

CASE NO. 895-AT-18

SUPPLEMENTAL MEMORANDUM #15

June 14, 2018

Petitioner: Zoning Administrator

Request: Amend the Champaign County Zoning Ordinance to add “Solar Farm” as a new principal use under the category “Industrial Uses: Electric Power Generating Facilities” and indicate that Solar Farm may be authorized by a County Board Special Use Permit in the AG-1 Zoning District and the AG-2 Zoning District; add requirements and fees for “Solar Farm”; add any required definitions; and make certain other revisions are made to the Ordinance as detailed in the full legal description in Attachment A.

Location: Unincorporated Champaign County

Time Schedule for Development: As soon as possible

Prepared by: **Susan Burgstrom**
Senior Planner

John Hall
Zoning Administrator

Brookens Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

zoningdept@co.champaign.il.us

www.co.champaign.il.us/zoning

STATUS

Attachment B is a revised Summary Finding of Fact to replace the Summary found in Supplemental Memo #14, Attachment J, page 41 of 49.

A letter was received on June 8, 2018 from Marjorie Tingley; see Attachment C.

Staff proposes several revisions to the amendment and Findings of Fact in the following section.

PROPOSED REVISIONS TO THE AMENDMENT DATED JUNE 7, 2018 AND FINDING OF FACT DATED JUNE 14, 2018

The following are recommended revisions to the amendment and Finding of Fact:

1. **Proposed revision to amendment Item 6.1.5 B.(4),**
Page 6 of Attachment I, Supplemental Memo #14 dated June 7, 2018
 - (4) Right to farm
 - a. The owners of the subject property and the Applicant, its successors in interest, and all parties to the decommissioning plan and site reclamation plan hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.

and reflected in new Finding of Fact Item 9.B.(3):

Page 13 of 49 of Attachment J, Supplemental Memo #14 dated June 7, 2018

- (3) Policy 4.2.3 states, **“The County will require that each proposed discretionary development explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.”**

The proposed amendment will *HELP ACHIEVE* Policy 4.2.3 for the following reason:

- a. Proposed Section 6.1.5 B.(4) creates a standard condition requiring compliance with the Right to Farm Resolution 3425.

and reflected in new Summary Finding of Fact Item 1.B.(2)b.(a):

Page 3 of Attachment B, Supplemental Memo #15 dated June 14, 2018

- (a) Section 6.1.5 B.(4) will include a standard condition regarding the Right to Farm Resolution 3425 to ensure compliance with LRMP policy 4.2.3.

2. **Proposed addition to Finding of Fact Item 9.B.(4):**

Page 13 of 49 of Attachment J, Supplemental Memo #14 dated June 7, 2018

- (4) Policy 4.2.4 states, **“To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary.”**

The proposed amendment will *HELP ACHIEVE* Policy 4.2.4 for the following reason:

- a. Proposed Section 6.1.5 D.(3)a.(b) requires perimeter fencing to be at least 10 feet from a SIDE or REAR LOT LINE for any adjacent LOT that is five acres or more in area; this serves as a buffer between the SOLAR FARM and adjacent properties.

3. **Proposed revision to Finding of Fact Item 7.A.(2)a. (and renumber existing part a.):**

Page 6 of 49 of Attachment J, Supplemental Memo #14 dated June 7, 2018

- a. The proposed amendment attempts to ensure that solar farm locations within one-and-one-half miles of zoned municipalities are coordinated with the respective municipality(ies) as follows:
- (a) No part of a PV SOLAR FARM may be within a Contiguous Urban Growth Area as indicated in the most recent update of the Champaign County Land Resource Management Plan; and
- (b) No part of a PV SOLAR FARM may be less than one-half mile from a municipality boundary at the time of application, except for PV SOLAR FARM power lines of 34.kVA or less and except for any PV SOLAR FARM substation and related connection to an existing electrical substation; and

-
- (c) The PV SOLAR FARM application shall include documentation that the applicant has provided a complete copy of the application to any municipality within one-and-one-half miles of the proposed PV SOLAR FARM; and
 - (d) By the time the County Board considers a PV SOLAR FARM the Zoning Administrator must receive a municipal resolution from any municipality within one-and-one-half miles of the proposed PV SOLAR FARM or document that any municipality within one-and-one-half miles of the PV SOLAR FARM was provided notice of the meeting dates for the PV SOLAR FARM for both ELUC and the County Board.

and reflected in Summary Finding of Fact Item 1.B.(1)a.(a)-(c):

Page 1 of Attachment B, Supplemental Memo #15 dated June 14, 2018

- a. The amendment will ***HELP ACHIEVE*** Objective 2.1 and policy 2.1.2 because the amendment ensures that solar farm locations within one-and-one-half miles of any zoned municipality will be coordinated with that municipality as follows (see item 7. in the FOF):
 - (a) The amendment prevents the encroachment of PV SOLAR FARM development into the most developable portions of the one-and-one-half-mile area around a zoned municipality, including the Contiguous Urban Growth Area identified in the LRMP and land within one-half mile of any municipality, while still allowing the possibility of PV SOLAR FARM development in the rest of the one-and-one-half mile area around a municipality.
 - (b) The proposed amendment requires that a municipality that is located less than one-and-one-half-miles from any proposed PV SOLAR FARM must be made aware of the proposed PV SOLAR FARM prior to the public hearing at the County Zoning Board of Appeals, and must be made aware of the meeting dates for consideration of the PV SOLAR FARM SPECIAL USE Permit at both the Environment and Land Use Committee and at the County Board.
 - (c) Numerous public comments about governmental coordination were received during the public hearing. All emails are listed as Documents of Record and all testimony is summarized in the FOF (particularly item 7.A.(2)a.) and is in greater detail in the approved Minutes.

ATTACHMENTS

- A Legal advertisement
- B Summary Finding of Fact – Expanded, dated June 14, 2018
- C Letter from Marjorie Tingley received June 8, 2018

LEGAL PUBLICATION: WEDNESDAY, FEBRUARY 14, 2018

CASE: 895-AT-18

**NOTICE OF PUBLIC HEARING REGARDING A PROPOSED AMENDMENT TO THE
CHAMPAIGN COUNTY ZONING ORDINANCE.**

CASE: 895-AT-18

The Champaign County Zoning Administrator, 1776 East Washington Street, Urbana, has filed a petition to change the text of the Champaign County Zoning Ordinance. The petition is on file in the office of the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, IL.

A public hearing will be held **Thursday, March 1, 2018, at 6:30 p.m.** prevailing time in the Lyle Shields Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL, at which time and place the Champaign County Zoning Board of Appeals will consider a petition to:

Amend the Champaign County Zoning Ordinance as follows:

Part A. Amend Section 3 by adding definitions including but not limited to “NOXIOUS WEEDS” and “SOLAR FARM”.

Part B. Add paragraph 4.2.1 C.5. to indicate that SOLAR FARM may be authorized by County Board SPECIAL USE permit as a second PRINCIPAL USE on a LOT in the AG-1 DISTRICT or the AG-2 DISTRICT.

Part C. Amend Section 4.3.1 to exempt SOLAR FARM from the height regulations except as height regulations are required as a standard condition in new Section 6.1.5.

Part D. Amend subsection 4.3.4 A. to exempt WIND FARM LOT and SOLAR FARM LOT from the minimum LOT requirements of Section 5.3 and paragraph 4.3.4 B. except as minimum LOT requirements are required as a standard condition in Section 6.1.4 and new Section 6.1.5.

Part E. Amend subsection 4.3.4 H.4. to exempt SOLAR FARM from the Pipeline Impact Radius regulations except as Pipeline Impact Radius regulations are required as a standard condition in new Section 6.1.5.

Part F. Amend Section 5.2 by adding “SOLAR FARM” as a new PRINCIPAL USE under the category “Industrial Uses: Electric Power Generating Facilities” and indicate that SOLAR FARM may be authorized by a County Board SPECIAL USE Permit in the AG-1 Zoning DISTRICT and the AG-2 Zoning DISTRICT and add new footnote 15. to exempt a SOLAR FARM LOT from the minimum LOT requirements of Section 5.3 and paragraph 4.3.4 B. except as minimum LOT requirements are required as a standard condition in new Section 6.1.5.

Part G. Add new paragraph 5.4.3 F. that prohibits the Rural Residential OVERLAY DISTRICT from being established inside a SOLAR FARM County Board SPECIAL USE Permit.

Part H. Amend Subsection 6.1.1 A. as follows:

1. Add SOLAR FARM as a NON-ADAPTABLE STRUCTURE and add references to the new Section 6.1.5 where there are existing references to existing Section 6.1.4.
2. Revise subparagraph 6.1.1 A.11.c. by deleting reference to Section 6.1.1A. and add reference to Section 6.1.1A.2.

Part I. Add new subsection 6.1.5 SOLAR FARM County Board SPECIAL USE Permit with new standard conditions for SOLAR FARM.

Part J. Add new subsection 9.3.1 J. to add application fees for a SOLAR FARM zoning use permit.

Part K. Add new subparagraph 9.3.3 B.8. to add application fees for a SOLAR FARM County Board SPECIAL USE permit.

All persons interested are invited to attend said hearing and be heard. The hearing may be continued and reconvened at a later time.

Catherine Capel, Chair
Champaign County Zoning Board of Appeals

TO BE PUBLISHED: WEDNESDAY, FEBRUARY 14, 2018 ONLY

Send bill and one copy to: Champaign County Planning and Zoning Dept.
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802
Phone: 384-3708

Case 895-AT-18

Revised Summary Finding of Fact
June 14, 2018

SUMMARY FINDING OF FACT EXPANDED 06/14/18

1. The proposed Zoning Ordinance text amendment ***IS NECESSARY TO ACHIEVE*** the Land Resource Management Plan because:
 - A. The proposed Zoning Ordinance text amendment ***IS NECESSARY TO ACHIEVE*** LRMP Goal 9 Energy Conservation as follows (see item 14. in the Finding of Fact) because LRMP Objective 9.5 that states Champaign County will encourage the development and use of renewable energy sources where appropriate and compatible with existing land uses. The proposed amendment encourages the development of solar farms in the following ways:
 - (1) The amendment adds requirements for “photovoltaic solar farms” (PV SOLAR FARM) with the intention that establishing clear and reasonable requirements will encourage developers to build PV SOLAR FARMS in Champaign County.
 - (2) The amendment is limited to “photovoltaic solar farms” (PV SOLAR FARM) because the regulations are intended only to be applicable to solar farms that employ photovoltaic solar arrays and no other type of technology.
 - (3) The amendment is based on the Future Energy Jobs Act (Public Act 99-0906) and in addition to “PV SOLAR FARM,” the amendment also provides for “COMMUNITY PV SOLAR FARM,” which is a solar farm that the Future Energy Jobs Act limits to no more than 2 megawatts of name plate capacity or a total of 4 megawatts under co-location. Where feasible, the amendment establishes lower standards for COMMUNITY PV SOLAR FARM, but that is only applicable to the Roadway Upgrade and Maintenance Agreement requirements in Section 6.1.5 G. and the noise requirements in Section 6.1.5 I.
 - (4) The amendment is not relevant to and/or will not impede the other Objectives under Goal 9.
 - B. The proposed Zoning Ordinance text amendment will ***HELP ACHIEVE*** LRMP Goals 2, 4, 6, 7, and 8 as follows:
 - (1) The proposed Zoning Ordinance text amendment will ***HELP ACHIEVE*** LRMP Goal 2 Governmental Coordination as follows:
 - a. The amendment will ***HELP ACHIEVE*** Objective 2.1 and policy 2.1.2 because the amendment ensures that solar farm locations within one-and-one-half miles of any zoned municipality will be coordinated with that municipality as follows (see item 7. in the Finding of Fact):
 - (a) The amendment prevents the encroachment of PV SOLAR FARM development into the most developable portions of the one-and-one-half-mile area around a zoned municipality, including the Contiguous Urban Growth Area identified in the LRMP and land within one-half mile of any municipality, while still allowing the possibility of PV SOLAR FARM development in the rest of the one-and-one-half mile area around a municipality.
 - (b) The proposed amendment requires that a municipality that is located less than one-and-one-half-miles from any proposed PV SOLAR FARM must be made aware of the proposed PV SOLAR FARM

Case 895-AT-18Revised Summary Finding of Fact
June 14, 2018

2

prior to the public hearing at the County Zoning Board of Appeals, and must be made aware of the meeting dates for consideration of the PV SOLAR FARM SPECIAL USE Permit at both the Environment and Land Use Committee and at the County Board.

- (c) Numerous public comments about governmental coordination were received during the public hearing. All emails are listed as Documents of Record and all testimony is summarized in the Finding of Fact (particularly item 7.A.(2)a.) and is in greater detail in the approved Minutes.
- (2) The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goal 4 Agriculture as follows:
- a. The amendment will **HELP ACHIEVE** Objective 4.3 and policies 4.3.1, 4.3.2, 4.3.3, 4.3.4, and 4.3.5 PV because PV SOLAR FARM development in Champaign County is likely to be on best prime farmland and the amendment will ensure that any PV SOLAR FARM on best prime farmland is at a location that is well-suited overall for the development of the PV SOLAR FARM as follows (see items 9.C.(1)-(5) in the Finding of Fact):
 - (a) Section 6.1.5 D. requires minimum separations from existing uses and structures.
 - (b) Section 6.1.5 F. details requirements to mitigate damage to farmland including new requirements to protect drainage district tile and a requirement to minimize disturbance of best prime farmland, including a requirement to establish a vegetative ground cover on best prime farmland that shall serve a secondary habitat purpose as much as possible.
 - (c) Section 6.1.5 G. requires a Roadway Upgrade and Maintenance Agreement with the relevant highway authority.
 - (d) Section 6.1.5 H. requires coordination with the local Fire Protection District.
 - (e) Sections 6.1.5 J., K., and M. require endangered species consultation with the State of Illinois; historic and archaeological resources review with the State of Illinois; and mitigation of the impacts to wildlife.
 - (f) Section 6.1.5 Q. requires a Decommissioning Plan and Site Reclamation Plan to ensure that if the PV SOLAR FARM ever stops being a solar farm, the land will be reclaimed for agriculture.
 - (g) Section 6.1.5 R. requires an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.

Case 895-AT-18

Revised Summary Finding of Fact
June 14, 2018

- (h) The amendment requires any PV SOLAR FARM to be approved as a SPECIAL USE Permit by the County Board, which will allow for site specific approval of any PV SOLAR FARM.
- b. The amendment will **HELP ACHIEVE** Objective 4.2 and policies 4.2.1, 4.2.2, 4.2.3, and 4.2.4, because the amendment will ensure that PV SOLAR FARM development in Champaign County will not interfere with agricultural operations as follows (see items 9.B.(1)-(2) in the Finding of Fact):
- (a) Section 6.1.5 B.(4) will include a standard condition regarding the Right to Farm Resolution 3425 to ensure compliance with policy 4.2.3.
 - (b) Section 6.1.5 D. requires perimeter fencing to be at least 10 feet off the property line to reduce the chance for interference with agricultural operations.
 - (c) Section 6.1.5 F. details requirements to mitigate damage to farmland, including new requirements to protect drainage district tile.
 - (d) Section 6.1.5 G. requires a Roadway Upgrade and Maintenance Agreement with the relevant highway authority.
 - (e) Section 6.1.5 Q. requires an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture.
 - (f) The amendment requires any PV SOLAR FARM to be approved as a SPECIAL USE Permit by the County Board, which will allow for site specific approval of any PV SOLAR FARM.
- c. The amendment will **HELP ACHIEVE** Objective 4.1 and policies 4.1.1 and 4.1.6 by minimizing the fragmentation of the County's agricultural land base and conserving farmland, including more stringent development standards on best prime farmland as follows (see items 9.A.(1) and (2) in the Finding of Fact):
- (a) The payment that a landowner receives for leasing land to the PV SOLAR FARM exceeds the value of the crop that could otherwise be produced and the lease for a PV SOLAR FARM will keep the land from being divided.
 - (b) The amendment ensures that any PV SOLAR FARM on best prime farmland is at a location that is well-suited overall for the development of the PV SOLAR FARM (see Objective 4.3) and that PV SOLAR FARM development in Champaign County will not interfere with agricultural operations (see Objective 4.2)

Case 895-AT-18Revised Summary Finding of Fact
June 14, 2018

4

-
- (c) Section 6.1.5 F. details requirements to mitigate damage to farmland, including a requirement to protect drainage district tile and a requirement to minimize disturbance of best prime farmland, including a requirement to establish a vegetative ground cover on best prime farmland that shall serve a secondary habitat purpose as much as possible.
 - (d) Section 6.1.5 Q. requires a Decommissioning Plan and Site Reclamation Plan to ensure that if the PV SOLAR FARM ever stops being a solar farm, the land will be reclaimed for agriculture.
 - (e) Note that Policy 4.1.6 contains no limit on the use of best prime farmland for discretionary non-residential development.
 - (f) The amendment requires any PV SOLAR FARM to be approved as a SPECIAL USE Permit by the County Board which will allow for site specific approval of any PV SOLAR FARM.
 - (g) Numerous public comments regarding the use of best prime farmland for development of solar farms were received from diverse viewpoints during the public hearing. All emails are listed as Documents of Record and all testimony is summarized in the Finding of Fact and is in greater detail in the approved Minutes.
- d. The amendment is not relevant and/or will not impede the other Objectives under Goal 4.
- (3) The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goal 6 Public Health and Safety as follows (see item 11. in the Finding of Fact):
 - a. The amendment will **HELP ACHIEVE** Objective 6.1 and policy 6.1.3 by preventing any nuisance created by light and glare, because Section 6.1.5 N. requires the design and construction of a PV SOLAR FARM to minimize glare and provides that ELUC may require the PV SOLAR FARM owner or operator to take reasonable steps to mitigate any excessive glare.
 - b. The amendment is not relevant and/or will not impede the other Objectives under Goal 6.
 - (4) The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goal 7 Transportation as follows (see item 12. in the Finding of Fact):
 - a. The amendment will **HELP ACHIEVE** Objective 7.1 and policy 7.1.1 by requiring traffic impact analysis in significant discretionary approvals, because Section 6.1.5 G. requires a Roadway Upgrade and Maintenance Agreement with the relevant highway authority, including a Transportation Impact Analysis.
 - b. The amendment is not relevant and/or will not impede the other Objective under Goal 7.

Case 895-AT-18

Revised Summary Finding of Fact
June 14, 2018

5

- (5) The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** LRMP Goal 8 Natural Resources as follows (see item 13. in the Finding of Fact):
- a. The amendment will **HELP ACHIEVE** Objective 8.2 by striving to conserve the County's soil resources to provide the greatest benefit to current and future generations, because Section 6.1.5 Q. requires the applicant to submit a Decommissioning Plan, which includes protections for soil resources and ensures that the land will be returned to its original condition.
 - b. A SOLAR FARM is not an authorized use within the CR District, and Section 6.1.5 B.(2)b. does not allow a SOLAR FARM to be located within one-half mile of the CR District.
 - c. The amendment is not relevant to and/or will not impede the other Objectives under Goal 8.
2. The proposed Zoning Ordinance text amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance as follows (see item 16. in the Finding of Fact):
- A. The proposed amendment will **HELP** to conserve the value of land, buildings, and structures throughout the County as follows (see items 16.B.(1) - (13) in the Finding of Fact):
 - (1) The ZBA reviewed two property value impact studies and found no direct evidence indicating that solar farms have a negative effect on property values (see item 16.B.(2) in the Finding of Fact).
 - (2) There will be positive effects on Equalized Assessed Valuation that will benefit taxing districts (see item 16.B.(3) in the Finding of Fact).
 - (3) Sections 6.1.5 D.(3)a. and b. require minimum separations between a PV SOLAR FARM and adjacent properties and land uses that will help provide greater compatibility between the solar farm and adjacent properties and uses.
 - (4) Section 6.1.5 M.(2)a.(a) requires a vegetative visual screen around the perimeter of the PV SOLAR FARM that is visible to and located within **{500 feet/ 1000 feet}** of any dwelling.
 - (5) Section 6.1.5 Q. requires a Decommissioning Plan and Site Reclamation Plan to ensure that if the PV SOLAR FARM ever stops being a solar farm, the land will be reclaimed for agriculture (see item 16.B.(4) in the Finding of Fact). Regarding decommissioning:
 - a. A Decommissioning Plan and Site Reclamation Plan are essential to prevent a non-functional PV SOLAR FARM from becoming a blight on the community.
 - b. The decommissioning requirements recommended by the ZBA are much improved from the Zoning Ordinance decommissioning requirements for wind farms but still require the letter of credit to be converted to an escrow

Case 895-AT-18

Revised Summary Finding of Fact
June 14, 2018

6

account for the financial assurance. Some solar farm advocates believe that a letter of credit should be adequate financial assurance and that requiring an escrow account is an unnecessary cost for solar farm developers.

- (6) Numerous public comments regarding this purpose were received from diverse viewpoints during the public hearing. All emails are listed as Documents of Record and all testimony is summarized in the Finding of Fact and is in greater detail in the approved Minutes.
- B. The proposed amendment will **HELP** to promote the public health, safety, comfort, morals, and general welfare as follows (see items 16.E.(1) - (9) in the Finding of Fact):
- (1) Section 6.1.5 M.(1)a. requires a 7 feet tall perimeter fence to prevent trespass and to ensure public safety from high voltages.
- (2) In regards to the noise impacts of a PV SOLAR FARM:
- a. The ZBA reviewed one noise study of a PV SOLAR FARM that was published by the Massachusetts Clean Energy Center in 2012. Among other findings, the study concluded that “any sound from the PV array and equipment was inaudible and sound levels are at background levels at distances of 50 to 150 feet from the boundary.”
- b. Regarding separations that help mitigate noise impacts:
- (a) Sections 6.1.5 D.(3)a. and b. require a minimum separation distance of {**200 feet / 240 feet / 260 feet / 300 feet / 330 feet**} between adjacent properties five acres or less in area and the fence of a PV SOLAR FARM, and a minimum separation distance of {**250 feet / 290 feet / 310 feet / 350 feet / 380 feet**} between any existing dwelling on a lot that is more than five acres in area and the fence of a PV SOLAR FARM, when the SOLAR FARM borders that adjacent property on no more than two sides. Properties and uses that are bordered on more than two sides by a PV SOLAR FARM will be provided a greater separation as deemed necessary by the ZBA.
- (b) Section 6.1.5 D.(6) requires electrical inverters in a PV SOLAR FARM to be 275 feet from the fence. Electrical inverters are the primary source of noise in a solar farm.
- (c) Based on the above separations, the total separation distance between a PV SOLAR FARM electrical inverter and an adjacent property and/or use that is bordered on no more than two sides by the SOLAR FARM should ensure that noise levels are well below the Illinois Pollution Control Board maximum allowed sound levels (see item 16.E.(9)d. in the Finding of Fact).
- c. Section 6.1.5 I requires noise from a PV SOLAR FARM to be in compliance with the applicable Illinois Pollution Control Board noise regulations and compliance must be demonstrated via a computerized noise

Case 895-AT-18

Revised Summary Finding of Fact
June 14, 2018

analysis for any larger PV SOLAR FARM and the ZBA may require the same analysis for any COMMUNITY PV SOLAR FARM.

- d. Testimony was received that encouraged the County to adopt noise regulations that are more strict than the Illinois Pollution Control Board noise regulations (see items 16.E.(1)a., (2)c., and (5)c. in the Finding of Fact), but the IPCB regulations are still used in the amendment as a minimum requirement because they also provide the methodology to measure noise that no other requirements have been found to provide. Increased separations were used in addition to the IPCB regulations to ensure a more desirable noise level for PV SOLAR FARM neighbors.
 - e. Numerous public comments regarding noise were received from diverse viewpoints during the public hearing. All emails are listed as Documents of Record and all testimony is summarized in the Finding of Fact and is in greater detail in the approved Minutes.
- (3) Section 6.1.5 M.(1)c. requires that noxious weeds be controlled in the PV SOLAR FARM consistent with the Illinois Noxious Weed Law, and that the control of noxious weeds be explained in the application.
 - (4) Section 6.1.5 M.(2)a.(a) requires a vegetative visual screen around those parts of the perimeter of the PV SOLAR FARM that are visible to and located within **{500 feet / 1000 feet}** of any dwelling.
 - (5) Section 6.1.5 N. requires the design and construction of a PV SOLAR FARM to minimize glare and provides that ELUC may require the PV SOLAR FARM owner or operator to take reasonable steps to mitigate any excessive glare.
 - (6) Section 6.1.5 O. requires that a PV SOLAR FARM have liability insurance.
 - (7) Numerous public comments regarding this purpose were received from diverse viewpoints during the public hearing. All emails are listed as Documents of Record and all testimony is in the approved Minutes.
- C. The proposed amendment is consistent with all other Zoning Ordinance purposes.

My name is Marjorie Tingley and I am one of the people that believes solar is the best option available at this time for renewable clean energy. Bay Wa is a good company to work with and I do not understand the opposition that is being raised against this project. Farming, despite what some believe, is big business and any business man or woman that was offered this same opportunity would jump at the chance. We have businessmen and women in this group and I have not a doubt that if they had the same opportunity to add significant cash flow to their business they would hesitate one minute but would be all in favor of it. My husband and I worked very hard to pay for the farm land that we purchased and I find it very difficult to accept some of the comments that people have been making. For instance "the only people that are going to benefit from this is the solar company and the land owner". That comment is simply not true. Those same people may benefit if the grid is overloaded on a very hot day and their power goes off. Also why shouldn't Sidney Township benefit from the extra tax dollars. Another comment was "the tax dollars are not guaranteed". That is true, but farming is not guaranteed either. The farmer spends thousands of dollars on the ground each year and hopes and prays that Mother Nature sees fit to give us rain so that we have a crop and then we worry that the supply and demand won't be such that we will receive a fair price for what we raise.

We have not signed up our farm ground at this point. I believe firmly that there has to be rules and regulations governing this project not only for Sidney Township, but for the whole of Champaign County and the Zoning Board is trying to make sure that these rules and regulations are fair to everyone. To discourage a company such as Bay Wa from coming to Sidney Township with the taxes they will be paying is unthinkable. The taxes would be a tremendous advantage to the township and to the county.. In a State that is basically bankrupt these extra taxes could do a lot of good for a lot things. Even if Unit 7 received half of the projected annual tax money, it would provide a lot of opportunities for our young people and many others. All of you know that our roads and bridges could benefit from an influx of new money and the list goes on. The opposition doesn't seem to accept the fact that the landowner still owns the property and will continue to pay the taxes that are assessed each year. Any other taxes that this project generates is just an added advantage. It is my understanding that the company is moving further East so now some of the tax dollars will go to Heritage School District which is fine, but it will be a loss for Unit 7. Maybe that is the point in some of the objections.

Solar panels are less invasive than wind turbines. Solar panels do not destroy the ground like the wind turbines. It is still zoned Agriculture and the land can be returned to farming much easier than with the turbines. The turbines take a huge concrete pad for the poles and the concrete goes several feet under ground. We have heard figures as to what it would cost to recycle the panels should they become obsolete, but what would it cost to recycle all of the wind turbines? It is my opinion that if the turbines become obsolete they will simply be abandoned and left to landscape the ground forever. I may be wrong, but wind turbine would be next to impossible to remove.

I keep hearing preserve the prime farmland. Not a word have I heard about all of

the urban sprawl. All of the huge homes are being built on prime farm land. Walmart complexes are taking prime farm ground. Any business that wants to expand wants prime ground. I never heard a word when Silver Creek Golf Course was built and took all of that wonderful prime farm ground and what about the North Prospect Avenue expansion, how many acres have been gobbled up by that. If I were to be allowed to put solar panels on my ground, the village of Sidney or even people driving on the Sidney-Homer highway or on the Longview highway could even see them because I can't even see my corn crop when it is at its tallest from these roads and I would very much like to be able to see the crop sometimes.

I think it is time for all of this dialogue to come to an end--it has gone on far too long and the Zoning Board has been very patient. I believe it is time for it to stop so they can do their job and come up with the rules and regulations that are needed so that this project has some answers and everyone can move on. Solar is coming and if not in Sidney Township some place else and I would hope that the population of Sidney Township would be smart enough to accept it.

Thank you!

RECEIVED

JUN 08 2018

CHAMPAIGN CO. P & Z DEPARTMENT