

MINUTES
LIVINGSTON COUNTY ZONING BOARD OF APPEALS
Livingston County Historic Courthouse
112 W. Madison St., Pontiac, Illinois

Regular Meeting
7:00 p.m.

October 4, 2018

The meeting came to order and roll call was taken.

Members Present: James Blackard, Richard Runyon, William Flott, Gerald Earing and Joan Huisman.

Member Absent: Richard Kiefer

Agenda:

Chair Huisman noted the agenda for this meeting. James Blackard moved, seconded by William Flott, that the agenda for this October 4, 2018 meeting be approved as presented. This motion was approved by a unanimous vote.

Approval of the Minutes: None

Business:

Case V-6-18- Hargitt

This zoning case pertains to a review of variation in the side yard zoning regulations requirements to allow for the construction of an addition to a residence to be 7 feet instead of 10 feet instead from a side lot line, in an RA, Rural Residence, District. The subject property in this zoning case is located at 5 Timberline Dr., in unincorporated Fairbury.. The zoning administrator presented his report, exhibits and other information relative to this zoning case.

Donita Hargitt, 5 Timberline Dr., Fairbury, IL., representing the applicant in this zoning case, presented testimony relative to this zoning case. Mrs. Hargitt explained their plans to construct an addition onto their house, that would include a new garage area. Mrs. Hargitt mentioned that they have talked with the neighbors and they are okay with these construction plans. It was noted that a survey had been done by Krause Surveying several years ago, so they are aware of where the property line is located. A discussion took place between the zoning board of appeals and Mrs. Hargitt about their house plan as to why they planned the addition in this area.

No other interested parties presented testimony relative to this zoning case.

Mrs. Hargitt had no closing comments.

Gerald Earing moved, seconded by James Blackard, that Livingston County Zoning Case V-6-18 be approved to allow for a variation in side yard requirement to allow a setback distance of 7 feet instead of 10 feet and a variance in an RA, Rural Residence, District.

This motion was then approved by a roll call vote.

Blackard - Yes
Runyon – Yes
Earing – Yes

Kiefer – Absent
Flott – Yes
Huisman - Yes

Cases SU-9-18 & SU-10-98 – Vermilion Solar I and II

This zoning request pertains to review of a request for a special use that allows for two solar energy projects in the Northeast Quarter of Section 36 of Pontiac Township. The zoning administrator reviewed exhibits and other information relative to the review of this zoning case. Documents discussed at this meeting included application binders, a revised conceptual site plan, a Cohn Reznick property value impact study for the proposed Solar Farms in Livingston County Illinois, a Cohn Reznick property value impact study, a Livingston County Soil and Water Conservation District Report, the Livingston County Regional Planning Commission Report and draft conditions.

Ric Ahern, representing Community Solar energy, provided testimony relative to this zoning case. Mr. Ahern commented on the Cohn Reznick property value studies. Mr. Ahern was asked about any issues with solar farms in Minnesota, specifically about any solar developments close to residential areas. Mr. Ahern related that the solar power developments he has been involved with in Minnesota, are generally in rural area with limited residential areas. Then the application binder was mentioned, along with the revised conceptual plan, and the Cohn Reznick reports.

Becky Taylor from the Livingston County Soil and Water Conservation District presented her report for this development. Mr. Ahern responded by indicating that they can fulfill the recommendations in this report. Cover crops were then discussed, the potential beginning of construction in the Spring of 2020 were discussed. The zoning board and Becky Taylor discussed some of the aspects of her report, including the LESA rating and if the project will have a high impact on agriculture. The proposed solar development in relation to a cash crop was then discussed. The proposed fencing for this site was then discussed. Potential solar panel damage was then discussed. The adjoining Department of Corrections farm property was then mentioned, and it was clarified that this project will not have an impact on that property. The area access roads were then discussed. It was explained that there would be no lights at this site.

No other interested parties presented testimony relative to this zoning case.

William Flott moved, seconded by Gerald Earing, that the Livingston County Zoning Board of Appeals recommend to the Livingston County Board the approval of Livingston County Zoning Case SU-9-18, for a 2 MW Solar Facility, in an AG, Agriculture, District, as outlined in the application for this zoning case and as presented at the public hearings for this zoning case, with the conditions drafted to be part of the approval of this zoning case

This motion was then approved by a roll call vote.

Blackard - Yes	Kiefer – Absent
Runyon – Yes	Flott – Yes
Earing – Yes	Huisman - Yes

William Flott moved, seconded by Gerald Earing, that the Livingston County Zoning Board of Appeals recommend to the Livingston County Board the approval of Livingston County Zoning Case SU-10-18, for a 2 MW Solar Facility, in an AG, Agriculture, District, as outlined in the application for this zoning case and as presented at the public hearings for this zoning case, with the conditions drafted to be part of the approval of this zoning case

This motion was then approved by a roll call vote.

Blackard - Yes	Kiefer – Absent
Runyon – Yes	Flott – Yes
Earing – Yes	Huisman - Yes

This zoning request pertains to review of a request for a special use that allows for a solar energy project in the Northeast Quarter of Section 2 of Eppards Point Township. The zoning administrator reviewed exhibits and other information relative to the review of this zoning case. Documents discussed at this meeting included application binders, a Livingston County Soil and Water Conservation District Report, the Livingston County Regional Planning Commission Report.

Janet Ward, representing DG Illinois Solar presented testimony relative to this zoning case. Presented a power point presentation for this project, of which all of the zoning board of appeals members had printed copies. A discussion then followed about how this application is a proposal for two projects next to each other. With a discussion as to how the Illinois Power Authority would review this proposal. An explanation was given about how one or both of the projects could be approved. Fencing height of 6 or 7 feet tall was then discussed. The potential battery storage of power element of this proposed project was discussed. The worst case scenario for decommissioning was then discussed as part of a need to calculate a decommissioning cost. Property value issues were then analyzed. Battery housing and battery safety issues were then discussed. Battery safety issues would be discussed with the local fire department. A Knox box would be placed at the entrance to allow for fire dept. access to the project area. Maintenance and operation issues were then discussed. Vegetation maintenance was then discussed. Fencing issues were then discussed. A need for more detailed presentations, such as for decommissioning was then discussed. The timing for the county board needing to review this project in December was discussed. A potential November meeting date was discussed. Then William Flott moved, seconded by James Blackard, to table this hearing on this zoning case until November 13th, so that additional information on this project can be presented at that time. This motion was approved by a unanimous voice vote.

Other Business: None

Approval of the Findings of Fact and Decision:

William Flott moved, seconded by Richard Runyon, that the findings of fact and decision for approved or recommended case at this October 4, 2018 meeting be approved as drafted for Livingston County Zoning Cases in which final action was taken at this meeting. This motion was approved by a unanimous voice vote.

Public Comments: None

Report of Officers: None

General Discussion and Informational Update:

The next meeting for the zoning board of appeals was discussed concluding that the next meeting can be scheduled for November 13, 2018, at 7:00 pm.

Considering the hour James Blackard moved, seconded by William Flott, that this meeting be adjourned. This motion was approved unanimously.

This meeting was adjourned at 10:00 p.m.

Material regarding these proceedings is on file in the Livingston County Regional Planning Commission Office, in the Livingston County Historic Courthouse, 112 W. Madison St., Pontiac, Illinois.

Respectfully submitted,

Charles T. Schopp, Secretary
Livingston County Regional
Planning Commission