

PLAN AND ZONING COMMISSION  
MEETING MINUTES  
December 11, 2024

**CALL TO ORDER:** The meeting was called to order at 6:01pm on Wednesday December 11, 2024.

**ROLL CALL:**

Members Present: Steve Briney, Bob Buchanan, Mike Buzicky, Robert DeAtley, and Philip Schaefer

Members Absent: Chad Graham and Mandi Simeone

Others Present: Village Attorney Joe Chamley, Village Administrator Patrick Brown, and Village Planner Abby Heckman.

**PUBLIC COMMENT:** Mr. DeAtley asked if there were any public comments related to items that are not on the agenda. No one came forward.

**MINUTES:** July 2, 2024, September 3, 2024, and October 1, 2024

Abby Heckman stated that the minutes for July, September and October were provided.

Buchanan moved to approve the July 2, 2024 minutes as submitted. Briney seconded. ROLL CALL. 5-0. Motion Passed.

Schaefer moved to approve the September 2024 minutes as submitted. Buchanan seconded. ROLL CALL. 5-0. Motion Passed.

DeAtley moved to approve the October 1, 2024 minutes as submitted. Briney seconded. ROLL CALL. 4-0-1. Buchanan abstained. Motion Passed.

**PUBLIC HEARING(S):**

CU2024-06: COUNTY ROAD 2175N SOLAR LLC

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT UPON ANNEXATION TO ESTABLISH A GROUND MOUNTED SOLAR DEVELOPMENT ON 87± ACRES OF UNDEVELOPED LAND ZONED COUNTY AG-1 AGRICULTURE (UPON ANNEXATION ZONING - VILLAGE AG AGRICULTURE) LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 2175N APPROXIMATELY 2500 FEET WEST OF COUNTY ROAD 750E

Mr. DeAtley introduced the case and the public hearing procedure.

Abby Heckman presented information from the staff report.

The Commission and staff discussed the proposed solar use, conditions, County vs Village rules and decommission bonding requirements.

Ben Jacobi, attorney for the applicant, and Zak Farkes, applicant representative from ReWild Renewables, presented information about the project. The project is a 5-megawatt community solar project and the Ameren substation that is near by has existing capacity for the proposed projects. Farmland is preserved as they will plant pollinator friendly plantings which helps regenerate the soil over the life of the solar project. Presented study materials related to property value impact. Study suggests that solar projects have no impact on rural property values. Detailed information was presented from the provided site plan. They are open to a landscape screening installation requirement for the project.

Mr. DeAtley opened the hearing for others that wish to speak to the project.

The following seven (7) people made comments related to the project:

1. Bruce Pinks
2. John Jay
3. Paul Cook
4. Scott Bidner
5. Roger Jackson
6. Melody Pinks
7. Sue Cook

Comments made by the people listed above include the following topics/questions:

- Groundwater impact of the project
- Stormwater impact of the project
- Trash / plant material caught on fencing
- Will trees be provided
- Impact on property values
- Impact on the adjacent road and roadway jurisdiction
- Annexation
- Possible fires and impact on Cornbelt FPD and possible damage to surrounding crops
- Hail or storm damage to panels
- Decommissioning plan
- Construction timing
- Utility pole locations
- Property taxes benefit / impact
- Is there a better location
- Farm ground removed from production
- Encouragement of other solar projects
- Insurance requirements
- Solar panel materials

Ben Jacobi and Zak Farkes presented information related to the questions and concerns that were raised. The panels are silicon made primarily with tempered glass which is not toxic. The only heavy metal is lead which is used for soldering but that is minimal. The typography of the site shows the site drops off so there should be minimal visual impact to homes to the north. They are willing to provide screening plants. The transportation plan provided in the supplemental materials was presented. Once constructed the solar use is passive and very compatible with agriculture. The construction plan for the site was presented related to location/requirement of utility poles and lines coming into the solar system. The wire fence is required by the national electric code. Information related to how the property taxes and value are calculated over the life of the project was presented. Information from the Illinois Department of Revenue was presented. Study information related to impact on property values was presented which indicates there is no effect on property values in rural areas.

Village staff explained the property as it relates to the Comprehensive Plan.

Buchanan moved to take a five (5) minute break. Briney seconded the motion. ROLL CALL. 5-0. Recess taken until 8:37pm.

Buchanan moved to close the public hearing for CU2024-06. Schaefer seconded. ROLL CALL. 5-0. Motion Passed.

**RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):**

CU2024-06: COUNTY ROAD 2175N SOLAR LLC

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT UPON ANNEXATION TO ESTABLISH A GROUND MOUNTED SOLAR DEVELOPMENT ON 87± ACRES OF UNDEVELOPED LAND ZONED COUNTY AG-1 AGRICULTURE (UPON ANNEXATION ZONING - VILLAGE AG AGRICULTURE) LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 2175N APPROXIMATELY 2500 FEET WEST OF COUNTY ROAD 750E

Further discussion of screening requirements by the applicant and the Commission.

The Commission went through the findings of fact and conditions.

Buchanan moved to grant CU2024-06 with the findings of fact and conditions as stated below. DeAtley seconded the motion. ROLL CALL. 5-0. Motion Passes

**BE IT THEREFORE RESOLVED** this 11<sup>th</sup> day of December, 2024 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. The Plan and Zoning Commission does hereby confirm the following findings of fact regarding the requested Conditional Use Permit:
1. The establishment, maintenance, or operation of the Conditional Use **WILL NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
  2. The conditional use **WILL NOT** be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
  3. The establishment of the conditional use **WILL NOT** impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  4. Adequate utilities, access roads, drainage, and/or other necessary facilities **WILL** be provided;
  5. The conditional use **DOES** in all other respects conform to the applicable regulations of the district in which it is located;
  6. There **IS** a public necessity for the conditional use at this site;
  7. The proposed conditional use **DOES** conform with the intent of the Village Comprehensive Plan.
  8. The proposed conditional use **WILL** be compatible with the established land use pattern in the vicinity.
  9. The site **IS** suitable for the proposed conditional use.
  10. The proposed conditional use **WILL NOT** significantly adversely impact existing traffic patterns.
  11. Adequate facilities for municipal water supply and wastewater disposal **ARE NOT** available for the site.
  12. Adequate provisions for stormwater drainage **ARE** available for the site.
  13. The proposed conditional use **WILL NOT** adversely impact police protection, fire protection, schools, or public facilities.

14. The proposed conditional use **WILL NOT** conflict with existing public commitments for planned public improvements.
  15. The proposed conditional use **WILL** preserve the essential character of the neighborhood in which it is located.
  16. The proposed conditional use **WILL NOT** alter the population density pattern and **WILL NOT** adversely impact public facilities.
  17. The proposed conditional use **WILL** result in private investment that will be beneficial to the proper development of the community.
- B. The Plan and Zoning Commission does hereby recommend the Board of Trustees **GRANT** the requested Conditional Use Permit at the above described property.
- C. The Plan and Zoning Commission does hereby further state that any conditional use permit granted should be subject to the following conditions:
1. Site development, operations, remediation and other commitments must substantially comply with the Supplemental materials letter (Exhibit B) dated November 20, 2024, and related Conditional Use Permit Plans (Site Plan – Exhibit A) dated November 14, 2024.
  2. A petition for voluntary annexation consideration must be submitted by the owner of the subject property to the Village within 6 months of the Village Board of Trustees approval of a Conditional Use Permit. Approval of a related Annexation ordinance is at the sole discretion of the Village Board of Trustees. If no petition for annexation is submitted to the Village within 6 months of the Village Board of Trustees granting this Conditional Use Upon Annexation, then this Conditional Use shall lapse and thus be void.
  3. This Conditional Use approval shall lapse after a one (1) year period from the date the Village Board of Trustees grants this Conditional Use Upon Annexation if construction has not begun. This period may be extended for an additional one (1) year period by the Village Planner provided a written request for said extension was filed prior to the expiration of the first one (1) year period and the applicant demonstrates good cause for such extension. Delays in interconnection of the intended Solar Energy System to the utility grid shall constitute good cause among other items.
  4. For so long as this Conditional Use approval decision is valid, the applicant shall be exempt from all subsequent changes to subdivision regulations, site plan review regulations, impact fee ordinances, zoning ordinances, and the like as adopted by the Village of Mahomet.
  5. The site must obtain Site Development Plan approval and must obtain a Village of Mahomet issued building permit for the ground mounted solar structures.
  6. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
  7. The site must comply with all applicable provisions of the Zoning Ordinance, Stormwater Management Ordinance and Subdivision Ordinance.
  8. The Solar Energy System shall be constructed in accordance with applicable state and federal permit(s) and shall comply with the laws, regulations, and/or conditions of approval of any other applicable state and/or federal permit(s), including that (a) a building and/or electric permit shall be required prior to construction of the Solar Energy System, (b) the Solar Energy System shall be installed by a qualified installer, and (c) all connections to the utility electric power grid shall be performed by a licensed electrician and approved by the utility.

9. The applicant shall provide temporary construction signage on the public right-of-way servicing the site as deemed necessary by the Village Engineer.
  10. The applicant shall maintain the existing public rights-of-way servicing the site to a condition equal or better than the pre-existing condition to the satisfaction of the Village Engineer. Prior to the issuance of a building permit and commencement of construction, the applicant and the Village shall inspect the road to document the pre-construction condition of adjacent public right-of-way. Prior to final inspection the applicant and the Village shall inspect the condition of adjacent public right-of-way. The applicant shall be responsible for repairs of any damage to adjacent public right-of-way.
  11. The Decommissioning Cost Estimate Summary included in Exhibit B which results in an estimated decommissioning cost in the amount of \$197,853 is hereby approved, subject to the condition that the costs shall be reviewed by a professional engineer and adjusted every five years following the completion of the construction of the Solar Energy System. If any material changes to the approved plan set are required prior to the commencement of construction, the Village Planner shall be notified, and the respective Decommissioning Plan and corresponding decommissioning cost shall be updated, if needed, to the satisfaction of the Village Planner.
  12. Prior to the issuance of a Building Permit, the applicant shall provide (a) a copy of the fully executed AIMA with the IL Department of Agriculture, (b) a copy of the fully executed interconnection agreement with the local electric utility, (c) an operations and maintenance plan for the Solar Energy System which includes planning for vegetation management and quarterly trash management or more frequently as needed and requested by the Village, (d) a safety plan for the solar energy system, and (e) an annual fire risk assessment and site maintained to NFPA best practices.
  13. Prior to final inspection, evidence of a decommissioning bond and surety must be provided to the Village Planner in an amount equal to the approved decommissioning cost referenced in Exhibit B, subject to adjustments as indicated herein. The bond and surety shall be in a form approved by the Village Attorney. The obligation to provide bond and surety shall run with the land and bind all subsequent lessees and owners of the land.
  14. Prior to final inspection, the applicant shall provide an opportunity for a site tour and safety training to the local fire department, police department, and other interested municipal parties.
  15. Prior to final inspection, a final as-built plan set showing the as-constructed conditions of the approved site improvements shall be prepared by a licensed land surveyor or qualified engineer and submitted to the Village Planner certifying the Solar Energy System has been built to the approved plan.
  16. The following actions, without the written permission of the Village Administrator are prohibited during construction and/or operation of the Solar Energy System: (i) the use of non-standard chemical cleaners and/or solvents on panels and equipment, (ii) the use of non-standard chemical herbicides, chemical pesticides, and chemicals or sludge-based fertilizers, and (iii) any blasting methods for the removal of rock or ledge.
  17. The petitioner must provide a favorable wildlife impact statement to the Village prior to issuance of a building permit.
  18. A tree line for screening must be provided along the entire northern fence line and 100 feet south from the north fence line along the west fence line. A landscaping plan must be provided for review and approval by Village staff.
- D. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item C above. In the event that these conditions are not fulfilled, the Conditional Use Permit may become void and

no occupancy permit for the project may be issued, or the occupancy permit previously issued may be revoked.

MAP2019-01: SANGAMON FIELDS LSRD THIRD SUBDIVISION (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR SANGAMON FIELDS LSRD THIRD SUBDIVISION ON 14.2± ACRES OF LAND LOCATED SOUTH AND WEST OF THE SOUTHERN END OF DEER RUN DRIVE AND SOUTH AND WEST OF THE SOUTHERN END OF DAHLIA DRIVE

Abby Heckman presented information from the staff report.

Elizabeth Megli, attorney for the petitioner, was present and offered to answer any questions.

Schaefer moved to recommend approval of Sangamon Fields LSRD Third Subdivision Final Plat. Buzicky seconded. ROLL CALL. 5-0. Motion Passed.

**BE IT THEREFORE RESOLVED** this 11<sup>th</sup> day of December, 2024, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the Final Plat for the **Sangamon Fields LSRD Third Subdivision** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Final Plat upon completion of said modifications.
- B. The approval of the Final Plat recommended above is further subject to the following conditions:
  - 1. Submission of the final plat and all supporting documentation in proper form.
  - 2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
  - 3. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

**COMMISSIONER / STAFF COMMENTS:**

2025 PZC / BOA MEETING AND APPLICATION DEADLINE SCHEDULE

Staff presented the draft schedule which will be presented to the BOT for consideration.

NEXT PZC MEETING – Tuesday January 7, 2025

**ADJOURN:**

DeAtley moved to adjourn the meeting. Buzicky seconded the motion. ROLL CALL. 5-0. The meeting was adjourned.

Respectfully,  
Abby Heckman, Village Planner