

CASE# 2018-022
RESOLUTION NUMBER 8-1

GRANTING A CONDITIONAL PERMITTED USE
FOR CERTAIN PROPERTY LOCATED AT
1557 PARKES KINNER ROAD, PLEASANT PLAINS
SANGAMON COUNTY, ILLINOIS

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant a Conditional Permitted Use** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

The East Half of the Northeast Quarter (E ½ NE ¼) of Section 25, Township 16 North, Range 7 West of the Third Principal Meridian, Sangamon County, Illinois.
Parcel No.(s): 12-25.0-200-002

WHEREAS, the Petitioner, **Pleasant Plains Solar, LLC**, has petitioned the Sangamon County Board for a **Conditional Permitted Use for a Solar Farm Energy System (SFES)**; and,


WHEREAS, a public hearing was held at the Sangamon County Building on **May 17, 2018** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and,

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant the Conditional Permitted Use**; and,

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

FILED

MAY 23 2018



Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **12th Day of June, 2018** that the request for a **Conditional Permitted Use for a Solar Farm Energy System (SFES)** on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this **12th day of June, 2018**.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD



GREG STUMPF, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ROSE RUZIC

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #7 NAME: **Craig Hall**

DOCKET NUMBER: **2018-022**

ADDRESS: **1557 Parkes Kinner Road, Pleasant Plains, IL 62677**

PETITIONER: **Pleasant Plains Solar, LLC**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District.**

REQUESTED ZONING CLASSIFICATION: **Conditional Permitted Use (CPU) for a Solar Farm Energy System (SFES).**


AREA: **80 acres**

COMMENTS: **None**

OBJECTORS: **Yes**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the Conditional Permitted Use for the Solar Farm Energy System. The petitioner is proposing to comply with all the specific setback requirements and additional standards in the Solar Energy System Ordinance and professionally maintain the site. The petitioner will also use the type of solar panel that is designed to limit the negative impact on adjacent property owners.**

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: **Approval of Staff Recommendation.**


RECORDING SECRETARY

8-4

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: **2018-022**
Pleasant Plains Solar, LLC)
))
)) PROPERTY LOCATED AT:
)) **1557 Parkes Kinner Road**
)) **Pleasant Plains, IL 62677**

RECOMMENDATION OF THE BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **Conditional Permitted Use** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **May 17, 2018** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **1557 Parkes Kinner Road, Pleasant Plains, IL 62677** and more particularly described as:

The East Half of the Northeast Quarter (E ½ NE ¼) of Section 25, Township 16 North, Range 7 West of the Third Principal Meridian, Sangamon County, Illinois. Parcel No.(s): 12-25.0-200-002

Page 2

3. That the present zoning of said property is **“A” Agricultural District.**
4. That the present land use of said property is **cropland.**
5. That the proposed land use of said property is a **solar farm.**
6. That the requested **Conditional Permitted Use** of said property is **for a Solar Farm Energy System (SFES).**
7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit(s).
8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **Conditional Permitted Use** is in the public interest and is not solely in the interest of the petitioner(s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the requested **Conditional Permitted Use** be **approved.**


CHAIRMAN *etc*

86

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **approved** which was duly seconded by **Charlie Chimento**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Don Wulf, Andrew Spiro, Gina Lathan**

NO: **Tony Mares**

PRESENT:

ABSENT:


RECORDING SECRETARY

8-7

**SANGAMON COUNTY - RECOMMENDED FINDINGS OF FACT
FOR CONDITIONAL PERMITTED USES**

Case #: **2018-022**

Address: **1557 Parkes Kinner Rd., New Berlin**

No conditional permitted uses shall be granted by the County Board unless the conditional permitted use:

- (i) Is so proposed that the proposed location, design and method of operation of such use will minimize the adjacent effects on the character of the surrounding area.

The petitioner is proposing to comply with all the specific setback requirements and additional standards in the Solar Energy System Ordinance and professionally maintain the site. The petitioner will also use the type of solar panel that is designed to limit the negative impact on adjacent property owners.

- (ii) Is so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected.

The petitioner is proposing to comply with all the specific setback requirements of the Solar Energy System Ordinance and will use the type of solar panel that is designed to help protect the health, safety, and welfare of the public.

- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.

Negative impacts regarding this standard are not anticipated. The petition states that the solar panels are “low profile, does not create odors, and is virtually noiseless” and “is setback the required amount of feet from adjacent property boundaries, allowing the setback to mitigate visual impacts.”

- (iv) In addition to the above general standards for all conditional permitted uses that may be allowed, no conditional permitted use listed below shall be granted unless the proposed use can meet the standards as noted:

- (a) Fairgrounds, public or private outdoor recreation centers - that the principal vehicle access for such use is located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare, that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas.

N/A

- (b) Mobile home parks - must meet the requirements of Section III(R) Large Scale Development.

N/A

- (c) Tourist home, motels, hotels - that the proposed use must be located on or within 400 feet of a major thoroughfare.

N/A

- (d) Taverns and liquor stores - that the following distances be maintained: (1) schools - 100' from the property line of the school to the property line of the tavern or liquor store; (2) churches - 100' from the church building to the tavern or liquor store building; and (3) residences - 100' from the tavern or liquor store property line to the residential structure or institutional care facility.

N/A