

WOODFORD COUNTY ZONING BOARD OF APPEALS

Woodford County Board Room
6:00 P. M. Tuesday, August 28, 2018
Minutes

1. Call to Order:

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

2. Roll Call: Jerry Smith, Teresa Gauger, Jerry Lay, Kim Holmes, and Curtis Heilman were present. Chairman Smith declared a quorum present.

Others present: Blake Parsons, Barry Logan

3. Approval of minutes for July 24, 2018.

Corrections were requested to page 11, 15, 5, and 7.

Motion to approve with corrections made by Ms. Gauger, seconded by Mr. Lay. *Motion Carried.*

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

5. Petitions Submitted for Review:

- Swearing in and/or Affirmation: was completed for petition **2018-20-V**

2018-20-V Metamora Township - Lone Willow USA, Inc. for a Variance in maximum lot coverage in the Agricultural District, located on a 30.88 acres,

Mr. Randall Leman presented that he would like to move the east property line to the west. That would increase the lot coverage from 8% to 16.2%. He intends to then sell the farm ground. Ms. Holmes asked his intentions for the future. He stated that they do not intend to expand the hog operation, the farm ground is currently cash rent. Ms. Holmes asked why they are selling the ground, Mr. Leman noted it is outside the scope of the hog operation and not beneficial to the hog farm. Mr. Leman was asked when the operation started, he stated 2001. Ms. Holmes asked if the ground would continue to be farms, Mr. Leman indicated it would.

Motion to approve petition 2018-20-V by Holmes approve with all findings in the affirmative, seconded by Lay:

Findings by the Zoning Board of Appeals for Petition 2018-20-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: Teresa Gauger – *Yes*, Kim Holmes – *Yes*, Jerry Lay – *Yes*, Curtis Heilman – *Yes*, Jerry Smith – *Yes*. *Motion carried.*

- Swearing in and/or Affirmation: was completed for petition **2018-23-Z**

2018-23-Z Roanoke Township - Robert Parsons for a map amendment from (AG) Agriculture District to Heavy Industrial (I-2), on +/- 125 acres in the Northwest quarter of section 19, commonly described as 1443 State Route 116 and the remaining Agriculturally zoned land in the Northwest quarter of section 19.

Mr. Robert Parsons discussed that they need some additional space for future expansion. Ms. Holmes asked the nature of the business. Mr. Parsons discussed that they are a metal fabrication and manufacturing company employing 286 people currently. Mr. Lay asked if this would add jobs in the future. Mr. Parsons indicated while that was a ways out he expected it would. Mr. Heilman asked the current zoning of the business location. That property is zoned Heavy Industrial. Mr. Parsons discussed that the initial rezoning was 47 years ago and they have added and rezoned many times. They decided to go ahead with rezoning the 125 acres to account for anything in the future.

Motion to approve petition 2018-23-Z for a map amendment from Agriculture district to Heavy Industrial by Gauger approve with all findings in the affirmative, seconded by Lay:

Findings by the Zoning Board of Appeals for Petition 2018-23-Z:

- A. **Whether the proposed zoning district classification is consistent with the Woodford County Comprehensive Land Use Plan;** (No Negative Findings)
- B. **Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;** (No Negative Findings)
- C. **Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on the other properties in the immediate vicinity;** (No Negative Findings)
- D. **Whether adequate infrastructure exists or can be provided to serve the uses that would be permitted on the property if it were rezoned;** (No Negative Findings)
- E. **The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular traffic in the vicinity;** (No Negative Findings)
- F. **Whether a reasonably viable economic use of the subject property will be denied if the proposed rezoning is not approved;** (No Negative Findings)
- G. **Information submitted at the public hearing.** (No additional information was presented)

Roll call vote: Kim Holmes – *Yes*, Jerry Lay – *Yes*, Curtis Heilman – *Yes*, Jerry Smith – *Yes*, Teresa Gauger – *Yes*. *Motion carried.*

- Swearing in and/or Affirmation: was completed for petition **2018-18-S**

2018-18-S Olio Township - Apostolic Christian Faith of Eureka c/o Stoller Law Office for a special use to alter the North and East boundary lines of the Special use location to reflect the actual dimensions and use of the church and cemetery, commonly described as 662 County Road 1575 E, Eureka, Illinois.

Mr. Jim Stoller, attorney for the petitioner and Mr. Craig Martin presented that the church would like to trade the north 80 ft. x 622 ft. for the land to the east 38 ft. x 1320 ft. with the adjoining land owner. The north ground is higher production land while the east land is lower quality. Mr. Lay asked if the cemetery was existing. Mr. Stoller indicated it is. Mr. Smith asked if any of the well or septic components would be affected by this trade. Mr. Stoller indicated they would not.

Motion to approve petition 2018-18-S by Lay approve with all findings in the affirmative, seconded by Gauger:

Findings by the Zoning Board of Appeals for Petition 2018-18-S:

- A. **Will not be detrimental to the public health, safety, and welfare;** (Affirmative)
- 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;** (Affirmative)
- C. **Will not be injurious to the district in which it shall be located;** (Affirmative)
- D. **Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts;** (Affirmative)

- E. **That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;** (Affirmative)
- 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;** (Affirmative)
- G. **Is consistent with the Woodford County Comprehensive Land Use Plan.**(Affirmative)

Roll call vote: Jerry Lay – *Yes*, Curtis Heilman – *Yes*, Jerry Smith – *Yes*, Teresa Gauger – *Yes*, Kim Holmes – *Yes*.
Motion carried.

- Swearing in and/or Affirmation: was completed for petition **2018-21-S**

2018-21-S Worth Township - Kim Springer for a Special Use to operate an event center and wedding venue, located in the (AG) Agriculture District, on 11.12 acres, commonly described as vacant ground on the east side of Hickory Point Rd, 710 ft. south of Santa Fe Trail.

Ms. Kim Springer presented their proposal for a barn style wedding and event venue. She presented the proposed building and discussed that they plan to focus on weddings with some other smaller events as well. They would only be open for events and by appointment for showings. Mr. Heilman asked how late they would be open. Ms. Springer stated they would open at 8 am for weddings and would plan to close by 12 pm. She noted that she understands that the liquor ordinance may require earlier closing. She also discussed that they have not decided if they will obtain a liquor license yet, they may be BYOB. Mr. Lay asked about parking. Ms. Springer noted they would be gravel with paved handicap spots. Mr. Springer discussed the location of the parking area and that there are existing field tiles on the property and they are working with Mauer-Stutz on the erosion requirements. Mr. Lay asked about the number of people this could hold. Ms. Springer stated the 250 people is based on banquet seating. Mr. Springer noted that the Health Department has regulations for the septic system that would determine capacity as well. Mr. Lay asked about signage. Ms. Springer noted she would like to have a sign. Mr. Lay asked about parking lot lighting. Mr. Springer discussed that they may have some lighting at some point. Ms. Holmes asked about the nearest neighbors. Mr. Springer discussed they are to the south and there is a tree line between them and the neighbor.

Mr. McCullough was sworn in. He discussed that he has four abandoned buildings within a mile of his property. The commercial building going in on a county road that he feels is substandard is inappropriate. He discussed that a slaughter house and a car dealership that are abandoned within a mile. He noted that when he built a commercial building he placed it in an industrial area.

Ms. Springer asked if the main concern is that the property could be abandoned. He stated he is concerned for his son and kids who inherit his land. Mr. and Ms. Springer discussed that they intend to keep the property and may build a house on the property in the future. Mr. McCullough discussed that he also had concerns over the fact the road is tar and chips and will not hold up as well as asphalt would.

Mr. Harry Woods was sworn in. He discussed that he was further to the south. He noted that there is a large amount of traffic on that road and adding 250 people on the weekend it will increase the traffic. He noted that he mows the ditch and he will have to pick up more trash in the future. He questioned if this was even needed with Metamora Fields in the area for weddings. Mr. Woods expressed concerns over the use of the property if they do not have enough weddings, would they begin to have rock and roll bands and get a liquor license. He felt these issues need to be addressed before they receive approval.

Mr. Heilman asked how many events they expect. Ms. Springer noted that they expect one event a week during wedding season. She also discussed that she has meet and spoken with six competitors in the area and all those locations are booked for 2019. Mr. Springer noted they expect 25 – 30 events in a year.

Mr. Smith asked is someone wanted to bring a rock and roll band with alcohol, would they allow it. Mr. Spring stated that weddings would take priority. Ms. Holmes asked what the capacity is. Ms. Springer stated 250 is the seated capacity, if there is a vendor show or charity event that is standing room there may be more attendees.

Ms. Gauger asked if there is an entrance. Mr. Spring stated there is an entrance and County Highway has approved the entrance and address. Ms. Holmes asked for a picture of the building to be brought up and noted that it will have a steel roof and steel siding. Ms. Gauger asked where parking would be, Mr. Springer noted the location on the map. Ms. Holmes asked about the height. Mr. Springer stated the walls are 12 ft. and the walls are 22 ft. Ms. Gauger asked if they asked if they had spoken to the road commissioner. Mr. Springer discussed that he has spoken to the County Engineer

and he was ok with the entrance and the addressing. It was noted that tables and chairs will be on site, the caterers may arrive with oversized vans.

Ms. Jording recommended they allow signage utilizing section 22-1600 regulations. Ms. Holmes stated that Ms. Springer can request to amend her petition to include a sign complying with section 22-1600, she asked Ms. Springer if she would like to request that amendment be added to her request. Ms. Springer stated she would like to add a request a sign complying with section 22-1600.

Motion to approve petition 2018-21-S by Holmes approve and event center and wedding venue, seconded by Gauger:

Findings by the Zoning Board of Appeals for Petition 2018-21-S:

- A. **Will not be detrimental to the public health, safety, and welfare;** (Affirmative)
- 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;** (Affirmative)
- C. **Will not be injurious to the district in which it shall be located;** (Affirmative)
- D. **Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts;** (Affirmative)
- E. **That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;** (Affirmative)
- 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;** (Affirmative)
- G. **Is consistent with the Woodford County Comprehensive Land Use Plan.**(Affirmative)

Roll call vote: Curtis Heilman – *No*, Jerry Smith – *No*, Teresa Gauger – *Yes*, Kim Holmes – *Yes*, Jerry Lay – *Yes*. Motion carried.

- Swearing in and/or Affirmation: was completed for petition **2018-17-S**

2018-17-S Worth Township - Daniel Hodgen for a Special Use to engage in Agriculture activities to include, not limited, to gardening, beekeeping and maintaining a small chicken coop, located in the R-1, Residential Single Family Zoning District, on 4.83 acres, commonly described as 1386 Riggert Road, Metamora, Illinois.

Mr. Hodgen presented that he would like to have chickens on his property as well as bees and a garden.

Ms. Holmes discussed that the petitions encompasses all agricultural activities. Mr. Hodgen stated potentially a goat. Ms. Holmes discussed that agriculture includes horses and cows. The board discussed what his requested scope would be. He discussed 4-5 bee hives and no more than 8 chickens. Mr. Hodgen noted that there is a fenced in area where they would locate the chickens. Mr. Hodgen noted that he had heard no objections from the neighbor. Mr. Heilman asked for clarification on the code. Ms. Jording stated that Agricultural activities are limited to parcels in R-1 over ten acres. Ms. Holmes discussed restrictions on the special use.

Motion to approve petition 2018-17-S with the condition that the activities be limited to gardening, 5 bee hives and 8 chickens by Lay approve with all findings in the affirmative, seconded by Gauger:

Findings by the Zoning Board of Appeals for Petition 2018-17-S:

- A. **Will not be detrimental to the public health, safety, and welfare;** (Affirmative)
- 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;** (Affirmative)
- C. **Will not be injurious to the district in which it shall be located;** (Affirmative)
- D. **Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts;** (Affirmative)

- E. **That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;** (Affirmative)
- 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;** (Affirmative)
- G. **Is consistent with the Woodford County Comprehensive Land Use Plan.**(Affirmative)

Roll call vote: Jerry Smith – *Yes*, Teresa Gauger – *Yes*, Kim Holmes – *Yes*, Jerry Lay – *Yes*, Curtis Heilman – *Yes*.
Motion carried.

- Swearing in and/or Affirmation: was completed for petition **2018-19-S**

2018-19-S Worth Township - Deborah Wiechmann for a Special Use as an Art Studio, located in the (R-1) Residential Single Family District, commonly described as 401 Timberlan Road, Metamora, Illinois

Ms. Wiechmann discussed that she would like to be approved to teach art classes to children and some adults. The classes are generally small. Ms. Holmes asked about the current operation. Ms. Wiechmann noted that they have 8-10 students and charge around 15\$ per student. She noted that she has been operation about three summers. Mr. Heilman asked if parking had been an issue in the past. Ms. Wiechmann noted that there have been a few times where parking has been an issue. Ms. Wiechmann noted they have started placing in the description that parking should be in the driveway. She noted that they have the classes year round but fewer in the hot part of the summer and very cold part of the winter. She noted she would be have few classes in the future she expects. Mr. Smith asked what the estimate of parking areas. Mr. Wiechmann noted that all weather parking would be approximately 20 or so. Ms. Carmen Smith was sworn in. Ms. Smith asked if the parking would be off the road for the most part. Mr. Wiechmann noted that once they found out about the street parking they started preventing street parking. Ms. Smith noted there were issues with parking on the street in the past. Ms. Gauger asked Ms. Smith if the parking was limited to the property would she be ok with it. Ms. Smith noted that as long as most of the parking is off the street she is ok with it.

Ms. Wiechmann noted they had offered a summer camp and significantly more people came to the picnic than expected and they do not plan to do that again due to the size and parking issue. Ms. Smith noted that was the only time then seemed to have parking issues and were blocking her driveway.

Motion to approve petition 2018-19-S by Gauger to approve an art studio with the restriction that a sign is place at the road that no parking is allowed on the street for potting shed participants, seconded by Holmes:

Findings by the Zoning Board of Appeals for Petition 2018-19-S:

- A. **Will not be detrimental to the public health, safety, and welfare;** (Affirmative)
- 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;** (Affirmative)
- C. **Will not be injurious to the district in which it shall be located;** (Affirmative)
- D. **Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts;** (Affirmative)
- E. **That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;** (Affirmative)
- 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;** (Affirmative)
- G. **Is consistent with the Woodford County Comprehensive Land Use Plan.**(Affirmative)

Roll call vote: Teresa Gauger – Yes, Kim Holmes – Yes, Jerry Lay – Yes, Curtis Heilman – Yes, Jerry Smith – Yes.
Motion carried.

- Swearing in and/or Affirmation: was completed for petition **2018-22-S**

2018-22-S Spring Bay Township - Spring Bay Road Solar 1 LLC for a Special Use to operate a 19.5 acre Solar Farm Energy System, located in the (R-1) Residential Single Family District, commonly described as vacant ground immediately North of Spring Bay Gardens Subdivision on the West side of Spring Bay Rd

Mr. Derek Bus, Mr. Kip Smith, Mr. Joe LaHood were sworn in. Mr. LaHood read a statement.

“Good evening. My name is Joe LaHood. My wife Sue & I bought the farmland on Spring Bay Road along the Illinois River in 2004 with the intention to use it for recreation and other outdoor activities and eventually build a shed-like cabin for family campouts. The farmland itself is low-quality, sandy soil but we have enjoyed the property. It is an ideal site for this solar farm as it has low-quality farmland with no interfering drainage tile and the neighborhood is somewhat industrial. The project will occupy only 10-12 acres which will allow our family to continue our outdoor activities as well. We intend to continue to farm the remaining acreage around the solar farm. We have been impressed with Borrego Solar. They have been excellent to work with, always answering our questions and working well with us. They reached out to the community as well. We believe it is a good fit as a whole creating renewable/green energy and adding to the tax base for the community.”

Mr. Bus discussed that Borrego started in 1980 as a small rooftop solar company and have since grown and spread. They are the number one provider in California, Massachusetts and New York. They have 225 MW on MA and 75 MW in NY. They started in Illinois about 2 years ago. They are a small family owned company with about 250 employees. This will be a community solar project, he also explained the different levels of solar projects. He noted Illinois uses the adjustable block program, in order to eligible you need three things. An interconnection agreement which is almost complete, a non-ministerial permit which is what they are here for this evening, and an agreement with a landowner, which they have. This project is a two MW project, they are proposing a 19.5 acre site with approximately 10 acres of solar panels within that site. Mr. Bus noted they have accomplished extensive community outreach. They held a meeting with stakeholders in May. They attended the Spring Bay Township meeting and presented a similar presentation for residents and township officials in August. They did try to contact the Village of Spring Bay and the Village of Bayview Gardens but were unable to get in contact with them. Mr. Bus noted that Mr. LaHood will continue to farm the surrounding area. The access in off a state highway and they have been in contact with IDOT regarding the entrance permit. Mr. Bus noted a drain tile survey has been completed and no tiles were found. There are some wetlands on the property but not in the project area. They have completed an endangered species assessment, an archeological phase 1 and an environmental assessment phase 1. He discussed that the setbacks are met with over 500 ft. to the neighboring residence. There is also tree coverage for the nearby neighbors. Mr. Bus noted there will be a 2 month construction period. The site is remotely monitored. They would mow 1-2 times per year a 4-5 site visits for maintenance per year. No pesticides, herbicides or fertilizers will be used. The project is fully removable and they will be required to sign and comply with the AIMA agreement. Mr. Bus noted the project essentially uses no county services. The project brings 20-30 temporary construction jobs and created enough energy to power 325 homes. Mr. Bus discussed the local tax benefit as an estimated \$234,996 over 25 years.

Mr. Kip Smith discussed the project itself, discussing the drive will be 14 ft. high to get to the site which will be surrounded by a 7 ft. fence. He noted that they remotely monitor the site and send crews out if they determine an issue with the array. He discussed that mowing will occur 1-2 times per year, they use a grass mix that grows to 6-8 inches tall. He discussed that the lack of drain time is a helpful aspect of the site. They have completed the endangered species assessment, an archeological phase 1 and an environmental assessment phase 1. Mr. Smith discussed that they will use tracking panels, they are more efficient and can be a little smaller than a fixed tilt system. He note that the bottom of the panel at max tilt will be about 2 ft. off the ground, this is why they maintain the grass height to 6-8 inches. Mr. Smith discussed the racks themselves are pile driven or augured into the ground depending on the site. Once the site is decommissioned those are removed and the site is returned to farm ground. Only one transformer will be needed. The interconnection will be underground until it gets to the pole at the road. Landscaping will be minimal, low mow grasses will be used. During construction they will have an NDPS and SWPPP permitting will be completed. Mr. Bus reviewed the criteria for approval that they submitted in their application. (The committee adopted those as the findings of fact and can be found below.)

MR. Bus discussed that Borrego likes to differentiate from other companies, they have nearly 40 years' experience in the solar field. This is an ideal site due to the lack of field tiles and the proximity to interconnection. They also completed extensive community outreach.

Ms. Holmes asked about the wind speed they can withstand. Mr. Smith discussed it is usually 110 – 120 mph. Ms. Holmes asked what happens if the panels are hit by a tornado. Mr. Smith discussed that they are glass similar to a

windshield, they will crack and break but remain all in one sheet. Mr. Bus noted that they monitor the site constantly and would know immediately if any damage occurred. He discussed that the site self-protect and the outside panels turn up to face the wind and the inside panels turn flat to protect. Ms. Holmes asked what the drain tile survey was. Mr. Bus explained that this was a drain tile survey where cuts were made at location where tiles would be expected and none were found. Ms. Gauger asked if Borrego would operate the site or sell it once built. Mr. Bus noted that they would remain involved with the site throughout the life of the project even if ownership changes. Ms. Gauger asked if lights would be installed. Mr. Smith noted there would be one security light installed. Ms. Gauger asked if the Fire department would be provided training. Mr. Bus noted they would have training for the fire departments and emergency services and a knox box would be installed. Mr. Lay asked about the block grant program. Mr. Bus explained the interconnection application requirement with Ameren, the non-ministerial permit, and the land agreement. Mr. Lay asked if the program is grant based. Ms. Bus stated that he is unsure if the state is putting money toward this but there will be notations on the bill. Mr. Lay asked about the savings realized. Mr. Bus stated that homes can subscribe to the project and see a 10-15% savings on their electric bill. He discussed that there is some unknowns as to how that will all work and who will bring subscribers on board at this point. Mr. Lay noted that the presentation discussed grid stability and ask Mr. Smith what that meant. Mr. Smith discussed that this more provides grid diversity so all power production is not coming from one single production plant. Ms. Gauger asked where the substation is located. Mr. Bus stated 2-3 miles but it is located directly next to 3 phase power lines. Mr. Lay asked if Borrego intends to be involved for the whole 25 years. Mr. Bus stated they intent to be involved for the duration. The panels are warranted for 25 years. Mr. Lay asked where the panels are made. Mr. Bus noted they do work with US manufacturers but most of the panels are made in South East Asia. Mr. Lay asked how long decommissioning takes. Mr. Smith stated they have not decommissioned any yet but the decommissioning usually takes about half the time of constructing the project. Ms. Holmes asked what the oldest farm Borrego has, Mr. Bus stated approximately 10 years old. Mr. Smith asked who was the actually the applicant. Ms. Jording explained that Spring Bay Road Solar LLC is the applicant. Ms. Bus explained that Borrego owns the LLC. Mr. Smith explained that the Special Use is not transferable without another hearing. Ms. Holmes asked what their understanding of the EcoCat study. Mr. Bus noted that the consultation with IDNR it was noted if they are not into the trees on the west side they would not affect the bat habitat. He also noted they were in the process of completing a LONO (Letter of No Objection) and are close to finalizing.

Mr. Smith asked for public input. Ms. Jording noted there were no interested parties filed and no one signed up to speak. Ms. Holmes asked if they should adopt the findings presented by the company. Mr. Lay noted that they would be adopting that they would be reducing energy costs and supporting grid stability.

Motion to approve petition 2018-22-S for the Solar Farm Energy System and adopt the findings presented in the packet made by Lay, seconded by Gauger:

Findings by the Zoning Board of Appeals for Petition 2018-22-S:

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

- The site is located in an area with very low population density and is not anticipated to affect the public's comfort or welfare.
- The project area will be secured with a 7-foot fence to provide safety and prevent unintended access.
- At minimum, benefits to the public from community solar include enhanced grid stability, increased tax base, lower energy costs, and an opportunity to contribute to reduced greenhouse gas emissions.
- County residents and the local region will benefit from this proposed solar farm development through receipt of increased tax revenues, local job opportunities, enhanced power grid stability, and the opportunity to reduce money on their electric bills should they choose to subscribe to the community solar program. In a broader sense, installation of renewable solar energy in the form of a community solar farm will reduce the amount of energy dependence on fossil fuels, which in turn reduces greenhouse gases.

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

- The proposed community solar farm is a quiet neighbor and a low-impact use which once built, has no on-site employees and will not add to neighborhood traffic.

- The transformer is the greatest source of noise on the property. As proposed, the transformer is over 500' feet from the closest existing residence on the north side of the property. At a distance of over 500 ft., the noise generated by the transformer (21.6 dB) would be no greater than that of a whisper or a rustle of leaves, comparable to the typical sounds of a quiet rural area.
- Although solar farms are relatively new to Illinois, studies in other states as well as recent studies completed using sites in Illinois and Indiana have shown no decrease in adjacent property values due to solar use implementation - please see the enclosed studies.

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

- Once constructed, the solar farm will fit well within the surrounding low-density uses, as the property will not be occupied more than 3-4 times during the year for maintenance visits.
- The proposed location of the solar field is located across the street from existing agricultural uses.

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

- This development as proposed will not impede the development of adjacent properties for uses already permitted in the adjacent Agricultural, Residential and Conservation Districts.
- The proposed solar farm represents a temporary use. If and when the project is removed the land beneath will be fully functional as an agricultural site, as there are no harmful effects from the use of the site as a solar farm.
- The development of a solar farm will in no way detract from or negate development as allowable in the adjacent properties.

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

- The proposed solar development does not require access to traditional utilities such as natural gas, water or sanitary sewer. The routing of the electrical infrastructure required to connect to the Ameren electric system is shown on the enclosed plans.
- The proposed solar farm will not require additional public expense for fire protection, rescue or relief. Solar farm development does not present an increased or inherent risk from fire. Solar panels and components are not inherently flammable, nor do they present an increased risk from fire or other dangers – please see the enclosed studies and data sheets.

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;

- During the initial construction timeframe of approximately four to six months, there will be a mix of trucks ranging from semis for panel and racking delivery, flatbed trucks for fencing, dump trucks for driveway gravel and various delivery type trucks, averaging 2-3 per day. Many of the major materials/suppliers travel from all over the country and their arrival times are fluid. Based on much of what is described above and limited area on site for parking multiple trucks, along with the expected delivery times, we have developed temporary, on site locations for truck staging. Access to the site will be available each day during work hours 7:30 am - 5:00 pm. We will be able to accommodate as many as five (5) tractor-trailer trucks on site for deliveries. Any truck that will not be off-loaded will not be allowed to idle for more than five minutes. No idling sign(s) will be placed at appropriate locations. In addition to material and equipment deliveries, workers will be arriving to the site each weekday using personal vehicles. For similar projects of this scale, approximately 40 personal vehicles may be on site at one time. These vehicles will arrive each day in the morning and leave in the afternoon. The total number of vehicles on site will fluctuate depending on the phase of the project.
- Once construction is complete, there will be little to no traffic to/from the site other than for occasional maintenance visits 3 to 4 times per year.

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

- Per the Woodford County Comprehensive Plan the site is located in a Conservation District with adjacent Heavy Industrial and Commercial designations. It is our opinion that a solar farm fits well within the Conservation District as a passive site use and is also an appropriate use as adjacent to a Heavy Industrial and Commercial uses.
- The designation as a Conservation District requires the control of stormwater runoff. This solar farm, once established, will create less runoff than the current agricultural use, will decrease soil erosion, and will provide long term soil preservation and enhancement.
- The Comprehensive Plan also identifies the prime farmlands of Woodford County to be inland from the Illinois River, making this site not as productive as others in the County for agriculture.

Roll call vote: Kim Holmes – *Yes*, Jerry Lay – *Yes*, Curtis Heilman – *Yes*, Jerry Smith – *Yes*, Teresa Gauger – *Yes*.
Motion carried.

1. Other Business to Come Before the Board:

- Update on next month petition/s – Sept 25
One Variance, One Special Use and petition 2018-11-S will be on the agenda.
Ms. Jording also explained that the returning petition will be to address the Sur-rebuttal and the findings of fact as requested by the County Board.
- IACZO Seminar discussion: The seminar will be September 20 if anyone would like to attend.
- ZBA By-Law discussion - (if necessary) None

2. Executive Session (if necessary) - None

3. Any action coming out of Executive Session

4. Adjournment

Ms. Holmes made the motion to adjourn at 9:00, 2nd by Mr. Lay. *Motion Carried.*

Jording, Secretary

Jerry Smith, Chairman Lisa

Date