponents tonight is much a broader open meeting where you can come up and say what you want to say but my advice would be to my colleagues, but the next meeting you will have plenty chances to talk but it starts off in a format three minutes for the proponent and three minutes for the opponents. And then there's going to be a lot of questions like we did tonight. So that opens up another three minutes, let's say but I would recommend you get together and have a few people that are going to come up and speak on behalf of all of you because there just won't be enough time. Our timeframe will not allow you to do what happens here tonight it's a different kind of meeting here, so just a recommendation and I wanted to throw that out there. Thanks.

ZBA Chimento: I am going to read the recommendation from the Sangamon County Planning Commission...

STAFF RECOMMENDATION: Recommend approval of the Conditional Permitted Use for the Solar Farm Energy System. The petitioner is proposing to comply with all the specific setback requirements and additional standards in the Solar Energy System

Ordinance and professionally maintain the site. The petitioner will also use the type of solar panel that is designed to limit the negative impact on adjacent property owners.

Committee Member Andrew Spiro made a motion to recommend approval of staff recommendation.

Committee Member Charlie Chimento seconded the motion.

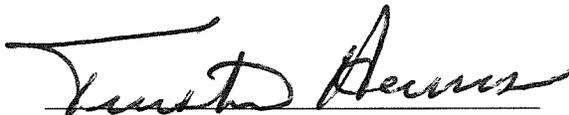
Motion carries 4/1/0

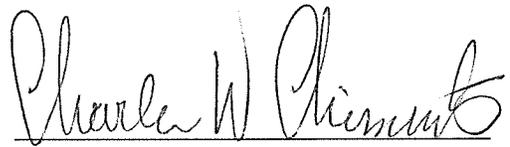
Committee Member Don Wulf made a motion to adjourn.

Committee Member Charlie Chimento seconded the motion.

Meeting adjourned.

Respectfully submitted,


Recording Secretary


Chairman

Minutes of May 17, 2018

Full record of minutes available upon request in the Zoning Department