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16	Hearing held, pursuant to notice, on Tuesday	58
17	August 7, 2018, at the hour of 10:00 p.m. at	69
18	Government Center, 115 E. Washington Street,	72
19	Bloomington, Illinois.	76
20		82
21	PATKES REPORTING SERVICE	84
22	(217)652-6395	86
23	lpatkes@comcast.net	87
24	REPORTER: LAUREL A. PATKES, CSR #084-001340	
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1	BOARD MEMBERS:	PROCEEDINGS
2	JULIA TURNER, Acting Chair	ACTING CHAIR TURNER: Then let's
3	DRAKE ZIMMERMAN	call SU-18-16, ASD McLean Solar.
4	RICK DEAN	That's you guys again.
5	BRIAN BANGERT	MR. RICKARD: Yes, it's us again.
6	CHRIS CARLTON	ACTING CHAIR TURNER: Okay. You're
7	PHIL DICK	still sworn.
8	Secretary	MR. RICKARD: Okay.
9	SAMANTHA WALLEY	ACTING CHAIR TURNER: So if you
10	Assistant State's Attorney	would like to present on this case.
11	LUKE HOHULIN	Wait, you have to introduce
12	Assistant County Engineer	it. I'm sorry.
13	APPEARANCES:	MR. DICK: This is Case Number er
14	LUKE RICKARD	SU-18-16, application of ASD McLean Illinois Solar
15	1550 Wewatta Street	II, LLC by Amp Solar Development, Inc. for a special
16	Denver, Colorado 80202	use to allow a solar power generating facility in
17	-and-	the Agriculture District on property located in
18	CLAY SCHULER	Bloomington Township at 2906 Hendrix Drive,
19	7713 Red Maple Drive	Bloomington.
20	Plainfield, Illinois 60586	Public notice of this hearing
21	-and-	was published in the Pantagraph on July 21, 2018 as
22	ROBERT LENZ	provided by law, and all the other required
23	202 North Center	notifications have been made, and the applicant has
	Bloomington, Illinois 61701	
	on behalf of the Applicant.	

<p style="text-align: center;">5</p> <p>1 paid the publication cost.</p> <p>2 I have the application here,</p> <p>3 but you've all received it so I will not pass it.</p> <p>4 The plat map showing where</p> <p>5 this property is located in Bloomington Township and</p> <p>6 a resale land evaluation and site assessment with a</p> <p>7 soil score by the Soil Water and Conservation</p> <p>8 District and the County preparing the LESA report,</p> <p>9 and the applicant has completed the EcoCAT for the</p> <p>10 subject property which I will also pass, and the</p> <p>11 site plan which is also part of your application but</p> <p>12 I will pass that as well.</p> <p>13 And the applicant has provided</p> <p>14 a road proposal that will need to be modified with</p> <p>15 the help of the county engineer and a zoning map</p> <p>16 showing where this property is located in the</p> <p>17 Agriculture District, and if you'll look on the</p> <p>18 screen, you'll see where this property is located.</p> <p>19 This is the zoning map, and</p> <p>20 then this is a blowup of it. It's relatively close</p> <p>21 to the City of Bloomington. It accesses to this</p> <p>22 Hendrix Drive which is to the west along the left</p> <p>23 side of that red line and then goes up north to</p>	<p style="text-align: center;">7</p> <p>1 west, and to the east is crop production.</p> <p>2 The soil score is 83 out of</p> <p>3 100 for the land evaluation site assessment, and the</p> <p>4 site assessment is 112 out of 200 giving a total</p> <p>5 score of 195 points out of 300. A score of 219 and</p> <p>6 below gives it a low value for agricultural land</p> <p>7 protection.</p> <p>8 The staff analysis of the</p> <p>9 subject property is as follows:</p> <p>10 The proposed special use will</p> <p>11 not be detrimental to or endanger the health,</p> <p>12 safety, morals, comfort or welfare of the public.</p> <p>13 This standard is met.</p> <p>14 The applicant proposes to</p> <p>15 establish a 2-megawatt solar power generating</p> <p>16 facility on this property which will meet all of the</p> <p>17 county setback requirements and use standards for a</p> <p>18 solar power generating facility.</p> <p>19 The application indicates that</p> <p>20 this facility will contain rows of photovoltaic cell</p> <p>21 panels mounted on posts set in the ground. These</p> <p>22 rows of panels are referred to as solar arrays. Amp</p> <p>23 Solar Development will mount the solar arrays on a</p>
<p style="text-align: center;">6</p> <p>1 Woodrig Road.</p> <p>2 And this is facing south on</p> <p>3 Hendrix Drive, and the next photo is facing north.</p> <p>4 And this is at the north edge</p> <p>5 of the property facing east. The property to the</p> <p>6 right with the corn on it is the subject property.</p> <p>7 The property with the fence is off the property.</p> <p>8 This is the north property line of the subject</p> <p>9 property.</p> <p>10 And this is facing east as</p> <p>11 well further to the south.</p> <p>12 And this is behind or to the</p> <p>13 east of the residence and the buildings, and you can</p> <p>14 see I-74 on the left.</p> <p>15 This is facing west, and this</p> <p>16 is facing north, and it's this area where the corn</p> <p>17 is located where the proposed solar farm would be.</p> <p>18 This property is located in</p> <p>19 the Agriculture District, and it is surrounded by</p> <p>20 property in the Agriculture District. There are</p> <p>21 single family residences to the north, and there are</p> <p>22 single family residences across Interstate 74 to the</p> <p>23 south, and there is a single family residence to the</p>	<p style="text-align: center;">8</p> <p>1 tracking system which allows them to follow the sun</p> <p>2 throughout the day. The solar arrays will be</p> <p>3 designed with an anti-reflective coating. The</p> <p>4 applicant indicates the solar arrays will be a</p> <p>5 maximum of 15 feet in height.</p> <p>6 The applicant submitted an</p> <p>7 EcoCAT communication from the Illinois Department of</p> <p>8 Natural Resources which indicates that there is no</p> <p>9 record of State-listed threatened or endangered</p> <p>10 species, Illinois Natural Area Inventory sites,</p> <p>11 dedicated Illinois Nature Preserves or registered</p> <p>12 Land and Water Reserves in the vicinity of the</p> <p>13 project location although the consultation is not</p> <p>14 yet terminated.</p> <p>15 A decommissioning plan that</p> <p>16 includes an Agricultural Impact Mitigation Agreement</p> <p>17 with the Illinois Department of Agriculture and</p> <p>18 financial assurance acceptable to the county needs</p> <p>19 to be provided.</p> <p>20 The application indicates that</p> <p>21 the parent company will provide a contact person to</p> <p>22 be kept on file with the Department of Building and</p> <p>23 Zoning for issues and complaints.</p>

<p style="text-align: right;">9</p> <p>1 There has been no 2 communication yet from the Illinois Historical 3 Preservation Agency. 4 The proposed special use will 5 not be injurious to the use and enjoyment of other 6 property in the immediate vicinity for purposes 7 already permitted or substantially diminish property 8 values in the immediate area. This standard is met. 9 The three single family 10 residences located to the north of the proposed 11 solar farm will not likely be negatively impacted. 12 The electrical transformers 13 for the facility, the part of the facility that 14 creates a humming noise, will be located 15 approximately 900 feet from the nearest residence 16 and not likely heard by nearby residents. 17 Nearby property in residential 18 use will continue to be desirable for such use, and 19 nearby land in crop production will continue to be 20 desirable for such use. 21 Groundcover that includes 22 native species, encourages pollination, recommended 23 by the McLean County Soil and Water Conservation</p>	<p style="text-align: right;">11</p> <p>1 signoff from the County Health Department. 2 E. Adequate measures have 3 been or will be taken to provide ingress and egress 4 so designed as to minimize traffic congestion in the 5 public streets. This standard is met. 6 It appears that safe site 7 distance can be provided at the proposed entrance. 8 The applicant has been in communication with the 9 Bloomington Township Road Commissioner and will need 10 to obtain an entrance permit from him before a 11 construction permit will be issued for the proposed 12 use. 13 F. The establishment, 14 maintenance and operation of the special use will be 15 in conformance with the intent of the Agriculture 16 District in which the special use is proposed to be 17 located. This standard is met. 18 The preamble states "Provide 19 for the location and govern the establishment and 20 operation of land uses which are compatible with 21 agriculture and are such a nature that their 22 location away from residential, commercial and 23 industrial areas is most desirable."</p>
<p style="text-align: right;">10</p> <p>1 District, will need to be installed. 2 C. The proposed special use 3 will not impede the orderly development of the 4 surrounding property for uses permitted in the 5 district. This standard is met. 6 Nearby property in residential 7 use will continue to be desirable for such use, and 8 nearby land in crop production will also continue to 9 be desirable for such use. 10 D. Adequate utilities, access 11 roads, drainage and/or other necessary facilities 12 have been or will be provided. This standard is 13 met. 14 The property has approximately 15 500 feet of frontage on the east side of Hendrix 16 Drive. The Bloomington Township Fire District will 17 provide fire protection for the subject property. 18 Pre-development drainage patterns will be need to be 19 retained. The applicant will provide certified 20 plans for stormwater detention/retention. The 21 applicant will need to have all field tile damaged 22 in the construction process repaired by a competent 23 contractor, and the applicant will need to obtain a</p>	<p style="text-align: right;">12</p> <p>1 G. The proposed special use 2 in all other respects conforms to the applicable 3 regulations of the Agriculture District. This 4 standard is met. 5 In conclusion, staff 6 recommends that this application meets all the 7 standards set forth in Article VIII, Section 350 of 8 the County Code provided compliance with the 9 following stipulations: 10 1) An entrance permit shall 11 be obtained from the Bloomington Township Road 12 Commissioner before a construction permit is issued. 13 2) A signoff shall be 14 obtained from the County Health Department before a 15 construction permit is issued. 16 3) The applicant shall 17 provide certified plans for stormwater 18 detention/retention before a construction permit is 19 issued. 20 4) The applicant shall 21 complete consultation with the Illinois Historical 22 Preservation Agency before a construction permit is 23 issued.</p>

13

1 5) The applicant shall have all
 2 field tile damaged in the construction process
 3 repaired by a competent contractor with experience
 4 in such repair during the life of the solar farm.
 5 6) The solar panels shall be
 6 installed with an anti-reflective coating.
 7 7) Groundcover that
 8 encourages pollination that is recommended by the
 9 McLean County Soil and Water Conservation District
 10 needs to be installed.
 11 8) A contact person for the
 12 applicant will need to be kept on file with the
 13 Department of Building and Zoning for issues and
 14 complaints upon completion of the facility.
 15 9) As a condition of
 16 receiving a permit from the County, the company must
 17 pay the cost of hiring an Illinois registered
 18 professional engineer to provide a certified
 19 estimate of decommissioning costs.
 20 The company shall provide
 21 decommissioning security financing for the estimated
 22 cost of decommissioning in the amount determined by
 23 the engineer or \$25,000, whichever is greater.

14

1 Security financing must be in
 2 the form of an irrevocable letter of credit or a
 3 cash escrow unless the County Board in its sole
 4 discretion agrees to accept a performance bond.
 5 The decommissioning cost
 6 estimate will be reviewed and revised when needed,
 7 but estimate review must occur at least every ten
 8 years.
 9 10) The company must provide
 10 an Agricultural Impact Mitigation Agreement signed
 11 by the company and the Illinois Department of
 12 Agriculture prior to the issuance of a permit to
 13 construct from the County and must certify that it
 14 will comply with all the terms of the agreement.
 15 Nothing in the Agricultural
 16 Impact Mitigation Agreement will preclude the county
 17 from establishing any standards that exceed those
 18 contained in the agreement.
 19 11) Development shall follow
 20 the plans and documents submitted with the
 21 application and with Zoning Regulations including
 22 Article VI, Section 350.
 23 That concludes my report.

15

1 ACTING CHAIR TURNER: Okay. Would
 2 you guys like to add anything to that?
 3 MR. RICKARD: Is it possible to
 4 have the site plan from our application up on the
 5 screen? Would it be possible for staff to do that?
 6 (Pause)
 7 MR. RICKARD: Well, I can make an
 8 opening statement. I know we have children here who
 9 are probably here for this very hearing so I don't
 10 want to keep anybody later than they need to be
 11 here.
 12 Again, this will be the same
 13 technology as was previously proposed at the last
 14 project. This will be photovoltaic modules with
 15 single access tracking technology, driven steel
 16 supports in the ground, standard fencing, roadways,
 17 standard electrical equipment.
 18 There's a few points I want to
 19 make clear here given the proximity to the
 20 residences to the north here.
 21 These projects don't require
 22 large scale utility infrastructure for the grid
 23 interconnection. Some of the larger utility scale

16

1 projects that were described previously by other
 2 applicants, you know, they talked about ten
 3 megawatt, a hundred megawatt solar farms. Those you
 4 need to build with some sort of switchyard or
 5 substation in order to get the power onto the high
 6 voltage transmission grid.
 7 For these, you can accomplish
 8 the grid interconnection on the three-phase
 9 distribution circuit which means you basically have
 10 a pad-mounted transformer, so it's a regular
 11 transformer mounted on a concrete pad, and it's very
 12 low profile, so the interconnection of the structure
 13 for this project would not have a significant visual
 14 impact.
 15 We also are not proposing any
 16 perimeter lighting or security lighting at this
 17 project. There may be a single work light that's
 18 installed at the location of the equipment pad.
 19 That would be, you know, in case somebody needs to
 20 go out there early in the morning, late at night to
 21 check on something, fix something. That would not
 22 be on permanently. That would be able to be turned
 23 on and off.

17

1 So in terms of having a lower
2 impact on the surrounding area, we feel like this
3 project will have very little impact locally in
4 terms of noise or light pollution, that sort of
5 thing.

6 With regard to access, I did
7 drive that road today. As part of our agreement
8 with the Bloomington Township Roadway Authority,
9 there would be a commitment in there to repair any
10 part of the road that's damaged during construction,
11 whether that's through delivery or otherwise to make
12 sure the road is good, and we would make sure any
13 damage was repaired and the road was brought back to
14 good working order after we're done with the
15 construction phase.

16 As previous applicants have
17 noted, construction for projects of this size tends
18 to last anywhere from three to six months, but
19 really, the delivery phase, the heavy delivery phase
20 of that project is normally over in the first I
21 would say couple of months, maybe three months,
22 depending on how the construction schedule goes.

23 The deliveries tend to be

18

1 quite staggered so the solar panels would all come,
2 you know, the structural steel, so there would be a
3 narrow time period in which delivery trucks would be
4 making ingress and egress up and down the access
5 road there.

6 MR. LENZ: I just simply want to
7 call your attention to the letter from the school
8 district.

9 ACTING CHAIR TURNER: Would you
10 just state your name?

11 MR. LENZ: I'm sorry. Robert Lenz
12 from Bloomington Illinois.

13 Thank you.

14 First of all, we appreciate
15 you staying past the normal bewitching hour because
16 we all want to get this done so I'll be as brief as
17 I can be.

18 What you have before you is a
19 letter from the superintendent of Unit 5 schools.
20 This applies not only to the case that is being
21 considered now but also to the next case which is an
22 application for a zoning variance, 18-05, because
23 both of those projects, this one and the variance

19

1 project, are both in Bloomington Township, and
2 that's where Unit 5 schools would be impacted, and
3 the superintendent is simply offering a generic
4 support for both of those projects.

5 We'd like to offer that as an
6 exhibit.

7 Thank you very much.

8 ACTING CHAIR TURNER: Okay. Do you
9 have anything else?

10 MR. RICKARD: Not at this time.

11 ACTING CHAIR TURNER: Okay. Thank
12 you.

13 Does the board have any
14 questions for the applicants?

15

16 QUESTIONING BY

17 MR. DEAN:

18 Q. Your thoughts on bringing the heavy
19 loads in, some of those roads will be posted for
20 spring traffic so...

21 A. Yes. That would no doubt be part of
22 the agreement with the roadway authority as well.
23 We'd make sure to abide by that.

20

1 QUESTIONING BY

2 ACTING CHAIR TURNER:

3 Q. There wasn't much screening there,
4 existing screening between the property lines and
5 the fields that were there.

6 Do you guys put up screening at
7 all?

8 A. We can. I think in a situation like
9 this, I think it would be appropriate.

10 If we're looking at the site
11 plan, if we're looking at the northeast corner of
12 the site where, you know, it sort of narrows down
13 there, there is existing trees there. They're quite
14 tall, and they extend up across that corner, so I
15 will be referring to the parcel marked as wetland
16 and then also partially the parcel marked as Suzanne
17 R. Wingett.

18 So there is some screening there
19 on those corners. I think in this instance, it
20 would be appropriate to possibly install some
21 additional screening, tree screening, vegetative
22 border on the northern perimeter of the site and
23 perhaps also coming down the northwest corner

21

1 towards the entrance gate as well in order to ensure
2 that the visual impact is lessened.

3 Q. I think that probably would be
4 appropriate.

5 And your screening, is that
6 typically large bushes, trees?

7 What do you typically use in
8 situations like this?

9 A. In the past we've used a mixture of
10 evergreen trees. Some jurisdictions have required
11 that we plant deciduous trees which we can do but
12 they tend to grow slower.

13 If there are other ways of
14 creating a, you know, ten to twelve foot herbaceous
15 border using plastic grow grown locally here that
16 would be more suitable for this specific site, then,
17 you know, we'd be open to any suggestions from the
18 county.

19 Q. What's appealing about this
20 particular spot?

21 All the others have been kind of
22 out in the middle of nowhere. This one seems to be
23 a little bit closer.

22

1 A. Sure.

2 It is the same as all the other
3 sites essentially. The land is relatively flat;
4 seems to be suitable for solar development. It's on
5 a parcel that, you know, has significant amount of
6 frontage to the interstate, so, you know, it seems
7 it would be less desirable for some other uses.

8 It has proximity to the grid
9 infrastructure that we need to interconnect to, and
10 it's an approved use of the zoning as well.

11 ACTING CHAIR TURNER: Anybody else
12 have questions?

13 Staff have any questions?

14

15 QUESTIONING BY

16 MR. DICK:

17 Q. If you were going to put a screen
18 along the northern edge of the property, would you
19 need to move the solar panels to the south?

20 A. I don't believe so.

21 The way that these things get
22 designed is that you'll notice that we called out
23 here some 340 watt modules. You can achieve the

23

1 same DC, direct current capacity, or peak capacity
2 on a solar farm by installing some slightly larger
3 wattage modules.

4 So, for instance, if I was to
5 switch those out forcing 380 watt modules perhaps or
6 something of a higher wattage, then I would be able
7 to, you know, shorten my rows accordingly.

8 So I believe I'd be able to put
9 screening in without impacting the yield or the
10 function of the solar farm.

11 Q. Would you need to move the solar
12 panels?

13 I believe they now show to be
14 about 30 feet from the north property line.

15 Wouldn't you need to move them
16 greater than 30 feet? That's my question.

17 A. Would the property line be changing?

18 Q. Would they need to be further than
19 30 feet from the property line if you're going to
20 put a screen in there or a planting?

21 A. No. I don't believe so.

22 That screening would be on the
23 north side, and shading is primarily a concern

24

1 coming from the southern aspect, so I believe if I
2 needed to gain more space, we could use more
3 efficient, slightly more efficient solar panels in
4 order to give us the necessary space.

5 ACTING CHAIR TURNER: On the north
6 side, it's not going to create as much of a shadow.

7 Q. BY MR. DICK: I was thinking you'd
8 need to do some staggered plantings to actually
9 work, and if you're going to also have your fence in
10 there, you may need more than 30 feet to do that.

11 That's my question.

12 A. Yes, it's possible if we need to
13 stagger the planting and maybe move the fence line
14 in a little bit, but in terms of shading, I wouldn't
15 expect it to shade the area.

16 MR. LENZ: If I may, perhaps a
17 stipulation could be framed in such a way that the
18 applicant would have a duty to submit a landscaping
19 or screening plan for the Zoning Department's
20 approval.

21 ACTING CHAIR TURNER: Okay. Thank
22 you, Bob.

23 Any other questions?

25

1 Does anyone from the audience
2 have any questions?

3 And this is for questions at
4 this point, okay? You can come back up and testify
5 at another time.

6 Your name and address.

7 MR. McLAUGHLIN: My name is Amos
8 McLaughlin, and my address is 606 Wren Road in
9 Bloomington, Illinois 61074.

10

11 QUESTIONING BY

12 MR. McLAUGHLIN:

13 Q. My question for you guys, I've been
14 sitting here all night kind of watching this stuff,
15 and I saw the people before you I believe had a
16 27-acre farm, and it was rated two megawatts, and if
17 I'm reading this right, it looks like you guys have
18 a 13-acre farm also rated at two megawatts, and my
19 question is does that mean your panels are twice as
20 tall?

21 How are you getting the same
22 capacity as something that's half the size?

23 A. There's two ways to answer your

26

1 question.

2 The first is that when applying
3 for a use, it's often sent to go with a maximum sort
4 of row spacing, so the rows are spaced out
5 specifically to prevent inter-row shading so that
6 when the sun comes along, it doesn't cause a shadow
7 on half of the row and then cause those panels not
8 to produce as well.

9 So with this, we did a little
10 bit more.

11 Often at first blush use
12 application, you'll see people come in and they'll
13 say, I'll put the maximum row spacing.

14 Here we did a little bit more
15 optimization upfront. We don't have a reliable
16 topography file so it wasn't as detailed as it could
17 have been, but we are pretty certain that with the
18 row spacing we have we can put in the two megawatts.

19 Q. So how tall are these arrays?

20 A. At maximum tilt, it depends on what
21 single access tracker supply we end up securing for
22 the track in front.

23 Q. What's the maximum height possible?

27

1 A. The maximum height I would say would
2 be no taller than 12 feet at maximum.

3 Q. Just out of curiosity here, not
4 knowing a whole lot about solar arrays, what
5 wattage, what voltage do you guys step your power up
6 to?

7 When you tap onto the grid, how
8 high do you guys run the voltage?

9 A. It normally goes up to 13.2 I think
10 is generally what we tap into at the distribution
11 line.

12 Q. Then are you guys planning on working
13 with Ameren on this?

14 A. Oh, yeah, absolutely.

15 Q. I only ask because I work for Ameren,
16 and we don't have any 13.2 lines down there. Our
17 closest line is 34,000 volts.

18 Corn Belt has a line down there
19 but we don't; Ameren doesn't.

20 A. You see the dotted line that goes
21 down to the left there along the side of the
22 interstate? It appears there's an Ameren
23 three-phase line that's right there in that

28

1 corridor, and that's the one we submitted to Ameren
2 for their study.

3 Q. I'm not aware of that line, so that's
4 what I was curious about.

5 My next question -- sorry. I've
6 got several questions on this.

7 At two megawatts, and I don't
8 know much about how solar works, but if you guys are
9 generating two megawatts, is that two megawatts per
10 hour of direct sunlight?

11 I mean, that's prime conditions,
12 right? It's not two megawatts all the time. It's
13 two megawatts, that's your best scenario?

14 A. The moniker of two megawatts is
15 really a capacity moniker, so, for example, here we
16 have 345 watt modules and they have 7,425 of them,
17 so when you multiply that out, that comes to over
18 two megawatts DC. So that's really a capacity, it's
19 the nameplate capacity of the solar panels.

20 Q. So you're getting two megawatts in
21 direct sunlight, and my ultimate question here is
22 how many homes can you power say during a year?

23 In Illinois, you know, we don't

29

1 have a whole lot of sunlight here. In the winter,
2 we don't have very many hours of sunlight.

3 Two megawatts converts to how
4 many homes can you actually power for a full year?

5 A. Sure. So the short answer is
6 approximately 300 homes for a two megawatt solar
7 farm.

8 You could complicate the answer
9 by wondering what the power load of each house is
10 and, you know, whether each person has a hot tub or
11 not for example, but generally speaking, two
12 megawatts will power approximately 300 homes.

13 Q. Like I said, I don't know a lot about
14 this so just asking questions.

15 A. Sure.

16 Q. And then last question for you, I
17 don't know if you know where my house is but it's
18 just straight north of there, and unfortunately, I
19 sit on the porch a lot with my family, and right in
20 front of my porch swing is where you guys are going
21 to be maybe putting this farm at.

22 If you guys put trees up there,
23 how long am I going to be staring at this thing

30

1 before I'm not staring at it and trees grow up and
2 kind of take over?

3 A. I can't put an exact timeframe on
4 that for you.

5 We, like I suggested before,
6 I've been asked, in other jurisdictions, I've been
7 asked to install deciduous trees. They grow really
8 slow. I'm assuming that wouldn't do you any good.

9 Evergreen trees, there are forms
10 of evergreen that grow a lot faster and can kind of
11 come in like a hedgerow, and, you know, it appears
12 to me in the local area there should be other plants
13 that could be put in as a hedgerow as well that
14 would grow faster as well, so we would be happy to
15 select something that's fast growing.

16 Q. That's what I was curious about.
17 Or would you guys put something
18 in say that's already 12 feet tall when you first
19 put it in so I don't have to look at it at all?

20 A. Sure.

21 Q. I'm just curious, you know,
22 realistically.

23 A. The reason I hesitate is because I've

31

1 only ever purchased, you know, when we're doing
2 screening, I've only been able to purchase six to
3 eight feet starter plants, starter trees.

4 So I don't know if 12 feet trees
5 are available or not.

6 Q. Yeah. And to be honest with you, I
7 like the idea of solar. I like renewable energy. I
8 mean, I work for the power company. The stuff is
9 not going to last forever. I understand that. I
10 like the idea but I don't like the idea right across
11 the street from my house.

12 You know, a lot of these other
13 ones, like you guys said, you know, it's out in the
14 country a ways. You know, we've got a million acres
15 of cornfield out here all by power lines without
16 houses around.

17 Jay is a good friend of mine so
18 I don't want to argue, but I also don't want to look
19 at it. That's what I told them, you know, as long
20 as there's something there.

21 Probably my last question here,
22 we have a lot of kids live in our subdivision. You
23 guys can see I've got three myself, and my wife is

32

1 pregnant with the fourth one. There's seven kids
2 here right now I think and there's a lot more in our
3 subdivision, but we spend a lot of time on that road
4 on motorcycles, on tractors, on four-wheelers, out
5 for walks, strollers, bicycles. You know, if you
6 guys are going to be building some stuff out here,
7 it's going to impact us a little bit; it just is.

8 A lot of us let our kids kind of
9 run and do their own thing. That's kind of the
10 reason we bought this land. We like to let our kids
11 go out there and play. We don't really have to
12 worry about them. You know, we're kind of a
13 community out there.

14 So what are you guys looking at
15 as far as something to...that just makes us as
16 parents nervous.

17 A. I understand. I have two young
18 children of my own, and I'd love to have them live
19 in a place like that. I think it would be great.

20 You know, I think in terms of
21 mitigating impacts during construction, you know, we
22 could look at possibly having some flaggers out
23 there when we know deliveries are going to be

33

1 coming; make sure that deliveries are carefully
2 coordinated by the construction crews; make sure
3 that the roads are clear and safe at all times.
4 I hope that would be some way
5 to, you know, help you feel better.
6 Q. I'm not sure how flaggers work but I
7 applaud your attempt to answer the question. It's a
8 tough question to answer if you've got a bunch of
9 semi trucks up and down the road with kids on
10 bicycles. You know, a lot of our kids are pretty
11 young.
12 A. We can make sure that slow speeds are
13 observed at all times once turning onto the road;
14 make sure that there's construction workers out
15 there to make sure that deliveries are made in a
16 safe manner, you know, with the semis passing up and
17 down and that sort of thing.
18 Like I said, hopefully it could
19 be temporary, and we can try and coordinate all the
20 deliveries into a shorter space of time as well so
21 that, you know, after that, it will be just personal
22 vehicles coming to and fro for the construction, for
23 the craft.

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1 MR. McLAUGHLIN: That's all I've
2 got. Thanks.
3 MR. DICK: Sir, could you tell me
4 your name again?
5 MR. McLAUGHLIN: Sure. Amos
6 McLaughlin.
7 MR. DICK: Could you spell your
8 last name?
9 MR. McLAUGHLIN: Yeah.
10 M-c-L-a-u-g-h-l-i-n.
11 MS. MAYES: Denise Mayes,
12 (M-a-y-e-s), 604 Wren Road, Bloomington.
13
14 QUESTIONING BY
15 MS. MAYES:
16 Q. So my question, this is a 31-acre
17 total lot of which you're using 13.
18 Why in this situation did you
19 pick the 13 as the minimum setback distance to the
20 residential neighbors?
21 There's two that are directly at
22 the minimum setback distance there.
23 Why in 31 acres did you shove to

35

1 as close to homes as possible?
2 A. Well, you see on the eastern side of
3 the property in the northeastern corner, there are
4 the existing trees and screening there.
5 I tend to feel there's a -- I
6 don't always like to just come in and clear-cut all
7 the trees on a parcel if I can build around them.
8 So that was one consideration.
9 The other, as you'll see,
10 there's also wetlands and flat plain on the eastern
11 portion of that parcel as well.
12 So, you know, generally, for
13 ease of constructability, we stay way from wetlands
14 and floodplain issues as well.
15 So that's the reason for us
16 shaping the proposal the way we did.
17 Q. So residents' I guess comfortability
18 or desirability was less important than the trees
19 and current land makeup?
20 A. Well, we did move the equipment that
21 can create a humming sound. We moved that as far as
22 away from residents as we possibly could, and the
23 minimum setbacks are set by the zoning bylaw.

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1 Q. With the trees that are going in, a
2 lot of the ones that are quick growing are more
3 desirable for us residents because I have the same
4 concerns as Amos does in regards to I live right
5 next door to him, so out our front door, we look
6 right at these things.
7 But the quick growing trees, is
8 that something that the Zoning Board would have to
9 approve a landscape because I know in here you just
10 have short growth grass which that really does
11 nothing for us residents.
12 So is that something that would
13 get into place first or would it need to be approved
14 so that we would have assurances in writing that
15 there would be protection for us?
16 A. I would defer to county staff on how
17 they would want to make the stipulation, but what's
18 happened in other jurisdictions is the permit is
19 approved on condition that there be a landscaping
20 plan submitted and approved by county staff before a
21 building permit is issued.
22 Q. And futuristically, as quick growing
23 trees tend to have a very short life span, how long

37

1 of a project is this looking to be as far as a lease
 2 term?
 3 A. I would say 20 to 25 years.
 4 Q. So within that time span, especially
 5 if you get somewhat more mature trees, will there be
 6 stipulations that as those things start to die off,
 7 there will be immediate replacement of those?
 8 As time goes on, we sure don't
 9 want those to see those decayed and just kind of be
 10 lost and forgot about.
 11 A. Absolutely. I understand.
 12 That again I would have to defer
 13 to county staff on that, but I'm sure they could
 14 find a way to write that in if they wanted to.
 15 Q. And then just one last quick
 16 question.
 17 Thank you, the attorney, for
 18 asking the previous personal property values.
 19 I did ask some local realtors
 20 their opinion on it because I do have a neighbor who
 21 is currently trying to sell his home, so I had
 22 asked, you know, in your professional opinion, what
 23 do you think this does to his home, and I'd like to

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1 see if you think this is an accurate statement.
 2 So I just said, professionally,
 3 to you, you know, if you were sitting on the back
 4 side of Tad's house which is right there directly
 5 north of where it is...
 6 ACTING CHAIR TURNER: I'm sorry,
 7 but we have to have direct.
 8 MS. MAYES: Oh, I'm sorry.
 9 ACTING CHAIR TURNER: So you're
 10 asking if this statement -- I want to make sure
 11 you're asking a question. So you're asking if they
 12 feel a statement is realistic?
 13 MS. MAYES: Yeah. I just want to
 14 see if that's how they feel that it works in regards
 15 to property value.
 16 Q. Do you feel, you know, if he is
 17 trying to sell his house that, you know, someone
 18 looking out on black metal as opposed to perhaps
 19 lush crops if he bought this property for it being
 20 agricultural, do you feel this would be difficult
 21 for potential buyers?
 22 And his comments, which I would
 23 like to know if you agree or disagree based on the

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1 previous study, "No doubt, it is less appealing to
 2 see solar panels as opposed to crops. A select few
 3 may think it's awesome, but definitely for the most
 4 part, it will be harder to sell."
 5 That was a local realtor's
 6 opinion that given the current selling environment,
 7 it would be more difficult to sell in that type of
 8 environment.
 9 A. And the question is...
 10 Q. Do you agree with that statement or
 11 do you disagree with that statement where someone is
 12 trying to sell their home in the midst of this
 13 project going on and after in an agricultural
 14 neighborhood?
 15 A. I would say that anybody could choose
 16 to take issue with anything to be honest with you.
 17 I would say that there may be
 18 people that would look at solar panels and say they
 19 didn't want to see them which is why we had
 20 something about screening.
 21 MS. MAYES: That's all I have.
 22 Thank you.
 23 ACTING CHAIR TURNER: Anybody else?

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1 State your name and address.
 2 MR. BRADBURY: My name is Josh
 3 Bradbury (B-r-a-d-b-u-r-y), 2803 Hendrix Drive.
 4 Just after hearing all the
 5 other people tonight as well too describing the land
 6 that you guys are ideally looking for for these type
 7 of projects, I just was wondering how this parcel of
 8 land was considered because, one, it's not flat.
 9 It's got a waterway plus a floodplain that goes
 10 through it. It's completely surrounded by trees.
 11 The access road to it, which
 12 is through our neighborhood, is a single lane tar
 13 and chip road. We live at the bottom of the hill.
 14 I've got huge safety concerns.
 15 As Amos pointed out, we do
 16 have children that live out there. We are on the
 17 bottom of the hill. Coming over that hill, cars
 18 come very fast. Our driveway is right at the bottom
 19 of the hill on Hendrix. Our dog was just hit about
 20 three months ago right in front of me when I was
 21 20 feet away from him.
 22 I've got huge concerns. I
 23 can't turn my truck around at the end of our street

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1 let alone a tractor-trailer or any kind of equipment
 2 like that, and I'm not trying to say that we have
 3 the best neighborhood, but I mean, my property taxes
 4 are \$13,000 a year. I do not want to look at solar
 5 panels. I mean, that's in my opinion.
 6 Right now, I've got an
 7 abandoned house next door to me that I've been
 8 talking to the county for three months about trying
 9 to get something done with, and it's been that way
 10 for three years.
 11 ACTING CHAIR TURNER: Do you have a
 12 question?
 13 If you want to come back and
 14 testify, you can do that, okay?
 15
 16 QUESTIONING BY.
 17 MR. BRADBURY:
 18 Q. I just wasn't sure how this parcel
 19 was considered because from everybody, from you
 20 guys, from the previous companies, it sounds like
 21 it's a horrible piece of property.
 22 A. Well, as I mentioned before when
 23 Chair Turner put the same question to me, the

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1 property, you know, it was considered. You can see
 2 from the contours that it's fairly uniform. It's
 3 not too steep.
 4 There is a floodplain on the
 5 property, but we, you know, we designed around it,
 6 and it has the runout to what we believe to be the
 7 Ameren three-phase line that we selected, so it's
 8 the same selection criteria as any of our sites in
 9 terms of the zoning making it an allowed use; the
 10 land being suitable and the three-phase
 11 infrastructure being accessed.
 12 Q. So will the west side of that area
 13 which will be the access point for that property,
 14 will there be any screening along that side as well?
 15 A. Yeah. So we can put in screening
 16 along the northern portion of that western side from
 17 the northern property line down to the gate which
 18 should shield the majority of the solar farm from
 19 the road.
 20 Further south from there and
 21 west on the property, there are existing buildings
 22 and other trees that are already grown that should
 23 shield it pretty efficiently from the bottom of the

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1 road there.
 2 Q. My other concern is noise.
 3 The current property owner
 4 several years ago clear-cut most of the trees that
 5 were back there. Since then, it's increased the
 6 noise from the interstate tremendously.
 7 My concern is once the crops are
 8 down and the panels are up if we're going to
 9 infiltrate more noise, and when semis go by from
 10 half a mile away, it sounds like a helicopter over
 11 my house.
 12 ACTING CHAIR TURNER: Sir, are you
 13 asking about noise mitigation?
 14 MR. BRADBURY: Yes.
 15 Q. What plans are there besides the
 16 screening I guess to mitigate the noise?
 17 A. I'm not sure I could speak to whether
 18 or not there would be any noise increases as a
 19 result of having solar panels there.
 20 Q. Well, I guess what values are related
 21 to eight-foot tall crops compared to your panels
 22 which are all smooth and absorb no sound at all?
 23 A. I don't know.

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1 MR. BRADBURY: Okay. Thank you.
 2 That's all I have.
 3 ACTING CHAIR TURNER: Thank you.
 4 Any other questions?
 5 MR. KIESER: David Kieser
 6 (K-i-e-s-e-r), 601 Wren Road.
 7 I don't really know the whole
 8 layout of this, but is there any consideration for
 9 the entrance to not come off of Hendrix but off of
 10 what would be the east side of the property? Is
 11 there an access road there?
 12 ACTING CHAIR TURNER: Phil doesn't
 13 think there's a road out there.
 14 MR. RICKARD: I don't believe there
 15 is.
 16 MR. KIESER: Okay. That's it.
 17 ACTING CHAIR TURNER: Okay. Thank
 18 you.
 19 Anybody else have questions?
 20 MS. WINGETT: Suzanne Wingett, 605
 21 Wren Road.
 22 ACTING CHAIR TURNER: Spell your
 23 last name.

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1 MS. WINGETT: W-i-n-g-e-t-t.

2 ACTING CHAIR TURNER: Okay. Go

3 ahead.

4

QUESTIONING BY

5

6 MS. WINGETT:

7 Q. I have a question about where the

8 gate is going on the side over there going into the

9 road that's going to the solar panel itself.

10 Is there going to be a gate

11 right there close to Kieser's house is what I'm

12 going to say.

13 I know the neighbors. That's

14 why I'm going to just say the names.

15 Is it going to be close to his

16 house there?

17 A. No.

18 Q. Because I'm worried about the kid

19 situation there.

20 A. So if you look at the site plan here,

21 you can see the access road comes in off of Hendrix

22 Drive, and then it goes across the first few acres

23 of the property there till it gets to the fence

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1 line.

2 The gate will be there at the

3 fence line, and so all there will be on Hendrix Road

4 is just the driveway.

5 Q. Now, one other thing I was going to

6 ask you which they were talking about the noise

7 situation.

8 Again, with 74 being close, we

9 have wind out there all the time. We hear all that

10 noise from there.

11 So does the transformer thing or

12 whatever it is there, does it make a lot of noise?

13 I know the panels don't make any

14 noise, correct?

15 A. Correct. The panels themselves do

16 not make any noise. The single access tracking

17 system has a very, very slight sound to it as it

18 turns but it's barely audible when you're standing

19 there next to it.

20 The electrical equipment itself

21 that people have been talking about making noise,

22 that I would put at no louder than a loud air

23 conditioner running.

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1 Q. Because it's going to be coming right

2 toward us. We're south there. Like I said, with

3 traffic, I can hear 74 like it's in my back yard.

4 Again, I want to ask you another

5 question. You were talking about planting the trees

6 and everything there.

7 Are you going to do it down the

8 whole side of everybody along there to mine, Tad's?

9 A. Yes. We're proposing to do it on

10 yours, on Mr. Bonham, and Mr. Kieser. Well, no,

11 sorry, not Mr. Kieser, but then down the western

12 side of the fence line there.

13 So if Mr. Kieser was standing on

14 the corner of his property looking at the gate, he

15 would see the trees rather than the gate.

16 Q. And I was wondering why, I noticed to

17 begin with on the setback line from the Interstate

18 is 50 foot, but from like our property line, it's

19 only 30.

20 Why is there a difference there?

21 A. I believe, and staff may correct me

22 if I'm wrong, but I believe that has to do with the

23 lot being deemed to have frontage on the interstate,

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1 and there's different setbacks for the front and the

2 rear lot lines.

3 MS. WINGETT: One more question.

4 Would any of you guys want to

5 have this in your yard, next to your yard?

6 (No response)

7 ACTING CHAIR TURNER: Any other

8 questions?

9 MR. MAYES: Chad Mayes, 604 Wren

10 Road. We live directly across the street from this

11 so we would see it.

12

QUESTIONING BY

13

14 MR. MAYES:

15 Q. My questions would be on the

16 evergreens.

17 I assume you guys would use a

18 mixture of them just in case we ended up with a

19 blight or any type of issues so we don't lose a

20 complete tree line?

21 A. Yeah. That's pretty standard

22 practice.

23 Q. How much on the south side will you

49

1 guys be removing the foliage between your array and
2 the interstate?

3 A. I would have to look and see.
4 I haven't surveyed those trees
5 to see how tall they are, and then we would need to
6 do a survey to do a shade analysis to decide, you
7 know, which ones could stay and which ones we might
8 want to top.

9 Q. So as you remove those, we expect the
10 decibel rating to increase from the traffic off of
11 74.

12 A. I'm sorry. Is that...

13 Q. We would be expecting the decibel
14 rating to increase as you remove foliage that is
15 closer to the interstate because, as it was
16 described before, your panels do not have an
17 absorption rating on them; correct?

18 A. Yeah. I'm not aware of a sound
19 absorption rating for solar panels, no.

20 Q. So your answer to my question is...

21 A. I don't know what the increase in
22 decibel rating may or may not be if we're topping
23 trees.

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1 Q. My suggestion to the county is that a
2 decibel rating study be done of what the increase
3 will be with the removal of foliage on the south end
4 and what the absorption rating of the panels would
5 be at that point.

6 As discussed by further
7 neighbors, it's already loud.

8 I guess that's not a question,
9 but my next thing on questioning would be, Wren Road
10 is a private road. As was discussed before already,
11 you guys are going to have issues with turning
12 trucks around.

13 We pay for our private road to
14 be fixed. We already end up with issues with school
15 busses turning around and everything else and damage
16 to the road.

17 Is that considered in your plan,
18 the fact to make sure that road is A) not used, or
19 B) if it is used, to be repaired?

20 A. We can absolutely make that part of
21 our plan.

22 Like I said, any plan we have
23 with Bloomington or the roadway authority would

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1 contain commitment from us to repair the road, the
2 Hendrix road if we break it.

3 We can also explore ways to
4 ensure that any semis turning around turn around on
5 the property and not on Wren Road if that's
6 something that you guys are concerned about.

7 Q. Well, if it needs to be done during
8 construction, we don't want to slow you down, but if
9 there's damages further down the road, is that going
10 to be at that point taken care of because it is a
11 private road and it is not taken care of by the
12 township or the county?

13 A. Yes. As I said before, we're
14 committed to being good neighbors so if we would
15 damage your road, we would fix it.

16 Q. One more question was in the fact of
17 evergreens and they're asking them to be 12 feet
18 tall to start with, what's the consideration of
19 putting in a large berm and then adding any type of
20 evergreen tree to that?

21 A. Putting in a large berm can be very
22 expensive, and it can change the drainage patterns
23 on the parcels around it so it's something I usually

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1 look to avoid.

2 Q. I realize cost is always something we
3 always look into.

4 I do want to bring up, you said
5 you weren't sure what the topography of the ground
6 was there.

7 Back to the north, it does slope
8 back towards our housing. Is there going to be any
9 type of regrading for that or are you going to go
10 with the contours of the ground that's already
11 there?

12 A. Our primary approach is to always
13 stick with the contours that are there.

14 With the way that this single
15 access tracking works, if I need to raise up the
16 north end a little bit, I can install a slightly
17 longer pier or pile support to raise that end up and
18 then, you know, even out the grade as it goes down
19 to the south.

20 So we make every effort that we
21 can not to go in there and start ripping up
22 groundcover and regrading.

23 So that would be my first

53

1 choice.

2 Q. So removing -- you guys don't remove

3 topsoil?

4 A. No. I mean, if we have to dig a

5 basin or something, you know, if the county

6 requires, then obviously that would involve, you

7 know, breaking the groundcover and stripping some,

8 soil, but as a general rule, we don't go into the

9 site and start stripping it off and tearing it up.

10 Q. One other question.

11 You guys keep projecting this as

12 a 25-year.

13 At 25 years, with the

14 degradation of the panels, are we looking at removal

15 at 25 years or are you looking at 40 years?

16 A. The polysilicon degrades is a set

17 amount. It's what the solar panels are made from,

18 and that degrades at a set amount per year.

19 So generally for manufacture

20 warranty purposes, they model one and a half percent

21 degradation in the first year followed by half a

22 percent degradation each year after that, and that's

23 what the manufacturer will warranty performance to.

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1 So after 25 years, you're

2 looking at 10, maybe 15 percent maximum degradation;

3 maybe 15 to 20. Sorry. It's late. Math is hard.

4 Q. I gotcha.

5 My question is in 25 years, are

6 you guys going to repanel? In 40 years are you

7 going to repanel?

8 A. In terms of repaneling that site?

9 Q. Yes.

10 A. I can't tell you. I don't know.

11 Q. So we don't have a projection on what

12 we're looking at in 25 years?

13 A. The lease term, the lease will have a

14 term to it, so the lease agreement we have with the

15 landowner will expire at some date.

16 The agreement we have with the

17 utility to interconnect to their grid will also

18 expire at some date.

19 We would need to go through

20 probably another planning approval as well as more

21 utility approvals and, you know, the landowner's

22 approval as well in order to come in and repanel.

23 Q. So what is your term with your lease

55

1 agreement now? That is projected 25 years?

2 A. I think it's 25 years, yes.

3 Q. So in 25 years, you would ask for a

4 new lease?

5 A. In 25 years, as the lease stands, we

6 would have to decommission the property.

7 Q. So ideally, this is a 25-year plan at

8 this point?

9 A. Yeah at this point.

10 Q. One more question is on the panels,

11 as you decommission them, they are hazardous

12 material at this point; hence, they're made overseas

13 for the most part.

14 What are you doing with them?

15 Where are they going?

16 Are we putting them in landfills

17 in 25 years? Are we doing a complete recycle in 25

18 years?

19 A. I don't have a crystal ball so I

20 can't tell you what's going to happen 25 years from

21 now.

22 Q. But you do have a projection, right?

23 A. I expect there to be some useful life

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1 for those solar panels. I expect there to be a

2 market for recycled solar panels.

3 Q. But you said the degradation rate is

4 going to be how many percent after 25 years?

5 A. I would say up to 20 percent.

6 Q. Okay. So you have a panel that's 20

7 percent less, and with the technology today, after

8 25 years those panels are going to be even better

9 than they are now.

10 Who's going to want those

11 panels?

12 A. People that want cheap solar panels

13 maybe.

14 Q. That have a low production rate? I

15 mean, the panel right now is less than 25 years.

16 A. Absolutely. You're right there.

17 Q. So essentially, nobody is going to

18 want these panels, correct, in 25 years because the

19 technology of those panels isn't going to be...

20 A. Again, I can't predict what's going

21 to happen in 25 years, but I do expect there to be a

22 markets for very cheap degraded solar panels.

23 MR. MAYES: Unfortunately I

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1 disagree with that, and I think you guys need to
 2 look into that. This is my marketplace too.
 3 Sorry. I realize that's not a
 4 question.
 5 ACTING CHAIR TURNER: You can
 6 always come back and testify.
 7 MR. MAYES: Yeah. Thank you. I do
 8 appreciate it.
 9 ACTING CHAIR TURNER: Anybody else
 10 have a question?
 11 Okay. Would anyone like to
 12 testify regarding this application?
 13 Please state your name and
 14 address, and then I will swear or affirm you.
 15 MR. CAPODICE: My name is John
 16 Capodice, 2827 Capodice Road, Bloomington, 61704.
 17 ACTING CHAIR TURNER: Would you
 18 like to be sworn in or affirmed?
 19 MR. CAPODICE: Swear me in.
 20 (Whereupon John Capodice was
 21 sworn by Acting Chair Turner.)
 22
 23

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1 NARRATIVE TESTIMONY
 2 BY JOHN CAPODICE:
 3 I wish to address the main concern
 4 I'm hearing here tonight which is the visual effect
 5 of a solar farm, and I'm going to step out a little
 6 bit on this.
 7 If we look at that site map,
 8 up in the top right-hand corner of that property,
 9 right now, unfortunately, we had an old area along
 10 this map, and there is area in there that I think
 11 still has solar panels put on it, and I don't want
 12 to try to tread on the gentleman here from Amp, but
 13 I think there's room to put more solar panels up in
 14 that right-hand corner and pull it back away from
 15 the north boundary line because that's the hot bed
 16 here for everybody.
 17 And I want to be a good
 18 neighbor. I've been in that neighborhood my whole
 19 life, and I'm not moving. I'm not going to put
 20 something there that everybody is going to be mad at
 21 me for years.
 22 I was impressed when I met
 23 with these guys from the standpoint that they are

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1 willing to be good neighbors, but when they're
 2 talking about putting six to eight foot evergreens
 3 in there, that's a commitment. That's going to take
 4 some money to do that, and I want it done. I want
 5 it done right.
 6 There was an issue, one person
 7 mentioned about are we going to cut the trees down
 8 over on the interstate.
 9 There isn't any trees on this
 10 property that are on my property that border the
 11 interstate property line.
 12 If those trees are on the
 13 interstate, I don't think you're going to be able to
 14 do much with those trees, you know, unless...
 15 There's not that many over
 16 there, but what was a concern about cutting trees
 17 down on the interstate, you're going to gain a bunch
 18 of evergreens up on the border of this thing.
 19 So I think what you may lose,
 20 if anything at all, you're going to gain it on the
 21 all year round evergreens.
 22 Those trees down on the
 23 interstate, those are all hardwood. They lose their

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1 leaves. You know, they're gone. They're not leafed
 2 out over the whole year.
 3 I had something here that I
 4 wrote up and I wanted to read it.
 5 If Interstate 74 did not keep
 6 you from buying or building your house, if you're
 7 okay with a 24/7 noise pollution and the sight of
 8 constant traffic going back and forth, this compared
 9 to I-74 is nothing. There will be no noise, no
 10 traffic once the solar farm is built, and the visual
 11 barriers planned will make this thing very -- it's
 12 not going to be -- it will be a good fit in the
 13 neighborhood.
 14 And a few other concerns I
 15 heard about: Well, we've got kids playing on that
 16 road.
 17 Hey, I'm all for let's watch
 18 out for the kids. Let's just put a 15 mile an hour
 19 speed limit. There's not much of that road. Once
 20 they leave Woodrig, there's not much there.
 21 And here's another thing I
 22 want to clear up. These guys being from out of town
 23 don't know this stuff as well as we do. There isn't

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1 going to be anything on Wren Road. There will be no
2 construction traffic on Wren Road. That's a private
3 road. We don't need it.

4 We'll come down to the end of
5 Woodrig Road, turn to the east and go in there.

6 There's going to be no semis
7 turning around on Wren Road. It will all be done in
8 that field.

9 As far as any irrigation
10 tiles, I pretty much know where they're all at, and
11 there will be no drainage going on anybody else's
12 property because that thing all drains to the south
13 and to the east.

14 I believe that's all I have to
15 say.

16 And even the people that came
17 here to speak against it, thank you for putting up
18 with this. God, it's 11 o'clock.

19 And thank you all on staff for
20 spending this time to hear this case through.

21 Is there anything anybody
22 would like to ask me?

23 ACTING CHAIR TURNER: Does anyone

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1 have questions of this witness?

2 If you have questions, you
3 have to come up to the microphone and state your
4 name and ask your questions.

5 State your name, please.

6 MR. MAYES: Chad Mayes, 604 Wren.
7 I just want to guarantee that
8 they stay off of Wren Road. I mean, we just all
9 turned around and paid individually to have our road
10 tarred and chipped, and it just takes one truck
11 turning around at this point we're being told.

12 And we're not trying to, John,
13 we're not trying to -- we're trying to protect our
14 environment.

15 MR. CAPODICE: I totally get that.
16 There will be no construction
17 traffic on Wren Road. That's a private road.
18 That's what we went back on today was the panel
19 looking at things. You know, we had to get back
20 there just to look at it because the corn, you know,
21 is up.

22 And absolutely not; that's a
23 private road.

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1 MR. MAYES: Right. It takes one
2 truck driver to turn a semi around. It takes a guy
3 to drive through a ditch.

4 ACTING CHAIR TURNER: We
5 understand.

6 MR. CAPODICE: And here is
7 something else.

8 May I interject here?

9 ACTING CHAIR TURNER: Absolutely.

10 MR. CAPODICE: Okay. This wasn't
11 brought up tonight but I'm going to bring it up.

12 During the construction of
13 this thing, and correct me if I'm wrong, you said
14 there would be, on a two megawatt farm, there was
15 there's going to be approximately 30 semis going in
16 there during the construction. Is that right?
17 Maybe, you know, 35 semis? Now I'm talking about
18 semis.

19 MR. RICKARD: You can get roughly a
20 hundred solar panels in a shipping container; I'm
21 sorry, a hundred kilowatts worth of solar in a
22 shipping container.

23 So if you're thinking about

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1 having a shipping container that's going to be
2 bringing the modules in, that would be 22.

3 We're also going to need to
4 deliver, you know, steel and cable and other items
5 as well.

6 I don't have an exact count of
7 exactly how many semis would be coming up and down,
8 but I would say 30 would be a good ballpark.

9 MR. CAPODICE: Well, I got that
10 figure from a guy that's in construction on your
11 organization and he told me because I asked that
12 question.

13 You know, in the scheme of
14 things, I can tell you that probably when the
15 farmers go back there and harvest that field,
16 they're back there with semis. I don't know what
17 they're harvesting, corn or whatever, what, half a
18 dozen loads anyway?

19 MR. MAYES: Maybe. They're there
20 half a day.

21 MR. CAPODICE: Okay. I'm just
22 saying, you know, I'm trying to get it in the
23 perspective how semis are going back there to farm

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1 it versus putting a solar thing up.

2 MR. MAYES: Well, something else,

3 and this isn't a question. This is a statement.

4 ACTING CHAIR TURNER: Then when

5 you...

6 MR. MAYES: Okay. I'll ask it as a

7 question.

8 ACTING CHAIR TURNER: Okay.

9 MR. MAYES: Is the county going to

10 take care of posted speed limit signs down Woodrig

11 because there's no children at play. There's no

12 speed limit signs. There's no reference to any

13 type...

14 ACTING CHAIR TURNER: Okay. It

15 sounds like you need to come back and testify and

16 let us know what you're concerned about.

17 MR. MAYES: Sure.

18 ACTING CHAIR TURNER: Okay. Thank

19 you.

20 Anyone else have questions for

21 John?

22 MR. McLAUGHLIN: Amos McLaughlin,

23 606 Wren.

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1 John, quick question for you

2 because I don't have any idea, and I guess a

3 statement.

4 If it was my land, I'd want to

5 do the same thing. Everything we talked about today

6 I totally understand. It's good money for it, and

7 it's rad farmland, and I get that.

8 Just out of curiosity, do you

9 own any other land just say south of I-74?

10 I don't know where all you own

11 land at. I didn't know what all you had, but I was

12 just curious if you owned another piece of land that

13 we could put this thing a little further away from

14 us.

15 MR. CAPODICE: I do. I don't own

16 it -- well, let me say that yes, I do own land south

17 that's quite a ways farther south.

18 MR. McLAUGHLIN: I didn't know if

19 it was another site that you could be using instead.

20 I know this is the kind of the land to get to. I

21 get that.

22 MR. CAPODICE: The next site up is

23 another site I've got, but it's farther away from

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1 us.

2 MR. McLAUGHLIN: That was my only

3 question for you.

4 MR. CAPODICE: You know, that farm,

5 and just to give a little brief history on that,

6 when Interstate 74 was built, that farm and where

7 you live was all used to haul the dirt that came

8 from that cut.

9 If anyone drives on 74, after

10 you leave Main Street, you go down in this canyon

11 almost, and they did it to get under the railroad

12 tracks at the time.

13 Well, you know, obviously,

14 that isn't needed now, but they took all the clay

15 from that cut and put it on that farm, and the ones

16 where you guys mostly live on, you notice it's hard

17 to grow grass, especially when it gets dry, and I

18 was over there working. I was mentioning to a few

19 earlier today, I was over there working the backhoe

20 last fall, and I was down over eight foot. I just

21 started hitting the original dirt of that farm.

22 So from a standpoint of, hey,

23 this is, you know, marginal ground at best, it makes

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1 sense to do something like that with it, and it

2 gives that field a 20 year rest or 25 year rest

3 which hopefully it will be more productive when it

4 does come back on.

5 ACTING CHAIR TURNER: Okay. Any

6 other questions for John?

7 Okay. I think you're done,

8 John.

9 MR. CAPODICE: Thank you.

10 ACTING CHAIR TURNER: Anybody else

11 like to...

12 MR. BONHAM: Can I make a

13 statement?

14 ACTING CHAIR TURNER: Sure.

15 Absolutely. Please do.

16 MR. BONHAM: Tad Bonham, 603 Wren

17 which is the land on the north side there.

18 ACTING CHAIR TURNER: Okay. Would

19 you like to be affirmed or sworn in?

20 MR. BONHAM: I don't know the

21 difference.

22 MR. DICK: Spell your last name.

23 MR. BONHAM: B-o-n-h-a-m.

<p style="text-align: center;">69</p> <p>1 (Whereupon Chad Bonham was sworn 2 by Acting Chair Turner.) 3 4 NARRATIVE TESTIMONY 5 BY CHAD BONHAM: 6 My neighbors covered a tremendous 7 amount of what we were thinking. 8 Myself, where I'm at there, 9 I've been there 12, 13 years, and basically, when I 10 heard this news, it was just a total shock that that 11 place would be a place to have that set up there. 12 Our little community there in 13 that neighborhood, there's a lot of families that 14 are close-knit, a lot of kids, and it just doesn't 15 seem to make sense to me. 16 That's it. 17 ACTING CHAIR TURNER: Okay. 18 Anybody have questions? 19 I think you're good. 20 Anybody else like to testify? 21 MR. McLAUGHLIN: Amos McLaughlin, 22 606 Wren. 23 ACTING CHAIR TURNER: I have to</p>	<p style="text-align: center;">71</p> <p>1 place on purpose to try to find a place that was 2 kind of going to be that small community, and most 3 of the people that I live by are that small 4 community, and that's just how we are is close-knit. 5 And I'm just throwing my 6 opinion out there. If you guys are going to start 7 watching, in my opinion, this one is awful close to 8 town and maybe, no offense, John, maybe this is the 9 one to draw the line with and say, hey, you might be 10 pushing it a little bit too much. 11 Like I said, I like solar. I 12 just don't like it in my back yard. 13 That's all I've got. 14 ACTING CHAIR TURNER: Thank you. 15 Anybody have questions? 16 Okay. Thank you. 17 Anyone else? 18 MR. BRADBURY: My name is Josh 19 Bradbury, 2803 Hendrix Drive. 20 (Whereupon Josh Bradbury was 21 sworn by Acting Chair Turner) 22 ACTING CHAIR TURNER: Go ahead. 23</p>
<p style="text-align: center;">70</p> <p>1 swear you in. 2 (Whereupon Amos McLaughlin was 3 sworn by Acting Chair Turner.) 4 MR. McLAUGHLIN: This is my 5 opinion. 6 ACTING CHAIR TURNER: That's okay. 7 NARRATIVE TESTIMONY 8 BY AMOS McLAUGHLIN: 9 You guys had said earlier you were 10 talking about you had a lot of these applications 11 coming through, and you guys were curious how many 12 you were going to get coming in here, and you were 13 kind of wanting to watch for that for the county. 14 I've only lived in McLean 15 County for about six years. I used to live down in 16 Mason County. Loved it because it was just a small 17 community down there. You kind of know everybody. 18 In fact, Van Bitner is from down there. 19 But I love that small 20 community, and then coming up here to Bloomington 21 was hard for me because it's such a bigger town. 22 It's totally different. 23 My wife and I looked for this</p>	<p style="text-align: center;">72</p> <p>1 NARRATIVE TESTIMONY 2 BY JOSH BRADBURY: 3 I just want to voice my concern 4 along with Amos too. 5 You know, we've been in 6 Bloomington for about 15 years now, and we sought 7 out that location and particularly for that reason. 8 It's a dead end street. It's a one lane, not even 9 one lane tar and chip road. 10 I have huge safety concerns 11 about my children. Our dog was just hit four months 12 ago right in front of me because there's a hill ten 13 feet away from my driveway. You cannot see over 14 until you're on the other side of that hill. 15 Yes, people in the 16 neighborhood do know not to exceed 30 miles an hour. 17 It happens all the time though. I mean, all it 18 takes is one of those trucks to come over the hill 19 and one of those kids get hit at the bottom of the 20 hill, and this profitable project becomes nothing 21 other than a nightmare. 22 I just don't see it. I don't 23 see the feasibility in it. That parcel of land has</p>

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1 been used for nothing but a dumping zone. If you go
2 out there, that property is littered with nothing
3 but trash, bricks, concrete. The waterway that goes
4 through there has old appliances in there. I mean,
5 it is an EPA nightmare if you go out and look
6 through that site.

7 I don't understand how it's
8 even being considered. The cost alone to clean up
9 the site just seems ridiculous to me, and the
10 location that you're talking about the placement of
11 them, they're going to be up on top of that hill.
12 Even if you do put 20-foot trees, you're still going
13 to see over those trees. I mean, it's going to be a
14 huge topographical...that area drops way off. I
15 mean, you pull up that street, you're going to see
16 that whole thing, and I don't want it.

17 I mean, I'm sure John doesn't
18 want it in his back yard. I think George Carlin
19 said it best: "Not in my back yard."

20 I mean, we all want this stuff
21 but not in my back yard. Put it in somebody else's
22 back yard, you know.

23 I mean, that's about where I'm

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1 at with it.

2 I do have one more thing to
3 say because we butt up to the train tracks, the old
4 train tracks, and Ameren did just put in new high
5 tension power lines. That's another big concern I
6 have is construction because our property has a
7 waterway that goes through those train tracks, and
8 no steel fencing was put in.

9 Our whole entire -- we've got
10 three acres that have been covered in three inches
11 of silt from that project.

12 We have approached the county.
13 We approached the contractor. Nothing was ever
14 done.

15 Because there's no access back
16 there, nobody goes back and checks on it. The
17 county never did; the city didn't.

18 They had bales of silt fencing
19 sitting out on pallets throughout the duration of
20 the project that was never put in place.

21 County trucks are out there.
22 Nobody did anything about it.

23 I contacted the contractor, I

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1 contacted the county, and still, nothing has been
2 done about it, and they've been gone for three
3 months.

4 I mean, our whole entire
5 property was covered, our house, everything we
6 owned, in a layer of dust from that project, and I
7 just see nothing but more problems to come from
8 this.

9 ACTING CHAIR TURNER: Okay. Thank
10 you.

11 Anybody have questions?
12 MR. BRADBURY: And I am all for
13 solar but not in my back yard.

14 MR. HOHULIN: Sir, could you state
15 your address again, please?
16 MR. BRADBURY: 2803 Hendrix.
17 MR. HOHULIN: Thank you.

18 ACTING CHAIR TURNER: Anyone else
19 want to testify?

20 Okay. You guys can make a
21 closing statement if you like.

22 MR. RICKARD: I'd like to thank the
23 Zoning Board here for staying late and past the

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1 normal closing time for getting this done.

2 I'd like to thank everybody
3 from the neighborhood who came to share their
4 opinions.

5 Just to reiterate, you know,
6 if this project is approved, Amp is committed to
7 being a good neighbor and to mitigate any impacts
8 this may cause as much as we can.

9 ACTING CHAIR TURNER: Thank you.
10 Does anybody who testified
11 want to make a closing statement?

12 Okay. Then we will close the
13 public hearing part of this.

14 MR. DEAN: Just go through the
15 standards.

16 ACTING CHAIR TURNER: Just go
17 through the standards, that's what you want to do?
18 All right.

19 MR. DEAN: Well, we could talk
20 about some stuff in the stipulations like the
21 evergreens and things like that.

22 ACTING CHAIR TURNER: Let's deal
23 with it now. It usually goes better that way.

<p style="text-align: center;">77</p> <p>1 MR. DEAN: Okay. I think we should 2 talk about the evergreens and some of those things 3 that they talked about, some of the neighbors' 4 concerns.</p> <p>5 I think Mr. Lenz had a really 6 good idea there that Amp would work with the County 7 Zoning Committee, Zoning Department, to come up with 8 a plan that was feasible to protect the neighbors 9 for the screening.</p> <p>10 MR. ZIMMERMAN: When you plant fast 11 growing trees, you can also plant beside them or 12 with them longer lasting hard trees that might take 13 longer to grow, but you plant one group and you 14 plant another. When the first ones die off, we 15 heard testimony it may not last that long. By that 16 time, the longer ones to grow may be grown up and 17 provide some buffer in there.</p> <p>18 The other thing, Mr. Capodice 19 suggested that possibly reformatting that so the 20 panels are away from the north side of the property. 21 That would give more room for 22 doing a series of trees, not just one buffer but 23 possibly two or three that would go across there</p>	<p style="text-align: center;">79</p> <p>1 like maybe it will be a little cleaner and a little 2 safer than it is now.</p> <p>3 MR. ZIMMERMAN: Yeah. This land is 4 apparently not high quality or it's got a lot of 5 clay on it, and that would be the type of land that 6 we would want to have a solar panel head towards.</p> <p>7 ACTING CHAIR TURNER: Exactly. 8 That was the one point for me is that this is 9 actually land that could use a little help.</p> <p>10 Okay. So we'll go through the 11 standards now and bring up anything else that comes 12 to mind.</p> <p>13 A. A special use will not be 14 detrimental to or endanger the health, safety, 15 morals or comfort or welfare of the public.</p> <p>16 Okay. I think this standard 17 is met.</p> <p>18 Also, I do think just as with 19 any construction project, you know, attention needs 20 to be given to safety in going through the 21 neighborhood.</p> <p>22 MR. ZIMMERMAN: Yeah, particular 23 interest in that, and that would need probably the</p>
<p style="text-align: center;">78</p> <p>1 that might block some of the view and block some of 2 the noise.</p> <p>3 Personally, I'd be up for a 4 berm, but that might not be economical or able to be 5 done on that particular terrain.</p> <p>6 The reason for a berm is 7 because it blocks noise, which has been an issue 8 down there they've had for a long time.</p> <p>9 ACTING CHAIR TURNER: That's what I 10 was thinking, berms for blocking noise, not so much 11 for a sight line, so I don't think that that is 12 appropriate at this point.</p> <p>13 MR. DEAN: I don't think there's 14 anything else we need to deal with.</p> <p>15 ACTING CHAIR TURNER: The only 16 other thought that came up is the noise, and they 17 weren't concerned about the noise with the solar but 18 more hearing more noise from the interstate which I 19 understand, but the one thing is, even though it 20 will have solar panels on it, it's also going to 21 have vegetation on it year round, and it doesn't 22 have that now, so that is a positive even though 23 it's not the tall corn, and then also, it sounds</p>	<p style="text-align: center;">80</p> <p>1 Zoning Board's enforcement to be in there.</p> <p>2 ACTING CHAIR TURNER: B. The 3 proposed special use will not be injurious to the 4 use and enjoyment of other property in the immediate 5 vicinity for purposes already permitted or 6 substantially diminish property values in the 7 immediate area.</p> <p>8 MR. ZIMMERMAN: I'm not sure that 9 condition is met. We've had several of the 10 neighboring people come and give direct testimony 11 that it might impact their use and enjoyment of the 12 area because of the viewscape that they're not going 13 to have.</p> <p>14 And they mentioned the noise 15 but they've got the noise right now so...</p> <p>16 ACTING CHAIR TURNER: And I think 17 with the screen that we can mitigate the view, but I 18 think the construction phase will be the most 19 frustrating one.</p> <p>20 D. Adequate utilities, access 21 roads, drainage and/or other necessary facilities 22 have been or will be provided.</p> <p>23 MR. ZIMMERMAN: The use agreement</p>

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1 on the road, whether the road commissioner is right
 2 there, if any of the trucks were to pull onto Wren
 3 Road, the private road, there needs to be some
 4 correction for that, and that could be a specific
 5 stipulation.
 6 ACTING CHAIR TURNER: Sure it
 7 could.
 8 MR. ZIMMERMAN: If anything was
 9 wrecked on Wren Road, it gets restored.
 10 ACTING CHAIR TURNER: Adequate
 11 measures have been or will be taken to provide
 12 ingress and egress so designed as to minimize
 13 traffic congestion in the public streets. Okay.
 14 The established maintenance
 15 and operation of the special use will be in
 16 conformance with the intent of the district. I
 17 think we're okay there.
 18 And the proposed special use
 19 in all other respects conforms to the applicable
 20 regulations of the Ag District.
 21 Okay. I just have a quick
 22 question.
 23 Are these homes in the Ag

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1 District or are they in R-1?
 2 MR. DICK: They're in the Ag
 3 District.
 4 ACTING CHAIR TURNER: So they had
 5 to sign the ag nuisance agreement?
 6 MR. DICK: No. These were all
 7 built before the county restricted the residents in
 8 the Ag District or they were lots of record so that
 9 once they were divided they could put a house on
 10 them.
 11 ACTING CHAIR TURNER: Okay. So do
 12 I have a motion?
 13 MR. DEAN: I move approval of
 14 SU-18-16 with stipulations including screening,
 15 ample work with the county to develop a screen plan.
 16 And what else do you have,
 17 Drake?
 18 ACTING CHAIR TURNER: Wren Road.
 19 MR. DEAN: Yeah, Wren Road, keep
 20 traffic off Wren Road, and if there's damage, it
 21 would be taken care of.
 22 ACTING CHAIR TURNER: We're getting
 23 tired.

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1 Is anyone going to second it?
 2 MR. DEAN: Brian just reminded me
 3 about the five feet and all that, but that's in our
 4 other standards, and everything that we've done
 5 previous this evening will be included, right?
 6 MR. DICK: You didn't stipulate it
 7 this time yet.
 8 MR. DEAN: We're stipulating on the
 9 to five feet for removal.
 10 MR. DICK: And how about the 25,000
 11 per megawatt?
 12 MR. DEAN: Yes, please; financial
 13 security for 25,000 per megawatt.
 14 MR. BANGERT: Second.
 15 ACTING CHAIR TURNER: Roll call
 16 vote.
 17 MR. DICK: Bangert?
 18 MR. BANGERT: Yes.
 19 MR. DICK: Dean?
 20 MR. DEAN: Yes.
 21 MR. DICK: Turner?
 22 ACTING CHAIR TURNER: Yes.
 23 MR. DICK: Zimmerman?

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1 MR. ZIMMERMAN: No.
 2 MR. DICK: Carlton?
 3 MR. CARLTON: No.
 4 ACTING CHAIR TURNER: We have a 3/2
 5 vote.
 6 MR. DICK: Approval requires four
 7 votes.
 8 ACTING CHAIR TURNER: So what
 9 happens now?
 10 MR. DICK: Someone from the other
 11 side could recommend denial and see if there's a
 12 majority vote for that.
 13 Otherwise, it goes to the
 14 County Board without recommendation.
 15 ACTING CHAIR TURNER: So does
 16 anyone want to recommend denial or move for denial?
 17 MR. ZIMMERMAN: I'd be up for it
 18 just going to the County Board without a
 19 recommendation.
 20 Is that what would happen?
 21 MR. DICK: Yes.
 22 MR. ZIMMERMAN: It will just go to
 23 the County Board without a recommendation.

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1 ACTING CHAIR TURNER: If there's no
 2 motion for denial, that's what we'll do.
 3 So this goes to the County
 4 Board without a recommendation. They will still
 5 deliberate on the case and make their decision from
 6 there.
 7 Hold on.
 8 (Whereupon an off-the-record
 9 discussion transpired at this
 10 time.)
 11 MS. WALLEY: Mr. Zimmerman, were
 12 you making a motion to pass it along without a
 13 recommendation?
 14 MR. ZIMMERMAN: I said I'd be okay
 15 with that.
 16 Do you need a motion to that
 17 effect, to pass it on without a recommendation?
 18 MS. WALLEY: In order for it to
 19 move, it would have to be a motion of some sort,
 20 either to pass it, to deny it, to send it without a
 21 recommendation.
 22 MR. ZIMMERMAN: And if I do not
 23 make that or Chris or I do not make that

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1 recommendation, what happens to this?
 2 MS. WALLEY: Again, it would have
 3 to move somewhere.
 4 So it has to be passed, it has
 5 to be denied, or it can be sent without a
 6 recommendation from this board.
 7 MR. ZIMMERMAN: And that would
 8 require a motion?
 9 MS. WALLEY: Yes.
 10 MR. ZIMMERMAN: I move that we pass
 11 it to the board without a recommendation.
 12 That enables the board to pass
 13 it or not, is that correct?
 14 MS. WALLEY: Yes.
 15 MR. ZIMMERMAN: Okay. Thank you.
 16 ACTING CHAIR TURNER: A second?
 17 MR. CARLTON: I'll second that.
 18 ACTING CHAIR TURNER: Roll call
 19 vote?
 20 MR. DEAN: How many votes do you
 21 need for this one, Phil?
 22 MR. DICK: Four.
 23 The vote is to vote yes to

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1 send it forth with no recommendation.
 2 Bangert?
 3 MR. BANGERT: Yes.
 4 MR. DICK: Dean?
 5 MR. DEAN: Yes.
 6 MR. DICK: Turner?
 7 ACTING CHAIR TURNER: Yes.
 8 MR. DICK: Zimmerman?
 9 MR. ZIMMERMAN: Yes.
 10 MR. DICK: Carlton?
 11 MR. CARLTON: Yes.
 12 MS. WALLEY: Ladies and gentlemen,
 13 you may be a little bit confused about what just
 14 happened.
 15 The Zoning Board of Appeals as
 16 it applies to this particular application, they made
 17 a motion, it was seconded, and it was passed to send
 18 on to the County Board for consideration. They are
 19 not recommending that it be passed. They are not
 20 recommending it be denied. They are simply passing
 21 it on.
 22 They're indicating that they
 23 have heard it and that is their motion to send it on

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1 the County Board.
 2 So this will be heard by the
 3 County Board on August 21st. That is a public
 4 hearing very similar to this, and at that point, the
 5 County Board has a decision whether or not to pass
 6 it, to deny it, or, if they chose, they could send
 7 it back to the Zoning Board of Appeals for
 8 additional hearing.
 9 So I know that was a little
 10 confusing. I just wanted to make sure everybody
 11 understood what was going on.
 12 ACTING CHAIR TURNER: Thank you.
 13 Any questions?
 14 UNIDENTIFIED SPEAKER: Is the vote
 15 count public to the board?
 16 ACTING CHAIR TURNER: Yes. We
 17 record this, and they get minutes of this.
 18 That's why they have it, so
 19 they can read it.
 20 MR. ZIMMERMAN: And at the board,
 21 they cannot hear any more testimony, is that
 22 correct?
 23 MS. WALLEY: That is correct. The

1 contents of this hearing would be what they would
2 make their determination based on.

3 That's why they do have the
4 option to send it back, if they so choose, for
5 additional evidence or testimony.

6 ACTING CHAIR TURNER: Again, which
7 is why we usually quit at 10.

8 (Whereupon the foregoing
9 proceedings adjourned at 11:35
10 p.m. this same date.)
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1 STATE OF ILLINOIS)
)SS.
2 COUNTY OF SANGAMON)

3
4 CERTIFICATE

5 I, Laurel A. Patkes, Certified Shorthand
6 Reporter in and for said County and State, do hereby
7 certify that I reported in shorthand the foregoing
8 proceedings and that the foregoing is a true and
9 correct transcript of my shorthand notes so taken as
10 aforesaid.

11 I further certify that I am in no way
12 associated with or related to any of the parties or
13 attorneys involved herein, nor am I financially
14 interested in this action.

15 Dated August 11, 2018.
16

17 **Laurel A. Patkes**
 Certified Shorthand Reporter
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