



Madison County Government
Planning and Development Department

Matt Brandmeyer, AICP · Administrator
Madison County Administration Building
157 N. Main Street, Suite 254 · Edwardsville, IL 62025-1964
Phone (618) 296-4468 · Fax (618) 692-8982
Email: zoning@co.madison.il.us
http://www.co.madison.il.us/departments/planning_and_development/index.php

Agenda

Planning and Development Committee Meeting

January 3, 2019 at 5:00 p.m.

Madison County Administration Building County Board Room

157 N. Main Street, Suite 203, Edwardsville, IL 62025

A. Call of Meeting to Order

B. Roll Call

- Mick Madison, Chairman
- Philip Chapman
- Dalton Gray
- David Michael
- Nick Petrillo
- Robert Pollard
- Larry Trucano
- Ray Wesley

C. Approval of Minutes for December 6, 2018

D. Zoning Petition and Subdivision Overview

E. Pre-Application Presentation

F. Citizens Wishing to Address the Committee

G. Unfinished Business

- 1) Resolution Z18-0072 – Resolution **approving** the petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in Omphghent Township on Staunton Road, Worden, Illinois, County Board District #3, PPN# 12-1-04-35-00-000-034.001 – **Review postponed at the request of the petitioner at P&D Committee on December 6, 2018**
- 2) Resolution Z18-0074 – Resolution **denying** the petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in Hamel Township on State Route 157, Hamel, Illinois, County Board District #3, PPN# 11-1-10-15-00-000-003 – **Vote postponed by County Board on December 19, 2018**
- 3) Resolution Z18-0082 – Resolution **denying** the petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in St. Jacob Township on Ellis Road, St. Jacob, Illinois, County Board District #04, PPN# 05-1-23-15-00-000-003- **Vote postponed by County Board on December 19, 2018**

H. New Business

- 1) Resolution Z18-0083– Resolution **approving** the petition of M & M Service Company, applicant and owner of record, requesting a special use permit as per §93.023, Section D, Item 4 of the Madison County Zoning Ordinance to continue utilizing the site for the storage and sale of anhydrous ammonia. This is located in an Agricultural District in Marine Township, at 10563 Pocahontas Road, Marine, Illinois, County Board District #04, PPN#06-1-17-16-00-000-015
- 2) Resolution Z18-0084 – Resolution **approving** the petition of Michael McCartney, owner of record, requesting a variance as per §93.051, Section A, Item (3), subsections (c) & (d) of the Madison County Zoning Ordinance in order to construct an accessory structure in the front yard setback area. This is located in an "R-2" Single-Family Residential District in Collinsville Township, at 1600 California Avenue, Collinsville, Illinois, County Board District #29, PPN#13-2-21-26-01-105-001
- 3) Resolution Z18-0085 – Resolution **approving** the petition of Herman Williams, applicant, On behalf of PFC Imports, Inc., owner of record, requesting a zoning map amendment to rezone approximately one acre from "M-2" General Manufacturing District to "B-4" Wholesale Business District in order to operate a used car dealership on site. This is located in Nameoki Township, at 3425 Missouri Avenue, Granite City, Illinois, County Board District #21, PPN#17-1-20-06-00-000-017.001
- 4) Gueldener Subdivision- Minor-Plat Subdivision
- 5) Purchase Order Report

I. Administrator's Report

- 1) Department Update

K. Adjournment



Madison County Government
Planning and Development Department

Matt Brandmeyer, AICP · Administrator
Madison County Administration Building
157 N. Main Street, Suite 254 · Edwardsville, IL 62025-1964
Phone (618) 296-4468 · Fax (618) 692-8982
Email: zoning@co.madison.il.us
http://www.co.madison.il.us/departments/planning_and_development/index.php

Zoning Board of Appeals Staff Report

Application Number: Z18-0072

Meeting Date: November 13, 2018

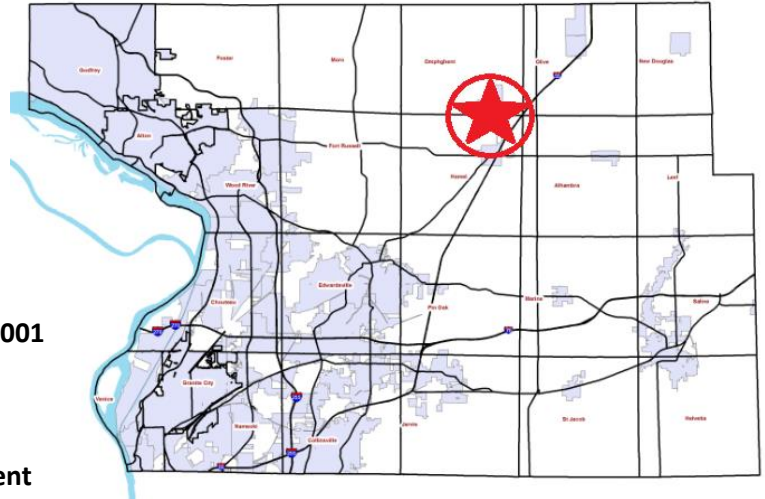
From: Andi Campbell Yancey, AICP
Planning Coordinator

Location: Staunton Road
Worden, Illinois
County Board District #03
PPN: 12-1-04-35-00-000-034.001

Zoning Request: Special Use Permit

Description: Community Solar Development

Attachments: Attachment A: SRE Solar Origination 1, LLC Narrative Statement
Attachment B: Project Area & Adjacent Properties



Proposal Summary

The property owners is Dr. William Drake. The applicant is SRE Solar Origination 1, LLC. The applicant is requesting a special use permit (SUP) to develop a 2-megawatt solar project on the site. The subject property is zoned "A" Agriculture District and is located on Staunton Road in Omphghent Township, just south of Worden's municipal boundary, approximately 2.3 miles southwest of the State Route 4 and I-55 interchange.

The project is being proposed in accordance with the State of Illinois Future Energy Jobs Act (FEJA), which established the IL Community Solar Program. The State's Community Solar Program allows developers to develop, permit, own, and operate solar projects with the ability to sell the solar electricity directly to customers. The solar facilities connect to Ameren Illinois's distribution grid and Ameren delivers the power to consumers. Summit Ridge Energy then bills the customer for the solar electricity they purchase.

Planning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Rural Residential	"A" Agriculture
South	Canal/Rail Road ROW/Row Cropping	"A" Agriculture
East	Mixed Use Commercial/Mobile Home	Village of Worden
West	Row Cropping/Rural Residential	"A" Agriculture

- *Special Use Permit* – The applicant is seeking a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-megawatt solar project on the subject property. The subject property is 37.5 acres in size. The proposed community solar project will include approximately 17 acres of solar panels, corresponding utility equipment, a site access road, a vegetative soil cover, and it will be surrounded by a chain-linked security fence.

Per the project overview submitted by the applicant, the proposed project would be capable of delivering approximately 2,000 kW of AC into the electrical power grid, which is enough to provide renewable energy to approximately 330 households. The solar panels will be directly interconnected to, and provide energy to, Ameren Corporation's local electric distribution grid via an overhead electrical service. The proposed solar array consists of 8,320 modules. Each panel will measure 78.5" x 39.4" and will stand approximately 10' in height. The angle of the solar arrays will change throughout the day as the panels "track" the Sun. The highest degree of tilt that a tracker panel would reach is 60°.

All photovoltaic systems will comply with the Illinois State Electric Code and National Electric Code. The site will be enclosed by a 7-foot fence. The project is expected to last a maximum of 30 years, and the applicant has provided a decommission plan in accordance with State Statute outlining the process by which the site will be returned to its original condition following the lifespan of the project. As per Illinois State Statute, the decommission plan is a binding portion of the lease agreement SRE IL Solar Origination 1, LLC is entering with the property owners.

- *Comprehensive Plan*– The subject property is denoted as Agriculture/Vacant in the 2020 Future Land Use Map and is located in the Rural/Agricultural Corridor according to the Comprehensive Plan. The 2020 Land Use Strategy for the Agricultural Corridor includes preserving prime farm ground and minimizing the conflict between agricultural uses and other developments. The applicant is requesting a special use permit to place a 2-megawatt solar project at the property. The proposed special use permit will not conflict with the surrounding agricultural and commercial uses and will allow the property to be utilized for agriculture production in the future once the site is decommissioned. The request adheres to the Comprehensive Plan.
- *History* – There have been zero (0) zoning requests on the subject property in the past.
- *Floodplain*- There is no floodplain within the subject property.
- *Conditions* – The ZBA has the authority to place conditions on the special use permit. If the ZBA feels that a component of the proposed special use permit will have a negative impact on adjoining properties, conditions can be added to the request that restrict or prohibit the item.

Standard of Review for Special Use Permits

Below are the seven (7) items listed in the Zoning Ordinance that the Zoning Board of Appeals should consider while reviewing a SUP request.

1. The effect the proposal would have on the county comprehensive plan;
2. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
3. Is the application necessary for the public convenience at that location;
4. In the case of an existing nonconforming use, will a special use permit make the use more compatible with its surroundings;
5. Is the application so designed, located, and proposed to be operated in a manner that the public health, safety, and welfare will be protected;
6. Will the application cause injury to the value or other property in the neighborhood in which it is located; and,
7. Will the special use be detrimental to the essential character of the district in which it is located?

Staff Recommendation

Staff recommends approval of the proposed special use permit with conditions. The impacts of the proposed special use permit should be minimal considering the density of development within the immediate area, and the use will not conflict with surrounding agricultural and commercial land uses. The proposal will provide Madison County residents the opportunity to purchase an affordable source of solar energy without installing individual panels on their property, which is not an option for many property owners.

Conditions of Approval

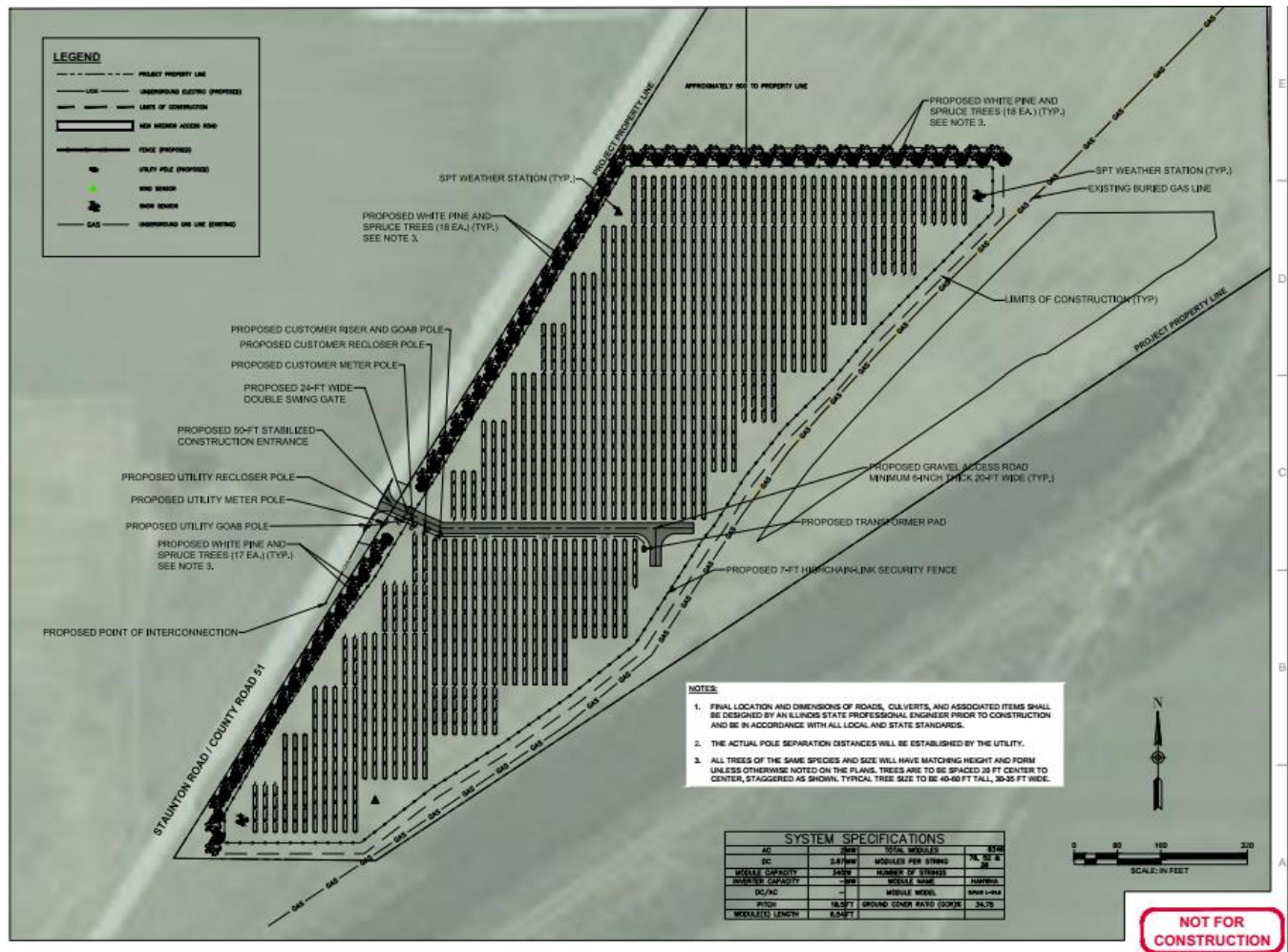
If the Zoning Board of Appeals chooses to recommend approval, staff recommends the following conditions:

1. This special use permit is granted for the sole usage of SRE IL Solar Origination 1, LLC. If the current owner of the underlying property or SRE IL Solar Origination 1, LLC. ever transfer their/its interest in the property or facility, the new owner or applicant must seek a new special use permit.
2. No overweight or oversized loads shall be delivered to the site.
3. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
4. The owner shall adhere to the submitted site plan and keep the property in compliance with all Madison County Ordinances.
5. The owner's failure to adhere to the conditions of the special use permit will cause revocation of the same, and require immediate removal of the solar project from the site.

Aerial Photo

The subject property is outlined in blue; the Village of Hamel is indicated with a green overlay.

Site Plan



Site Photo



View of the property from Staunton Road facing northeast.

Photo of Similar Project



ZONING SPECIAL USE APPLICATION
Proposed Worden 4 Solar Site
Worden, Madison County, Illinois

1.0 PROJECT OVERVIEW

SRE Solar Origination 1 LLC (SRE) is seeking a Zoning Special Use Permit and Site Plan approval for the construction of the Worden 4 Solar 2,000 kilowatt (kW) alternating current (AC) Photovoltaic Array located at 7300 County Road 51, Worden, Illinois (hereafter referred to as the “Site”). SRE proposes the development of approximately 17.0 acres of a larger approximately 37.5-acre parcel of private land in Omphgent Township, Madison County into a ground-mounted photovoltaic (PV) solar energy generating facility.

The proposed project would be capable of delivering about 2,000 kW of AC into the electrical power grid, which is sufficient to provide renewable energy to approximately 350 households. The PV panels proposed for this project are single-axis tracking panels that would be placed on a racking system that is pile driven into the ground surface. The solar panels will be directly interconnected to, and provide energy to, Ameren Corporation’s local electric distribution grid via an overhead electrical service. Prior to utility interconnection, direct current (DC) electrical power generated by the solar panels will be transformed to AC power and modified as necessary to connect to Ameren Corporation’s electrical power supply. The project would also include an equipment pad, a gravel access road, a vegetative soil cover, and it will be surrounded by a chain-linked security fence.

The following sections address the amendment and special use criteria cited in §93.178, Section (F), Items (1-7) of the Madison County, Illinois Zoning Code. (Ord. 2014-18, passed 4-16-2014).

ZONING SPECIAL USE APPLICATION
Proposed Worden 4 Solar Site
Worden, Madison County, Illinois

2.0 SITE DESCRIPTION

The Site, located at 7300 County Road 51 in Worden, Illinois, consists of an approximately 17.3-acre portion of one larger tax parcel assigned tax ID number 12-1-04-35-00-000-034.001 totaling an area of approximately 37.5 acres. According to the Unincorporated Madison County Zoning Maps, the parcel is zoned A for agricultural use located within Omphghent Township, Illinois. The limits of the Village of Worden bound the Site to the east. The Site is bounded by rural residential land to the north, commercial property to the northeast, a railroad to the east, a borrow pit pond and railroad to the south, and County Road 51 with agricultural and rural residential property to the west.

SRE has contacted the Madison County Soil and Water Conservation District (SWCD) in regard to a Natural Resources Information Report (NRI) Application. The Madison County SWCD stated that “Madison County does not consider land use change from row-crop to solar farm an undertaking that would require a NRI Report.” SRE contacted the Madison County Planning and Development Department on September 6, 2018 to confirm that a NRI Report should not be included in this Application.

ZONING SPECIAL USE APPLICATION
Proposed Worden 4 Solar Site
Worden, Madison County, Illinois

3.0 COMMUNITY CHARACTER AND SURROUNDING LAND USE

The general area at the Site consists of agricultural development. The portions of the property which are not proposed for solar development are also used for agriculture. The properties abutting the Site are a residential farm home site, agricultural property, and commercial property. The Site is located within a rural agricultural area within Omphghent Township in Madison County, Illinois. The properties surrounding the property on which the Site is located are as follows:

Table 4-1 Adjacent Properties and Addresses

Direction from the Site	Street Address	Description
North	7390 Staunton Rd	Farm home site
Northeast	725 South Main Street	Commercial
South	N/A	Union Pacific Railroad
West	County Road 51/Staunton Rd	Public Road
West	7337 Staunton Rd	Farm home site/ agricultural

3.1 Madison County Comprehensive Plan Considerations

3.1.1 Agricultural Land Banking

The Madison County 2020 Comprehensive Plan does not specifically address the development of solar energy generating facilities as an agricultural permitted special use. It does however, emphasize the importance of agricultural protection, “Many intruding non-farm uses in agricultural areas not only permanently remove the land from production, but also create new problems. These include bringing conflicting land uses into contact, stimulating land speculation, and increasing property assessments and the costs of public services.” SRE understands the importance of high yielding soils for agricultural purposes and the protection of agricultural resources. SRE has worked closely with the landowner to locate the Site in the least productive area of farmland on the designated land parcel. In addition, the solar array will be decommissioned after its useful life (typically 20-30 years) and the land can be readily reused for agriculture. During the solar project’s lifetime, native nutrient-rich plant blends can be used as ground cover to enhance soil erosion measures and increase future farm production.

3.1.2 Surrounding Land Value

The proposed project is harmonious with the existing agricultural zoning of the parcels adjoining the Site, will not depreciate or alter those properties’ essential character, and presents no conflict with residentially zoned areas of the Village of Worden. The Site is over 50 feet from the nearest residential property and borders forested railroad properties and commercial properties to the east. Research is limited on the effect of ground-mounted solar energy facilities and surrounding land values, but a 2013 nationwide study of wind farms and surrounding property values within viewing

ZONING SPECIAL USE APPLICATION
Proposed Worden 4 Solar Site
Worden, Madison County, Illinois

range showed no evidence of affected property values. Due to their smaller profile and lack of flicker and shadow potential on surround lands, solar energy facilities are anticipated to have even less of an impact than wind farms on surrounding land values.

4.0 NATURAL AND CULTURAL RESOURCES

4.1 *Threatened and Endangered Species*

Tetra Tech, on behalf of SRE, submitted a consultation request to the Illinois Department of Natural Resources (IDNR), Ecological Compliance Assessment Tool (EcoCAT) on June 11, 2018. The EcoCAT review stated that there is no record of State listed threatened and endangered species, Natural Area Inventory Sites, Nature Preserves, or registered Land and Water Reserves in the vicinity of the project Site.

Tetra Tech submitted a consultation request to the United States Department of the Interior Fish and Wildlife Service (USFWS) on May 31, 2018. The USFWS responded that there are eight threatened or endangered species present in the vicinity of the project Site. The two listed mammals, Indiana bats (*Myotis sodalist*) and Northern Long-eared Bats (*Myotis septentrionalis*), utilize tree cover for nesting/roosting. No tree clearing is proposed for this solar project. As the project will be located on currently active agricultural land, it will have no significant impacts on fish, wildlife, animal or plant species or habitats, and will not degrade any natural resource or ecosystem. Consequently, the proposed solar project will not adversely impact threatened and endangered species identified by the USFWS.

4.2 *Cultural Resources*

Tetra Tech, on behalf of SRE, submitted a consultation request to the IDNR State Historic Preservation Office (SHPO) dated September 17, 2018. The IDNR has not provided records that indicate the potential presence of significant historic, architectural, or archaeological resources are located at the Site.

ZONING SPECIAL USE APPLICATION
Proposed Worden 4 Solar Site
Worden, Madison County, Illinois

5.0 OPERATION AND MAINTENANCE CONSIDERATIONS

PV Solar facilities of this size are typically considered to be fairly low-maintenance. However, routine O&M services will be done per industry codes and manufacturer's specifications, ensuring the equipment is operating safely and efficiently. The system will be continuously monitored such that unexpected problems can be addressed immediately.

5.1 Utility Interconnection and Considerations

In general, the greatest challenge in siting economically viable solar generating facilities is associated with utility interconnection capacity and requirements. SRE has been working in close coordination with the local utility provider (Ameren Corporation) for several months and an interconnection evaluation request has been submitted.

There is an existing petroleum pipeline that runs through the central portion of the subject land parcel. According to the Surface Use Restriction Agreement and the Public Utilities Easements Deed provided by the landowner, the pipeline is owned by Marathon Pipe Line, LLC and requires a 40-foot buffer extending the length of the pipeline. SRE has implemented a 50-foot buffer in the preliminary design of the solar array racking system and will work closely with Marathon Pipe Line, LLC to ensure compliance with any right-of-way guidelines and permissions.

5.2 Traffic Impacts

Traffic impacts are generally limited to the project construction period, which is estimated to last approximately three to four months. Once the facility is operational, traffic is typically limited to less than 10 visits per year to monitor operation, provide maintenance/repair, and maintain vegetation, as necessary.

Dust may be generated during the construction process, but it will be temporary in nature. Driveway construction and revegetation of the disturbed portions of the Site will minimize any dust impacts during the facility's operation. The long-term dust generation from the Site will be less than the current agricultural use of the Site since the area will remain vegetated on a year-round basis. Maintaining a year-round vegetated area of approximately 17.3 acres may also reduce soil erosion and sedimentation of nearby streams and water bodies.

ZONING SPECIAL USE APPLICATION
Proposed Worden 4 Solar Site
Worden, Madison County, Illinois

5.3 Noise

There may be some noise associated with facility construction – truck entry/exit, earthmoving equipment, etc. – but it is expected to be temporary in duration and limited to normal working hours.

The solar collection panels themselves are essentially noiseless. The greatest potential source of noise is anticipated to be from string power inverters at the Site. The inverters will be located within the array of solar panels and more than 70 feet from the nearest residential receptor and over 250 feet from the nearest commercial receptor. Noise levels at a typical string inverter will be approximately 55 decibels at a distance of three feet and the noise will dissipate quickly as distance from the inverter increases. As a point of comparison, engaging in normal face-to-face conversation generates a noise level of approximately 60 decibels, and typical city traffic inside of a car has a noise level of approximately 80 decibels (Center for Disease Control and Prevention, 2017). At a distance of 40 feet, which is closer than the nearest receptors, the inverter's noise level calculates to approximately 35 decibels, which is comparable to a soft whisper. Thus, noise impacts from the facility's operation are expected to be insignificant.

5.4 Solid Waste

Some minor amount of solid waste generation may occur during the construction process, but it will be disposed of offsite at an appropriate location. Once operational, the facility will not generate an appreciable amount of solid waste.

5.5 Odors

There are no odors generated by the facility's equipment. Odors generated by construction equipment during the construction process will be minor and temporary in nature.

5.6 Glare

With growing numbers of solar energy systems being proposed and installed throughout the United States, the potential impact of glint and glare from photovoltaic modules is receiving increased attention. The Federal Aviation Administration (FAA) developed *Technical Guidance for Evaluating Selected Solar Technologies on Airports* in 2010 (FAA Guidance). The FAA Guidance recommends that glare analyses should be performed on a site-specific basis using the Sandia Laboratories Solar Glare Hazard Analysis Tool (SGHAT). This guidance applies to solar facilities located on/near airport property but is also considered to be an industry best practice for solar facilities in general.

ZONING SPECIAL USE APPLICATION
Proposed Worden 4 Solar Site
Worden, Madison County, Illinois

Sandia developed SGHAT v. 3.0, a web-based tool and methodology to evaluate potential glint/glare associated with solar energy installations. The validated tool provides a quantified assessment of when and where glare will occur, as well as information about potential ocular impacts. The calculations and methods are based on analyses, test data, a database of different photovoltaic module surfaces (e.g. anti-reflective coating, texturing), and models developed over several years at Sandia. The results are presented in a simple easy-to-interpret plot that specifies when glare will occur throughout the year, with color indicating the potential ocular hazard (Sandia Laboratories, 2016).

The SGHAT (GlareGauge) was utilized to evaluate the potential for glare at several locations along nearby roads, residences, and any commercial facilities. The panels to be used on the proposed project site are smooth glass surface material with an anti-reflection coating (ARC), which is noted in the glare analysis. The panels will be on an east-facing, single axis tracking array with an approximate height not to exceed nine feet from the ground surface. The panels will have a maximum 60-degree tilt. Two separate glare analyses were conducted for a panel height of nine feet (maximum height) with applicable panel specifications. One analysis was run to simulate a driver's height above the ground in a standard automobile or in a first-floor building at five feet and six feet respectively. A second analysis was run to simulate a driver's height above the ground in a commercial truck at nine feet or in a second-floor building at 16 feet.

The Federal Aviation Administration (FAA) Notice Criteria Tool allows the user to determine if a proposed structure would require a formal submission to the FAA under CFR Title 14 Part 77.9 (Safe, Efficient Use, and Preservation of the Navigable Airspace). This online tool was utilized to determine if the proposed solar facility would require formal filing to the FAA.

5.7 Fire Protection and Emergency Access

Coordination with emergency services is an important part of any Site development process and this coordination will be conducted as part of the Building Permit application process. Local emergency services will be provided with notification that the Site is undergoing review and invited to visit the Site property. Equipment specifications will be provided to responders during the building permit application and implementation process.

The following measures will be taken regarding response to potential emergencies at the proposed facility:

ZONING SPECIAL USE APPLICATION
Proposed Worden 4 Solar Site Worden, Madison County,
Illinois

- Local emergency responders will be invited to tour the site during construction and after construction is completed. The site tour will agenda will include descriptions of the system components, emergency shut-down, system isolation, etc.;
- The facility will be provided with a ‘Knox-Box” or other similar locking mechanism to provide Site access to emergency responders;
- Emergency telephone numbers will be posted on the perimeter fence;
- System components will be marked in order to provide emergency responders with appropriate warning and guidance with respect to isolating the electrical systems; and
- Site access road will be maintained to allow emergency vehicle access to the Site.

6.0 *VEGETATIVE MAINTENANCE PLAN*

Following construction of the solar facility, disturbed grounds will be re-established with a grass seed mixture as ground cover on a year-round basis. The vegetative maintenance contractor will be responsible for inspecting and maintaining the vegetative integrity of the solar facility. The contractor will conduct onsite activities during growing months on an as-needed basis. The site maintenance frequency may be adjusted based on time of year and weather conditions. To avoid rutting, erosion, and soil compaction, weather forecasts will be consulted, and on-site field inspections will be conducted prior to mowing or cutting to ensure that these practices occur when the site is able to withstand this type of activity. Current agricultural practices on the Site remove the vegetation at the end of the growing season. The vegetative maintenance plan will ensure a vegetative ground cover on a year around basis which will result in less dust and soil erosion than the current site use.

It is important to note this scope of work covers work along the access road and within the fence line of the project. Remaining lands outside the fence will continue to be utilized for agricultural purposes and maintained by the landowner or their representative.

Finding of Fact and Recommendations

Hearing File Z18-0072

Petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in Omphghent Township on Staunton Road, Worden, Illinois, County Board District #3, PPN# 12-1-04-35-00-000-034.001

A **motion** was made by Ms. Goode and **seconded** by Mr. Ellis that the petition of SRE Solar Origination 1, LLC be **approved** with staff-recommended conditions of approval as follows:

1. This special use permit is **granted** for the sole usage if SRE Solar Origination 1, LLC. If at any point in the future the current owner of the underlying property or SRE Solar Origination 1, LLC intend to transfer their/its interest in the property or facility, the Madison County Planning and Development Administrator shall be notified in writing and be provided all necessary information pertaining to the new entities or parties involved.
2. That there be zero additional CFS of runoff following the proposed site improvements.
3. That a vegetative screen consisting of a double-row of white pine or spruce trees at least 6 feet tall and planted 20-feet on center shall be provided. All proposed screening is subject to approval by the Zoning Administrator, and a landscape maintenance agreement shall be recorded with the Madison County Recorder of Deeds ascribing maintenance responsibilities for the landscape screening.
4. No overweight or oversized loads shall be delivered to the site.
5. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
6. The owner shall adhere to the submitted site plan and keep the property in compliance with all Madison County Ordinances.
7. The owner's failure to adhere to the conditions of the special use permit will cause revocation of the same, and require immediate removal of the solar project from the site.

The Finding of Fact of the Board of Appeals: I. The zoning file, Comprehensive Plan, and Madison County Code of Ordinances were submitted for the record; II. The notice of public hearing was posted on the property; III. The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; IV. The adjoining property owners were notified by mail of the time, date, and location of the public hearing; V. Kerri Neary, SRE Solar Origination 1 LLC., provided an overview of the subject request; VI. Nicholas Cohan, ZBA member, asked about the noise that solar panels make and Ms. Neary stated that it is about 30 decibels, which is equivalent to a whisper, can be heard within the fencing boundary of the project. Ms. Neary stated that a glare and endangered species analysis was completed and no significant findings were made. Ms. Neary stated that the location of the solar panels on this site had been moved to the south since there is a house adjacent to the northern boundary of the parcel; VII. Vernon Ruble, Highway Commissioner for Omphghent Township, stated that his biggest concern was the floodplain that runs through the property and how the development could cause problems for Worden; VIII. Sheila Hanlon, nearby property owner, had concerns with stormwater runoff, the signage indicating the public hearing for this request, and taxes for the community due to the development. Ms. Neary responded to Ms. Hanon's concerns; IX. Ms. Hunt addressed the citizens' concerns on stormwater issues. Ms. Hunt stated that they conduct a Stormwater Pollution Prevention Plan by analyzing floodplain zones and the current conditions of stormwater on the property which helps to deter any stomwater issues at the site moving forward; X. Mary Goode, ZBA member, inquired about the stormwater concerns of the

surrounding property owners and stated she would like to see a condition addressing stormwater concerns; XI. Matt Brandmeyer stated that Ms. Good could request a condition of approval that there be no additional water runoff; XII. George Ellis, ZBA member, indicated that he would like to see a screening requirement added as a condition of approval.

Roll-call vote.

Ayes to the motion: Nicholas Cohan, George Ellis, Tyrone Echols, and Mary Goode

Nays to the motion: Thomas Ambrose

Whereupon the Chairman Pro Tem declared the motion duly adopted.

RESOLUTION – Z18-0072

WHEREAS, on the 13th day of November, 2018, a public hearing was held to consider the petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in Omphgent Township on Staunton Road, Worden, Illinois, County Board District #3, PPN# 12-1-04-35-00-000-034.001; and,

WHEREAS, the Madison County Zoning Board of Appeals has submitted its Findings for the aforesaid petition; and,

WHEREAS, it was the recommendation in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of SRE Solar Origination 1, LLC and Dr. William Drake be as follows:

1. This special use permit is **granted** for the sole usage if SRE Solar Origination 1, LLC. If at any point in the future the current owner of the underlying property or SRE Solar Origination 1, LLC intend to transfer their/its interest in the property or facility, the Madison County Planning and Development Administrator shall be notified in writing and be provided all necessary information pertaining to the new entities or parties involved.
2. That there be zero additional CFS of runoff following the proposed site improvements.
3. That a vegetative screen consisting of a double-row of white pine or spruce trees at least 6 feet tall and planted 20-feet on center shall be provided. All proposed screening is subject to approval by the Zoning Administrator, and a landscape maintenance agreement shall be recorded with the Madison County Recorder of Deeds ascribing maintenance responsibilities for the landscape screening.
4. No overweight or oversized loads shall be delivered to the site.
5. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
6. The owner shall adhere to the submitted site plan and keep the property in compliance with all Madison County Ordinances.
7. The owner's failure to adhere to the conditions of the special use permit will cause revocation of the same, and require immediate removal of the solar project from the site; and,

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and this Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

Mick Madison, Chairman

Philip Chapman

Ray Wesley

David Michael
Planning & Development Committee

Nick Petrillo

Robert Pollard

Larry Trucano

Dalton Gray
January 3, 2018



Madison County Government
Planning and Development Department

Matt Brandmeyer, AICP · Administrator
Madison County Administration Building
157 N. Main Street, Suite 254 · Edwardsville, IL 62025-1964
Phone (618) 296-4468 · Fax (618) 692-8982
Email: zoning@co.madison.il.us
http://www.co.madison.il.us/departments/planning_and_development/index.php

Zoning Board of Appeals Staff Report

Application Number: Z18-0074

Meeting Date: November 13, 2018

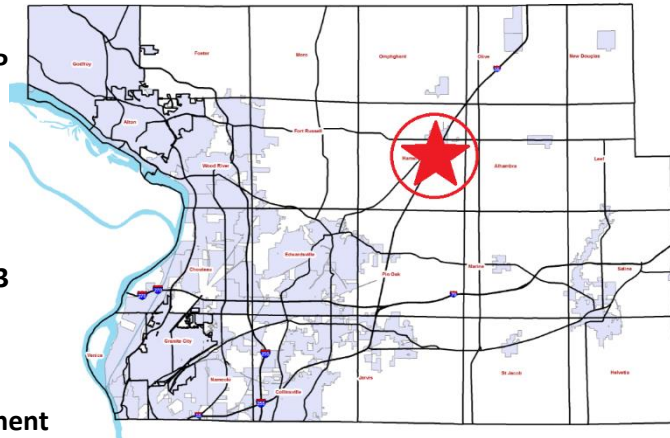
From: Andi Campbell Yancey, AICP
Planning Coordinator

Location: State Route 157
Hamel, Illinois
County Board District #03
PPN: 11-1-10-15-00-000-003

Zoning Request: Special Use Permit

Description: Community Solar Development

Attachments: Attachment A: SRE Solar Origination 1, LLC Narrative Statement
Attachment B: Project Area & Adjacent Properties



Proposal Summary

The property owners is Dr. William Drake. The applicant is SRE Solar Origination 1, LLC. The applicant is requesting a special use permit (SUP) to develop a 2-megawatt solar project on the site. The subject property is zoned "A" Agriculture District and is located on State Route 157 in Hamel Township, just southeast of Hamel's municipal boundary, approximately 0.50 miles southwest of the State Route 157 and State Route 140 intersection.

The project is being proposed in accordance with the State of Illinois Future Energy Jobs Act (FEJA), which established the IL Community Solar Program. The State's Community Solar Program allows developers to develop, permit, own, and operate solar projects with the ability to sell the solar electricity directly to customers. The solar facilities connect to Ameren Illinois's distribution grid and Ameren delivers the power to consumers. Summit Ridge Energy then bills the customer for the solar electricity they purchase.

Planning Considerations

- Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Office Warehouse/Row Cropping	Village of Hamel
South	Residential	"A" Agriculture/ "B-4" Wholesale Business
East	Hamel Elementary/Rural Residential	Village of Hamel
West	Row Cropping/Rural Residential	"A" Agriculture

- *Special Use Permit* – The applicant is seeking a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-megawatt solar project on the subject property. The subject property is 88.4 acres in size. The proposed community solar project will include approximately 14 acres of solar panels, corresponding utility equipment, a site access road, a vegetative soil cover, and it will be surrounded by a chain-linked security fence.

Per the project overview submitted by the applicant, the proposed project would be capable of delivering approximately 2,000 kW of AC into the electrical power grid, which is sufficient to provide renewable energy to approximately 350 households. The solar panels will be directly interconnected to, and provide energy to, Ameren Corporation's local electric distribution grid via an overhead electrical service. The proposed solar array consists of 8,320 modules. Each panel will measure 78.5" x 39.4" and will stand approximately 10' in height. The angle of the solar arrays will change throughout the day as the panels "track" the Sun. The highest degree of tilt that a tracker panel would reach is 60°.

All photovoltaic systems will comply with the Illinois State Electric Code and National Electric Code. The site will be enclosed by a 7-foot fence. The project is expected to last a maximum of 30 years, and the applicant has provided a decommission plan in accordance with State Statute outlining the process by which the site will be returned to its original condition following the lifespan of the project. As per Illinois State Statute, the decommission plan is a binding portion of the lease agreement SRE IL Solar Origination 1, LLC is entering with the property owners.

- *Comprehensive Plan*– The subject property is denoted as Agriculture/Vacant in the 2020 Future Land Use Map and is located in the Rural/Agricultural Corridor according to the Comprehensive Plan. The 2020 Land Use Strategy for the Agricultural Corridor includes preserving prime farm ground and minimizing the conflict between agricultural uses and other developments. The applicant is requesting a special use permit to place a 2-megawatt solar project at the property. The proposed special use permit will not conflict with the surrounding agricultural uses. The proposed development will allow the property to be utilized for agriculture production in the future once the site is decommissioned. The request adheres to the Comprehensive Plan.
- *History* – There have been zero (0) zoning requests on the subject property in the past.
- *Floodplain*- There is no floodplain within the subject property.
- *Conditions* – The ZBA has the authority to place conditions on the special use permit. If the ZBA feels that a component of the proposed special use permit will have a negative impact on adjoining properties, conditions can be added to the request that restrict or prohibit the item.

Standard of Review for Special Use Permits

Below are the seven (7) items listed in the Zoning Ordinance that the Zoning Board of Appeals should consider while reviewing a SUP request.

1. The effect the proposal would have on the county comprehensive plan;
2. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
3. Is the application necessary for the public convenience at that location;
4. In the case of an existing nonconforming use, will a special use permit make the use more compatible with its surroundings;
5. Is the application so designed, located, and proposed to be operated in a manner that the public health, safety, and welfare will be protected;
6. Will the application cause injury to the value or other property in the neighborhood in which it is located; and,
7. Will the special use be detrimental to the essential character of the district in which it is located?

Staff Recommendation

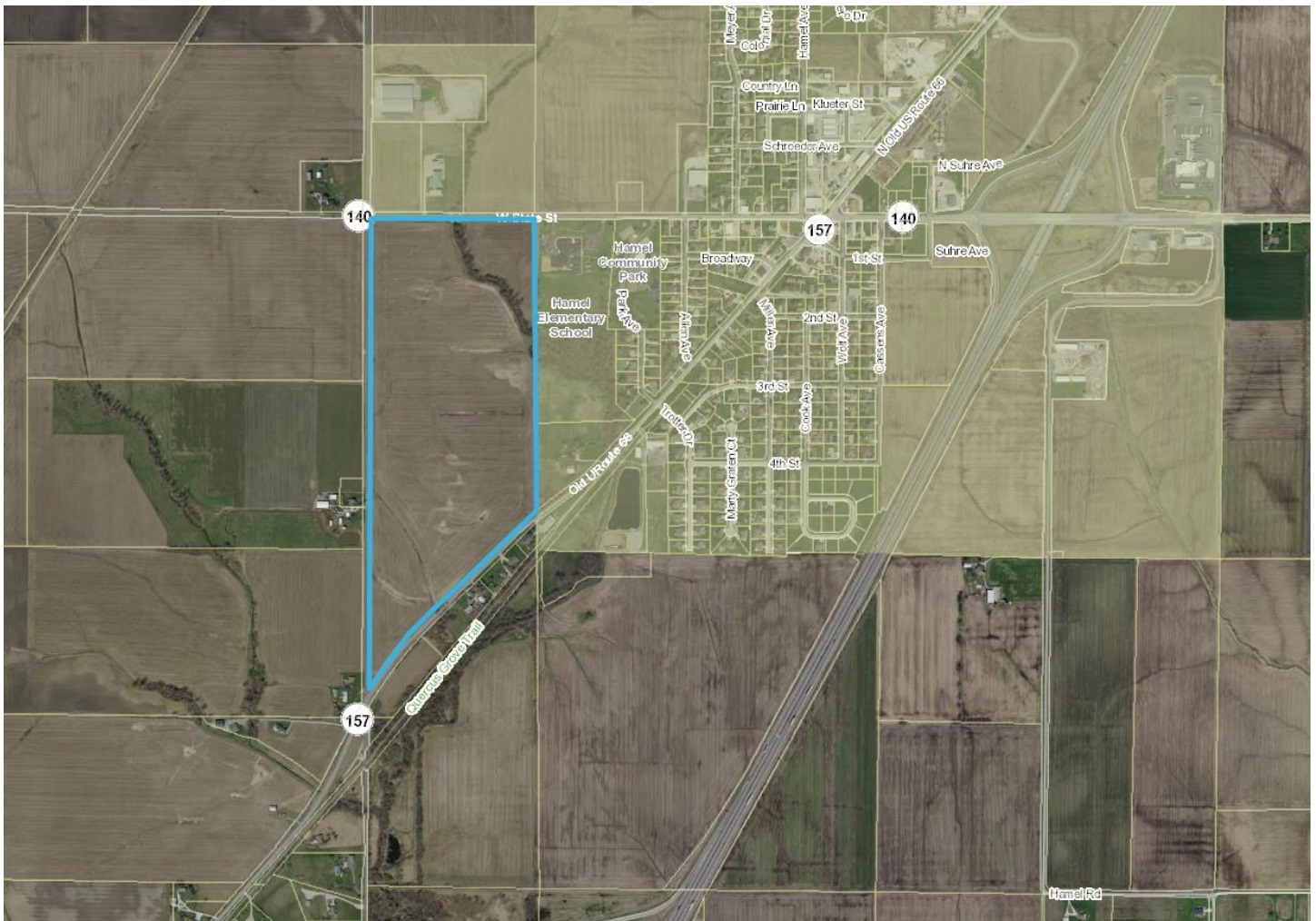
Staff recommends approval of the proposed special use permit with conditions. The project is adjacent to the Village of Hamel's western municipal boundary. Given the scale of the project, the proposed solar development will impact the agricultural viewshed from the elementary school and adjoining residential properties. Beyond that, the impacts of the proposed special use permit should be minimal and will not conflict with surrounding agricultural land uses. Additionally, the proposal will provide Madison County residents the opportunity to purchase an affordable source of solar energy without installing individual panels on their property, which is not an option for many property owners.

Conditions of Approval

If the Zoning Board of Appeals chooses to recommend approval, staff recommends the following conditions:

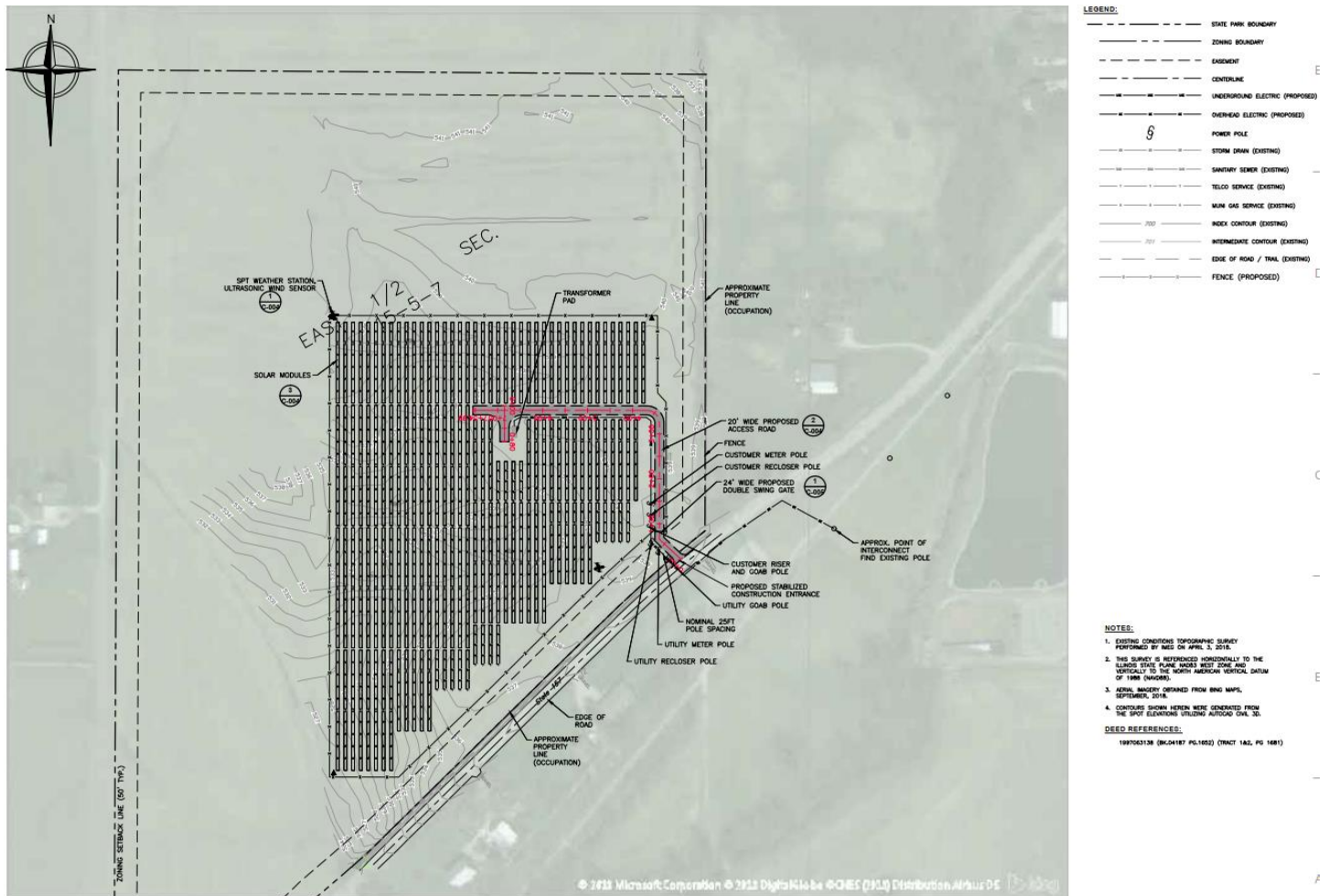
1. This special use permit is granted for the sole usage of SRE IL Solar Origination 1, LLC. If the current owner of the underlying property or SRE IL Solar Origination 1, LLC. ever transfer their/its interest in the property or facility, the new owner or applicant must seek a new special use permit.
2. No overweight or oversized loads shall be delivered to the site.
3. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
4. The owner shall adhere to the submitted site plan and keep the property in compliance with all Madison County Ordinances.
5. The owner's failure to adhere to the conditions of the special use permit will cause revocation of the same, and require immediate removal of the solar project from the site.

Aerial Photo



The subject property is outlined in blue; the Village of Hamel is indicated with a green overlay.

Site Plan



NOT FOR
CONSTRUCTION

Site Photos



Photo of Similar Project



**ZONING SPECIAL USE APPLICATION
Proposed Hamel 3 Solar Site
Hamel, Madison County, Illinois**

1.0 PROJECT OVERVIEW

SRE Solar Origination 1 LLC (SRE) is seeking a Zoning Special Use Permit and Site Plan approval for the construction of the Hamel 2 2,000 kilowatt (kW) alternating current (AC) Photovoltaic Array located at 6100 IL-157, Hamel, Illinois (hereafter referred to as the “Site”). SRE proposes the development of approximately 14 acres of a larger approximately 88.4-acre parcel of private land in the Hamel Township, Madison County into a ground-mounted photovoltaic (PV) solar energy generating facility.

The proposed project would be capable of delivering about 2,000 kW of AC into the electrical power grid, which is sufficient to provide renewable energy to approximately 350 households. The PV panels proposed for this project are single-axis tracking panels that would be placed on a racking system that is pile driven into the ground surface. The solar panels will be directly interconnected to, and provide energy to, Ameren Corporation’s local electric distribution grid via an overhead electrical service. Prior to utility interconnection, direct current (DC) electrical power generated by the solar panels will be transformed to AC power and modified as necessary to connect to Ameren Corporation’s electrical power supply. The project would also include an equipment pad, a gravel access road, a vegetative soil cover, and it will be surrounded by a chain-linked security fence.

The following sections address the amendment and special use criteria cited in §93.178, Section (F), Items (1-7) of the Madison County, Illinois Zoning Code. (Ord. 2014-18, passed 4-16-2014).

**ZONING SPECIAL USE APPLICATION
Proposed Hamel 3 Solar Site
Hamel, Madison County, Illinois**

2.0 SITE DESCRIPTION

The Site, located at 6100 IL-157, Hamel, Illinois, consists of an approximately 14-acre portion of one larger tax parcel assigned tax ID number 11-1-10-15-00-000-003 totaling an area of approximately 88.4 acres. According to the Unincorporated Madison County Zoning Maps, the parcel is zoned A for agricultural use located within the Hamel Township, Illinois. The Site is bounded by agricultural land to the north; residential housing, DK's Market, and Dollar General to the east; West State Street and Hamel Elementary School to the south, and agricultural land to the west.

SRE has contacted the Madison County Soil and Water Conservation District (SWCD) in regard to a Natural Resources Information Report (NRI) Application. The Madison County SWCD stated that "Madison County does not consider land use change from row-crop to solar farm an undertaking that would require a NRI Report." SRE contacted the Madison County Planning and Development Department on September 6, 2018 to confirm that a NRI Report should not be included in this Application.

ZONING SPECIAL USE APPLICATION
Proposed Hamel 3 Solar Site
Hamel, Madison County, Illinois

3.0 COMMUNITY CHARACTER AND SURROUNDING LAND USE

The general area at the Site consists of agricultural development and the Village of Hamel. The portions of the property which are not proposed for solar development are also used for agriculture. The properties abutting the Site are zoned for agricultural and commercial use. The Site is located within a mixed use rural agricultural and commercial area within the Hamel Township in Madison County, Illinois. The properties surrounding the property on which the Site is located are as follows:

Table 4-1 Adjacent Properties and Addresses

Direction from the Site	Street Address	Description
North	8719 State Route 140	Agricultural fields
North	8719 West State Street	Residential developments
East	400 West State Street	Hamel Elementary School
East	581 South Old US Route 66	Residential developments
South	6190 North State Route	Waste Water Treatment Center
South	6180 N State Route 157	Residential developments
South	6170 N State Route 157	Agricultural fields
South	6150 N State Route 157	Residential developments
West	6115 Staunton Road	Agricultural fields
West	Staunton Road	Agricultural fields
West	State Route 140	Agricultural fields

3.1 Madison County Comprehensive Plan Considerations

3.1.1 Agricultural Land Banking

The Madison County 2020 Comprehensive Plan does not specifically address the development of solar energy generating facilities as an agricultural permitted special use. It does however, emphasize the importance of agricultural protection, “Many intruding non-farm uses in agricultural areas not only permanently remove the land from production, but also create new problems. These include bringing conflicting land uses into contact, stimulating land speculation, and increasing property assessments and the costs of public services.” SRE understands the importance of high yielding soils for agricultural purposes and the protection of agricultural resources. SRE has worked closely with the landowner to locate the Site in the least productive area of farmland on the designated land parcel. In addition, the solar array will be decommissioned after its useful life (typically 20-30 years) and the land can be readily reused for agriculture. During the solar project’s lifetime, native nutrient-rich plant blends can be used as ground cover to enhance soil erosion measures and increase future farm production.

**ZONING SPECIAL USE APPLICATION
Proposed Hamel 3 Solar Site
Hamel, Madison County, Illinois**

3.1.2 Surrounding Land Value

The proposed project is harmonious with the existing agricultural and commercial zoning of the parcels adjoining the Site, will not depreciate or alter those properties' essential character, and presents no conflict with residentially zoned areas of the Village of Hamel. The Site is over 100 feet from the nearest residential property and borders the commercial zoned properties to the east occupied by Dollar General and DK's Market. Research is limited on the effect of ground-mounted solar energy facilities and surrounding land values, but a 2013 nationwide study of wind farms and surrounding property values within viewing range showed no evidence of affected property values. Due to their smaller profile and lack of flicker and shadow potential on surround lands, solar energy facilities are anticipated to have even less of an impact than wind farms on surrounding land values.

4.0 NATURAL AND CULTURAL RESOURCES

4.1 Threatened and Endangered Species

Tetra Tech, on behalf of SRE, submitted a consultation request to the Illinois Department of Natural Resources (IDNR), Ecological Compliance Assessment Tool (EcoCAT) on March 27, 2018. The EcoCAT review stated that there is no record of State listed threatened and endangered species, Natural Area Inventory Sites, Nature Preserves, or registered Land and Water Reserves in the vicinity of the project Site.

Tetra Tech submitted a consultation request to the United States Department of the Interior Fish and Wildlife Service (USFWS) on March 28, 2018. The USFWS responded that there are eight threatened or endangered species present in the vicinity of the project Site.

Two listed mammals, Indiana bats (*Myotis sodalists*) and Northern Long-eared Bats (*Myotis septentrionalis*), utilize tree cover for nesting/roosting. No tree clearing is proposed for this solar project. As the project will be located on currently active agricultural land, it will have no significant impacts on fish, wildlife, animal or plant species or habitats, and will not degrade any natural resource or ecosystem. Consequently, the proposed solar project will not adversely impact threatened and endangered species identified by the USFWS.

4.2 Cultural Resources

Tetra Tech, on behalf of SRE, submitted a consultation request to the IDNR State Historic Preservation Office (SHPO) dated April 6, 2018 (*Attachment G*). IDNR SHPO responded on June 19, 2018 stating that no significant historic, architectural, or archaeological resources are located at the Site.

ZONING SPECIAL USE APPLICATION
Proposed Hamel 3 Solar Site
Hamel, Madison County, Illinois

5.0 OPERATION AND MAINTENANCE CONSIDERATIONS

PV Solar facilities of this size are typically considered to be fairly low-maintenance. However, routine O&M services will be done per industry codes and manufacturer's specifications, ensuring the equipment is operating safely and efficiently. The system will be continuously monitored such that unexpected problems can be addressed immediately.

5.1 Utility Interconnection

In general, the greatest challenge in siting economically viable solar generating facilities is associated with utility interconnection capacity and requirements. SRE has been working in close coordination with the local utility provider (Ameren Corporation) for several months and an interconnection evaluation request has been submitted.

5.2 Traffic Impacts

Traffic impacts are generally limited to the project construction period, which is estimated to last approximately three to four months. Once the facility is operational, traffic is typically limited to less than 10 visits per year to monitor operation, provide maintenance/repair, and maintain vegetation, as necessary.

Dust may be generated during the construction process, but it will be temporary in nature. Driveway construction and revegetation of the disturbed portions of the Site will minimize any dust impacts during the facility's operation. The long-term dust generation from the Site will be less than the current agricultural use of the Site since the area will remain vegetated on a year-round basis. Maintaining a year-round vegetated area of approximately 14 acres may also reduce soil erosion and sedimentation of nearby streams and water bodies.

5.3 Noise

There may be some noise associated with facility construction – truck entry/exit, earthmoving equipment, etc. – but it is expected to be temporary in duration and limited to normal working hours.

The solar collection panels themselves are essentially noiseless. The greatest potential source of noise is anticipated to be from string power inverters at the Site. The inverters will be located within the array of solar panels and more than 150 feet from the nearest residential receptor and

ZONING SPECIAL USE APPLICATION
Proposed Hamel 3 Solar Site
Hamel, Madison County, Illinois

over 800 feet from the nearest commercial receptor. Noise levels at a typical string inverter will be approximately 55 decibels at a distance of three feet and the noise will dissipate quickly as distance from the inverter increases. As a point of comparison, engaging in normal face-to-face conversation generates a noise level of approximately 60 decibels, and typical city traffic inside of a car has a noise level of approximately 80 decibels (Center for Disease Control and Prevention, 2017). At a distance of 40 feet, which is much closer than the nearest receptors, the inverter's noise level calculates to approximately 35 decibels, which is comparable to a soft whisper. Thus, noise impacts from the facility's operation are expected to be insignificant.

5.4 Solid Waste

Some minor amount of solid waste generation may occur during the construction process, but it will be disposed of offsite at an appropriate location. Once operational, the facility will not generate an appreciable amount of solid waste.

5.5 Odors

There are no odors generated by the facility's equipment. Odors generated by construction equipment during the construction process will be minor and temporary in nature.

5.6 Glare

With growing numbers of solar energy systems being proposed and installed throughout the United States, the potential impact of glint and glare from photovoltaic modules is receiving increased attention. The Federal Aviation Administration (FAA) developed *Technical Guidance for Evaluating Selected Solar Technologies on Airports* in 2010 (FAA Guidance). The FAA Guidance recommends that glare analyses should be performed on a site-specific basis using the Sandia Laboratories Solar Glare Hazard Analysis Tool (SGHAT). This guidance applies to solar facilities located on/near airport property but is also considered to be an industry best practice for solar facilities in general.

Sandia developed SGHAT v. 3.0, a web-based tool and methodology to evaluate potential glint/glare associated with solar energy installations. The validated tool provides a quantified assessment of when and where glare will occur, as well as information about potential ocular impacts. The calculations and methods are based on analyses, test data, a database of different photovoltaic module surfaces (e.g. anti-reflective coating, texturing), and models developed over several years at Sandia. The results are presented in a simple easy-to-interpret plot that specifies when glare will occur throughout the year, with color indicating the potential ocular hazard (Sandia Laboratories, 2016).

**ZONING SPECIAL USE APPLICATION
Proposed Hamel 3 Solar Site
Hamel, Madison County, Illinois**

The SGHAT (GlareGauge) was utilized to evaluate the potential for glare at several locations along nearby roads, residences, and any commercial facilities. The panels to be used on the proposed project site are smooth glass surface material with an anti-reflection coating (ARC), which is noted in the glare analysis. The panels will be on an east-facing, single axis tracking array with an approximate height not to exceed nine feet from the ground surface. The panels will have a maximum 60-degree tilt. Two separate glare analyses were conducted for a panel height of nine feet (maximum height) with applicable panel specifications. One analysis was run to simulate a driver's height above the ground in a standard automobile or in a first-floor building at five feet and six feet respectively. A second analysis was run to simulate a driver's height above the ground in a commercial truck at nine feet or in a second-floor building at 16 feet.

The Federal Aviation Administration (FAA) Notice Criteria Tool allows the user to determine if a proposed structure would require a formal submission to the FAA under CFR Title 14 Part 77.9 (Safe, Efficient Use, and Preservation of the Navigable Airspace). This online tool was utilized to determine if the proposed solar facility would require formal filing to the FAA.

5.7 Fire Protection and Emergency Access

Coordination with emergency services is an important part of any Site development process and this coordination will be conducted as part of the Building Permit application process. Local emergency services will be provided with notification that the Site is undergoing review and invited to visit the Site property. Equipment specifications will be provided to responders during the building permit application and implementation process.

The following measures will be taken regarding response to potential emergencies at the proposed facility:

- Local emergency responders will be invited to tour the site during construction and after construction is completed. The site tour will agenda will include descriptions of the system components, emergency shut-down, system isolation, etc.;
- The facility will be provided with a 'Knox-Box' or other similar locking mechanism to provide Site access to emergency responders;
- Emergency telephone numbers will be posted on the perimeter fence;
- System components will be marked in order to provide emergency responders with appropriate warning and guidance with respect to isolating the electrical systems; and
- Site access road will be maintained to allow emergency vehicle access to the Site.

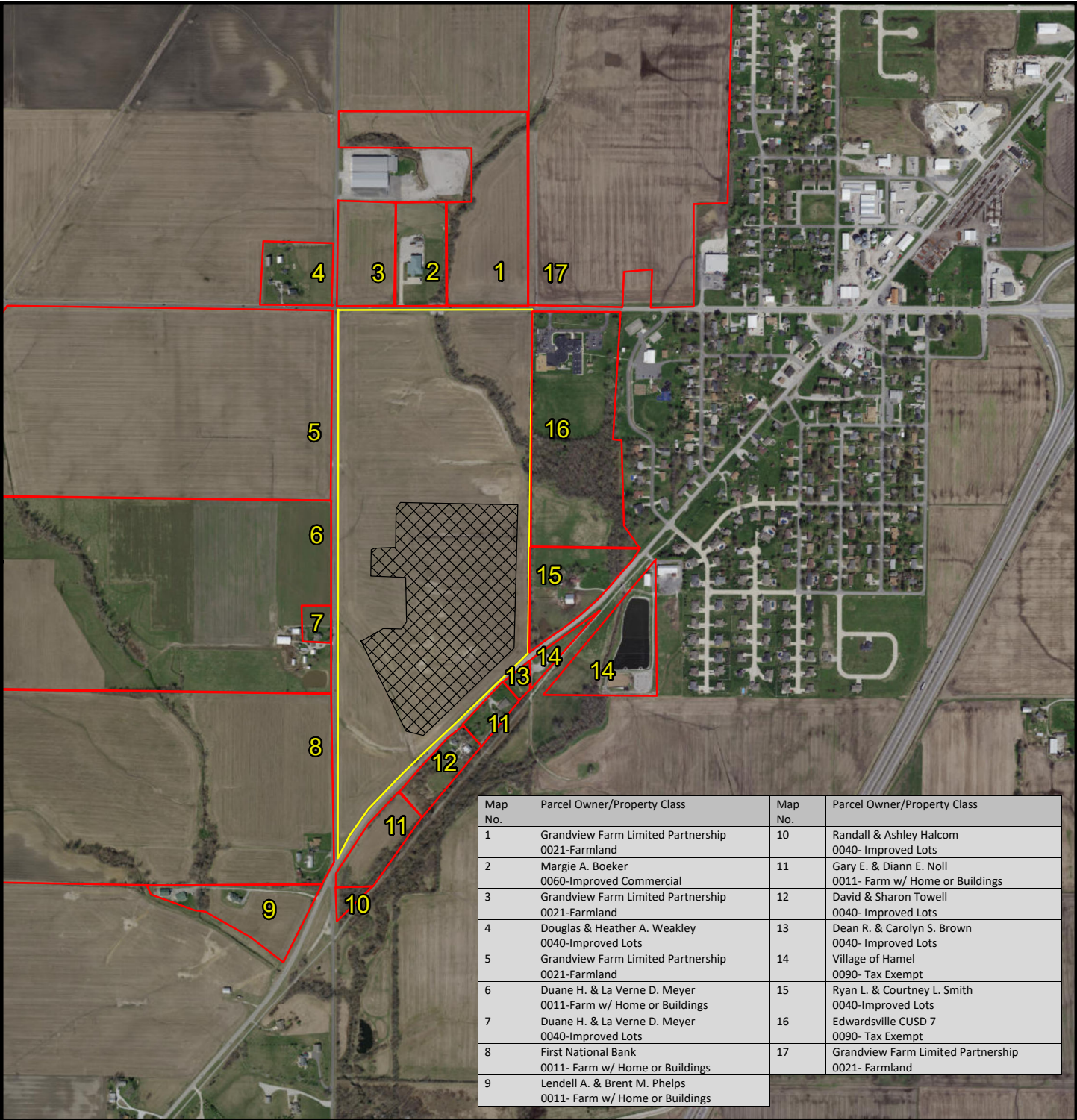
**ZONING SPECIAL USE APPLICATION
Proposed Hamel 3 Solar Site
Hamel, Madison County, Illinois**

6.0 *VEGETATIVE MAINTENANCE PLAN*

Following construction of the solar facility, disturbed grounds will be re-established with a grass seed mixture as ground cover on a year-round basis. The vegetative maintenance contractor will be responsible for inspecting and maintaining the vegetative integrity of the solar facility. The contractor will conduct onsite activities during growing months on an as-needed basis. The site maintenance frequency may be adjusted based on time of year and weather conditions. To avoid rutting, erosion, and soil compaction, weather forecasts will be consulted, and on-site field inspections will be conducted prior to mowing or cutting to ensure that these practices occur when the site is able to withstand this type of activity. Current agricultural practices on the Site remove the vegetation at the end of the growing season. The vegetative maintenance plan will ensure a vegetative ground cover on a year around basis which will result in less dust and soil erosion than the current site use.

It is important to note this scope of work covers work along the access road and within the fence line of the project. Remaining lands outside the fence will continue to be utilized for agricultural purposes and maintained by the landowner or their representative.

Attachment B - Project Area & Adjoining Properties



Legend

Adjoining Properties

Approximate Project Location

Approximate Property Boundary

Approximate scale:

0

750

1,500

3,000

Feet

TETRA TECH

Summit Ridge
ENERGY

Appendix A
Adjacent Properties
Hamel 3

6100 IL-157
Madison County, Hamel, IL

Service Layer Credits: Service Layer Credits: U.S. Geological Survey, 20180220, USGS US Topo 7.5-minute map for Worden, IL 2018: USGS - National Geospatial Technical Operations Center (NGTOC).

Finding of Fact and Recommendations
Hearing File Z18-0074

Petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in Hamel Township on State Route 157, Hamel, Illinois, County Board District #3, PPN# 11-1-10-15-00-000-003

A **motion** was made by Mr. Cohan and **seconded** by Mr. Ellis that the petition of SRE Solar Origination 1, LLC be as follows: **Denied**.

The Finding of Fact of the Board of Appeals: I. The zoning file, Comprehensive Plan, and Madison County Code of Ordinances were submitted for the record; II. The notice of public hearing was posted on the property; III. The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; IV. The adjoining property owners were notified by mail of the time, date, and location of the public hearing; V. Kerri Neary, spokesperson on behalf of SRE Solar Origination 1, LLC, discussed the details of the request. Ms. Neary stated that they are proposing a vegetative screen from the neighbors; VI. Diann Noll, 6170 N. State Route 157, stated that she and her husband are 4th generation farmers and would like for the land to stay agriculture and that their land values will depreciate and that they are opposed to the request; VII. Dean Brown, 6180 N. State Route 157, stated that his major concern is how the applicants would get the power to the property because the power grid is behind his house; VIII. Duane Meyer, nearby property owner, stated he did not want to look out his window at solar panels and wanted to know if they would have access to the power. IX. Ms. Neary stated that those who buy into an electrical co-op do not have the ability to buy into solar power but they do get benefits from tax revenue and local jobs in Madison County; X. Mr. Meyer stated that was not a sufficient reward for having to look at solar panels that he cannot utilize; XI. Ms. Neary stated that there will be a vegetative screen and that the solar farm is only a temporary use and the company is contractually responsible for the decommissioning of the site back to its original state once the lease ends. Ms. Neary stated that Ameren would bring the lines directly to the project and Jodi Hunt stated that the solar farm will not grow in acreage and that they will only be allowed to build what is approved by the ZBA. XII. Matt Brandmeyer, Planning and Development Administrator, stated that stormwater drainage will be reviewed by the department and IDNR and at this point the board is just looking at zoning; XIII. George Ellis, ZBA member, stated that he is opposed to the proposal because of the close proximity to the village and adjoining home owners.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, and George Ellis

Nays to the motion: Tyrone Echols and Mary Goode

Whereupon the Chairman Pro Tem declared the motion duly adopted.



Madison County Government
Planning and Development Department

Matt Brandmeyer, AICP · Administrator
Madison County Administration Building
157 N. Main Street, Suite 254 · Edwardsville, IL 62025-1964
Phone (618) 296-4468 · Fax (618) 692-8982
Email: zoning@co.madison.il.us
http://www.co.madison.il.us/departments/planning_and_development/index.php

Zoning Board of Appeals Staff Report

Application Number: Z18-0082

Meeting Date: November 13, 2018

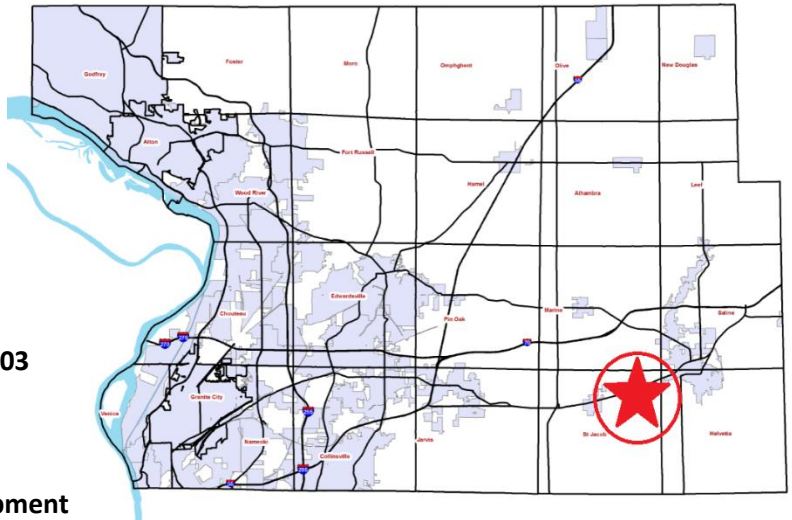
From: Breana Buncher
Assistant Planner

Location: 11399-11001 Ellis Road
St. Jacob, Illinois
County Board District #04
PPN: 05-1-23-15-00-000-003

Zoning Request: Special Use Permit

Description: Community Solar Development

Attachments: Attachment A: SRE Solar Origination 1, LLC Narrative Statement
Attachment B: Project Area & Adjacent Properties



Proposal Summary

The property owners is Dr. William Drake. The applicant is SRE Solar Origination 1, LLC. The applicant is requesting a special use permit (SUP) to develop one (1) 2-megawatt solar project on the site. The subject property is zoned "A" Agriculture District and is located on Ellis Road in St. Jacob Township, just west of the Ellis Road and Walnut Road intersection.

The project is being proposed in accordance with the State of Illinois Future Energy Jobs Act (FEJA), which established the IL Community Solar Program. The State's Community Solar Program allows developers to develop, permit, own, and operate solar projects with the ability to sell the solar electricity directly to customers. The solar facilities connect to Ameren Illinois's distribution grid and Ameren delivers the power to consumers. Summit Ridge Energy then bills the customer for the solar electricity they purchase.

Planning Considerations

- Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Row Cropping	"A" Agriculture
South	Row Cropping	"A" Agriculture
East	Row Cropping/Rural Residential	"A" Agriculture
West	Row Cropping/Rural Residential	"A" Agriculture

- *Special Use Permit* – The applicant is seeking a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop one (1)-2 megawatt solar project on the subject property. The subject property is 120 acres in size. The proposed community solar project will include approximately 13.2 acres of solar panels, corresponding utility equipment, a site access road, a vegetative soil cover, and it will be surrounded by a chain-linked security fence.

Per the project overview submitted by the applicant, the proposed project would be capable of delivering approximately 2,000 kW of AC into the electrical power grid, which is sufficient to provide renewable energy to approximately 350 households. The solar panels will be directly interconnected to, and provide energy to, Ameren Corporations' local electric distribution grid via an overhead electrical service. The proposed solar array consists of 8,320 modules. Each panel will measure 78.5" x 39.4" and will stand approximately 10' in height. The angle of the solar arrays will change throughout the day as the panels "track" the Sun. The highest degree of tilt that a tracker panel would reach is 60°.

All photovoltaic systems will comply with the Illinois State Electric Code and National Electric Code. The site will be enclosed by a 7-foot fence. The project is expected to last a maximum of 30 years, and the applicant has provided a decommission plan in accordance with the state statute outlining the process by which the site will be returned to its original condition following the lifespan of the project. As per Illinois State Statute, the decommission plan is a binding portion of the lease agreement SRE IL Solar Origination 1, LLC is entering with the property owners.

- *Comprehensive Plan*– The subject property is denoted as Agriculture/Vacant in the 2020 Future Land Use Map and is located in the Rural/Agricultural Corridor according to the Comprehensive Plan. The 2020 Land Use Strategy for the Agricultural Corridor includes preserving prime farm ground and minimizing the conflict between agricultural uses and other developments. The applicant is requesting a special use permit to place one (1) 2-megawatt solar project at the property. The proposed special use permit will not conflict with the surrounding agricultural uses and will allow the property to be utilized for agriculture production in the future once the site is decommissioned. The request adheres to the Comprehensive Plan.
- *History* – There have been zero (0) zoning requests on the subject property in the past.
- *Floodplain*- The subject property has 100-year floodplain throughout the parcel however, a flood elevation certificate is not necessary as the solar development will not occur within the floodplain.
- *Conditions* – The ZBA has the authority to place conditions on the special use permit. If the ZBA feels that a component of the proposed special use permit will have a negative impact on adjoining properties, conditions can be added to the request that restrict or prohibit the item.

Standard of Review for Special Use Permits

Below are the seven (7) items listed in the Zoning Ordinance that the Zoning Board of Appeals should consider while reviewing a SUP request.

1. The effect the proposal would have on the county comprehensive plan;
2. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
3. Is the application necessary for the public convenience at that location;
4. In the case of an existing nonconforming use, will a special use permit make the use more compatible with its surroundings;
5. Is the application so designed, located, and proposed to be operated in a manner that the public health, safety, and welfare will be protected;

6. Will the application cause injury to the value or other property in the neighborhood in which it is located; and,
7. Will the special use be detrimental to the essential character of the district in which it is located?

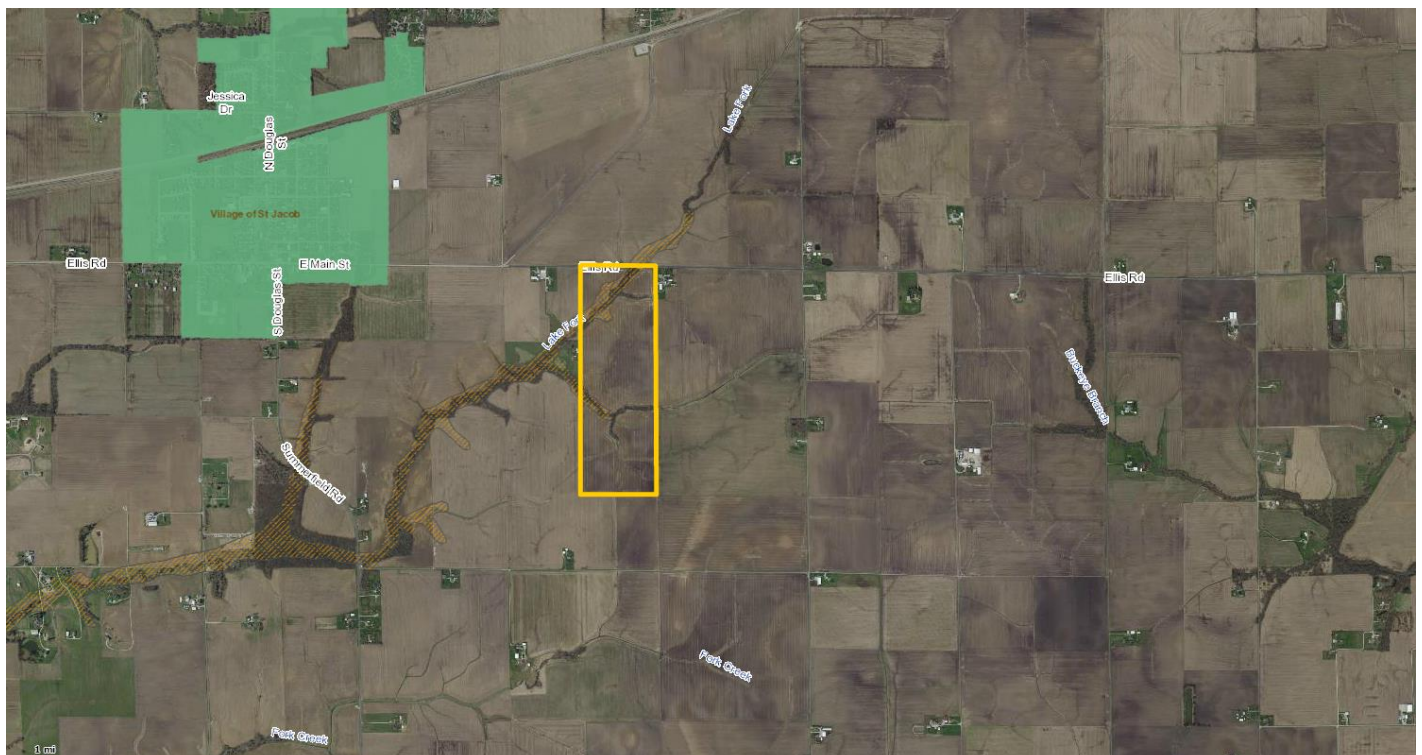
Staff Recommendation Conditions of Approval

Staff recommends approval of the proposed special use permit with conditions. The project is located in a sparsely developed area of the County that consists primarily of row-cropped farm ground with rural residences throughout the area. The subject property is an ideal location for a community solar project as it is surrounded by farm fields with very limited residential development. The impacts of the proposed special use permit should be minimal and the use will not conflict with surrounding agricultural land uses. The proposal will provide Madison County residents the opportunity to purchase an affordable source of solar energy without having to install individual panels on their property, which isn't an option for many property owners.

If the Zoning Board of Appeals chooses to recommend approval, staff recommends the following conditions:

1. This special use permit is granted for the sole usage of SRE IL Solar Origination 1, LLC. If the current owner of the underlying property or SRE IL Solar Origination 1, LLC intend to transfer their/its interest in the property or facility, the Madison County Planning and Development Administrator shall be notified in writing and be provided all necessary information pertaining to the new entities or parties involved.
2. No overweight or oversized loads shall be delivered to the site.
3. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
4. The owner shall adhere to the submitted site plan and keep the property in compliance with all Madison County Ordinances.
5. The owner's failure to adhere to the conditions of the special use permit will cause revocation of the same, and require immediate removal of the solar project from the site.

Aerial Photo



The subject property is outlined in yellow; the floodplain is identified with orange hatching, and the Village of St. Jacob has a green overlay.

PROPOSED CUSTOMER RECLOSER POLE
PROPOSED CUSTOMER METER POLE
PROPOSED CUSTOMER RISER AND GOAB POLE
PROPOSED 50-FT STABILIZED CONSTRUCTION ENTRANCE (TYP.)
PROPOSED 24-FT WIDE DOUBLE SWING GATE (TYP.)
PROPOSED CONCRETE INVERTER PAD 2X 1,000 KV INCLUDES STEP-UP TRANSFORMER SEE
PROPOSED 345 W SOLAR MODULES (TYP.) SEE
PROPOSED 7-FT HIGH CHAIN-LINK SECURITY FENCE
PROPOSED GRAVEL ACCESS ROAD MINIMUM 6-INCH THICK 20-FT WIDE (TYP.)

LEGEND

- PROJECT PROPERTY LINE
- SETBACK LINE
- OVERHEAD ELECTRIC (EXISTING)
- INDEX CONTOUR (EXISTING)
- INTERMEDIATE CONTOUR (EXISTING)
- GUY WIRE (EXISTING)
- UTILITY POLE (EXISTING)
- ELECTRICAL METER (EXISTING)
- GAS WARNING MARKER (EXISTING)
- CONTROL POINT
- LIMITS OF CONSTRUCTION
- NEW INTERIOR ACCESS ROAD
- UNDERGROUND ELECTRIC (PROPOSED)
- FENCE (PROPOSED)
- UTILITY POLE (PROPOSED)
- WIND SENSOR
- SNOW SENSOR

NOTES:

- FINAL LOCATION AND DIMENSIONS OF ROADS, CULVERTS, AND ASSOCIATED ITEMS SHALL BE DESIGNED BY AN ILLINOIS STATE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION AND BE IN ACCORDANCE WITH ALL LOCAL AND STATE STANDARDS.
- THE ACTUAL POLE SEPARATION DISTANCES WILL BE ESTABLISHED BY THE UTILITY.

SYSTEM SPECIFICATIONS

AC	2,000MW	TOTAL MODULES	8,320
DC	2,870MW	MODULES PER STRING	76, 52 & 26
MODULE CAPACITY	345W	NUMBER OF STRINGS	VARIABLE
INVERTER CAPACITY	1MW	NUMBER OF INVERTERS	832
DC/AC	1.5	MODULE NAME	HANWHA
PITCH	15°	MODULE MODEL	SPRUS L-642
MODULES LENGTH	6.545FT	GROUND COVER RATIO (GCR)	0.3160

Site Photo

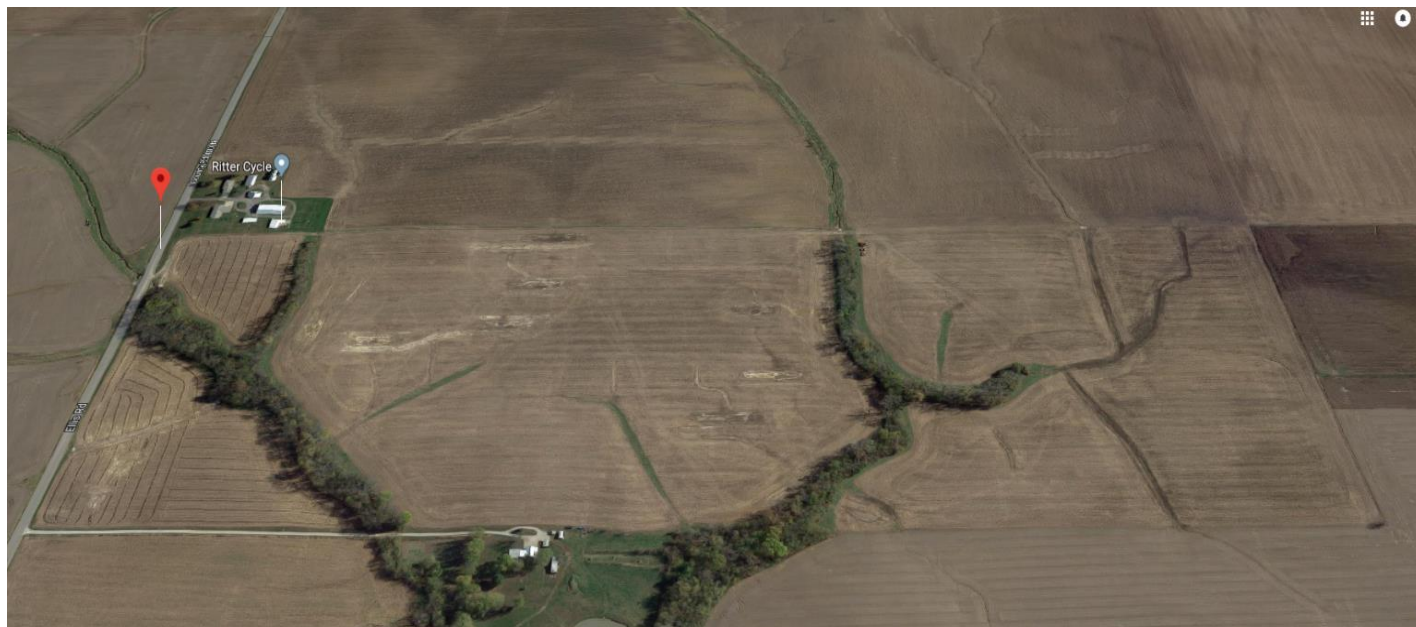


Photo of Similar Project



ZONING SPECIAL USE APPLICATION
Proposed St. Jacob Solar Site
St. Jacob, Madison County, Illinois

1.0 PROJECT OVERVIEW

SRE Solar Origination 1 LLC (SRE) is seeking a Zoning Special Use Permit and Site Plan approval for the construction of the St. Jacob Solar 2,000 kilowatt (kW) alternating current (AC) Photovoltaic Array located at 11399-11001 County Route 31, St. Jacob, Illinois (hereafter referred to as the “Site”). SRE proposes the development of approximately 13.2 acres of a larger approximately 120-acre parcel of private land in St. Jacob, Madison County into a ground-mounted photovoltaic (PV) solar energy generating facility.

The proposed project would be capable of delivering approximately 2,000 kW of AC into the electrical power grid, which is sufficient to provide renewable energy to approximately 350 households. The PV panels proposed for this project are single-axis tracking panels that would be placed on a racking system that is pile driven into the ground surface. The solar panels will be directly interconnected to, and provide energy to, Ameren Corporation’s local electric distribution grid via an overhead electrical service. Prior to utility interconnection, direct current (DC) electrical power generated by the solar panels will be transformed to AC power and modified as necessary to connect to Ameren Corporation’s electrical power supply. The project would also include an equipment pad, a gravel access road, a vegetative soil cover, and it will be surrounded by a chain-linked security fence.

The following sections address the amendment and special use criteria cited in §93.178, Section (F), Items (1-7) of the Madison County, Illinois Zoning Code. (Ord. 2014-18, passed 4-16-2014).

**ZONING SPECIAL USE APPLICATION
Proposed St. Jacob Solar Site
St. Jacob, Madison County, Illinois**

2.0 SITE DESCRIPTION

The Site, located at 11399-11001 County Road 31, St. Jacob, Illinois, consists of an approximately 13.2-acre portion of one larger tax parcel assigned tax ID number 05-1-23-15-00-000-003 totaling an area of approximately 120 acres. According to the Unincorporated Madison County Zoning Maps, the parcel is zoned A for agricultural use. The Site is located in a rural agricultural area southeast of the Village of Saint Jacob in Madison County, Illinois. The Site is bound by County Road 31 followed by agricultural land to the north; agricultural land to the west, and a narrow, forested wetland bordering a seasonal stream followed by agricultural land to the east and south.

SRE has contacted the Madison County Soil and Water Conservation District (SWCD) in regard to a Natural Resources Information Report (NRI) Application. The Madison County SWCD stated that “Madison County does not consider land use change from row-crop to solar farm an undertaking that would require a NRI Report.” SRE contacted the Madison County Planning and Development Department on September 6, 2018 to confirm that a NRI Report should not be included in this Application.

ZONING SPECIAL USE APPLICATION
Proposed St. Jacob Solar Site
St. Jacob, Madison County, Illinois

3.0 COMMUNITY CHARACTER AND SURROUNDING LAND USE

The general area at the Site consists of agricultural development. The portions of the property which are not proposed for solar development will be used for agriculture. The properties abutting the Site are a residential farm home sites, agricultural property, and municipal land. The Site is located within a rural agricultural area southeast of the Village of Saint Jacob in Madison County, Illinois. The properties surrounding the property on which the Site is located are as follows:

Table 3-1 Adjacent Properties and Addresses

Tax Parcel ID	Parcel Address	Owner	Owner Address	Land Use
05-1-23-14-00-000-001	11200 Ellis Rd	Ritter, Kathleen Trust	11200 Ellis Rd, St Jacob, IL	Farm Home Site
05-1-23-14-00-000-007	Walnut Rd	Ritter, Earl L. and Kathleen	11200 Ellis Rd, St Jacob, IL	Agricultural Land
05-1-23-14-00-000-008	E Aster Rd	Grandview Farm Limited Partnership	10205 State Route 143, Marine, IL	Agricultural Land
05-1-23-15-00-000-009	E Aster Rd	Gene Arthur and Marie Edna Gansmann Trust	11063 E Aster Rd, St Jacob, IL	Agricultural Land
05-1-23-15-00-000-004	E Ellis Rd	Gene Arthur and Marie Edna Gansmann Trust	11063 E Aster Rd, St Jacob, IL	Agricultural Land
05-1-23-15-00-000-002	11104 Ellis Rd	Gilomen, Randy B and Cathy L	11104 Ellis Rd, St Jacob, IL	Farm Home Site
05-1-23-15-00-000-001.002	11038 Ellis Rd	Susan E Zobrist Revocable Trust	11038 Ellis Rd, St Jacob, IL	Farm Home Site
05-1-23-10-00-000-014	Ellis Rd	Ellis, Arno Jr	428 W 4th St, Edwardsville, IL	Agricultural Land
05-1-23-11-00-000-006	Highland Rd	Ellis, Arno Jr	428 W 4th St, Edwardsville, IL	Agricultural Land
05-1-23-15-00-000-003	Ellis Rd	Grandview Farm Limited Partnership	10205 State Route 143, Marine, IL	Agricultural Land

3.1 Madison County Comprehensive Plan Considerations

3.1.1 Agricultural Land Banking

The Madison County 2020 Comprehensive Plan does not specifically address the development of solar energy generating facilities as an agricultural permitted special use. It does however, emphasize the importance of agricultural protection, “Many intruding non-farm uses in agricultural areas not only permanently remove the land from production, but also create new problems. These include bringing conflicting land uses into contact, stimulating land speculation, and increasing property assessments and the costs of public services.” SRE understands the importance of high yielding soils for agricultural purposes and the protection of agricultural resources. SRE has worked closely with the landowner to locate the Site in a minimally productive area of farmland on the designated land parcel. In addition, the solar array will be decommissioned

**ZONING SPECIAL USE APPLICATION
Proposed St. Jacob Solar Site
St. Jacob, Madison County, Illinois**

after its useful life (typically 20-30 years) and the land can be readily reused for agriculture. During the solar project's lifetime, native nutrient-rich plant blends can be used as ground cover to enhance soil erosion measures and increase future farm production.

3.1.2 Surrounding Land Value

The proposed project is harmonious with the existing agricultural zoning of the parcels adjoining the Site, will not depreciate or alter those properties' essential character, and presents no conflict with residentially zoned areas of St. Jacob. The Site is over 600 feet from the nearest residential property and is surrounded agricultural farmland properties. Research is limited on the effect of ground-mounted solar energy facilities and surrounding land values, but a 2013 nationwide study of wind farms and surrounding property values within viewing range showed no evidence of affected property values. Due to their smaller profile and lack of flicker and shadow potential on surround lands, solar energy facilities are anticipated to have even less of an impact than wind farms on surrounding land values.

ZONING SPECIAL USE APPLICATION
Proposed St. Jacob Solar Site
St. Jacob, Madison County, Illinois

4.0 NATURAL AND CULTURAL RESOURCES

4.1 Threatened and Endangered Species

Tetra Tech, on behalf of SRE, submitted a consultation request to the Illinois Department of Natural Resources (IDNR), Ecological Compliance Assessment Tool (EcoCAT) on August 31, 2018 for the subject property. The EcoCAT review stated that there is no record of State-listed threatened and endangered species, Natural Area Inventory Sites, Nature Preserves, or registered Land and Water Reserves in the vicinity of the project Site and consultation was terminated. An additional formal EcoCAT review was submitted to the IDNR on October 10, 2018 for the Site. The EcoCAT review stated that there is no record of State-listed threatened and endangered species, Natural Area Inventory Sites, Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. The August and October consultations can be found in *Attachment E*.

Tetra Tech submitted a consultation request to the United States Department of the Interior Fish and Wildlife Service (USFWS) on August 31, 2018. The USFWS responded that there are eight threatened or endangered species present in the vicinity of the project Site (*Attachment F*). The two listed mammals, Indiana bats (*Myotis sodalist*) and Northern Long-eared Bats (*Myotis septentrionalis*), utilize tree cover for nesting/roosting. No tree clearing is proposed for this solar project. As the project will be located on currently active agricultural land, it will have no significant impacts on fish, wildlife, animal or plant species or habitats, and will not degrade any natural resource or ecosystem. Consequently, the proposed solar project will not adversely impact threatened and endangered species identified by the USFWS.

4.2 Cultural Resources

Tetra Tech, on behalf of SRE, submitted a consultation request to the IDNR State Historic Preservation Office (SHPO) dated September 13, 2018 (*Attachment G*). Tetra Tech received a response from SHPO dated October 25, 2018 Stating the following “We have determined, based on the available information, that no significant historic, architectural, or archaeological resources are located within the proposed project area”.

ZONING SPECIAL USE APPLICATION
Proposed St. Jacob Solar Site
St. Jacob, Madison County, Illinois

5.0 OPERATION AND MAINTENANCE CONSIDERATIONS

PV Solar facilities of this size are typically considered to be fairly low-maintenance. However, routine O&M services will be done per industry codes and manufacturer's specifications, ensuring the equipment is operating safely and efficiently. The system will be continuously monitored such that unexpected problems can be addressed immediately. An Operation & Maintenance Plan (O&M) is included as *Attachment H* and *Manufacturer Specifications for Site Equipment* are provided as *Attachment I*.

5.1 Utility Interconnection

In general, the greatest challenge in siting economically viable solar generating facilities is associated with utility interconnection capacity and requirements. SRE has been working in close coordination with the local utility provider (Ameren Corporation) for several months and an interconnection evaluation request has been submitted. A copy of the Ameren Corporation Feasibility Study Agreement is provided as *Attachment J*.

5.2 Traffic Impacts

Traffic impacts are generally limited to the project construction period, which is estimated to last approximately three to four months. Once the facility is operational, traffic is typically limited to less than 10 visits per year to monitor operation, provide maintenance/repair, and maintain vegetation, as necessary.

Dust may be generated during the construction process, but it will be temporary in nature. Driveway construction and revegetation of the disturbed portions of the Site will minimize any dust impacts during the facility's operation. The long-term dust generation from the Site will be less than the current agricultural use of the Site since the area will remain vegetated on a year-round basis. Maintaining a year-round vegetated area of approximately 13.2 acres may also reduce soil erosion and sedimentation of nearby streams and water bodies.

5.3 Noise

There may be some noise associated with facility construction – truck entry/exit, earthmoving equipment, etc. – but it is expected to be temporary in duration and limited to normal working hours.

The solar collection panels themselves are quiet. The greatest potential source of noise is anticipated to be from power inverters at the Site. The inverters will be located within the array of solar panels and more than 600 feet from the nearest residential and commercial receptors. Noise

ZONING SPECIAL USE APPLICATION
Proposed St. Jacob Solar Site
St. Jacob, Madison County, Illinois

levels at a typical inverter will be approximately 55 decibels at a distance of three feet and the noise will dissipate quickly as distance from the inverter increases. As a point of comparison, engaging in normal face-to-face conversation generates a noise level of approximately 60 decibels, and typical city traffic inside of a car has a noise level of approximately 80 decibels (Center for Disease Control and Prevention, 2017). At a distance of 40 feet, which is much closer than the nearest receptors, the inverter's noise level calculates to approximately 35 decibels, which is comparable to a soft whisper. Thus, noise impacts from the facility's operation are expected to be insignificant.

5.4 *Solid Waste*

Some minor amount of solid waste generation may occur during the construction process, but it will be disposed of offsite at an appropriate location. Once operational, the facility will not generate an appreciable amount of solid waste.

5.5 *Odors*

There are no odors generated by the facility's equipment. Odors generated by construction equipment during the construction process will be minor and temporary in nature.

5.6 *Glare*

With growing numbers of solar energy systems being proposed and installed throughout the United States, the potential impact of glint and glare from photovoltaic modules is receiving increased attention. The Federal Aviation Administration (FAA) developed *Technical Guidance for Evaluating Selected Solar Technologies on Airports* in 2010 (FAA Guidance). The FAA Guidance recommends that glare analyses should be performed on a site-specific basis using the Sandia Laboratories Solar Glare Hazard Analysis Tool (SGHAT). This guidance applies to solar facilities located on/near airport property but is also considered to be an industry best practice for solar facilities in general.

Sandia developed SGHAT v. 3.0, a web-based tool and methodology to evaluate potential glint/glare associated with solar energy installations. The validated tool provides a quantified assessment of when and where glare will occur, as well as information about potential ocular impacts. The calculations and methods are based on analyses, test data, a database of different photovoltaic module surfaces (e.g. anti-reflective coating, texturing), and models developed over several years at Sandia. The results are presented in a simple easy-to-interpret plot that specifies when glare will occur throughout the year, with color indicating the potential ocular hazard (Sandia Laboratories, 2016).

ZONING SPECIAL USE APPLICATION
Proposed St. Jacob Solar Site
St. Jacob, Madison County, Illinois

The SGHAT (GlareGauge) was utilized to evaluate the potential for glare at several locations along nearby roads, residences, and any commercial facilities. The panels to be used on the proposed project site are smooth glass surface material with an anti-reflection coating (ARC), which is noted in the glare analysis. The panels will be on an east-facing, single axis tracking array with an approximate height not to exceed seven feet from the ground surface. The panels will have a maximum 60-degree tilt. Two separate glare analyses were conducted for a panel height of seven feet (maximum height) with applicable panel specifications. One analysis was run to simulate a driver's height above the ground in a standard automobile or in a first-floor building at five feet and six feet respectively. A second analysis was run to simulate a driver's height above the ground in a commercial truck at nine feet or in a second-floor building at 16 feet. The SGHAT Report is included as *Attachment K*.

The Federal Aviation Administration (FAA) Notice Criteria Tool allows the user to determine if a proposed structure would require a formal submission to the FAA under CFR Title 14 Part 77.9 (Safe, Efficient Use, and Preservation of the Navigable Airspace). This online tool was utilized to determine if the proposed solar facility would require formal filing to the FAA. The FAA Notice Criteria Tool Report (*Attachment L*) stated that a formal filing with the FAA Obstruction Evaluation Group is required. Tetra Tech submitted the FAA Form 7460-1 package electronically on October 17, 2018. Tetra Tech has not received a response from the FAA in regard to the Site; however, based on the height of the proposed structure (six to seven feet above ground surface) and the anti-reflective coating on the proposed panels, it is anticipated that the Site will not pose any significant obstructions to air traffic.

5.7 Fire Protection and Emergency Access

Coordination with emergency services is an important part of any Site development process and this coordination will be conducted as part of the Building Permit application process. Local emergency services will be provided with notification that the Site is undergoing review and invited to visit the Site property. Equipment specifications will be provided to responders during the building permit application and implementation process.

The following measures will be taken regarding response to potential emergencies at the proposed facility:

- Local emergency responders will be invited to tour the site during construction and after construction is completed. The site tour will agenda will include descriptions of the system components, emergency shut-down, system isolation, etc.;
- The facility will be provided with a 'Knox-Box' or other similar locking mechanism to provide Site access to emergency responders;
- Emergency telephone numbers will be posted on the perimeter fence;

ZONING SPECIAL USE APPLICATION
Proposed St. Jacob Solar Site
St. Jacob, Madison County, Illinois

- System components will be marked in order to provide emergency responders with appropriate warning and guidance with respect to isolating the electrical systems; and
- Site access road will be maintained to allow emergency vehicle access to the Site.

ZONING SPECIAL USE APPLICATION
Proposed St. Jacob Solar Site
St. Jacob, Madison County, Illinois

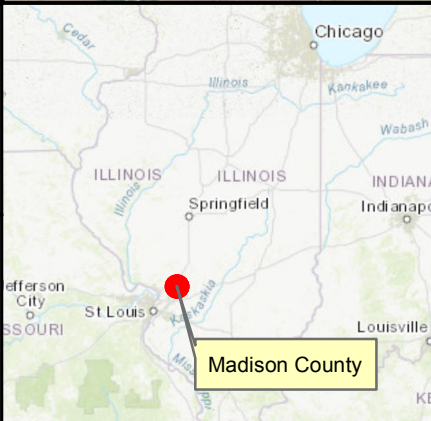
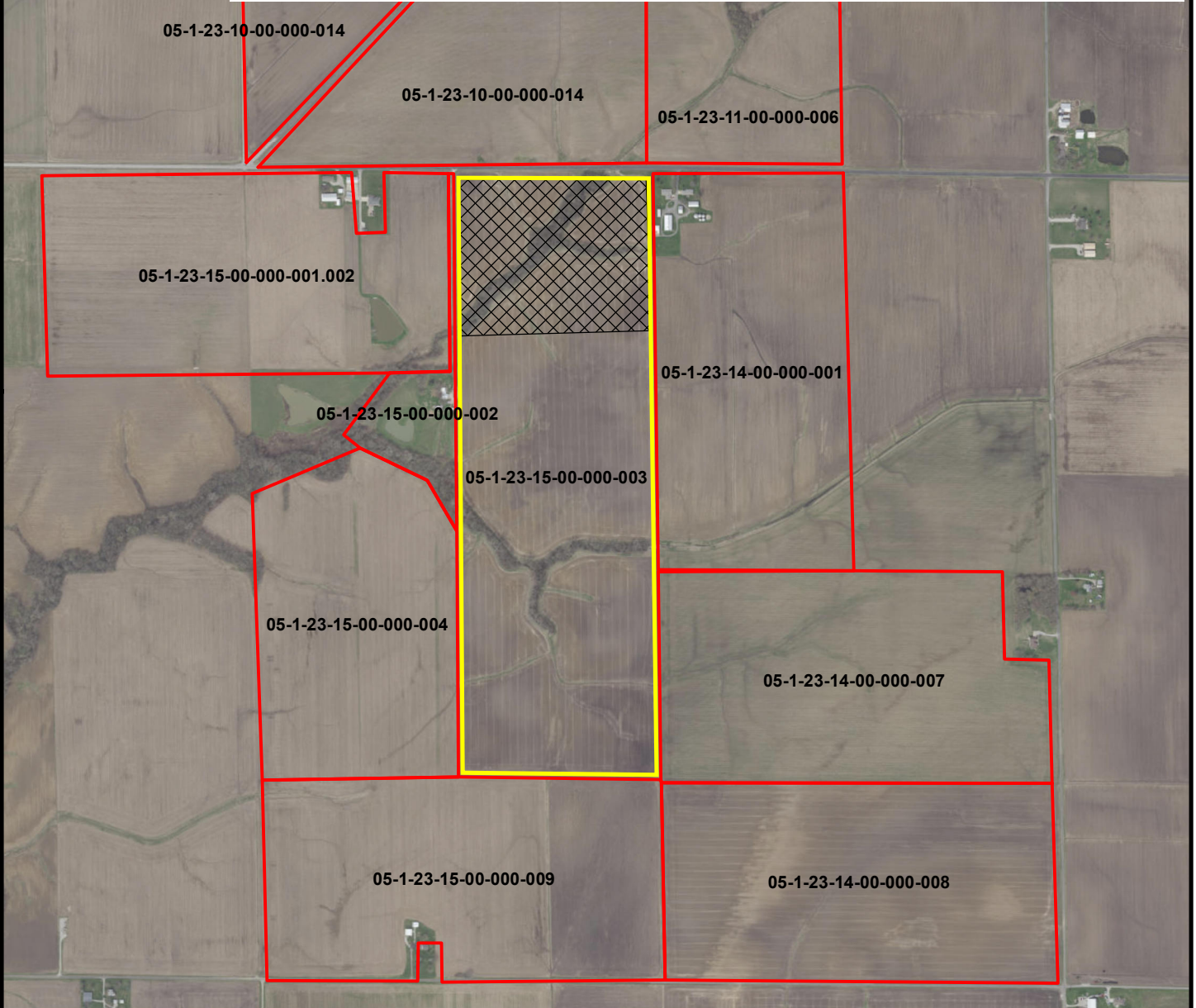
6.0 *VEGETATIVE MAINTENANCE PLAN*

Following construction of the solar facility, disturbed grounds will be re-established with a grass seed mixture as ground cover on a year-round basis. The vegetative maintenance contractor will be responsible for inspecting and maintaining the vegetative integrity of the solar facility. The contractor will conduct onsite activities during growing months on an as-needed basis. The site maintenance frequency may be adjusted based on time of year and weather conditions. To avoid rutting, erosion, and soil compaction, weather forecasts will be consulted, and on-site field inspections will be conducted prior to mowing or cutting to ensure that these practices occur when the site is able to withstand this type of activity. Current agricultural practices on the Site remove the vegetation at the end of the growing season. The vegetative maintenance plan will ensure a vegetative ground cover on a year around basis which will result in less dust and soil erosion than the current site use.

This scope of work covers work along the access road and within the fence line of the project. Remaining lands outside the fence are anticipated to be utilized for agricultural purposes and maintained by the landowner or their representative. The full Site Vegetative Maintenance Plan is included as *Attachment M*.

Attachment B: Project Area & Adjacent Properties

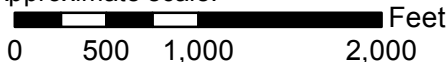
Tax Parcel ID	Parcel Address	Owner	Owner Address	Land Use
05-1-23-14-00-000-001	11200 Ellis Rd	Ritter, Kathleen Trust	11200 Ellis Rd, St Jacob, IL	Farm Home Site
05-1-23-14-00-000-007	Walnut Rd	Ritter, Earl L. and Kathleen	11200 Ellis Rd, St Jacob, IL	Agricultural Land
05-1-23-14-00-000-008	E Aster Rd	Grandview Farm Limited Partnership	10205 State Route 143, Marine, IL	Agricultural Land
05-1-23-15-00-000-009	E Aster Rd	Gene Arthur and Marie Edna Gansmann Trust	11063 E Aster Rd, St Jacob, IL	Agricultural Land
05-1-23-15-00-000-004	E Ellis Rd	Gene Arthur and Marie Edna Gansmann Trust	11063 E Aster Rd, St Jacob, IL	Agricultural Land
05-1-23-15-00-000-002	11104 Ellis Rd	Gilomen, Randy B and Cathy L	11104 Ellis Rd, St Jacob, IL	Farm Home Site
05-1-23-15-00-000-001.002	11038 Ellis Rd	Susan E Zobrist Revocable Trust	11038 Ellis Rd, St Jacob, IL	Farm Home Site
05-1-23-10-00-000-014	Ellis Rd	Ellis, Arno Jr	428 W 4th St, Edwardsville, IL	Agricultural Land
05-1-23-11-00-000-006	Highland Rd	Ellis, Arno Jr	428 W 4th St, Edwardsville, IL	Agricultural Land
05-1-23-15-00-000-003	Ellis Rd	Grandview Farm Limited Partnership	10205 State Route 143, Marine, IL	Agricultural Land



Legend

- Project property boundary
- Proposed project area
- Adjoining property boundary

Approximate scale:



Adjoining Properties
St. Jacob Solar Project

11399-11001 County Road 31
Madison County, St. Jacob, IL

Finding of Fact and Recommendations

Hearing File Z18-0082

Petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in St. Jacob Township on Ellis Road, St. Jacob, Illinois, County Board District #04, PPN# 05-1-23-15-00-000-003

A **motion** was made by Mr. Cohan and **seconded** by Mr. Ellis that the petition of SRE Solar Origination 1, LLC be as follows: **Denied**.

The Finding of Fact of the Board of Appeals: I. The zoning file, Comprehensive Plan, and Madison County Code of Ordinances were submitted for the record; II. The notice of public hearing was posted on the property; III. The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; IV. The adjoining property owners were notified by mail of the time, date, and location of the public hearing; V. Kerri Neary, SRE Solar Origination 1 LLC, said that the parcel is 45 acres and they are wanting to lease 13 acres of it. Ms. Neary stated that there is floodplain on the property and they are looking to stay away from it which causes them to have two access points off of Ellis Road. Ms. Neary stated that the technical specifications are the same as all other solar array proposals; VI. Richard Schiefer, Mayor of St. Jacob, stated that community solar projects do not fit into the Comprehensive plan of the village and that the village was opposed to the proposal; VII. Rick Ritter, St. Jacob Plan Commission Member, said that St. Jacob had a meeting in regard to the solar project and said that St. Jacob is not in favor of the solar array because it does not meet their Comprehensive Plan. A discussion ensued about the wattage of the project; VIII. Diane Frey, speaking on behalf of her mother Kathleen Ritter, said that Kathleen's property is on the east side of the proposal and that the public notice was not visible onsite. Ms. Frey stated that the panels would be right in her yard and could decrease her property values, that there are concerns about the upkeep of broken solar panels, and the instability of a new company is concerning as well; IX. Sue Zobrist, nearby property owner, said that they are on string power and their power goes out a lot and Ms. Neary said they will be upgrading the lines for the solar array which would provide them with more robust power. A discussion ensued about power upgrades in the area due to the solar array development; X. Ms. Neary said that they would like to speak with St. Jacob about their long-term plans because this development is not a permanent change to the land. Ms. Neary said that they could consider the location of the project on the land with Dr. Drake but in regard to preserving farm land, the project is being proposed on the portion of the subject property that very difficult to farm due to the environmental constraints; XI. Bob Gates, Summit Ridge Attorney, said the lease with Dr. Drake is 25 years and there are various terms as it relates to selling back and forth. Mr. Ritter stated that the terms are negotiated and that it is not automatic. A discussion ensued about the terms of the agreement with the company and Dr. Drake; XII. Tyrone Echols, ZBA member, asked if they are issued the variance if they are able to sell it to someone else or what is the process to get approved for them to do it longer. Mrs. Yancey stated that it is a special use permit and there is not a timeline tied to it. Mrs. Yancey said that staff had proposed a condition that requires that the county be notified if the property owner or lessee changes and that all the pertinent information be provided. A discussion ensued about special use permits.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, and George Ellis, Mary Goode

Nays to the motion: Tyrone Echols

Whereupon the Chairman Pro Tem declared the motion duly adopted.



Madison County Government
Planning and Development Department

Matt Brandmeyer, AICP • Administrator
Madison County Administration Building
157 N. Main Street, Suite 254 • Edwardsville, IL 62025-1964
Phone (618) 296-4468 • Fax (618) 692-8982
Email: zoning@co.madison.il.us
http://www.co.madison.il.us/departments/planning_and_development/index.php

Zoning Board of Appeals Staff Report

Application Number: Z18-0083

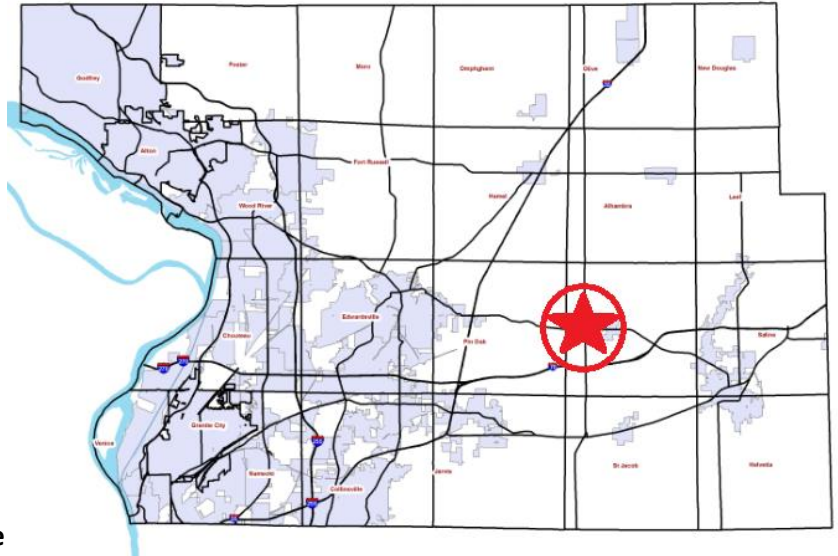
Meeting Date: December 18, 2018

From: Breana Buncher
Assistant Planner

Location: 10563 Pocahontas Road
Marine, Illinois
County Board District #4
David Michael
PIN: 06-1-17-16-00-000-015

Zoning Request: Special Use Permit

Description: Special Use Permit for On-Site
Storage of Anhydrous Ammonia



Proposal Summary

The applicant and property owner is M&M Service Company. The subject property, which is zoned "A" Agriculture, is located at 10563 Pocahontas Road, at the intersection of Duncan Street and Leopold Street in Marine Township. The applicant is requesting a Special Use Permit (SUP) in order to continue utilizing the site for the storage and sale of anhydrous ammonia. As per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance, the special use permit must be reviewed by the Zoning Board of Appeals and then the County Board via the Planning and Development Committee.

Planning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwelling/ Row-Cropping	"A" Agriculture
South	Anhydrous Ammonia Storage	Village of Marine
East	Row-Cropping	"A" Agriculture
West	Vacant	"M-2" General Manufacturing District

- *Comprehensive Plan* – The subject property is denoted "Agriculture/Vacant" in the Comprehensive Plan. The applicant intends to continue utilizing the property for the storage of anhydrous ammonia, which is applied to agricultural fields. The proposed use is a listed SUP within "A" Agricultural Districts and supports the County's agricultural uses. The request adheres to the Comprehensive Plan.
- *History* – There have been zero (0) zoning requests on the subject property in the past.

- *Special Use Permit*- Per §93.023, Section D, Item 4 of the Madison County Zoning Ordinance, a special use permit is required in order to continue to use the site for storage of anhydrous ammonia. The ZBA may consider the impact of the proposed SUP on the surrounding area. See the “Standards of Review – Special Use Permit” below for more information.
- *Existing Use and Structures* – The existing storage tanks have been on the subject property for several decades and are considered legal, non-conforming. The applicant is requesting to replace an existing 11,000 gallon storage tank with a 30,000 gallon storage tank, which constitutes expansion of a non-conforming use. As per §93.054 of the Zoning Ordinance, a non-conforming use may not be extended. Thus, the requested storage tank triggered the need for a special use permit in accordance with the terms of the ordinance. See the proposed location of the new tank on page three (3).
- *Floodplain* – There is no floodplain within the subject property.

Standard of Review for Special Use Permit

As per §93.178, Section (F), Items (1-7), below are the seven (7) consideration items listed in the Zoning Ordinance that the Zoning Board of Appeals shall take into account while reviewing a SUP request.

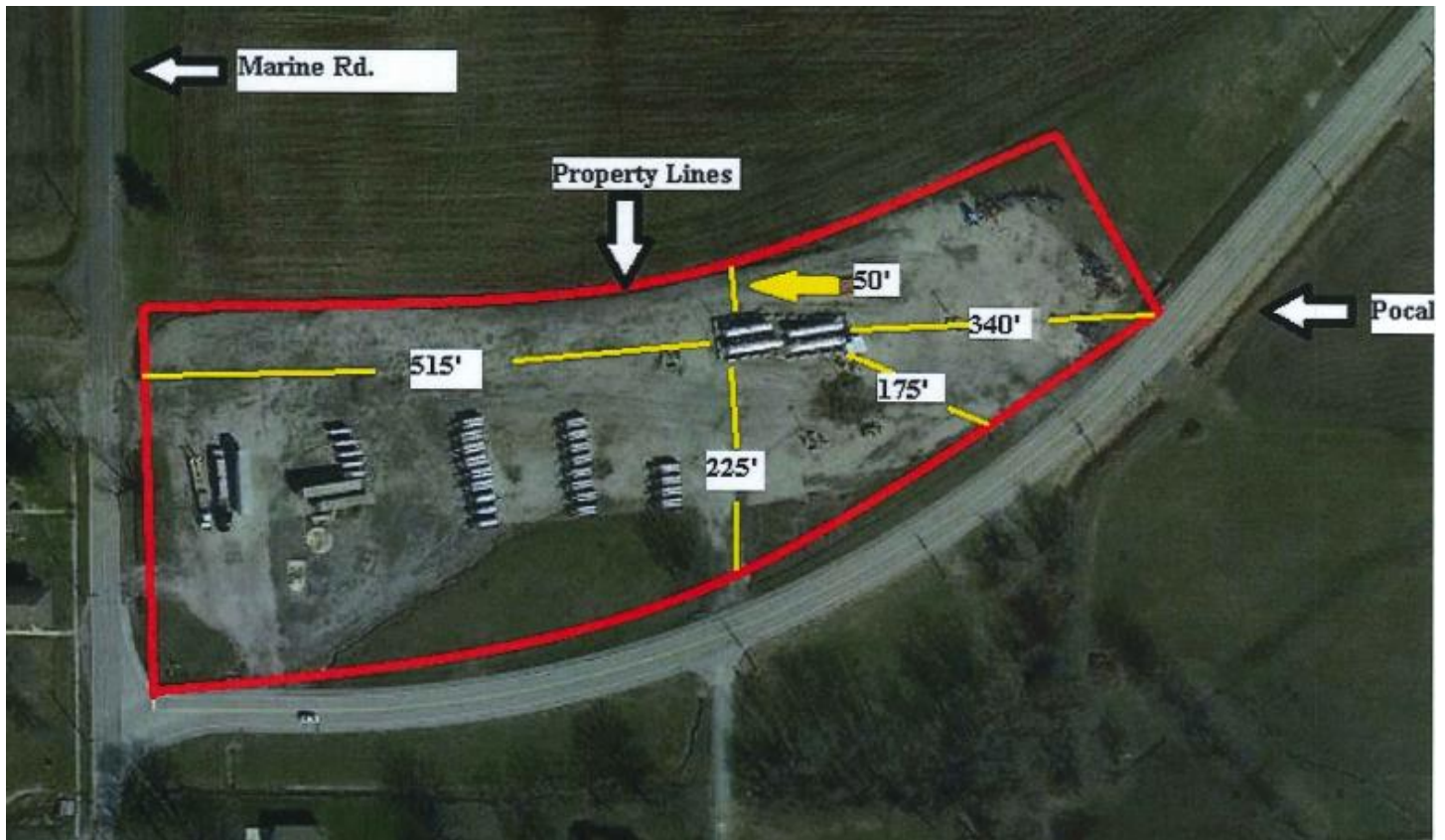
1. The effect the proposal would have on the county comprehensive plan;
2. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
3. Whether the application necessary for the public convenience at that location;
4. In the case of an existing nonconforming use, whether a special use permit would make the use more compatible with its surroundings;
5. Whether the application is designed, located, and proposed to be operated in a manner that protects the public health, safety, and welfare;
6. Whether the application will cause injury to the value of other property in the neighborhood in which it is located; and,
7. Whether the special use would be detrimental to the essential character of the district in which it is located.

Staff Recommendation

Staff recommends **approval** of the special use permit. The property has operated storage and sales for anhydrous ammonia for several years, and there are other existing businesses in the surrounding area. If operations remain the same on the subject property, staff doesn't anticipate negative impacts on adjoining property owners. Staff recommends the following conditions of approval:

1. That the Special Use Permit is granted for the sole use of M&M Service Company.
2. The owner shall apply for an amendment to this Special Use Permit for substantial modifications or expansion of use.
3. The owner shall keep the property maintained in a neat and orderly condition and in compliance with all Madison County Ordinances.
4. Any violation of the terms of these Special Use Permits would cause revocation of same.

Aerial Photograph/Site Plan



The subject property is outlined in blue.



The 30,000 gallon anhydrous ammonia replacement tank is highlighted in green.

Narrative Statement

October 22, 2018

Zoning Board of Appeals
Madison County Planning and Development
157 N Main St.
Suite 254
Edwardsville, IL 62025

Dear Zoning Board Members

Thank you for taking the time to review our companies application for a Special Use Permit for our location at 10563 Pocahontas Rd, Marine, IL 62061. It is our understanding that our facility is currently "Grandfathered In" under the Zoning Ordinance 93.054 because our facility was in use prior to the county developing this permit process. Since we would like to make some facility upgrades we are aware that we need to apply for this Special Use Permit in order to comply with county ordinances and to complete our work.

Currently our site on Pocahontas Rd is used as a bulk storage site for Anhydrous Ammonia. We currently have four permanent tanks at the location as well as varying numbers of portable nurse tanks based on seasonal demand.

The reason we are applying for the Special Use Permit is so we can replace one of the permanent Anhydrous Ammonia tanks. Our plan is to remove an existing 11,000 gallon tank and replace it with a 30,000 gallon tank. All work will be done in conformance with Illinois Department of Agriculture rules and regulations as outlined in Illinois Administrative Code 215.

I have included some aerial photos of the site that include the existing overview and close-up views of the site as well as a proposed close-up view of the site. I have also included 5 pictures of the site that show the facility from a ground view as well as a picture of the tank that we would like to replace.

If you have any questions or desire more information please contact me.

Sincerely,

Montt Beckett
EHS Manager

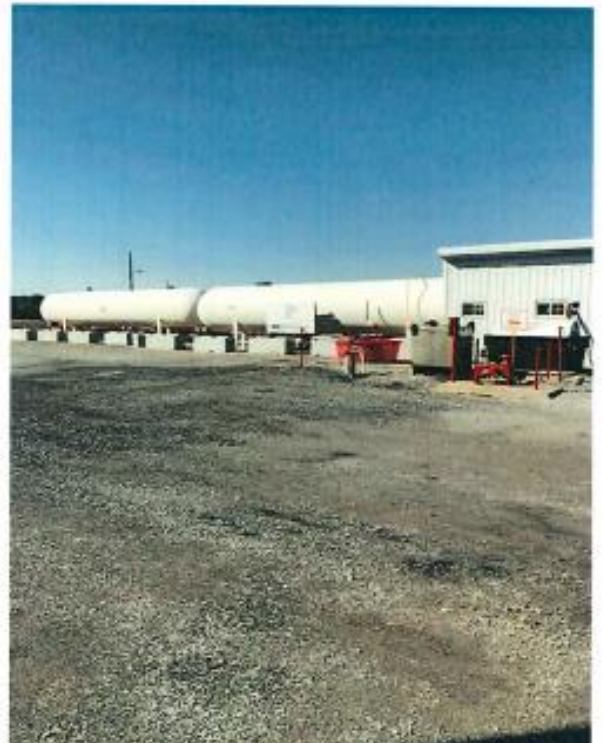
· M & M Service Company · 130 N. Chiles St. · P. O. Box 500 · Carlinville, IL 62626 · 217-854-4516 ·

Site Photographs

Pic #1 - View Looking East



Pic #2 - View Looking North West



Pic #3 - View Looking West



Pic #4 - View Looking South West



Finding of Fact and Recommendations
Hearing File Z18-0083

Petition of M & M Service Company, applicant and owner of record, requesting a special use permit as per §93.023, Section D, Item 4 of the Madison County Zoning Ordinance to continue utilizing the site for the storage and sale of anhydrous ammonia. This is located in an Agricultural District in Marine Township, at 10563 Pocahontas Road, Marine, Illinois, County Board District #04, PPN#06-1-17-16-00-000-015

A **motion** was made by Mrs. Sherrill and **seconded** by Mr. Ambrose that the petition of M&M Service Company be as **approved with staff-recommended conditions of approval** as follows:

1. That the Special Use Permit is granted for the sole use of M&M Service Company
2. The owner shall apply for an amendment to this Special Use Permit for substantial modifications or expansion of use.
3. The owner shall keep the property maintained in a neat and orderly condition and in compliance with all Madison County Ordinances
4. Any violation of the terms of this Special Use Permit would cause revocation of same.

The Finding of Fact of the Board of Appeals: I. The zoning file, Comprehensive Plan, and Madison County Code of Ordinances were submitted for the record; II. The notice of public hearing was posted on the property in accordance with the terms of the ordinance III. The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; IV. The adjoining property owners were notified by mail of the time, date, and location of the public hearing and none were in attendance; V. Montt Beckett, speaking on behalf of M&M Service Company, provided an overview of the company, they provide pesticides for agricultural uses and they are asking for the Special Use Permit because the site currently had four storage tanks and they are wanting to replace one of the tanks with a larger tank. Mr. Beckett stated that the Department of Agriculture has mandated that the use of railroad cars for storage needs to be phased out by 2025 and they are trying to be proactive and replace tanks. Mr. Beckett stated there will be an increase in volume by 19,000 gallons to bring the total up to 66,000 gallons of storage on the property and the site has to comply with all of the Department of Agriculture regulations; VI. Mary Goode, ZBA member, asked if the applicants have ever received any violations and Mr. Beckett stated that they have not. Ms. Goode asked if all tanks have anhydrous ammonia and Mr. Beckett stated that was the case. Ms. Goode asked where the supply comes from and Mr. Beckett stated from various companies. Ms. Goode asked if they have an issue with leakage and Mr. Beckett stated that they have not had any issues with leaking; VII. George Ellis, ZBA member, asked if there were any other railroad car storage tanks on site and Mr. Beckett stated there was not. Mr. Ellis asked about fencing on site in order to prevent trespassing and Dwayne Krager stated that for safety regulations, it is safer to not have fencing on site in case there was a transfer that leaked, you wouldn't be trapped inside the fencing and helping getting emergency crew on site. Mr. Ellis asked about specifications on monitoring the tanks; VIII. Thomas Ambrose, ZBA member, asked if there is a transfer of materials on site and Mr. Beckett stated that there is. IX. Ms. Goode asked how long they have been on the site and Mr. Beckett stated at least since the late 1970s; X. John Molitor, Mayor of Village of Marine, said that he gets called out to the site at least once a year when there is transfer of gas because it is located just north of town by an apartment complex. Mr. Mollitor stated that he is concerned with the increase in storage and would like to see none on the property but they have been there for many years so it may not be feasible; XI. Sanford Autry, adjacent property owner, said the distribution of the product is highly critical to the safety of the community. Mr. Autry stated that if the company messes up one time, it will take out all of Marine and they have to get better at handling the product.

Voice vote.

Ayes to the motion: Nicholas Cohan, George Ellis, Mary Goode, and Sharon Sherrill

Nays to the motion: Thomas Ambrose

Absent: Tyrone Echols

Whereupon the Chairman Pro Tem declared the motion duly adopted.

RESOLUTION – Z18-0083

WHEREAS, on the 18th day of December, 2018, a public hearing was held to consider the petition of M & M Service Company, applicant and owner of record, requesting a special use permit as per §93.023, Section D, Item 4 of the Madison County Zoning Ordinance to continue utilizing the site for the storage and sale of anhydrous ammonia. This is located in an Agricultural District in Marine Township, at 10563 Pocahontas Road, Marine, Illinois, County Board District #04, PPN#06-1-17-16-00-000-015; and,

WHEREAS, the Madison County Zoning Board of Appeals has submitted its Findings for the aforesaid petition; and,

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of M&M Service Company be **approved** with staff-recommended conditions of approval as follows:

- I. That the Special Use Permit is granted for the sole use of M&M Service Company.
- II. The owner shall apply for an amendment to this Special Use Permit for substantial modifications or expansion of use.
- III. The owner shall keep the property maintained in a neat and orderly condition and in compliance with all Madison County Ordinances.
- IV. Any violation of the terms of these Special Use Permits would cause revocation of same.

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

Mick Madison, Chairman

Nick Petrillo

Philip Chapman

Robert Pollard

Ray Wesley

Larry Trucano

David Michael
Planning & Development Committee
January 3, 2019

Dalton Gray



Madison County Government
Planning and Development Department

Matt Brandmeyer, AICP · Administrator
Madison County Administration Building
157 N. Main Street, Suite 254 · Edwardsville, IL 62025-1964
Phone (618) 296-4468 · Fax (618) 692-8982
Email: zoning@co.madison.il.us
http://www.co.madison.il.us/departments/planning_and_development/index.php

Zoning Board of Appeals Staff Report

Application Number: Z18-0084

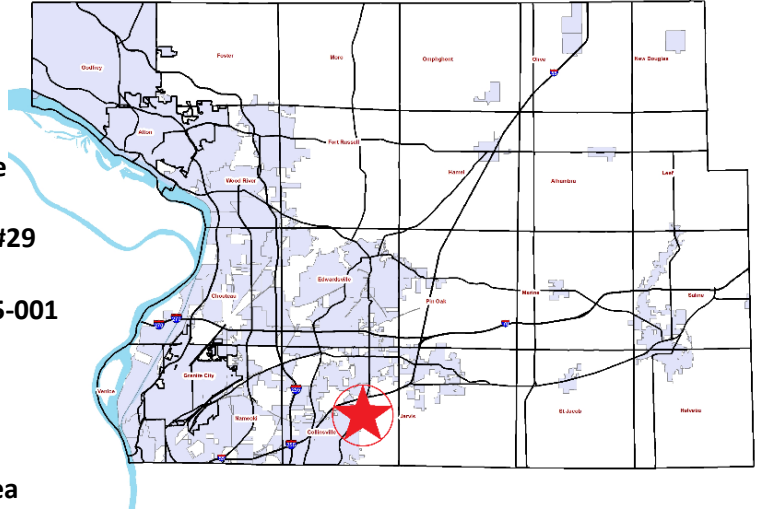
Meeting Date: December 18, 2018

From: Breana Buncher
Assistant Planner

Location: 1600 California Avenue
Collinsville, Illinois
County Board District #29
Larry Trucano
PIN: 13-2-21-26-01-105-001

Zoning Request: Variance

Description: Accessory Building in
Front Yard Setback Area



Proposal Summary

The applicant and property owner is Michael McCartney. The subject property, which is zoned "R-2" Single-Family Residential, is located at 1600 California Avenue, at the corner of California Avenue and Gladys Street in Collinsville Township. The applicants are requesting a variance in order to construct an accessory building in the front yard setback area. In order for the applicant to be issued a building permit to construct the accessory structure, the subject variance must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section (A), Item (1) of the Madison County Zoning Ordinance.

Planning Considerations

- *Comprehensive Plan Consideration* – The subject property is within the growth boundary of the City of Collinsville and is considered single-family on their Comprehensive Plan map. The Madison County Comprehensive Plan also denotes the subject property as Low Density Residential. The applicant will continue to utilize the property as a residence with an accessory structure for personal storage. The subject variance adheres to Madison County and the City of Collinsville's Comprehensive Plan.
- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Residential	"R-2" Single Family Residential
South	Single-Family Residential	"R-2" Single Family Residential
East	Single-Family Residential	"R-2" Single Family Residential
West	Single-Family Residential	"R-2" Single Family Residential

- *Zoning History* – There have been zero (0) zoning requests on the subject property in the past.
- *Size and Scale* – The subject property is a corner lot approximately 0.47 acres in size. Because the north and west property lines each abut a roadway, the subject property has two (2) front yards.
- *Variance for Accessory Building in Front Yard Setback* – The applicant is requesting to construct an accessory structure that will be located in front of the existing single-family dwelling. The applicant states in their narrative statement on page five (5), that they had to tear down their old garage because of ground settlement and that they would like to rebuild where their previous garage was built. The applicant also states that he has a daughter with a disability, and it would be difficult for her to get to the house if the garage were in any other location. The structure will be twenty feet (20') by twenty-two feet (22') and twelve feet (12') in height. The structure will be located approximately twelve (12') feet from the north property line and five (5') from the east property line.

Standard of Review for Variances

Per §93.167, Section (I), Items 1-4 of the Madison County Zoning Ordinance, the Zoning Board of Appeals shall ensure that the following conditions are met when considering a Variance request:

1. That there are special circumstances or conditions as fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to the land or buildings in the surrounding area, and that circumstances or conditions are such that strict application of this Zoning Code would deprive the applicant of a reasonable permitted use of the land or building; and,
2. That, for reasons fully set forth in the findings, the granting of the variance is necessary for the reasonable use of land or buildings, and that the variance is the minimum variance that will accomplish this purpose; and,
3. That the granting of this variance would be in harmony with the general purpose and intent of this Zoning Code, and will not be injurious to the surrounding area or otherwise detrimental to the character and use of adjoining buildings and those in the vicinity, the Board, in making its findings, shall take into account whether the condition of the subject premises is peculiar to the lot or tract described in the petition or is merely part of the general condition of the area.
4. No Variance shall be approved that constitutes a variation in use not permitted in the district.

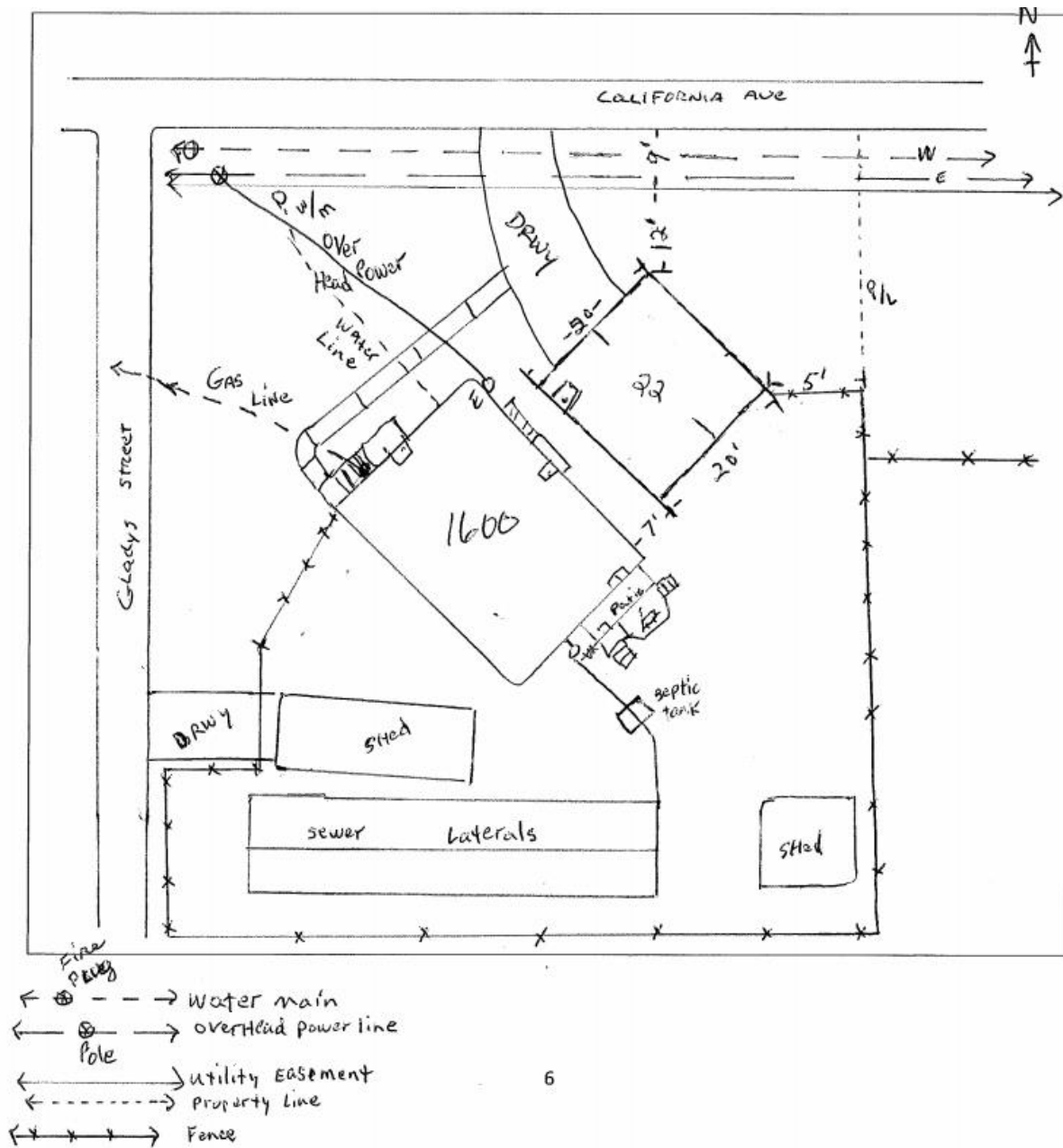
Staff Recommendation

Staff recommends **approval** for the requested variance. Due to the location of the dwelling and subject property having dual frontage on California Avenue and Gladys Street, there is very limited space to locate the structure in a manner that adheres to the zoning ordinance. Additionally, the applicant's daughter has a disability, and it would cause difficulty for her to locate the structure further from the dwelling. Finally, the applicant is locating the structure in the same location a previous garage once stood.

A photograph of a single-story house with a light-colored exterior and dark shutters, situated on a large green lawn. A large tree is on the right, and a driveway leads to a garage on the left. A white van is parked on the street in the background.

- 3 -

Site Plan



6

Request for a variance

Tuesday, November 6, 2018 4:54 PM

I would like to request a variance to build a footing and a garage.

The most convenient place to build would be where the Original one was. I tore it down because the ground sank and the concrete cracked which caused the walls to lean Severely. The garage door would not open and close. The original concrete pad did not have a footing.

Also I have a handicapped daughter. It would be very difficult for her to get to the house from the other driveway. The house is on the corner and there is another driveway on the south side of the house. From the north side of the house there would only be a few steps to reach the house.

Finding of Fact and Recommendations

Hearing Files Z18-0084

Petition of Michael McCartney, owner of record, requesting a variance as per §93.051, Section A, Item (3), subsections (c) & (d) of the Madison County Zoning Ordinance in order to construct an accessory structure in the front yard setback area. This is located in an "R-2" Single-Family Residential District in Collinsville Township, at 1600 California Avenue, Collinsville, Illinois, County Board District #29, PPN#13-2-21-26-01-105-001

A **motion** was made by Mr. Cohan and **seconded** by Mr. Ambrose that the petition of Michael McCartney be as follows:
Approved.

The Finding of Fact of the Board of Appeals: I. The zoning file, Comprehensive Plan, and Madison County Code of Ordinances were submitted for the record; II. The notice of public hearing was posted on the property in accordance with the terms of the ordinance; III. The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; IV. The adjoining property owners were notified by mail of the time, date, and location of the public hearing and none were in attendance; V. Michael McCartney, applicant, said he is asking for a variance to rebuild the garage because the old one was 70 years old and was becoming unsafe and deteriorating.

Voice vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Sharon Sherrill

Nays to the motion: None.

Absent: Tyrone Echols

Whereupon the Chairman Pro Tem declared the motion duly adopted.

RESOLUTION – Z18-0084

WHEREAS, on the 18th day of December, 2018, a public hearing was held to consider the petition of Michael McCartney, owner of record, requesting a variance as per §93.051, Section A, Item (3), subsections (c) & (d) of the Madison County Zoning Ordinance in order to construct an accessory structure in the front yard setback area. This is located in an "R-2" Single-Family Residential District in Collinsville Township, at 1600 California Avenue, Collinsville, Illinois, County Board District #29, PPN#13-2-21-26-01-105-001; and,

WHEREAS, the Madison County Zoning Board of Appeals submitted its Findings for the aforesaid petition; and,

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition Michael McCartney be as follows: **Approved**.

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

Mick Madison, Chairman

Philip Chapman

Ray Wesley

David Michael

Nick Petrillo

Robert Pollard

Larry Trucano

Dalton Gray
Planning & Development Committee
January 3, 2019



Madison County Government
Planning and Development Department

Matt Brandmeyer, AICP · Administrator
Madison County Administration Building
157 N. Main Street, Suite 254 · Edwardsville, IL 62025-1964
Phone (618) 296-4468 · Fax (618) 692-8982
Email: zoning@co.madison.il.us
http://www.co.madison.il.us/departments/planning_and_development/index.php

Zoning Board of Appeals Staff Report

Application Number: Z18-0085

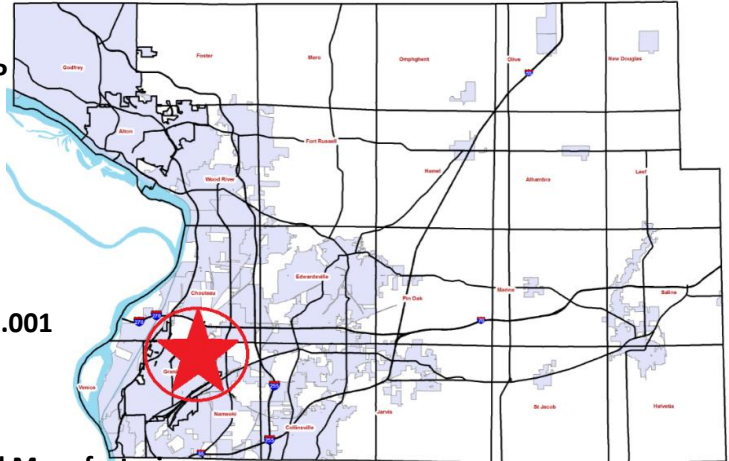
Meeting Date: December 18, 2018

From: Andi Campbell Yancey, AICP
Planning Coordinator

Location: 3425 Missouri Avenue
Granite City, Illinois
County Board District #21
John "Eric" Foster
PIN: 17-1-20-06-00-000-017.001

Zoning Request: Zoning Map Amendment

Description: Rezone from "M-2" General Manufacturing
District to "B-4" Wholesale Business District



Proposal Summary

The subject property is currently zoned "M-2" General Manufacturing. The applicant and property owner is Herman Williams. The applicant is requesting a map amendment to rezone the subject property from "M-2" General Manufacturing District to "B-4" Wholesale Business District. The subject property is located at the intersection in Nameoki Township at 3425 Missouri Avenue. As per §93.176, Section A, Item 3 of the Madison County Zoning Ordinance, the map amendment must be reviewed by the Zoning Board of Appeals and then the County Board via the Planning and Development Committee.

Planning Considerations

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Industrial/Row Cropping	City of Granite City
South	Auto Parts and Service	"M-2" General Manufacturing
East	I-255	ROW/City of Granite City
West	Ameren Substation	City of Granite City

Map Amendment – The subject property is approximately 1-acre in size. The applicant is requesting to rezone the subject property from “M-2” General Manufacturing District to “B-4” Wholesale Business District in order to operate a used car dealership from the existing building on site. The site has historically been utilized as a gas station and convenience mart. The owner is in the process of establishing a used car dealership at the site, which is not permitted within Manufacturing Districts and triggered the subject zoning request. If the map amendment is approved, all uses permitted within “B-1”, “B-2”, “B-3”, and “B-4” Districts would become permitted uses for the property (uses listed on page 8).

Comprehensive Plan – The subject property is denoted as “Industrial” and located in the American Bottoms Corridor in the Comprehensive Plan. The subject property is surrounded by the City of Granite City on three sides; the City designates the subject property “Industrial” in their Comprehensive Plan as well. The applicant is seeking to rezone the property from “M-2” General Manufacturing to “B-4” Wholesale Business District. The proposed zoning map amendment is not in accordance with the Future Land Use Map. However, it may be noted that subject property is located directly north of the Cottage Hills Community Hope Center, which is zoned “B-4” Wholesale Business District as well.

Access and Circulation – The subject property has frontage along W. Pontoon Road and Missouri Avenue, which are both public roadways, and has existing ingress and egress points along both roadway. No changes to the existing entry ways are being proposed.

Screening – As per §93.032 Section B, Item (5), a minimum side yard of ten feet shall be provided except when abutting a Residential District or lot, in which case an approved landscaped screen of at least ten (10) feet shall be required. Given the surrounding land uses, no screening will be required in conjunction with this proposal.

Parking and Loading – The applicant intends to use the existing concrete parking area to accommodate the proposed used car dealership. As per §93.174 “Parking Spaces Required”, the parking requirement for motor vehicle sales shall be determined upon review. The existing concrete parking area is adequate to satisfy the parking demands of the proposed dealership.

Lighting – The applicant is not currently proposing any additional lighting on the property. Any future lighting installations would be subject to §93.086 of the Madison County Zoning Ordinance, which stipulates that all lighting on the property must be arranged in such a manner as to direct the light away from neighboring residential properties and away from the vision of passing motorist.

Signage – The applicant is not proposing any additional signage at this time. The proposed map amendment does not have any implications on signage, as the signage allowance and regulations are the same within Business and Manufacturing Districts.

Floodplain – There is no floodplain within the subject property.

Standard of Review for Zoning Amendments

Per §93.178, Section (F), Items 1-7 of the Madison County Zoning Ordinance, the Zoning Board of Appeals shall consider the following items when reviewing a Zoning Map Amendment:

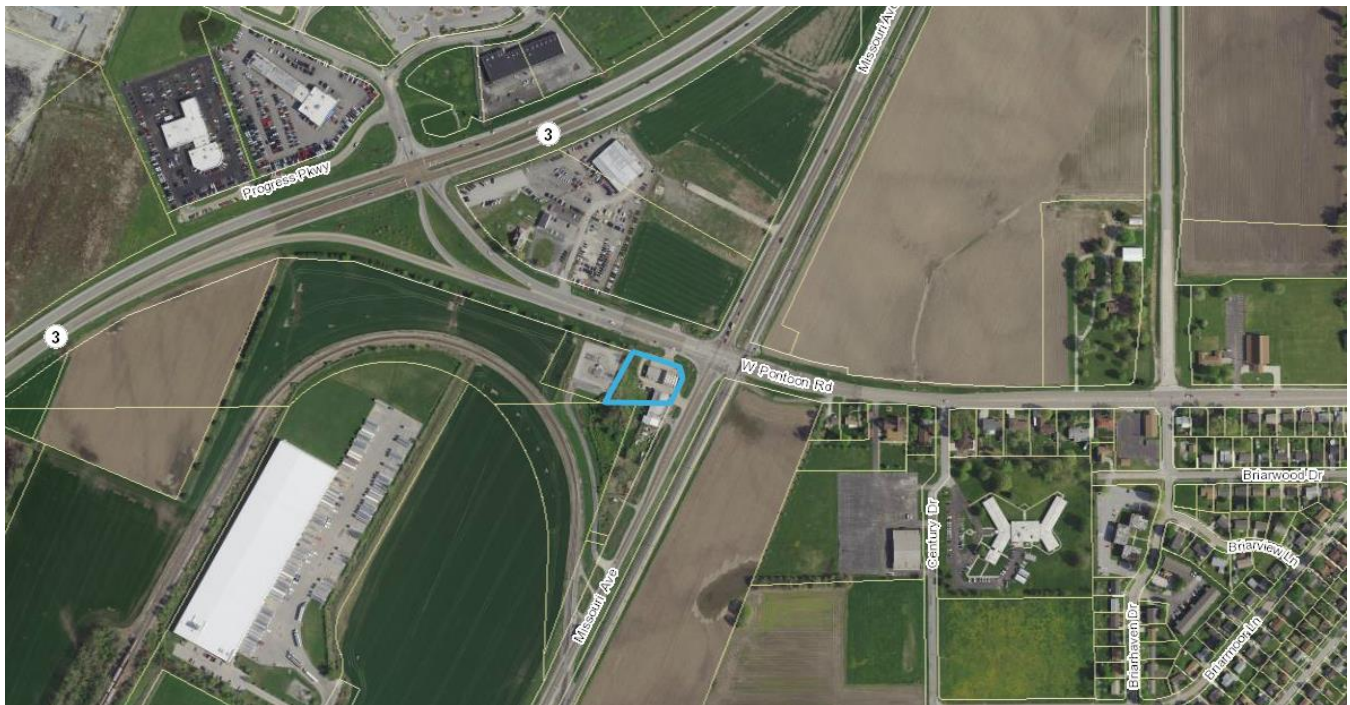
1. The effect the proposal would have on the county comprehensive plan;
2. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
3. Is the application necessary for the public convenience at that location;

4. In the case of an existing nonconforming use, will a special use permit/map amendment make the use more compatible with its surroundings;
5. Is the application so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;
6. Will the application cause injury to the value or other property in the neighborhood in which it is located; and,
7. Will the special use be detrimental to the essential character of the district in which it is located?

Staff Recommendation

Staff recommends approval of the proposed map amendment. The impacts of the proposal will be minimal as the applicant is downzoning from a manufacturing designation to a wholesale business designation, which allows for lower-impact uses. The proposed use of the property for a used car dealership will not conflict with the character of the surrounding area, as there are service stations located to the north and south of the subject property and the proposal is in close proximity to the existing dealerships along IL-3.

Aerial Photograph

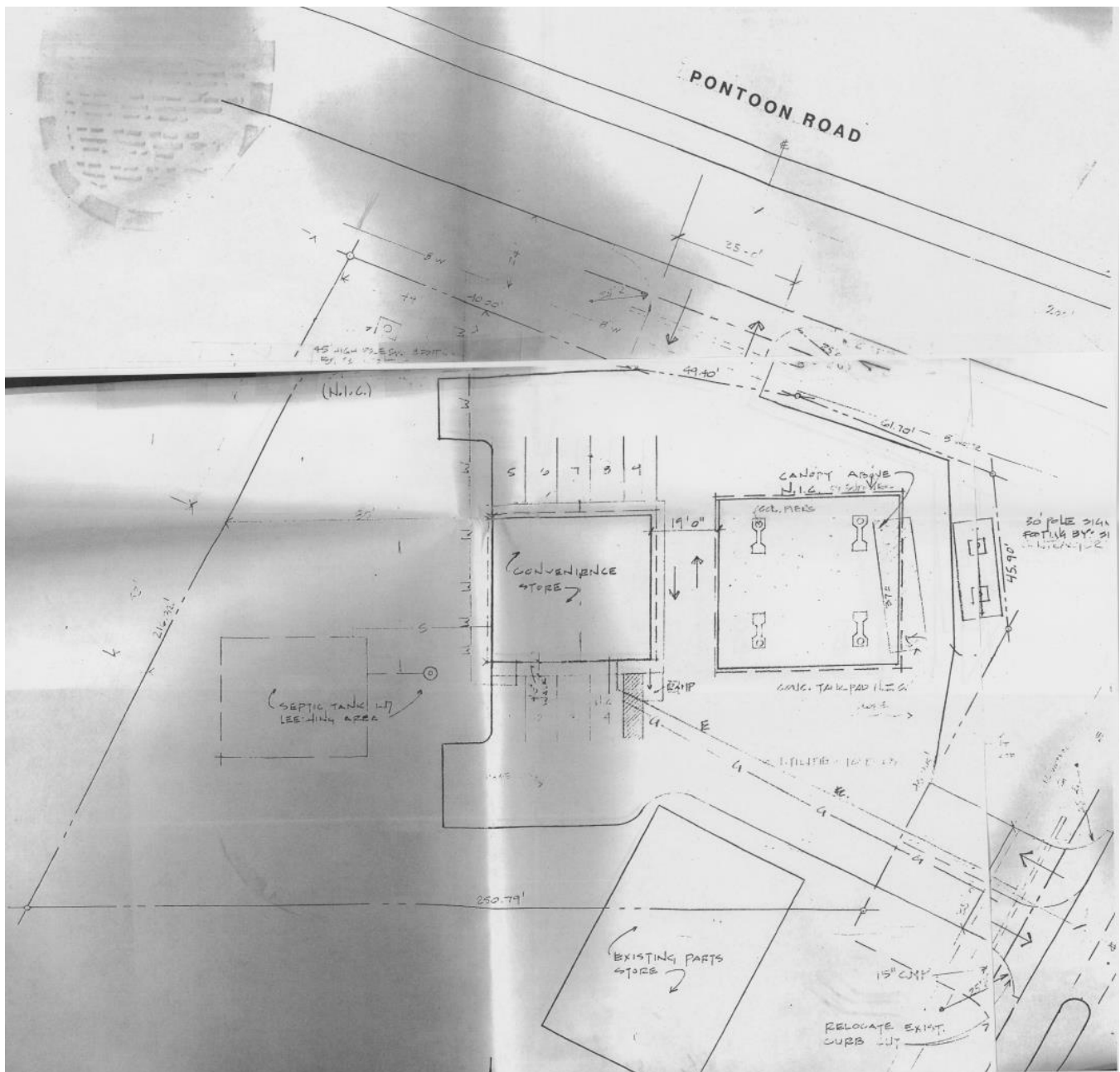


The subject property is outlined in blue.

Zoning Map

The subject property is outlined in blue. Each property is labeled with its zoning designation. The City of Granite City is indicated with the green overlay.

Site Plan



Narrative Statement

Untitled

We have been working on the issuance of a used car dealer licence for two years. Granite City initially indicated they would issue a dealers licence once we had met ILL licensing requirements. We took care of the state requirements and went back to Granite City for them to issue the licence and they informed us due to a new ordinance there was no longer a licence available. We made an appeal to the the city council to be grandfathered but they denied. We hired a lawyer to see why the city would not issue us a licence. When we first built here we were not in the city, we were in Madison County. The lawyer looked for a reason for denial of a licence and discovered the city had never annexed our property and therefore could not issue a licence to this location because it is not their jurisdiction.

We have owned & operated a automotive parts & service center at the property adjacent to this property for almost 50 years. We owned & operated a gas & convenience store at this location for over 20 years. We held licences at these locations for the same duration.

Some one did not rezone these properties as they should have and this procedure would not be necessary,

Herman Williams



Site Photographs



List of Uses Permitted if Zoning Request is Approved:**B-1 Limited Business Districts Permitted Uses:**

“B-1” Permitted uses. The following retail business and service uses are permitted, provided they are operated entirely within a building – except for off-street parking and loading facilities.

- (1) Air conditioning and heating sales and service.
- (2) Antique shops.
- (3) Art and school supply stores.
- (4) Art galleries and studios.
- (5) Auto parts store.
- (6) Bakery shops, including the baking and processing of food products, when prepared for retail use on the premises only.
- (7) Banks and financial institutions.
- (8) Barber shops, beauty parlors, chiropody, massage therapist or similar personal service shops.
- (9) Book and stationery stores.
- (10) Bicycle sales and repair.
- (11) Candy and ice cream shops.
- (12) Camera and photographic supply shops for retail sale.
- (13) Carpet, rug and linoleum stores.
- (14) China and glassware stores.
- (15) Coin and philatelic stores.
- (16) Currency exchanges.
- (17) Cutting of glass, mirror and glazing.
- (18) Custom dressmaking, costume rental, millinery, tailoring, or shoe repair shops, when conducted for retail sale on the premises.
- (19) Department stores.
- (20) Dry goods stores.
- (21) Drug stores.
- (22) Dry cleaning and pressing establishments, retail.
- (23) Electrical appliance stores and repairs, but not including appliance assembly or manufacturing.
- (24) Employment agency.
- (25) Financial services.
- (26) Florist shops and conservatories for retail trade on the premises.
- (27) Food, meat and fruit stores.
- (28) Frozen food stores and food lockers.
- (29) Furniture store, and upholstery when conducted as a part of the retail operations and secondary to the main use.
- (30) Furrier, when conducted for retail trade on the premises only.
- (31) Gift shops.
- (32) Hardware stores.
- (33) Haberdasheries.
- (34) Hobby stores.
- (35) Household appliance stores and repairs.
- (36) Interior decorating shops, including upholstery and making of draperies, slip covers and other similar articles, when conducted as a part of the retail operations and secondary to the main use.
- (37) Jewelry and watch repair shops.
- (38) Laundries, automatic self-service types, or hand.
- (39) Leather goods and luggage stores.
- (40) Locksmith.
- (41) Millinery shops.

- (42) Modular building units for office commercial use, provided they meet the requirements of the county building code for placement in the county. These are to be only modular building units that have received prior approval of the Land Use Committee and are on file in the office of the Building Department.
- (43) Musical instrument sales and repair, retail trade only.
- (44) Newsstands.
- (45) Offices, business and professional, including medical clinics.
- (46) Optician, optometrist.
- (47) Orthopedic and medical appliance store, but not including the assembly or manufacture of such articles.
- (48) Package liquor stores.
- (49) Paint and wallpaper stores.
- (50) Pet shops and pet grooming, but not including animal hospitals
- (51) Photography studios, including the development of film and pictures when done as a part of the retail business on the premises.
- (52) Plumbing and heating showroom and shop.
- (53) Picture framing, when conducted for retail trade on the premises only.
- (54) Photo developing and processing.
- (55) Postal substations.
- (56) Public utility collection office.
- (57) Restaurant, café.
- (58) Savings and loan associations.
- (59) Sewing machine sales and service.
- (60) Shoe and hat stores, and repairing when done as a part of the retail business.
- (61) Signs, as regulated by sections 93.117 & 93.119.
- (62) Sporting goods stores.
- (63) Theater, indoor.
- (64) Telephone booths, public.
- (65) Tobacco shops.
- (66) Toy stores.
- (67) Travel bureau and transportation ticket office.
- (68) T.V. disks.
- (69) Wearing apparel shops.
- (70) Prehistoric stone artifacts, their restoration and related activities.
- (71) Large Transport Trailer. (see §93.097)
- (72) Telecommunication Facility not to exceed 200 feet in height. (Subject to the requirements of §93.099)
- (73) All land used for agricultural purposes, which includes the growing of farm crops, truck garden crops, animal and poultry husbandry, apiculture, nurseries, tree farms, sod farms, pasturage, viticulture, and wholesale greenhouses when such agricultural purposes constitute the principal activity on the land.
- (74) Flea markets

B-2 General Business Districts Permitted Uses:

- (1) Any use permitted in the "B-1" District.
- (2) Ambulance service.
- (3) Amusement establishments. Bowling alleys, pool halls, dance halls, skating rinks and other similar places of recreation.
- (4) Automobile accessory store.
- (5) Auction rooms.
- (6) Automobile service and repair station but excluding auto body repair and painting.
- (7) Automobile sales (new), which may include service and repair, and painting and auto body repair.
- (8) Blueprinting and photo stating establishments.
- (9) Bicycle sales and repair.

- (10) Boat showrooms, sales and service.
- (11) Carwash, either automatic or self-service.
- (12) Catering establishments.
- (13) Exterminating shops.
- (14) Garages, public, for storage of private passenger automobiles and commercial vehicles under one and one-half-ton capacity.
- (15) Hand laundries.
- (16) Hotels and motels, including restaurants and meeting rooms.
- (17) Laboratories (medical, dental, research, experimental and testing), provided there's no production or manufacturing of products.
- (18) Loan offices.
- (19) Meeting halls.
- (20) Commercial mobile structures, provided they meet the requirements of the county building code for placement in the county. These are to be only commercial mobile structures that have received prior approval of the Land Uses Committee.
- (21) Pawn shops.
- (22) Physical culture and health services.
- (23) Printing and publishing of newspapers, periodicals, books.
- (24) Radio and television broadcasting stations.
- (25) Schools. Music, dance, business, commercial or trade.
- (26) Taxidermist shops.
- (27) Secondhand stores and rummage shops.
- (28) Undertaking establishments, funeral parlors, or mortuaries.
- (29) Video games and amusements, electronic devices, and other similar devices. Video gaming terminals as defined by the Illinois Video Gaming Act (230 ILCS 40) are prohibited without a Class "A" Liquor License.

B-3 Highway Business District Permitted Uses:

- (1) Any use permitted in the "B-2" Business District.
- (2) Agricultural implement sales and services, on a lot within a building.
- (3) Animal hospital.
- (4) Beverages, nonalcoholic, bottling and distributing.
- (5) Camping trailer sales.
- (6) Construction trailers, provided they are only used for storage and not occupied.
- (7) Contractors' offices and shops, where no fabrication is done on the premises and where storage of materials and equipment is permitted on the outside of the building, provided they are kept in a neat and orderly condition, and not permitted to create a health hazard and an eye-sore to the general area. This also includes excavation contracting businesses.
- (8) Greenhouse, for retail trade on the premises.
- (9) Hang-glider sales and service shops.
- (10) Live bait stores.
- (11) Miniature golf courses.
- (12) Manufactured home sales not including occupancy of trailers.
- (13) Monument sales, but not including the cutting or grinding of stones, on an open lot or within a building.
- (14) Motorcycle sales and repair.
- (15) Plumbing, heating and roofing supply shops.
- (16) Recycling of papers, cans, metals, bottles, batteries and other energy-recyclable materials. Any storage on the outside must be kept in a neat and orderly condition, and not permitted to create a health hazard and an eyesore to the area. Any hazardous materials must be confined so that a danger is not created.
- (17) Riding academies and public stables.
- (18) Trailer sales business on an open lot or within a building, not including occupancy of trailers.

(19) Ultra-light sales and service shops.

(20) Used passenger automobile sales on an open lot or within a building.

B-4 Wholesale Business District Permitted Uses

(1) Any use permitted in the "B-3" District.

(2) Automobile or agricultural implement sales, repair, and service stations.

(3) Building materials sales.

(4) Business machines, repair service, storage and wholesale.

(5) Cement products, wholesale (pipe, blocks, and the like).

(6) Display, designers', and builders' shops.

(7) Exterminating shops.

(8) Feed and seed stores.

(9) Food products, brokers, distributors.

(10) Greenhouses, wholesale growers.

(11) Heating and air conditioning (fabricating and assembly).

(12) Lumberyards.

(13) Machine and equipment rental and repair.

(14) Membership clubs.

(15) "Par 3" golf courses, miniature golf courses, and commercially operated driving ranges.

(16) Parking lots and garages.

(17) Physical culture and health services.

(18) Printing and publishing of newspapers, periodicals, books, and including letter process work.

(19) Radio and television broadcasting stations.

(20) Schools: music, dance, business, commercial or trade.

(21) Travel trailer sales.

(22) Souvenir shops and stands provided that all goods and services are sold or provided within completely enclosed buildings.

(23) Storage of automobiles in running condition.

(24) Termite control contractor shops.

(25) Warehouses, including self storage facilities.

(26) Weighers, commercial.

(27) Welding, equipment and supplies, storage.

Finding of Fact and Recommendations

Hearing File Z18-0085

Petition of Herman Williams, applicant, On behalf of PFC Imports, Inc., owner of record, requesting a zoning map amendment to rezone approximately one acre from "M-2" General Manufacturing District to "B-4" Wholesale Business District in order to operate a used car dealership on site. This is located in Nameoki Township, at 3425 Missouri Avenue, Granite City, Illinois, County Board District #21, PPN#17-1-20-06-00-000-017.001

A **motion** was made by Ms. Goode and **seconded** by Mr. Sherrill that the petition of Herman Williams be as follows:
Approved.

The Finding of Fact of the Board of Appeals: I. The zoning file, Comprehensive Plan, and Madison County Code of Ordinances were submitted for the record; II. The notice of public hearing was posted on the property in accordance with the terms of the ordinance; III. The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; IV. The adjoining property owners were notified by mail of the time, date, and location of the public hearing and one was in attendance; V. Herman Williams, applicant, stated he owns the subject property and the property directly south of it for 49 years. Mr. Herman said that he operates a parts and service business on the southern property and he has always operated a professional business. Mr. Herman stated he has owned the subject property for 35 years and has obtained a business license for both parcels from the City of Granite City. Mr. Herman said that due to changes in traffic flow as a result of the McKinley Bridge closing he thought that a used car lot would be better at the subject property. After working with Granite City and his attorney, it was discovered the subject properties were never within the City of Granite City and Mr. Herman said that is why he is requesting his map amendment.

Voice vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Sharon Sherrill

Nays to the motion: None.

Absent: Tyrone Echols

Whereupon the Chairman Pro Tem declared the motion duly adopted.

RESOLUTION – Z18-0085

WHEREAS, on the 18th day of December, 2018, a public hearing was held to consider the petition of Herman Williams, applicant, On behalf of PFC Imports, Inc., owner of record, requesting a zoning map amendment to rezone approximately one acre from "M-2" General Manufacturing District to "B-4" Wholesale Business District in order to operate a used car dealership on site. This is located in Nameoki Township, at 3425 Missouri Avenue, Granite City, Illinois, County Board District #21, PPN#17-1-20-06-00-000-017.001; and,

WHEREAS, the Madison County Zoning Board of Appeals submitted its Findings for the aforesaid petition; and,

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition Herman Williams and PFC Imports Inc., be as follows: **Approved**.

WHEREAS, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

NOW, THEREFORE BE IT RESOLVED that this Resolution is approved and shall take effect immediately upon its adoption.

Mick Madison, Chairman

Philip Chapman

Ray Wesley

David Michael

Nick Petrillo

Robert Pollard

Larry Trucano

Dalton Gray
Planning & Development Committee
January 3, 2019



Madison County Government
Planning and Development Department

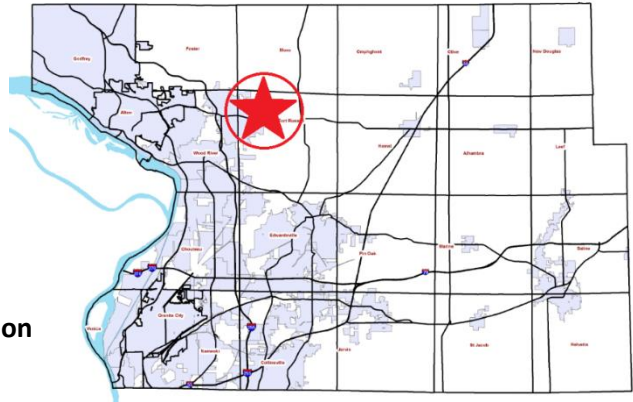
Matt Brandmeyer, AICP • Administrator
Madison County Administration Building
157 N. Main Street, Suite 254 • Edwardsville, IL 62025-1964
Phone (618) 296-4468 • Fax (618) 692-8982
Email: zoning@co.madison.il.us
http://www.co.madison.il.us/departments/planning_and_development/index.php

Date: January 3, 2019

To: Planning & Development Committee

From: Andi Campbell Yancey, AICP
Planning Coordinator

Subject: Minor Subdivision Plat – Gueldener Subdivision
County Board District #5 – Mick Madison
PPN: 16-1-03-27-00-000-013.002



Proposal Summary

Gueldener Subdivision is a one (1) lot minor subdivision plat that requires review and approval by the Planning & Development Committee. The subject property is approximately 66 acres in size. The newly created lot will be 2 acres in size with 64 acres remnant. The applicant and property owner is Gueldener Farms. The surveyor is Greg McVicar with Sherrill Associates, Inc. The subject property is located in an “A” Agriculture District in Moro Township on Unterbrink Road, just west of the Unterbrink Road and State Route 159 intersection. The subject property is not located within 1.5 miles of any municipalities, so no municipal review will be required.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Row Cropping/Rural Residential	“A” Agriculture
South	Row Cropping/Rural Residential	“A” Agriculture
East	Row Cropping	“A” Agriculture
West	Row Cropping	“A” Agriculture

Comprehensive Plan Consideration

The subject property is denoted as Agriculture/Vacant in the Madison County 2020 Future Land Use Map. The applicant is requesting to create a 2-acre lot in order to build a single-family home. The surrounding area largely consists of row-cropped properties and rural residences, as seen in the aerial photograph on page two (2). The request is commensurate with the character of the surrounding area and the comprehensive plan.

Zoning Considerations

The subject property is zoned “A” Agriculture District. The proposed lot layout satisfies all minimum zoning requirements including lot size, property width, and minimum road frontage of at least forty (40) feet via access easement.

Development Elements

The applicant is proposing to create a lot that will be two (2) acres in size. There are no currently structures on site. New development on the property would involve the construction of a new home and driveway. No major grading operation will be required. Soil and erosion control standards will be required during the construction phase.

Access & Utility Easement

The applicant is proposing a 50-foot-wide access and utility easement through the parent lot to Unterbrink Road, satisfying the road frontage requirement. Since the proposed access easement only serves one lot, no maintenance agreement is required for the proposed access easement.

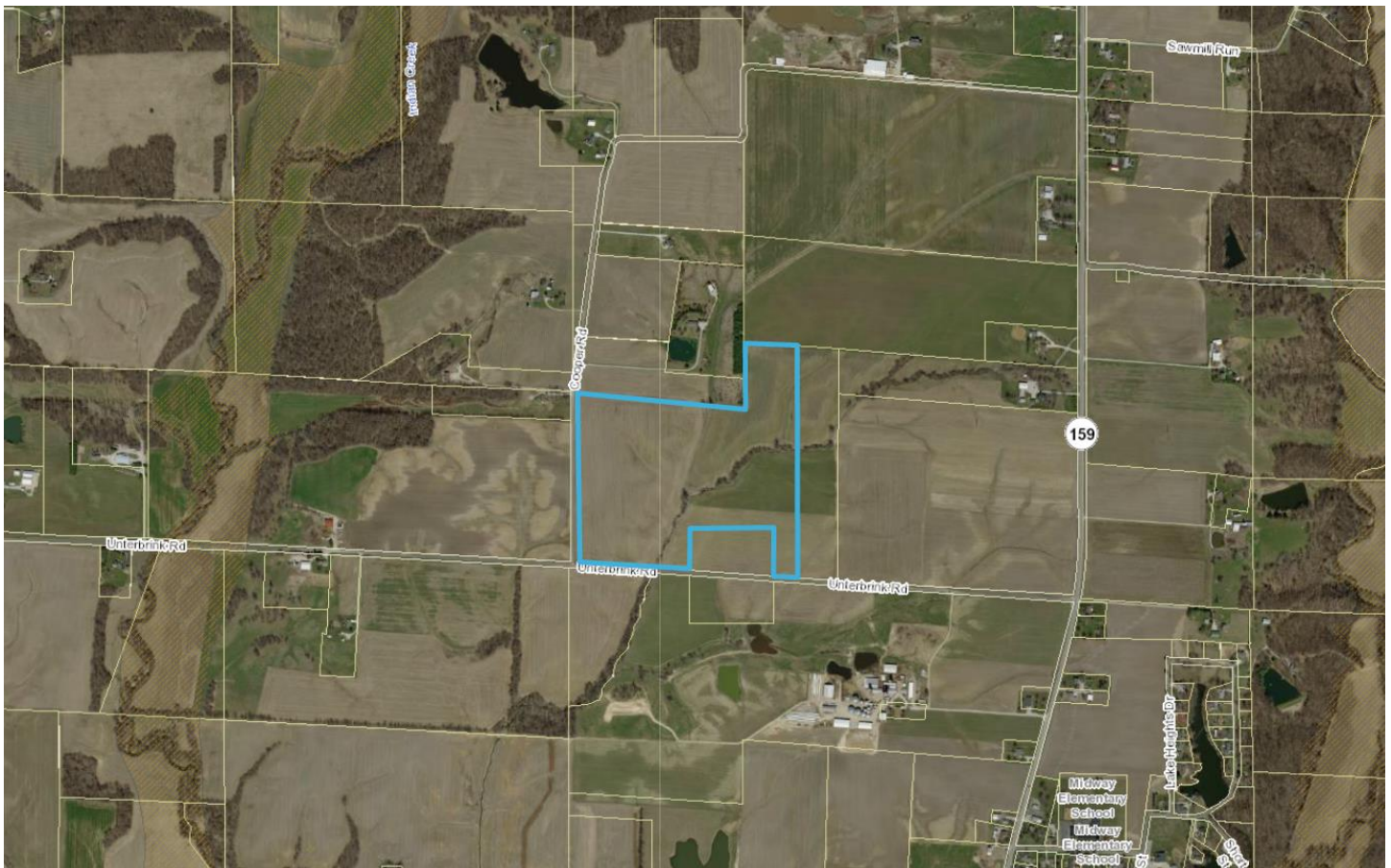
Utilities

The subject property will have access to public water through Moro Public Water District. Electrical service is provided through Southwest Electric. The property will be served by private sewage systems as there are no public sewers available. The proposed lot and remnant acreage satisfy the minimum lot size for a private sewage systems, which is 40,000 square feet as per §93.061, Section A of the Madison County Zoning Ordinance. Provided the systems are regularly maintained, future issues should be minimal.

Floodplain

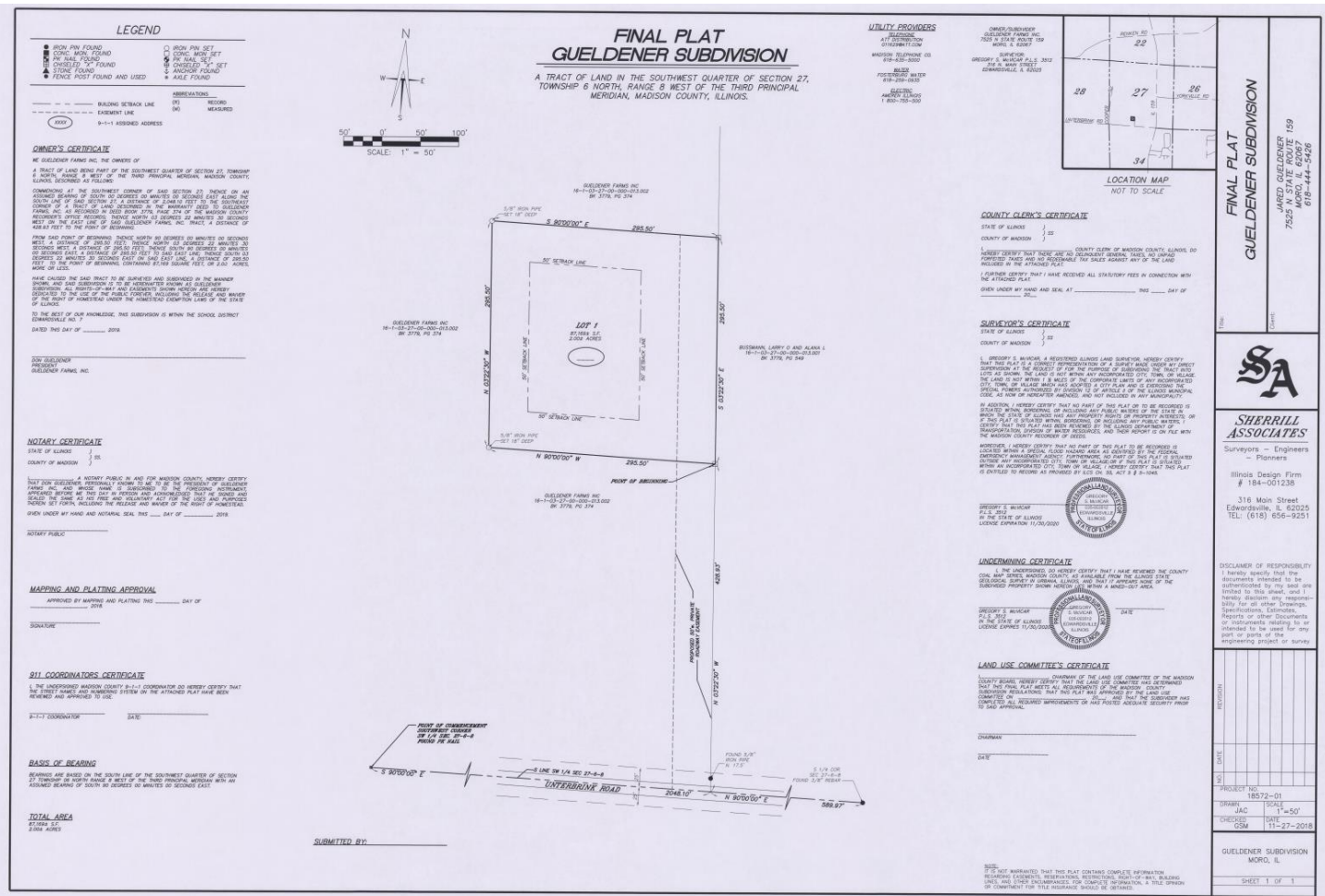
There is no floodplain on the subject property.

Aerial Photograph



The subject property is outlined in blue.

Plat of Survey



Starting Date: *
 Ending Date: 12/28/2018
 Starting Vendor: *2003102137
 Ending Vendor: TBD

Vendor Type: *
 Payment Group: *

Starting User ID: JGH
 Ending User ID: SJK

Starting PO #: 200300001
 Ending PO #: 201804202
 Location #: *

Report #: POA 001071

MADISON COUNTY GOVERNMENT

28-Dec-18 12:41 PM

Purchase Order Approval

Review Group: 35 PLANNING AND DEVELOPMENT

Department: 010170 PLANNING AND DEVELOPMENT

PO #	PO Date	Vendor						Ordered by
201802749	8/7/2018	000830	JOURNAL PRINTING					TAMARA DARR
Line #	Item #	Description	Sell Unit	Qty Ordered	Qty Remaining	Unit Price	Unit Price	Open Balance
001	001	1,000 VINYL STICKERS "APPROVED" Y	EACH	1.000	1.000	300.00	300.00	300.00
Distribution Summary:								
010170-11-010-73310-00 PRINTING								300.00
Total:								300.00

201802749	Open Lines	1	Current Amt	Original Amt	Remaining
	Closed Lines	0	300.00	300.00	300.00

Approval History:

Level	Group	Date	Reviewers
1	COUNTY AUDITOR	12/28/2018	(A01) JENNIFER ZOELZER

PO #	PO Date	Vendor						Ordered by
201804009	11/14/2018	000830	JOURNAL PRINTING					CINDY STONER
Line #	Item #	Description	Sell Unit	Qty Ordered	Qty Remaining	Unit Price	Unit Price	Open Balance
001	001	2,000 MEMO PADS WITH PLANNING &	EACH	1.000	1.000	125.00	125.00	125.00
Distribution Summary:								
010170-11-010-73310-00 PRINTING								125.00
Total:								125.00

Report #: POA 001071

MADISON COUNTY GOVERNMENT

28-Dec-18 12:41 PM

Purchase Order Approval

201804009	Open Lines	1	Current Amt	Original Amt	Remaining
	Closed Lines	0	125.00	125.00	125.00

Approval History:

Level	Group	Date	Reviewers
1	COUNTY AUDITOR	12/28/2018	(A01) JENNIFER ZOELZER

Department: 010170 PLANNING AND DEVELOPMENT 425.00

Department: 020473 ALTERNATIVE (DRUG) COURT FUND

PO #	PO Date	Vendor	Ordered by
201801115	3/22/2018	525930 OFFICE ESSENTIALS INC	SUZANNE JOHNSON

VENDOR 1: ROYAL 338.80

VENDOR 2: WILLIAMS 354.70

Line #	Item #	Description	Sell Unit	Qty Ordered	Qty Remaining	Unit Price	Unit Price	Open Balance
001	UNV-91200	WHITE COPY PAPER	CASE	10.000	10.000	28.40	284.00	284.00

Distribution Summary:

020473-10-000-71107-00 OFFICE SUPPLIES 284.00

Total: 284.00

002	UNV-11202	8.5X11 BLUE COPY PAPER	CASE	1.000	1.000	36.60	36.60	36.60
-----	-----------	------------------------	------	-------	-------	-------	-------	-------

Distribution Summary:

010130-11-046-71107-00 OFFICE SUPPLIES 36.60

Total: 36.60

201801115	Open Lines	2	Current Amt	Original Amt	Remaining
	Closed Lines	0	320.60	320.60	320.60

Approval History:

Level	Group	Date	Reviewers
1	COUNTY AUDITOR	12/28/2018	(A01) JENNIFER ZOELZER

Department: 020473 ALTERNATIVE (DRUG) COURT FUND 320.60

Report #: POA 001071

MADISON COUNTY GOVERNMENT

28-Dec-18 12:41 PM

Purchase Order Approval

Department: 020480 HOST FEE FUND

PO #	PO Date	Vendor	Ordered by
201803981	11/8/2018	525930 OFFICE ESSENTIALS INC	CINDY STONER

VENDOR 1: ROYAL 172.50

VENDOR 2: WILLIAMS 220.26

Line #	Item #	Description	Sell Unit	Qty Ordered	Qty Remaining	Unit Price	Unit Price	Open Balance
001	UNV-91200	8.5 X 11 WHITE COPY PAPER	CASES	6.000	6.000	28.70	172.20	172.20

Distribution Summary:

020480-10-000-71107-00 OFFICE SUPPLIES 172.20

Total: 172.20

201803981	Open Lines	1	Current Amt	Original Amt	Remaining
	Closed Lines	0	172.20	172.20	172.20

Approval History:

Level	Group	Date	Reviewers
1	COUNTY AUDITOR	12/28/2018	(A01) JENNIFER ZOELZER

PO #	PO Date	Vendor	Ordered by
201804001	11/14/2018	174100 ROYAL OFFICE PRODUCTS INC	CINDY STONER

Line #	Item #	Description	Sell Unit	Qty Ordered	Qty Remaining	Unit Price	Unit Price	Open Balance
001	EVEL91SB12	LITHIUM BATTERIES AA	PACKS	4.000	4.000	19.69	78.76	78.76

Distribution Summary:

020480-10-000-71107-00 OFFICE SUPPLIES 78.76

Total: 78.76

002	PIL32001	PILOT BLACK PEN	BOX	2.000	2.000	9.81	19.62	19.62
-----	----------	-----------------	-----	-------	-------	------	-------	-------

Distribution Summary:

010170-11-010-71107-00 OFFICE SUPPLIES 19.62

Total: 19.62

Report #: POA 001071

MADISON COUNTY GOVERNMENT

28-Dec-18 12:41 PM

Purchase Order Approval

201804001	Open Lines	2	Current Amt	Original Amt	Remaining
	Closed Lines	0	98.38	98.38	98.38

Approval History:

Level	Group	Date	Reviewers
1	COUNTY AUDITOR	12/28/2018	(A01) JENNIFER ZOELZER

PO #	PO Date	Vendor	Ordered by
201804012	11/14/2018	492670 AMAZON COM CREDIT	TAMMY DARR
VENDOR 1:		WALMART-SUB .00	
VENDOR 2:		MOKEYINTERNATIONAL.COM- .00	

Line #	Item #	Description	Sell Unit	Qty Ordered	Qty Remaining	Unit Price	Unit Price	Open Balance
001	001	ADJUSTABLE STANDING DESK, 36 IN	EACH	8.000	8.000	199.99	1,599.92	1,599.92
Distribution Summary:								
020480-10-000-71397-00 OTHER SUPPLIES								1,599.92
Total:								1,599.92
002	002	COMFORT STANDING MAT	EACH	10.000	10.000	31.79	317.87	317.87
Distribution Summary:								
020480-10-000-71397-00 OTHER SUPPLIES								317.87
Total:								317.87

201804012	Open Lines	2	Current Amt	Original Amt	Remaining
	Closed Lines	0	1,917.79	1,917.79	1,917.79

Approval History:

Level	Group	Date	Reviewers
1	COUNTY AUDITOR	12/28/2018	(A01) JENNIFER ZOELZER

Department:	020480	HOST FEE FUND	2,188.37
-------------	--------	---------------	----------

Purchase Order Approval

Recommended/Approved by committee: PLANNING AND DEVELOPM

12/28/2018

(101) MICK MADISON

(82) NICK PETRILLO

(52) LARRY TRUCANO

(122) DALTON GRAY

(115) DAVID MICHAEL

(113) PHILIP CHAPMAN

(109) RAY WESLEY

(107) ROBERT POLLARD

Purchase Order Approval

-- End of Report --

TheBANKSM of Edwardsville

October 2018 Statement

Open Date: 09/05/2018 Closing Date: 10/02/2018

Page 1 of 3

Account: 4798 5100 4434 0913

Visa® Business Card

MADISON COUNTY

MATT A BRANDMEYER (CPN 000046920)

Cardmember Service
BUS 30 ELN 78

1-866-552-8855
1

New Balance	\$554.60
Minimum Payment Due	\$10.00
Payment Due Date	10/28/2018

Activity Summary

Previous Balance	+	\$135.00
Payments	-	\$135.00 ^{CR}
Other Credits		\$0.00
Purchases	+	\$554.60
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$554.60
Past Due		\$0.00
Minimum Payment Due		\$10.00
Credit Line		\$2,500.00
Available Credit		\$1,945.40
Days in Billing Period		28

Quick Claim
HOST FEE FUND GRANTS
020480-10-140-71350

Samara Darr
10/10/18
\$154.60

Quick Claim
PLANNING AND DEVELOPMENT
ADMIN

010170-11-010-80115

Samara Darr
10/10/18
\$40.00

Quick Claim
HOST FEE FUND ADMIN
020480-10-000-71607

Samara Darr
10/10/18
\$360.00

Payment Options:



Mail payment coupon
with a check



Pay online at
myaccountaccess.com



Pay by phone
1-866-552-8855

Please detach and send coupon with check payable to: Cardmember Service CPN 000046920

TheBANKSM of Edwardsville

24-Hour Cardmember Service: 1-866-552-8855

• to pay by phone
• to change your address

000013678 01 MB 0.424 000638924297651 P Y

MADISON COUNTY
MATT A BRANDMEYER
157 N MAIN ST RM 254
EDWARDSVILLE IL 62025-1971



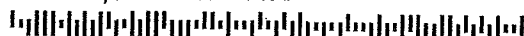
00479851004434091300000010000000554607

Account Number	4798 5100 4434 0913
Payment Due Date	10/28/2018
New Balance	\$554.60
Minimum Payment Due	\$10.00

Amount Enclosed \$

Cardmember Service

P.O. Box 790408
St. Louis, MO 63179-0408



TheBANKSM of Edwardsville

October 2018 Statement 09/05/2018 - 10/02/2018

Page 2 of 3

MADISON COUNTY
MATT A BRANDMEYER (CPN 000046920)

Cardmember Service

1-866-552-8855

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Transactions

Payments and Other Credits

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
09/19	09/16	0208	PAYMENT THANK YOU	\$135.00CR	
TOTAL THIS PERIOD				\$135.00CR	

Purchases and Other Debits

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
09/06	09/05	6588	SIUE MUC BUSINESS OFFI 618-4536676 IL	\$154.60	
09/10	09/07	3824	PAYPAL *APWA STL 402-935-7733 CA	\$20.00	
09/10	09/07	4792	PAYPAL *APWA STL 402-935-7733 CA	\$20.00	
10/01	09/30	9300	SMK*SURVEYMONKEY.COM 971-2445555 CA	\$360.00	
TOTAL THIS PERIOD				\$554.60	

2018 Totals Year-to-Date

Total Fees Charged in 2018	\$0.00
Total Interest Charged in 2018	\$0.00

Company Approval

(This area for use by your company)

Signature/Approval: _____

Accounting Code: _____

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

**APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00	YES	\$0.00	15.24%	
**PURCHASES	\$554.60	\$0.00	YES	\$0.00	15.24%	
**ADVANCES	\$0.00	\$0.00	YES	\$0.00	22.24%	

Continued on Next Page

TheBANKSM of Edwardsville

November 2018 Statement

Open Date: 10/03/2018 Closing Date: 11/01/2018

Page 1 of 3

Account: 4798 5100 4434 0913

Visa® Business Card

MADISON COUNTY

MATT A BRANDMEYER (CPN 000046920)

Cardmember Service
BUS 30 ELN 78

1-866-552-8855

New Balance	\$119.00
Minimum Payment Due	\$10.00
Payment Due Date	11/28/2018

Activity Summary

Previous Balance	+	\$554.60
Payments	-	\$554.60 ^{CR}
Other Credits		\$0.00
Purchases	+	\$119.00
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$119.00
Past Due		\$0.00
Minimum Payment Due		\$10.00
Credit Line		\$2,500.00
Available Credit		\$2,381.00
Days in Billing Period		30

Quick Claim

PLANNING AND DEVELOPMENT
ADMIN

010170-11-010-80115

Samara Parr

\$ 50.00

11/14/18

*OK to pay
\$119.00 Total*

Quick Claim

HOST FEE FUND ADMIN

020480-10-000-74107

Samara Parr

\$69.00

11/14/18

Payment Options:



Mail payment coupon
with a check



Pay online at
myaccountaccess.com



Pay by phone
1-866-552-8855

Please detach and send coupon with check payable to: Cardmember Service CPN 000046920

TheBANKSM of Edwardsville

24-Hour Cardmember Service: 1-866-552-8855

to pay by phone
to change your address

000011362 01 MB 0.424 000638943441619 P Y

MADISON COUNTY
MATT A BRANDMEYER
157 N MAIN ST RM 254
EDWARDSVILLE IL 62025-1971



00479851004434091300000010000000119005

Account Number	4798 5100 4434 0913
Payment Due Date	11/28/2018
New Balance	\$119.00
Minimum Payment Due	\$10.00

Amount Enclosed \$ _____

Cardmember Service

P.O. Box 790408
St. Louis, MO 63179-0408



TheBANKSM of Edwardsville

November 2018 Statement 10/03/2018 - 11/01/2018

MADISON COUNTY
MATT A BRANDMEYER (CPN 000046920)

Cardmember Service

Page 2 of 3
1-866-552-8855

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Visa Payment Controls allows you to customize each of your employee's Visa business credit cards to control where, when, and how your employees use them. Easily set controls that limit card use by time of day or day of week, dollar amount, transaction types or geographical locations. Visit myaccountaccess.com/vpc to set up customized controls on your employees' business credit cards today.

Transactions

Payments and Other Credits

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
10/17	10/14	0129	PAYMENT THANK YOU	\$554.60CR	
TOTAL THIS PERIOD				\$554.60CR	

Purchases and Other Debits

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
10/04	10/03	0148	CONTINENTAL TESTING SE 708-482-4820 IL	\$50.00	
10/17	10/15	7465	AMTRAK .COM 2880636045 WASHINGTON DC	\$52.00	
10/17	10/16	3063	TRAVEL INSURANCE POLIC 800-729-6021 VA	\$17.00	
TOTAL THIS PERIOD				\$119.00	

2018 Totals Year-to-Date

Total Fees Charged in 2018	\$0.00
Total Interest Charged in 2018	\$0.00

Company Approval

(This area for use by your company)

Signature/Approval: _____

Accounting Code: _____

TheBANKSM of Edwardsville

December 2018 Statement

Open Date: 11/02/2018 Closing Date: 12/03/2018

Page 1 of 3

Account: 4798 5100 4434 0913

Visa® Business Card

MADISON COUNTY

MATT A BRANDMEYER (CPN 000046920)

Cardmember Service

BUS 30 ELN

8

1-866-552-8855

1

New Balance	\$140.00
Minimum Payment Due	\$10.00
Payment Due Date	12/28/2018

Activity Summary

Previous Balance	+	\$119.00
Payments	-	\$119.00 ^{CR}
Other Credits		\$0.00
Purchases	+	\$140.00
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$140.00
Past Due		\$0.00
Minimum Payment Due		\$10.00
Credit Line		\$2,500.00
Available Credit		\$2,360.00
Days in Billing Period		32

Quick Claim
HOST FEE FUND ADMIN
020480-10-000-80115

Samara Dan

\$140.00

12/7/18

Payment Options:



Mail payment coupon
with a check



Pay online at
myaccountaccess.com



Pay by phone
1-866-552-8855

Please detach and send coupon with check payable to: Cardmember Service CPN 000046920

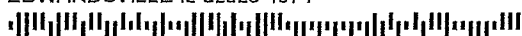
TheBANKSM of Edwardsville

24-Hour Cardmember Service: 1-866-552-8855

• to pay by phone
• to change your address

000012311 01 MB 0.424 000638962079242 P Y

MADISON COUNTY
MATT A BRANDMEYER
157 N MAIN ST RM 254
EDWARDSVILLE IL 62025-1971



004798510044340913000000100000000140001

Account Number	4798 5100 4434 0913
Payment Due Date	12/28/2018
New Balance	\$140.00
Minimum Payment Due	\$10.00

Amount Enclosed

\$ _____

Cardmember Service

P.O. Box 790408
St. Louis, MO 63179-0408



Tamara L. Darr

From: Kimberly S. Lehmann
Sent: Tuesday, November 27, 2018 11:49 AM
To: Tamara L. Darr
Subject: FW: Order Confirmation for STL Green Business Challenge - 2018 Award Ceremony

From: Eventbrite <orders@eventbrite.com>
Sent: Tuesday, November 27, 2018 11:47 AM
To: Kimberly S. Lehmann <kslehmann@co.madison.il.us>
Subject: Order Confirmation for STL Green Business Challenge - 2018 Award Ceremony

eventbrite

**Kim,
you're good to go**



Get the app

STL Green Business Challenge - 2018 Award Ceremony

Order Summary

Order #865032213 - November 27, 2018

Kim Lehmann	1 x Award Ceremony RSVP
Eve Druke	1 x Award Ceremony RSVP

View and manage your order online

Refund Policy: No Refunds

Charged to the Visa card ending in *0913

Appears on your card statement as "EB *STL Green Business"

Contact the organizer for any questions related to this purchase.

This order is subject to Eventbrite Terms of Service, Privacy Policy, and Cookie Policy.

Additional Information

The event organizer has provided the following information:

We look forward to seeing you at the St. Louis Green Business Challenge 2018 Award Ceremony Hall.

A more detailed confirmation email will be sent the week of the event.

eventbrite




This email was sent to kslahmann@co.madison.il.us

Eventbrite | 155 5th St, 7th Floor | San Francisco, CA 94103

Copyright © 2018 Eventbrite. All rights reserved.

St. LouisGreen BusinessC hallenge

Organizer of STL Green Business Challenge - 2018 Award Ceremony

 Website

The St. Louis Green Business Challenge was launched in 2010 by the St. Louis Regional Chamber of Commerce working with the Missouri Botanical Garden. The Garden continues to deliver the program today with the Chamber's continued support as a sponsor.

The Challenge delivers "triple-bottom" line results (financial, social, and environmental) to businesses of all types and sizes across the St. Louis region. The Challenge supports integration of sustainability measures into the kinds of everyday operational practices common to every business. Participants identify and adapt the strategies that improve financial performance and engage employees in voluntary measures to reduce environmental impacts.

To date, 194 companies representing more than 150,000 employees have "taken the Challenge." Ongoing evolution of program tools and services meet the needs of long time as long as new participants, contributing to a strong continuity in the professional network the Challenge has established. We are proud that over 40% of companies have participated in the Challenge for three or more years, with 13 companies engaged through all eight program years.

Follow

Contact

Tamara L. Darr

From: Matt A. Brandmeyer
Sent: Friday, November 30, 2018 2:22 PM
To: Tamara L. Darr
Subject: FW: ULI Purchase Confirmation

From: customerservice@uli.org [mailto:customerservice@uli.org]
Sent: Friday, November 30, 2018 2:21 PM
To: Matt A. Brandmeyer <mabrandmeyer@co.madison.il.us>
Subject: ULI Purchase Confirmation



Dear Mr. Matt Alan Brandmeyer, AICP, CESSWI, CFM, LEED Green Assoc.:

This email contains important details about your recent activity with the Urban Land Institute (ULI). Please review the payment details below and retain a copy of this email for your records.

Invoice#: 2752883

Name: Mr. Matt Brandmeyer, AICP, CESSWI, CFM, LEED Green Assoc.

Total: \$40.00

Payment Amount: \$40.00

Payment Method: USD Credit Card

Balance: \$0.00

Bill To:

Mr. Matt Brandmeyer, AICP, CESSWI, CFM, LEED Green Assoc.

157 N Main St Ste 254

Edwardsville, IL 62025-1960

UNITED STATES

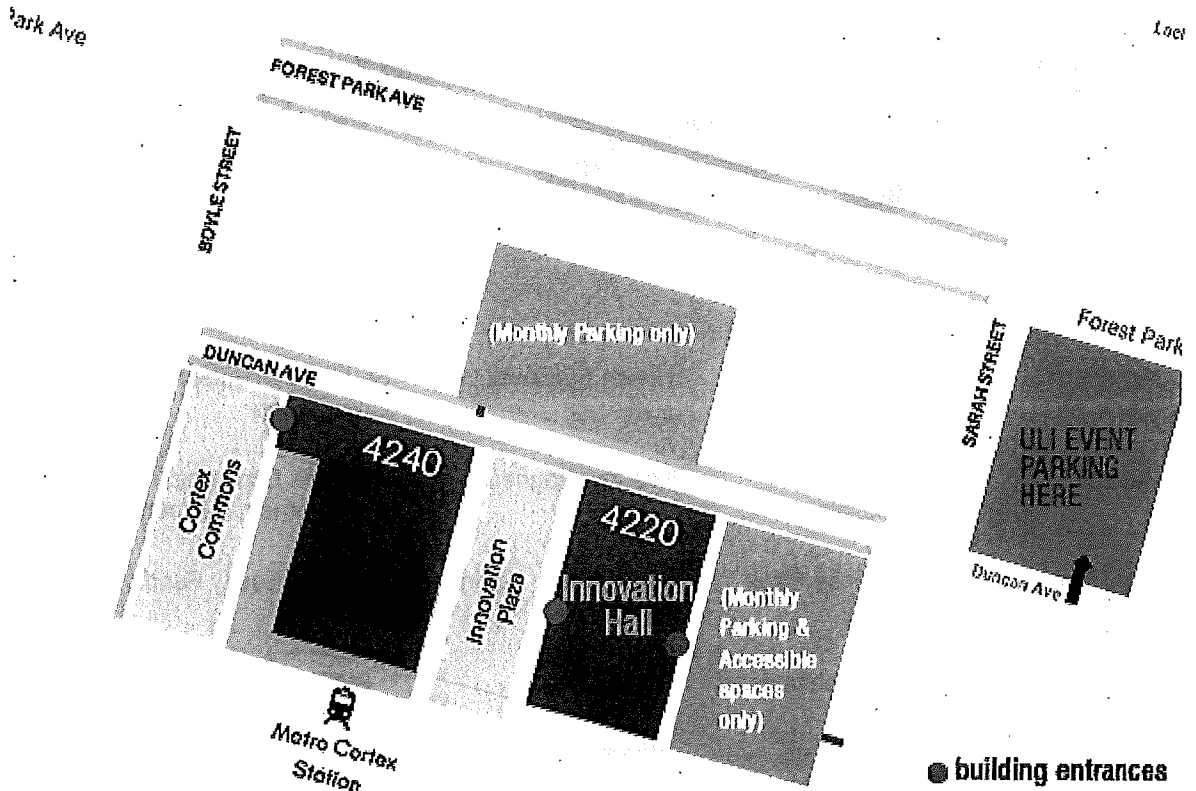
Name	Item	Price	Sub-Total	Paid	Total
Brandmeyer Matt	81361905 Non-Member Registration USD - STANDARD	\$40.00	\$40.00	\$40.00	\$0.00

Thank you for your continued support of the Urban Land Institute!
To review additional activity on your ULI account, please [click here](#).

General Questions: customerservice@uli.org | Membership: membership@uli.org
Call: 800-321-5011 or (outside the U.S. +1-410-626-7500)

For this event, we have secured **complimentary** parking one block away, at the northeast corner of Sarah and Duncan in one of IKEA's lots. (Your parking permit can be exchanged for a free IKEA bag after the program if you're inclined to stop in the store.)

Please note: if you try to park in the lot adjacent to the 4220 building, and are not a monthly parker, you will still be directed to the IKEA lot. They are working hard to insure that those who pay for monthly parking will still have a spot during these types of events.



Thank You
to our Annual Sponsors. |

DIAMOND



WEXFORD
SCIENCE+TECHNOLOGY

GOLD