

1 IROQUOIS COUNTY, ILLINOIS

2 ZONING BOARD OF APPEALS

3 05/12/2026

4 6:00 p.m.

5 ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

6 CF IL SOLAR N. 2200 EAST ROAD MARTINTON, LLC

7  
8 ZONING BOARD OF APPEALS MEMBERS PRESENT:

9 Wayne Wagner, Chairman  
10 Steve Anderson  
11 Jerry Bennett  
12 Bill Rogan

13 Also present:

14 Julie Feller, Zoning Administrator

15 COUNSEL FOR ZONING BOARD OF APPEALS:

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I N D E X

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Hearing Exhibit A marked.....	8
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1           ZBA CHAIRMAN WAYNE WAGNER: Call this meeting to  
2 order. We'll have the roll call of the Zoning Board of  
3 Appeals Members.

4           ZONING ADMINISTRATOR JULIE FELLER: Steve Anderson?

5           ZBA MEMBER STEVE ANDERSON: Here.

6           ZONING ADMINISTRATOR JULIE FELLER: Jerry Bennett?

7           ZBA MEMBER JERRY BENNETT: Here.

8           ZONING ADMINISTRATOR JULIE FELLER: Bill Rogan?

9           ZBA MEMBER BILL ROGAN: Here.

10          ZONING ADMINISTRATOR JULIE FELLER: Wayne Wagner?

11          ZBA CHAIRMAN WAYNE WAGNER: Yes. If everyone would  
12 rise for the Pledge of Allegiance to the flag of our  
13 Country.

14          (Pledge of Allegiance recited.)

15  
16          ZBA CHAIRMAN WAYNE WAGNER: Is there a motion to  
17 approve minutes of the previous meeting?

18          ZBA MEMBER STEVE ANDERSON: I move.

19          ZBA MEMBER JERRY BENNETT: I second it.

20          ZBA CHAIRMAN WAYNE WAGNER: All in favor say aye? Aye.

21          ZBA MEMBER STEVE ANDERSON: Aye.

22          ZBA MEMBER JERRY BENNETT: Aye.

23          ZBA MEMBER BILL ROGAN: Aye.

24          ZBA CHAIRMAN WAYNE WAGNER: All opposed, same.

1 (No Response.)

2 ZBA CHAIRMAN WAYNE WAGNER: I will introduce our  
3 Facilitator for tonight, Mr. Andrew Keyt.

4 MR. ANDREW KEYT: Thank you, Mr. Chairman. So I'm Andy  
5 Keyt. I know there are some familiar faces here. So our  
6 office represents the County and the Zoning Board. We also  
7 assist with running through the hearing itself. I'm just  
8 going to briefly explain the process, because I think most  
9 of you probably have an understanding of how it works, but  
10 for each of the items that are up on the agenda, there is  
11 a Conditional Use Permit of USS Woolly, two variances from  
12 USS Woolly, and then also a Conditional Use Permit from CF  
13 IL Solar N. 2200 East Road, Martinton LLC. Each of those  
14 items will be called for hearing. Most likely the first  
15 three all relate to one Project will be called together.  
16 The process, just so everyone understands, the Applicant  
17 presents their testimony first. As the Applicant presents  
18 their testimony, the Zoning Board of Appeals may ask  
19 questions. Members of the public may ask questions. I may  
20 ask a few questions. Staff may have questions. Once the  
21 Developer has presented their testimony, then it's turned  
22 over to anybody in support or in opposition to the  
23 Project. They can present their own testimony if they  
24 wish. Once we receive all of the testimony, we then will

1 take any public comment on a particular Project. Then the  
2 ZBA will close and deliberate on each of the matters. Then  
3 we'll just move on to the next one. We likely will hear  
4 the evidence for A, B and C on the Agenda which all relate  
5 to USS Woolly in one -- hear the testimony all at one  
6 time, and then make decisions on each of them separately,  
7 and then we'll move on to the last item, item D. Anybody  
8 have questions about that process at all? Just by show of  
9 hands, how many people are here in representing a  
10 Developer or wanting to speak in favor of a Project?  
11 Anybody here opposed to a Project that they wish to  
12 present any testimony on or evidence? Okay. Once we get  
13 through all of them, then the ZBA will adjourn. They make  
14 a recommendation to the County Board. They are not the  
15 final deciding body. The County Board will take that issue  
16 up at their next County Board meeting. Anybody have  
17 questions about that process, about what I've explained?  
18 Okay. Hearing none. In terms of public comment unrelated  
19 to any Project, does anybody have public comment unrelated  
20 to the items up on the Agenda? Yes, ma'am. Is it public  
21 comment related to one of the Projects or public comment  
22 unrelated to a Project?

23 KATIE NESHEIM: Unrelated.

24 MR. ANDREW KEYT: Okay. Well come on up, and there's

1 a microphone there. You can provide any public comment you  
2 wish. I think the time limit here is five minutes?

3 ZONING ADMINISTRATOR JULIE FELLER: Yes.

4 KATIE NESHEIM: Hello. I will make this very quick.  
5 My name is Katie Nesheim, N-E-S-H-E-I-M. I'm a  
6 representative of Geronimo Power. We are currently  
7 developing a wind farm standing across Iroquois and Ford  
8 County. As I understand, you will be working on your wind  
9 ordinance in the coming months, so I wanted to introduce  
10 myself, make myself a familiar face. So, thank you.

11 MR. ANDREW KEYT: Okay, thank you. Anybody else have  
12 public comment they wish to provide unrelated to a  
13 Project? We'll call for public comment as to each Project  
14 too. Okay. Hearing none. Go ahead and open the meeting.

15 ZONING ADMINISTRATOR JULIE FELLER: Yes. So normally  
16 what I do is, I will read the public notice that was  
17 published first.

18

19 "Iroquois County, Illinois Zoning Board of  
20 Appeals, Notice of Public Hearing.

21 PLEASE TAKE NOTICE: Public notice is hereby given  
22 that on Tuesday, May 12, 2026, commencing at 6:00  
23 p.m., Iroquois County Zoning Board of Appeals will  
24 hold a public hearing at the Clifford Bury

1 Administrative Center, 1001 East Grant Street,  
2 Watseka, Illinois, to consider the application of  
3 CF IL Solar N 2200 East Road Martinton, LLC, zoning  
4 case #26-ZBA-007, which seeks a Conditional Use Permit  
5 to construct and operate a commercial solar energy  
6 facility on approximately 10 acres of the 69.69 acre  
7 parcel. The project has an approximate nameplate  
8 capacity of 1.3 MW(ac) and equal MW Battery storage  
9 attached. The location of the proposal is in Papineau  
10 Township, Parcel #05-34-100-003, Section 34, Township  
11 29 N, Range 12 West. The approximate address for the  
12 parcel involved is 3088 N. 2200 East Road Martinton,  
13 IL 60951. The parcel is owned by Charles R. Wyatt  
14 Trustee. The owner's address is 3087 N. 2200 East  
15 Road Martinton, IL, 60951.

16 The Applicant is CF IL Solar N. 2200 East Road  
17 Martinton, LLC and is a limited liability company.  
18 CF IL Solar N 2200 East Road Martinton, LLC is a  
19 wholly-owned subsidiary of Clean Footprint LLC,  
20 located at 7011 N. Atlantic Ave. Suite 1005, Port  
21 Canaveral, FL 32920. The Applicant is not operating  
22 under an assumed name.

23 All persons wishing to be heard in support of or  
24 opposition to the proposed Conditional Use Permit

1           shall be afforded such an opportunity, and may submit  
2           their statement orally, in writing, or both."

3

4           MR. ANDREW KEYT: Is someone from the Applicant  
5           present to provide testimony? Come on up.

6           ADAM COLE: We are going to pass out some pamphlets so  
7           you have visuals.

8           MR. ANDREW KEYT: Are you wishing to admit the  
9           hand-out into evidence?

10          ADAM COLE: Please.

11          MR. ANDREW KEYT: Okay. For the record, does anybody  
12          have an objection? Hearing none. We'll mark it as  
13          Hearing Exhibit A. The pamphlet is page numbered. So if  
14          someone has a page numbered in the bottom right next to  
15          the logo. So if someone has a question we can reference  
16          that and will make things a little bit easier.

17          (Witness sworn.)

18

19

**ADAM COLE,**

20          a witness herein, called by the Applicant after having  
21          been first duly sworn, was examined, and testified as  
22          follows:

23          ADAM COLE: I'm Adam Cole. I am the Vice President of  
24          Real Estate & Strategy for Clean Footprint. I reside in

1 Chicago, Illinois, at 1750 W. Diversey Parkway, and I'm  
2 here today to introduce a project that we're proposing in  
3 Iroquois Township -- excuse me, Iroquois County, a solar  
4 project, a 1.3 Megawatt solar project with battery  
5 storage. I'll be referencing, as I indicated, the  
6 materials in front of you. To support me also today is  
7 Frankie Flynn, from Atwell, our Engineer, and if necessary  
8 he can come up and be sworn in for any additional details  
9 that I might not be able to answer.

10 Clean Footprint is based in Florida, but our most  
11 active State is in Illinois where we focus on community  
12 solar projects. These are localized solar projects  
13 designed to create electricity and provide green energy at  
14 reduced rates for the communities around the projects.

15 We have currently five projects in construction  
16 phase in Illinois. This will be the sixth one that we're  
17 seeking approval for, and we have one more in another  
18 county after that.

19 Collectively, historically, we've done about five  
20 hundred megawatts of solar development over ten different  
21 states. We've been doing this for about fourteen years  
22 now. We've come out of Florida where our founder was the  
23 Mayor of Cape Canaveral. So we have a particular  
24 sensitivity to government and government process in our

1 organization.

2           What we're proposing here is basically a passive  
3 solar energy creation and storage that will strengthen the  
4 grid, provide affordable electricity, and improve the  
5 resiliency, sort of the operation of the grid in the local  
6 community.

7           The Project will create about thirty to forty  
8 construction jobs and will create long-term management and  
9 maintenance jobs in a lower number over its life span.  
10 It's expected to be at least twenty-five years and more  
11 likely in the forty to forty-five years.

12           Primary benefits of the Project, the electricity,  
13 are substantial property tax revenue increase to the  
14 County and its local -- the organizations and departments  
15 that it funds, and what represents about a fifteen percent  
16 reduction in electricity rates to consumers who subscribe  
17 to this electricity.

18           As a community solar project, anyone can subscribe  
19 to a community solar project. So as long as you're in  
20 Ameren, this is an Ameren Power territory. As long as  
21 you're an Ameren customer, you can seek out to join up  
22 with a solar project like ours and get reduced electricity  
23 rates for the term of your contract -- long-term contract.  
24 Those are basically, you know, guaranteed and supported by

1 the State. It's not really a corporate matter. It's a  
2 State matter, encouraging to meet our goals, the State of  
3 Illinois for renewable energy.

4 The Project that we're looking at is on page four.  
5 Southeast of Papineau, West of Beaverville on E. 3100  
6 North Road, East of North, 2200 North Road. The Project  
7 is located on eight acres of solar farm on a ten-acre  
8 leased area. It gives us room to buffer and maintain  
9 around the Project on a parcel that's over sixty acres. So  
10 it's about fifteen percent coverage from what is currently  
11 a farmed parcel. Within that acreage itself, our Project  
12 only covers about forty percent of ground area. So the net  
13 developed area with the actual panels and stuff for it is  
14 substantially less than the eight-acre project itself.

15 Agriculture will continue to exist and occur and  
16 be supported around the Project, and in addition the  
17 Project itself will promote continued agricultural work  
18 through having pollinator vegetation and native species  
19 and so forth that we plant to support and mitigate weeds,  
20 but also to provide screening around the Project so that  
21 from the viewshed from roadways, it looks like a natural  
22 appearance.

23 The Project will produce zero emissions. I mean it  
24 is solar-powered. There's no generators or fossil fuels

1 used in the Project, and to maximize the benefit we have  
2 elected to include batteries where we will create more  
3 energy than we're allowed to put into the grid system,  
4 Ameren's grid system during the day, and then we'll  
5 continue to put that energy into the grid from the  
6 batteries in the evening and late afternoon hours, kind of  
7 like a detention pond works in a farm field or a  
8 construction site.

9 I don't want to be redundant to what you might  
10 have heard from other solar developers, but the solar --  
11 the primary material in a solar farm is a solar module  
12 which is manufactured off-site. It's very much like a  
13 building material, like an exterior of a building. Just  
14 glass, aluminum, silicone are the primary components of a  
15 solar.

16 These will be mounted on the ground and they will  
17 be on what we call single axis trackers. They'll allow  
18 them to shift just from east to west, that's it, during  
19 the day to maximize their ability to capture the sun.

20 A solar panel is designed to absorb sunlight and  
21 energy, not reflect it, and so we shift that in a way to  
22 maximize the production.

23 Each solar panel is about the size of a sheet of  
24 plywood, for reference, and we we'll have about three

1 thousand of them in this project at 1.3 Megawatts.

2 The solar has very few parts other than the solar  
3 panels and they're a matter of inverters and we'll have  
4 eight inverters on this Project. Inverters are sort of  
5 like air conditioning units in sort of how they operate  
6 at low volumes and low impact to the community.

7 We will have a fire prevention and emergency  
8 response plan as part of the our Project that will meet  
9 State, National, local standards, and I believe we've  
10 commenced in some communication already with the County on  
11 our plans on that.

12 We have a requirement to be in the decommissioning  
13 plan to assure that the land is restored back to the  
14 condition, at least, as when we received it and ready for  
15 agriculture, which means we take away all surface  
16 improvements and all sub-ground improvements to at least a  
17 minimum of three-foot depth.

18 We have fully coordinated this Project already  
19 with many agencies including US Fish & Wildlife, Federal  
20 Aviation, the Illinois DNR, the Illinois Historic  
21 Protection, the Illinois Department of Agriculture,  
22 including extensive review of drain tiles and so forth  
23 that are on the site as well. We've also reviewed  
24 construction traffic analysis and committed to a roadway

1 plan, how we bring materials in and out of the Project.  
2 Effectively we're not changing the shape or the grade or  
3 the characteristics of the Project significantly from the  
4 current agricultural use that's right there. The Project  
5 will comply with all ordinances of the County on place  
6 relative to setbacks and also relative to construction  
7 standards and safety standards.

8 I'm happy to dive into any questions that you may  
9 have specifically about the Project. I did not bring an  
10 exhibit, because I think you can all review the map  
11 location there, but if someone does need an explanation of  
12 what's where, I'm happy to point it out as well.

13 MR. ANDREW KEYT: Okay. Does that conclude your  
14 testimony?

15 ADAM COLE: It does.

16 MR. ANDREW KEYT: Any questions from the Zoning Board  
17 of Appeals? Going once. Going twice. Okay, hearing none.  
18 Anybody from members of the public who have questions for  
19 Mr. Cole? Going once. Going twice. Okay, hearing none.  
20 Staff. Any questions from the staff? I've got a few  
21 questions.

22

23

24

## 1 EXAMINATION BY

2 MR. ANDREW KEYT:

3

4 Q. You were here for the prior one; is that correct?

5 A. I was, and I listened to that.

6 Q. In terms of the requirements for the battery  
7 storage, I assume you would be willing to comply with the  
8 National Fire Protection Association requirements?

9 A. We will, and we're required to, yeah.

10 Q. And the Underwriter's Laboratory requirements?

11 A. Correct.

12 Q. In terms of decommissioning, there is a  
13 decommissioning plan that's in the Application. A couple  
14 of things that the decommissioning plan did not, as I  
15 could tell, have a cost estimate with it. Do you have a  
16 cost estimate you can provide?17 A. We would supply the cost estimate at the time  
18 with building permit applications. There's no drawings  
19 other than for the interconnection and the site planning  
20 purposes at this time. So, you know, we don't have full  
21 sets of drawings for every wire that are permit ready  
22 drawings at this point. But I mean we can give you some  
23 kind of estimate, I imagine, for that here if it's  
24 necessary.

1           **Q.**    In terms of the plan itself, this is what would  
2 qualify as a technical submission to the County; is that  
3 true?

4           **A.**    Yes. Well, preliminary technical submission, I  
5 think. In our correspondence with the County, it's our  
6 impression that this is the framework for an emergency  
7 plan for review and comment.

8           **Q.**    I meant the decommissioning plan.

9           **A.**    Oh, I'm sorry, decommissioning plan, similarly.

10          **Q.**    Okay. In terms of the decommissioning plan, are  
11 you familiar with the requirements of the Agricultural  
12 Impact Mitigation Agreement?

13          **A.**    We are, and we will comply with those.

14          **Q.**    Are you familiar with the requirement that it  
15 provide the original construction costs within the scope  
16 of the decommissioning plan?

17          **A.**    Yes.

18          **Q.**    Is that provided in the decommissioning plan?

19          **A.**    Sir, we've not constructed the Project yet, so I  
20 can't confirm what the costs would be today.

21          **Q.**    Right, but normally the plan would have an  
22 estimate of the construction costs. I mean you surely have  
23 some idea of how much it's going to cost, correct?

24          **A.**    Yeah, sure.

1 Q. Is it in the decommissioning plan?

2 A. It is not currently in the decommissioning plan.

3 Q. In terms of -- are you an Engineer?

4 A. I'm not an Engineer.

5 Q. Who provided the decommissioning plan?

6 A. I think it was prepared by Atwell Engineering  
7 Firm. It was not? Oh. It was prepared by a consultant of  
8 ours. I thought it was Atwell, but it's a different  
9 consultant.

10 Q. Who is that?

11 A. Her name is Michele, with a single "L",  
12 Santigelo, S-A-N-T-I-G-E-L-O.

13 Q. Are you familiar with the requirements of the  
14 Illinois Professional Engineering Practice Act?

15 A. I am not.

16 Q. One of the requirements is that any technical  
17 submissions to a governmental body have to be signed and  
18 sealed by a professional engineer. Has this been signed  
19 and sealed by a professional engineer?

20 A. Not to my knowledge.

21 Q. In terms of decommissioning, one of the  
22 requirements, requests of the County, is that the  
23 developers provide a hundred percent of the  
24 decommissioning costs at the building permit stage. Is

1 Clean Footprint willing to do that?

2 A. Our intention was to follow the rules under CRGA,  
3 The Clean Reliable Grade Affordability Act, which was  
4 passed into law January 1 of 2026 -- January 8th, I'm  
5 sorry, and then becomes effective for all projects on June  
6 1 of 2026. That requires 25% of decommissioning prior to  
7 the in-service state, 50% prior to year five, and 100%  
8 prior to year ten. I can reference it to you, it's  
9 specifically --

10 Q. I'm familiar with the statute.

11 A. Okay.

12 Q. In terms of decommissioning costs, provisions for  
13 the solar, are you willing to provide a hundred percent  
14 for the solar project?

15 A. My understanding is that that same ratio applies  
16 to both, but I would have to refer to CRGA, it's an eleven  
17 hundred-page document, to be certain on that.

18 Q. Yeah. It's not the same requirements for both.  
19 But irrespective of that, the requirements under the  
20 Agricultural Impact Mitigation Agreement, you're familiar  
21 with the, of course, the AIMA requirements, you indicated  
22 you're familiar with that; is that correct?

23 A. I have re-submitted an Agricultural Impact  
24 Mitigation Agreement that is approved by the State.

1           **Q.**    Are you familiar with Paragraph A on page one of  
2 the Agricultural Impact Mitigation Agreement?

3           **A.**    I'm not, without review.

4           **Q.**    Paragraph A states: "All construction and  
5 deconstruction activities may be subject to county or  
6 other local requirements". You're not familiar with that  
7 particular sentence?

8           **A.**    I don't want to pretend that I know it  
9 word-by-word, so I'm happy to review it and respond to  
10 specific questions that you have. I do not have a copy of  
11 it in front of me.

12          **Q.**    You're familiar with the financial assurance  
13 requirements that are required under the AIMA?

14          **A.**    I am.

15          **Q.**    Final assurance requirement under the definition  
16 states: "A reclamation or surety bond or other  
17 commercially available financial assurance that is  
18 acceptable to the county, with the county or Landowner as  
19 beneficiary". Are you familiar with that requirement?

20          **A.**    Yes.

21          **Q.**    The County, at this point, if you're not going to  
22 provide a hundred percent of the decommissioning costs at  
23 the Building Permit phase, would then require that the  
24 decommissioning costs be provided in escrow. Is that what

1 you would prefer to do?

2 A. No. Our plan would typically be to bond the  
3 decommissioning with a surety bond or reclamation bond.

4 Q. Do you want to read the paragraph again regarding  
5 financial assurance?

6 A. Please. If there's something that you would like  
7 to discuss, let's walk through it then.

8 Q. Financial assurance is up to the county in terms  
9 of the form of the financial assurance. Are you -- that's  
10 the definition I just read. Are you contesting that the  
11 AIMA requirement does not state that?

12 A. I think that right now we're in a transitional  
13 phase where CRGA, which incorporates both solar and  
14 battery storage, new legislation and old legislation that  
15 are melded together into a single new bill, it may in fact  
16 -- you may be recognizing a conflict between AIMA  
17 requirements and the requirements under CRGA. I have not  
18 balanced those entirely to be able to tell you that, you  
19 know, what those conflicts are specifically, but I think  
20 maybe there are and maybe that's something that we should  
21 work through.

22 Q. So the decommissioning requirements that would be  
23 required aren't found in the CRGA bill. They're found in  
24 the original passage of the statute on January 27, 2023,

1 regarding the siting of wind and solar projects. Are you  
2 familiar with that statute?

3 A. I am, and they're reiterated in CRGA as well.

4 Q. In terms of the financial posting that you have  
5 to perform for a solar project, which this is a solar  
6 project, actually the battery storage statute provisions  
7 don't apply for the reason that it is part of a solar  
8 project; therefore, the requirements of the battery energy  
9 storage statute or the energy storage statute found at  
10 5-12024 of Provision 12 of the Illinois County Code would  
11 not apply, rather that 12020 requirements of the County  
12 Code would apply, and which requires provisions provided  
13 under the financial assurance requirements of AIMA.

14 So the definition, and I'll read again: "A  
15 reclamation or surety bond or other commercially available  
16 financial assurance that is acceptable to the county, with  
17 the county or Landowner's beneficiary". The County at  
18 this point in time, since you're stating you won't provide  
19 a hundred percent, would at this point in time, be  
20 requesting that you provide those funds in escrow as  
21 opposed to a bond or letter of credit. Are you contesting  
22 that you're not going to provide those in compliance with  
23 the AIMA?

24 A. I just want to make sure I understand what you're

1 saying. You're saying that as a condition -- you're  
2 suggesting that the County, in lieu of a hundred percent  
3 coverage on decommissioning, you want escrow funds -- cash  
4 funds escrowed as opposed to a surety bond even though  
5 AIMA allows a surety bond?

6 Q. Well the type of financial assurance is up to the  
7 discretion of the County under the terms of the AIMA,  
8 which that was the definition I just read to you. Are you  
9 contesting that the definition is not correct?

10 A. I'm not contesting that.

11 Q. So the County is, I think, at this point in time  
12 if you're not willing to provide a hundred percent of the  
13 financial assurance at the Building Permit stage, I think  
14 the County, although it's up to the County Board, would  
15 require then those funds to be posted as an escrow  
16 account. Are you saying you're not going to post the funds  
17 as required by the AIMA?

18 A. Well, I mean I wasn't prepared to have this  
19 discussion today, but let me work through it here. So I'm  
20 clear, you're suggesting that if we agree to deliver  
21 coverage at a hundred percent of the estimated  
22 decommissioning at the time the construction commences,  
23 that the County would approve, accept a bonding approach  
24 to that coverage as opposed to a cash escrow approach, but

1 if we are wanting to follow the CRGA distribution of  
2 decommissioning plan at 25% before commercial operation,  
3 50% at year five, and a hundred by year ten, that you want  
4 a cash deposit to cover that, and if -- I'm sorry, at what  
5 percentage of the coverage?

6 Q. Well, if you're only going to provide 10%, the  
7 County would require it to be in escrow.

8 A. I think it's 25% is at the commercial  
9 operation --

10 Q. It's not. What you're confusing -- what you're  
11 confusing is that the statutory requirements for  
12 decommissioning for a project that is a solar project,  
13 that has battery storage as part and parcel of it, is  
14 governed under 55 ILCS 5/5-12020. The elements that you're  
15 referencing are related to stand-alone battery storage  
16 projects, not battery storage projects that are considered  
17 as part of the supporting facilities of a solar project.

18 A. Okay. I think what you're looking for is  
19 coverage at the commencement of construction for 100% of  
20 the decommissioning, but in the form of a surety bond  
21 would be acceptable? Is that what you're offering on  
22 this?

23 Q. Probably more likely to be a letter of credit.

24 A. There's a substantial difference between a letter

1 of credit and a surety bond.

2 Q. The County's aware of that.

3 A. We would ask for a surety bond, which gives the  
4 County all the protection and coverage, but it allows --  
5 it doesn't tie up my capital to complete the project and  
6 to do other projects like this similarly elsewhere.

7 Q. We can address this in the form of the  
8 conditions. I guess my question is, are you offering to  
9 provide 100% of the decommissioning costs in the form of a  
10 bond? Or are you stating you're not going to provide  
11 that, and therefore then the County is going to require it  
12 to be in the form of an escrow under the terms of the  
13 AIMA?

14 A. Yeah, thank you. Thank you for giving me a couple  
15 of options. These are options that weren't presented to me  
16 until just this moment. So I think under that condition,  
17 under those two options, we would proceed with 100%  
18 coverage for the decommissioning, and I think I need to  
19 pause, and ask for clarity on what is the decommissioning?  
20 Is that net of salvage, or is that gross decommissioning  
21 costs? Do you have a definition of what the  
22 decommissioning expense is in Iroquois County?

23 Q. So all of the other developers so far, and  
24 correct me if I'm wrong, Julie, but I believe all of the

1 other developers that have gone through the process have  
2 agreed to provide 100% of the decommissioning costs  
3 without any discount for salvage or resale at the Building  
4 Permit stage.

5 ZONING ADMINISTRATOR JULIE FELLER: In a letter of  
6 credit.

7 MR. ANDREW KEYT: In a letter of credit, correct.

8 A. I mean I think we're not trying to ask for  
9 something different than the law provides for, and that  
10 others aren't complying with. So I would say that if that  
11 option for 100% coverage in a bonded fashion, that would  
12 be our preference.

13 Q. Okay.

14 A. Is it required that this condition gets  
15 determined at the time of CUP approval versus some other  
16 point in the administrative process of permitting and  
17 providing, you know, a completion certificate to the  
18 Project?

19 Q. Generally it's decided at the Conditional Use  
20 Permit approval. Now that comes at the County Board level.  
21 So the County Board has that discretion on whether to  
22 approve or not approve the Project, but also what  
23 conditions may attach to it. I don't know when that County  
24 Board meeting is. That date escapes me.

1           ZONING ADMINISTRATOR JULIE FELLER: The 8th? I want  
2 to say June 8th. No, it's June 9th.

3           UNIDENTIFIED COUNTY BOARD MEMBER: Assuming everything  
4 goes to the County Board.

5           MR. ANDREW KEYT: Yeah, correct. It's something that  
6 we could reserve in some way if there's at least some  
7 agreement to either provide a hundred percent of  
8 decommissioning, or at a minimum 10% in the form of an  
9 escrow. If there's some agreement to that, we could leave  
10 the form of financial assurance for the County Board to  
11 decide at that point in time.

12          A. I mean I would appreciate the opportunity to  
13 discuss it with our team and our investors to just make  
14 sure. These options weren't presented to us prior, nor  
15 did we understand that this would be a negotiation today.

16          Q. It isn't necessarily a negotiation, but every  
17 other developer has provided 100% of the cost estimate  
18 without salvage value in the form of a letter of credit.  
19 But if you're not willing to do that then it would just  
20 revert back to the 10%, but then the County's going to  
21 require it to be in an escrow.

22          A. Okay.

23          Q. Okay. With that, in terms of any specific  
24 conditions that may be imposed, I assume you would be

1 willing to negotiate and enter into any Road Use  
2 Agreements necessary for the Project?

3 A. Yes, we've agreed to that and already issued a  
4 number of letters to the Township regarding our intended  
5 road use. There's our intended Road Use in the materials  
6 submitted also.

7 Q. In relation to the vegetative screening, can you  
8 describe to us what vegetative screening you're proposing  
9 for the Project?

10 A. We don't have a specific plan to native -- we  
11 would use native species and comply with the ordinance in  
12 terms of, and I'm not familiar enough with the specific  
13 Ordinance, but our intention -- I mean this is a flat farm  
14 field with no natural screening like the prior Project,  
15 would be to install screening that conforms with the  
16 Ordinance, vegetative screening.

17 Q. In terms of projects that Clean Footprint has  
18 done in Illinois, how many projects have been completed?

19 A. Three projects have been.

20 Q. Those are completed and operational?

21 A. No. They're not operational. They're approaching  
22 operational with our operating partner, Pivot Energy.

23 Q. How many of those projects include battery  
24 storage?

1           A.    We have no project that's under construction with  
2 battery storage now, but we do have one project approved  
3 with battery storage.

4           Q.    How many projects has Clean Footprint completed  
5 that have battery storage, whether it's in Illinois or  
6 elsewhere?

7           A.    We have completed no projects with battery  
8 storage.

9           Q.    How many solar projects has Clean Footprint  
10 completed outside of Illinois I mean?

11          A.    Yeah, so we've done 500 Megawatts of projects  
12 that would represent probably a hundred and thirty or a  
13 hundred and forty total projects. Clean Footprint is an  
14 early-stage developer, so we develop projects up through  
15 entitlement and approvals and into the construction  
16 process, but we don't operate them long term. So we  
17 partner with national large operators like Pivot Energy,  
18 EDPR, you know, Aspen Power, Standard Solar. I mean it  
19 could be any of them, including someone like US Solar  
20 who's here as an operator, but we are not a customer  
21 subscriber and operator. We're a developer.

22          Q.    Do you have an agreement currently to sell the  
23 Project already?

24          A.    We do not have an agreement, no. We have -- we're

1 proceeding on this independently. We have our  
2 interconnection agreement. As I reviewed, we have all of  
3 the various reviews and approvals from agencies, and now  
4 we're seeking the Zoning approval.

5 **Q.** In terms of hours of construction, typically the  
6 County has some restriction on the hours of construction.  
7 In particular, there would be some restriction on pile  
8 driving so that work would occur just during the weekdays.  
9 I assume that would be acceptable?

10 **A.** I think absolutely, we'll conform to whatever  
11 requirements there are for hours of construction that  
12 apply across the county, or you know -- but I don't  
13 anticipate us doing weekend construction, you know.

14 **Q.** In terms of vegetation on the site itself, I  
15 assume you'd be willing to ensure that there's no weeds on  
16 the site?

17 **A.** Well it's our intention to have pollinator  
18 plantings here that support bees, and also to incorporate  
19 agrical tags for weed control, which would be mean like  
20 some goat, you know, goat grazing or something like that,  
21 and then to perform weed management to the extent that  
22 it's necessary for us to conform to be a good neighbor,  
23 right, and to conform to whatever ordinance the County  
24 has.

1           **Q.**    Are you familiar with the Illinois noxious weed  
2 law?

3           **A.**    I'm sorry, can you repeat that please?

4           **Q.**    Are you familiar with the Illinois noxious weed  
5 law?

6           **A.**    Yes, I am.

7           **Q.**    Typically the County would require that you  
8 provide a Landscape Management Plan which would include  
9 any eradication of weeds. I assume you'd be willing to  
10 provide that plan?

11          **A.**    Yes. Are you asking for that as part of the  
12 Conditional Use Permit? Or is that something that is  
13 required prior to operation?

14          **Q.**    That would be required prior to receiving a  
15 Building Permit.

16          **A.**    Building permit? Okay, thank you.

17          **Q.**    In terms of Fire Protection Districts and  
18 Emergency Response. You've had some discussion with those  
19 Fire Protection Districts?

20          **A.**    We have. One of my contractors has, yes.

21          **Q.**    And in terms of those discussions, have you come  
22 up with an Emergency Response Plan?

23          **A.**    Yes. I have to look to our consultant here if  
24 we've submitted that or not.

1           **Q.**    Well hold on.  You're not sworn in.  Hold on.  
2    We'll come back to you.  It sounds like maybe -- do you  
3    know if it's been submitted?

4           **FRANKIE FLYNN:**  I know.

5           **MR. ANDREW KEYT:**  Okay, yes.  I think it's an exhibit  
6    within the Application.

7           **A.**    Yeah, I believe it is.  In fact, I can -- it looks  
8    like Exhibit F, and we submitted that on March 2nd.  I've  
9    got it listed here as Coordination with Local Fire  
10   Department.  I'm not sure of the extent of the materials  
11   that were submitted.

12          **Q.**    Yeah, I think that's Road Authority Notification  
13   and Coordination?

14          **A.**    Exhibit F.  I'm showing as both those items are  
15   in Exhibit F, but perhaps that's not where it is.  We have  
16   a copy of the CUP Application here, and we can provide  
17   that detail.

18          **Q.**    In terms though of just the Emergency Response  
19   and Fire Protection Districts, I assume you're willing to  
20   work with those Emergency Response and Fire Protection  
21   Districts to finalize the plan?

22          **A.**    A hundred percent.

23          **Q.**    And willing to provide any training or funding  
24   that they might need to respond to an emergency at the

1 site?

2 A. Yeah, to the extent that that's a County  
3 requirement or a State requirement, yes.

4 Q. And then to the extent that there's any emergency  
5 response at the site, I assume you would be willing to  
6 reimburse those Fire Protection Districts or Emergency  
7 Response so that the taxpayers are not taking that burden  
8 on?

9 A. We would be willing to follow the Ordinance that  
10 the County has and that's applied to other solar  
11 facilities and the like kind businesses, yes.

12 Q. In terms of grading at the site, any dust  
13 mitigation, I assume you would be willing to provide a  
14 Grading and Dust Mitigation Plan for the site, if you have  
15 any grading or dust mitigation?

16 A. Yeah. I mean it's part of our plan set for our  
17 building permit, we would ask to have erosion control and  
18 soil control and dust mitigation.

19 Q. At this point in time, would it be you -- would  
20 it be Clean Footprint that comes back for the Building  
21 Permit? Or would it be whoever the long-term operator  
22 would be?

23 A. It could be either.

24 Q. In terms of contracting for the construction,

1 would that be Clean Footprint? Or would it be somebody  
2 else?

3 A. It could be either.

4 Q. In terms of contracting, are you willing to  
5 utilize local contractors too?

6 A. It's our intention to utilize local contractors  
7 to the extent that they're available and competitive,  
8 qualified and priced.

9 Q. So you would be willing to make at least good  
10 faith efforts to utilize local contractors for  
11 construction at the site?

12 A. A hundred percent, yes.

13 MR. ANDREW KEYT: Okay. I don't have any further  
14 questions. Any questions from the Zoning Board of Appeals  
15 beyond what I went through?

16

17 ZBA MEMBER JERRY BENNETT: Well, I've just have a  
18 question. Are you like a middle man?

19 A. No.

20 ZBA MEMBER JERRY BENNETT: Are you building the  
21 business or are you selling it? You're building it and  
22 selling it?

23 A. Yeah, so the operation of the utility plant that  
24 requires getting the subscribers and sending out the

1 monthly bills, that's outside of our expertise, and so --  
2 but we do know how to site and build the infrastructure.  
3 So it's like a contractor that builds a hotel versus a  
4 management company that operates a hotel, you know. We  
5 know how to site these things so that they're well  
6 positioned in the community and within the Ameren (in this  
7 case) utility network, that you know, that they're not  
8 disruptive, we're not trying to build it next to a school,  
9 or you know, a highly-occupied area and so forth. And  
10 then to go through this process of permitting and creating  
11 all of these kind of documents that we've talked about  
12 here, these plans for safety and plans, you know, for  
13 decommissioning and plans for this. So that's where our  
14 expertise is. Getting the actual subscribers and doing  
15 the week-to-week, day-to-day operation is not our  
16 expertise, but there are large and many national and  
17 qualified in Illinois companies that we've partnered with,  
18 and sometimes we'll invest with them and own it jointly  
19 but they'll be the operator. Other times we just do a  
20 straight up sale. We do not currently operate any projects  
21 independently as Clean Footprint.

22 MR. ANDREW KEYT: Any other questions from the Zoning  
23 Board of Appeals? Okay. Hearing none. Do you have any  
24 further witnesses to provide?



1 Chief, Jed Dupree, with the Papineau Fire Protection  
2 District. He had stated in email correspondence that they  
3 are not requiring an Emergency Response Plan. I also  
4 provided him with a site plan for his review and he said  
5 that he had no objections.

6 Q. Any other testimony you wish to provide?

7 A. No.

8 Q. Any questions for the Zoning Board of Appeals?  
9 Questions from the members of the public for Mr. Flynn?  
10 Any questions from the public for Mr. Flynn? Going once.  
11 Going twice. Roger, you have a question?

12  
13 EXAMINATION BY

14 ROGER BARR:

15  
16 Q. On this folder you handed out, on page 15, what  
17 is that wiggly black line towards the bottom?

18 A. This is an agricultural ditch.

19 Q. A what?

20 ZONING ADMINISTRATOR JULIE FELLER: A ditch.

21 Q. A ditch to carry water?

22 A. Correct.

23 Q. Okay. To carry water, you have to have tile  
24 fields?

1           A.    Yes.

2           Q.    Is there a tile field up in the area of where you  
3 propose to site this solar farm?

4           A.    Yes.

5           Q.    Okay.

6           A.    Typically as part of the Building Permit Process

7    --

8           Q.    I really can't hear you, sir.

9           A.    Sorry. Typically as a part of the Building Permit  
10 Process, we could require -- if the County requires a  
11 Drain Tile Remediation Plan, that would be something that  
12 could be provided, if required.

13           ADAM COLE: Could I address that in a more --

14           MR. ANDREW KEYT: Hold on one second. We'll come back  
15 to that question, Roger.

16           ROGER BARR: Okay.

17           MR. ANDREW KEYT: But there is a requirement for drain  
18 tile survey, but do you know the answer to that question?

19           A.    We have a drain tile survey.

20           ZONING ADMINISTRATOR JULIE FELLER: Is it in the --

21           MR. ANDREW KEYT: Yeah, it's in the Application  
22 materials. Do you know the Exhibit, Mr. Flynn?

23           A.    Of the drain tile survey?

24           MR. ANDREW KEYT: Yes.

1           A.     It is shown in the existing conditions plan.

2           MR. ANDREW KEYT: I think it's Exhibit S. There's a  
3 drain tile survey. It looks like it's from Atwell, but I  
4 think it is signed and sealed by Huddleston McBride.

5           ADAM COLE: That's correct.

6           MR. ANDREW KEYT: I can't read that really well, but it  
7 looks like a Huddleston McBride form, but it has the drain  
8 tile depicted within that survey which is Exhibit S. Then  
9 before, just to answer your question, Roger, before they  
10 would come back to get the Building Permit, they would  
11 have to have a farmland drainage plan. Any other  
12 questions for Mr. Flynn? Going once. Going twice. Back to  
13 the ZBA. Any questions from the ZBA for Mr. Flynn? Okay,  
14 you're excused, Mr. Flynn.

15           Mr. Cole, did you have something to add to the drain  
16 tile survey questions.

17           ADAM COLE: Just the existence of a Drain Tile survey  
18 would be done proactively, so we understand and we'll plan  
19 our construction to have the least disruption to that, and  
20 the AIMA requires us to have a restoration plan for any  
21 drain tile that may be damaged during construction, and we  
22 have the obligation to do that immediately, and we've  
23 executed that agreement with the State.

24           MR. ANDREW KEYT: Any other questions fro Mr. Cole

1 either from the ZBA or members of the public based on  
2 that? Going once. Going twice. Okay. Any other  
3 witnesses that the Applicant wishes to provide?

4 ADAM COLE: No, thank you.

5 MR. ANDREW KEYT: Anyone from the public, either  
6 neutral, in favor, or opposed wish to be heard on this  
7 Project? Going once. Going twice. Anybody from the  
8 public wish to provide any public comment related to the  
9 Project? Hearing none. Back to the Zoning Board of  
10 Appeals. Do you wish to close and deliberate?

11 ZONING ADMINISTRATOR JULIE FELLER: I would like to  
12 ask Mr. Glenn a question.

13 MR. ANDREW KEYT: Sure.

14 ZONING ADMINISTRATOR JULIE FELLER: Why would a Fire  
15 Chief say that there's no Emergency Response Plan  
16 required?

17 JEFF GLENN: Who said that? Are you asking me that?

18 ZONING ADMINISTRATOR JULIE FELLER: Yes. These  
19 gentlemen just testified that the Fire Chief for this  
20 Project stated that there was no Emergency Response Plan  
21 needed or required. So that confuses me.

22 JEFF GLENN: That is kind of odd.

23 MR. ANDREW KEYT: Just for clarity, maybe a little bit,  
24 I'm not sure what the conversations were with the Fire

1 Protection District, but the County would still have a  
2 requirement that they develop a plan --

3 ZONING ADMINISTRATOR JULIE FELLER: Okay.

4 MR. ANDREW KEYT: -- even if it's not -- it can be  
5 reviewed by Mr. Glenn, for example, but the County would  
6 still have that requirement to develop a plan, at least  
7 for the record, and then --

8 ZONING ADMINISTRATOR JULIE FELLER: Prior to the  
9 Building Permit?

10 MR. ANDREW KEYT: -- yeah, and then it would could be  
11 reviewed by Mr. Glenn, if that makes sense.

12 JEFF GLENN: I believe we discussed that a long time  
13 ago that there will be an Emergency Response Plan required  
14 --

15 ZONING ADMINISTRATOR JULIE FELLER: For every project.

16 JEFF GLENN: -- before the Building permit is issued.

17 MR. ANDREW KEYT: Yeah. So, regardless of the  
18 individual Fire Protection District may be saying that, we  
19 still would have the requirement that they develop a plan  
20 that could be reviewed by the County. Typically that  
21 would go to Mr. Glenn as part of the Eastern Illinois  
22 Mutual Aid.

23 JEFF GLENN: I wasn't aware what Miss Feller told me,  
24 but I will address that.

1 ZONING ADMINISTRATOR JULIE FELLER: Thank you.

2 MR. ANDREW KEYT: Any other questions anybody may have  
3 before we close and deliberate? If not, we could make a  
4 motion to close and deliberate.

5 ZBA MEMBER JERRY BENNETT: I would make that motion.

6 MR. ANDREW KEYT: Is there a second?

7 ZBA MEMBER BILL ROGAN: Second.

8 MR. ANDREW KEYT: All those in favor signify by saying  
9 aye.

10 (ZBA MEMBERS IN UNISON): Aye.

11 MR. ANDREW KEYT: Opposed, same sign.

12 (No Response).

13 MR. ANDREW KEYT: Okay. We have Findings of Fact. We  
14 have a Draft Set of Findings of Fact. Here is a Draft Set  
15 of Findings of Fact related to this particular Project.  
16 I'm going to quickly go through them. So it's laid out in  
17 the same format that we've had for every single one of the  
18 projects that have come through. You'll see that the  
19 Applicant has largely complied with the statutory  
20 Ordinance requirements. We would add in that Adam Cole  
21 provided testimony as well as Frankie Flynn. There was no  
22 testimony either neutral or in opposition to the Project.  
23 There's a couple of spots where the Applicant -- the  
24 Application was missing some required information, though

1 it's not in my opinion fatal. One is there was not a  
2 signed and sealed Decommissioning Plan provided. The  
3 Decommissioning Plan also did not include the estimated  
4 construction costs.

5 If you look at page eight, we'll have to address  
6 the decommissioning amount prior to -- at a later time.  
7 The Applicant did not testify that they agreed to post the  
8 full decommissioning amount prior to the Building Permit.

9 Other than that, I think that would be the only  
10 changes, to add in the witnesses that provided testimony,  
11 and then we would remove out on page eight that portion  
12 regarding the full decommissioning.

13 Other than that, any other changes or amendments  
14 anyone wishes to make to the Draft Set of Findings of  
15 Fact?

16 ZONING ADMINISTRATOR JULIE FELLER: Andy, what is the  
17 Landscape Screening? Is it only proposed on the north  
18 side?

19 MR. ANDREW KEYT: Yeah, I would suggest removing that  
20 portion. Actually I would suggest removing that portion  
21 too, because I don't -- I think that might have been held  
22 over some other project, but I don't think in this  
23 Project, at least during the testimony, they provided they  
24 would comply with the Ordinance requirement --

1 ZONING ADMINISTRATOR JULIE FELLER: Exactly.

2 MR. ANDREW KEYT: -- which is the three sixty  
3 screening.

4 ZONING ADMINISTRATOR JULIE FELLER: Okay.

5 MR. ANDREW KEYT: Any other additions, changes,  
6 amendments anyone wishes to make to the Draft Set of  
7 Findings? If not, somebody could make a motion to approve  
8 the Findings with the changes, if somebody wanted to make  
9 that recommendation -- or make that motion, I'm sorry.

10 ZBA MEMBER STEVE ANDERSON: I would so move that.

11 MR. ANDREW KEYT: I'm sorry?

12 ZBA MEMBER STEVE ANDERSON: I said I would so make  
13 that motion.

14 MR. ANDREW KEYT: Is there a second?

15 ZBA MEMBER JERRY BENNETT: Yes.

16 MR. ANDREW KEYT: Any further discussion from the  
17 Zoning Board of Appeals?

18 ZBA MEMBER BILL ROGAN: You're going to re-write the  
19 thing about the bond or whatever?

20 MR. ANDREW KEYT: We'll somewhat address it in the  
21 Conditions, but it's a matter for the County Board to  
22 address. They may want to, you know, consider what they  
23 want to do with it. So that will -- that portion will come  
24 out, that they've, you know, agreed to provide the hundred

1 percent. But other than that and adding the witnesses that  
2 provided testimony and a landscape screen portion, that  
3 would be the only changes at this point in time.

4 ZBA MEMBER BILL ROGAN: Good.

5 MR. ANDREW KEYT: Any further discussion on the  
6 Findings of Fact? Hearing none. Roll call?

7 ZONING ADMINISTRATOR JULIE FELLER: Bill Rogan?

8 ZBA MEMBER BILL ROGAN: Yes.

9 ZONING ADMINISTRATOR JULIE FELLER: Wayne Wagner?

10 ZBA CHAIRMAN WAYNE WAGNER: Yes.

11 ZONING ADMINISTRATOR JULIE FELLER: Steve Anderson?

12 ZBA MEMBER STEVE ANDERSON: Yes.

13 ZONING ADMINISTRATOR JULIE FELLER: Jerry Bennett?

14 ZBA MEMBER JERRY BENNETT: Yes.

15 ZONING ADMINISTRATOR JULIE FELLER: Motion carries.

16 MR. ANDREW KEYT: I'm going to address the conditions  
17 now. Here's a Draft Set of the Conditions. Okay, the Draft  
18 Set of Conditions look almost identical to the other  
19 conditions we've seen recommended to these projects, and  
20 the one that immediately preceded this one. The only  
21 couple quick changes on paragraph number 32 which is on  
22 page eight, what I would recommend is that the County  
23 include that the Applicant will be compliant with the NFPA  
24 and the UL requirements related to battery storage. Then

1 on the Emergency Response and Fire Protection provision, I  
2 believe it's in there already, but just prior to the  
3 issuance of the Building Permit, because we have this  
4 little bit of a weird scenario where the individual Fire  
5 Protection District indicated that they didn't need one,  
6 but we still need one. We would have Mr. Glenn review that  
7 as the President of Eastern Illinois Mutual Aid  
8 Association. What I would suggest is we just add in a  
9 provision that prior to the issuance of a Building Permit  
10 they provide an Emergency Response Plan to be reviewed by  
11 the Eastern Illinois Mutual Aid Association, and then that  
12 will stand as the Emergency Response Plan.

13 Then on decommissioning, paragraph number  
14 eighteen on page five. So we had some discussion about  
15 that issue, the issues largely -- it's up to the County  
16 Board what they're willing or want to accept. What I would  
17 suggest in terms of the Condition is just prior to  
18 applying for the Building Permit, the Company shall enter  
19 into a decommissioning agreement with Iroquois County  
20 which shall include an agreed upon Decommissioning Plan  
21 and agreed upon financial assurances, and then we can  
22 remove the rest and leave that for the County Board to  
23 discuss.

24 ZONING ADMINISTRATOR JULIE FELLER: Yeah.

1 MR. ANDREW KEYT: Other than that, any other changes  
2 that anybody wants to make to the Conditions? Again, the  
3 Conditions are just recommendations to the County Board.  
4 If not, someone could make a motion to approve subject to  
5 the amendments we made here.

6 ZBA MEMBER BILL ROGAN: So move.

7 ZBA MEMBER JERRY BENNETT: Second that.

8 MR. ANDREW KEYT: Any further discussion? Hearing  
9 none. Roll call?

10 ZONING ADMINISTRATOR JULIE FELLER: Wayne Wagner?

11 ZBA CHAIRMAN WAYNE WAGNER: Yes.

12 ZONING ADMINISTRATOR JULIE FELLER: Steve Anderson?

13 ZBA MEMBER STEVE ANDERSON: Yes.

14 ZONING ADMINISTRATOR JULIE FELLER: Jerry Bennett?

15 ZBA MEMBER JERRY BENNETT: Yes.

16 ZONING ADMINISTRATOR JULIE FELLER: Bill Rogan?

17 ZBA MEMBER BILL ROGAN: Yes.

18 ZONING ADMINISTRATOR JULIE FELLER: Motion carries.

19 MR. ANDREW KEYT: Then finally a recommendation on the  
20 County Board as to the Project itself on whether to  
21 approve the Project subject to Conditions or recommend  
22 denial. If it's a recommendation to the County Board, I  
23 don't make any advice on which way to do, but if you're  
24 going to make a motion to approve I would suggest making

1 that motion to approve subject to conditions -- a  
2 recommendation to approve subject to conditions, excuse  
3 me.

4 ZBA MEMBER JERRY BENNETT: That's my motion.

5 MR. ANDREW KEYT: Is there a second?

6 ZBA CHAIRMAN WAYNE WAGNER: Second.

7 MR. ANDREW KEYT: Any further discussion? Hearing  
8 none. Roll call?

9 ZONING ADMINISTRATOR JULIE FELLER: Steve Anderson?

10 ZBA MEMBER STEVE ANDERSON: Yes.

11 ZONING ADMINISTRATOR JULIE FELLER: Jerry Bennett?

12 ZBA MEMBER JERRY BENNETT: Yes.

13 ZONING ADMINISTRATOR JULIE FELLER: Bill Rogan?

14 ZBA MEMBER BILL ROGAN: Yes.

15 ZONING ADMINISTRATOR JULIE FELLER: Wayne Wagner?

16 ZBA CHAIRMAN WAYNE WAGNER: Yes.

17 ZONING ADMINISTRATOR JULIE FELLER: Motion carries. U

18 MR. ANDREW KEYT: That closes out the Conditional Use  
19 Application for CF IL Solar N. 2200 East Road Martinton,  
20 LLC. I think then we go back to you, Mr. Chairman.

21 ZONING ADMINISTRATOR JULIE FELLER: To open.

22 ZBA CHAIRMAN WAYNE WAGNER: Any old business?

23 ZONING ADMINISTRATOR JULIE FELLER: Any new business?

24 ZBA CHAIRMAN WAYNE WAGNER: Any old business? None?

1 New business? None? Motion to adjourn?

2 ZBA MEMBER JERRY BENNETT: I'll second that.

3 ZONING ADMINISTRATOR JULIE FELLER: He asked for a  
4 motion.

5 ZBA MEMBER STEVE ANDERSON: I'll make it.

6 ZBA MEMBER JERRY BENNETT: Second.

7 ZONING ADMINISTRATOR JULIE FELLER: All those in favor?

8 (ZBA MEMBERS IN UNISON): Aye.

9 ZONING ADMINISTRATOR JULIE FELLER: Meeting is  
10 adjourned.

11 ZBA CHAIRMAN WAYNE WAGNER: This meeting is adjourned.  
12 (Proceedings this date concluded.)

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IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT 49  
PIATT COUNTY, ILLINOIS

I, Jamie J. Mumm, an Official Court Reporter and  
Certified Shorthand Reporter in and for the Sixth  
Judicial Circuit of Illinois, do hereby certify that the  
foregoing Report of Proceedings was reported in machine  
shorthand by me and is a true, correct, and complete  
transcript of my machine shorthand notes so taken at the  
time and place hereinabove set forth to the best of my  
ability.



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Jamie J. Mumm, CSR  
Official Court Reporter  
IL CSR License No. #084-002330

Date: May 18, 2026

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