

WOODFORD COUNTY ZONING BOARD OF APPEALS

Woodford County

Woodford County Board Room
6:00 P. M. Tuesday, May 22, 2018

Minutes

1. Call to Order:

Mr. Lay called the meeting to order at 6:00 pm

2. Roll Call: Teresa Gauger, Jerry Lay, Kim Holmes, and Rodney Noe were present. Chairman Lay declared a quorum present.

Others present: Duane Kingdon, Blake Parsons, & Andy Rokey

3. Approval of minutes for April 24, 2018.

Motion to approve made by Ms. Holmes, seconded by Ms. Gauger. *Motion Carried.*

4. Swearing in and/or affirmation- completed for each petition.

5. Petitions Submitted for Review:

2018-10-V Spring Bay Township -Bruce & Carol Gaumnitz requests a Variance in allowable shed size to erect a shed at 166 E. North Lakeview Dr. East Peoria located in the Residential Single Family District.

- Swearing in and/or Affirmation: was completed for petition 2018-10-V

Ms. Gaumnitz explained that they wish to place a storage and lot maintenance shed on their property for storage. She and her husband currently live in Minnesota and are moving back to Illinois. They intend to build a house on the property in the next two years. The house would be larger than the shed and located in the same clearing. The shed would be 2520 sq. ft., 720 sq. ft. over the 1800 sq. ft. allowable size without a home on the property. She discussed that they would not have water or electricity at this time, those would be added when the house is built. Ms. Jording noted that no objections were presented and no interested parties were filed.

Motion to approve application 2018-10-V made by Holmes, seconded by Gauger.

- **Findings by the Zoning Board of Appeals for Petition 2018-10-V:**

A. Non-conforming uses in the same district and permitted uses in other districts shall not be considered grounds for issuance of a variance. (Affirmative)

B. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands or structures in the same district. (Affirmative)

C. The ZBA has found that the reasons set forth in the application justify the granting of the variance. (Affirmative)

D. The ZBA finds that the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare. (Affirmative)

E. The variance requested is the least amount of variance required to allow the proposed structure on the existing lot, without regard to aesthetics or personal inconvenience to the property owner. (Affirmative)

Roll call vote: Jerry Lay – *Yes*, Teresa Gauger – *Yes*, Kim Holmes – *Yes*, Rodney Noe – *Yes*. *Motion carried.*

2018-11-S Cruger Township - Sol America Energy/George Mori for a Special Use to operate a 25 – 30 acre Solar Farm Energy System on a tract of land West/South West of Marshall Rd in Lakeview Acres Subdivision, Eureka, Illinois, located in the (AG) Agriculture District.

The notice was read, Swearing in and/or Affirmation: was completed individually for each person that presented testimony for petition 2018-11-S.

Mr. Mike Berry from Sol America Energy presented petition 2018-11-S. Mr. Berry discussed the benefits of the project, it will be a 2 MW facility and power 300-400 homes. There would be 18 acres of panels mounted on racking and secured to steel rods driven into to ground. He noted that limited studies have performed on solar farms effect on home values, they believe there will be limited impact. He noted that multiple studies by the U.S. Dept. of Energy show the limited impact wind farms have on property values. Solar Gardens produce no emissions and do not release toxic materials and do not harm wildlife. Noise is inaudible, traffic impact are minimal. The ground is left mostly intact and allows a quick return to farm ground.

The committee discussed that staff is on site 7-10 days a year, how is the site monitored. Mr. Berry noted that the site is monitored remotely. Noise was addressed, the transformer location varies, and the draft site plan shows the location. The lifespan of the project was addressed, Mr. Berry stated the farms typically run 20-25 years although none have been decommissioned yet so exact timing is unknown. The composition of the panel itself was discussed, Mr. Berry noted the exact panel had not been selected, he noted that he expects a silica panel would likely be utilized. Mr. Berry noted that the IPA has not announced the bid dates for contracts so construction start dates have not been set yet. The committee asked about the panel size. Mr. Berry stated the size is typically 8-10 feet, with approximately 10 ft. being the maximum. The committee asked about the setbacks planned. Mr. Berry stated the setback to the nearest house is 700 ft. The committee asked what fencing may be utilized. Mr. Berry stated 10 ft., Mr. Lay stated 8 ft. was the maximum allowable. The committee asked about lighting at the site. Mr. Berry noted that no lighting is planned at this point, if any lighting was installed it would likely be a motion sensor security light only. The committee asked about glare, Mr. Berry noted that there could be glare for periods of time depending on the time of day and time of the year. The committee asked about landscaping and ground keeping. Mr. Berry stated no landscaping was planned, he stated that the site is typically planted in grass with weed killer on the fence line. The committee asked about how complaints would be handled. Mr. Berry discussed that the company would work with the individual to remedy the issue. Mr. Berry stated everything would be built to code, he noted that he was unsure if the power lines running down the access road may be above ground, and all other power would be underground. The committee asked why this location was selected, Mr. Berry stated that the substation is nearby and there is access to lines. He also noted that there was a willing landowner at this site. The committee discussed concerns over tornado damage and cleanup. Mr. Berry discussed that the panels generally remain intact, they would receive notification that the site is down. The company would then perform the necessary cleanup. The system itself would handle significant wind speeds. The committee asked about the statement that the project would be operated by Sol America or another operator, Mr. Berry stated that they do sell projects, this project would likely be sold. Ms. Holmes explained that if the project is sold the purchasing company would be required to re-file for a special use transfer. The committee asked about the decommissioning funding. Mr. Berry noted that the county requires bonding for the decommissioning.

The interested parties were brought forward to ask any questions they had. Mr. Eugene Rossetti discussed that the panels are made from cadmium, lead, gallium, he asked how the company addressed that if the panels are damaged and strewn about. Mr. Berry noted that they do not use cadmium panels, he noted that there is a small amount of lead in the solder. Mr. Rossetti asked where the panels would be manufactured. Mr. Berry indicated they generally come out of Asian: China, Vietnam, and Korea.

Mr. Rossetti asked how the company knows they are not using banned materials. Mr. Berry stated they follow industry standards. Mr. Rossetti asked when the neighbors would be able to see the final drawings. Mr. Berry stated that would be available in the final permit submission. Mr. Rossetti asked if the project is still viable if the federal subsidies go away. Mr. Berry stated it would be. Mr. Rossetti asked about the water runoff produced by the panels. Mr. Berry discussed that the panels will track the sun throughout the day so the water will not be directed to one specific location. He noted that the area will be planted in grass with usually one concrete pad for the inverter. He indicated that he did not expect the water volume to be affected by the change in runoff.

Mr. David Prather asked for clarification on how close to residences they have built in the past. Mr. Berry stated that he indicated at least 10 sites have been built this close to residences. Mr. Prather asked about the lead content in the panels. Mr. Berry stated there is lead in the solder, it is the same amount of lead in the solder of any electronic equipment. Mr. Prather asked if the panel composition would be disclosed. Mr. Berry stated all the technical information would be provided with the permit application. Mr. Prather asked when the company intends to sell the project. Mr. Berry stated it would likely happen during the construction phase of the project. Mr. Prather asked how long solar has been in use. Mr. Berry noted that he would estimate about 50 years. He noted there have been studies on the effect of the panels and referenced a white paper he brought.

Mr. Scott Zimmer, Eureka Mayor, asked if the company was aware of the location of the city water main running through the location. Mr. Berry noted they were not. Mr. Zimmer asked if the proximity to homes was taken into consideration and if there were any concerns with 700 ft. to existing homes. Mr. Berry indicated they do take it into account and there were no concerns. Mr. Zimmer asked about the length of the contract. Mr. Berry stated it could be there 50 years. Mr. Zimmer clarified that the fence was chain link. Mr. Berry stated that the fence is chain link for safety and security. Mr. Zimmer asked if the land owner resides in Eureka, Mr. Berry stated he didn't not believe he did. Mr. Zimmer asked about the noise produced. Mr. Berry stated it is approximately 40 decibels which is equivalent to ambient noise in town, like talking or a car driving by, he was unsure if that noise is constant. Mr. Zimmer asked about lighting. Mr. Berry stated they will not have lighting on the farm. Mr. Zimmer asked about glare. Mr. Berry noted that at certain times of day and year there could be glare. Mr. Zimmer asked about water runoff issues. Mr. Berry stated that they have not reviewed the runoff yet but that is part of the process.

Ms. Tara Prather asked about the studies that show that property value is unaffected and would the company consider landscaping design to screen the project. Mr. Berry noted that they could certainly look at placing screening on the north and east side.

Mr. James Maccari asked for clarification on the distance to homes in other projects. Mr. Berry noted that he does not have all the facts on other projects right now but he does know they have build projects close to homes. Mr. Maccari asked what guarantees the company offers that they meet the requirements. Mr. Berry noted that the permitting and Special Use project dictates the requirements. Mr. Maccari asked about the wind capacity of the panels. Mr. Berry stated it was 120-150 mph. Mr. Maccari asked about the reasons for picking this location. Mr. Berry stated that its proximity to 3 phase power and a willing land owner. Mr. Maccari ask if the neighbors are approached. Mr. Berry stated they do speak with neighbors but not usually at this stage.

Mr. Zimmer was sworn in. He presented a survey showing that the city water supply runs through this property. They are concerned about the effect of runoff off from the panels over the water supply line. Mr. Zimmer presented several letters from neighbors expressing concerns over potential for future growth, the effect of the farms proximity on home values, location is in conflict with the surrounding use, electromagnetic waves and there health effects are unknown, noise and light pollution, long term

health effects are unknown. The owner of the land does not live in Eureka and does not have a vested interest in the area. Homes are people's largest assets and there is concern over the value of the homes.

Ms. Holmes asked if any evidence was presented regarding the effect on home values. Mr. Zimmer indicated that no evidence was provided. Ms. Holmes discussed that the water line appears to be outside the project area. Ms. Gauger asked about the depth and the easement of the water line. Mr. Zimmer indicated that he is unsure of the depth and that a portion of the water line is unsupported by easement. Mr. Berry stated that they were unaware of the easement but would situate the field based on those easements.

Mr. David Prather was affirmed in. He stated that his concern is his home and his children being in such close proximity.

Ms. Tara Prather was affirmed in. She stated her concern over property values and the health concerns over being close to a concentrated power source.

Mr. Eugene Rossetti was sworn in. Mr. Rossetti presented a photo of this weekend's rainfall behind the Prather's house (see file). His concern is what the project would do to the drainage.

Mr. James Maccari was sworn in. Mr. Maccari discussed that the existing property could be described as well maintained. He submitted pictures of a solar farm near Springfield, IL (see file). He stated that the property was not well maintained, if there was a farm in this location he would not have built his retirement home on Marshall. He stated he had concerns about the potential damage a tornado could cause. Mr. Maccari presented two letters. From Mr. Don Litwiller stating:

I have over 60 years of past and present experience with real estate development and sales in the Eureka, Illinois area. In my expert opinion, the presence of a nearby solar farm will have a negative impact on the market value of a residential home. Existing homes that will be for sale in the future will have fewer prospective buyers and a lowered final sales price. There will be a greatly reduced number of people who will have an interest in building or buying a new home near the solar farm.

Mr. Maccari presented a letter from Lisa Schroeder stating:

I have 26 years of experience with real estate sales serving the Eureka, Illinois community and have been affiliated with Century 21 Lakeview Realty during this entire time. For the past 5 years I have been broker/ owner of the franchise. In my expert opinion, the presence of a nearby solar farm will have a negative impact on the market value of a residential home. Future sellers of existing homes will experience fewer prospective buyers and a lowered final sales price. A greatly reduced number of people will have an interest in building or buying a new home near the solar farm.

Mr. Maccari presented a petition from Concerned Citizens opposing approval of special use petition 2018-11-S. He stated the petition was signed by 238 individuals opposing the solar farm project. (Actual signatures 234). Mr. Maccari stated he had read the white paper offered by South Carolina State University, it discussed that many decisions about Solar development have been made today on the basis of ignorance. Mr. Lay asked if the solar farm in Springfield was owned by Sol America. Mr. Maccari stated he did not know who owner the project.

The Hearing was opened to Public Testimony.

Mr. Don Litwiller was sworn in. Mr. Litwiller discussed that he developed the land in that area and he built probably 90% of the homes in the subdivision. His concern is erosion, silting is a concern. Eureka Lake is already filling up with silt. He also discussed weed control and his concern about chemicals running into the lake.

Mr. Alex Wernz was sworn in. Mr. Wernz stated he felt this process is rushed. He was interested to hear what other communities had farms built by this company. Mr. Wernz asked about the use of local workers. He also noted he was concerned about herbicides and chemicals going into the lake.

Ms. Jaimie McFarlin was sworn in. Ms. McFarlin discussed that she has the option to turn off electronic devices in her own home, she cannot turn off the solar farm. She also has concerns electromagnetic energy, run off, home values and heat from the panels and their effect on the earth.

Mr. Maccari spoke about the timeline of the petition, he noted that residents only had about two weeks' notice. He discussed an article from the guardian.com discussing the effects of solar farms on local climates and the micro climates in a farm fields and their ecology. Mr. Maccari discussed that there are many unanswered questions, it was noted by the petitioner earlier that there is nothing magical about this site. Mr. Maccari suggested that the farm should then go somewhere else.

Mr. David Prather spoke about his concerns over the lead content. He stated that he is a licensed plumber and no lead is allowed in potable water. He also discussed concerns over the water mains and the poles being driven into the ground. He discussed his concerns about floodplain and if the area is in a floodplain. He stated he does not want this in his back yard where he raises his children.

Mr. Scott Zimmer, Eureka Mayor. Mr. Zimmer discussed that he spoke with the farm bureau, and they support solar development in areas of lower quality land, hilly area, etc. Mr. Zimmer stated he did not think this parcel matched that description. Mr. Zimmer discussed that there is a drainage issue in eureka and did not feel anyone would be able to say that the solar panels would not create more water running through the water way and into the lake and sewer plant. He also discussed that the water main runs under that parcel and the poles are driven into the ground and could have an effect on the strength of the pipe. He discussed that this development will halt growth in that direction. Mr. Zimmer discussed that the members should be completely comfortable that the farm would have no effect on the health and wellbeing of their children and families.

Mr. Eugene Rossetti stated the substation is more than a ¼ mile away from the site. He discussed that this is a bad location, and there have been limited information given tonight. He recommended obtaining Material Safety Data Sheets (MSDS) on all the products they use. They must have them and produce them when asked. He stated there needs to be an emergency plan and a problem resolution plan.

Mr. Berry declined to provide any rebuttal.

Ms. Holmes made a motion to continue petition 2018-11-S until the June 26, 2018 Hearing, seconded by Gauger.

Ms. Gauger stated that she would like to see the petition show what the panels used would be. She also discussed that the petitioner stated they plan to build in 2019. The Special Use, once approved, must obtain a building permit within 90 days and then must begin construction within 90 days of the permit issue date. She expressed concerns over the timeline with a 2019 build start. Mr. Lay noted that there are many unanswered questions and he feels in fairness to everyone, those questions need answered.

Roll call vote: Teresa Gauger – *Yes*, Kim Holmes – *Yes*, Rodney Noe- *Yes*, Jerry Lay – *Yes*. *Motion carried*. Petition 2018-11-S will be placed on the Docket for the June 26, 2018 Hearing.

2018-12-S Clayton Township - FFP IL Community Solar LLC for a Special Use to operate a 32.53 acre Solar Farm Energy System, on vacant ground ¼ mile North of County Highway 2, on the West side of County Road 2500 E, Minonk, Illinois, located in the (AG) Agriculture District.

The notice was read, Swearing in and/or Affirmation: was completed individually for each person that presented testimony for petition 2018-12-S.

Mr. Jason Grissom and Mr. Brian Hartwig were sworn in.

Mr. Grissom discussed that he is with Forefront power, they have 40 employees and 3 billion in U. S. capital. They are the owner and operator of the project and they want to develop a relationship with the community including hiring local labor and maintenance for the site. He discussed that they would have a contract with CommEd which would sell subscriptions to local power consumers which would reduce their power costs.

Mr. Grissom discussed that the site is zoned agriculture, and near Minonk. The site is just over 2 miles from the substation and there are very few homes nearby. The surface conditions are favorable, the ground is flat and minimal grading would be required. A desktop wetlands analysis was completed and can be made available.

There would be a 6 ft. privacy fence with 1 ft. of barbed wire, the barbed wire could be removed if necessary for appearances. The panels used would be Trina 6 x 3 modules with an anti-reflective coating. They are silicone, steel and aluminum. He stated there is a miniscule amount of lead in the solder at the joints. The panels are quality controlled to ensure no hazardous materials. The panels are trackers and follow the sun, in the evening they return to the stow locations. The project is monitored remotely for any issues. There is a single security light at the gate with a motion sensor. The local fire departments would be trained on response to the site and the security system would notify them in the event of an issue. Mr. Grissom stated they utilize pollinator mix to seed the site. He stated that the landscaping plan would be submitted with the building permit. The construction phase would be 12 weeks long, he indicated that there would be an increase in traffic during that time. The construction would be completed by local employees hired from the area.

The highest point of the panel is 12 ft., they do rotate and most of the day they would be relatively flat. The piles would be driven 4 ft. - 8 ft. into the ground depending on soil conditions. He discussed that the loudest item is the inverter and they typically register at 70 decibels. Mr. Hartwig noted that the inverter only runs when the panels are producing power, therefore they shutoff in the evening. Ms. Holmes asked about the construction timeline. Mr. Grissom stated they would hope to be building in the fall. Ms. Holmes stated there are weight limits on the roads from January – April. Mr. Grissom stated the trucks are generally not over weight and the traffic and road load impacts would be negligible. Mr. Lay asked how long the business had been operating. Mr. Grissom stated that Forefront power had been in business 17 months, he noted they were Sun Edison before the company was purchased by a Japanese company called Mitsui and became Forefront. Mr. Lay asked about the decommissioning agreement that was provided. Mr. Grissom stated that was boiler plate and would be adjusted to our county. Mr. Gauger asked if there would be buildings or storage on site. Mr. Grissom stated they would not. A master electrician would be contracted to perform the maintenance of the site. Mr. Noe asked about the storm damage plan. Mr. Hartwig discussed that they would complete a soil and erosion plan with the state prior to construction. They would plant the site in pollinator friendly grasses. Mr. Hartwig also discussed that the prairie type grasses are shown to absorb more water than others. Mr. Noe asked more specifically about tornado and straight line wind damage. Mr. Hartwig stated that the local operation and maintenance team would respond and address any damage that may have occurred.

Mr. Scott Gerdes, Road Commissioner asked about the water runoff from the site. Mr. Hartwig discussed that a common misconception is that solar panels increase run off like other impervious surfaces like houses. He stated that because the ground under the panels' remains native there is no additional impervious surfaces created since the ground covered by the panel can absorb the water falling on the panel. Mr. Gerdes asked what the output would be. Mr. Grissom stated that it goes to a step up transformer at 2000 volts. He stated that the transmission lines do not change, they connect to the existing lines that are along the road. Mr. Gerdes stated he prefers the lines go above ground across the road side ditch. Mr. Gerdes asked about the entrance requirements. Mr. Grissom asked if they would place any culverts required. Mr. Gerdes asked about having road agreements. Mr. Grissom stated they would be happy to work with the township on a road agreement to ensure the roads are maintained, they would place the culverts as well. Mr. Grissom asked if they would be willing to come to the Township hearing. Mr. Grissom stated they could. Mr. Gerdes asked how long the access road would be. Mr. Grissom stated that the access road would be approximately 50 ft. Mr. Gerdes asked what the road setback they were using. Mr. Grissom indicated it was 50 ft.

Mr. Richard Burmood, Clayton Township Supervisor. Mr. Burmood asked if the project would meet the Illinois clean water act. Mr. Grissom stated it would Mr. Burmood asked if they had maps showing the water run-off. Mr. Grissom stated they did a desk top analysis and a cursory drainage study. They would do a more significant study when they go to the building phase. Mr. Grissom stated that they would have a team that would ensure the drainage plan is followed. Mr. Burmood asked if they were familiar with field tiles. Mr. Hartwig stated they were familiar and would complete a field and drain tile study.

Mr. Lay asked for any individuals wishing to present evidence. None was presented.

Mr. Scott Gerdes was sworn in. Mr. Gerdes asked if the transmission lines continued up the road. Mr. Grissom stated that the lines run all the way to the Minonk substation. Mr. Grissom stated that the sites are typically selected based on the existence of transmission lines.

Mr. Randy Koehler was sworn in. Mr. Koehler stated he farms the ground to the south and he is concerned about the drain tiles. What will they do to ensure the tiles are maintained and drainage maintained. Mr. Hartwig discussed that they are well versed in drain tiles. He stated they review all records, if no records are found they conduct a complete drain tile survey and identify where all tiles are located. If there are conflicting placements they would likely move the tile to a new location. Mr. Hartwig also noted that Illinois drainage law requires that you cannot affect the drainage of water so any tile damage would be repaired. Mr. Lay asked how people would know the contact information. Mr. Grissom stated they would have signage posting the information. Mr. Lay asked about tile damage identified 6 months down the road. Mr. Grissom stated they would notify the Operations and maintenance to repair.

Ms. Holmes stated that the nearest neighbor was 475 ft., the ordinance requires 500 ft. Mr. Grissom stated they would adjust that and move the field to accommodate that.

Mrs. Holmes made a motion to approve petition 2018-12-S and adopt the findings of fact as presented by the Special Use application, seconded by Gauger.

Findings by the Zoning Board of Appeals for Petition 2018-12-S:

A. **Will not be detrimental to the public health, safety, and welfare;**

The proposed Project would be situated on rural agricultural land, located away from public Areas. The entire Project Premises will be contained within a six-foot tall chain link fence with a locked access gate in order to prevent trespassing. In addition, warning signage will

be clearly posted at the ingress/egress point of the Project Premises and will contain emergency contact information and the 911 address. Furthermore, vegetation within the Project Premises will be regularly maintained to prevent any increase in fire hazard to the Project Premises and adjacent areas.

According to the National Renewable Energy Laboratory, once constructed, solar projects require little maintenance and no on-site employees. FOP IL Community Solar, LLC intends on utilizing PV modules for this system which use a non-reflective glass and are designed to absorb light rather than reflect it, thus reducing glint and glare to adjacent roadways and residences. Furthermore, the noisiest components of the solar farms are the inverters, which generate a low buzzing sound as they convert electricity from direct current to alternating current. This noise is generally not audible above ambient noise outside of the perimeter fence. Because there are no significant traffic impacts associated with the construction and maintenance of the solar farm and no dangerous or hazardous chemicals contained within the PV modules, there are no anticipated effects to public health, safety, comfort, convenience, morals, or general welfare to the citizens of the County.

B. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted. The applicant need not demonstrate complete compatibility, but the applicant shall demonstrate reasonable efforts to minimize incompatibility;

Due to the rural location of the proposed Project, adverse impacts to the surrounding areas are expected to be negligible. The general land use surrounding the Project is comprised predominantly of agricultural farmland under cultivation of row crops. The proposed solar facility will be maintained in association with all applicable ordinances set forth by Woodford County and is small enough in size (4MWs) to not significantly impact the current and/or future operations conducted at the adjacent properties. Furthermore, the solar array will be strategically sited to avoid glint and glare reflection towards adjacent roadways and surrounding areas. As a result, the solar facility is not anticipated to result in any undesirable impacts to the adjacent properties and will provide the local electrical grid with 4MWs of clean, renewable energy.

C. Will not be injurious to the district in which it shall be located;

The proposed Project would be situated on rural agricultural land, located away from public areas. Because there are no significant traffic impacts associated with the construction and maintenance of the solar farm and no dangerous or hazardous chemicals associated with solar energy, no anticipated negative impacts to the County are expected. In addition, the general land use surrounding the Project Area is comprised predominantly of agricultural farmland under cultivation of row crops and is zoned "agricultural." The proposed Project would remove the land from agricultural production on the Project Area only, and will have no effect on surrounding agricultural fields. The proposed solar facility will be maintained in association with all applicable ordinances set forth by Woodford County and is small enough in size (4MWs) to not significantly impact the current and/or future operations conducted at the adjacent properties. Furthermore, the solar array will be strategically sited to avoid glint and glare reflection towards adjacent roadways and surrounding areas. As a result, the solar facility is not anticipated to negatively impact this district, but provide the local electrical grid with clean, renewable energy.

D. Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts;

As the proposed Project is located on rural land, away from private residences, businesses, and industrial sites, there are no anticipated significant effects from the construction or

operation of the solar facility. The proposed Project would remove the land from agricultural production on the Subject Property only, and no effects on surrounding agricultural fields are expected. As a result, the Special Use will not impede development of permitted uses within the vicinity of the site.

E. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;

FFP IL Community Solar, LLC will provide all required documentation associated with the above referenced items once additional site specific engineering and design components are determined.

F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public roads;

Due to the rural location and relatively small-size of the Project (4MWs), traffic impacts are expected to be minimal. Once constructed, traffic conditions on site will be limited to approximately one utility vehicle per month accessing the site.

G. Is consistent with the Woodford County Comprehensive Land Use Plan.

FFP IL Community Solar, LLC intends to develop the proposed Project in accordance with the County's Comprehensive Long Range Plan. The proposed Project would remove the land from agricultural production on the Subject Property only, and no effects on surrounding agricultural fields are expected. In addition, due to the relatively small size of the proposed Project (4MWs), impacts will be minimal and the remaining land within the parent parcels can remain agricultural. In addition, allowing this property to be developed into a solar facility will provide approximately 4MWs of clean, renewable energy to the local electrical grid. Furthermore, this Project will help generate additional income for the landowner, contribute to job creation stimulation through new investments in energy efficiency, renewables, and innovation, and help preserve the State of Illinois' low energy rates for residents and businesses within the County.

Roll call vote: Kim Holmes – *Yes*, Rodney Noe – *No*, Jerry Lay – *Yes*, Teresa Gauger – *Yes*. *Motion carried.*

6. Other Business to Come Before the Board:

- Update on next month petition/s – two petitions have been filed, the filing deadline is Friday May 25.
- ZBA By-Law discussion - (if necessary) – None

7. Executive Session (if necessary) - None

8. Any action coming out of Executive Session

9. Adjournment

Ms. Gauger made the motion to adjourn at 9:27, 2nd by Ms. Holmes. *Motion Carried.*

Lisa Jording, Secretary

Jerry Lay, Acting Chairman

Date