

1	McLEAN COUNTY	1	1	I N D E X	3
2	ZONING BOARD OF APPEALS		2		
3			3		PAGE
4	ARROWSMITH RENEWABLES II, LLC by)		3	Introduction of case by Mr. Dick	4
5	Nexamp, Inc.)		4	Deliberations by the Board	11
6) APPLICATION for a special use to	CASE NUMBER	5	Motion to recommend approval	11
7	allow a solar power generating)	SU-18-24	6	Motion carried	12
8	facility in the Agriculture District)		7		
9	on property in the Northeast Quarter)		8		
10	of Section 21, Township 23 North,)		9		
11	Range 5 east of the Third Principal)		10		
12	Meridian and located in Arrowsmith)		11		
13	Township immediately west of 3300)		12		
14	East Road, which is County Highway)		13		
15	15, and approximately .4 miles south)		14		
16	of 1100 North Road.)		15		
17			16		
18	Hearing held, pursuant to notice, on Tuesday,		17		
19	October 2, 2018 at the hour of 7:30 p.m. at		18		
20	Government Center, 115 E. Washington Street,		19		
21	Bloomington, Illinois.		20		
22			21		
23			22		
	PATKES REPORTING SERVICE		23		
	(217)652-6395				
	lpatkes@comcast.net				
	REPORTER: LAUREL A. PATKES, CSR #084-001340				
1	BOARD MEMBERS:	2	1	<u>PROCEEDINGS</u>	4
2	DRAKE ZIMMERMAN, Acting Chair		2	ACTING CHAIR ZIMMERMAN: Would the	
3	MICHAEL KURITZ		3	applicant for Case Number SU 18-24 please stay in	
4	BRIAN BANGERT		4	the chairs, and Mr. Dick will call the case.	
5	CHRIS CARLTON		5	MR. DICK: This is Case Number	
6	MARY BETH TAYLOR		6	SU-18-24, application of Arrowsmith Renewables II	
7	PHIL DICK		7	LLC by Nexamp, Inc. for a special use to allow a	
8	Secretary		8	solar power generating facility in the Agriculture	
9	SAMANTHA WALLEY		9	District on property in the Northeast Quarter of	
10	Assistant State's Attorney		10	Section 21, Township 23 North, Range 5 east of the	
11	LUKE HOHULIN		11	Third Principal Meridian and located in Arrowsmith	
12	Assistant County Engineer		12	Township immediately west of 3300 East Road, which	
13	APPEARANCES:		13	is County Highway 15, and approximately .4 miles	
14	BARTON PITTS		14	south of 1100 North Road.	
15	4620 Downers Drive		15	Public notice of this hearing	
16	Downers Grove, Illinois		16	was published in the Pantagraph on September 15,	
17	-and-		17	2018 as provided by law. All the other required	
18	JUSTIN CRABLE		18	notifications have been made and the applicant has	
19	1245 East Diehl Road		19	paid the publication costs.	
20	Suite 100		20	As I mentioned earlier, this	
21	Naperville, Illinois 60563		21	is on the same 79-acre parcel but it's a separate	
22	-and-		22	2-megawatt facility that is located immediately	
23	DAVID KOSTURIK		23	south of that, and if you look at the site plan,	
	440 Swan Boulevard				
	Deerfield, Illinois 60015				
	on behalf of the Applicant.				

<p style="text-align: center;">5</p> <p>1 you'll notice that it is on different property.</p> <p>2 But before I go through that,</p> <p>3 I'm going to go through the aerial photos, the</p> <p>4 photos of the property.</p> <p>5 This again is the public road</p> <p>6 in front of the property facing south, and facing</p> <p>7 north, and there's the residence that is at the</p> <p>8 northeast corner of the subject property.</p> <p>9 And this is facing west which</p> <p>10 is immediately south of the residence and north of</p> <p>11 the crop production of the subject property.</p> <p>12 Facing southwest.</p> <p>13 Across the road to the east.</p> <p>14 And this is the southeast</p> <p>15 corner of the property facing northwest.</p> <p>16 And across the road and up to</p> <p>17 the north, the nonfarm residence across the road to</p> <p>18 the east.</p> <p>19 And then facing straight east.</p> <p>20 And again, this is a blow-up</p> <p>21 of the subject property, the aerial photo.</p> <p>22 I had distributed a copy of</p> <p>23 the application to you all before, and this plat map</p>	<p style="text-align: center;">7</p> <p>1 If any of you would like me to</p> <p>2 read that staff report again, I would be more than</p> <p>3 happy to do that.</p> <p>4 Otherwise, that's my report.</p> <p>5 ACTING CHAIR ZIMMERMAN: I see</p> <p>6 shaking heads.</p> <p>7 Would the applicants like to</p> <p>8 add anything to the report as given?</p> <p>9 MR. PITTS: The only thing I would</p> <p>10 add here is that the landowner wanted us to stay</p> <p>11 sort of north and south so that he could keep the</p> <p>12 entire western portion of his property intact for</p> <p>13 farming so that we're not carving up this</p> <p>14 essentially 80-acre parcel, so that's why it's</p> <p>15 north-south trying to leave that whole western area</p> <p>16 open for farmland.</p> <p>17 But outside of that, no, it's</p> <p>18 an identical proposal and thought process.</p> <p>19 ACTING CHAIR ZIMMERMAN: Would</p> <p>20 either of the other applicants like to add anything?</p> <p>21 Would staff have any questions</p> <p>22 for the applicant?</p> <p>23 MR. DICK: Just to show that this</p>
<p style="text-align: center;">6</p> <p>1 shows where the property is located, which I'll</p> <p>2 pass.</p> <p>3 The Soil and Water</p> <p>4 Conservation District LISA report is the same as the</p> <p>5 last one so I won't pass that again. It was</p> <p>6 incorporated into the staff report, and the EcoCat</p> <p>7 from the Illinois Department of Natural Resources is</p> <p>8 also the same as is the communication from the</p> <p>9 health department, and they had also communicated</p> <p>10 with the Historic Preservation Agency, so all their</p> <p>11 information is the same in both cases, and the</p> <p>12 communication with the county engineer is also the</p> <p>13 same.</p> <p>14 The site plan is slightly</p> <p>15 different. I submitted copies of those to you.</p> <p>16 It's immediately south of the previous case.</p> <p>17 And the plat map shows where</p> <p>18 this property is located in the Agriculture</p> <p>19 District.</p> <p>20 And the staff report is very,</p> <p>21 very, very similar, and the stipulations are</p> <p>22 identical, so I will refer to these as the staff</p> <p>23 report for Case Number SU-18-24 as a reference.</p>	<p style="text-align: center;">8</p> <p>1 is the site plan for the Case Number SU-18-24 that</p> <p>2 is to the south of the other one.</p> <p>3 ACTING CHAIR ZIMMERMAN: Would</p> <p>4 there be any questions from the board?</p> <p>5 MS. TAYLOR: Nothing about this</p> <p>6 particular project, but I'm just curious as to why</p> <p>7 there has to be two different projects on the same</p> <p>8 piece of land.</p> <p>9 Is it because you can only do</p> <p>10 a...</p> <p>11 MR. PITTS: The Future Energy Jobs</p> <p>12 Act allows for community solar projects to be two</p> <p>13 megawatts total, and then they added this</p> <p>14 co-location rule as they were developing it that</p> <p>15 said you could co-locate two 2-megawatt projects on</p> <p>16 the same parcel, so that's the reason.</p> <p>17 We would love to do one</p> <p>18 4-megawatt project but we can't.</p> <p>19 MS. TAYLOR: Right. Right. Thank</p> <p>20 you.</p> <p>21 MR. KURITZ: So the other 40 acres</p> <p>22 or 39 acres is safe because you can only locate two?</p> <p>23 MR. PITTS: Correct.</p>

9

1 MR. KURITZ: Okay.

2 ACTING CHAIR ZIMMERMAN: Mary Beth,

3 do you have anything more that you'd like to add?

4 MS. TAYLOR: No.

5 ACTING CHAIR ZIMMERMAN: Okay.

6 Thank you.

7 Would there be anyone from the

8 audience who would like to ask questions of the

9 applicant?

10 Yes, sir. Would you please

11 come forward and go to one of the microphones.

12 MR. NORD: I've just got one little

13 question here.

14 Sir, what's the size of your

15 footprint for a 2-megawatt operation?

16 ACTING CHAIR ZIMMERMAN: State your

17 name and address, please.

18 MR. NORD: Sorry. My name is Ron

19 Nord. My address is 2104 Charolais Lane in

20 Bloomington, outside of Bloomington, Illinois, rural

21 Bloomington.

22 I just was asking, what's the

23 footprint of your 2-megawatt facility?

10

1 MR. PITTS: Roughly 15 acres per

2 2-megawatt project. The 15 acres would include part

3 of the gravel road coming in so that's not all solar

4 panels. There's some, you know, there's the 10 by

5 10 electrical equipment area and a gravel road,

6 access road, a little bit of room for poles going

7 out to the three-phase wire.

8 MR. NORD: Okay. Thank you very

9 much.

10 ACTING CHAIR ZIMMERMAN: Would

11 there be anyone else from the audience who has

12 questions for the applicant?

13 Would anyone from the audience

14 like to give testimony on this case?

15 We're to the point of final

16 statements.

17 Would you like to give a

18 closing statement?

19 MR. PITTS: No, nothing additional.

20 ACTING CHAIR ZIMMERMAN: All right.

21 This part of the hearing is closed. Thank you very

22 much.

23 We shall discuss the case at

11

1 this point.

2 MR. KURITZ: I would state that

3 having discussed the last time and gone through the

4 standards that I, for one, would agree with the

5 staff's conclusions.

6 ACTING CHAIR ZIMMERMAN: All right.

7 Any other comment?

8 At this point, I would

9 entertain a motion.

10 MS. TAYLOR: I move that we approve

11 Case Number SU-18-24.

12 ACTING CHAIR ZIMMERMAN: With all

13 the stipulations?

14 MS. TAYLOR: With all the

15 stipulations, right.

16 ACTING CHAIR ZIMMERMAN: Thank you.

17 MS. CARLTON: I'll second that.

18 ACTING CHAIR ZIMMERMAN: It's been

19 moved by Taylor, seconded by Carlton that we approve

20 the application SU-18-24.

21 Would the staff do a roll call

22 vote, please?

23 MR. DICK: That motion was by

12

1 Carlton and seconded by Taylor?

2 ACTING CHAIR ZIMMERMAN: No.

3 Motion by Taylor; second by Carlton.

4 MR. DICK: Got it.

5 Bangert?

6 MR. BANGERT: Yes.

7 MR. DICK: Kuritz?

8 MR. KURITZ: Yes.

9 MR. DICK: Zimmerman?

10 ACTING CHAIR ZIMMERMAN: Yes.

11 MR. DICK: Carlton?

12 MS. CARLTON: Yes.

13 MR. DICK: Taylor?

14 MS. TAYLOR: Yes.

15 ACTING CHAIR ZIMMERMAN: Five votes

16 for, so unanimously we approve Case SU 18-24 for

17 recommendation to the County Board.

18 MR. DICK: And it goes to the

19 County Board on the third Tuesday at 9 o'clock in

20 the morning and will be on the consent agenda unless

21 one of the County Board members pulls it off, and

22 then it will still be voted on on that date.

23 ACTING CHAIR ZIMMERMAN: Thank you

1 very much.

2 (Whereupon the foregoing
3 proceedings adjourned at 7:45
4 p.m.)

5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

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 October 6, 2018.

16
17 **Laurel A. Patkes**
Certified Shorthand Reporter

18
19
20
21
22
23

1	aerial [2] - 5:3, 5:21 Agency [1] - 6:10 agenda [1] - 12:20 agree [1] - 11:4 Agriculture [1] - 6:18 allows [1] - 8:12 applicant [3] - 7:22, 9:9, 10:12 applicants [2] - 7:7, 7:20 application [2] - 5:23, 11:20 approve [3] - 11:10, 11:19, 12:16 area [2] - 7:15, 10:5 audience [3] - 9:8, 10:11, 10:13	6:8, 6:12 community [1] - 8:12 conclusions [1] - 11:5 consent [1] - 12:20 Conservation [1] - 6:4 copies [1] - 6:15 copy [1] - 5:22 corner [2] - 5:8, 5:15 County [3] - 12:17, 12:19, 12:21 county [1] - 6:12 crop [1] - 5:11 curious [1] - 8:6	9:23 front [1] - 5:6 Future [1] - 8:11	love [1] - 8:17
10 [2] - 10:4, 10:5 15 [2] - 10:1, 10:2 18-24 [1] - 12:16			G	M
2			given [1] - 7:8 gravel [2] - 10:3, 10:5	map [2] - 5:23, 6:17 Mary [1] - 9:2 megawatts [1] - 8:13 members [1] - 12:21 microphones [1] - 9:11
2-megawatt [4] - 8:15, 9:15, 9:23, 10:2 2104 [1] - 9:19			H	morning [1] - 12:20 motion [3] - 11:9, 11:23, 12:3 move [1] - 11:10 moved [1] - 11:19 MR [21] - 7:9, 7:23, 8:11, 8:21, 8:23, 9:1, 9:12, 9:18, 10:1, 10:8, 10:19, 11:2, 11:23, 12:4, 12:6, 12:7, 12:8, 12:9, 12:11, 12:13, 12:18 MS [8] - 8:5, 8:19, 9:4, 11:10, 11:14, 11:17, 12:12, 12:14
3	B		happy [1] - 7:3 heads [1] - 7:6 health [1] - 6:9 hearing [1] - 10:21 Historic [1] - 6:10	
39 [1] - 8:22	Bangert [1] - 12:5 BANGERT [1] - 12:6 Beth [1] - 9:2 bit [1] - 10:6 Bloomington [3] - 9:20, 9:21 blow [1] - 5:20 blow-up [1] - 5:20	D	I	N
4	C	date [1] - 12:22 Department [1] - 6:7 department [1] - 6:9 developing [1] - 8:14 DICK [8] - 7:23, 11:23, 12:4, 12:7, 12:9, 12:11, 12:13, 12:18 different [3] - 5:1, 6:15, 8:7 discuss [1] - 10:23 discussed [1] - 11:3 distributed [1] - 5:22 District [2] - 6:4, 6:19	identical [2] - 6:22, 7:18 Illinois [2] - 6:7, 9:20 immediately [2] - 5:10, 6:16 include [1] - 10:2 incorporated [1] - 6:6 information [1] - 6:11 intact [1] - 7:12	name [2] - 9:17, 9:18 Natural [1] - 6:7 nonfarm [1] - 5:17 NORD [3] - 9:12, 9:18, 10:8 Nord [1] - 9:19 north [5] - 5:7, 5:10, 5:17, 7:11, 7:15 north-south [1] - 7:15 northeast [1] - 5:8 northwest [1] - 5:15 notice [1] - 5:1 Number [3] - 6:23, 8:1, 11:11
4-megawatt [1] - 8:18 40 [1] - 8:21		E	J	O
7		east [3] - 5:13, 5:18, 5:19 EcoCat [1] - 6:6 either [1] - 7:20 electrical [1] - 10:5 Energy [1] - 8:11 engineer [1] - 6:12 entertain [1] - 11:9 entire [1] - 7:12 equipment [1] - 10:5 essentially [1] - 7:14	Jobs [1] - 8:11	o'clock [1] - 12:19 one [7] - 6:5, 8:2, 8:17, 9:11, 9:12, 11:4, 12:21 open [1] - 7:16 operation [1] - 9:15 otherwise [1] - 7:4 outside [2] - 7:17, 9:20
7:45 [1] - 13:3		F	K	
8		facility [1] - 9:23 facing [6] - 5:6, 5:9, 5:12, 5:15, 5:19 farming [1] - 7:13 farmland [1] - 7:16 final [1] - 10:15 five [1] - 12:15 footprint [2] - 9:15,	keep [1] - 7:11 Kuritz [1] - 12:7 KURITZ [4] - 8:21, 9:1, 11:2, 12:8	
80-acre [1] - 7:14	CARLTON [2] - 11:17, 12:12 Carlton [4] - 11:19, 12:1, 12:3, 12:11 carving [1] - 7:13 case [3] - 6:16, 10:14, 10:23 Case [4] - 6:23, 8:1, 11:11, 12:16 cases [1] - 6:11 CHAIR [16] - 7:5, 7:19, 8:3, 9:2, 9:5, 9:16, 10:10, 10:20, 11:6, 11:12, 11:16, 11:18, 12:2, 12:10, 12:15, 12:23 Charolais [1] - 9:19 closed [1] - 10:21 closing [1] - 10:18 co [2] - 8:14, 8:15 co-locate [1] - 8:15 co-location [1] - 8:14 coming [1] - 10:3 comment [1] - 11:7 communicated [1] - 6:9 communication [2] -		L	
9			land [1] - 8:8 landowner [1] - 7:10 Lane [1] - 9:19 last [2] - 6:5, 11:3 leave [1] - 7:15 LISA [1] - 6:4 locate [2] - 8:15, 8:22 located [2] - 6:1, 6:18 location [1] - 8:14	
9 [1] - 12:19				
A				
a.. [1] - 8:10 access [1] - 10:6 acres [4] - 8:21, 8:22, 10:1, 10:2 Act [1] - 8:12 ACTING [16] - 7:5, 7:19, 8:3, 9:2, 9:5, 9:16, 10:10, 10:20, 11:6, 11:12, 11:16, 11:18, 12:2, 12:10, 12:15, 12:23 add [4] - 7:8, 7:10, 7:20, 9:3 added [1] - 8:13 additional [1] - 10:19 address [2] - 9:17, 9:19 adjourned [1] - 13:3				

P	<p>residence [3] - 5:7, 5:10, 5:17 Resources [1] - 6:7 road [7] - 5:5, 5:13, 5:16, 5:17, 10:3, 10:5, 10:6 roll [1] - 11:21 Ron [1] - 9:18 room [1] - 10:6 roughly [1] - 10:1 rule [1] - 8:14 rural [1] - 9:20</p>	<p>11:14, 12:14 testimony [1] - 10:14 third [1] - 12:19 three [1] - 10:7 three-phase [1] - 10:7 total [1] - 8:13 trying [1] - 7:15 Tuesday [1] - 12:19 two [4] - 8:7, 8:12, 8:15, 8:22</p>	
<p>p.m [1] - 13:4 panels [1] - 10:4 parcel [2] - 7:14, 8:16 part [2] - 10:2, 10:21 particular [1] - 8:6 pass [2] - 6:2, 6:5 per [1] - 10:1 phase [1] - 10:7 photo [1] - 5:21 photos [2] - 5:3, 5:4 piece [1] - 8:8 PITTS [5] - 7:9, 8:11, 8:23, 10:1, 10:19 plan [2] - 6:14, 8:1 plat [2] - 5:23, 6:17 point [3] - 10:15, 11:1, 11:8 poles [1] - 10:6 portion [1] - 7:12 Preservation [1] - 6:10 previous [1] - 6:16 proceedings [1] - 13:3 process [1] - 7:18 production [1] - 5:11 project [3] - 8:6, 8:18, 10:2 projects [3] - 8:7, 8:12, 8:15 property [10] - 5:1, 5:4, 5:6, 5:8, 5:11, 5:15, 5:21, 6:1, 6:18, 7:12 proposal [1] - 7:18 public [1] - 5:5 pulls [1] - 12:21</p>	S	U	
Q	<p>safe [1] - 8:22 seconded [2] - 11:19, 12:1 shaking [1] - 7:6 shall [1] - 10:23 shows [2] - 6:1, 6:17 similar [1] - 6:21 site [2] - 6:14, 8:1 size [1] - 9:14 slightly [1] - 6:14 Soil [1] - 6:3 solar [2] - 8:12, 10:3 sorry [1] - 9:18 sort [1] - 7:11 south [6] - 5:6, 5:10, 6:16, 7:11, 7:15, 8:2 southeast [1] - 5:14 southwest [1] - 5:12 staff [6] - 6:6, 6:20, 6:22, 7:2, 7:21, 11:21 staff's [1] - 11:5 standards [1] - 11:4 state [2] - 9:16, 11:2 statement [1] - 10:18 statements [1] - 10:16 stay [1] - 7:10 stipulations [3] - 6:21, 11:13, 11:15 straight [1] - 5:19 SU [1] - 12:16 SU-18-24 [4] - 6:23, 8:1, 11:11, 11:20 subject [3] - 5:8, 5:11, 5:21 submitted [1] - 6:15</p>	<p>unanimously [1] - 12:16 unless [1] - 12:20 up [3] - 5:16, 5:20, 7:13</p>	V
<p>questions [4] - 7:21, 8:4, 9:8, 10:12</p>	T	<p>vote [1] - 11:22 voted [1] - 12:22 votes [1] - 12:15</p>	
R	<p>Taylor [4] - 11:19, 12:1, 12:3, 12:13 TAYLOR [6] - 8:5, 8:19, 9:4, 11:10,</p>	W	
<p>read [1] - 7:2 reason [1] - 8:16 recommendation [1] - 12:17 refer [1] - 6:22 reference [1] - 6:23 report [7] - 6:4, 6:6, 6:20, 6:23, 7:2, 7:4, 7:8</p>	Z	<p>Water [1] - 6:3 west [1] - 5:9 western [2] - 7:12, 7:15 whole [1] - 7:15 wire [1] - 10:7</p> <p>ZIMMERMAN [16] - 7:5, 7:19, 8:3, 9:2, 9:5, 9:16, 10:10, 10:20, 11:6, 11:12, 11:16, 11:18, 12:2, 12:10, 12:15, 12:23 Zimmerman [1] - 12:9</p>	