

**In The Matter Of:**  
*LIVINGSTON COUNTY ZONING BOARD OF APPEALS*

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*May 10, 2018*

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<p style="text-align: right;">Page 1</p> <p>LIVINGSTON COUNTY ZONING BOARD OF APPEALS</p> <p style="text-align: center;">MEETING</p> <p style="text-align: center;">Thursday, May 10, 2018</p> <p style="text-align: center;">7:00 p.m.</p> <p style="text-align: center;">at</p> <p style="text-align: center;">COURTHOUSE BUILDING</p> <p style="text-align: center;">112 West Madison Street</p> <p style="text-align: center;">Pontiac, Illinois</p> <p style="text-align: center;">Case Numbers SU-2-18 and SU-3-18</p> <p style="text-align: center;">ZONING BOARD MEMBERS PRESENT:</p> <p style="text-align: center;">Jim Blackard Mike Cornale Gerald Earing Bill Flott Joan Huisman - Chairman Richard Kiefer</p> <p style="text-align: center;">and Charles Schopp, Zoning Administrator</p> <p>Court Reporter: Brenda Zeitler, CSR-RPR License No. 084-004062 Area Wide Reporting Service 800-747-6789</p>	<p style="text-align: right;">Page 3</p> <p><b>CHAIRMAN HUISMAN:</b> Good evening. Welcome to our Livingston County Zoning Board of Appeals regular meeting for May. We've got a couple of agenda items that the Board needs to take care of, and then we'll get started with the presentations.</p> <p><b>CHAIRMAN HUISMAN:</b> Roll call, please.</p> <p><b>MR. SCHOPP:</b> Michael Cornale?</p> <p><b>MR. CORNALE:</b> Here.</p> <p><b>MR. SCHOPP:</b> James Blackard?</p> <p><b>MR. BLACKARD:</b> Here.</p> <p><b>MR. SCHOPP:</b> Richard Kiefer?</p> <p><b>MR. KIEFER:</b> Here.</p> <p><b>MR. SCHOPP:</b> Richard Runyon?</p> <p>(No response.)</p> <p><b>MR. SCHOPP:</b> William Flott?</p> <p><b>MR. FLOTT:</b> Here.</p> <p><b>MR. SCHOPP:</b> Gerald Earing?</p> <p><b>MR. EARING:</b> Here.</p> <p><b>MR. SCHOPP:</b> Joan Huisman?</p> <p><b>CHAIRMAN HUISMAN:</b> Here.</p> <p><b>MR. SCHOPP:</b> Before you, you have an agenda for the meeting tonight. Can I get a motion to approve the agenda?</p> <p><b>MR. BLACKARD:</b> Motion.</p>																										
<p style="text-align: right;">Page 2</p> <p style="text-align: center;">I N D E X</p> <p style="text-align: right;">Page</p> <p><b>PRESENTERS:</b></p> <table> <tr><td>Chuck Schopp .....</td><td>4</td></tr> <tr><td>David Tanner .....</td><td>13</td></tr> <tr><td>Matt Kauffman .....</td><td>14</td></tr> <tr><td>Martin Broerman .....</td><td>25</td></tr> <tr><td>Alex Hibbard .....</td><td>35</td></tr> <tr><td>Becky Taylor .....</td><td>73</td></tr> <tr><td>Dee Woodburn .....</td><td>81</td></tr> <tr><td>Jason Bleich .....</td><td>82</td></tr> <tr><td>Donald Mackinson .....</td><td>95</td></tr> <tr><td>Matt Kauffman .....</td><td>93</td></tr> <tr><td>Mark Heil .....</td><td>102</td></tr> <tr><td>Linda Ambrose .....</td><td>104</td></tr> <tr><td>David Prokopec .....</td><td>106</td></tr> </table>	Chuck Schopp .....	4	David Tanner .....	13	Matt Kauffman .....	14	Martin Broerman .....	25	Alex Hibbard .....	35	Becky Taylor .....	73	Dee Woodburn .....	81	Jason Bleich .....	82	Donald Mackinson .....	95	Matt Kauffman .....	93	Mark Heil .....	102	Linda Ambrose .....	104	David Prokopec .....	106	<p style="text-align: right;">Page 4</p> <p><b>MR. FLOTT:</b> Second.</p> <p><b>CHAIRMAN HUISMAN:</b> All in favor, signify by saying aye.</p> <p><b>THE BOARD:</b> Aye.</p> <p><b>CHAIRMAN HUISMAN:</b> Opposed?</p> <p>(No response.)</p> <p><b>CHAIRMAN HUISMAN:</b> You were also provided a copy of our minutes from our April 5 meeting. Has everybody had a chance to take a look at those before coming in tonight, or do you need a minute to review?</p> <p><b>MR. FLOTT:</b> Motion to approve.</p> <p><b>MR. BLACKARD:</b> Second.</p> <p><b>CHAIRMAN HUISMAN:</b> All in favor signify by saying aye.</p> <p><b>THE BOARD:</b> Aye.</p> <p><b>CHAIRMAN HUISMAN:</b> Opposed?</p> <p>(No response.)</p> <p><b>CHAIRMAN HUISMAN:</b> That brings us to the meat of our meeting tonight. We've got three cases: SU-2-18, SU-3-18, and SU-5-18. We'll probably go through them right in order unless there's a different order that the people that are presenting would suggest.</p> <p>Before that, Chuck will give us an overview.</p>
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1 Then we'll -- I'll need to know who all is going to  
2 present, and we'll swear you all in at one time.  
3 We'll get started after that.

4 **MR. SCHOPP:** First, we're going to start  
5 with the first two cases, SU-2-18 and SU-3-18, which  
6 we are doing the hearing tonight. SU-5-18, which is  
7 the Borrego Solar System project, is one where we're  
8 just going to be handing out application forms  
9 tonight. We will come back and review that officially  
10 next month.

11 If there's anybody here specifically for the  
12 Borrego site, we will hand you that. We can give you  
13 some application information tonight. You can stay or  
14 not stay for the rest of the meeting. That's where we  
15 stand on that one.

16 In regards to the previous meeting, we  
17 handed out packets for both zoning cases SU-2-18 and  
18 SU-3-18; so you have them available to you. They're  
19 going to give you a detailed presentation here in a  
20 few minutes in regards to that.

21 The only thing I'd like to add at this time  
22 is that the Livingston County Planning Commission did  
23 meet this past Monday. They did review both of these  
24 cases; so you'll probably get a little bit more out of

1 SU-3-18, the first one being the Threshermen site and  
2 the second one being the Miacomet site. They  
3 recommended both be approved, and then they went  
4 through the checklist here as part of their review.

5 They basically started, number one: "Does  
6 the land use change" -- this is the last two pages  
7 with the check points -- "Does the land use change  
8 fulfill a significant need in this area?"

9 The answer to that was, no, that there's no  
10 known need for additional supply of electricity.  
11 "... is not needed in the area at this time."

12 The second one was: "Will the land use  
13 change be beneficial to the general welfare, safety,  
14 and health of the residents of the immediate area and  
15 the general population of the County?"

16 "No direct negative effect is seen at this  
17 time," was their answer to that.

18 The next one is just a comment that took  
19 place during their dialogue in that all these points  
20 may not necessarily apply to this particular land use  
21 change. They apply to more, like, a map amendment  
22 than to these. So you're going to see some  
23 nonapplicable answers as we go along.

24 The third point on this is: "Will the land

1 this after the presentations. They have made some  
2 recommendations to you.

3 I'm going to hand out two sets of  
4 recommendations to you. The first one is for SU-2-18.  
5 The second one is for SU-3-18.

6 What the Planning Commission did is they  
7 took the comprehensive plan as it is. And if you go  
8 towards the back of the comprehensive plan that's here  
9 -- which I know you don't have a copy of -- the back  
10 of the plan that I'm showing you for demonstration  
11 purposes has -- Section 4.6 has "Checklist Analysis  
12 for Proposed Land Use Changes." They went through  
13 these.

14 What you have in the report is a copy of the  
15 cover of that comprehensive plan; plus, you have a  
16 copy of those two back pages. So you have the  
17 checklist in regards to that. And then, on the back  
18 pages, you have those check points broken down again  
19 with their explanation of their answers to each one of  
20 those check points made after that, so just kind of a  
21 quick review of that.

22 The first one, we'll go with the  
23 Threshermen, SU-2-18. Ultimately, they made motions  
24 to recommend both of these zoning cases, SU-2-18 and

1 use change constitute a precedent of an incompatible  
2 use and be a detriment to the adjacent property?"

3 And they conclude: "Since this is not a  
4 permanent change, This point is not applicable in the  
5 long-term use."

6 They do recognize that there is some prime  
7 farmland being taken out of production, at least  
8 temporarily, while the site is being put into place.

9 The next point is: "Will the land use,  
10 should the use change, "create an isolation of the  
11 specific land use?"

12 That's, "No."

13 The next point is: "Will the land use  
14 change adversely influence the living conditions due  
15 to creation of a new pollution source?"

16 The answer to that was, "No."

17 "Will the land use change adversely  
18 influence adjacent property values?"

19 They're "unable to determine" that at this  
20 point in time.

21 The next point is: "Will the land use  
22 contribute unsafe traffic patterns or undue  
23 congestion?"

24 The answer to that was, "No."

1 "Will the land use change alter the  
2 population density pattern and increase the load on  
3 the public facilities?"  
4 The answer to that was, "No."  
5 The bottom one on the first page: "Will the  
6 land use change adversely affect a valuable natural  
7 resource of the County?"  
8 It's noted: "Soil, as a valuable natural  
9 resource of the County, will be temporarily affected  
10 as it is taken out of production during the duration  
11 of the project."  
12 Then "Will the land use change conflict with  
13 existing commitments or planned public improvements?"  
14 It's not applicable to this case.  
15 "Will the land use change create additional  
16 environmental problems due to soils, vegetation,  
17 slope, or floodplain?"  
18 The Planning Commission concluded: "No, as  
19 long as the projects are not built in a floodplain and  
20 as long as field drainage tile that is damaged is  
21 properly repaired."  
22 "Is the land use change consistent with  
23 municipal plans (if applicable)?"  
24 It's "Not applicable. There's no municipal

1 plans in this area.  
2 "Does the land use change result in private  
3 investment, which would be beneficial to the  
4 redevelopment of a deteriorated area?"  
5 That's "Not applicable" to these zoning  
6 cases.  
7 "Is the land use change located where the  
8 needed infrastructure services have been  
9 or can be provided?"  
10 This is "Yes."  
11 "Is the subject property physically suitable  
12 for the purpose of the land use change?"  
13 "Yes."  
14 "Will the relief of a hardship for an  
15 individual property owner create a detriment to public  
16 welfare?"  
17 The answer to that was "No."  
18 The answers to both SU-2 and SU-3 are the  
19 same. Those do not change.  
20 I do want to clear up one thing. I made a  
21 comment at the Planning Commission meeting the other  
22 night, and it's changed since then.  
23 There was a discussion being made in regards  
24 to assessment of solar farms. At the time, there was

1 two bills pending in regards to the solar farms. One  
2 was a House bill, and one was a Senate bill. I  
3 thought at the time that they both were kind of being  
4 offered to rules committee and may not come up.  
5 But on Tuesday, Wednesday, and Tuesday, the  
6 past Senate has kind of been revived, and House has  
7 taken a lot of action on it; so it may pass at this  
8 point in time. The Senate bill, they're sitting at  
9 this point in time. I believe they're looking at a  
10 bill that's going to be assessing at \$199,000 per  
11 megawatt. Just to clarify, that bill is probably  
12 alive and will be coming to the floor.  
13 **CHAIRMAN HUISMAN:** Any other overview  
14 information you're going to provide?  
15 **MR. SCHOPP:** I think I'll let them do their  
16 presentation at this point in time.  
17 **CHAIRMAN HUISMAN:** With that being said,  
18 I'll ask you to present the case. I understand Chuck  
19 says that everyone who is going to present would like  
20 to present and then ask questions. That's acceptable  
21 with the caveat that, if a Board Member has a  
22 question, we will ask you; but we won't open it to the  
23 entire group that's here until after you have all  
24 completed your presentations.

1 With that being said, can each of you state  
2 your name and address for the record so we can take  
3 that down.  
4 **MR. TANNER:** Sure. David Tanner,  
5 T-a-n-n-e-r, 150 North Riverside Plaza, Chicago  
6 Illinois, 60606.  
7 **CHAIRMAN HUISMAN:** I take it that's the  
8 address of your company?  
9 **MR. TANNER:** Correct.  
10 **MS. SMITH:** Anne Smith, same address, 150  
11 North Riverside, Chicago, Illinois, 60606.  
12 **MR. HIBBARD:** Alex Hibbard, H-i-b-b-a-r-d,  
13 230 West Monroe Street, Suite 630, Chicago, Illinois,  
14 60606.  
15 **MR. KAUFFMAN:** Matt Kauffman,  
16 K-a-u-f-f-m-a-n, 100 Main Street, Tiskilwa,  
17 T-i-s-k-i-l-w-a, Illinois.  
18 **MR. BROERMAN:** Martin Broerman,  
19 B-r-o-e-r-m-a-n, 200 South Wacker, Suite 2600,  
20 Chicago, Illinois, 60606.  
21 **CHAIRMAN HUISMAN:** Would you all prefer to  
22 be sworn or affirmed? Any preference?  
23 **MR. TANNER:** No preference.  
24 **CHAIRMAN HUISMAN:** Would you each raise your



1 right hand.

2 (The six presenters identified  
3 above were sworn.)

4 **CHAIRMAN HUISMAN:** You've got the floor.

5 **MR. TANNER:** Again, my name is David Tanner.  
6 I'd like to thank the Board, certainly, for having us  
7 tonight. We are here to present to you with respect  
8 to two applications for special use, one with respect  
9 to Threshermen Solar LLC, property address of 22400  
10 North 1600 East Road in Pontiac. The second one is  
11 Miacomet Solar LLC with a street address of 8070 East,  
12 3000 North Road in Manville, Illinois.

13 What we'd like to do tonight is effectively  
14 give you a bunch of information, allow you guys to ask  
15 a ton of questions, certainly. The goal is to allow  
16 you guys to understand what we're presenting in  
17 relation to the standards for special use that are set  
18 forth in your zoning code. Again, that's kind of the  
19 goal. Feel free to ask any questions and interrupt us  
20 along the way.

21 What we'd like to do initially is introduce  
22 the team and allow them to go one by one and give some  
23 information in general. Then certainly we will move  
24 into specifics with respect to each property.

1 Without further ado, I'd like to introduce  
2 Matt Kauffman. Matt is the representative of  
3 Threshermen Solar, LLC, and Miacomet Solar, LLC. We  
4 will then move on to Martin Broerman. Martin is a  
5 valuation expert with Cohn Reznick in Chicago. Then  
6 we'll move on to Alex Hibbard. Alex is a civil  
7 engineer with TRC Environmental as well.

8 So, without further ado, Matt, take it away.

9 **MR. KAUFFMAN:** Thanks very much, Members of  
10 the Board, for having us here tonight. As David said,  
11 I'm Matt Kauffman, based in Bureau County, Illinois,  
12 which isn't too far away. I am the representative  
13 from Cypress Creek Renewables. I'm employed by  
14 Cypress Creek. I'll be giving you the overview of  
15 these projects tonight. Thanks for your attention.

16 To start off with, Cypress Creek Renewables  
17 is one of the larger solar developers in the United  
18 States. We have approximately 2.2 gigawatts of solar  
19 energy in operation or development throughout the  
20 United States. You can see all of these states where  
21 we've been working, including Illinois, which is in  
22 blue. We don't have any operating projects yet in  
23 Illinois, but it is a very big market for our company.

24 So basically a lot of people ask us: Why

1 solar in Illinois? And the answer to that is that  
2 solar has been growing dramatically in the past years.  
3 We added 24 gigawatts of solar to the power grid in  
4 2016. There's approximately 260,000 solar workers and  
5 growing, about 25 percent per year, in the solar  
6 industry. One in 50 new US jobs created last year  
7 were in the solar industry.

8 Eventually the questions comes up: How much  
9 sun do we get in Illinois? Is it actually sunny  
10 enough to sustain solar? In Peoria, Illinois, we have  
11 about 192 days with sun. Approximately 56 percent of  
12 days have sun.

13 Solar PV prices have fallen by 62 percent  
14 over the past five years. This, above all, is  
15 probably one of the strongest drivers. Solar energy  
16 is now becoming competitive with other new electricity  
17 generation technologies.

18 And then finally, a big impetus in Illinois  
19 has been the Future Energy Jobs Act signed by Governor  
20 Rauner in December 2017. Basically, this created a  
21 marketplace for solar to be built in Illinois in the  
22 coming years.

23 So I'm going to give you a lot of photos of  
24 what these look like, because it is a pretty new idea

1 of setting up electricity-generating solar panels in  
2 Illinois.

3 This is what we call a "fixed array."  
4 Basically, it is mounted on steel structures that are  
5 post driven into the ground without any concrete or  
6 anything around them. Basically, the panels sit in a  
7 fixed orientation to the south and basically just  
8 collect sunlight and produce electricity during the  
9 day.

10 Here is another photo of that on the bottom  
11 side. Again, you can see those steel structural  
12 members that go into the ground there and then the  
13 steel racking that supports the solar panels. These  
14 come in modules of approximately 3 to 5 feet in size.  
15 It varies a little bit. Many of these smaller modules  
16 weigh maybe 50, 60 pounds each, something like that.  
17 You see some electrical wiring there that  
18 goes between the panels, DC electricity there at the  
19 top.

20 Here's another photograph of a fixed array.  
21 Around the entire facility, we have a fence that is  
22 required by the National Electric Code. It keeps the  
23 facility safe. That is approximately 7 to 8 feet in  
24 length. I know the code here requires 8 feet.

<p style="text-align: right;">Page 17</p> <p>1 Another photo. This is what is called a  2 "tracking array." Basically, during daylight hours,  3 this array would follow the movement of the sun in  4 very slow increments, possibly once an hour, something  5 like that, kind of schedule, just slow movements.  6 It's not a huge amount of movement, but they give a  7 little bit of improved efficiency during the day by  8 tracking the sun, starting out with an eastern  9 orientation in the morning and moving to a western  10 orientation by the afternoon. This is also a tracking  11 array. It's hard to see in this picture.  12 These are the two designs we're proposing to  13 construct here. We are leaning towards the tracking  14 arrays at this point, but we would like to continue in  15 our engineering analysis to make a final decision on  16 that.  17 This is the kind of equipment we use to  18 install these racking arrays. This is a post-driving  19 type of equipment. There's not a lot of very large  20 equipment needed on these sites. The equipment is  21 going to come in, generally, on standard truck loads.  22 We're not going to generally need large, oversize,  23 overweight permits on these.  24 We won't be bringing very much at all</p>	<p style="text-align: right;">Page 19</p> <p>1 We have a structural racking system, which  2 I've already talked about. Then finally we have a  3 perimeter fencing, which goes around the entire  4 facility.  5 We get a lot of questions about the  6 agricultural impact on these projects because people  7 are thinking: Well, I don't want to see farmland  8 taken out of production.  9 The reality is that, based on the prairial  10 nature of the land and due to limited concrete, we  11 actually anticipate that there would be a basic  12 benefit to having these panels in the ground. We're  13 going to have a long-term situation where we're going  14 to utilize native grasses, cover cropping. We're  15 looking at things like pollinators in some of our  16 sites. So you're going to have a lot of organic  17 matter actually being preserved on the site.  18 We emphasize that, following the project  19 operation, which we anticipate could be 30 to 40  20 years, everything will be taken out of site. This  21 will be going back into farm ground, and you will have  22 improved soil till in the location, very likely, based  23 on helpful management practices.  24 Then field tiles is another big area that is</p>
<p style="text-align: right;">Page 18</p> <p>1 concrete. The only concrete we anticipate using is  2 our transformer pads and our inverter pads, so very  3 minimal concrete.  4 Here you can see, on the right, is a general  5 layout of the racking equipment and also our access  6 roads going into the sites.  7 We try to minimize the disturbance of ground  8 on these projects, and we generally take about 12 to  9 16 weeks of construction. It's a fairly quick  10 construction timeline on these projects.  11 The basic equipment -- I've talked about  12 some already. We have the PV panels. We anticipate  13 approximately, on the size of project we're building,  14 which is a 2 megawatt facility, approximately 9,000 to  15 10,000 of these modular panels on each site.  16 We have an inverter which you can see is the  17 white box there. The inverter basically takes direct  18 current electricity, DC electricity, and turns it into  19 AC, alternating current, electricity.  20 Next we have a transformer, which is in the  21 foreground there. That takes our lower voltage AC  22 electricity source and makes it into a higher voltage,  23 which is able to be tapped into the local grid at the  24 location.</p>	<p style="text-align: right;">Page 20</p> <p>1 very important. We want to make sure that we know  2 what the field tile situation is; so we generally do a  3 survey, a mapping of field tiles, to make sure that  4 our project is not interfering with local water flows  5 in the region. Our civil engineer will discuss that  6 more later.  7 Here is some photographs of -- these are  8 projects that we have in Indiana, which are the  9 closest projects. This is a 5 megawatt project, which  10 is basically over twice the size of what we're  11 proposing at this location. This is on 45 acres.  12 It's located in Brazil, Indiana. This is a fixed  13 array, basically. It gives you a couple of  14 perspective views of what it looks like.  15 Here is another one. This is in Sullivan,  16 Indiana. Again, 5 megawatts in size; so this would be  17 over twice as big as what we're proposing here.  18 Again, it's on 45 acres. It's also a fixed array.  19 So basically the benefit of solar from a  20 local perspective is that there's minimal to no sound,  21 and there's minimal moving parts in these situations.  22 The only source of noise that we have in  23 these projects are the inverters and the transformers.  24 Basically, the inverters, as I say, convert DC</p>

<p style="text-align: right;">Page 21</p> <p>1 electricity to AC. They have a cooling fan in them.  2 And basically, at 150 feet away, you can't hear the  3 inverters. We design all of our facilities to place  4 those inverter/transformer units at the very center of  5 the project so that at our fence line you're not going  6 to have any noise from the equipment.  7 As you can see in this photo, we place it  8 far in the middle. It's much further than 150 feet,  9 probably a minimum 500, 600 feet from the property  10 line.  11 At night time, obviously there's nothing  12 happening out there. It's a dark facility. We're not  13 going to have big lights. As you would see in some  14 substations, it's going to be a dark facility, no  15 electricity produced at night. It's going to be quiet  16 and completely dark.  17 Another thing I want to emphasize also,  18 which our engineer will also touch on later, is these  19 projects are completely engineered from start to  20 finish. They meet all required codes, civil,  21 electrical, and structural codes. Licensed engineers  22 will be signing off on all of our designs. We will  23 comply with erosion, storm water, and sediment control  24 requirements. We will have the proper building and</p>	<p style="text-align: right;">Page 23</p> <p>1 640 Homes.  2 As far as municipal services, we're going to  3 be passive neighbors. We're not going to require  4 water or sewer service at this location. It's going  5 to be -- it's not going to be an everyday facility  6 that's going to require on-site workers at the site.  7 It's going to be unmanned, generally.  8 Total investment is approximately \$3.9  9 million at each of these two projects. Local spending  10 during construction is approximately 2.3 million for  11 each project. Annual spending is approximately 27,600  12 for each project, and local jobs during construction  13 is approximately 25 jobs for each of those projects.  14 Threshermen Solar, basically here is a shot  15 of the location to the north of Pontiac and east of  16 Route 23. As we said, 22400 North 1600 East Road,  17 Pontiac.  18 Here is a very difficult-to-see-from-back-  19 there site plan. It shows the general vicinity of the  20 project. We're going to get into this in more detail  21 later. Here is a little-bit-closer view of that  22 location.  23 We have -- the yellow is our fence that goes  24 all the way around the facility. One of the things</p>
<p style="text-align: right;">Page 22</p> <p>1 electrical permits. We're going to be approved by  2 local building and electrical authorities. And then  3 finally, the National Electrical Code will regulate  4 everything that we do out here. So these are very  5 well-engineered projects.  6 Now I am going to go into a little bit about  7 the individual projects after that kind of general  8 overview.  9 The two projects that we are proposing,  10 Threshermen Solar, LLC, and Miacomet Solar, LLC, are  11 both electrical connections to the Commonwealth Edison  12 distribution system, which is a lower-voltage system.  13 We're not going to need a large substation built.  14 We're basically going to be tapping the electrical  15 lines directly adjacent to these projects. We're not  16 going to run into long transmission lines or anything  17 like that.  18 The capacity of both solar farms,  19 Threshermen and Miacomet, are 2 megawatts in scale.  20 As I said earlier, approximately 9,000 to 10,000  21 modular panels on each of those two sites. Solar area  22 is going to be less than 30 acres on each site, total.  23 And then the volume of homes that can be served by  24 each project would be 321 homes, so a total of over</p>	<p style="text-align: right;">Page 24</p> <p>1 that came up at one of our earlier hearings was  2 there's a pipeline up in the northwestern corner of  3 the project. In this map, we've accommodated for that  4 pipeline to make sure we're not crossing into that.  5 Enbridge is the owner of that pipeline. We've been in  6 contact with them, and we've accommodated for that  7 already.  8 Here you can see we have an access road  9 going into the project. Then you can see where the  10 little black square is. That's where we would have  11 our inverter and transformer, at that location. As  12 you can see, from the road or from our fence line,  13 it's going to be quite a large distance to either of  14 those locations. We comply with all setbacks required  15 by the County in this location.  16 Miacomet Solar, here in the red pinpoint, it  17 shows the location just to the north of Manville.  18 There's a couple of sites from the general area  19 located at 8070 East 3000 North Road in Manville.  20 Then here is the setback view of the  21 location. Then here is a little bit closer view.  22 Again, we have our fence going around the facility,  23 all the way around the facility.  24 One thing I wanted to point out in this</p>



<p style="text-align: right;">Page 25</p> <p>1 location in particular, one of our focuses is really 2 to account for local homes in the area. We want to 3 try and be the best neighbors we can to account for 4 homes that live in the area and try to minimize the 5 impact we have.</p> <p>6 So in this location, we saw that there was a 7 residential dwelling that was to the west of our 8 location. We decided that, to be the best 9 presentation we could, we would include a vegetative 10 buffer, which would consist of a double row of 11 evergreen trees. You can't really see them there, but 12 all the way along the western edge of the property, 13 there is a double row of evergreen trees that is going 14 to be planted in that location. I just wanted to 15 highlight that.</p> <p>16 That's what I have; so I think we would move 17 on now to the next presentation.</p> <p>18 <b>MR. TANNER:</b> Next up is Martin, again of 19 Cohn Reznick. He's a valuation expert that is going 20 to offer insight on value, you know, the effects of 21 basically a solar farm on the value of these 22 properties. Martin?</p> <p>23 <b>MR. BROERMAN:</b> Good evening. Just to start 24 off with a little background about myself, I am a</p>	<p style="text-align: right;">Page 27</p> <p>1 after the fact if need be.</p> <p>2 <b>CHAIRMAN HUISMAN:</b> Okay.</p> <p>3 <b>MR. BROERMAN:</b> It was completed in 2012, and 4 it's a 20 megawatt project.</p> <p>5 The second solar farm under study is near 6 the city of Portage in Indiana. That was completed in 7 2012 as well. That is a 1.5 megawatt project.</p> <p>8 The third solar farm we studied was in the 9 town of Frankton, Indiana, completed in 2014. That's 10 a 1 megawatt project.</p> <p>11 The fourth farm we studied was Dominion in 12 Indianapolis or just outside of Indianapolis. That 13 was completed in 2013. It was approximately a 12 14 megawatt project.</p> <p>15 And the last farm we studied was in the city 16 of Valparaiso. I don't know how many megawatts that 17 was total, but it covered approximately 28 acres.</p> <p>18 We have performed a paired sales analysis 19 for each of the adjoining properties that fit the 20 criteria for the analysis that were adjacent to solar 21 farms. The sales adjacent to solar farms, or test 22 areas, were compared to agricultural land scales or 23 single family home sales not adjacent to solar farms 24 within the same county as the subject solar farms, or</p>
<p style="text-align: right;">Page 26</p> <p>1 General Certified Commercial Appraiser in Illinois, 2 Indiana, and Ohio. I am a designated member of the 3 Appraisal Institute. I am also a licensed Illinois 4 real estate broker.</p> <p>5 The purpose of this real estate impact study 6 is to determine whether or not the existing solar farm 7 uses under study had any consistent and measurable 8 impact on the value of adjacent properties.</p> <p>9 According to the Solar Industries 10 Association 2017 statistics, Illinois had about 84 11 megawatts of solar panels installed compared to 12 Indiana, which had about three times as much. The 13 reason I bring this up is because a lot of our studies 14 were of solar farms in Indiana and not Illinois. 15 Indiana is a more mature solar market; so there was 16 more information available to see the impact, if any, 17 on surrounding homes.</p> <p>18 As you can see, the first solar farm we did 19 was Grand Ridge Solar Farm located near the city of 20 Streator. It was completed in 2012.</p> <p>21 <b>CHAIRMAN HUISMAN:</b> Martin, is any of this in 22 the binders that you provided to us?</p> <p>23 <b>MR. BROERMAN:</b> I don't believe so.</p> <p>24 <b>MR. TANNER:</b> We're happy to submit that</p>	<p style="text-align: right;">Page 28</p> <p>1 control areas. We analyzed 15 adjoining property 2 sales in test areas and 63 comparable sales in the 3 control areas collectively for all of the solar farms 4 we studied over the past seven years.</p> <p>5 I think it's important to note that our 6 analysis follows the Appraisal Institute's methodology 7 for this type of an impact study. So it's a paired 8 sales analysis that compares potentially impacted 9 properties located in the test areas with unimpacted 10 properties in the control areas. The test areas are a 11 group of sales located adjacent to existing farms, and 12 the control areas are a group of otherwise similar 13 properties not located directly adjacent to solar 14 farms.</p> <p>15 It states in the text: "If a legitimate 16 detrimental condition exists, there will likely be a 17 measurable and consistent difference between the two 18 sets of market data. If not, there will likely be no 19 significant difference between the two sets of data."</p> <p>20 The first -- once again, the first farm is 21 the Grand Ridge Solar in Streator, Illinois. As you 22 can see, these are the sales that we had studied. And 23 as you can also see in the top right corner, the 24 control areas not adjoining had an adjusted median</p>

1 price of 7,435, and the adjoining properties right  
2 next to the solar farm had an adjusted price of 7,990,  
3 showing a difference of about 7 1/2 percent positive.

4 Once again, we took a look at large acreage  
5 sales as well. That's on the left-hand side there.  
6 And as you can see, control areas not adjoining the  
7 solar farm sold for a median price of a little over  
8 \$7,500 an acre while the test area was about \$8,000 an  
9 acre. Even more sales adjacent for control areas not  
10 adjoining was \$84 and adjoining was also \$84, almost  
11 no difference.

12 This is a unique study because, at this one,  
13 there was -- the solar farm was built. And after the  
14 solar farm was built, this large estate home was built  
15 basically adjacent to it, giving you an idea the  
16 demand is still there for people to build homes in the  
17 immediate vicinity of a solar project.

18 The third farm we studied was the Frankton  
19 Solar Farm in Frankton, Indiana. Once again, we took  
20 a look at the adjoining properties and compared them.  
21 The control areas were at \$28 on the left-hand side,  
22 and the test areas were also at \$28.

23 Different types of homes were looked at. On  
24 the right-hand side, you can see that the control area

1 was \$51 and the test area was \$52 per square foot.  
2 The solar farm opened in 2014, and the single family  
3 homes sold in 2015 and 2016.

4 For this type of analysis, the only  
5 adjustment we make to any of these homes is for time.  
6 We have picked them specifically because they are  
7 similar to each other in bedrooms and bathrooms and  
8 square footage and all of those other areas that you  
9 might make adjustments.

10 The fourth solar farm we studied was  
11 Dominion Solar in Indianapolis. This solar farm  
12 opened in 2013. The single family homes sold from  
13 2014 to 2017. The closest homes were 230 to 400 feet  
14 away from the solar arrays.

15 **CHAIRMAN HUISMAN:** Did all of those boxes  
16 with numbers represent homes that sold during that  
17 three-year time frame?

18 **MR. BROERMAN:** Correct.

19 **CHAIRMAN HUISMAN:** Is that a new  
20 subdivision?

21 **MR. BROERMAN:** I don't know the exact date  
22 the subdivision was built in its entirety.

23 **AUDIENCE MEMBER:** Are all of those houses  
24 ones that were sold after the solar farm was brought

1 in?

2 **MR. BROERMAN:** Correct. The reason why we  
3 present this one specifically is because we have the  
4 control area sales.

5 This one is very unique in that we were able  
6 to actually talk to the builder of the subdivision,  
7 and he builds in areas right there. So these are all  
8 very, very similar houses. Some of them are the exact  
9 same models that are being sold and resold.

10 What you'll see on the next page is that the  
11 control area not adjoining the solar farm, which are  
12 built by the same builder, sold for a price of  
13 essentially \$58 per square foot. In the test area,  
14 the homes that sold adjacent to the solar farm sold  
15 for \$59.81 a square foot, showing no detrimental  
16 impact.

17 The fourth solar farm we studied  
18 was Dominion. And this one is also unique in that,  
19 after the solar farm was built, someone decided to  
20 build a large estate home adjacent to it, 150 feet  
21 away from the solar farm, the actual panel arrays.

22 **CHAIRMAN HUISMAN:** Is that an adjacent  
23 property? Any chance it's the same property owner?

24 **MR. BROERMAN:** No. In this case, it is not

1 the same property owner. It is a different property  
2 owner. That property owner -- the estate home was  
3 part of the property to what would be the west, to the  
4 left, not to the solar farm.

5 The solar farm was completed September of  
6 '14, and the house was sold March 24 of 2015.

7 The last one is the Valparaiso Solar Farm  
8 located in Valparaiso, Indiana. Once again, we took  
9 sales from adjacent properties and sales from the  
10 control areas. As you can see, on the left-hand side,  
11 there was one home 400 feet away from the solar  
12 panels. The control area sales averaged a little  
13 under \$80 a square foot, and the test areas were about  
14 \$82 a square foot.

15 On the other paired sales, one sold for \$64  
16 a square foot, and the test area sold for \$62 a square  
17 foot.

18 **CHAIRMAN HUISMAN:** So are those areas in  
19 general pretty well developed already? I mean, you're  
20 not talking about a piece of farm ground out in the  
21 middle of the county?

22 **MR. BROERMAN:** Some of them are, and some of  
23 them are not. Most of them are more rural than built  
24 up. They might be located a little bit closer to a



<p style="text-align: right;">Page 33</p> <p>1 city center than these are, but they are still fairly 2 rural surrounded by agricultural uses, for the most 3 part. 4 So based upon our examination, research, and 5 analysis of existing solar farm uses, the surrounding 6 areas, and an extensive market database, we have 7 concluded that no consistent negative impact has 8 occurred to adjacent property that could be attributed 9 to proximity to the adjacent solar farm with regard to 10 the use sale prices or other influential market 11 indicators. This conclusion has been confirmed by 12 numerous county assessors who have also investigated 13 this use's potential impact. 14 We have also reached out to brokers and 15 assessors to see what their opinion is of these uses. 16 As you can see, we contacted a selling broker from the 17 Grand Ridge Solar Farm, and she said that she saw no 18 impact. She actually sold the property, adjoining 19 property 12. We asked her: Did this have anything to 20 do with you being able to market this property, sell 21 the property, do anything with this property? 22 She said it didn't even come up. It didn't 23 affect marketing time. It didn't affect sale price. 24 It sold as a normal sale.</p>	<p style="text-align: right;">Page 35</p> <p>1 deterred development of new estate type homes, as 2 we've shown. 3 Questions? 4 <b>CHAIRMAN HUISMAN:</b> You'll submit a copy of 5 that? 6 <b>MR. TANNER.</b> Yes. Thanks Martin. 7 Next we'll move on to Alex Hibbard. Again, 8 Alex is a civil engineer with TRC Environmental. 9 Alex, take it away. 10 <b>MR. HIBBARD:</b> Good evening, everyone. Thank 11 you for your time. As previously stated, my name is 12 Alex Hibbard. I'm a licensed professional engineer 13 here in Illinois. I am an Associate Project Manager 14 with TRC Environmental. 15 I specialize in civil engineering. That 16 encompasses primarily commercial development for 17 industrial and commercial uses. That goes the whole 18 spectrum from the planning and permitting stage to 19 engineering design, water resources design, to 20 construction administration. 21 I'm just one piece of a great team of 22 engineers, geologists, environmental scientists that 23 we have here locally in the Midwest. 24 A little bit of background about our</p>
<p style="text-align: right;">Page 34</p> <p>1 <b>CHAIRMAN HUISMAN:</b> Did you know the 2 marketing time on those other homes that you talked 3 about? We don't have any idea how long they sat on 4 the -- 5 <b>MR. BROERMAN:</b> I do not know the marketing 6 times offhand. But we did talk to many township 7 assessors; and it was basically universal, where none 8 of them said that this had any impact on what they're 9 doing in their work. They also have not had anyone 10 come to them and say: Hey, I'm next to a solar farm. 11 I want my taxes reduced. This has not been bought up 12 to any of them. They have no knowledge of that 13 happening. Nobody has asked for that. 14 <b>CHAIRMAN HUISMAN:</b> Have their taxes 15 increased as a result of the solar farm? 16 <b>MR. BROERMAN:</b> No. They had no impact. All 17 of them said the same thing, that there's been no 18 impact. They have not adjusted up or down for any of 19 those. 20 So basically, in summary, based upon our 21 examination, research, and analyses, we have found no 22 impact, negative impact, to adjacent property owners 23 due to a solar farm. 24 In addition, existing solar farms have not</p>	<p style="text-align: right;">Page 36</p> <p>1 company. The primary sectors we service are oil and 2 gas, power, environmental, and infrastructure. 3 As you can see, we have a pretty large 4 footprint across the US. In the Midwest, we are 5 supported by multiple northern Illinois offices, the 6 Saint Louis area, as well as Indiana and Wisconsin. 7 But again we are nation-wide. 8 The typical services we do for solar 9 developments. Again, it's essentially from beginning 10 to end. You know, site selection and evaluation, we 11 look at every site for, you know, what will be the 12 best producer of solar energy as well as environmental 13 impact. We select sites based on what they do and do 14 not have on them. 15 We provide civil and geotechnical 16 engineering. This is the more hard-core layout, a 17 little more technical-driven studies. Again, our 18 power group does power delivery services, and then of 19 course construction management. Here in the Midwest, 20 we have over 100 people throughout our offices that 21 specialize in any one of these areas. 22 As previously stated, solar is generally new 23 to Illinois. We're currently working on 60-plus 24 projects, but this just shows our presence</p>

<p style="text-align: right;">Page 37</p> <p>1 nation-wide, our solar energy support, again ranging 2 from environmental support to engineering support and 3 a combination of both. As you can see, solar is 4 nation-wide, and we're there to support it. 5 Specifically here in Illinois, we're 6 currently working on 60 active solar projects. A lot 7 of them are in similar stages as this one, currently 8 under review and approval process. We've talked with 9 over 30 counties throughout Illinois. We've had 10 multiple projects already approved and on to the next 11 phase. 12 Again, we're an independent engineering 13 firm. We work with Cypress Creek as well as others, 14 which really helps with the collaborative. I mean, 15 there's industry standards; and once someone finds 16 something that works, it's nice to be able to carry 17 that over. 18 Again, a range of services from the 19 permitting process to final engineering. Again, we 20 offer, you know, civil, environmental, infrastructure; 21 so we can look at a project from all sides. 22 Now looking over the site layout for 23 Threshermen Solar, LLC. As you can see, the solar 24 array is situated on the northern approximately</p>	<p style="text-align: right;">Page 39</p> <p>1 Again, as we touched on a little bit before, 2 we generally like to think of the final condition of 3 our vegetation as a prairie or meadow. These 4 generally have root systems that are slightly deeper 5 than your typical corn crop. This helps the overall 6 soil capacity. It helps aerate the soil and helps 7 with water storage. 8 When we start to develop a site, one of the 9 first things you do is do a detailed topo study as 10 well as we employ a very experienced drain tile 11 surveyor. The company we've been using has years and 12 years of experience. 13 So when we go in, we like to map out where 14 the drain tiles are. At that point, we identify any 15 potential conflicts with the engineering design. 16 Obviously, if there's a steel pile support that needs 17 to go over a drain tile, we're able to go in, replace 18 that drain tile with a more sturdy product, typically 19 replacing clay tile with an engineered HDPE pipe, and 20 we're able to reroute those but still keep the overall 21 drainage pattern the same so that we're not affecting 22 any upland properties as well as maintaining good 23 drainage on our subject property. 24 <b>MR. FLOTT:</b> Did you personally evaluate that</p>
<p style="text-align: right;">Page 38</p> <p>1 one-third of the total parcel. So this landowner will 2 still be able to use and cultivate a large portion of 3 their farm if they so wish. 4 It's a pretty standard layout. We have 5 security fencing around the perimeter. We're keeping 6 it almost completely pervious. One of the main goals 7 is to keep storm water runoff the same, whether it be 8 surface or subsurface. So when we're developing a 9 site like this, we don't bring in any large amounts of 10 fill. We don't do any major grading. Generally 11 speaking, storm water controls are kept in existing 12 conditions. 13 At this site specifically, it's pretty 14 straightforward where our storm water is going. We do 15 have a protected wetland kind of bisecting the site in 16 the middle there east to west; so most of the storm 17 water runoff is running towards that drainage feature. 18 Again, most of the site is pervious. The 19 only impervious portions could be considered the 20 access roadway, the concrete pads for the 21 inverter/transformer, and then whatever small 22 contributions the steel piles have themselves. It's 23 generally well under a half acre for a project this 24 size.</p>	<p style="text-align: right;">Page 40</p> <p>1 site? 2 <b>MR. HIBBARD:</b> Yeah, we had our engineer out. 3 It was not me, but it was somebody out of my office. 4 <b>MR. FLOTT:</b> How many sites did you look at 5 in Livingston County? 6 <b>MR. HIBBARD:</b> We just looked at the two 7 we're proposing tonight. 8 I think that's all I had on this slide. Any 9 questions from the Board on this slide before I move 10 on to the next? 11 <b>CHAIRMAN HUISMAN:</b> Is this the most detail 12 we're going to get on the layout of the farm? 13 <b>MR. HIBBARD:</b> No, No. Well, at this stage, 14 yes. I would call this a conceptual model. Maybe 10 15 percent is essentially to show the general layout, 16 general footprint. But obviously once we get our 17 topographic study, we'll have a better idea of exactly 18 where we need to put things. And of course we are 19 keeping the minimum offsets as mandated by the 20 ordinances. But, no, this is purely for the SUP 21 permit approval. 22 <b>CHAIRMAN HUISMAN:</b> When you go in and if 23 you're going to replace tile, upgrade it to whatever 24 you said you're going to upgrade it to, how do you tie</p>

1 into the adjacent landowner's tile? What do you do?  
 2 How do you communicate with them? How do you tie in?  
 3 Are you going to replace their clay tile too if the  
 4 clay tile continues to run through their property?

5 **MR. HIBBARD:** We just tie in at the property  
 6 line unless there's -- unless that causes a  
 7 detrimental effect. Obviously we'll keep the  
 8 integrity as far as it goes.

9 **CHAIRMAN HUISMAN:** Are you in contact with  
 10 those landowners?

11 **MR. HIBBARD:** Yes.

12 **AUDIENCE MEMBER:** No.

13 **MR. KAUFFMAN:** We haven't contacted the  
 14 landowners yet, but we will.

15 We also anticipate doing a tile survey on  
 16 the site. We're going to go out and scout the site  
 17 and figure out where the existing tile are. And then  
 18 once we have that mapped out, we can better understand  
 19 exactly what the patterns of flow will be to  
 20 neighboring properties and make sure those aren't  
 21 impacted in a negative way.

22 **CHAIRMAN HUISMAN:** Have you contacted any  
 23 local tile companies? There's not that many around,  
 24 and they are probably more familiar with the general

1 layout.

2 **MR. KAUFFMAN:** That's a good idea to as much  
 3 as we can work with local tile contractors. That's a  
 4 good idea. We would like to do that.

5 **MR. CORNALE:** How is the velocity of the  
 6 watershed off the solar panels handled with the  
 7 increased velocity of the water?

8 **MR. HIBBARD:** Generally speaking, the runoff  
 9 number for a prairie or metal is actually slower than  
 10 row crop. So in general, it's a better infiltration  
 11 rate as well as runoff velocity is decreased.

12 **MR. CORNALE:** But the area under the panels  
 13 will be nonvegetative?

14 **MR. HIBBARD:** It will be vegetative.

15 **MR. CORNALE:** What will grow under the  
 16 panels?

17 **MR. KAUFFMAN:** We are basically looking at a  
 18 mix of native grasses. In some locations, we're  
 19 actually looking at a USDA pollinator type mix on part  
 20 of the project. Things like purple clover is a good  
 21 option usually.

22 **MR. CORNALE:** In full shade?

23 **MR. KAUFFMAN:** There will be movement  
 24 throughout the day of the sun that will impact. It

1 won't be a full sun like it has now, but there will be  
 2 some sun under there.

3 **MR. CORNALE:** How high are the panels off  
 4 the ground?

5 **MR. KAUFFMAN:** Approximately 1 to 2 feet  
 6 would be the lowest elevation; and the back would be  
 7 approximately, just estimating, 6 or 7 feet off the  
 8 ground.

9 **MR. HIBBARD:** The vegetation underneath the  
 10 panel may not be as robust, but it will grow.

11 This is our second site, Miacomet Solar,  
 12 LLC. Again, it's a similar setup. We're showing our  
 13 100-foot offset from the frontage road.

14 We did have a wetland environmental study  
 15 done on both of these sites. As part of that study,  
 16 we did identify an ephemeral pond; so we will be  
 17 keeping an offset distance from that.

18 Again, we're doing a vegetative buffer along  
 19 the west side. That will completely block the solar  
 20 array from the adjoining property. There is an  
 21 existing tree line towards the south edge of the  
 22 project site. Our intention is to leave those trees  
 23 be. The vegetative buffer will tie into the existing  
 24 tree line to create a pretty well-concealed project

1 site from the adjacent property owner.

2 Again, all the same site preparation and  
 3 storm water controls will be maintained. Storm water  
 4 on this site again flows primarily south to the  
 5 existing natural drainage feature with some runoff to  
 6 the north road side ditch. Again we'll maintain all  
 7 of these existing gradients.

8 We don't believe there to be drain tile on  
 9 this property; but of course we will do a thorough  
 10 study, having our drain tile surveyor come out and  
 11 perform the test pits.

12 Again, the inverter/transformers are tucked  
 13 away into the middle of the property as much as  
 14 possible to keep those further away from any boundary  
 15 line.

16 That's about it for this one.

17 **CHAIRMAN HUISMAN:** Does the 6-foot fence go  
 18 all the way around, even on that western boundary  
 19 where there's going to be trees?

20 **MR. KAUFFMAN:** Yes.

21 **CHAIRMAN HUISMAN:** Is the fence inside or  
 22 outside the tree line?

23 **MR. HIBBARD:** The trees will be outside of  
 24 the fence line.



<p style="text-align: right;">Page 45</p> <p>1 <b>AUDIENCE MEMBER:</b> Can I have the floor on  2 this particular project here?  3 <b>CHAIRMAN HUISMAN:</b> Not yet. You'll get your  4 opportunity.  5 <b>AUDIENCE MEMBER:</b> All right. Thank you.  6 <b>MR. TANNER:</b> Alex, finished?  7 <b>MR. HIBBARD:</b> I think I'm good.  8 <b>MR. TANNER:</b> What we'd like to do before  9 turning it back over to the Board is certainly run  10 through the standards for special use.  11 Before doing so, I'd like to, you know, just  12 formally submit our application into the record as  13 well as Martin Broerman's valuation report. I know  14 you guys don't have a copy, but we'll provide that  15 after the fact.  16 The standards of use starting with the  17 Threshermen application --  18 <b>CHAIRMAN HUISMAN:</b> Are these in the binders  19 you gave us? Is there anything in here we could  20 follow along with?  21 <b>MR. TANNER:</b> Yes. If you have the binder  22 and look to tab B, it should be on the sixth page. I  23 apologize. I don't think these are numbered, but it's  24 tab B, the sixth page. It references "Special Use</p>	<p style="text-align: right;">Page 47</p> <p>1 already permitted or substantially diminish property  2 values in the immediate area."  3 The solar farm will not impact the  4 predetermined characteristics of this zoning district  5 or surrounding areas. Adjacent property owners will  6 feel little to no change in the pre-existing use and  7 enjoyment of their property, and all surrounding land  8 parcels should have no notable change in property  9 values due to the development of Threshermen Solar.  10 By adhering to the required site constraints  11 and acknowledging the minimal impact associated with  12 solar farms, there will be no outstanding  13 ramifications detrimental to the neighboring  14 properties.  15 The third prong: "The proposed special use  16 will not impede the orderly development of the  17 surrounding property for uses permitted in the  18 district."  19 The implementation of the following special  20 use permit will have negligible influence on the  21 outlined orderly development of neighboring  22 properties. Due to the minimal impact of solar farms,  23 both present and future development should see no  24 deviation from the originally determined course of</p>
<p style="text-align: right;">Page 46</p> <p>1 Permit Approval Criteria" at the top.  2 <b>CHAIRMAN HUISMAN:</b> I think we've found it.  3 <b>MR. TANNER:</b> Again, starting with the  4 Threshermen application, the first standard or  5 issuance is: "The proposed special use will not be  6 detrimental to or endanger the health, safety, morals,  7 comfort, or welfare of the public."  8 The establishment, maintenance, and  9 operation of this proposed special use will have no or  10 limited negative impact on the health, safety, morals,  11 comfort, or general welfare of surrounding community  12 members.  13 Solar components will comply with the  14 current edition of the National Electric Code and will  15 be designed with an anti-reflective coating, all of  16 which will work to ensure the approval criteria is  17 met.  18 This solar farm and its resulting  19 environmental sustainable energy outputs will work to  20 better the environmental health, human welfare, and  21 environmental development of the surrounding area.  22 Second: "The proposed special use will not  23 be injurious to the use and enjoyment of other  24 property in the immediate vicinity for purposes</p>	<p style="text-align: right;">Page 48</p> <p>1 action established by the Livingston County planning  2 and development.  3 Fourth prong: "Adequate utilities, access  4 roads, drainage and/or necessary facilities have been  5 or will be provided."  6 Adequate utilities, access roads, drainage,  7 sanitation, and other necessary facilities are being  8 provided. The active area of the solar farm will be  9 enclosed by an 8-foot high fence and gated for  10 security purposes. Access codes to the gate will be  11 provided to local police, fire, and emergency  12 services.  13 There will be no buildings or employees on  14 the property; so there's no need for sewage disposal  15 facilities, solid waste, or water at the site.  16 Fifth prong: "Adequate measures have been  17 or will be taken to provide ingress and egress so  18 designed as to minimize traffic congestion in the  19 public streets."  20 The proposed solar energy system will  21 generate very little traffic, less than a  22 single-family home. The site will be designed with  23 efficient access to the site while providing ingress  24 and egress that minimizes local congestion.</p>

<p style="text-align: right;">Page 49</p> <p>1 Threshermen Solar will work with local 2 departments as well as the Illinois Department of 3 Transportation and the County to ensure this as well 4 as secure all necessary state and local permitting. 5 Next prong: "The establishment, 6 maintenance, and operation of the special use will be 7 in conformance with the intent of the district in 8 which the special use is proposed to be located." 9 The requested special use permit will adhere 10 to the requirements associated with the surrounding 11 district in which the special use permit in question 12 is to be located. 13 Last prong: "The proposed special use in 14 all other respects conforms to the applicable 15 regulations of the district in which it is located." 16 As previously stated, the developed solar 17 farm will adhere to all application requirements and 18 will provide all necessary documentation in order to 19 best facilitate the special use permit application 20 process. 21 All district regulations as well as relevant 22 zoning requirements will be adhered to and established 23 into the solar farm development process. 24 Please refer to the balance of our</p>	<p style="text-align: right;">Page 51</p> <p>1 those sheets. The Z 2.0, it does have topo lines 2 along with the surface flow directions indicated. 3 <b>CHAIRMAN HUISMAN:</b> So the blue squiggly 4 arrows are the surface flow, and the dashed lines are 5 the changes in topography? 6 <b>MR. HIBBARD:</b> Correct. 7 <b>CHAIRMAN HUISMAN:</b> If there's any wetland 8 boundaries, did you indicate there was something like 9 that on this one for Threshermen? 10 <b>MR. HIBBARD:</b> Correct. So bisecting the 11 total parcel, there is a determined wetland, but we 12 are about 600 feet to the north of that wetland 13 boundary. 14 <b>CHAIRMAN HUISMAN:</b> Got you. You indicated 15 your Z 3.0 is the farm map? 16 <b>MR. HIBBARD:</b> Correct. That shows the food 17 zones. 18 <b>CHAIRMAN HUISMAN:</b> Why don't you just tell 19 us what Z 4.0 represents and give us the other sheets 20 that you didn't talk about on your overhead. Tell us 21 what these are. 22 Z 4.0 is a soils map that comes from the 23 USDA. This maps out the soil types. Generally 24 speaking, they are all pretty similar silty loams.</p>
<p style="text-align: right;">Page 50</p> <p>1 application for additional information, or we are 2 available for questions as well. 3 I'll go ahead and move on to Miacomet Solar 4 and get that into the record as well. 5 <b>CHAIRMAN HUISMAN:</b> Okay. Where is your site 6 plan? 7 <b>MR. TANNER:</b> The site plan is attached at 8 Exhibit L, I believe. Yes. 9 <b>CHAIRMAN HUISMAN:</b> So which pages would I 10 look to or what pages -- we've got some application 11 requirements. So we need to make sure what is in your 12 application meets our ordinance. So which pages in 13 here -- which one can I look at or which one 14 references the existing property lines and property 15 lines extending 100 feet from the exterior boundaries 16 with names of the adjacent property owners and current 17 uses of the property? 18 <b>MR. HIBBARD:</b> Z 2.0 as well as Z 5.0. All 19 property lines as well as the property owners. 20 <b>CHAIRMAN HUISMAN:</b> So your Z 5.0 would 21 address the property lines and existing owners? 22 How do we read this to address the 23 topography? 24 <b>MR. HIBBARD:</b> That's also shown on both of</p>	<p style="text-align: right;">Page 52</p> <p>1 This just shows those boundaries with the soil types 2 shown on the unit legend there at the bottom. 3 <b>CHAIRMAN HUISMAN:</b> You haven't mapped out 4 the subsurface drainage tiles yet? You don't know 5 exactly where they are; is that right? 6 <b>MR. HIBBARD:</b> Correct. 7 <b>CHAIRMAN HUISMAN:</b> So that's to be 8 determined. 9 You may have mentioned this before, but 10 what's the spacing on the solar panels? That's 11 another point we need to address, the location and 12 spacing. I see the general location, but what is the 13 spacing on the panels? 14 <b>MR. KAUFFMAN:</b> In between the rows, you're 15 asking? I would estimate -- I don't have a good 16 number for sure, but it's approximately, like, 15 feet 17 between rows. Could be a little bit less than that. 18 It depends again on the fixed array versus the 19 tracking array. Basically, we want to make sure we 20 can get a truck in between each row or a mower. 21 <b>CHAIRMAN HUISMAN:</b> Okay. Have you included 22 in your packet then your weed and grass control plan/ 23 program? You're going to mow every seven days or -- I 24 guess, what is your plan, and where is it in here?</p>



<p style="text-align: right;">Page 53</p> <p>1 <b>MR. KAUFFMAN:</b> We do have one in there. We  2 anticipate being out at the site approximately once a  3 month over a year's cycle time. So mainly we need to  4 keep the grasses down. We don't want them to be above  5 the panels; so we're going to make sure they're not  6 above them. In the summer, we probably need to be out  7 there more, a couple of three times a month probably,  8 in the summer.</p> <p>9 <b>MR. TANNER:</b> To answer your question,  10 there's a vegetation maintenance plan referenced in  11 Exhibit J.</p> <p>12 <b>CHAIRMAN HUISMAN:</b> Found it. Thank you.  13 I understood you to say you've got an  14 interconnect agreement or you've got an interconnect  15 company?</p> <p>16 <b>MR. KAUFFMAN:</b> Yeah. We filed our  17 application for interconnection. We are working with  18 the utility Commonwealth Edison in this case. We  19 don't have a finalized interconnection agreement. We  20 are in the feasibility pass-through, I believe, the  21 feasibility stage of that study. There's a couple of  22 different stages. We will arrive at an  23 interconnection agreement prior to any construction on  24 the project.</p>	<p style="text-align: right;">Page 55</p> <p>1 <b>CHAIRMAN HUISMAN:</b> That needs to be part of  2 your application.</p> <p>3 <b>MR. KAUFFMAN:</b> Okay. Yeah, we have a study  4 of estimated decommissioning costs right here that our  5 firm has completed. Can I pass that out to you all  6 right now?</p> <p>7 <b>CHAIRMAN HUISMAN:</b> What did you say it was?  8 I'm sorry.</p> <p>9 <b>MR. KAUFFMAN:</b> We have a decommissioning  10 estimation on basically our cost of decommissioning.</p> <p>11 <b>CHAIRMAN HUISMAN:</b> Sure, if you want to pass  12 that out.</p> <p>13 <b>MR. TANNER:</b> We'd also would like to submit  14 that into the record as well.</p> <p>15 <b>MR. CORNALE:</b> Does the ordinance require a  16 performance bond associated with that? It's a  17 \$323,000 gain for them, so \$400,000 in salvage with  18 \$112,000 in costs; but yet we'd still need to have a  19 performance bond to make sure the work gets completed.</p> <p>20 <b>MR. CORNALE:</b> It's a letter of credit. It  21 is still a performance financial security.</p> <p>22 <b>CHAIRMAN HUISMAN:</b> It's an irrevocable  23 letter of credit or cash placed in the County escrow  24 account. The County Board could also agree to accept</p>
<p style="text-align: right;">Page 54</p> <p>1 <b>CHAIRMAN HUISMAN:</b> And you're aware that  2 needs to be submitted to the County?</p> <p>3 <b>MR. KAUFFMAN:</b> Yes.</p> <p>4 <b>CHAIRMAN HUISMAN:</b> What's the plans for  5 decommissioning?</p> <p>6 <b>MR. KAUFFMAN:</b> Yes. We have a plan  7 included.</p> <p>8 <b>MR. TANNER:</b> That's Exhibit D in your  9 application.</p> <p>10 <b>MR. KAUFFMAN:</b> The basic summary there is,  11 at the end of project life, which we anticipate could  12 be anywhere from 25 to 40 years, we will basically  13 remove everything from the location and bring it back  14 to farm stable conditions at that point.</p> <p>15 <b>CHAIRMAN HUISMAN:</b> And the company does  16 that?</p> <p>17 <b>MR. KAUFFMAN:</b> Yes, we do.</p> <p>18 <b>CHAIRMAN HUISMAN:</b> Does this address -- the  19 decommissioning plan, does it address the security  20 financing that's required?</p> <p>21 <b>MR. KAUFFMAN:</b> I don't believe we have a  22 specific amount. We anticipate working with the  23 County to establish if there is a need for that. We  24 would be open to those discussions as needed.</p>	<p style="text-align: right;">Page 56</p> <p>1 another form such as a bond or corporate guaranty.  2 That's really just the money part of it.</p> <p>3 <b>MR. CORNALE:</b> There's no cash value to it.  4 It's a gain for them to tear it down.</p> <p>5 <b>CHAIRMAN HUISMAN:</b> Yeah, I guess you would  6 probably then need to have a -- I mean, it's not in  7 the ordinance as it's written, such as a bond.</p> <p>8 <b>MR. CORNALE:</b> A performance bond.</p> <p>9 <b>CHAIRMAN HUISMAN:</b> That is undefined. It  10 could be a performance bond.</p> <p>11 <b>MR. CORNALE:</b> Right. We're not used to the  12 salvage value worth more than the actual cost of  13 tearing it down. That's not the case in the other --</p> <p>14 <b>CHAIRMAN HUISMAN:</b> Which I guess is an  15 incentive to get it out. I think what the County is  16 looking at is to have this removed without having to  17 cost the County anything.</p> <p>18 <b>MR. CORNALE:</b> Is shouldn't cost the County  19 anything anyway. It would fall back to the property  20 owner at that point.</p> <p>21 <b>CHAIRMAN HUISMAN:</b> Right.</p> <p>22 <b>MR. CORNALE:</b> With all of these things that  23 we're trying to ensure decommissioning is taken care  24 of, wind turbines included. If they choose not to</p>

1 tear them down, I feel that they're the property  
2 owner's problem.

3 **CHAIRMAN HUISMAN:** I think that's in this  
4 ordinance as well. If there's a net positive for the  
5 company, there's a huge incentive for them to take it  
6 down and take it out.

7 But I agree with you. A performance bond  
8 would tie up any loose ends and not leave any  
9 loopholes.

10 **MR. BLACKARD:** So you're saying that, at end  
11 of life for these solar arrays, the PV modules are  
12 still going to be worth \$243,000 for salvage?

13 **MR. KAUFFMAN:** Yeah. Basically these panels  
14 are built, you know, very solid. You can think we  
15 still have solar panels up in space that were launched  
16 up in the '50s or whenever the space program started.  
17 So, I mean, they're robust.

18 They do degrade. The power output degrades  
19 a small amount every year. But even after 30 years, a  
20 panel that originally may have produced 350 watts  
21 could still be making 150 or 200 watts. A lot of  
22 people would love to buy a panel for \$30 that could  
23 produce 150 or 200 watts on their homes. I'd buy  
24 them.

1 **MR. BLACKARD:** I didn't think of it that  
2 way, but okay. I just thought end of life meant that  
3 -- never mind.

4 **MR. KAUFFMAN:** End of life for us being it  
5 doesn't produce as much as we'd like it to, basically.  
6 But unless there's been any structural damage, they  
7 would still be usable. And if not, we would have to  
8 recycle them, if there was damage. But, yeah, they  
9 should have value.

10 **MR. CORNALE:** Branching off from that same  
11 thought, we just decided that the tax value was  
12 199,000 per megawatt. Does it decrease as their  
13 efficiency decreases?

14 **MR. SCHOPP:** I would have to read the bill,  
15 but I think there's a depreciation in it similar to  
16 wind farms.

17 **MR. FLOTT:** The assessed value?

18 **MR. SCHOPP:** They are trying to use a  
19 similar figure so every county is assessing them the  
20 same so that, across the board, they are an assessed  
21 value per megawatt of 199,000.

22 **MR. KIEFER:** It's not market value? It's  
23 assessed value?

24 **MR. SCHOPP:** It's assessed.

1 **MR. BLACKARD:** I have a couple more  
2 questions. Number one, you talked about if something  
3 were to damage the arrays. You said they're pretty  
4 robust. I mean, we are talking, you know, Central  
5 Illinois here and the possibility of tornados. How  
6 often does that happen?

7 **MR. KAUFFMAN:** These panels have been  
8 installed all over the world. A more recent example  
9 is, out east, some of the hurricane seasons have gone  
10 through. It takes -- they're designed for very heavy  
11 damage, for large hail and high winds. They're made  
12 for that kind of condition, for conditions the Midwest  
13 could throw at them.

14 Obviously if you have a tornado or something  
15 like that, you're going to have some damage. You're  
16 going to have some insurance requirements to kick in  
17 at that point.

18 **MR. BLACKARD:** I'm sure several other people  
19 around here would like to know what happens if one of  
20 these pieces breaks off and goes through their house.

21 **MR. KAUFFMAN:** Yeah. Well, I mean, it's  
22 going to be similar to other similar types of  
23 facilities, I think. It's not going to be any more  
24 dangerous. These things are built as aluminum

1 modules. Basically the way they're established -- and  
2 I'm not an engineer; so I'm not giving a technical  
3 response. I'm giving you kind of a high-level  
4 response. But the panels are glass -- it's similar to  
5 like a window pane in your car, which is not going to  
6 shatter. It's going to be more of a fine breakage.  
7 These things are going to be very difficult to become  
8 un intact. They're going to stay together. They're  
9 going to be mounted in a steel frame.

10 You want to talk about some of the  
11 structural? They are robustly anchored to the ground  
12 as well.

13 **MR. HIBBARD:** These panels are rigid and  
14 pile driven down to 8 feet. They are rated for any  
15 type of tornado that -- an average tornado that would  
16 come through here. It's tempered glass; so you're not  
17 likely to have any loose pieces coming through.

18 The W-16 pile, it's in the ground pretty  
19 good, and all the galvanized steel bracketing resists  
20 any sort of corrosion or wear and tear. They're in it  
21 for the long haul.

22 **MR. SCHOPP:** So it's rated to a specific  
23 tornado? F1, F2, F3, F4, F5? Is there a rate it  
24 meets?

1 **MR. KAUFFMAN:** I don't know that offhand.  
 2 We can get that for you. I don't have it off the top  
 3 of my head. They have very specific design criteria.  
 4 Each panel has a specific rating and requirement and  
 5 everything. That may be detailed in here somewhere,  
 6 but I don't have those numbers in my head.  
 7 **MR. BLACKARD:** The next question I have: I  
 8 saw that, in your coverage thing, you talked about --  
 9 you talked about purple clover and specifically paying  
 10 attention to pollinators. That means it hasn't had a  
 11 negative impact on bees or other insects in those  
 12 areas that have already been developed?  
 13 **MR. KAUFFMAN:** No, none that we are aware  
 14 of, any kind of negative impacts to insects or any  
 15 kind of living creatures.  
 16 **MR. HIBBARD:** There's really no habitat  
 17 there to start with. If anything, we're increasing  
 18 hospitable area for those pollinators and insects.  
 19 **MR. BLACKARD:** Thank you.  
 20 **CHAIRMAN HUISMAN:** Any other questions from  
 21 the Zoning Board?  
 22 (No response.)  
 23 **MR. SCHOPP:** Can you guys explain, as you  
 24 did at the original Planning Commission, as to how

1 you're going to monitor this? You didn't do that to  
 2 this body here as far as how this would be monitored  
 3 and controlled and stuff like that. You need to get  
 4 into some detail about that.  
 5 **MR. KAUFFMAN:** Yes. Basically these are  
 6 modern monitoring systems, modern equipment with a lot  
 7 of electronics and ability to monitor a facility  
 8 remotely.  
 9 We anticipate having a fiberoptic light lead  
 10 connection to the grid so that we can remotely monitor  
 11 in the facility and analyze what's going on, the  
 12 generalities of production looking at the facility.  
 13 There will be some failsafe equipment as well that is  
 14 built into some of this equipment that would be able  
 15 to shut the facility down in terms of certain faults  
 16 or certain problematic events that would occur at the  
 17 site.  
 18 We anticipate Cypress Creek having a  
 19 maintenance and operation location in Illinois that  
 20 would be basically monitoring all of our facilities,  
 21 and we would have technicians who would go out and  
 22 service sites. We would also anticipate having local  
 23 maintenance and vegetation people who are going to  
 24 manage the facility maintenance at the site.

1 But the primary control and operation will  
 2 be done remotely through SCADA systems monitoring the  
 3 facility.  
 4 **MR. SCHOPP:** Will it be 24 hours?  
 5 **MR. KAUFFMAN:** Yeah. As far as the night  
 6 time, we don't anticipate a lot of activity. There  
 7 would likely be something -- triggers and alarms that  
 8 could go off at night time; but in terms of activity  
 9 at night, it's going to be pretty minimal.  
 10 **MR. SCHOPP:** Would somebody have a phone at  
 11 night where an alarm would go off on their phone?  
 12 **MR. KAUFFMAN:** We can set up those kind of  
 13 alarms at the site for our remote monitoring, I'm  
 14 quite certain.  
 15 **MR. BLACKARD:** Does this also include video  
 16 monitoring?  
 17 **MR. KAUFFMAN:** I've heard discussion about  
 18 that, but I don't know for sure if this facility would  
 19 have video monitoring. There's no reason we couldn't  
 20 have that, is my understanding.  
 21 **MR. SCHOPP:** Kind of a follow-up from the  
 22 Planning Commission the other night. There was a  
 23 discussion of how complaints would be handled, if  
 24 you're willing to post a phone number on your signs

1 and provide contact information to my office so we  
 2 have contact information to address issues with.  
 3 **MR. KAUFFMAN:** Definitely have that on site.  
 4 Also coordinate closely with the local fire department  
 5 and first responders, making sure that they can access  
 6 the facility if needed, having a Knox Box or agreement  
 7 with the local first responders to make sure that the  
 8 facility can be safe at all times.  
 9 **MR. FLOTT:** How about training for their  
 10 individuals?  
 11 **MR. KAUFFMAN:** Yeah, we're glad to work with  
 12 that. We've done a lot of that in most all the states  
 13 that we have projects in. That's definitely something  
 14 we would be happy to do.  
 15 **MR. TANNER:** There is also an emergency  
 16 action planned that's attached as Exhibit E to the  
 17 application.  
 18 **CHAIRMAN HUISMAN:** It says this is a draft.  
 19 You don't have it finalized yet?  
 20 **MR. KAUFFMAN:** That's right. Until we  
 21 finalize engineering and have final discussions with  
 22 those entities, we can't finalize that.  
 23 **MR. EARING:** I've got a question for you.  
 24 What are you going to do about liabilities? Once you



1 take over the site, does that relieve the landowner of  
2 liabilities? You are now liable for that site?

3 **MR. KAUFFMAN:** Yes. I don't -- I don't  
4 review the landowner contracts; so I can't speak to  
5 all of those details; but in general, for the  
6 facility, we would assume liability. You know, I'm  
7 sure the landowner would still have to be, you know,  
8 respectful to the equipment and not shoot guns at our  
9 panels and things like that. But, yeah, that's right.  
10 We would anticipate taking liability for the actual  
11 facility.

12 **MR. EARING:** So once the landowner signs off  
13 and you guys build your site, if somebody gets in an  
14 accident, hits the fence, goes through it, gets  
15 killed, who becomes liable?

16 **MR. KAUFFMAN:** Maybe that's a legal  
17 question. I would anticipate it's whoever was at  
18 fault, I think. If we were at fault, then we would be  
19 liable. If the landowner did something, built a ramp  
20 on the side of the road that he shouldn't have --

21 **MR. TANNER:** Right. It's important to note  
22 that Cypress will have liability insurance. While  
23 we're not in a position to get into specifics about  
24 the lease with the landowner, it's a lease much like

1 any other lease you might enter into, where there's  
2 obligations on the part of the tenant relative to the  
3 landlord. The tenant would have to have insurance.

4 I might point out too that typically most of  
5 these leases include a decommissioning obligation on  
6 the part of the tenant relative to the landlord.

7 The question earlier about a bond at the  
8 county level is really kind of a belt-and-suspenders  
9 approach to the obligation that the tenant already has  
10 with the landlord under their contract, their lease.

11 **AUDIENCE MEMBER:** There will be multiple  
12 lawsuits, is what it will be, more than one.

13 **MR. SCHOPP:** Just going on, would you work  
14 with us -- like if this property transferred to  
15 another entity, since LLCs have a tendency to  
16 transfer, would you be willing to work with us so that  
17 we are guaranteed contracts with them and, if we do  
18 require decommissioning, that that continues on from  
19 one company to another so we have everything as it is  
20 now and it continues within the company also?

21 **MR. TANNER:** Yeah, absolutely. Much like --  
22 just to follow up on that, much like an obligation of  
23 a tenant under a lease, where if they were to assign  
24 their rights under the lease to a sublessee or an

1 assignee, those obligations carry forward to that  
2 sublessee or that assignee.

3 In a very similar circumstance to your  
4 point, Chuck, I think to the extent that Cypress were  
5 to move on, the obligations relative to the County  
6 would have to be assumed by whoever is now taking over  
7 the project.

8 **CHAIRMAN HUISMAN:** Whoever wants to continue  
9 the special use permit. I guess that's what -- the  
10 County has to make the incoming company follow our  
11 ordinances if they want the special use permit and  
12 permission to operate that solar farm.

13 **MR. TANNER:** Correct. Depending upon what  
14 types of conditions are attached to the approval, your  
15 point is well made.

16 **MR. FLOTT:** Have you built any solar farms  
17 and then sold them off?

18 **MR. KAUFFMAN:** As a company, I'm sure we  
19 have. I don't know a lot of details. We've done, as  
20 I showed earlier, a lot of solar farms. As I said,  
21 we're one of the largest solar developers. I think  
22 the unique thing about our company is we do everything  
23 from develop, as we are doing now, the site to  
24 construction and operation. We have our own

1 construction and operation team.

2 So our intent is long-term ownership of  
3 these assets. But that doesn't mean we don't ever  
4 sell projects. I think it's a business world; and  
5 when opportunities come up, we would look at those.

6 **MR. TANNER:** If I could just continue? And  
7 certainly to the extent you want to have further  
8 discussion at this point, it's not a problem; but I  
9 would like to move on to Miacomet as well to get those  
10 standards into the record.

11 **CHAIRMAN HUISMAN:** Well, just a minute. I'm  
12 trying to figure out the best plan of attack here. I  
13 know we've got someone from Soil and Water; and if  
14 there's farm-specific information, we should maybe  
15 address Threshermen first and then address questions  
16 regarding Threshermen and then move on to Miacomet.  
17 But maybe the soil and water issues are the same for  
18 both farms?

19 **AUDIENCE MEMBER:** There is some difference,  
20 just in the lay of the land and some of the things I  
21 saw when I was out there.

22 **CHAIRMAN HUISMAN:** I'm just asking in the  
23 interests of efficiency so we keep questions regarding  
24 one farm kind of contained and keep moving forward so

<p style="text-align: right;">Page 69</p> <p>1 we're not jumping back and forth between projects and 2 getting confused. 3 Give us just a minute for Chuck and I and 4 the Board to discuss how we want to proceed. 5 <b>AUDIENCE MEMBER:</b> We also have a 6 presentation for pollinator plants. 7 <b>MR. SCHOPP:</b> That's on Threshermens project? 8 <b>AUDIENCE MEMBER:</b> It's on any solar farm 9 basically. 10 <b>MR. SCHOPP:</b> But you're the owner of the 11 Threshermen property. 12 <b>AUDIENCE MEMBER:</b> Right. 13 <b>CHAIRMAN HUISMAN:</b> So do we want to have the 14 Solar and Water person present whatever they're going 15 to present on Threshermen, and then we can open it up 16 to interested parties and objectors? 17 It is 8:40, for all intents and purposes. 18 Let's take a ten-minute break and reconvene in ten 19 minutes. 20 (Recess in proceedings.) 21 <b>CHAIRMAN HUISMAN:</b> I've got 8:52; so we will 22 reconvene. Members of the Zoning Board, our court 23 reporter has to, first of all, figure out who we are 24 and then start recording what we're talking about. So</p>	<p style="text-align: right;">Page 71</p> <p>1 need for the ordinance. 2 <b>MR. TANNER:</b> Would you mind specifically 3 indicating what is missing so that we know what is on 4 the record? 5 <b>CHAIRMAN HUISMAN:</b> We can go back through 6 that, yeah. We're not going to do it right at this 7 moment. 8 <b>MR. TANNER:</b> Not a problem. 9 <b>CHAIRMAN HUISMAN:</b> But I guess the question 10 for the Board would then be: Do we accept an 11 incomplete application that will be supplemented, or 12 do we just wait and have them submit a complete 13 application? I know this has been a source of 14 contention in the past, and I don't want this to be a 15 source of contention. 16 As a Board, we should probably address that 17 at some point; but I'd say let's go ahead and get 18 started with the folks that have some presentations 19 and then interested parties and objectors. Keep that 20 in the back of your mind, that we need to make a 21 decision on that. 22 <b>MR. KIEFER:</b> Is also depends on whether we 23 are going to get to a vote tonight. 24 <b>CHAIRMAN HUISMAN:</b> I highly doubt we are</p>
<p style="text-align: right;">Page 70</p> <p>1 maybe just make a little eye contact with her and make 2 sure she's got your name and make her job a little bit 3 easier. 4 Chuck and I talked briefly. We think 5 probably the best, most efficient plan for the rest of 6 the evening is to have the Soil and Water Livingston 7 County person speak and then have the person that you 8 have here to speak about Threshermen. Then we will go 9 to interested parties and objectors regarding 10 Threshermen. 11 <b>MR. TANNER:</b> Could I say one thing real 12 quick? 13 <b>CHAIRMAN HUISMAN:</b> Sure. 14 <b>MR. TANNER:</b> Just to clarify for the record, 15 all the information that Martin Broerman's 16 presentation included this evening is included in his 17 property value impact study. His presentation was 18 submitted into the record, but I would also like to 19 submit the impact study as well, a copy which will be 20 provided. Just for purposes of the record. Thank 21 you. 22 <b>CHAIRMAN HUISMAN:</b> That's something else 23 we'll have to clarify. Your application is incomplete 24 in some regards regarding what we needed and what we</p>	<p style="text-align: right;">Page 72</p> <p>1 getting to a vote tonight. 2 <b>MR. KIEFER:</b> Then they should be able to 3 complete their application. 4 <b>CHAIRMAN HUISMAN:</b> They are submitting it 5 into the record. Do we accept it, and then it's a 6 submitted application. Maybe I'm splitting hairs. 7 <b>MR. CORNALE:</b> Some of the requirements 8 require them to provide us copies of testimony, like 9 the valuation report. That should be made available 10 to us. 11 <b>CHAIRMAN HUISMAN:</b> Right. I would be more 12 comfortable having the report before we say we accept 13 it into the evidence. Is there going to be an issue? 14 Probably not. But that heads it off and leaves no 15 questions for anybody to ask if we get a copy before 16 we act on it. 17 <b>MR. BLACKARD:</b> Especially since we are not 18 going to be able to finish tonight. They will have 19 time to do that. 20 <b>CHAIRMAN HUISMAN:</b> I don't know if you heard 21 that; but especially since we are probably not going 22 to finish tonight, we will most likely not vote 23 tonight. 24 So with that being said, are you, all five</p>



<p style="text-align: right;">Page 73</p> <p>1 of you, wrapped up with your presentation portion?</p> <p>2 <b>MR. TANNER:</b> On Threshermen?</p> <p>3 <b>CHAIRMAN HUISMAN:</b> On Threshermen's.</p> <p>4 <b>MR. TANNER:</b> One other thing I would like to</p> <p>5 add, just for the record, is I'd like to note that</p> <p>6 this property is consistent with the Livingston County</p> <p>7 Comprehensive Plan and the Livingston County Zoning</p> <p>8 Ordinance and the fact that, you know, this is general</p> <p>9 ag. We are here before you requesting a special use.</p> <p>10 We're not asking for a map amendment. The point being</p> <p>11 that, at the end of the lease term or even before, the</p> <p>12 land goes back to ag. So this is a special use</p> <p>13 allowing solar specifically on farmland. That's all</p> <p>14 we're asking for. Thank you.</p> <p>15 <b>CHAIRMAN HUISMAN:</b> Thank you. Okay. Who is</p> <p>16 here from Livingston County Soil and Water? If you</p> <p>17 want to come closer to the microphone?</p> <p>18 Could you state your name and address for</p> <p>19 the record please?</p> <p>20 <b>MS. TAYLOR:</b> My name is Becky Taylor. The</p> <p>21 office address is 1510 West Reynolds, Pontiac,</p> <p>22 Illinois, 61764.</p> <p>23 <b>CHAIRMAN HUISMAN:</b> Do you prefer to be sworn</p> <p>24 or affirmed?</p>	<p style="text-align: right;">Page 75</p> <p>1 our office -- and that would be the purpose and</p> <p>2 intent, which is on page 2 -- the purpose of this</p> <p>3 report is to inform officials of the local governing</p> <p>4 body and other decision makers with natural resource</p> <p>5 information.</p> <p>6 This information may be useful when</p> <p>7 undertaking land use decisions concerning variations,</p> <p>8 amendments, or relief of local zoning ordinances,</p> <p>9 proposed subdivision of vacant or agricultural lands,</p> <p>10 and the subsequent development of these lands. This</p> <p>11 report is a requirement under Section 22.02(A) of the</p> <p>12 Illinois Soil and Water Conservation District's act.</p> <p>13 The first part will be the LISA evaluation,</p> <p>14 which is in here. Where did I put it?</p> <p>15 <b>MR. SCHOPP:</b> Page 5.</p> <p>16 <b>MS. TAYLOR:</b> I did an actual LESA evaluation</p> <p>17 on the site, went out and walked the site. The LISA</p> <p>18 starts on page 27, if you want to see the whole</p> <p>19 report.</p> <p>20 <b>CHAIRMAN HUISMAN:</b> Do you want to just tell</p> <p>21 everybody what the LESA --</p> <p>22 <b>MS. TAYLOR:</b> I will. A Land Evaluation and</p> <p>23 Site Assessment or LESA was conducted for this site.</p> <p>24 The land evaluation score was a 77, and that was</p>
<p style="text-align: right;">Page 74</p> <p>1 <b>MS. TAYLOR:</b> I don't care.</p> <p>2 <b>CHAIRMAN HUISMAN:</b> Could you raise your</p> <p>3 right hand, please?</p> <p>4 (Becky Taylor sworn.)</p> <p>5 <b>MR. SCHOPP:</b> She gave the reports, and you</p> <p>6 got a copy at your last meeting. It was handed out at</p> <p>7 the last meeting.</p> <p>8 <b>CHAIRMAN HUISMAN:</b> What is helpful to us is</p> <p>9 if you can point to us in the packet where you are so</p> <p>10 we can follow along.</p> <p>11 <b>MS. TAYLOR:</b> I will do my best to do that.</p> <p>12 <b>MR. SCHOPP:</b> They're in black and white and</p> <p>13 not color, so --</p> <p>14 <b>MS. TAYLOR:</b> I'll try to reference page</p> <p>15 number. Most of what I am going to reference will be</p> <p>16 found in the Executive Summary, which is on page 4 of</p> <p>17 the NRI report -- or starts on page 4.</p> <p>18 This is for the Threshermen Solar, LLC,</p> <p>19 site. The Livingston County Soil and Water</p> <p>20 Conservation District has reviewed the natural</p> <p>21 resource information for the proposed 30-acre solar</p> <p>22 energy farm one mile east of Threshermen's Park in</p> <p>23 Section 26 of Esmen Township.</p> <p>24 Just to go over why a report is needed from</p>	<p style="text-align: right;">Page 76</p> <p>1 developed using the different soil types that were on</p> <p>2 there as well as how many acres were each soil. Then</p> <p>3 they were given a relative value. That means that</p> <p>4 these soils are considered to be very productive</p> <p>5 soils.</p> <p>6 The site assessment, which is on page 28,</p> <p>7 looks at items such as roads and infrastructure and</p> <p>8 the degree to which the affected local government can</p> <p>9 bear the additional costs the development may</p> <p>10 generate.</p> <p>11 One thing I did not have on here was, since</p> <p>12 these are county roads -- they are not state highways</p> <p>13 -- they may need to contact the Township Road</p> <p>14 Commissioner to make sure of load limits and things</p> <p>15 like that during the construction phase.</p> <p>16 So the site assessment score was 145, a</p> <p>17 total LESA score of 222, which means this could have a</p> <p>18 high impact to agriculture if it is taken out of</p> <p>19 agricultural production.</p> <p>20 The Livingston County Soil and Water</p> <p>21 Conservation District has always been an advocate for</p> <p>22 preserving prime farmland whenever feasible. Prime</p> <p>23 farmland soils are an important resource for</p> <p>24 Livingston County. Each soil type is assigned a</p>

<p style="text-align: right;">Page 77</p> <p>1 rating, which is then used to determine the LESA score 2 for the site. This site does contain prime farmland 3 soils based on the soil survey. About 96 percent of 4 the site is considered prime farmland.</p> <p>5 Once these soils have been disturbed, it may 6 be very difficult to bring them back to the productive 7 levels they currently have. A complete description of 8 the farmland classification is located in the custom 9 soil resource report, and it starts on page 31 of that 10 report, which is the back section.</p> <p>11 Also in that report, it talks about hydric 12 soils. Hydric soils are defined by the National 13 Technical Committee as soils formed under conditions 14 of saturation, flooding, or ponding long enough during 15 the growing season to develop anaerobic conditions in 16 the upper part of the soil. So basically they were 17 flooded for part of the time when they were 18 developing.</p> <p>19 The site does have some hydric soils or 20 soils that have hydric components in them. This is 21 also in your Custom Soil Resource Report, page 24 of 22 that report.</p> <p>23 Coupled with this, the Bryce silty clay, 24 which covers about 65 percent of the site, is a poorly</p>	<p style="text-align: right;">Page 79</p> <p>1 take over the property.</p> <p>2 A mix that is easy to establish including 3 grasses and clovers would be beneficial. This will 4 allow the vegetation to become established and still 5 be beneficial for wildlife, bees, and other 6 pollinators. These are also lower-growing species 7 that will not interfere with the working of the 8 panels. Traditional pollinators or other mixes 9 beneficial to wildlife may be better suited to the 10 outside edges of the project.</p> <p>11 According to the Illinois State Geological 12 Survey, there is no aquifer material located on this 13 site, and the potential for aquifer contamination 14 would be slight to none. You can find that on page 14 15 of your report. There is a map as well as some 16 information.</p> <p>17 The Natural Resources Conservation Services 18 Wetland Inventory does not identify wetland areas on 19 the site. The wetland delineation should be completed 20 by a Certified Delineation Specialist to determine if 21 there are any so they can be protected during 22 development. And there are no floodplain areas 23 identified on this site.</p> <p>24 We at the District do recommend a subsurface</p>
<p style="text-align: right;">Page 78</p> <p>1 drained soil that will frequently pond. A rating of 2 "frequent" means that ponding occurs on average more 3 than once in two years. The chance of ponding is more 4 than 50 percent in any year. So this needs to be 5 taken into consideration as the site is developed.</p> <p>6 All of the soils on this parcel have slow 7 infiltration when thoroughly wet, and they have a slow 8 rate of water transmission.</p> <p>9 Because of the relatively flat slope of the 10 parcel, the runoff potential varies from negligible to 11 very high, depending on the slope and amount of 12 erosion already present.</p> <p>13 Soil erosion and sediment control plan. I 14 talk about that starting on page 19 of the NRI report. 15 A soil erosion and sediment control plan needs to be 16 in place as required by law. Sediment leaving the 17 area can damage streams, ponds, and wetlands. About 18 11.5 percent of this site has a moderate rating for 19 erosion based on soil types.</p> <p>20 Best management practices will need to be in 21 place to protect the site and surrounding areas from 22 erosion and sedimentation. Also, the developer will 23 need to make sure that vegetation is established as 24 soon as possible and that weeds are not allowed to</p>	<p style="text-align: right;">Page 80</p> <p>1 drainage tile investigation be completed before the 2 site is disturbed. If drainage tile is damaged during 3 the implementation of this project, it should be 4 repaired according to the specifications included in 5 the report. Those are included in your report under 6 appendix A.</p> <p>7 Then, finally, all buried utility and gas 8 lines need to be identified and avoided. As they 9 said, they have identified the pipeline, but there is 10 a pipeline that cuts across the northwest corner of 11 the property that would need to be avoided.</p> <p>12 Is there any questions?</p> <p>13 <b>CHAIRMAN HUISMAN:</b> I take it you've shared 14 this with the company?</p> <p>15 <b>MS. TAYLOR:</b> Uh-huh.</p> <p>16 <b>CHAIRMAN HUISMAN:</b> They are aware of your 17 recommendations and findings? Did the company ask 18 you to perform this survey? The County didn't do 19 this?</p> <p>20 <b>MS. TAYLOR:</b> It was kind of a mix of both. 21 The company did contact me. I directed them to Chuck, 22 and then he gave me the information to do the report.</p> <p>23 <b>CHAIRMAN HUISMAN:</b> Any questions for 24 Ms. Taylor from the Board?</p>

<p style="text-align: right;">Page 81</p> <p>1 We will move on then to the next presenter,  2 and then we'll open it up to interested parties or  3 objectors. So you may get some questions.  4 <b>MS. TAYLOR:</b> That's fine.  5 <b>MS. WOODBURN:</b> I'm Dee Woodburn, 18286 East  6 1800 North Road, Pontiac, Illinois.  7 I'm also a University of Illinois Extension  8 Master Naturalist. When I heard that pollinator  9 plants were a possibility, I secured a conservation  10 specialist who is very well knowledgeable in this area.  11 And, basically, he would tell you the benefits of  12 taking farmland and putting it into pollinator plants.  13 He does have a presentation, and his name is Jason  14 Bleich. Jason?  15 He's still setting up.  16 <b>CHAIRMAN HUISMAN:</b> You can finish setting  17 up, and then we'll get your name and address.  18 Dee, for the record, you're the property  19 owner for Threshermen?  20 <b>MS. TAYLOR:</b> Yes.  21 <b>CHAIRMAN HUISMAN:</b> Ready?  22 <b>MR. BLEICH:</b> Ready.  23 <b>CHAIRMAN HUISMAN:</b> Name and address, please.  24 <b>MR. BLEICH:</b> Jason Bleich. Last name is</p>	<p style="text-align: right;">Page 83</p> <p>1 and around solar farms.  2 There's a lot of different states right now  3 proposing legislation to do and basically to show  4 positive efforts from solar farm companies and other  5 energy companies for doing pollinator-friendly  6 habitat.  7 We've proven it to be very cost effective.  8 It's extremely good for soil health, water quality.  9 Storm water drainage likewise has been mentioned and  10 of course wildlife and pollinators.  11 We have a couple of different seed mixes  12 that we're proposing to use on different solar farms  13 around Illinois already. One is a couple different  14 shorter mixes for underneath the solar panels. Then  15 we also have buffer mixes, which get a little bit  16 taller, for on the edges. Those are our more  17 traditional pollinator mixes that also can serve as a  18 visual buffer.  19 Just to kind of run through some of the  20 importance of pollinator habitat, in 2008, the Farm  21 Bill mandated that all federal conservation programs  22 would recognize and do pollinator habitat and,  23 therefore, that has kind of triggered the private  24 sector to follow suit in doing the pollinator habitat</p>
<p style="text-align: right;">Page 82</p> <p>1 B-l-e-i-c-h. I'm from Gibson City, 509 South Lawrence  2 Street, Gibson City, Illinois, 60936. I work for  3 Pheasants Forever. International headquarters is  4 based out of Minneapolis, Minnesota.  5 <b>CHAIRMAN HUISMAN:</b> Do you prefer to be sworn  6 or affirmed?  7 <b>MR. BLEICH:</b> Whatever works for you guys.  8 (Jason Bleich sworn.)  9 <b>MR. BLEICH:</b> I'm going to try and keep this  10 short and sweet. Initially I thought I might be  11 presenting on just the importance of pollinator  12 habitat under solar farms as a whole for the county.  13 I didn't realize it was just maybe one site. So I  14 might skip through some slides rather quickly.  15 But like Dee mentioned, I'm a Conservation  16 Specialist for Pheasants Forever. What I do is I run  17 all over the Midwest talking about the importance of  18 pollinator vegetation, especially in new opportunities  19 and more nontraditional landscapes like solar farms  20 and different rights-of-way areas.  21 Actually, just a couple of weeks ago, I was  22 out in DC at a rights-of-way conference where solar  23 farms was one of the big topics and doing  24 pollinator-friendly vegetation and habitat underneath</p>	<p style="text-align: right;">Page 84</p> <p>1 as well.  2 Like I mentioned, this is good for your  3 monarch butterflies, honey bees, tons of different  4 moths, butterflies, native bees, which all have  5 populations in extreme decline right now. Multiple  6 have the potential to be listed on the endangered  7 species list if nothing is done across the Midwest.  8 Here is an example of what a good pollinator  9 habitat field looks like. This would be a mix that  10 would be similar to the buffer around the edges. This  11 is also a project that's in southeast Livingston  12 County currently.  13 So a couple of different reasons why  14 pollinator habitat matters. On the global scale, it's  15 a \$200 billion industry. It doesn't get much more  16 simple than that. Without pollinators and without  17 good pollinator habitat, we don't have produce in  18 grocery stores, you know, your fruits and vegetables.  19 It makes it simple. Whether you're talking to a  20 private-sector company, farmer, or landowner, it's  21 something that everybody can relate to. Everybody  22 likes food. We have to eat.  23 The honey bee industry in particular to US  24 agriculture is a \$19 billion industry. At first, you</p>