

LIVINGSTON COUNTY BOARD
AGRICULTURE & ZONING COMMITTEE
MINUTES OF THE OCTOBER 7, 2024 MEETING

Committee Chair Gerald Earing called the meeting to order at 6:00 p.m.

Present: Gerald Earing, Jack Vietti, Steven Lovell, and Joel Barickman

Absent: Paul Ritter, Rebekah Fehr, and Michael Haag

Board Members Present: Bob Weller, Marty Fannin, Craig Monson, Linda Ambrose

Also Present: Zoning Administrator Brittney Miller, Executive Director Alina Hartley, Zoning Administrative Assistant Angie Teske, Seth Uphoff (Uphoff Law), Paul Bottum (Cultivate Power), Jake Clay (Cultivate Power)

Earing requested an amendment to the written agenda, proposing that SU-20-22 TPW IL LI18, LLC be changed to Lincoln LI18, LLC. Motion by Vietti, second by Lovell to approve the revised agenda.

Motion carried by voice vote with all ayes.

The Committee reviewed the minutes of the September 4, 2024 meeting. Motion by Barickman, second by Vietti to approve the minutes as submitted. **Motion carried by voice vote with all ayes.**

Business:

SF-2-24 Broquard Subdivision

This zoning case pertains to the review of a proposed final plat of subdivision. The subject property is located on a 27.18-acre tract of land in Section 1 of Indian Grove Township in unincorporated Fairbury.

Motion by Barickman, second by Lovell to recommend approval of SF-2-24 Broquard Subdivision to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Joel Barickman, Jack Vietti, and Steve Lovell **Nays:** None **Absent:** Paul Ritter, Michael Haag, and Rebekah Fehr

Case SU-14-22 Allium Solar, LLC- Extension

This zoning case pertains to the review of a proposed an extension of a previously approved special use to develop a 5 MW solar farm on approximately 32 acres of a 158.48-acre tract of land in an AG, Agricultural District located in unincorporated Pontiac.

Miller gave an overview of the extension. Uphoff informed the Committee that Allium Solar and Beebalm Solar have an initial deadline date of December 31, 2024 and request a one-year extension. Uphoff addressed the applicant's Findings of Fact and Decision, noting the term "substantially completed," and requested clarification on the term. Clay informed the Committee that the reason for the extension is due to global supply chain strains.

Motion by Lovell, second by Earing to recommend approval of a one-year extension of case SU-14-22 Allium Solar, LLC to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Joel

Barickman, Jack Vietti, and Steve Lovell **Nays:** None **Absent:** Paul Ritter, Michael Haag, and Rebekah Fehr

Case SU-15-22 Beebalm Solar, LLC- Extension

This zoning case pertains to the review of a proposed extension of a previously approved special use to develop a 5 MW solar farm on approximately 33 acres of a 142.61-acre tract of land in an AG, Agricultural District located in unincorporated Odell.

Motion by Vietti, second by Lovell to recommend approval of a one-year extension of case SU-15-22 Beebalm Solar, LLC to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Joel Barickman, Jack Vietti, and Steve Lovell **Nays:** None **Absent:** Paul Ritter, Michael Haag, and Rebekah Fehr

Case SU-20-22 Lincoln LI18, LLC- Review of Decommissioning Plan

This zoning case pertains to the review of an updated decommissioning plan of a previously approved special use to develop a 5 MW solar farm on approximately 28 acres of a 40-acre tract of land in an AG, Agricultural District located in unincorporated Fairbury. The applicant was approved for a decommissioning plan in April 2024 for \$356,773, however, this amount did not account for salvage. The new decommissioning plan includes salvage and is requested for \$217,180.43.

Motion by Earing, second by Lovell to recommend approval of a decommissioning plan for case SU-20-22 Lincoln LI18, LLC to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Joel Barickman, Jack Vietti, and Steve Lovell **Nays:** None **Absent:** Paul Ritter, Michael Haag, and Rebekah Fehr

Case SU-1-24 – Pontiac Renewables, LLC- Review of a Decommissioning Plan

This zoning case pertains to the review of a decommissioning plan for a previously approved special use to develop a 4.99 MW solar farm on approximately 30.5 acres of a 46.6-acre tract of land in an AG, Agricultural District located near Pontiac. The estimated cost of decommissioning is approximately \$264,881 including salvage.

Motion by Vietti, second by Lovell to recommend approval of a decommissioning plan for case SU-1-24 Pontiac Renewables, LLC to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Joel Barickman, Jack Vietti, and Steve Lovell **Nays:** None **Absent:** Paul Ritter, Michael Haag, and Rebekah Fehr

Case SU-10-23 – North Road Solar 1, LLC- Review of a Decommissioning Plan

This zoning case pertains to the review of a decommissioning plan for a previously approved special use to develop a 5 MW solar farm on approximately 26.5 acres of a 117.83-acre tract of land in an RA, Rural Residence District located in unincorporated Pontiac. The estimated cost of decommissioning is approximately \$270,842.83 and does not include salvage.

Motion by Vietti, second by Earing to recommend approval of a decommissioning plan for case SU-10-23 North Road Solar 1, LLC to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Joel Barickman, Jack Vietti, and Steve Lovell **Nays:** None **Absent:** Paul Ritter, Michael Haag, and Rebekah Fehr

Case SU-8-23 – Esmen Solar 1, LLC- Review of a Decommissioning Plan

This zoning case pertains to the review of a decommissioning plan for a previously approved special use to develop a 5 MW solar farm on approximately 33 acres of a 40.37-acre tract of land in an AG, Agricultural District located in unincorporated Pontiac. The estimated cost of the decommissioning is approximately \$235,889.17 and does not include salvage.

Motion by Lovell, second by Vietti to recommend approval of a decommissioning plan for case SU-8-23 Esmen Solar 1, LLC to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Joel Barickman, Jack Vietti, and Steve Lovell **Nays:** None **Absent:** Paul Ritter, Michael Haag, and Rebekah Fehr

Case SU-9-23 – Esmen Solar 2, LLC- Review of a Decommissioning Plan

This zoning case pertains to the review of a decommissioning plan for a previously approved special use to develop a 4.99 MW solar farm on approximately 32.9 acres of a 40.3-acre tract of land in an AG, Agricultural District located in unincorporated Pontiac. The estimated cost of decommissioning is approximately \$331,094.16 and does not include salvage.

Motion by Earing, second by Vietti to recommend approval of a decommissioning plan for case SU-9-23 Esmen Solar 2, LLC to the full county board. **Motion carried on roll call vote. Ayes:** Gerald Earing, Joel Barickman, Jack Vietti, and Steve Lovell **Nays:** None **Absent:** Paul Ritter, Michael Haag, and Rebekah Fehr

Solid Waste Update:

Miller advised there was nothing to report.

Other Issues to Come Before the Committee:

Earing reminded the committee members that the E-Recycling Event will be held on November 16, 2024.

Public comment:

The floor was open for public comment.

Executive Session:

5 ILCS 120/2 (c)(21) Semi-Annual Review of Executive Session Minutes

Consensus of the Committee was that closed session would not be needed to review the Executive Session minutes. Hartley read the executive session minutes of April 3, 2023 to the members with no changes requested.

Approval of Executive Session Minutes

Motion by Barickman, second by Vietti to approve for content the executive session minutes of April 3, 2023. **Motion carried with all ayes.**

Determination of Executive Session Minutes Status

Motion by Barickman, second by Vietti to open the executive session minutes of April 3, 2023. **Motion carried with all ayes.**

Authorization to Dispose of Verbatim Records

Motion by Lovell, second by Earing to authorize the destruction of all verbatim records dated eighteen months and older previously approved for content. **Motion carried with all ayes.**

Review and Approval of Bills:

Motion by Vietti, second by Lovell to approve the bills as submitted. **Motion carried with all ayes.**

Adjournment:

Motion by Vietti, second by Lovell to adjourn the meeting. **Motion carried with all ayes.**

The meeting was adjourned at 6:29 p.m.

Brittney Miller, Administrator
Livingston County Regional
Planning Commission