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IN THE MATTER OF:  
CHRISTIAN COUNTY ZONING

ZONING BOARD OF APPEALS HEARING  
AUGUST 29, 2024

Court Reporter: Rhonda Rhodes Bentley, CSR  
License No. 084-002706  
Area Wide Reporting Service  
800-747-6789

CHRISTIAN COUNTY  
ZONING BOARD OF APPEALS  
AUGUST 29, 2024  
1:00 P.M.

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3 ZONING BOARD:

4 Ms. Adrian Adcock, Chairman

5 Mr. Craig Berner

6 Mr. Len Corzine

7 Mr. Joe Dorr

8 Mr. Glen Goodrich

9 Ms. Joann Howard

10 Ms. Janet DeClerck

11 Ms. Nichole Lanham

12

13 ALSO PRESENT:

14 Mr. Blake Tarr

15 Ms. Mary Barry, Assistant State's Attorney

16 Mr. Jarred Rahar, Attorney

17 Mr. Robert Reeves

18 Ms. Dawn Reeves

19 Mr. Brian Burge

20 Mr. Steve Brockelsby

21 Mr. Randy Mitchelson

22 Ms. Kathy Mitchelson

23 Ms. Patricia Kuciel, Manhard Consulting

24 Mr. Anderson, Manhard Consulting

1 1:04 p.m.

2 PROCEEDINGS

3 CHAIRMAN ADCOCK: I'd like to call  
4 the meeting to order. May we have a roll-call  
5 vote please, Blake.

6 MR. TARR: Yeah. Adrian Adcock.

7 CHAIRMAN ADCOCK: Here.

8 MR. TARR: Craig Berner.

9 MR. BERNER: Here.

10 MR. TARR: Dave Copenbarger.

11 Len Corzine.

12 MR. CORZINE: Here.

13 MR. TARR: Joe Dorr.

14 MR. DORR: Here.

15 MR. TARR: Glen Goodrich.

16 MR. GOODRICH: Here.

17 MR. TARR: Joann Howard.

18 MS. HOWARD: Here.

19 MR. TARR: Janet DeClerck.

20 MS. DeCLERCK: Here.

21 MR. TARR: And Nicole Lanham.

22 MS. LANHAM: Here.

23 MR. TARR: Okay. We have a quorum.

24 CHAIRMAN ADCOCK: Thank you. First

1 item of business is to approve the minutes from  
2 July 29, 2024. The meeting was held at 1 p.m.

3 May I have a motion please?

4 MR. GOODRICH: Glen Goodrich. I'll  
5 make the motion to approve the minutes.

6 CHAIRMAN ADCOCK: Thank you.

7 MS. HOWARD: I will second.

8 CHAIRMAN ADCOCK: Any discussion?

9 Hearing none, all those in favor to  
10 approve the minutes from July 29, 2024, all say  
11 aye.

12 ZBA MEMBERS: Aye.

13 CHAIRMAN ADCOCK: All opposed.

14 The motion carries.

15 The second item of business was to  
16 hear a special use permit from Central Commodity  
17 FS. There was some notifications that didn't go  
18 out. So actually we would entertain a motion to  
19 continue that portion to September 16 at 1 p.m.

20 Is there a motion?

21 MR. DORR: I'll make the motion to  
22 continue.

23 CHAIRMAN ADCOCK: Dorr.

24 MR. CORZINE: Len Corzine. Second.

1 CHAIRMAN ADCOCK: Corzine second.  
2 Roll call please.  
3 MR. TARR: Nicole Lanham.  
4 MS. LANHAM: Yes, to continue.  
5 MR. TARR: Joann Howard.  
6 MS. HOWARD: Yes.  
7 MR. TARR: Glen Goodrich.  
8 MR. GOODRICH: Yes.  
9 MR. TARR: Joe Dorr.  
10 MR. DORR: Yes.  
11 MR. TARR: Len Corzine.  
12 MR. CORZINE: Yes.  
13 MR. TARR: Craig Berner.  
14 MR. BERNER: Yes.  
15 MR. TARR: And Janet DeClerck.  
16 MS. DeCLERCK: Yes.  
17 MR. TARR: Okay. Motion carries.  
18 CHAIRMAN ADCOCK: Second item of  
19 business is the continuation of the Skyline solar  
20 project. So I'd like to begin with a recap. A  
21 motion was made to continue the Skyline solar  
22 planned deviation.  
23 The primary concern on July 29 was  
24 that changes to drainage that could make the IDOT

1 permit 6-36043 void. Blake requested multiple  
2 times a site plan showing the grading around the  
3 access road, the number of culverts, and the  
4 outflows of each one, the estimated outflow  
5 during a 5, 10, and 100-year storm events,  
6 updates to the storm water prevention plan, an  
7 executive summary of work performed, and the IDOT  
8 permit that Kim Tribbet from IDOT had mentioned  
9 that was potentially in jeopardy.

10                   Mr. Corzine also had requested  
11 additional support for the drainage to the south.  
12 There was a request for formal IDOT approval of  
13 all changes, and there was a request for a third-  
14 party review at the expense of the applicant.

15                   Since then on July 30 Skyline  
16 indicated they no longer intended to pursue the  
17 borrow pit; instead they would haul 118 loads of  
18 clay in to build up the road. Given the change  
19 to this project, I would entertain a motion to  
20 reopen testimony to hear the deviation.

21                   Is there a motion?

22                   MR. CORZINE: Corzine. I move.

23                   CHAIRMAN ADCOCK: Okay. Do we have a  
24 second?

1 MR. DORR: I'll second.

2 CHAIRMAN ADCOCK: All those in favor.

3 ZBA MEMBERS: Aye.

4 CHAIRMAN ADCOCK: Okay. So first off  
5 we would like to have someone from Manhard to  
6 walk through the changes between the December 8  
7 building permit application as well as what has  
8 actually been built. So if you could please come  
9 forward and spell your name for the reporter and  
10 be sworn in.

11 MS. KUCIEL: My name is Patricia  
12 Kuciel, K-u-c-i-e-l, representing Manhard  
13 Consulting Civil Engineering Company.

14 COURT REPORTER: What was your first  
15 name?

16 MS. KUCIEL: Patricia.

17 COURT REPORTER: Thank you.

18 MS. KUCIEL: I brought with me two  
19 copies of the plans, engineering plans, which  
20 also show the grading. It was -- on December 8  
21 it was submitted to the board for review. And  
22 also the plans dated February 12 for  
23 construction.

24 May I pass these to the board?

1                   CHAIRMAN ADCOCK: Yes, please.

2                   MR. RAHAR: So give them to the  
3 important people, ma'am, not me.

4                   MR. KUCIEL: So this is --

5                   COURT REPORTER: I'm sorry, but she  
6 is turned and I can't hear her. Do you want this  
7 on the record?

8                   CHAIRMAN ADCOCK: Yes. Please --

9                   MS. KUCIEL: Pass this first, and  
10 then -- so we have two sets of plans. They're --  
11 basically the last four pages there's a grading  
12 and utility plan. On both sets I think are the  
13 item that the board was concerned that -- the  
14 culvert. Both sets show for a culvert there  
15 would be -- we show that both sets of plans show  
16 four culverts that would be installed leading to  
17 the gravel access roads. And we also have a set  
18 of -- full set of plans.

19                  MR. TARR: Thank you.

20                  MS. KUCIEL: So basically I just  
21 wanted to ask if the board has any more questions  
22 because we believe that there was no deviation  
23 from the plans.

24                  CHAIRMAN ADCOCK: Okay. I think one



1 question I have is that on page 13 of the plan,  
2 was there a change to the contours under the  
3 solar panels.

4 MS. KUCIEL: So this was means and  
5 methods of the construction. The solar panels  
6 require this single-access tracker system. So  
7 the panels require certain slope tolerants.

8 I think our engineer when we designed  
9 show this grading east of the access road, the  
10 slopes for the access given us by the  
11 manufacturer were 7 percent. That's why we had  
12 to design the grading a little bit just to bring  
13 the grade within the tolerance.

14 Between those two sets we evaluated  
15 this work with the contractor and structural  
16 engineer, and we decided that by raising the  
17 tiles that support the system we can eliminate  
18 the grading completely within the grade already  
19 set.

20 CHAIRMAN ADCOCK: And it's a matter  
21 of principle on the culverts. What is the  
22 diameter of the culverts that were installed?

23 MS. KUCIEL: Our culverts are 12  
24 inches in diameter.

1                   CHAIRMAN ADCOCK:  And was that  
2 culvert laid on top of the ground, or was it  
3 recessed at all?

4                   MS. KUCIEL:  They're recessed  
5 underneath the road.  So we are maintaining  
6 positive drainage from upstream.  And we are --  
7 the access road was raised to -- to provide  
8 minimum cover to protect the culvert.

9                   CHAIRMAN ADCOCK:  What is that  
10 minimum?

11                   MS. KUCIEL:  1.75 inches.

12                   CHAIRMAN ADCOCK:  Okay.  So to be  
13 clear on the 12-inch culverts -- because last  
14 month in testimony Matt Parks had indicated that  
15 they would be recessed 6 inches.  So there would  
16 be 6 inches of culvert above.  Is that correct?

17                   MS. KUCIEL:  Yes.

18                   CHAIRMAN ADCOCK:  Okay.  So 6 inches  
19 above grade, and then it was also quoted 2 feet.  
20 It's 1.75?

21                   MS. KUCIEL:  Yeah, we tried to design  
22 2 feet when possible.  1.75 is the absolute  
23 minimum we will go below.

24                   CHAIRMAN ADCOCK:  And that is to

1 maintain the integrity of the culvert, correct?

2 MS. KUCIEL: Yes.

3 CHAIRMAN ADCOCK: Also, in the  
4 diagram it's indicated that they are temporary  
5 culverts. I think that created a lot of  
6 confusion. What does temporary culvert actually  
7 mean?

8 MS. KUCIEL: I -- can you show me  
9 what -- I think it's a temporary culvert inlet  
10 protection.

11 CHAIRMAN ADCOCK: So on page 14 there  
12 is an indication that the temporary culvert  
13 inlet.

14 MS. KUCIEL: So it's in the  
15 protection. It's not actually temporary culvert,  
16 but during construction when there's water  
17 formed, we install a protection of the culvert so  
18 if there is like an inflow like runoff upstream,  
19 this water doesn't get stuck in the culvert.  
20 It's just a protection. Once the site is  
21 vegetated, they will be removed.

22 CHAIRMAN ADCOCK: Is there additional  
23 questions from the board?

24 MR. CORZINE: Len Corzine. Under the

1 -- where it says temporary under your culverts,  
2 it also says temporary construction entrance.  
3 Does that mean that that entrance is going to go  
4 away and you're going to have an entrance  
5 somewhere else?

6 MS. KUCIEL: It's going to be in the  
7 same location, but it's basically the  
8 construction sequence. Just the first thing  
9 that's being installed, there's the soil erosion  
10 protection measures and temporary construction  
11 entrance so the equipment can be brought to site.  
12 It would be the access road -- permanent access  
13 road is being built in the same location. The  
14 temporary entrance is removed. Sometimes they  
15 are -- the contractor will pour the permanent  
16 entrance at the beginning, and they basically  
17 just utilize it for the construction.

18 MR. CORZINE: Okay. You said you  
19 have 2 feet of cover over those culverts, right?  
20 Is there two of them in the area where we're  
21 talking; is that right?

22 MS. KUCIEL: Yes.

23 MR. CORZINE: And they both are to  
24 drain to the ditch -- to the Route 48 ditch,

1 correct?

2 MS. KUCIEL: Correct.

3 MR. CORZINE: Now, does that count  
4 the rock that's -- because you put in -- you  
5 brought in filter from West & Company when it was  
6 hauled in, correct?

7 MS. KUCIEL: Uh-huh.

8 MR. CORZINE: So then you're putting  
9 rock on top of that, right, for your road?

10 MS. KUCIEL: Yes. Yes. The access  
11 road will be gravel.

12 MR. CORZINE: So the final grade,  
13 will that be the -- we're estimating here with 2  
14 feet of cover and another 6 inches so about 2 1/2  
15 feet above what the previous grade was?

16 MS. KUCIEL: Correct.

17 MR. CORZINE: Is that right?

18 MS. KUCIEL: Yes.

19 MR. CORZINE: Has there been an  
20 attempt to -- you are going to change the way the  
21 water gets to the Route 48 ditch, and some of  
22 that water will go north and some will go south.  
23 Have you been in contact with IDOT to get an okay  
24 from them with the changes that you've made?

1 MS. KUCIEL: So we sent drainage  
2 checklist to IDOT, and this was approved. Those  
3 -- those access, you know, at the borrow pit is  
4 no longer in progress. So the access road, how  
5 it was designed, the -- the suitable soil site  
6 and the access road -- gravel access road, this  
7 was approved by IDOT.

8 MR. CORZINE: So you've got the --

9 MS. KUCIEL: With the grade. This  
10 was sent to IDOT and approved.

11 MR. CORZINE: So you've gotten  
12 approval from them since -- with the -- since the  
13 change because without the borrow pit there's  
14 considerable change that you are making.

15 MS. KUCIEL: Yes, but the borrow pit  
16 is no longer --

17 MR. CORZINE: Right.

18 MS. KUCIEL: -- considered.

19 MR. CORZINE: Right. But -- okay.  
20 So you've talked to IDOT since the borrow pit was  
21 no more?

22 MS. KUCIEL: I -- I think we have --  
23 we talked to -- with IDOT like before this was  
24 even a consideration, and first thing was the --

1 getting the approval from the board. Then this  
2 wasn't being the best route. You know, there was  
3 no changes to these -- to these plans approved by  
4 IDOT. So we haven't spoken to them since there  
5 was no changes for them to review.

6 MR. CORZINE: I would think there had  
7 been a couple changes that you should talk with  
8 them again to make sure it's still okay.

9 MS. KUCIEL: All right. We will  
10 contact Kim Tribbet.

11 MR. CORZINE: Do you know what the --  
12 did you actually take readings to see what the  
13 elevation is. If your work road or your roadway  
14 that is going to go all the way to the  
15 connection, is that going to -- is that the same  
16 level all the way, or do we know what the  
17 elevations are for those?

18 MS. KUCIEL: I think on the following  
19 sheet we have that enlarged plan of the access  
20 road. So there are more final grades. I don't  
21 remember off the top of my head, but we have an  
22 enlarged plan -- probably next couple of sheets  
23 that will show final grade of the road. I think  
24 it's sheet 8 -- 19, 20, and 21.

1 MR. CORZINE: 19, 20, and 21.

2 If the elevation on the site is 628,  
3 627, and in that area -- I don't see the  
4 elevation for the roadway, but it would have to  
5 be 2 1/2 feet higher than, right?

6 MS. KUCIEL: Yes.

7 MR. CORZINE: So it would be 630.5?

8 MS. KUCIEL: Yes.

9 MS. DeCLERCK: So it says 623, 624,  
10 and 625.

11 MR. CORZINE: There's a lot of  
12 numbers here.

13 MS. DeCLERCK: Yeah. Sorry. 629.  
14 So that puts that roadway -- this elevation,  
15 correct -- I'm not -- maybe I'm not looking at  
16 this map right. The elevation over here says  
17 it's 629, and then the road -- Glenhill Road it  
18 says 625 and 624. So that's below, correct?

19 MS. KUCIEL: Yeah. So not at every  
20 location the access road will be 2 feet -- 2 1/2  
21 feet higher than existing ground. This would be  
22 only at the culvert location, and then as the  
23 access road goes through the site we will try to  
24 follow the existing soil as much as possible just



1 to build the access road per -- per geotechnical  
2 report accommodation.

3 MR. CORZINE: You should know what  
4 this elevation is now because the culverts are  
5 in, right?

6 MS. KUCIEL: I believe so, yes.

7 MR. CORZINE: The map I have is only  
8 showing one culvert, but there's a second one in  
9 here somewhere.

10 MS. KUCIEL: May I?

11 MR. CORZINE: Sure.

12 MS. KUCIEL: So here we have one --

13 MR. CORZINE: Okay.

14 MS. KUCIEL: -- entrance --

15 MR. CORZINE: All right. Thanks.

16 MS. KUCIEL: -- and the second one  
17 and the -- more towards the north.

18 MR. CORZINE: South you mean?

19 MS. KUCIEL: Yes. Yes.

20 MR. CORZINE: Way down here?

21 MS. KUCIEL: Yes. Yes. We have  
22 third, and --

23 MR. CORZINE: Is this where you  
24 had -- when you thought you were going to have an

1 access from Route 48?

2 MS. KUCIEL: Yes, the -- originally  
3 the entrance was supposed to be right here.

4 MR. CORZINE: Okay. And it's in  
5 place here because there's already a culvert  
6 there from the farm field.

7 So the culvert on the south end, it's  
8 a 12-inch culvert as well?

9 MS. KUCIEL: Yes.

10 MR. CORZINE: And that roadway is  
11 elevated quite a lot, right?

12 MS. KUCIEL: Yes.

13 MR. CORZINE: I mean I -- I've driven  
14 by it a lot, and it's a what? 4, about 5 feet?

15 MS. KUCIEL: I think it will be about  
16 2 1/2 feet to 3 feet.

17 MR. CORZINE: On the south -- in the  
18 southeast corner it looks like it's quite a bit  
19 more than that. I don't know about the diagram.  
20 I haven't followed that. Just driving by.

21 MS. DeCLERCK: Which way is that  
22 culvert running that's on the south end? Is it a  
23 north-south culvert or an east-west culvert?

24 MR. CORZINE: North-south. I have

1 trouble seeing it here, but it's north-south.

2 MS. DeCLERCK: It is a north-south.

3 It's just pushing that water right on down,

4 right?

5 MR. CORZINE: In that farm field.

6 MS. DeCLERCK: Yes, okay. Okay.

7 CHAIRMAN ADCOCK: Do you agree that's

8 a north-south culvert?

9 MS. KUCIEL: Yes.

10 CHAIRMAN ADCOCK: Are there

11 additional questions from the board?

12 MR. CORZINE: I have a couple more

13 Corzine. On that south culvert you really built

14 up quite a lot of dirt there to get your

15 elevation, I suppose, for your connection

16 parameter, right --

17 MS. KUCIEL: Uh-huh.

18 MR. CORZINE: -- and then also for

19 your roadway. So you've taken a pretty

20 fair-sized area here that I'll call it a

21 non-point use -- a term we use -- a non-point

22 source of water because water just flows across,

23 and you put it as a point source where

24 everything's got to go to that culvert in and

1 out, and that's changed the drainage, the flow of  
2 the water, which I think is what part of the --  
3 probably the majority of the problem for these  
4 folks that have homes over here that are now  
5 getting water that they didn't get before.

6                   So we've got to come up with a  
7 solution because also some of these -- besides  
8 that one, also with building that roadway up,  
9 more of that water is going straight east rather  
10 than able to go south in a more natural flow.

11                   MS. KUCIEL: Uh-huh.

12                   MR. CORZINE: Okay. See what I mean?

13                   MS. KUCIEL: Yes.

14                   MR. CORZINE: So we've got to have a  
15 solution to that.

16                   MS. KUCIEL: Okay.

17                   CHAIRMAN ADCOCK: Any additional  
18 questions or --

19                   MR. CORZINE: Do you want to go into  
20 solutions?

21                   CHAIRMAN ADCOCK: I think we should  
22 have public comments first.

23                   MR. CORZINE: Okay.

24                   CHAIRMAN ADCOCK: Thank you very

1 much.

2 MR. CORZINE: Okay. Thank you.

3 CHAIRMAN ADCOCK: Did you have  
4 anything else to say today?

5 MS. KUCIEL: No.

6 CHAIRMAN ADCOCK: Do you mind taking  
7 a seat for now. We might have some more  
8 questions.

9 Mr. Anderson, did you have anything  
10 you wanted to say?

11 MR. ANDERSON: No, ma'am.

12 CHAIRMAN ADCOCK: I didn't hear you.

13 MR. ANDERSON: No, ma'am.

14 CHAIRMAN ADCOCK: Okay. Thank you.  
15 Now we will move on to public comment. So go  
16 through the procedures of public comment. Mr.  
17 Tarr will call your name. Please step to the  
18 front of the room, spell your name for the court  
19 reporter. I will then indicate the time starts  
20 now, and at that point the Assistant State's  
21 Attorney Barry will begin timing three minutes.  
22 Once the timer goes off and an alarm sounds,  
23 please wrap up your comments and remember to  
24 address your comments and concerns to the board,

1 and as a reminder this is not question and  
2 answer.

3 Blake.

4 MR. TARR: First we have Mr. Robert  
5 Reeves.

6 MR. REEVES: No.

7 MR. TARR: Okay. How about Mrs. Dawn  
8 Reeves.

9 MRS. REEVES: My name is Dawn Reeves,  
10 D-a-w-n R-e-e-v-e-s. My address is 2208  
11 Northshire Road, Taylorville. I have some  
12 pictures that I took when the rain came on the  
13 1st of August and it was flooding the yard up  
14 over the road. You could go out to the end of my  
15 driveway. You could walk out into the street,  
16 and the water would roll over your feet. That in  
17 turn rolled right into our yards and continued on  
18 down between the houses and flooding out the back  
19 yards, especially bad for my neighbor Brian and  
20 my neighbor Jamie and Steve.

21 I have two sump pumps in my basement  
22 -- in my crawl space. So sump pump closest to  
23 where the water was running kicked on a hundred  
24 times in a row when I quit counting. It was

1 nonstop trying to keep up with it because my  
2 house sits lower than everyone else's. So the  
3 water was just running straight down the driveway  
4 to my house. So I -- Brian was not in town at  
5 that time, and I took these pictures that I would  
6 like to give to you guys of what it looked like.

7                   There are some other pictures out  
8 there, and when I'm talking about this water  
9 flooding in a very short period of time, not an  
10 all day thing. I mean within an hour we didn't  
11 have yards, you know, and it was running like a  
12 river between the houses, veering off and going  
13 into Brian's back yard, which then flooded out  
14 his back yard which traveled over to Steve's  
15 house.

16                   We already have a creek that runs the  
17 back of the houses, and the runoff of Dr. Hill's  
18 farm fields goes into the old pond of the country  
19 club, and that drains directly into that creek.  
20 So when it -- when we have rain, that comes up  
21 out of the banks. So when we had that and the  
22 other, it was -- it was a mess.

23                   CHAIRMAN ADCOCK: Would the board  
24 like to see the pictures?

1                   MRS. REEVES: I can hand them out,  
2 and while I'm discussing problem with the solar  
3 panel farm, we need to be good neighbors. We  
4 have these that are almost -- you can see about  
5 less than half of the solar panels from the weeds  
6 growing in the fences, outside the fences where  
7 they have their little short plastic retainer  
8 around there. It's not that -- it's not a  
9 wilderness out there. It's a very expensive  
10 place to live, and it is hideous.

11                   So in front of us we have this and  
12 behind us we have the water -- the city water  
13 treatment facilities. So you have the tanks and  
14 the tools. That's what you look out when you  
15 look out your window. We also have their solar  
16 panels. So the view of the beautiful country  
17 club is an industrial park front and back of us.

18                   So I'm asking that they have to  
19 follow the same rules that everybody else does.  
20 We can't have weeds taller than I am out there.  
21 We have -- usually people are jumping all over  
22 our homes out there if we put them up for sale,  
23 and we have had homes sitting for months because  
24 what do they say? They don't like the water



1 treatment facility and they don't want to live  
2 with solar panels. So I'm asking you guys to do  
3 something with that.

4 CHAIRMAN ADCOCK: Thank you. Thank  
5 you.

6 MR. TARR: Thank you. Next we have  
7 Mr. Brian Burge.

8 MR. BURGE: Brian, B-r-i-a-n, Burge,  
9 B-u-r-g-e. My address is 2210 Northshire. As  
10 Dawn stated, I was not home at the time. So all  
11 my information is secondhand. So I won't present  
12 anything new. We've got plenty of neighbors that  
13 were here with pictures of that time.

14 My complaint is simply to the board  
15 here that we do pay high taxes out there. We do  
16 have a water treatment plant in the back yard.  
17 Now we have a solar farm going into the front  
18 yard. As far as the eyesore that it is and  
19 hurting our property values simply because of  
20 being there. I simply ask you guys to take some  
21 caution here and some action before it actually  
22 degrades my actual property. With the amount of  
23 runoff and everything else we've had, I've  
24 already had to remove one tree between Steve and

1 I. Those literally washed out of the ground  
2 because of this at a cost to myself before it  
3 became an insurance cost.

4           Because of the new water routes  
5 running between the houses and down into the  
6 backwards, it's washed the tree out, and I had to  
7 take that out. So that's a problem as well as  
8 now I have to worry about watering getting in.

9           I have one of the few houses that  
10 have a basement, not a crawl space, and so when I  
11 come home from vacation to find mud in my  
12 driveway up to within 15 feet of my house from  
13 where it washed in as Dawn said across the road,  
14 left it. You could clearly see where water had  
15 been because mud collected within 15 feet of my  
16 house where it had never been before.

17           So now not only worrying about my  
18 property value, I have to worry about my property  
19 integrity as far as, you know, water in my  
20 basement, flooding issues, washouts and all of  
21 those other things that are coming thanks to the  
22 drainage issues that have been created from the  
23 solar farm.

24           They need to keep their water and

1 figure out somewhere to put it. The ditches  
2 around our properties to the north of us are --  
3 need cleaned out as well. I don't know who's  
4 responsible, if that's township, county, but they  
5 need -- we need to figure a better way to route  
6 this water rather than through our yards. Thank  
7 you.

8 MR. TARR: Thank you. Mr. Steve  
9 Brockelsby. Do you care to speak, Steve?

10 MR. BROCKELSBY: Yes. Steve  
11 Brockelsby, S-t-e-v-e B-r-o-c-k-e-l-s-b-y.

12 Well, the morning that they flooded  
13 us out, we had a lot of dirt/silt coming through.  
14 So something's -- something's changed somewhere  
15 in the -- in the field or we wouldn't have got  
16 all the mud and the dirt coming through, and we  
17 did have a 5 1/2- or 6-inch rain. I think it was  
18 in 2016, '17 area, and we -- we almost got that  
19 much water, but this was a little over an inch of  
20 rain and we got more water out of an inch of rain  
21 than we did, you know, in basically a 6-inch  
22 rain.

23 So somewhere in the back they have  
24 changed something to push more water onto us, and

1 I don't know if I can say or not, but I guess the  
2 easiest fix or proposal to the whole thing is to  
3 put a 24-inch tile or something like that and  
4 take -- take the water straight east across, be  
5 another piece of property, but the quickest and  
6 easiest, the water will end up in the same place,  
7 and nobody will -- you won't have to be  
8 maintaining the ditch out in front of our house  
9 all the time being it's a -- it should be a  
10 one-time fix with a lot less maintenance down the  
11 road. So that's it for me.

12 CHAIRMAN ADCOCK: Thank you.

13 MR. TARR: Thank you.

14 MR. BROCKELSBY: It did make a mess.

15 MR. CORZINE: Thank you, sir.

16 MR. TARR: Okay. Next we've got

17 Mr. Randy Mitchelson.

18 MR. MITCHELSON: Thank you very much.

19 Randy, R-a-n-d-y, Mitchelson,

20 M-i-t-c-h-e-l-s-o-n. I apologize for my voice.

21 I'm hoarse.

22 Steve and I spent considerable time

23 this morning surveying this property that we've

24 been talking about. My home is at 2310

1 Northshire. It sits a little higher and I have a  
2 retaining wall between myself and our neighbors.  
3 I don't get the water in my yard like they do.  
4 And I'm lucky for that because my property sits  
5 up a little bit higher. The ditch in front of  
6 our property is a small ditch. It has -- I don't  
7 know what size. It may be 10 inches. So the  
8 ditch is fairly small. The ditch on the north  
9 side of Northshire Road is a big deep ditch, and  
10 it has been dug out several times through the  
11 years. We moved in in 1999. We are the longest  
12 remaining people out there, Kathy and I are.

13                   That's been dug out several times  
14 because it does gets water that's coming from the  
15 north to that area. I think twice or maybe three  
16 times since 1999 when we had the hundred-year  
17 rains that only supposed to happen once in a  
18 hundred years, but they all happen a lot more  
19 often than that as we know.

20                   We get an inch of rain, that water  
21 would come down, fill the ditch on the north and  
22 come over into our other ditch. Only one time do  
23 I remember -- I'm maybe gone sometimes -- did it  
24 ever really creep up very far in the yards. This

1 time, as you will see in these pictures, that was  
2 taken, it literally flooded those yards, and  
3 usually they're 4 or 5-inch rains before you  
4 would see that water exceed that -- where you see  
5 the water come over, and that water is usually  
6 runoff from the fields, but it's usually fairly  
7 clear. This was not clear. This left mud  
8 everywhere it went. So it was obviously coming  
9 from the construction site. There was no other  
10 place. That's understandable. With construction  
11 you're going to have some runoff. Steve had a  
12 solution that he talked to me about. We went and  
13 looked at it. Seems to make sense to me.

14                   There's a low spot between the most  
15 northern big section of the solar farm, and then  
16 there's a -- I'll -- I would call it an isle  
17 between that and then the southern section. That  
18 seems to be the low spot.

19                   We're thinking that there could be a  
20 swale cut through there, and then right at the  
21 road go from there and just go directly east to  
22 the ditch that runs at the very -- where  
23 Northshire ends on the east end. That's a really  
24 big, deep ditch. It's probably 15-foot deep.

1 They could run that water line straight through  
2 that. That would bypass most of that water  
3 coming down to us and just take it directly off  
4 that field and send it.

5 I know it's an expense for that, the  
6 county and the city maintains that. The county  
7 and city both have spent a lot of effort and time  
8 through the years keeping that ditch dug out,  
9 keeping them cleaned out, blowing out all the  
10 whistles. Making sure that's clean. That takes  
11 a lot of money as well.

12 So we're looking for a solution. We  
13 hope that we can come up with a solution. Are  
14 any of us happy with the solar farm? No, as you  
15 knew when this went in. None of us was happy  
16 with it there. We have to deal with it.

17 As my neighbor so aptly said, we hope  
18 they become a good neighbor because so far it's a  
19 mess out there and the weeds are really  
20 unacceptable. I mean just if we had those at our  
21 house, we'd be getting taken to the court.

22 So -- so thank you, and if anybody  
23 has any questions, feel free to ask any of our  
24 neighbors. They love to talk.

1                   MR. TARR: Thank you. Kathy, would  
2 you like an opportunity?

3                   MS. MITCHELSON: No.

4                   MR. TARR: Thank you. And, lastly,  
5 we've got Jamie Springman, I think it is.

6                   MS. SPRINGMAN: Yes, Springman. Hi.  
7 My name is Jamie, J-a-m-i-e, Springman,  
8 S-p-r-i-n-g-m-a-n, and I'm probably one of the  
9 newest neighbors out there, and I live next to  
10 Randy and Kathy. So mine would probably be the  
11 last property that's really getting flooded to  
12 the east of everybody.

13                   Okay. So I would be on that far end  
14 from the solar plant, but not only my front yard,  
15 it is barreling over that Northshire across and  
16 into my property so much that -- and the front  
17 yard of it, it just sits in a pond on both sides  
18 of the driveway. I mean an actual huge pond  
19 sitting on each side, and then, of course, my  
20 property connects to Steve's so he's getting it  
21 and going all the way down the back of the  
22 property to drain into the drainage ditch that  
23 goes down by the water treatment and, of course,  
24 the other people's homes that were getting the



1 water to come towards theirs. Theirs, of course,  
2 is draining all the way around to the back there,  
3 but as for the water that just sits there like a  
4 pond, that is definitely my property, and I've  
5 watched it a couple times. It's not like -- it  
6 didn't seem like really like a monsoon rain. So  
7 I'm a little concerned about when we do get one  
8 of those where it just rains for three days  
9 straight and everything's flooded everywhere, and  
10 really that's about it.

11 Thank you.

12 CHAIRMAN ADCOCK: Thank you.

13 MR. TARR: Thank you. That's all we  
14 have.

15 CHAIRMAN ADCOCK: All right. Okay.  
16 That's all that's signed in. So public comments  
17 have closed. I guess any additional thoughts  
18 from the board?

19 MR. DORR: So, Len, were all your  
20 questions about the tiles or the culverts by the  
21 entrance and in the middle there, were those all  
22 answered to your liking as far as that visual --

23 MR. CORZINE: The question I still  
24 have it seems a little uncertain whether since

1 that water is draining, they've changed -- it's  
2 changed where the water hits the 48 ditch, okay,  
3 and that involves IDOT, and we've been talking  
4 about two or three different plans as we've gone  
5 along here. So we -- I would say we need  
6 something from IDOT with currently what is there  
7 now, and I think that might even get back to our  
8 own liability a little bit if we let this go  
9 through and IDOT says somewhere -- we need  
10 something from IDOT, I think --

11 MR. DORR: Right.

12 MR. CORZINE: -- that they need to --  
13 that's -- that would be my issue at this point.

14 MR. DORR: The way I took it when you  
15 were speaking was that the original plan was  
16 approved by IDOT and any changes have been  
17 approved by IDOT; is that correct or --

18 MS. KUCIEL: There were no changes in  
19 the IDOT --

20 COURT REPORTER: I'm sorry, I can't  
21 hear her from back there.

22 CHAIRMAN ADCOCK: Patricia, would you  
23 step forward again? Thank you.

24 MS. KUCIEL: So the plan approved by

1 IDOT there was no -- there were no changes to  
2 that.

3 MR. DORR: But originally everything  
4 was said, and then you said you needed the borrow  
5 pit for dirt to raise the road, and in raising  
6 the roads, the elevation on the culverts have  
7 changed, which I think would have to go back to  
8 IDOT to get approved because it's not the  
9 original plan. It's the original locations but  
10 not the original plan, is it?

11 MS. KUCIEL: Well, that's what we are  
12 trying to explain that those culverts were on the  
13 plans when they were sent to IDOT and sent to the  
14 reviewers for them to review. We -- then we  
15 discovered that we need to borrow clay. We were  
16 exploring that, but then as far as the access  
17 road itself, the elevations didn't change since  
18 the IDOT reviewed the plans.

19 MR. DORR: Okay.

20 MS. BARRY: May I ask a question?

21 CHAIRMAN ADCOCK: Yes.

22 MS. BARRY: What is submitted to  
23 IDOT, did it include the height of the access  
24 road?

1 MS. KUCIEL: Yes.

2 MS. BARRY: And that has not changed  
3 either?

4 MS. KUCIEL: Correct.

5 MS. HOWARD: I have a question. On  
6 your cover page you mentioned proposed  
7 improvements. So are any -- any of those  
8 improvements, do they -- are they affected by  
9 IDOT?

10 MS. KUCIEL: So by proposed  
11 improvements, we mean like any changes to the  
12 existing lot. So we are including the access  
13 road and solar panels. So all this we are  
14 calling improvements to existing site.

15 MS. HOWARD: And they're not going to  
16 pass this by IDOT at all?

17 MS. KUCIEL: So the only thing that's  
18 impacted to IDOT is the drainage. That's why I  
19 have required us as any developer to prepare a  
20 drainage checklist and send for the review, and  
21 we -- we have done that.

22 MS. HOWARD: So you sent a checklist  
23 to IDOT?

24 MS. KUCIEL: Yes. So the drainage

1 checklist is kind of like a blueprint document  
2 that examines the existing drainage plans, how  
3 proposed improvement will affect those, and  
4 basically we include the proposed plans, the  
5 grading, site plans, with what's going to be  
6 there.

7 MS. BARRY: Could you provide our  
8 zoning administrator a copy of what you provided  
9 to IDOT --

10 MS. KUCIEL: Yes.

11 MS. BARRY: -- so that we can make  
12 sure we're on the same page?

13 MR. CORZINE: And I would suggest we  
14 should have a copy of their response if we don't  
15 already.

16 MS. KUCIEL: Okay.

17 MR. CORZINE: Okay. Because we need  
18 to have that on file.

19 MS. KUCIEL: Okay.

20 MR. CORZINE: Okay. And that -- that  
21 is the approval of the plan that is there now.

22 MS. KUCIEL: Understood.

23 MR. CORZINE: If that's what you're  
24 saying it is.

1 MS. KUCIEL: Okay.

2 MR. CORZINE: Right. Is that -- and  
3 if it's not, I would say you need another one,  
4 but if it is the same, we need -- we need to have  
5 that.

6 MS. KUCIEL: All right.

7 MR. CORZINE: Okay?

8 MS. KUCIEL: Understood.

9 MR. DORR: So then now the other  
10 major issue is the water coming off of that  
11 corner and going down to their neighborhood.  
12 Because I mean the culvert on the south road is  
13 right close to the highway but there's nothing on  
14 the east side of this for any kind of water  
15 besides the natural lay of the land. So the  
16 water that's affecting the neighborhood is coming  
17 off of this corner from what I'm understanding.

18 MR. CORZINE: Yes, and you're asking  
19 what -- Joe, I think the question is with they  
20 built up a pretty good -- a lot of -- a lot of  
21 dirt. It looked to me like it's several feet for  
22 their access road to where the interconnection  
23 is, right? So how far east that goes and how  
24 much of that water now might be going east

1 instead of going west into the -- because it's  
2 going to build up there because all of that water  
3 that flowed off there is a pretty good-sized area  
4 is all going through a 12-inch pipe now, and so  
5 that's going to make a point source. So that's  
6 going to make the velocity of that flow quicker,  
7 but also probably what is causing the issue is  
8 how much of that water, I don't know because I  
9 don't know the elevations, is -- is forcing it  
10 east so there could be more water than before on  
11 these smaller rains like the -- like the public  
12 comments was saying.

13 MR. DORR: Right.

14 MR. CORZINE: See what I mean?

15 MR. BERNER: Instead of going --  
16 Instead of going on across, it's all to one side.

17 MR. CORZINE: Yes, there -- but also  
18 instead of just flowing out into that creek  
19 that's on the south side of these people's homes,  
20 it's -- it's not getting there because it's going  
21 straight on east and then it's getting to the  
22 road and the road ditches won't handle it.

23 MR. TARR: Joe, to your point, there  
24 is a standpipe in the southeast -- I wouldn't say

1 corner, but the southeast area of that parcel,  
2 and some of it comes out there but the majority  
3 of that water's flowing under the road in a tile  
4 there and coming up into that parcel that lays  
5 east of Glenhill Road. So when the folks were  
6 talking about sediment and a lot of the water it  
7 was actually running in that ditch on the east  
8 side of that road from the pictures I saw, yeah,  
9 right, into and then crossing the road into their  
10 front yards.

11 MR. CORZINE: Do you know, Blake,  
12 that probably starts about where the road curves?

13 MR. TARR: I would say no, it's  
14 further north.

15 MR. CORZINE: Okay.

16 MR. TARR: There's that lane. Len,  
17 do you see the lane there?

18 MR. CORZINE: Sorry. Go ahead.

19 MR. TARR: Yeah, it's just east of  
20 the parcel where the panels are, Joe, you'll see  
21 a lane, and it's just south of that field road.

22 MS. DeCLERCK: Right here.

23 MR. TARR: So right in that area.

24 MS. DeCLERCK: Basically the lane



1 that crosses the road here.

2 MR. TARR: Yeah, pretty close.

3 MS. DeCLERCK: Right here. Oh, you  
4 can see there's a natural drainage ditch -- I  
5 mean there's a natural drainage flow that runs  
6 right across there that goes east onto that --  
7 back to that timber creek or drainage ditch back  
8 there.

9 So -- okay. Just so I can get on the  
10 same page as everybody here, what I'm kind of  
11 seeing from my uneducated background, they've  
12 built this road up on the south end -- this  
13 access lane. That has stopped the natural flow  
14 from where their project is and the water would  
15 normally -- that it's shooting to their house now  
16 because it's being diverted by that road they  
17 built up used to go to the agriculture field  
18 that's straight south of the project, and then it  
19 would go into that ditch way behind their  
20 house -- behind the water plant. Well, now that  
21 that road is built up there, it doesn't let it  
22 naturally flow there. It kind of shoots it on  
23 down to where like a water chute and brings it  
24 right into the front of their housing and into

1 their thing.

2                   So to me that's what's changed. If  
3 this access road that they have built up has  
4 created a dam such as called maybe that's  
5 blocking the water from the natural flow which  
6 was that road built that high in the original  
7 plans? I don't know.

8                   Is that road higher than the original  
9 plan?

10                   MS. KUCIEL: No. So it's the same  
11 height -- the same elevation that was originally  
12 approved for the building primarily, and we did  
13 not change the drainage pattern. So there are  
14 multiple -- like a few ridges going across the  
15 site, and that's some portion of the site drains  
16 to the IDOT roads, some portion drains to the  
17 southeast, the Glenhill Road.

18                   So the access road like you mentioned  
19 creating kind of a dam, that would be there, but  
20 upstream by the road we created a swale, and  
21 that's why we placed those culverts in the lowest  
22 point of this -- of that identified four or five  
23 drainage areas, and we designed the grading  
24 upstream of the road. There's a swale that takes

1 this water in the -- from the culvert and then  
2 basically to past this dam sort of.

3 MS. DeCLERCK: Okay. So evidently  
4 the culverts aren't big enough to carry the flow  
5 of water in places; is that what I'm  
6 understanding?

7 MS. KUCIEL: Yes.

8 MS. DeCLERCK: Okay. So we've got to  
9 fix that.

10 MS. KUCIEL: Well, the culverts are  
11 designed to carry the water. They're designed to  
12 carry the water -- the amount of water for each  
13 area.

14 MS. DeCLERCK: But they're not. If  
15 you look at these pictures of the water that  
16 they've received with just an inch to 2 inches of  
17 rain, that it's not -- they're not -- either  
18 they're not placed sufficiently or in the proper  
19 alignment or that water wouldn't be getting  
20 there, would it? Would it be going to their  
21 house if they were carrying it properly?

22 MS. KUCIEL: We are -- I'm here to  
23 help explain the design and drawings. We -- we  
24 received like certain amount of rain the last

1 week. So it definitely didn't help, and I guess  
2 we need to find a solution to help those guys,  
3 but I am not certain this is the only issue that  
4 contributes to the -- the neighbor's property  
5 values.

6 MS. DeCLERCK: Okay.

7 MS. HOWARD: If we have a 12-inch  
8 culvert now on the outflow --

9 MS. KUCIEL: Yes.

10 MS. HOWARD: -- what about could we  
11 somehow replace it to a larger culvert? I mean  
12 would that be such a difficult thing?

13 MS. KUCIEL: I think that's something  
14 would need to be evaluated. I cannot answer  
15 question right now. It's not as easy, you know,  
16 as -- as one might say just take out one culvert  
17 for another.

18 MS. HOWARD: Who is responsible for  
19 it all?

20 MS. KUCIEL: And it's also -- it's --  
21 it might require like a grading for the larger  
22 amount of the site to make sure that the water  
23 drains to this larger culvert. So it's not as  
24 easy for me to say it's just -- it would be a

1 solution.

2 MS. HOWARD: Okay.

3 MR. TARR: And also as a point of  
4 information to the board, I do want to bring your  
5 attention that we did hire Don Wauthier, which is  
6 a drainage expert from Berns Clancy & Associates  
7 out of Urbana. He did do a site inspection. He  
8 did point out some of the things that we're  
9 speaking about today.

10 He did share that with the compaction  
11 and without it being seeded, it will increase the  
12 runoff potential up to ten percent. So that will  
13 definitely lead to some of the flow, you know,  
14 issues that we are having, but he definitely did  
15 propose some examples of some ideas of ways to  
16 slow down some of that flow.

17 I did -- I do think we heard some  
18 good examples of some other solutions that might  
19 be a fit for that.

20 MR. DORR: Well, I mean something's  
21 got to be done because part of the application  
22 was drainage and it's not working, which  
23 something had to have changed if they had never  
24 had this kind of water in their yard, and there

1 has to be a solution that they need to come up  
2 with to fix it.

3                   MR. TARR: Okay. So at this time I  
4 do want to share some additional information that  
5 Don provided, and just reading an email  
6 transaction that was said here -- we presented a  
7 rough sketch of the berm along the east side of  
8 the site. It would reduce peak rate of outflow  
9 of runoff from the solar panel area that then  
10 flows into the residential neighborhood by about  
11 90 percent for rainfall events up to 4-1/2  
12 inches, he estimated. For larger storms the  
13 total outflow would increase but still be less  
14 than the outflow that would have occurred with a  
15 cornfield.

16                   So I can pass this around. He just  
17 had some -- it's kind of basically some diagrams  
18 that he thought that a berm could be put in in  
19 that area that we were referring to towards the  
20 southeast corner of that parcel to slow down the  
21 water moving to that culvert. Is it -- is it the  
22 right fix? I don't know. That's up to the board  
23 to decide.

24                   I think the idea of potentially a

1 long-term fix of a tile is also reasonable, but  
2 he was keeping cost in mind, and he thought  
3 something like this, this berm if they had dirt  
4 to do it on-site could be in that \$10,000 range  
5 to potentially construct.

6                   So I just wanted to share that  
7 thought with the board as well.

8                   CHAIRMAN ADCOCK: Is that something  
9 you're open to, reducing rate of outflow?

10                   MS. KUCIEL: We are definitely open  
11 to a proposition and solution. We will have to  
12 consult with our owner. So I cannot answer that  
13 yes or no, but definitely would be open to  
14 solutions and work on that problem.

15                   MS. BARRY: Would it make sense that  
16 -- I mean I'm just -- to -- you know, it sounds  
17 like we're not going to have the answer today on  
18 this particular issue -- make sense to you, your  
19 company, the developers and meet with our  
20 engineer and our zoning administrator to see what  
21 the best solution would be?

22                   MS. KUCIEL: Yeah, we are open to  
23 that, and one thing I also want to point out  
24 vegetation definitely will be established. So

1 the landscape planning for this is native  
2 pollinators so they help with infiltration. So  
3 they reduce runoff, and this is the final  
4 landscape plan for underneath the plant panels  
5 and stuff. It will be pollinators to help with  
6 infiltration.

7                   CHAIRMAN ADCOCK: Can you walk  
8 through what that would be -- what it means  
9 native pollinators?

10                   MS. KUCIEL: So there are recommended  
11 native plans by Illinois Department of Natural  
12 Resources for those type of facilities. We do  
13 have landscape plans indicating specific names of  
14 the plants and everything else.

15                   I'm sorry. I'm not a landscaper. I  
16 cannot speak specific species, but this is --  
17 this is already in place. We have landscape  
18 plans. I think will also show during the primary  
19 view. We can provide it again.

20                   MR. BERNER: What's the timeline or  
21 how far away are you from that to that final  
22 plan?

23                   MS. KUCIEL: So my understanding that  
24 the -- the construction is pretty far along. So



1 I think that at this point we are probably at the  
2 seeding -- seeding stage. So it will take  
3 probably -- I'm really not sure -- a couple of  
4 weeks just to -- for everything to grow.

5 MR. BERNER: You're close to starting  
6 seeding?

7 MS. KUCIEL: Yes.

8 MR. CORZINE: Question. Now, where  
9 are you going to try and -- what -- will you put  
10 the vegetation the same underneath the panels as  
11 in this open area to the south?

12 MS. KUCIEL: No. So I believe -- can  
13 I get my drawings because I think at the present  
14 time also include our landscape, at least a  
15 screening or screen. So it's typically that --  
16 so this drawing only include a portion. It  
17 includes only like a larger plant or tree that  
18 are required for a screening for the residential  
19 area, but I believe there will be two different  
20 seed mixes for this property underneath the solar  
21 panels itself. We will have the native  
22 pollinator, and then everything else it will be  
23 just sod or grass.

24 MR. CORZINE: Thank you. That's not

1 going to be easy to see underneath those panels,  
2 I would think, but moving on, back to the -- if I  
3 may, it seems to me there are a couple different  
4 solutions, and we -- back to the water issue.  
5 Water's coming off of there too fast, and I think  
6 with what you did with the roadway is bringing a  
7 little more water that way than it did before,  
8 but either way, we've got to slow that water down  
9 now.

10                   The folks had a solution that might  
11 work would be putting that tile -- a big tile and  
12 going straight east if the property owner there  
13 would agree, and that would get rid of the --  
14 because we're talking about surface water. And  
15 the other one would be to build a berm along that  
16 roadway with a culvert through it that would --  
17 that area would then serve as somewhat of a  
18 retention pond. That wouldn't hold water because  
19 you don't want the mosquitoes and other things,  
20 but maybe it would take instead of that washing  
21 off of there in three or four hours, or two hours  
22 or one hour, it might take eight hours or 10  
23 hours or 12. Anyway, just the idea to slow the  
24 water down because way too much water is getting

1 to that roadway too fast, and that's -- and  
2 that's causing all these homeowners the problem.

3                   So there are a couple different  
4 solutions there, but I would -- we really need to  
5 get something done about that.

6                   MR. DORR: Well, I think like Adrian  
7 said or Mary said that if we get them and county  
8 engineer and this company that did the third  
9 party to come up with a plan and then come back  
10 and present that when they present the stuff from  
11 IDOT, you know, it's going to give us a better  
12 idea.

13                   MR. CORZINE: Yeah, agreed.

14                   MR. DORR: Because that's an issue.  
15 It's got to be fixed, and there's only one way to  
16 do it.

17                   MR. BERNER: Hire an expert to help  
18 us out.

19                   MR. DORR: Well, we got the report  
20 from the --

21                   MR. TARR: Yeah. In addition to  
22 that, Patricia, on your vegetation plan you spoke  
23 about when we -- when Don and I met with Danny  
24 and did our last inspection -- I guess a couple

1 weeks ago did a drainage inspection based on some  
2 complaints and stuff that we were receiving at  
3 that time, he did mention sheep grass. Is that  
4 part of your -- you talked about different  
5 pollinators and different grass species. Was  
6 that one of the types that was in the plan to be  
7 seeded?

8 MS. KUCIEL: So for sheep grass, I  
9 think it's -- we are talking about like  
10 maintaining the height of the grass. The  
11 specific seed mix there is designed to -- plan --  
12 for like long-term plan for the facility is to  
13 use sheep grazing for maintaining the height of  
14 the vegetation under these panels.

15 MR. TARR: Okay. So you're saying  
16 you weren't for sure on the grass mix, but they  
17 are -- they are planning on bringing sheep in to  
18 maintain that?

19 MS. KUCIEL: I will have to verify  
20 with the vegetation and I can get back to you.  
21 I'm 95 percent sure that this was the plan for  
22 this specific site, but we have vegetation  
23 before. So when I get to my computer I can find  
24 out.

1                   MR. TARR: Yeah, I would like to get  
2 some clarification on that, and I'd also like to  
3 share that according to Appendix B of the  
4 Christian County Zoning Code which regulates  
5 commercial solar energy conversion, Section,  
6 Special Use Permits, Bullet H - design  
7 characteristics that may reduce or eliminate  
8 visual obtrusiveness. Bullet K - impact on the  
9 orderly development, property values, and  
10 aesthetic conditions within the county, and  
11 finally Bullet R, that there would be a weed  
12 control plan for inside and outside of the  
13 fenced-in property.

14                   There was no mention in the  
15 vegetation plan of any sheep or livestock, only  
16 the planting of sheep grass for ground cover,  
17 which we learned that the day of the inspection.  
18 So I would like to revisit that and learn a  
19 little bit more about what you said.

20                   MS. KUCIEL: Okay. Understood.

21                   MR. DORR: So then according to that  
22 -- the issue with the weeds, those need to be  
23 chopped or something.

24                   MS. KUCIEL: I -- yeah, I -- like I

1 said, I need to revisit again the vegetation  
2 management plan.

3 MR. DORR: Yeah, but that's different  
4 than the vegetation plan. This is just weeds  
5 growing up while construction is going on.

6 MS. KUCIEL: Yeah.

7 MR. DORR: That's fine.

8 MS. HOWARD: During construction.

9 MR. DORR: According to that right  
10 there, those need to be taken care of until the  
11 vegetation plan goes into effect. So the way I  
12 read it --

13 MR. CORZINE: Agreed.

14 MR. DORR: -- those need to be mowed.

15 MR. CORZINE: That doesn't need a  
16 plan or going to take two weeks to figure it out.  
17 You could do it tomorrow, right?

18 MR. DORR: Yes. So that needs to be  
19 done.

20 CHAIRMAN ADCOCK: Okay. So right now  
21 in summary what we have is we want what was  
22 provided to IDOT, their permit back, and I guess  
23 official response with the date, timestamp, etc.  
24 Then we need to come to a date with your side

1 engineers, etc., as well as Blake Tarr, Berns and  
2 Clancy, and to walk through the remediation step  
3 for the storm water runoff in the south corner,  
4 and then we need an immediate action for the  
5 weeds for today as well as additional information  
6 how sheep grading will maintain the height in the  
7 future the overall program.

8                   Does anybody have any other  
9 questions?

10                   MS. DeCLERCK: I do have a question  
11 just because when I get out of here I want to  
12 make sure I understand that. Are you saying that  
13 your company or maybe not the construction  
14 company, but the solar company would bring sheep  
15 in to keep that grass down, or is that just the  
16 name of the grass, sheep grass?

17                   MS. KUCIEL: So there is actually a  
18 solution -- this is the one of the solutions how  
19 the height of the vegetation is maintained on the  
20 solar panels. That's actually done. You know,  
21 multiple solar panels, they actually bring the  
22 sheep to the site.

23                   To confirm it 100 percent that this  
24 will be done to this site, I will provide

1 vegetation management plan that will provide like  
2 detailed description of how it's being done in  
3 the long term existence of the operation of this  
4 facility.

5 MS. DeCLERCK: I just wanted to make  
6 sure terminology. You were talking about real  
7 sheep coming in or just a terminology we call  
8 sheep grass?

9 MR. DORR: It's a common practice.  
10 (Simultaneous talking.)

11 MR. DORR: They actually have  
12 companies that bring goats in there so they don't  
13 have to go in there and mow that. The goats  
14 clean it out.

15 MS. KUCIEL: Yeah.

16 MS. DeCLERCK: I just hadn't seen it  
17 on any -- used on any solar areas around here  
18 yet. I was just wondering. So I appreciate it.

19 MS. HOWARD: That was a good  
20 question.

21 MR. CORZINE: Takes a special fence  
22 to keep those goats in.

23 CHAIRMAN ADCOCK: Okay. So again I  
24 think we can look for the motion these three



1 items, and then we actually already have a  
2 meeting for the 16th. Can we put the  
3 continuation for the 16th?

4 MS. BARRY: If everybody thinks the  
5 meeting can happen by then.

6 CHAIRMAN ADCOCK: Can we make that  
7 work by the 16th of September?

8 MR. TARR: Yes, I think so.

9 MS. KUCIEL: Yes.

10 CHAIRMAN ADCOCK: Okay. So to  
11 reiterate, we need a motion that we get the  
12 information provided to IDOT with permit, IDOT's  
13 response with the date time stamped. We need a  
14 solution to eliminate the storm water runoff in  
15 the southeast corner of the project. We need  
16 immediate weed action today plus the sheep  
17 grading management plan to Blake and revisit  
18 these topics as of September 16. Can we have a  
19 motion?

20 MR. CORZINE: Len Corzine. I make  
21 the motion.

22 CHAIRMAN ADCOCK: Motion from Len  
23 Corzine.

24 MR. DORR: I'll second.

1 CHAIRMAN ADCOCK: Second from Dorr.  
2 Roll-call vote please.  
3 MR. TARR: Craig Berner.  
4 MR. BERNER: Yes.  
5 MR. TARR: Len Corzine.  
6 MR. CORZINE: Yes.  
7 MR. TARR: Joe Dorr.  
8 MR. DORR: Yes.  
9 MR. TARR: Glen Goodrich.  
10 MR. GOODRICH: Yes.  
11 MR. TARR: Joann Howard.  
12 MS. HOWARD: Yes.  
13 MR. TARR: Janet DeClerck.  
14 MS. DeCLERCK: Yes.  
15 MR. TARR: Nicole Lanham.  
16 MS. LANHAM: Yes.  
17 MR. TARR: Adrian Adcock.  
18 CHAIRMAN ADCOCK: Yes.  
19 MR. TARR: Motion carries.  
20 CHAIRMAN ADCOCK: Thank you.  
21 All right. The third item is update  
22 to text amendment change. So there are two  
23 updates to the penalty section. One part is  
24 increasing the fine, and then a portion of how

1 the commissioner will conduct the problem --  
2 identify the problem, communicate it to -- bring  
3 it to us for attention, and then how we would  
4 then identify the proper course of action.

5                   And then the second piece is just  
6 making sure the overall code that it's clear how  
7 the penalty will be imposed.

8                   Are there any questions?

9                   MR. DORR: Nope.

10                  CHAIRMAN ADCOCK: All right. So do  
11 we have a motion to approve the text amendment  
12 change?

13                  MS. HOWARD: I'll make that motion.

14                  CHAIRMAN ADCOCK: Okay. Joann  
15 Howard.

16                  MR. BERNER: I'll second it.

17                  CHAIRMAN ADCOCK: Second by Craig  
18 Berner.

19                  Roll-call vote, please.

20                  MR. TARR: Nicole Lanham.

21                  MS. LANHAM: Yes.

22                  MR. TARR: Janet DeClerck.

23                  MS. DeCLERCK: Yes.

24                  MR. TARR: Joann Howard.

1 MS. HOWARD: Yes.

2 MR. TARR: Glen Goodrich.

3 MR. GOODRICH: Yes.

4 MR. TARR: Joe Dorr.

5 MR. DORR: Yes.

6 MR. TARR: Len Corzine.

7 MR. CORZINE: Yes.

8 MR. TARR: Craig Berner.

9 MR. BERNER: Yes.

10 MR. TARR: Adrian Adcock.

11 CHAIRMAN ADCOCK: Yes.

12 MR. TARR: Motion carries.

13 CHAIRMAN ADCOCK: Is there a motion

14 to adjourn to September 16 at 1 p.m.?

15 MR. DORR: I'll make the motion.

16 CHAIRMAN ADCOCK: Do we have a

17 second?

18 MS. HOWARD: I'll second.

19 CHAIRMAN ADCOCK: All those in favor.

20 ZBA MEMBERS: Hearing adjourned.

21 (Which were all of the proceedings had on this

22 meeting as of this date.)

23

24

1 CERTIFICATE OF REPORTER

2 STATE OF ILLINOIS )  
3 )  
4 COUNTY OF SANGAMON)

5 I, Rhonda Rhodes Bentley, CSR,  
6 License No. 084-002706, a Certified Shorthand  
7 Reporter, within and for the State of Illinois,  
8 do hereby certify that the meeting aforementioned  
9 was held on the 29th day of August, 2024, and  
10 that said meeting was taken down in stenographic  
11 notes, afterwards reduced to typewriting by me,  
12 and that this transcript is a true and accurate  
13 transcription of the testimony.

14

15 IN WITNESS WHEREOF, I have hereunto  
16 set my hand this 10th day of September 2024 at  
17 Divernon, Illinois.

18

19

20

21

22

23

\_\_\_\_\_  
Certified Shorthand Reporter  
CSR #084-002706

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