

<p style="text-align: center;">1 McLEAN COUNTY 2 ZONING BOARD OF APPEALS 3 4 ARROWSMITH RENEWABLES I, LLC by) Nexamp, Inc. ) 5 ) CASE NUMBER 6 APPLICATION for special use to allow ) SU-18-23 a solar power generating facility in ) 7 the Agriculture District on property ) in the Northwest Quarter of Section ) 8 21, Township 23 North, Range 5 East ) of the Third Principal Meridian ) 9 located in Arrowsmith Township ) immediately west of 3300 East Road ) 10 and approximately .4 miles south of ) North Road. 11 12 Hearing held, pursuant to notice, on Tuesday, 13 October 2, 2018 at the hour of 7:00 p.m. at 14 Government Center, 115 E. Washington Street, 15 Bloomington, Illinois. 16 17 18 19 20 21 PATKES REPORTING SERVICE (217)652-6395 22 lpatkes@comcast.net 23 REPORTER: LAUREL A. PATKES, CSR #084-001340</p>	<p style="text-align: center;">3 I N D E X 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23</p> <p style="text-align: right;">PAGE 4 19 26 27 28</p>
<p style="text-align: center;">2 1 BOARD MEMBERS: 2 DRAKE ZIMMERMAN, Acting Chair 3 MICHAEL KURITZ 4 BRIAN BANGERT CHRIS CARLTON MARY BETH TAYLOR 5 PHIL DICK Secretary 6 SAMANTHA WALLEY 7 Assistant State's Attorney 8 LUKE HOHULIN 9 Assistant County Engineer 10 APPEARANCES: 11 BARTON PITTS 4620 Downers Drive Downers Grove, Illinois 12 -and- 13 JUSTIN CRABLE 14 1245 East Diehl Road Suite 100 15 Naperville, Illinois 60563 16 -and- 17 DAVID KOSTURIK 18 440 Swan Boulevard Deerfield, Illinois 60015 19 on behalf of the Applicant. 20 21 22 23</p>	<p style="text-align: center;">4 1 PROCEEDINGS 2 ACTING CHAIR ZIMMERMAN: I'll 3 affirm the staff at this point. 4 (Whereupon Mr. Dick affirmed at 5 this point.) 6 MR. DICK: If someone else 7 testifies, they'll have to do it then. 8 ACTING CHAIR ZIMMERMAN: Okay. 9 Thank you very much. 10 So, Mr. Dick, would you call 11 the first case which is Case SU-18-23, an 12 application of Arrowsmith Renewables I LLC? 13 MR. DICK: This is Case Number 14 SU-18-23, application of Arrowsmith Renewables I, 15 LLC by Nexamp, Inc. for a special use to allow a 16 solar power generating facility in the Agriculture 17 District on property in the Northwest Quarter of 18 Section 21, Township 23 North, Range 5 East of the 19 Third Principal Meridian located in Arrowsmith 20 Township immediately west of 3300 East Road and 21 approximately .4 miles south of North Road. 22 Public notice of this hearing 23 was published in the Pantagraph on September 15,</p>

<p style="text-align: center;">5</p> <p>1 2018 as provided by law. All the other required  2 notifications have been made, and the applicant has  3 paid the publication costs.</p> <p style="padding-left: 40px;">4 As the first exhibit, I will  5 introduce the application. I will not pass it since  6 you were all distributed a copy of this by mail.</p> <p style="padding-left: 40px;">7 As the first attachment, I  8 have a plat map showing where this property is  9 located in Arrowsmith Township. I will pass that.</p> <p style="padding-left: 40px;">10 And as part of this Land  11 Evaluation and Site Assessment for the special use,  12 we have a soil report and a Land Evaluation and Site  13 Assessment which I will pass that was incorporated  14 into the staff report.</p> <p style="padding-left: 40px;">15 And we have a communication  16 from the Illinois Department of Natural Resources  17 having to do with the endangered species on the  18 property, and there were not found to be any there,  19 and the consultation was closed.</p> <p style="padding-left: 40px;">20 And we have a communication  21 from the health department regarding the septic  22 system on the property, that they're okay with the  23 proposed application; and a communication to the</p>	<p style="text-align: center;">7</p> <p>1 For site photos of the  2 property, if you'll look up above, we see where the  3 property is located south of Arrowsmith.</p> <p style="padding-left: 40px;">4 And this is a zoom-in of the  5 aerial of the property. There is a residence on the  6 northeast corner of the property or adjacent to the  7 northeast corner of the property.</p> <p style="padding-left: 40px;">8 This is the public county  9 highway facing south along the property. The  10 subject property is to the right through that  11 cornfield, and this is to the north toward  12 Arrowsmith, and this is the residence that is off  13 the northeast corner of the subject property.</p> <p style="padding-left: 40px;">14 The same property.  15 And then this is facing west  16 along the south boundary of that nonfarm residence.  17 And facing the field toward  18 the southwest.</p> <p style="padding-left: 40px;">19 And this is across the road to  20 the east where the field has been harvested.  21 And this is facing northwest,  22 and this is the southeast corner of the property.  23 And then facing northeast to</p>
<p style="text-align: center;">6</p> <p>1 Historic Preservation Agency which I will pass.  2 That consultation will need to be closed before the  3 applicant will obtain a building permit for the  4 construction of this facility.</p> <p style="padding-left: 40px;">5 And we have a communication  6 from the applicant indicating that they've been in  7 touch with the County Highway Department regarding a  8 road use agreement in the future, which I will pass;  9 and an attachment that shows the site plan of this  10 proposed solar farm.</p> <p style="padding-left: 40px;">11 And the next -- I won't pass  12 this since I've distributed these to you all by  13 mail, but the applicant is actually applying for two  14 special uses, both 2-megawatt solar farms.</p> <p style="padding-left: 40px;">15 This is the one to the north  16 of the other one. It's on the same property but  17 it's north of the one that's going to follow in the  18 next zoning case.</p> <p style="padding-left: 40px;">19 And a zoning map showing where  20 this property is located in the Agriculture District  21 just south of Arrowsmith.</p> <p style="padding-left: 40px;">22 And the last board exhibit is  23 the staff report which I've also mailed to you.</p>	<p style="text-align: center;">8</p> <p>1 nonfarm residence across the road.  2 And then this is the property  3 across the road to the east of the subject property  4 at the southeast corner.</p> <p style="padding-left: 40px;">5 And this is the blowup of the  6 property.  7 And I'll read the staff report  8 as follows.</p> <p style="padding-left: 40px;">9 To a large extent, the staff  10 report for this case and the one that follows are  11 the same, so I will not read them for both of them,  12 but this staff report is very similar to the  13 following one.</p> <p style="padding-left: 40px;">14 The size of the whole parcel  15 is 79 acres. It has approximately a thousand feet  16 of frontage on the west side of 3300 East Road which  17 is County Highway 15.</p> <p style="padding-left: 40px;">18 The topography is relatively  19 flat, and the drainage is to the west. Vegetation  20 is crop production. The public road is  21 approximately 22 feet 2 inches in width, and it's an  22 asphalt road.  23 The surrounding zone is</p>

<p style="text-align: center;">9</p> <p>1 Agriculture District on all sides. The surrounding  2 land use to the north is crop production in a single  3 family dwelling and to the south is crop production.  4 To the east is crop production and a single family  5 dwelling and to the west is crop production.  6                               For the Land Evaluation and  7 Site Assessment, there's a soil score of 89.6 out of  8 a total of a hundred points, and for the site  9 assessment, there's a score of 158 points out of 200  10 giving a total score of 247.6 points out of a  11 maximum of 300 points.  12                               A score of 230 points and  13 above means that the property is of very high value  14 for agricultural land protection.  15                               The analysis of the seven  16 standards are as follows:  17                               The proposed special use will  18 not be detrimental to or endanger the health,  19 safety, morals, comfort or welfare of the public.  20 And this standard is met.  21                               The applicant proposes to  22 establish a 2-megawatt solar power generating  23 facility on this property which will meet all the</p>	<p style="text-align: center;">11</p> <p>1 with the Illinois Department of Agriculture and  2 financial assurance acceptable to the County need to  3 be provided.  4                               A contact person for the  5 applicant will need to be kept on file with the  6 Department of Building and Zoning for issues and  7 complaints upon completion of the facility.  8                               The applicant has submitted a  9 letter to the Illinois Historic Preservation Agency.  10                               2. The proposed special use  11 will not be injurious to the use and enjoyment of  12 other property in the immediate vicinity for  13 purposes already permitted or substantially diminish  14 property values in the immediate area. And this  15 standard is met.  16                               A single family dwelling is  17 located to the north of the proposed solar farm.  18 Another is located across the road to the east. The  19 property is otherwise surrounded by land in crop  20 production. Ground cover that encourages  21 pollination recommended by the McLean County Soil  22 and Water Conservation District will need to be  23 installed. The solar arrays will be designed with</p>
<p style="text-align: center;">10</p> <p>1 County setback requirements and use standards for a  2 solar power generating facility.  3                               The application indicates that  4 this facility will contain rows of photovoltaic cell  5 panels mounted on posts set in the ground. These  6 rows of panels are referred to as solar arrays.  7                               Nexamp Solar Energy Solutions  8 will mount the solar arrays on a tracking system  9 which allows them to follow the sun throughout the  10 day. The solar arrays will be designed with an  11 anti-reflective coating. The applicant indicates  12 the solar arrays will be a maximum of 12 feet in  13 height.  14                               The applicant submitted an  15 EcoCAT communication from the Illinois Department of  16 Natural Resources which indicates that there is no  17 record of state-listed threatened or endangered  18 species, Illinois Natural Area Inventory sites,  19 dedicated Illinois Nature Preserves or registered  20 Land and Water Reserves in the vicinity of the  21 proposed project location.  22                               A decommissioning plan that  23 includes an Agricultural Impact Mitigation Agreement</p>	<p style="text-align: center;">12</p> <p>1 an anti-reflective coating.  2                               3. The proposed special use  3 will not impede the orderly development of  4 surrounding properties for uses permitted in the  5 district. And this standard is met.  6                               Nearby property that is  7 currently in crop production will continue to be  8 desirable for such use. Two nearby properties with  9 residences will also continue to be desirable for  10 such use.  11                               4. Adequate utilities, access  12 roads, drainage and/or other necessary facilities  13 have been or will be provided. This standard is  14 met.  15                               The property has approximately  16 a thousand feet of frontage on the west side of 3300  17 East Road, which is also County Highway 15, and the  18 Saybrook-Arrowsmith Fire Protection District will  19 provide fire protection for the subject property.  20                               Pre-development drainage  21 patterns will be retained as much as possible, and  22 the applicant will provide certified plans for storm  23 water detention/retention before a permit is issued</p>

<p style="text-align: right;">13</p> <p>1 for the proposed solar power generating facility.</p> <p>2                               The applicant will need to</p> <p>3 have all field tile damaged in the construction</p> <p>4 process repaired by a competent contractor with</p> <p>5 experience in such repair during the life of the</p> <p>6 solar farm, and the applicant has obtained a signoff</p> <p>7 from the County Health Department.</p> <p>8                               Adequate measures have been</p> <p>9 and will be taken to provide ingress and egress so</p> <p>10 designed as to minimize traffic congestion in the</p> <p>11 public streets. This standard has been met.</p> <p>12                               It appears that safe site</p> <p>13 distance can be provided at the proposed entrance.</p> <p>14                               The applicant has been in</p> <p>15 communication with the County Highway Department</p> <p>16 about creating a road use agreement for the proposed</p> <p>17 solar farm.</p> <p>18                               6. The establishment,</p> <p>19 maintenance and operation of the special use will be</p> <p>20 in conformance with the intent of the district in</p> <p>21 which the special use is proposed to be located.</p> <p>22 And this standard is met.</p> <p>23                               The preamble states "Provide</p>	<p style="text-align: right;">15</p> <p>1 facility is operational.</p> <p>2                               After the subject property is</p> <p>3 returned to its original condition, as is required</p> <p>4 by the Zoning Ordinance, the land can be returned to</p> <p>5 crop production. It was reported that up to 35</p> <p>6 percent of corn grown in McLean County was used to</p> <p>7 make ethanol. Harvesting the sun to produce</p> <p>8 electricity in the Agriculture District with solar</p> <p>9 farms is similar and another way to produce</p> <p>10 significant value from farmland in addition to</p> <p>11 producing corn and soybean crops.</p> <p>12                               9. Concluding opinion: Staff</p> <p>13 recommends that this application meets all of the</p> <p>14 standards set forth in Article VIII, Section 350 of</p> <p>15 the Zoning Ordinance provided compliance with the</p> <p>16 following stipulations:</p> <p>17                               1) An entrance permit shall</p> <p>18 be obtained from the County Highway Department</p> <p>19 before a construction permit is issued.</p> <p>20                               2) The applicant shall</p> <p>21 provide certified plans for storm water</p> <p>22 detention/retention before a construction permit is</p> <p>23 issued.</p>
<p style="text-align: right;">14</p> <p>1 for the location and govern the establishment and</p> <p>2 operation of land uses which are compatible with</p> <p>3 agriculture and are such a nature that their</p> <p>4 location away from residential, commercial and</p> <p>5 industrial areas is most desirable.</p> <p>6                               7. The proposed special use</p> <p>7 in all other respects conforms to the applicable</p> <p>8 regulations of the district in which it is located.</p> <p>9 And this standard is met.</p> <p>10                               According to the Zoning</p> <p>11 Ordinance, "The Land Evaluation and Site Assessment</p> <p>12 System has been designed to provide a rational</p> <p>13 process for assisting local officials in making</p> <p>14 farmland conversion decisions through the local</p> <p>15 zoning process."</p> <p>16                               Although this property has a</p> <p>17 high LESA score, the applicant indicates that it is</p> <p>18 committed to landscaping best practices that</p> <p>19 stabilize the soil to add strength and durability</p> <p>20 for the long-term success of the project and health</p> <p>21 of the land. Native grasses will be grown and</p> <p>22 maintained on the site, and the prime soils will be</p> <p>23 preserved as long as the solar power generating</p>	<p style="text-align: right;">16</p> <p>1                               3) The applicant shall</p> <p>2 complete consultation with the Illinois Historic</p> <p>3 Preservation Agency before a construction permit is</p> <p>4 issued.</p> <p>5                               4) The applicant shall have</p> <p>6 all field tile damaged in the construction process</p> <p>7 repaired by a competent contractor with experience</p> <p>8 in such repair during the life of the solar farm.</p> <p>9                               5) The solar panels shall be</p> <p>10 installed with an anti-reflective coating.</p> <p>11                               6) Groundcover that</p> <p>12 encourages pollination that is recommended by the</p> <p>13 McLean County Soil and Water Conservation District</p> <p>14 needs to be installed.</p> <p>15                               7) A contact person for the</p> <p>16 applicant needs to be kept on file with the</p> <p>17 Department of Building and Zoning for</p> <p>18 issues/complaints upon completion of the facility.</p> <p>19                               8) As a condition of</p> <p>20 receiving a permit from the county, the company must</p> <p>21 pay the cost of hiring an Illinois registered</p> <p>22 professional engineer to provide a certified</p> <p>23 estimate of decommissioning cost. The company shall</p>

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1 provide decommissioning security financing for the  
 2 estimated cost of decommissioning in the amount  
 3 determined by the engineer or \$50,000 (\$25,000 per  
 4 megawatt), whichever is greater. Security financing  
 5 must be in the form of an irrevocable letter of  
 6 credit or a cash escrow unless the county board in  
 7 its sole discretion agrees to accept its performance  
 8 bond.

9 The decommissioning cost  
 10 estimate will be reviewed and revised by the  
 11 facility owner at least after the tenth year of  
 12 operation and each five years thereafter. For  
 13 deconstruction, all infrastructure needs to be  
 14 removed to a depth of five feet, and all panels and  
 15 support posts need to be removed entirely.

16 9) The company must provide  
 17 an Agricultural Impact Mitigation Agreement signed  
 18 by the company and the Illinois Department of  
 19 Agriculture prior to the issuance of a permit to  
 20 construct from the county and must certify that it  
 21 will comply with all the terms of the agreement.  
 22 Nothing in the Agricultural Impact Mitigation  
 23 Agreement will preclude the County from establishing

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1 any standards that exceed those contained in the  
 2 agreement.

3 10) Development shall follow  
 4 the plans and documents submitted with the  
 5 application and with Zoning Regulations including  
 6 Article VI, Section 350-43.00(3), (Use Standards for  
 7 a solar power generating facility).

8 And this respectfully is  
 9 submitted by me.

10 ACTING CHAIR ZIMMERMAN: So the  
 11 staff has been affirmed. We've had the case  
 12 presented.

13 Now we'd like to ask the  
 14 applicants to come forward to give their names and  
 15 addresses and swear or affirm if you plan to give  
 16 testimony or evidence.

17 Someone who knows the mike  
 18 routine, would you like to give your name and  
 19 address, please?

20 MR. PITTS: Yes. Barton Pitts. I  
 21 live at 4620 Downers Drive in Downers Grove,  
 22 Illinois, and I'm with Nexamp Solar.

23 MR. CRABLE: My name is Justin

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1 Crable. I'm with Atwell.  
 2 My office is at 1245 East  
 3 Diehl Road. That's Suite 100, Naperville, Illinois  
 4 60563, and my firm is the civil survey and landscape  
 5 architectural consultant on the project.

6 MR. KOSTURIK: My name is David  
 7 Kosturik. That's K-o-s-t-u-r-i-k. Address is 440  
 8 Swan Boulevard, Deerfield, Illinois, and I am also  
 9 with Nexamp.

10 ACTING CHAIR ZIMMERMAN: All right.  
 11 Would you like to be sworn in or affirm?

12 MR. PITTS: Sworn in is fine.

13 MR. CRABLE: That's fine.

14 MR. KOSTURIK: That's fine.

15 (Whereupon the witnesses were  
 16 sworn by Acting Chair Zimmerman.)

17 ACTING CHAIR ZIMMERMAN: All right.  
 18 Would your like to present more information?

19 MR. PITTS: Yes.

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21 NARRATIVE TESTIMONY

22 BY BARTON PITTS:  
 23 I know the ZBA has been

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1 through a couple of these already so I don't want to  
 2 bore everyone with a lot of details around the  
 3 history of this bill but I do want to clarify where  
 4 we sort of fit into this whole thing.

5 So as a lot of you know  
 6 already, the Future Energy Jobs Act was passed in  
 7 December of 2016. It provided incentives for wind  
 8 and solar.

9 On the solar side, there are  
 10 four sort of buckets of incentives: residential,  
 11 large scale utility solar, some behind the meter  
 12 commercial, and then community solar, and what we're  
 13 talking about today is community solar. That's what  
 14 Nexamp is sort of a specialist in. We're a  
 15 Boston-based developer and are here because the  
 16 community solar rules of the Future Energy Jobs Act  
 17 provides the financial incentives to come in and  
 18 build these kind of projects.

19 A little quick background on  
 20 Nexamp. We were started in the mid 2000s by two  
 21 Iraqi war veterans. I think we're similar to some  
 22 of the developers coming in doing community solar  
 23 here. I think one of the things that makes us a

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1 little bit different is we plan to hold these  
2 projects through the entire length of the project,  
3 which is essentially a 20-year lease with a 10-year  
4 option to renew.

5 So we plan to hold these for  
6 the full 30 years. I know there are some developers  
7 that plan to sell them sooner than that, but we're  
8 sort of a long-term investor, and we want to be a  
9 community partner.

10 So I think I should just head  
11 right over to the project plans.

12 ACTING CHAIR ZIMMERMAN: Excuse me  
13 for a second.

14 You have here Arrowsmith  
15 Renewables I and II.

16 Mr. Dick, how are we to hear  
17 these? Since we've been presented with Case Number  
18 I, the SU-18-23, do we want to take this as also  
19 valid for SU-18-24?

20 MR. DICK: No. We would be hearing  
21 only SU-18-23 at this time.

22 But as I indicated in my staff  
23 report, I won't read through the whole report when

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1 we hear the second case, but we will refer to it,  
2 and I think that's what Mr. Pitts is doing at this  
3 time.

4 ACTING CHAIR ZIMMERMAN: Okay. And  
5 so we on the board are to pay attention quite  
6 acutely here.

7 MR. PITTS: If you can click over  
8 to the next. There we go.

9 So it's a little hard to see  
10 in this light, but essentially what we're talking  
11 about here is the northern array of panels. These  
12 are generally simple, relatively simple systems.  
13 They are tracker systems; in other words, they  
14 rotate. They face east in the morning, kind of  
15 straight up in the air during the middle of the day,  
16 and in the evening face west to track the sun and  
17 maximize the power being generated.

18 They're essentially racks that  
19 are mounted onto steel I-beams that are driven about  
20 ten feet into the ground. The panels, as Phil  
21 mentioned, are coated with anti-reflective and  
22 anti-glare coating. The wiring for these systems  
23 generally goes underground directly from the panels

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1 to combiner boxes and then to an inverter.

2 We try and locate the inverter  
3 on a ten by ten concrete pad sort of in the middle  
4 of the array. It's really the only piece of  
5 equipment that really makes any noise at all, so we  
6 try and set that back away from the road or any  
7 residences.

8 From there, we'll have a  
9 series of poles where all the wiring will come up  
10 out of the ground onto poles and then through a  
11 couple pieces of equipment that are mounted on poles  
12 and out to the three-phase wiring at the road.

13 So underneath all these panels  
14 will be planted, as Phil mentioned, a native grass.  
15 We'll work with the County to plant what they want  
16 planted here.

17 Essentially we want to keep it  
18 as a low growth sort of meadow mix so that it's not  
19 a grass that grows up over and shades part of the  
20 panels. That growth and ground cover generally will  
21 retain water better than row crop, so it should  
22 stabilize the soil, and over the 30 years there  
23 should be less water runoff under one of these

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1 systems than there would be under row crops.

2 So as far as construction  
3 goes, probably three to four months per 2-megawatt  
4 project, so if we are lucky enough to build both of  
5 these projects, it would be maybe a four to five  
6 month overall construction period.

7 During that period, actually,  
8 prior to construction, we will do a full drain tile  
9 survey and commit to repairing drain tile as the  
10 system is being constructed. I know that's always a  
11 concern.

12 So at the end of 30 years, we  
13 will be decommissioning the project. As Phil  
14 mentioned also, we have to sign an Agricultural  
15 Impact Mitigation Agreement to guarantee that we  
16 will decommission the project and post financial  
17 security to ensure that that happens.

18 I would like to sort of  
19 reiterate the request we made last time that a  
20 performance bond be considered. I know there's talk  
21 about a letter of credit or escrow funds. We would  
22 much prefer a performance bond if that's acceptable  
23 to the County, so I just want to have that on the

<p style="text-align: right;">25</p> <p>1 record.</p> <p>2 I guess the last part is sort</p> <p>3 of the benefits of these projects to the community.</p> <p>4 There is significant tax revenue that comes in with</p> <p>5 these projects. The State of Illinois passed the</p> <p>6 law to value these projects from a tax perspective.</p> <p>7 That law was passed over the summer valuing the</p> <p>8 projects at \$218,000 per megawatt. That translates</p> <p>9 to about \$14,000 per 2-megawatt project annually</p> <p>10 over and above the regular real estate taxes that</p> <p>11 will not change.</p> <p>12 It's also a new source of</p> <p>13 revenue for the landowners. The community solar</p> <p>14 projects in general will power about 300 homes, so</p> <p>15 if there are 300 subscribers in the neighborhood</p> <p>16 that want to subscribe to this project, we generally</p> <p>17 will be offering a 15 percent discount to their</p> <p>18 current electric supply rate, so it's a good thing</p> <p>19 for those 300 subscribers.</p> <p>20 And these projects will bring</p> <p>21 in construction jobs, electrical contractor jobs,</p> <p>22 the long-term jobs that are really just minor --</p> <p>23 maintenance, lawn mowing, some electrical</p>	<p style="text-align: right;">27</p> <p>1 We've heard them read so let's</p> <p>2 go through them.</p> <p>3 Do we have any discussion at</p> <p>4 this point generally?</p> <p>5 MR. KURITZ: Seems pretty much like</p> <p>6 all of them we've heard so far; nothing out of the</p> <p>7 ordinary.</p> <p>8 ACTING CHAIR ZIMMERMAN: Correct.</p> <p>9 So do we have any comments on</p> <p>10 number 1, standard No. 1?</p> <p>11 On standard No. 2?</p> <p>12 Standard No. 3?</p> <p>13 Standard No. 4?</p> <p>14 Standard No. 5?</p> <p>15 Standard No. 6?</p> <p>16 Standard No. 7?</p> <p>17 At this point, is there any</p> <p>18 further discussion?</p> <p>19 MR. KURITZ: I move that we</p> <p>20 recommend approval of SU-18-23 along with all of the</p> <p>21 conditions applied by the staff.</p> <p>22 ACTING CHAIR ZIMMERMAN: With the</p> <p>23 ten stipulations?</p>
<p style="text-align: right;">26</p> <p>1 maintenance work, that kind of thing.</p> <p>2 So with that, I think I'll</p> <p>3 leave it there and open it up to questions.</p> <p>4 ACTING CHAIR ZIMMERMAN: Would the</p> <p>5 staff have any questions of the petitioner?</p> <p>6 MR. DICK: No.</p> <p>7 ACTING CHAIR ZIMMERMAN: Would the</p> <p>8 board have any questions of the petitioner?</p> <p>9 Is there anyone in the</p> <p>10 audience who has any questions of the applicant?</p> <p>11 This is questions only.</p> <p>12 And then is there anyone in</p> <p>13 the audience who wants to give testimony?</p> <p>14 We're at the point of the</p> <p>15 closing statement.</p> <p>16 Would the applicant like to</p> <p>17 issue a closing statement?</p> <p>18 MR. PITTS: No.</p> <p>19 ACTING CHAIR ZIMMERMAN: Thank you</p> <p>20 very much.</p> <p>21 So I close this public</p> <p>22 hearing, and now the board will discuss the case</p> <p>23 based on the standards of the Zoning Ordinance.</p>	<p style="text-align: right;">28</p> <p>1 MR. KURITZ: Yes.</p> <p>2 MR. BANGERT: Second.</p> <p>3 ACTING CHAIR ZIMMERMAN: It's been</p> <p>4 moved by Kuritz, seconded by Bangert, that we accept</p> <p>5 SU-18-23.</p> <p>6 Would you please do a roll</p> <p>7 call vote?</p> <p>8 MR. DICK: Bangert?</p> <p>9 MR. BANGERT: Yes.</p> <p>10 MR. DICK: Kuritz?</p> <p>11 MR. KURITZ: Yes.</p> <p>12 MR. DICK: Zimmerman?</p> <p>13 ACTING CHAIR ZIMMERMAN: Yes.</p> <p>14 MR. DICK: Carlton?</p> <p>15 MS. CARLTON: Yes.</p> <p>16 MR. DICK: Taylor?</p> <p>17 MS. TAYLOR: Yes.</p> <p>18 ACTING CHAIR ZIMMERMAN: Unanimous</p> <p>19 vote, five votes for. It passes.</p> <p>20 And Mr. Dick will give you the</p> <p>21 following instructions.</p> <p>22 MR. DICK: This goes to the County</p> <p>23 Board on the third Tuesday at our meeting at</p>

1 9 o'clock in the morning, and it will be on the  
2 consent agenda unless one of the County Board  
3 members chooses to take it off the agenda, and the  
4 final decision shall be made at that time.

5 If you choose not to attend,  
6 you could call me at noon and I'll let you know what  
7 happened, and then shortly thereafter, I will send  
8 you a copy of the findings of fact and the  
9 recommendation or the decision of the County Board.

10 (Whereupon the foregoing  
11 proceedings adjourned at 7:30  
12 p.m.)  
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



<b>\$</b>	<b>5</b>	<b>affirm</b> [2] - 18:15, 19:11	6:21, 7:3, 7:12, 12:18, 21:14	<b>CARLTON</b> [1] - 28:15
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