

CASE 906-S-18

SUPPLEMENTAL MEMORANDUM #2

October 11, 2018

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

(217) 384-3708

zoningdept@co.champaign.il.us

www.co.champaign.il.us/zoning

Petitioners: FFP IL Community Solar LLC, 100 Montgomery Street, Suite 725, San Francisco, CA 94104, via agent David Dickson, and participating landowners the Woodard Family Trust

Request: Authorize a Community PV Solar Farm with a total nameplate capacity of 2 megawatts (MW), including access road and wiring, in the AG-1 Agriculture Zoning District, and including the following waivers of standard conditions:
Note: cross-out and underlined text is current based on newest information

Part A: ~~A waiver for a separation of (38) (223) feet in lieu of the minimum required 240 feet between the PV Solar Farm and non-participating properties 10 acres or less in area, per Section 6.1.5 D.(3)a. of the Zoning Ordinance. WAIVER NO LONGER NEEDED~~

Part B~~A~~: A waiver for a distance of ~~200~~ 135 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet), per Section 6.1.5 B.(2)b.

Part C~~B~~: Not providing a Decommissioning and Site Reclamation Plan that include cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

Part D: ~~Not entering into a Roadway Upgrade and Maintenance Agreement or waiver therefrom with the relevant local highway authority prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G. WAIVER NO LONGER NEEDED~~

Part E: ~~A waiver for a separation distance of 0 feet in lieu of 275 feet between a PV SOLAR FARM electrical inverter and the PV SOLAR FARM perimeter fence, per Section 6.1.5 D.(6) of the Zoning Ordinance. WAIVER NO LONGER NEEDED~~

Other waivers may be necessary.

Location: A 40-acre tract in the Northeast Quarter of the Southeast Quarter of Section 3 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the farmland approximately 600 feet north of Schuren Nursery on the west side of CR 2200E.

Time Schedule for Development: As soon as possible

Prepared by: Susan Burgstrom
Senior Planner

John Hall
Zoning Administrator

STATUS

A revised Site Plan was received on October 11, 2018 – see Attachment A and the Revised Site Plan section below.

An email was received on October 11, 2018 from Kevin Trapp, IDOT District 5 Operations Plans and Design Engineer – see Attachment B. Kevin stated that “IDOT will waive the Roadway Upgrade and Maintenance agreement in this instance.” Mr. Trapp also indicated additional requirements in his email. Waiver Part D is no longer required based on this email.

An email was received on October 11, 2018 from Chief Josh Reese of the St. Joseph-Stanton Fire Protection District – see Attachment C. Chief Reese stated that he received a copy of the site plans for the solar farms.

A Decommissioning and Site Reclamation Plan will not be complete during the Special Use Permit process, so Waiver Part C (now Waiver Part B) is still necessary.

A letter was received from Art Rapp, 401 Aspen Ct, St. Joseph, on September 17, 2018 – see Attachment D.

A letter was received from Bob Glasa, 1753 CR 2200E, St. Joseph, on September 21, 2018 – see Attachment E.

Resolution No. 2018-8: A Resolution Objecting to Special Use Permit for Solar Farm (Champaign County Zoning Case 906-S-18) was received from the Village of St. Joseph on September 28, 2018 – see Attachment F.

REVISED SITE PLAN

The revised Site Plan received October 11, 2018, indicates the following changes, which will be reflected under Item 5 in the Summary of Evidence:

1. The north fence line of the proposed solar farm is now 245 feet south of the north property line instead of the previous 38 feet. The northeast corner of the fence line is now 240 feet from the nearest non-participating property of 10 acres or less on the east side of CR 2200E instead of the previous 225 feet. These changes make Waiver Part A no longer necessary.
2. The access drive and the Point of Interconnection have been moved south.
3. The equipment pad has been moved toward the center of the solar farm such that it is at least 275 feet from the fence. This change makes Waiver Part E no longer necessary.
4. The fenced area on the west, south, and east sides has expanded, and has increased how much of the solar farm is in the Special Flood Hazard Area (SFHA). Some modules are shown to be within the SFHA, unlike the previous version. The project area is now 12.57 acres rather than the previous 14.37 acres. Note that any fill in the SFHA will have to be reviewed and approved by IDNR Office of Water Resources. Also note that the security fencing should not exacerbate flooding issues since it is at the edge of the floodplain.

5. Vegetative screening has been added along the north fence line, northeast fence line, and along the west side of CR 2200E south of the proposed access road.

Regarding Waiver Part B (now Waiver Part A), for a distance of 135 feet from the CR Conservation Recreation Zoning District in lieu of the minimum required one-half mile (2,640 feet):

1. In the original site plan received August 23, 2018, Susan Burgstrom did not notice that the fenced area in the northeast corner was notched toward the road, and thus misspoke on the distance between the solar farm and the nearest CR district. The measurement was shown as 200 feet, which should have been about 105 feet.
2. The revised Site Plan received October 11, 2018, shows the distance between the fence line and the CR district as 135 feet.
3. Waiver Part B (now Waiver Part A) is still necessary.

SPECIAL CONDITIONS – REVISED

- A. **The Site Plan received ~~August 24, 2018~~ October 11, 2018, is the approved site plan for Case 906-S-18.**

The above special condition is required to ensure that:

The constructed PV SOLAR FARM is consistent with the special use permit approval.

- B. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the lighting specifications in Paragraph 6.1.2.A. of the Zoning Ordinance have been met.**

The special condition stated above is required to ensure the following:

That exterior lighting for the proposed Special Use meets the requirements established for Special Uses in the Zoning Ordinance.

- C. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed PV SOLAR FARM until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code, if necessary.**

The special condition stated above is necessary to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- D. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner submits a copy of an executed Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture per the requirements established in Paragraph 6.1.5 R. of the Zoning Ordinance.**

The special condition stated above is required to ensure the following:

That the land affected by PV SOLAR FARM is restored to its pre-construction capabilities.

- E. A signed Decommissioning and Site Reclamation Plan that has been approved by the Environment and Land Use Committee is required at the time of application for a Zoning Use Permit that complies with Section 6.1.1 A. and Section 6.1.5 Q. of the Zoning Ordinance, including a decommissioning cost estimate prepared by an Illinois Professional Engineer.**

The above special conditions are required to ensure that:

The Special Use Permit complies with Ordinance requirements and as authorized by waiver.

- ~~F. A Roadway Upgrade and Maintenance Agreement signed by the Highway Commissioner and approved by the Environment and Land Use Committee shall be submitted at the time of application for a Zoning Use Permit.~~

~~The above special condition is necessary to ensure the following:~~

~~To ensure full compliance with the intent of the Zoning Ordinance in a timely manner that meets the needs of the applicant.~~

- G.F. The following submittals are required prior to the approval of any Zoning Use Permit for a PV SOLAR FARM:**
- 1. Documentation of the solar module's unlimited 10-year warranty and the 25-year limited power warranty.**
 - 2. An irrevocable letter of credit to be drawn upon a federally insured financial institution with a minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A" by S&P or a rating of "A2" by Moody's within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit.**
 - 3. A permanent soil erosion and sedimentation plan for the PV SOLAR FARM including any access road that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.**
 - 4. Documentation regarding the seed to be used for the pollinator planting, per 6.1.5 F.(9).**
 - ~~5. A Transportation Impact Analysis provided by the applicant that is mutually acceptable to the Applicant and the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, as required by 6.1.5 G. 2.~~
 - 6. The telephone number for the complaint hotline required by 6.1.5 S.**
 - 7. Any updates to the approved Site Plan from Case 906-S-18 per the Site Plan requirements provided in Section 6.1.5 U.1.c.**

8. **A copy of a certification from the Illinois State Historic Preservation Office indicating that the Phase 1 archaeological reconnaissance survey required in the letter from ISHPO to David Dickson dated May 30, 2018, for the development area is complete and requires no further action by the applicant.**
9. **A Floodplain Development Permit Application and any required information for it in addition to the Zoning Use Permit Application.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the Special Use Permit approval and in compliance with the Ordinance requirements.

HG. A Zoning Compliance Certificate shall be required for the PV SOLAR FARM prior to going into commercial production of energy. Approval of a Zoning Compliance Certificate shall require the following:

1. **An as-built site plan of the PV SOLAR FARM including structures, property lines (including identification of adjoining properties), as-built separations, public access road and turnout locations, substation(s), electrical cabling from the PV SOLAR FARM to the substations(s), and layout of all structures within the geographical boundaries of any applicable setback.**
2. **As-built documentation of all permanent soil erosion and sedimentation improvements for all PV SOLAR FARM including any access road prepared by an Illinois Licensed Professional Engineer.**
3. **An executed interconnection agreement with the appropriate electric utility as required by Section 6.1.5 B.(3)b.**

The above special condition is required to ensure that:

The PV SOLAR FARM is constructed consistent with the special use permit approval and in compliance with the Ordinance requirements.

IH. The Applicant or Owner or Operator of the PV SOLAR FARM shall comply with the following specific requirements that apply even after the PV SOLAR FARM goes into commercial operation:

1. **Maintain the pollinator plantings and required visual screening in perpetuity.**
2. **Cooperate with local Fire Protection District to develop the District's emergency response plan as required by 6.1.5 H.(2).**
3. **Cooperate fully with Champaign County and in resolving any noise complaints including reimbursing Champaign County any costs for the services of a qualified noise consultant pursuant to any proven violation of the I.P.C.B. noise regulations as required by 6.1.5 I.(4).**
4. **Maintain a current general liability policy as required by 6.1.5 O.**

5. **Submit annual summary of operation and maintenance reports to the Environment and Land Use Committee as required by 6.1.5 P.(1)a.**
6. **Maintain compliance with the approved Decommissioning and Site Reclamation Plan including financial assurances.**
7. **Submit to the Zoning Administrator copies of all complaints to the telephone hotline on a monthly basis and take all necessary actions to resolve all legitimate complaints as required by 6.1.5 S.**

The above special condition is required to ensure that:

Future requirements are clearly identified for all successors of title, lessees, any operator and/or owner of the PV SOLAR FARM.

ATTACHMENTS

- A Revised Site Plan received October 11, 2018
- B Email from Kevin Trapp, IDOT District 5 Operations Plans and Design Engineer, received October 11, 2018
- C Email from Chief Josh Reese of the St. Joseph-Stanton Fire Protection District, received October 11, 2018
- D Letter from Art Rapp received September 17, 2018
- E Letter from Bob Glasa received September 21, 2018
- F Resolution No. 2018-8: A Resolution Objecting to Special Use Permit for Solar Farm (Champaign County Zoning Case 906-S-18) received from the Village of St. Joseph on September 28, 2018

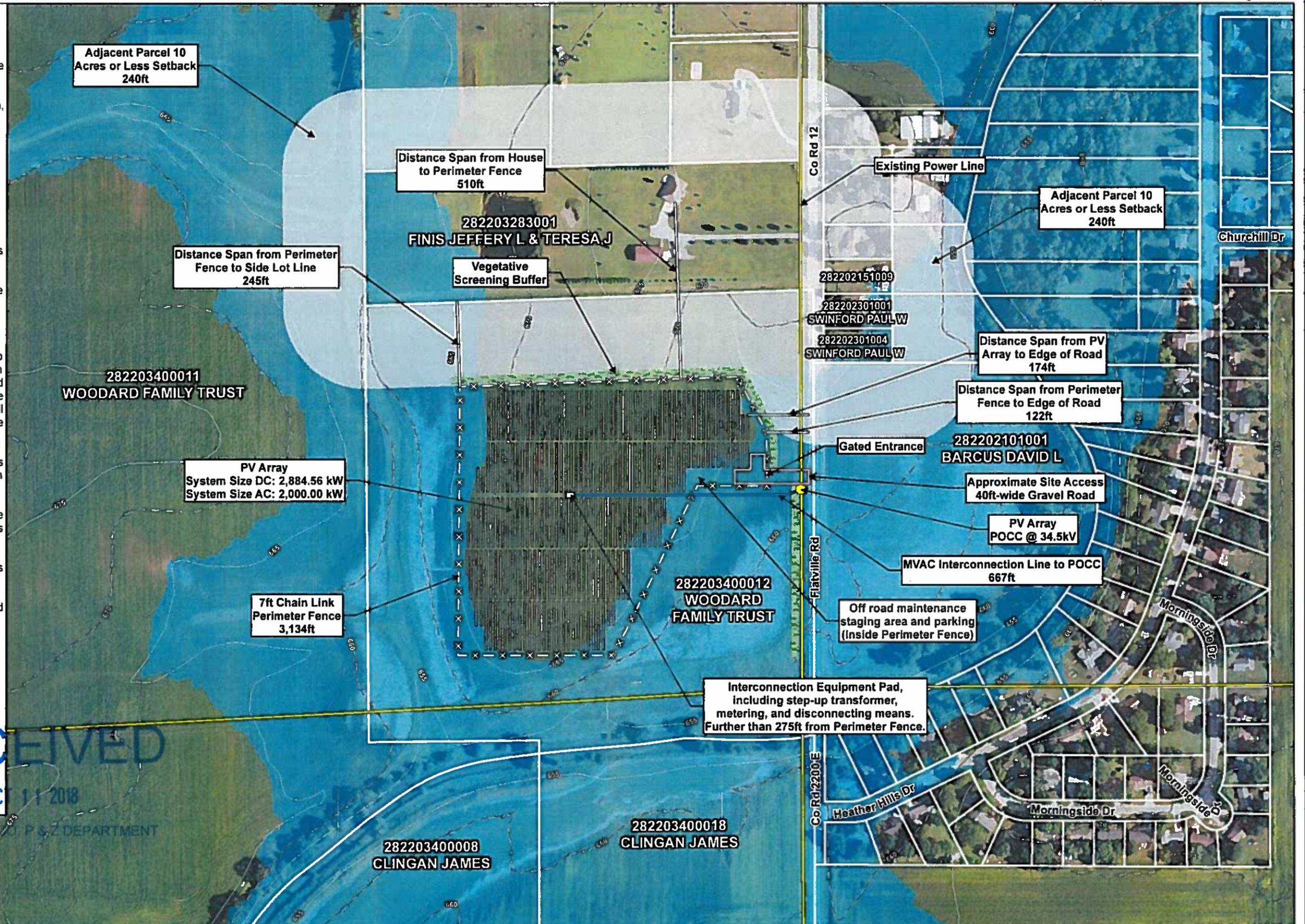
General Notes:

- Project size: 2MW-AC, 2.884MW-DC.
- Project location: The subject parcel PIN is 282203400012. The project is located in the southeast quarter of T19N R10E S03.
- Parcel address: 1724-1798 County Road 2200 East St Joseph, Champaign County, Illinois
- Parcel owner: Beatrice H. Woodrad, Trustee
- Parcel area: 38.66 Acres
- Project area: 12.57 Acres
- Current land use and zone: Agricultural District, Zone AG-1
- PV Array consists of solar PV modules mounted on a single-axis tracker, with a row spacing of 14.26ft.
- Access road will be all-weather, and be designed to accommodate construction, maintenance, and first responder traffic.
- No lighting is proposed for the project.
- A landscape screening/buffering is proposed for the project to conform with the county requirements. A low growth, minimum maintenance, native perennial plant community will be established that is beneficial to songbirds and pollinators and it will reduce stormwater runoff and soil erosion at the site. The developer shall use native species seed mixes to the extent practical and these seed mixes will be certified free from noxious or exotic weed seeds.
- The project does not lie within a special flood hazard area as shown on FEMA FIRM panel 17019C0350D (effective on 10/02/2013).
- The locations of the proposed project improvements are preliminary and subject to change based on revised specifications and constraints.
- The project will meet or exceed applicable local and national codes and standards, including National Electric Code (NEC) Article 690.
- Project signage and equipment labeling will be clearly visible and meet or exceed local, utility, and NEC standards.

Acronyms

- AC: Alternating Current
- DC: Direct Current
- MVAC: Medium Voltage Alternating Current
- POCC: Point Of Common Coupling
- PV: Photovoltaic
- ROW: Right-Of-Way

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CHAMPAIGN COUNTY P & Z DEPARTMENT



Data Source(s): Westwood (2018); ESRI WMS World Imagery Basemap (Accessed 2018); Census Bureau (2017); Champaign County GIS Consortium (2018).

Legend

- Perimeter Fence
- PV Array Solar Panels
- Setback Area
- 100-Year Flood Zone
- PV Array POCC
- MVAC Interconnection Line to POCC
- Interconnection Equipment Pad
- Existing Power Line
- Site Access Gravel Road
- Parcel Boundary
- Distance Span
- Vegetative Screening Buffer
- 10ft Contour
- 5ft Contour

Westwood
Tel: (888) 937-6150 westwoodps.com
Westwood Professional Services, Inc.

Woodard Trust - St Joseph West Solar Project

St Joseph Township, Champaign County, Illinois

Proposed Site Plan

EXHIBIT 2

David Dickson

From: Trapp, Kevin J <Kevin.Trapp@illinois.gov>
Sent: Tuesday, September 18, 2018 10:52 AM
To: David Dickson
Subject: RE: Roadway Upgrade and Maintenance Agreement - Champaign County

Follow Up Flag: Follow up
Flag Status: Flagged

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CHAMPAIGN CO. P & Z DEPARTMENT

Good morning David,

IDOT will waive the 'Roadway Upgrade & Maintenance' agreement in this instance.

All IDOT requirements for oversize/overweight loads will still be in effect though. It's likely you will need to obtain permits for at least some of the loads. Please see our OS/OW Permit website for more information and for applying for those permits. <https://webapps.dot.illinois.gov/ITAP/>

Regarding preferred routes, I'll leave that up to you and/or the carrier at this point. The 'Getting Around Illinois Maps' on the OS/OW Permit website might help in that regard.

Also, the owner will need to request and be approved for an access permit to the new solar facility site. Please get in touch with Kim Neihart (kimberly.neihart@illinois.gov) of our office to get the ball rolling there.

Any other issues feel free to contact me.

From: David Dickson <David.Dickson@westwoodps.com>
Sent: Monday, September 17, 2018 3:19 PM
To: Trapp, Kevin J <Kevin.Trapp@illinois.gov>
Subject: [External] RE: Roadway Upgrade and Maintenance Agreement - Champaign County

Kevin,

Good morning, I hope you had a great weekend! Thank you for getting back to me so quickly, I really appreciate it.

To hopefully help answer your question, Champaign County has just recently adopted a County-level solar ordinance (attached for your reference), which states the following:

- (1) Prior to the close of the public hearing before the BOARD, the Applicant shall enter into a Roadway Upgrade and Maintenance agreement approved by the County Engineer and State's Attorney; or Township Highway Commissioner; or municipality where relevant, except for any COMMUNITY PV SOLAR FARM for which the relevant highway authority has agreed in writing to waive the requirements of subparagraphs 6.1.5 G.(1), (2), and (3), and the signed and executed Roadway Upgrade and Maintenance agreements must provide for the following minimum conditions:

From my understanding, it sounds like the County just wants to make sure that the we enter into an agreement with the appropriate road jurisdiction, which states that the developer will pay for any damages caused to the streets by the solar

farm operations. However, based on the typical weight of the equipment used, if you don't believe that this equipment/vehicles will cause damage to the road, then a waiver can be issued.

Please find attached our site plan for additional information regarding the location and proposed layout of the solar project.

In terms of the route, do you have a recommendation as to the best route to utilize in terms of restrictions? I know that the equipment may be coming from different areas or ports. If we know if certain roads have restrictions, the haulers can be directed to the site using the best possible route.

Thank you!

David Dickson
ENVIRONMENTAL SCIENTIST
david.dickson@westwoodps.com

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Westwood Multi-Disciplined Surveying & Engineering
2740 North Dallas Parkway, #280 | Plano, TX 75093

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(888) 937-5150

From: Trapp, Kevin J [<mailto:Kevin.Trapp@illinois.gov>]
Sent: Friday, September 14, 2018 9:38 AM
To: David Dickson <David.Dickson@westwoodps.com>
Subject: FW: Roadway Upgrade and Maintenance Agreement - Champaign County

Good morning David,

I believe I would be the contact point for the District on this. However I'm never been involved in something like this before so I'm a bit ignorant in this case. The 'amended solar ordinance' mentioned below, is that something the solar company requires? Or is that an IDOT requirement.

Is this proposed solar farm location where the nursery currently sits?

What would be the proposed full for the solar components. Where are the parts coming from and what is the exact route to the site?

Thanks for the clarification.

Kevin Trapp, P.E.
Region 3/District 5
Operations Plans and Design Engineer
217.466.7233

From: DOT.Permitoffice
Sent: Wednesday, September 12, 2018 12:00 PM
To: Trapp, Kevin J <Kevin.Trapp@illinois.gov>
Cc: Koehler, Geno P <Geno.Koehler@illinois.gov>
Subject: FW: Roadway Upgrade and Maintenance Agreement - Champaign County

Kevin,

This came into the oversize/overweight permit office. This should be handled by the District Offices. Can you steer him to the right person.

Mike Chaney
 Public Contact
 IDOT Oversize/Overweight Permit Office
 217-785-1477 Ext 1
Dot.permitoffice@illinois.gov

From: David Dickson <David.Dickson@westwoodps.com>
Sent: Wednesday, September 12, 2018 11:20 AM
To: DOT.Permitoffice <DOT.Permitoffice@Illinois.gov>
Subject: [External] Roadway Upgrade and Maintenance Agreement - Champaign County

Good afternoon,

My name is David Dickson and I work with Westwood Professional Services, an environmental/engineering firm. I was hoping you might be able to point me in the right direction. We have a client that is interested in pursuing solar development in Champaign County and I'm in the process of completing the Special Use Permit Application for the proposed site (St. Joseph-West Solar Projects). According to their amended solar ordinance, we are required to enter into a Roadway Upgrade and Maintenance agreement with the road jurisdiction for the planned use of road associated with the project; unless the highway authority agrees to waive this requirement. After speaking with the County Highway Department, they stated that IDOT has jurisdiction of the road our proposed access road will be off of (County Road 12).

The project site is located as follows:

- St. Joseph West – approximately .25-miles north of County Road 1700 North and County Road 12 intersection, St. Joseph, IL. Proposed access is off of County Road 12.

Attached is the proposed site plan for your reference and below is the typical traffic plan for a 2 MW solar site.

Project Phase (Time Period)	Vehicle Type	Estimated Gross Vehicle Weight	Number of Vehicles Per Day	Maximum and Average Vehicle Trips Per Day
Site Preparation (approx. 4-6 weeks)	Equipment Hauling Trucks	30,000-65,000 lbs	0-2	0-4
	Passenger Vehicles	2,000-10,000 lbs	2-5	4-10
	Fuel Delivery	20,000-30,000 lbs	1	2
				Max – 16/Ave - 6
Material and Equipment Delivery (approx. 4 weeks)	Conex Container and Delivery Trucks	30,000-50,000 lbs	5-15	10-30
	Equipment Hauling Trucks	20,000-40,000 lbs	0-4	0-8
				Max – 38/Ave - 10

Solar Garden Installation (4-5 months)	Passenger Vehicles	2,000 to 10,000 lbs	10-15	20-30
	Fuel Truck	20,000 to 30,000 lbs	1	2
	Material Delivery Truck	20,000 to 30,000 lbs	1	2
				Max - 34/Ave - 24
Operations (ongoing once operational)	Utility Vehicle	2,000 to 10,000 lbs	1 per month or less	
				Max - 2/Ave - 0

Thank you, I appreciate your help. Please let me know if you have any questions or concerns.

David Dickson

ENVIRONMENTAL SCIENTIST

david.dickson@westwoodps.com

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David Dickson

From: SJSFPD <st.joseph-stantonfpd@comcast.net>
Sent: Tuesday, September 25, 2018 9:26 AM
To: David Dickson
Subject: Re: Solar farm site plan - Conditions of Champaign Solar Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

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OCT 11 2018

CHAMPAIGN CO. P & Z DEPARTMENT

David,
We did receive a copy of your site plans for the solar farms.
Thanks

Josh Reese
Chief
St. Joseph-Stanton FPD
Sent from my iPhone

On Sep 20, 2018, at 1:37 PM, David Dickson <David.Dickson@westwoodps.com> wrote:

Good afternoon,

My name is David Dickson with Westwood Professional Services, an environmental/engineering firm. We have a client that is interested in pursuing solar development just outside of St. Joseph township in Champaign County, IL. As part of the permitting process, we are required by the Champaign County Solar Ordinance to submit a copy of our two proposed solar development site plans to the Local Fire Protection District. As such, please find attached the site plans for the St. Joseph - East and St. Joseph - West proposed solar projects for your review. In addition, below is a screenshot of the applicable section of the ordinance for your reference. If you are not the fire department with jurisdiction over these two sites, would it be possible to point me in the right direction or provide me with the contact information for who would be.

<image003.jpg>

If you have any questions or concerns, please don't hesitate to reach out as I will be more than happy to assist any way that I can.

Also, if you could please send me an email acknowledging receipt of these site plans, I would greatly appreciate it. We need to show proof of submittal to the County.

Thank you for your attention to this matter.

David Dickson
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david.dickson@westwoodps.com

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Champaign County Clerk
Brookens Administration Center
1776 E. Washington St.
Urbana, IL 61802



To whom it may concern,

I attended the County Zoning Board meeting on Thursday, September 13, 2018 regarding proposed solar farm variances. Several things that came to mind which I will try to list are as follows;

1. There were a bunch of people wanting to speak out against the proposed solar farms and in fact, the board meeting adjourned at 10pm without concluding comments on the smaller Sidney solar farm let alone hearing testimony about the Saint Joseph farm.
2. The county zoning board appears to have made up their mind (favorably) about solar farms and constricted rebuttal testimony so as to preclude negative comments. (My opinion)
3. The solar farm representative was less than forthright providing general details of their existing solar farms across the country.
4. The solar farm representative provided a power point but skillfully evaded direct questions which required more specifics which "might" compromise them.

The old term "follow the money" is the key. It seems the solar farm details need to be finalized by January 15th for state grant money as I understood it. I have been unable to ascertain the financial incentives to builders/operators of the solar farms at the present time.

I have concerns about the sincerity of the solar farm builders/operators as when questioned about various aspects of the proposed solar farms whereby they could provide various aspects & details of their existing solar farms across the country, they/he seemed to purposely elude the public as well as the county zoning board. Whether it be drainage which the nobody was allowed to question how they would repair field tiles when the solar representative stated pilings would be driven into the ground or why noise level tests were not conducted at property lines as the board chairman seemed to protect him from public questions.

This does not even broach the subject of the solar farm offering any written assurances so as to quell some concerns as expressed by the public. I believe if the public would have introduced questions along this train of thought the chairman would have squashed it as it would not have been in line with rebuttal testimony in regard to solar farm representative testimony.

Whereas this was my first county board meeting I listened to the chair repeat many times as rebuttal questions needed to be within the parameters of testimony of the testifying person and to expedite the process. This is fine in a court of law but there needs to be some latitude

with consideration due to laymen public especially when it took the board approximately ½ an hour to decide to adjourn an attempt to pick another meeting date.

Several of the public comments expressed their concerns about taking very productive crop land and turning it into a solar farm. While I agree the land owners should be allowed the opportunity to do with the land as they want, this should be a long-term concern. Why wouldn't the proposed solar farms want to build over one of the sealed ash pits at one of the shut down coal fired generating plant where connecting to the power grids already exists?

Here is a list of closed generating plants in Illinois and this does not even include the coal fired Dynegy plant at Oakwood right next to us in Vermilion, County. How many other Illinois generating plants are closed and not on this list?

Closed/Cancelled stations^[edit]

Name	Location	Coordinates	Type	Nameplate capacity (MW)	Generating units	Owner	Links	Status
Future Gen	Morgan County	 39°49'23"N 90°33'58"W	Coal	229				Cancelled in 2015
Hutsonville Power Station	Crawford County	 39°8'2.4"N 87°39'36"W	Coal	151	2	Ameren	[1]	Closed in 2011
Meredosia Power Station	Morgan County	 39.823°N 90.567°W	Coal/petroleum	513	4	Ameren	[2]	Closed in 2011
Wood River	Alton	 38.864°N 90.134°W	Coal/natural gas	594		Dynegy		Closed in 2016
Zion	Zion	 42.4460578°N 87.8027112°W	Nuclear	2080	2	Exelon		Closed 1998 ^[1]

I will concede I am getting a crash course about solar farms and left the meeting with more questions than answers. I do not like the that the county reduced zoning limits from what has been recognized in the past and I feel the county should question the sincerity of the solar farm representatives when zoning was significantly reduced they immediately wanted more. One would assume they were privy to conversations prior to this reduction so why ask to move the goal posts when the ink is barely dry?

I will digress but another thing that concerns me was when the public questioned and asked for an admission from anyone testifying who might be connected monetarily or otherwise to the solar farms in some manner. I felt it was a valid question as it could demonstrate bias and the question of recusal might be appropriate. Unfortunately, one of the board members Frank (?) took particular exception and went on a tirade somewhat unrelated to the actual question. The board member may have animus towards that individual but I am confident the public left feeling Frank(?) has a biased connection with the solar farms whatever it might be.

I left the meeting reminiscent of a time share presentation by the solar farm representative and not a good feeling that the zoning board really has a handle on this issue. With no written assurances nor the exploration of securing any such documents along with a lack of definitive information does not bode well for the future. I will concede that I may be wrong as one meeting should not render a finite conclusion but I feel those attending this meeting have similar sentiments.

In closing, I feel the county should not grant any variances in addition to their present zoning for solar farms and respect all municipalities, townships, homeowners and individuals who have valid concerns which should not be ignored.

Sincerely,

Arthur Rapp

401 Aspen Ct.

Saint Joseph, IL

61873

Cc File

ARapp602@aol.com

RECEIVED

September 20, 2018

SEP 21 2018

CHAMPAIGN CO. P & Z DEPARTMENT

I write today to provide Public Comment with regard to ZBA Case # 906-S-18.

My Name is Bob Glasa. My wife, Anna, and I reside at 1753 CR 2200E. Our property is located directly North of the proposed development site. We are new owners of the home having just purchased it on June 1, 2018. The day we closed on the home, we were beyond elated. Located on a small rise, it is a beautiful piece of property and we could not believe our good fortune to be able to live in such a quiet, pastoral place, surrounded by wonderful neighbors to the North and East and beautiful productive farmland to the West, South, and East.

And, within just a couple of weeks of our purchase, we learned of the plans to put a Solar Farm on the acreage to the South of us. And over the next 48 hours we panicked and worried that our plans for a quiet and serene future were gone. In the days that followed, we began to educate ourselves on the many issues; and as the Champaign County Board diligently addressed the issues, we became mildly optimistic that our particular needs as rural residents would be dutifully considered and provided for. When the final Solar Farm Ordinance was adopted on August 23rd, we felt a bit of relief that it included a degree of protection for our concerns relative to noise and visual blight.

Anna and I are passionate believers in Property Rights. We recognize that the Rights of other property owners are just as important to them as our Rights are to us. When the Solar Farm Ordinance was adopted, we recognized that it was a compromise document that attempted to balance the interests of the various stakeholders. It did not assure us of the future we had expected, but it did at least provide us some assurance that key elements of our Property Rights would not be sacrificed to others. So, we had no choice but to remind ourselves that nothing lasts forever, and we happily settled in to our new home though with modified expectations for the future.

Which brings us to today. **I offer these comments in response to Petitioners Request for Waivers, Part A thru Part D, as shown on Supplemental Memorandum #1 dated September 13, 2018. I urge Petitioners Request be denied in full, though I will direct my comments primarily to Part A and Part E.**

Roughly two weeks ago, we received a Letter informing us that Forefront Power was seeking Waivers for a many of the requirements of the Ordinance. We noted with concern that there were errors in the Petition, including the rather significant error that listed my property as being 11.2 acres rather than the 10 acres that it is. This mistake was recognized and corrected in time for the September 13 public hearing – which failed to have sufficient time to address this case.

Preliminary Memorandum Case 906-S-18 dated September 6, 2018 details Petitioners Request for a Waiver - "Part A" – that states the only affected property is the Swinford residence located across the road. As such, Petitioner sought a Separation of 223 feet - rather than the required 240 feet - a Variance of 7%. Using the correct size of my parcel – 10 acres - results in the Petitioner now seeking a Variance for a Separation of just 38'. This would be a Variance of 84.2%.

Before I comment on the wisdom of Granting an 84% variance to an ordinance you have just adopted – an ordinance that was intended to provide some degree of "balance" between competing interests and Rights – I ask that you consider how the mistake showing my property might have happened. Certainly,

anybody can make a mistake. But given that there is nowhere I can find in the public record or on any survey ever done that shows my parcel as anything other than the 10 acres it has been since the day it was platted (Champaign County Consortium Plat Map), where did the very specific number of 11.2 acres come from? Perhaps it was simply a math error. If so, then some very bright people made that error and the enormously favorable consequences that Petitioner would have enjoyed as a result are just a coincidence. It would seem prudent, however, that the Zoning Board of Appeals and the County Board be skeptical of Petitioners' other number-related claims and thoroughly fact check each and every one before taking action on Petitioners Request.

I cannot express my objection too strongly to Petitioners Request for Variance – Part A. To grant a Separation of just 38 feet – rather than the 240 required by the newly enacted ordinance – would be an almost total repudiation of the Property Rights protections the Ordinance seeks to provide. I believe the requirement for 240 feet of Separation to be a reasonable requirement that balances the conflicting interests of two property owners. The Part A Waiver the Petitioner seeks – 84.2% of the requirement - is an egregiously self-serving effort that demonstrates their disregard for the rights and interests of their prospective neighbors and the residents of St. Joe. To grant Petitioners waiver for an 84.2% Variance of Separation would be to enrich Petitioners Rights to the almost total exclusion, and expense of, my Property Rights. I request that you deny Petitioners Request for Variance – Part A – outright.

I ask that you also deny Petitioners Request for Waiver - Part E - for a separation of ZERO feet – a 100% Variance - in lieu of the required 275 feet between the proposed inverters and the perimeter fence. Zoning staff have stated that “the inverters are not the farthest possible distance from nearby residences, and there is sufficient area inside the fence to achieve the 275 feet from each fence line”. (Preliminary Memorandum Sept. 6th). So why ask for the variance? Understanding the reason behind Petitioners request is not difficult. The site chosen by the Petitioner is well known to be a flood prone area. Indeed, Petitioners Site Development Plan Map shows that the Solar Farm would be adjacent on the East and South sides to a designated Flood Hazard Area. Petitioners proposed North Perimeter fence line is the highest point of ground on the site and placing expensive electrical equipment in a flood prone area any place other than the highest ground would be folly. In seeking this 100% Variance – Petitioner exhibits both an arrogance toward me as their neighbor and a disdain for the Ordinance as they seek solely to enhance their position (risk of flood damage to the inverters) by creating an unduly negative situation (close proximity to noise) for me. If the Zoning Board of Appeals were to grant this request, it would be wholly inconsistent with a fundamental goal of the new Solar Farm Ordinance – the avoidance of undue negative impact among parties. Petitioners Request for Variance Part E should be summarily rejected.

Hopefully, the arguments to be made against the Granting of the Part E Waiver are so clear and obvious that there is no need to belabor the point. Before leaving the topic, however, I am compelled to express my skepticism regarding the cited Noise Levels generated by the Inverters. Certainly, I have no idea – I don't think anyone in the room has reliable data – on the amount of detrimental noise pollution the inverters would create or the effect of that noise upon quality of life or on property values. I would suggest, again, that you regard Petitioners projected numbers with a great deal of skepticism. Their inability to compute the accurate acreage for my parcel and their desire to place their inverters in the position most detrimental to me, suggests to me that the cited noise level specifications would be, at

best, very conservative in Petitioners favor. Uncertainty over the accuracy of Petitioners cited numbers is yet another compelling reason to reject Petitioners request for Variance(s).

Finally, I'd like to address the information that was made public during Ed Switzer's testimony during the Public Meeting on September 13th. Mr. Switzer told the Board that in the absence of special incentives for development from the State of Illinois - incentives that will expire on January 15, 2019 - his firm would have no reason to move forward with the development of any of the proposed solar farms. I think that should cause you to take a much more deliberate and cautionary view of this entire issue. Business enterprises that cannot stand financially on their own merit, without benefit of "special incentives" are seldom a sound investment and are often a poor long-term asset to society.

I think the County Board has done an admirable job of crafting the Solar Farm Ordinance in short order to respond to this new technology, and the "artificial demand" for it created as a result of the Special Incentives. I urge the Zoning Board of Appeals to not weaken the new ordinance by granting, in whole or in any part, Petitioners Variance requests. Petitioner has offered no compelling reasons for Granting the requested Variances other than that they are "needed for development". Well, No, they are not. What is needed for Solar Farm Development is Petitioners compliance with the County's Solar Farm Ordinance.

Personally, I believe Petitioner should be made aware – and thereby make other prospective solar farm developers aware - that the Champaign County Solar Farm Ordinance is more than just a "body of suggestions"; and that any future Request for Waiver(s) Petitioner might elect to make be accompanied by accurate data and supported by the recitation of unique and compelling reasons why the Request should be granted over the power of the Ordinance itself. In other words, the Solar Farm Ordinance is a declaration and a statement to everyone – developer and residents alike – that may be relied upon to guide how the County will view and act with regard to Solar Farm Developments. It is NOT simply a piece of paper adopted so that the County would have "something" to indicate their current thinking at least until a developer shows up and needs it to be changed for whatever reason.

The Residents of Champaign County have the right to expect that the provisions and requirements of the Solar Farm Ordinance passed on August 23, 2018 be upheld, administered, and enforced clearly and consistently. It is your duty to meet that expectation. I look forward to your action rejecting Petitioners Request for Waiver of Compliance with the various provisions of the Champaign County Solar Farm Ordinance, and most especially with Part A and Part E as it relates to Case #906-S-18.

Respectfully Submitted,

Robert L Glasa
1753 County Road 2200E
St. Joseph, Illinois 61873

RESOLUTION NO. 2018 - 8
RESOLUTION OBJECTING TO SPECIAL USE PERMIT FOR SOLAR FARM
(Champaign County Zoning case 906-5-18)

Whereas, the Village of St. Joseph, Champaign County, Illinois is a duly organized and existing municipality created under the provisions of the laws of the State of Illinois; and,

Whereas, FFP IL Community Solar, LLC has filed a petition for a Special Use Permit from the Champaign County Board to allow a solar farm to be located approximately three-fourths of a mile from the northern boundary of the Village of St. Joseph, Illinois, and described as:

A 40-acre tract in Northeast Quarter of the Southeast Quarter of Section 3 of Township 19 North, Range 10 East of the Third Principle Meridian in St. Joseph Township, and commonly known as the farmland approximately 600 feet north of Schuren Nursery on the west side of CR 2200E.

Whereas, the County's ordinance recognizes that locating a solar farm close to municipal boundaries can create problems and limitations for orderly growth for municipalities and for the County, and that locating a solar farm less than one-half mile from a CR Conservation Recreation Zoning District can adversely affect use of Conservation Recreation areas; and

Whereas, the solar farm in this instance is proposed to be located approximately three-fourths of a mile from the Village's northern border and approximately 200 feet from a CR zoning district, and further the Petitioner has requested a waiver for not including a signed Decommissioning and site Reclamation Plan or a Roadway Upgrade and Maintenance Agreement; and,

Whereas, the Board of Trustees for the Village of St. Joseph believes that locating said solar farm at the proposed location will adversely affect the Village's ability to grow to the north, along the primary access road (CR 2200E) in and out of St. Joseph to the north where there is already significant development, and that an executed, binding Decommissioning and Site Reclamation Plan and a Roadway Upgrade and Maintenance Agreement are extremely important to future development of the area, and in addition, based on testimony at the Village Board meeting on September 11, 2018, the Trustees believe that any special use permit should include a restriction on noise level at the property limits of the solar farm of no more than 30 dBA,

Now, therefore, be it resolved by the President and Board of Trustees of the Village of St. Joseph, Champaign County, Illinois, that the Village objects to the said petition for Special Use Permit, and respectfully requests that the County Board deny said petition.

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CHAMPAIGN CO. P & Z DEPARTMENT

This resolution passed by the Board of Trustees for the Village of St. Joseph, Champaign County, Illinois on September 25, 2018 by vote of:

Ayes 6 Nays 0 Abstain 0

Jani Sulavz-Voges
President

Attest: Laura McEwen-Smely
Village Clerk

