

## **Minutes of the ZBA Meeting Held on Thursday September 8th 2022**

Meeting was called to order at 6:30 p.m. Roll call was taken showing Zoning Board Members Penny Kreusch, Clark VanBuskirk and Paul Skoog, Beaver Miller, Bill Spathies in attendance. Representing the county was Jeremy Hughes. The minutes of the previous ZBA meeting held April 4th 2022 (04.04.2022) were called for approval, there was no discussion and the minutes were approved as read.

Notice for this public hearing circulated in the Carroll County Review and the week of August 21st 2022. Mailing notifications were sent to all adjacent land owners within 250 ft of the subject properties.

The purpose of the meeting was to address two agenda items.

The first agenda item was Building Setback Variance 22-12-700. The petitioner, Larry Troester, is seeking a building setback variance from the requirement of setback of seven feet from an adjoining property line. The property site in question is addressed 9201 Webb Rd Thomson, IL. The brief legal is lots 7, 8 and part of lot 16 WEBB CAMP SUB. Parcel ID 12-12-02-102-004

Map & photo exhibits were reviewed for the building setback variance. Larry spoke upon his request. He is looking to demolish the existing house and rebuild on the same footprint. The current setback of the house is 3 ft from the south side of property line which is shared with Gary Heide. The building plans were reviewed indicating that with the size of the rebuild footprint is limited to be moved farther north to meet the setback requirement of 7ft. There is a septic tank currently in place that is north of the home f and it is the building recommendation to remain a minimum of 5 ft from foundation from tank. The detached garage on the east of property will remain unchanged. To the west there is the 100-year FEMA flood zone that prevents the footprint being moved west. There was discussion on the current AC unit which is about a foot over the property line. This will be moved when the home is rebuilt.

No objections were heard at the meeting or as a result of public notifications.

There was discussion by the ZBA that the variance may not be appropriate because the seven-foot setback could be met if the size of the planned building footprint was reduced. After discussion, the finding of fact was preformed and has been included in the packet. A motion was made to approve recommendation of a building setback variance of 3 ft to replace the home at the current setback. Roll call vote was taken with Penny, Clark, Bill, Beaver voting yes and Paul Skoog voting no. The motion passed.

The second item on the agenda was a Commercial Solar Farm Special Use 22-04-500. The applicant USS Lake Carroll Solar LLC with permission from the property owner Ronald Enzenbacher, is seeking a special use permit for a Commercial Solar Farm in the Agricultural District. The property in question is addressed as 21305 Zier Road Lanark,

II. The brief legal is the West Half of East Half Sec. 14 Freedom Township. Parcel ID 04-04-30-200-001 & 04-04-14-400-001.

Map and photo exhibits were introduced. Also, for reference a compiled plan for the potential solar project and Carroll County Chapter 725 Solar Ordinance were quickly introduced.

Ryan Magnoni was introduced as the representative for US Solar. He spoke at length upon the potential project. The solar field would be positioned on 14.4 acres of the property and is required by electric code and county code to include a 6 ft. fence. There plan would be to do a wood post and woven wire. The vegetation plan would be to seed native pollinating plants. The array would be an east/west tracking system that would sit 8 ft of the ground at maximum tilt. It would use a racking system that sits on metal beams that are pile driven, with no concrete base. The decommission plan was discussed and the process/requirements of bonding money for removal at end of service were introduced. The private air strip that is east of the property was discussed. The aviation protection requirements have been addressed by an FAA review and there is no other action required of the proposed project. The project is being submitted for Renewal Energy Credits as a community solar. This differs in standard commercial solar in that members anywhere within the ComEd power grid could purchase a stake in the project to help offset their own power costs. US solar would be the builder and maintainer of the project through the duration as they don't typically sell projects after development.

There was a large crowd of Lake Carroll residents and the neighbor to the west (Debra Lyons) who owns the adjacent 80-acre farm ground and barn to the west. Many comments were heard in objection to the issuance of a special use at this location. There were concerns that the solar field would be highly visible from Lake Carroll BLVD. There are many potential building lots that are in view of the potential solar field. There was a consensus among the group they believe the visual aesthetics of solar are undesirable and would cause a loss in value to the lake. One lot owner mentioned he had planned to build a home on the opposite side of the lake, but would be deferring those plans if a solar field is built anywhere near the lake community. There were questions called about visual screening. The conditions of using vegetative screening evergreen shrubs placed on a previous solar special use were discussed.

Jim Kloepoing, a local farmer who has been making hay on the front of property for several years also spoke. He mentioned concerns about the wash out and soil erosion on portions of the property that are in the step valleys and grass waterways. He thought that there could be potential uses that would end up being more damaging than having it put into solar and natural prairie/pollinator plantings. If the property were put into crop land it is likely the washouts would become significantly worse.

A letter received by email was also read into the record. The letter was from Lori and Mark Magnoni who are residents at Lake Carroll. They spoke in favor of the request.

After discussion, the finding of fact was executed, noting that enjoyment of near properties could be hindered by the visual display of a solar field. There is unknown evidence for the claim that the special use may impair or diminish property values in the area and that future developments or improvements on the vacant lots on Lake Carroll Blvd. could potentially be obstructed.

There was a motion made and seconded that the board approves recommendation of the special use with the condition of requiring the use of evergreen shrubs for vegetative screening along the border of the east, north and west of the solar field. A roll call vote was taken with Penny, Bill and Beaver voting No. Clark and Paul voting yes. The motion failed.

A second motion was made that the board approves the recommendation of the special use with the condition of requiring bonding money for the implementation of evergreen plants/shrubs for vegetative screening along the border of the solar field to the east, north and west. A roll call vote was taken with Penny and Bill voting No. Clark, Paul and Beaver voting yes. The motion passed.

The meeting was adjourned at 8:22 pm.