

St. Clair County Zoning Board of Appeals
Minutes for Meeting
At the Courthouse – 7:00 P.M.
May 14, 2018

Members Present: Chairman Scott Penny, George Meister,
Alexa Edwards, Kent Heberer, Steven Howell &
Marcy Deitz

Members Absent: Patti Gregory

Staff Present: Anne Markezich, Zoning Director
Dave Schneidewind, Zoning Attorney
Mark Favazza, Zoning Attorney

County Board
Members Present: Michael O'Donnell, County Board District #22

Pledge of Allegiance

Call to Order

The meeting was called to order by Chairman, Scott Penny.

Roll Call and Declaration of Quorum

The roll was called and a quorum declared present.

Approval of Minutes

There were no minutes available for approval.

Public Comment

There were no comments from the public.

New Business – Case #1

Subject Case #2018-03-SP – Cathleen Lindauer TR, 5600 Douglas Road, Belleville, Illinois, Owners and South Belleville Solar, LLC, 7650 Edinborough Way – Ste 725, Edina MN, Applicants. This is a request for a Special Use Permit to allow a 4 MW Solar Farm Energy System on 40-acres in an “A” Agricultural Industry Zone District on property known as 2200 State Street Road, Belleville, Illinois in Smithton Township (Parcel #13-04.0-200-011)

Ben Adammich, Geronimo Energy/Applicant

- Mr. Adammich stated he represents Geronimo Energy. South Belleville Solar is the name of the project they would like to develop South of Belleville.
- Mr. Adammich stated he put together a basic presentation on ground mounted solar development.
- Mr. Adammich explained Geronimo Energy is a renewable energy company headquartered in Edina, Minnesota.
- Mr. Adammich stated a majority of the wind and solar projects are built on Agricultural properties and their company takes pride in protecting these properties.
- Mr. Adammich stated these solar modules are set up on racking and are electrically connected to inverters, which are connected to the electrical grid. The solar panels produce power and export it back to the electrical grid.
- Mr. Adammich stated each project consists of inverters, modules/panels, racking, access roads and electrical components.
- Mr. Adammich showed samples of racking with the fixed tilt, which stays mounted in the southerly direction, and tracking panels which slowly track the sun throughout the day.
- Mr. Adammich explained the racks are threaded into steel posts that are threaded into the ground. The posts are driven in with a small piece of equipment which rarely require concrete.
- Mr. Adammich stated solar panels are typically no higher than about 15 ft. off of the ground at a maximum angle and the maximum height in the St. Clair County Ordinance is 18 ft.
- Mr. Adammich explained the modules will be delivered by two or three flatbeds per day and installed once the racking is complete.
- Mr. Adammich stated there are two types of modules, a thin film and polycrystalline which are very similar but look a little different.
- Mr. Adammich stated construction of a 4MW usually takes 4 to 6 months depending on weather.

- Mr. Adammich showed a picture of a typical Inverter. He stated the Inverter typically is around 10 ft. wide by 10 ft. tall and about 40 ft. long.
- Mr. Adammich stated they will put a seasoned grass mix around the outside and underneath the panel, a shorter growing grass mix which takes less maintenance.
- Mr. Adammich stated there will be mowing maintenance for the weeds.
- Mr. Adammich presented some street views of Solar Farms.
- Mr. Adammich stated this proposal is for a project area of approximately 40-acres on an 80-acre tract.
- Mr. Adammich stated the energy output will be up to 4MW total.
- Mr. Adammich stated the targeted constructed date is Spring, 2019.
- Mr. Adammich stated as proposed the Solar Farm is in compliance with the newly adopted St. Clair County Solar Ordinance.
- Mr. Adammich stated this development will be adjacent to a large Illinois Power substation south of Belleville and 800 ft. setback from Illinois Hwy 159.
- Mr. Adammich stated one of the key design items at the site is there is a drain tile that drains the Agricultural piece of property and we are hoping to avoid the drain tile and impacts to that tile line.

Discussion

- Mr. Howell asked if the two panels are manufactured the same. (The applicant stated the panels are both made from non-toxic, non-harmful materials.)
- Mr. Howell asked if this field would be destroyed by a tornado or earthquake, would the site be considered a toxic waste site. (The applicant stated he has never had a solar field destroyed.)
- Ms. Edwards questioned 25 to 30 trucks daily during construction of the panels. (The applicant stated that is correct and construction will take 3 to 4 months.)
- Ms. Edwards asked if NPDES is just another layer of stormwater retention as required by the Federal Government. (The applicants stated they control general practices such as silt fencing to prevent erosion and stormwater events.)
- Ms. Edwards asked the applicant to explain the Interconnection Agreement process built in with the Illinois Adjustment Block Program. (The applicant explained the Interconnector Agreement is through Ameren Illinois where we interconnect through their electrical system. The Illinois Adjustable Block Program is a program put on by the Illinois Power Agency in order to meet the State's renewable portfolio standard. He stated this project is marketed as a host to a community solar project under the terms of that

program. He stated as a Community Solar project it allows folks who are customers of the same utility (Ameren) to virtually subscribe their electricity usage to the output of the project and receive a credit on their bill. He explained it allows folks who would like to participate to store electricity and do so without putting up the up-front investment or modules on their roof or something like that.)

- Mr. Meister asked the noise level of the Inverter. (The applicant stated the noise level is relatively nominal. The inverters do have a fan that kick on to cool it down, but you would not be able to hear that out of the project area.)
- Mr. Meister asked how close is the nearest house to the inverter. (The applicant stated it is in the 100's of feet.)
- Ms. Edwards asked the LESA rating on the site. (Ms. Markezich stated the LESA Rating is 178 Low.)
- Mr. Meister asked what type of maintenance of activity would be at this project. (The applicant stated generally speaking visits to the site are relatively infrequent, there are components that need quarterly maintenance, some that need bi-annual and then annual, but the grass has to be maintained during the summer so that will be the majority of the activity out there during operations of the project which includes mowing and spot treatments for the weeds.)
- Mr. Meister asked how the panels hold up to wind storms or hail storms. (The applicant stated the panels are rated for Illinois weather conditions and are built to withstand the conditions as proposed.)
- Ms. Edwards asked if the solar farms are inspected by any Agency. (The applicant stated Ameren will inspect the interconnection infrastructure and guide how they are installed. He explained per the Solar Ordinance there are county inspections on an annual basis during operations; there will be stormwater pollution plan inspections on stormwater erosion control measures; and several electrical inspections prior to being connected to the grid.)
- Ms. Edwards asked if there is heat generated off of the solar panels. (The applicant stated the panels are designed not to generate heat, any heat generation would be a loss.)
- Ms. Edwards asked if there is any detriment to wildlife. (The applicant stated he is not aware of any detriment to local wildlife. He explained the area will be fenced, and a friendly seed mix will be placed under the array which promotes feed habitat.)
- Chairman Penny asked the applicant to speak on reflection and glare. (The applicant explained panels are dark in nature and absorb sunlight not direct sunlight. He stated there are 1.6-million systems in the United States, a lot of which are on pitched roofs adjacent to adjoining residential properties and there has not been a glare issue. He explained where the problem has

come up is if you are within 3-miles of an airport from a pilots standpoint the panels can look like a lake, so they do have to report to the FAA and Airports.

- County Board Member, Michael O'Donnell asked if the applicant used utility easements that are already in place from Ameren or will you seek further easements along properties. (The applicant stated this will mainly come down to Ameren and their inter-connection standards and if there are existing utility easements on the property. However, those are transmission lines, so Ameren may have to acquire easements for distribution lines to the site.)

Public Testimony

- Gene Cheatham – 2501 S. Illinois Street, Belleville stated he is an adjacent property owner. Mr. Cheatham asked the applicant to describe the work customers. (The applicant stated that is described as utility customer of the same service territory.)
- Gene Cheatham asked that as a customer of Ameren he could somehow see a sort of financial benefit by subscribing to the Solar Project. (The applicant stated any Ameren customer would be eligible to subscribe under the current rules.)
- Name Unknown – stated she currently hears the hum of the substation and asked if this will add to the noise. (The applicant stated the solar projects are significantly more quiet than a substation.)
- Name Unknown – stated several municipalities have done these solar farms on capped landfills, and wondered why this project wasn't planned for that site. (The applicant stated in the solar process the development requires adjacency to electrical distribution to accommodate and connect to the grid. He also stated typically, a capped landfill doesn't allow you to penetrate the surface of it for environmental reasons and that is a limited factor.)
- Jim Stamm – 2509 S. Illinois Street, Belleville asked whether this project is just Phase I, and will the applicant come back to expand to the entire site. (The applicant stated the application is for up to 4MW and the reason for that sizing is the current rules for the program limit the size of the project to two 2MW sites, so this parcel is at the maximum. The applicant stated also anything beyond that would have come back before the Zoning Board of Appeals.)

- Tom Montgomery – 3224 Roan Hill Drive, Belleville stated he is here with a relative that has property adjacent. Mr. Montgomery asked if there is a NABCEP certification. (The applicant stated he is not familiar with that certification. He stated they are not an installer, they hire contractors to install the equipment.)
- Mr. Montgomery asked who will be the operator of the solar farm. (The applicant stated South Belleville Solar, LLC)
- Mr. Montgomery asked who is responsible for the tear down at the end of 20-years or will this contract renew every 5-years. (The applicant stated the panels will produce power for upwards of 50-years and at some point they become uneconomical and have to be replaced. The applicant stated the St. Clair County Zoning Ordinance requires them to submit a decommissioning plan for the project.)
- Mr. Montgomery asked if there is lighting on this project. (The applicant stated there will be one light at the gate which will be switch and motion sensor operated and a switch operated light at the inverter for maintenance.)
- Mr. Montgomery asked if there would be any problem with the glare of these panels for Scott Air Force Base. (The applicant stated they are not in the Scott Airport Overlay Zone District.)
- Keith Sturgis, 2030 State Street Road stated he lives just north of this project. Mr. Sturgis asked how many solar generated plants are operated in Illinois. (The applicant stated they do not operate any solar generated plants in Missouri or Illinois. Most solar plants are found in Minnesota, Michigan, and Indiana.)
- Mr. Sturgis stated there are abandoned landfills just down the road this project would be more suited for because no one will see it, or hear it. (Chairman Penny stated he is from a community with a capped landfill and the amount of revenue this would generate in their eyes would probably not be significant enough to take a chance on affecting the waterproofing, capping, erosion control, things like that. Chairman Penny stated the landfill may not be interested.)
- Mr. Sturgis stated this Ordinance was just adopted by St. Clair County on April 30, 2018 and the ink is barely dry on the documents. He feels the Ordinance is hard to decipher and expects St. Clair County to be more diligent.
- Unknown male – asked if there are Federal or State subsidies that are involved in the financial end for this project and/or does it have enough return on it to not have subsidies. (The applicant stated every form of electrical generation is subsidized in one form or another, wind, coal, natural gas, solar is all subsidized. He explained there is a tax credit available for solar facilities at the Federal level and at the State level there

are renewable energy contracts which pay the project a fairly nominal fee for energy generated.)

- Unknown male – asked where these panels are manufactured. (The applicant stated it depends on the brand used. He explained there are some manufactured in the U.S. and some overseas. He stated there is currently a tariff on modules manufactured overseas impacting the price of them, so it will depend on what is available at the time of procurement.)
- Jim Stamm stated he and a lot of others are concerned with property values. (The applicant stated there are a ton of studies on this nationally. He stated he is not a licensed appraiser but generally there are no impacts to property values across the nation with the installation of these ground mounted systems. The applicant agreed to submit the studies to the board.)

Further Testimony

Ms. Edwards asked the board to consider a continuance. She stated they have received a lot of information from the applicants and would like to further study the application.

Chairman Penny asked the applicant to find out whether the thin film versus power crystalline panels and inverter module contain any hazardous substances or components in the event they are vandalized or damaged or if it would leave a contaminated debris field there. (The applicant stated there are no hazardous materials in the panels but he will get information together.)

MOTION by Edwards to take this case under continuance until June 4, 2018. The applicants has been asked to submit additional information.

Second by Howell.

Roll call vote:	Meister -	Aye
	Deitz -	Aye
	Howell -	Aye
	Heberer -	Aye
	Edwards -	Aye
	Chairman Penny	Aye

Motion carried.

This case has been taken under continuance until June 4, 2018.

New Business - Case #2

Subject Case #2018-06-SP – Robert L. & Nancy L. Reifschneider, James Reifschneider Declaration of Trust dated June 6, 2008, 2728 South Illinois Street, Belleville, Illinois, Owners and Innovative Power Systems, Inc. 2670 Patton Road, Roseville, MN, applicants. This is a request for a Special Use Permit to allow a 4 MW Solar Farm Energy System on 32-acres in an “A” Agricultural Industry Zone District, on property known as XXXX Mulligan Lane, Belleville in Smithton Township. (Parcel #13-04.0-400-002 & 13-04.0-402-002)

Evan Carlson/Applicant

- Mr. Carlson stated he is from IPS Innovative Power Systems, Inc. from Minnesota.
- Mr. Carlson stated IPS has been around since 1991 and in the past, their specialty was commercial rooftop installations.
- Mr. Carlson stated in the past two years IPS has begun solar farm installations.
- Mr. Carlson stated these projects are community solar gardens and are a way for people that don't have a good spot for solar panels to be treated as though they have solar panels on their roof. He explained the projects originate out of the roof top solar program which in Minnesota is called “net metering”. He explained you get a meter that spins in two directions and you can generate more energy than you need in the day time and use that excess power to offset what you draw at night. He stated the customer actually gets bill credits for that excess power and then apply that bill credit to your bill and then you break even on the power bill. He explained not everyone has a good spot for a solar panel, so that is where community solar comes from. He stated where they are able to lease land, they as a business pay to build the solar project and generate 100% bill credits and sell those to subscribers who use it to offset their power bill for their own consumption. He stated this is the difference between a community solar garden and a solar plant.
- Mr. Carlson stated community solars are limited to one garden with two 2MW. He states one MW takes about 8-acres.
- Mr. Carlson stated the first thing they have to do is find a good site and a good site has to be flat and dry, be on a 3 phase power line, a distribution line and be near a substation that has capacity.
- Mr. Carlson explained this is the first time IPS has left the State of Minnesota for a solar project.
- Mr. Carlson stated IPS uses one of two systems, the fixed panels or the tracker panels. He stated the tracker system is more profitable but that determination has not been made.

- Mr. Carlson stated it is very important for IPS to be a good neighbor to those surrounding this project.

Discussion

- Ms. Markezich stated that after the regulations changed, the applicant modified his application and the Zoning Board does not have this updated application.
- Chairman Penny asked if the application has been corrected. (The applicant stated he has submitted the revised application.)
- Ms. Edwards asked counsel if the Zoning Board should continue with this case. (Mr. Schneidewind explained the applicant revised the typed narrative and since all the Zoning Board Members are present they should hear the information, and proceed with testimony, and continue the matter with follow-up at the next meeting after they receive new narrative from the Zoning Director in June.)
- Mr. Howell asked when a garden is dismantled, where do the panels end up. (The applicant stated the panels come with a warranty that they will produce 90% of the power they produce year one after 25-years. He explained then the panels begin to degrade. He stated the panels are still valuable . The applicant explained practically speaking, the panels get dismantled and get sold for continued solar production. The I-beams are removed, so that metal is recycled and odds are the racks will be reused on another project.)
- Ms. Edwards asked what the oldest operating garden is. (The applicant stated Minnesota passed the Ordinance in 2013.)
- Mr. Meister asked how many solar farms IPS has currently. (The applicant stated his company has roughly 40 sites in the State of Minnesota.)
- Ms. Edwards asked what could be done aesthetically for the rural residential area. (The applicant stated there are some things that can be done such as a different type of fencing, possibly a green fence or slat fencing with bushes or shrubs.)
- Chairman Penny asked what the St. Clair County setback is for solar farms. (Ms. Markezich answered the setback is 50 ft. from a property line.)
- Mr. Meister asked if the string of inverters make obtrusive noises. (The applicant stated the noise is like a computer panel.)
- Mr. Meister asked if this application is similar to the previous application from Geronimo Energy. (The applicant stated they are both proposing community solar and the equipment will be virtually identical.)

- Mr. Schneidewind asked what the height would be off of the ground of the solar panel. He stated the narrative reads a maximum 20 feet above grade and the St. Clair County code allows up to 18 feet. (The applicant stated they will average roughly 10 feet and do not plan to exceed any height restriction by the County.)

Public Testimony

- Todd Keller, 1841 Kinsella Avenue, Swansea stated he is present at tonight's meeting with his son and daughter-in-law that live at 2446 S. Illinois Street. He stated he is sure the gentlemen are aware the State of Illinois require a cultural resource study on any ground that will be developed. (The applicants stated they are still in the planning stages and will follow all State/Local Ordinances before the building permits are issued.)
- Todd Keller asked how close the applicants have built to a residence. (The applicant stated they are built on top of people's homes and in their yards. The applicant says a community solar garden, he would estimate 100 feet to the nearest house.) (Chairman Penny asked the applicant to have this information available at the next meeting.)
- Tom Montgomery, 3224 Roan Hill Drive, Belleville asked if the applicant knows what the NABCEP rating is. (The applicants stated that is the difference between them and us, IPS builds and does installations.)
- Unknown Man – stated this parcel is not level, and asked if the applicant goes in and excavates and levels the property. (The applicant stated they are not proposing any grading. He stated there are drainage issues currently on the property that will be studied.)
- Jim Stamm, 2509 S Illinois Street, Belleville thanked the applicant for coming to Illinois from Minnesota. He stated his land has been inherited from grandparents and the applicant mentions jumping through hoops and he stated his concern that the neighbors are not the hoops he is referring to. Mr. Stamm stated this is our land. Mr. Stamm feels the berms would be a great alternative because they can be landscaped. He also stated he appreciates the applicants understanding.
- Greg Rhein, 100 Pecan Lake Drive, Belleville asked if the oldest project is only 6-years old, how could a devaluation of property values be done. He also asked how about 20-years from now and this property looks like a junk yard. (The applicant stated the evaluations are done by licensed appraisers and that was their conclusion.)
- Rick Morton, 2534 Mulligan Lane, Belleville stated the way the current site plan has been proposed, the panels will be 50 ft. from the back door of his garage and he will be looking at these panels the rest of his life. He stated he is concerned with property value and is afraid if he wanted to sell his property no one would purchase it because of the closeness of the solar

farm. He also would like to remind the board that this parcel of property was before the board prior for a hearing regarding building a subdivision on this property and it was denied for major drainage issues by this board. (The applicant stated there is a large distinction between a request for residential and a solar farm as far as impervious surface. He explained there will only be I-Beams hammered into the ground and the permeability of the soil should be the same but for one concrete pad that houses the metering equipment and access road.)

- John Mackin, 2500 S Illinois Street, Belleville stated you mentioned these I-Beams. He asked how many will be going into the ground with pile driving and how long will that take. (The applicant stated actual construction will take approximately 3-months during daylight hours.)
- Gene Cheatham, 2501 S. Illinois Street, Belleville stated he presented lengthy list of questions to Ms. Markezich and she provided the answers. (Ms. Markezich stated his questions were directed toward the applicant in the first case.) The applicant withdrew his question.
- Chris Keller, 2446 S. Illinois Street, Belleville questioned the fact that the owner will not own the property, for the next 25-years. (The applicant stated that is correct, he will not be the owner of the property. The applicant explained however, the stipulations agreed to on this project will be followed by the future owner of the property. Ms. Edwards stated the burden will be carried by the County to enforce these stipulations.)
- Keith Sturgis, 2030 State Street Road, Belleville stated he would not like to see St. Clair County put the cart ahead of the horse, he stated there is a lot of research that needs to be done on this project. He stated the State of Illinois is still processing regulations for these projects.
- Todd Keller, 1841 Kinsella, Swansea stated he is the father of Chris Keller. He asked if before the Zoning Office passed the monumental Ordinance on April 30th, how many Zoning Board Members visited one of their facilities. (Ms. Markezich stated they did not visit the sites in Minnesota.)
- Kevin Berruta stated he is present representing Victory Family Church/David Harbison Ministries. He presented a letter in objection to the project. Most notably their concern is with the property value concerns and the desirability of the property if it were to be re-sold.)
- June Cheatham, 2501 S. Illinois Street, Belleville stated as technologies advance, what happens in 10-years if this whole project is completely bypassed and the Company has gone out of business. (Ms. Markezich stated prior to the applicant getting a building permit, they will be required to submit a decommissioning plan and they also have to submit financial assurance, so the money will be there, if needed.)

Further Discussion

- Ms. Edwards asked how many vehicles per day during the 3 month period would visit the site. (The applicant stated approximately 25-30 trucks. He stated once construction is done, there will be traffic a couple of times to inspect it and mow the grass.)
- Ms. Deitz confirmed most of the traffic is during the construction phase which could be 4-6 months and then after that, it is generally just a truck or so a month other than the grass cutters. (The applicant stated there will be visits to the site less than once a month. He explained the site is monitored 24/7 by computer. He stated mowing is usually twice a year or as needed and inspected twice a year unless there is a problem.)
- Ms. Deitz asked why the land is leased and not purchased. (The applicant stated he offers purchases, however the contract would have to be contingent upon the project being approved, so most do not want their property held up for possibly two-years waiting on project approval.)
- Ms. Deitz asked if possibly after the project is up and running, could the deal possibly go from a lease to a purchase. (The applicant stated the property could be purchased if the opportunity is there. The applicant stated they typically sell their projects to a utility.)
- Ms. Deitz confirmed the Zoning approval is the first step and even if St. Clair County approved the request, you have a lot more steps to follow. (The applicant stated he has a 30% shot of being approved.)
- Mr. Meister asked if the applicant were approved for all three properties, would construction happen simultaneously or one first, then the other. (The applicant stated one at a time.)
- Ms. Markezich questioned if the applicant will develop this property and then sell the project. (The applicant stated his company is only a builder/developer.)

MOTION by Edwards to take this case under continuance until June 4, 2018.
Second by Deitz.

Roll call vote:	Meister -	Aye
	Deitz -	Aye
	Howell -	Aye
	Heberer -	Aye
	Edwards -	Aye
	Chairman Penny	Aye

This matter will be continued until the June 4, 2018.

New Business – Case #3

Subject Case 2018-07-SP -- Robert L. Reifschneider, Jennifer Reifschneider Lafontaine, Aaron J. Reifschneider, Ryan J. Reifschneider, Karen J. Jackson TR, Jean G. Lensch Family TR, & Julie Reifschneider, 2728 South Illinois Street, Belleville, Illinois, Owners and Innovative Power Systems, Inc., 2670 Patton Road, Roseville MN, Applicants. This is a request for a Special Use Permit to allow a 4 MW Solar Farm Energy System on 32-acres in an "A" Agricultural Industry Zone District, on property known as XXXX S Illinois Street, Belleville, Illinois, in Smithton Township. (13-03.0-300-004 & 008)

Evan Carlson, IPS, Inc.

- Mr. Carlson identified himself as representing Innovative Power Systems, Inc.
- Mr. Carlson stated the only difference in this case and the prior case is the configuration of the array and the parcel it is located on.
- Mr. Carlson stated all testimony given prior will be the same for this case.

Discussion

- Mr. Heberer stated this property is the least visible project from the road and is protected by some trees. (The applicant explained there can be two projects on the same parcel, however the next project cannot be on an adjacent parcel.)
- Mr. Meister confirmed the applicant increases his odds by having more Zoning approved sites. (The applicant stated that is correct.)
- Mr. Meister asked if the applicant receives a credit, will it be applicable to only one site or is it good for wherever they wish. (The applicant stated the credit is applicable to a specific site only.)

Public Testimony

- James Stamm, 2509 S Illinois Street, Belleville asked if applicant gets approval for all three projects, will they develop all three projects. (The applicant stated they would develop all three projects if they receive all of the approvals.)

Further Testimony

MOTION by Edwards to take this case under continuance until June 4, 2018 for the Zoning Board an opportunity to review the information received and at that time will reconsider this case.

Second by Heberer.

Roll call vote:	Meister -	Aye
	Deitz -	Aye
	Howell -	Aye
	Heberer -	Aye
	Edwards -	Aye
	Chairman Penny	Aye

This case has been continued until the June 4, 2018 meeting.

New Business – Case #4

Subject Case #2018-08-SP -- Robert L. Reifschneider, Nancy L. Reifschneider, James Reifschneider and Donna L. Reifschneider Declaration of Trusts dated June 6, 2008, 2728 South Illinois Street, Belleville, Illinois, Owners and Innovative Power Systems, Inc., 2670 Patton Road, Roseville MN, Applicants. This is a request for a Special Use Permit to allow a 4 MW Solar Farm Energy System on 32-acres in an "A" Agricultural Industry Zone District, on property known as XXXX S Illinois Street, Belleville, Illinois, in Smithton Township. (Parcel #13-03.0-100-024)

Evan Carlson, IPS, Inc.

- Mr. Carlson introduced himself as a representative of IPS, Inc.
- Mr. Carlson stated this project is identical to the previous cases except for the configuration of the array and the parcel that it is located on.
- Mr. Carlson stated there is a portion of this array that is not attached to the rest of the array and they will try and figure out a way to attach that section. This configuration represents two 2MW gardens. The final system design will have to be finalized by a civil engineer.

Discussion

- Mr. Schneidewind asked if the project is separated because of the topography or drainage. (The applicant stated there is waterway through there, but if it can be engineered together that will be best for the project.)
- Mr. Meister asked if all four projects will tap into the same sub-station. (The applicant stated that is correct, however the capacity of the sub-station will have to be determined as well.)
- Ms. Deitz asked the applicant why there are so many applications. (The applicant stated there are lots of application for renewable energy credits, he has lots of applications, there are three separate sites for the same sub-station and the reason for that is to hedge the bets and hopefully get something done in the area. He stated Geronimo's application will go to a different substation.)
- Ms. Edwards stated again, she would like to know what this equipment is made from. (The applicant stated he can get some samples from manufacturers. The final panels have not been selected at this time, but he will get some equipment specifications.)

Public Testimony

- Stacey Keller, 2446 South Illinois Street, Belleville stated this project surrounds two sides of her property. She stated she is very concerned with the access road that will right along the North side of her property. She stated she has 6-year old child and just wanted the board to know her concern for safety. (The applicant stated moving the access road is something that can be discussed with no problem.)
- Larry Bauer, 2600 S. Illinois Street, Belleville asked if on the far South lot where the access road would be for that project. (Unknown male stated Mr. Bauer is speaking in reference to the previous case.) (The applicant stated the road would be South of Mr. Bauer's property.)
- Jim Stamm, 2509 S Illinois Street, Belleville asked with all the choices in Illinois, how he came upon this property in St. Clair County. (The applicant stated he will be working with 50 projects all throughout the State of Illinois. He stated Ameren has a lot of large sub-stations in this area and this characteristic makes for a good solar project.)
- Chris Keller, 2446 S. Illinois Street, Belleville stated the applicant stated he would like to see these two projects go together on the layout, is there any way it could be pushed back further to leave more than 50 ft. behind his property. (The applicant showed the applicant the revised site plan and stated they could discuss the plan further.)

Further Discussion

County Board Member, Michael O'Donnell stated he is taking all this information in. He explained he is being open minded and stated there is a lot of information for him and the Zoning Board to absorb. He stated it sounds like good products but also wants to be good neighbors and get the project done right.

MOTION by Edwards to take this case under continuance until June 4, 2018.

Ms. Edwards stated she would still like to see a material list of what these panels are made of.

Second by Howell.

Roll call vote:	Meister -	Aye
	Deitz -	Aye
	Howell -	Aye
	Heberer -	Aye
	Edwards -	Aye
	Chairman Penny	Aye

This case has been continued until June 4, 2018. Chairman Penny stated no further notice will be given.

MOTION to adjourn by Meister, second by Edwards. Motion carried.