

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 USS WOOLLY SOLAR, 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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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. I think we can call the first
15 case. Do you want to identify the case, Julie?

16 ZONING ADMINISTRATOR JULIE FELLER: Yes. So normally
17 what I do is, I will read the public notice that was
18 published first. Do you want me to read both or start
19 with just Woolly?

20 MR. ANDREW KEYT: I would say just start with Woolly.

21 ZONING ADMINISTRATOR JULIE FELLER: That's what I had
22 in mind, but I wanted to...

23 "Iroquois County, Illinois Zoning Board of
24 Appeals, Notice of Public Hearing.

1 PLEASE TAKE NOTICE: Public notice is hereby given
2 that on Tuesday May 12, 2026, commencing at 6:00
3 p.m., Iroquois County Zoning Board of Appeals will
4 hold a public hearing at the Clifford Bury
5 Administrative Center, 1001 East Grant Street,
6 Watseka, Illinois, to consider the application of USS
7 Woolly, LLC, zoning case #26-ZBA-006, which seeks a
8 Conditional Use Permit to construct and operate a
9 commercial solar energy facility on 46.25 acres and an
10 approximate nameplate capacity of 4.33 MW(ac). The
11 application also contains two variance applications.
12 One for the interconnect agreement with Ameren, and
13 the other for landscape screening. The location of the
14 proposal is in Chebanse Township, Parcel
15 #03-34-200-008, Section 34, Township 29N, Range 14
16 West. The approximate address for the parcel involved
17 is 1071 E. 3100 North Rd., Clifton, Illinois, 60927.
18 The parcel is owned by Hanson Living Trust. The
19 owner's address is 774 E. 3100 North Rd., Clifton,
20 Illinois, 60927.
21 The Applicant is USS Woolly Solar, LLC and is a
22 limited liability company. USS Woolly Solar, LLC's
23 registered place of business is 233 S. Wacker Drive,
24 Suite 4400, Chicago, Illinois, 60606. USS Woolly, LLC

1 is a wholly-owned subsidiary of US Solar, LLC located
2 at the same address. The Applicant is not operating
3 under an assumed name.

4 All persons wishing to be heard in support of or
5 opposition to the proposed Conditional Use Permit
6 shall be afforded such an opportunity, and may submit
7 their statement orally, in writing, or both."

8
9 MR. ANDREW KEYT: Okay. The Applicant is here. I
10 don't know who's going to testify first. Taylor? Okay.

11 TAYLOR CANNY: Here, or up there? What is your
12 preference?

13 MR. ANDREW KEYT: It might be easier for Jamie if you
14 come up here. And just so everybody's aware, there is a
15 Court Reporter that is taking down all of the information
16 related to the testimony.

17 COURT REPORTER: How do you spell your name, please?

18 TAYLOR CANNY: T-A-Y-L-O-R, C-A-N-N-Y.

19 COURT REPORTER: Thank you.

20 TAYLOR CANNY: We did also bring some print-offs of
21 the site plan just in case anyone wanted an extra one. I
22 see you guys received the Applications, so that is
23 wonderful. I do also have a large print-off if anyone
24 would like to come take a look and ask any additional

1 questions. I know it's blown up so it might be a little
2 easier. I apologize, I'm not speaking into the microphone.

3 MR. ANDREW KEYT: Hold on one sec. We need to swear
4 you in first.

5 (Witness sworn.)

6 **TAYLOR CANNY,**

7 a witness herein, called by the Applicant, after having
8 been first duly sworn, was examined, and testified as
9 follows:

10

11 MR. ANDREW KEYT: Can you give us your address -- your
12 work address, and then you can proceed.

13 TAYLOR CANNY: Yes. My work address is 233 S. Wacker
14 Drive, Suite 440, Chicago, Illinois, 60606.

15 MR. ANDREW KEYT: Okay. You can proceed.

16

17 KATIE NESHEIM: Good evening, everyone. Thank you for
18 taking the time today. I know it's a busy time of the year
19 for farmers, so thank you again for having us.

20 I know I've been here in the past for a few other
21 projects, so hopefully I'm not repeating myself too much,
22 but my name is Taylor Canny. I am a Senior Project
23 Developer with United States Solar and the Applicant for
24 USS Woolly Solar, LLC. I'd like to start off with just

1 introducing who US Solar is. US Solar is a Developer,
2 Owner, Operator, and Financier of solar generation and
3 storage projects. We are a small one hundred percent
4 employee-owned company with about seventy employees. Our
5 headquarters is located in Minnesota. I'm located in our
6 second largest office here in Illinois.

7 We are a full service provider and handle a project
8 from the very beginning to the end of its life cycle. We
9 have our subscription/electrical savings business all
10 in-house. We're truly an expert in the field owning all or
11 a portion of every -- excuse me, of over 115 community
12 solar gardens around the Country.

13 To date, we have about 2 Gigawatts of solar currently
14 being developed or fully operational. We provide community
15 solar solutions to schools, cities, businesses and
16 residents across the Country. Here in Illinois alone, we
17 have about seventeen fully operational projects in both
18 Ameren and ComEd.

19 US Solar is exploring ways to regenerate the soil
20 under our solar gardens. We have over eight hundred acres
21 of native pollinator habitat created under 98.5% of our
22 sites. This helps enhance air, solar and water quality.
23 We've partnered with Bear Honey to produce solar-grown
24 honey at several of our sites, and are actively seeking

1 for opportunities for dual use to our project sites
2 including sheep grazing.

3 Just to get into Project specifics, we are pleased to
4 have the landowner of the property, Doug Hanson, with us
5 here today. This Project is a 4.32 Megawatt (ac). We'll be
6 using approximately 38.1 acres.

7 One of the largest benefits of these projects is the
8 economic dollars we pay to develop and operate a project.
9 The money is directly fed into nearby schools, roadways,
10 police and fire departments, and directly enhances the
11 next generation. This Project alone will generate enough
12 clean electricity to power approximately one thousand
13 homes annually.

14 This Project is -- US Solar, excuse me, is one hundred
15 percent responsible for funding any upgrades to the
16 electrical infrastructure which directly benefits the
17 surrounding community.

18 As it was stated, we are requesting a variance for the
19 Interconnection Agreement to be provided prior to the
20 Building Permit. Currently this Project is next in queue
21 to begin its first study with Ameren. We do anticipate
22 fully funding and executing the IA before the end of the
23 year, so I would anticipate that we would be able to
24 provide this prior to the Building Permit, but that is the

1 reason for the variance request, and I'm happy to go into
2 that further if there are questions at the end.

3 I'd like to speak to the setbacks and landscaping. The
4 Project will be surrounded by a farm-style fence to help
5 the Project blend into the surrounding community. The
6 modules sit well over the fifty-foot setback required by
7 the Ordinance. This Project also sits well over the
8 required one hundred and fifty-foot setback to the
9 residential home that is closest, which is the residential
10 home to the north. It's approximately eight hundred feet
11 from that home.

12 We are also requesting a variance to this for the
13 landscape screening. We are requesting to not encompass
14 this Project with landscape screening due to the existing
15 mature trees that are already surrounding the Project on
16 the northwest and east. On the eastern portion of the
17 parcel there is also a railroad between the road.
18 Additionally, the southern-most road is approximately
19 three thousand feet away with multiple parcels in between.
20 So it would be virtually invisible to the surrounding
21 residents.

22 I do also have a large print-off of a solar garden,
23 roughly a thousand feet away, just so that you can have a
24 visual, and I'm happy to just show those who are curious.

1 (Indicating). Happy for anyone to come up after this
2 presentation as well to take a closer look. So that is
3 why we are respectfully requesting the variance of not
4 enclosing the property with a landscape screening.

5 In conclusion, USS Solar, LLC has complied with all
6 criteria and requirements of Iroquois County. We're
7 excited to bring the additional tax revenue, the clean
8 energy savings and other benefits to this community. Our
9 goal as a long-term operator is to be a good neighbor and
10 work with the community as best as we can, and we are
11 respectfully requesting the Zoning Board of Appeals to
12 approve this Conditional Use Permit to the County Board.
13 I'm sure there are many questions and I'm happy to answer
14 any that there are. Thank you.

15 MR. ANDREW KEYT: Okay. Thanks, Miss Canny. Zoning
16 Board of Appeals, any questions for Miss Canny?

17
18 EXAMINATION BY

19 ZBA MEMBER BILL ROGAN:

20
21 Q. Could you run over on this again what you're
22 talking about the screening that exists?

23 A. Yes. So I know it is kind of difficult to see
24 because there are parcel boundary lines. There is already

1 existing tree lines on the northern end.

2 Q. That's a hedge row or something?

3 A. I don't know the specifics, and I apologize.

4 Q. Well, the railroad, I know what this is.

5 A. Yes, but there are existing tree lines on the
6 three portions of the parcel except for the southern.

7 Q. And this creek along here, this is a waterway
8 along here, correct, the western --

9 A. It does show on the wetlands report that that is
10 the case, but we will not be interfering, and again we
11 will not be removing those trees as well, so we should not
12 be disturbing that. We do also complete a wetland
13 delineation further down the road in due diligence, and we
14 will also do report that wetland delineation report to the
15 United States Army Corps who will tell us the best route,
16 if there's anything that we need to do, if we do impact
17 anything.

18 Q. So it's really only the southern boundary that
19 really you're asking to forego?

20 A. Correct, and that is due to -- there is a parcel
21 between there and the roadway. It's about three thousand
22 feet from the nearest resident to the south.

23 Q. Okay. Thanks.

24 A. Thank you.

1 MR. ANDREW KEYT: Any other questions from the Zoning
2 Board of Appeals? Going once, going twice. Okay. Anybody
3 from the public have questions for Miss Canny?

4 KEVIN HANSON: Yes.

5 THE COURT: If you just come up to this podium and
6 state your name. State your name for the record.

7

8

EXAMINATION BY

9

KEVIN HANSON:

10

11 Q. I'm Kevin Hanson. We have the field south. My
12 question is, the right of way?

13

A. Yes.

14

Q. That lets you in?

15

A. Yes.

16

Q. How close are you going to be to that?

17

A. I apologize. To the existing easement that you
18 have on the road?

19

Q. Yeah.

20

A. Our plan is to use that as the access road, and
21 I'm actually glad that you're here, because we would like
22 to discuss this with you. All residents will still be
23 able to use that as agreed upon in the easement that you
24 guys have.

1 Q. I just wonder, it's a narrow easement for farm
2 equipment, and I just wonder how close you were going to
3 be to it?

4 A. We'll be right on -- we'll be going over it with
5 our gravel. The only time it will really be used is
6 during construction, and I believe it's about twelve feet
7 that we use. But again --

8 Q. Well, it's a 25-foot easement, and that's kind of
9 tight with farm equipment. I just wondered how close your
10 actual construction would be to the easement.

11 A. Like the vehicles that we use?

12 Q. No.

13 A. Oh, I apologize.

14 Q. Where your building --

15 A. Oh, the panels. I'm so sorry. Well, we do have
16 about a fifty-foot setback from the fence.

17 Q. That's fine.

18 A. I apologize for not understanding. That's my
19 mistake.

20 Q. Yeah, see I didn't know if we got any tighter.

21 A. We will not interfere with the shared easement. I
22 understand that that is something that you guys use for
23 your farming, and it's not our intention to block you, and
24 I would love to chat after. We will be --

1 Q. Yeah.

2 A. -- just using it, but it will be available.

3 Q. I'm sure you will do it -- it's just a grass
4 easement?

5 A. I know, but still you use it as a farmer. So I
6 appreciate the question.

7 KEVIN HANSON: Okay. Thank you.

8 MR. ANDREW KEYT: Any other questions from the public
9 for Miss Canny? Yes, sir, Mr. Glenn?

10 JEFF GLENN: Yes.

11 MR. ANDREW KEYT: If you could just go to the podium
12 and state your name for the record.

13

14 EXAMINATION BY

15 JEFF GLENN:

16

17 Q. Hi, My name is Jeff Glenn. I'm the Ashland Fire
18 Chief and the President of the Eastern Illinois Mutual Aid
19 & Fire Association. In reference to the BESS system, the
20 batteries?

21 A. Uh-huh.

22 Q. It looks to me like you're having four containers
23 of batteries?

24 A. I believe that is the case, yes, and this is also

1 still early in development. So this is subject to change
2 of course.

3 Q. I was just wondering if you could expand on the
4 BESS system, what it was going to pose or how many
5 batteries were going to be on site, things like that?

6 A. Yeah. So we will be -- we are proposing, and I
7 apologize. I'm not an engineer, but I will answer any
8 questions that I can, and I know that we've touched base I
9 think about a few projects. I appreciate that we can chat
10 face-to-face finally. We will be intending to have a
11 storage capacity of about twenty to thirty megawatt hours.
12 I believe that is four storage containers. We do have a
13 sister company, Eneon, who handles all of our batteries. I
14 do also have a list of the safety certifications that we
15 use and all of the safety procedures, excuse me, and I
16 know that we -- our goal is to work closely with any fire
17 department and you especially after -- as we get closer to
18 the building department and finalize the emergency plan
19 that I believe I sent a while back to you.

20 Q. Yeah. We touched base, it's been a few months,
21 but I was wondering if they had anything in print, because
22 I hadn't seen anything. I've seen a picture of where the
23 batteries were going to be.

24 A. Yeah.

1 Q. It looks like there's two kind of batteries,
2 inverters and --

3 A. Correct. And I did bring print-offs as well for
4 the Board that does have the specific BESS items labeled
5 out. I'm happy to give that to you. I don't have a copy. I
6 handed them out, but I can give that to you.

7 Q. That's fine. I guess I was wondering if you had a
8 more detailed map or an idea of how big the battery system
9 was going to be, but just so you know I'm curious about
10 it?

11 A. Yeah.

12 Q. -- and it's going to be kind of trying to figure
13 up the emergency action plan --

14 A. One hundred percent.

15 Q. -- the emergency response plan.

16 A. I completely agree, and I appreciate that we've
17 met in person now. I would love to chat afterwards and I
18 can give you as much information on-line as I have or
19 someone from my company who's more of a battery expert.

20 JEFF GLENN: I understand. That's all I wanted. Thank
21 you.

22 A. Thank you so much.

23 MR. ANDREW KEYT: Any other questions from the public
24 for Miss Canny? Hearing none. I've got just a few.

1 EXAMINATION BY

2 MR. ANDREW KEYT:

3
4 Q. On the battery storage, I assume you're willing
5 to comply with the National Fire Protection requirements?

6 A. Correct.

7 Q. And the UL requirements for batteries?

8 A. Yes.

9 Q. There's a number of them. I'm not going to read
10 them all off.

11 A. I think I have a list of those as well.

12 Q. NFPA 855 is the primary one, and then also number
13 68, 69, 70, 72, and UL requirements 1973, 9540 and
14 9540(a)?

15 A. Yes.

16 Q. Okay. On the decommissioning -- on the
17 decommissioning aspects, I think on your last project you
18 were willing to agree to provide a hundred percent of the
19 financial assurance of the building permit stage. Is that
20 still the case for this Project?

21 A. Yes, definitely.

22 Q. And that would be in the form of a letter of
23 credit?

24 A. Yes.

1 MR. ANDREW KEYT: That's all the questions I have.
2 Back to the Zoning Board of Appeals. Any questions from
3 the Zoning Board of Appeals? Okay. Hearing none. You've
4 already generally presented testimony regarding the two
5 variance requests.

6 A. I'm happy to jump into that again if that would
7 make anyone's lives easier.

8 MR. ANDREW KEYT: Just in terms of those variances, is
9 there any further questions from the Zoning Board of
10 Appeals just as to the two variances? One is for the
11 interconnection to be done -- provided at the Building
12 Permit stage. One is to allow for not having screening on
13 the southern edge of the Project. That's the other one. I
14 don't know if the Zoning Board of Appeals has specific
15 questions as to those. Hearing none. Anybody from the
16 public have questions about the two variances? I forgot
17 earlier, but does staff have questions either as to the
18 Conditional Use or the variances?

19 A. You can always call me if you have any.

20 MR. ANDREW KEYT: Okay. I think you're excused.

21 A. Thank you so much.

22 MR. ANDREW KEYT: Any other witnesses you plan to
23 call?

24 TAYLOR CANNY: No.

1 MR. ANDREW KEYT: Hearing none. Does anybody from the
2 public, either in favor of or against the Project have
3 testimony they wish to provide, or neutral? Going once,
4 going twice. Yes, sir.

5 KEVIN HANSON: I'm fine with it being there. We're the
6 neighbor to the south.

7 MR. ANDREW KEYT: Yep, I understand. Just for the
8 record, if we could, if you could come up and just -- can
9 we just swear you in real quick just so we have that
10 testimony? I know it seems a little bit perfunctory.

11 (Witness sworn.)

12 *KEVIN HANSON,*
13 a witness herein, after having been first duly sworn, was
14 examined and testified as follows:

15

16 MR. ANDREW KEYT: Please proceed.

17 KEVIN HANSON: My name is Kevin Hanson. I have no
18 problem. I'm the neighbor to the south. The only issue
19 we were worried about was the easements, it's a narrow
20 easement already. If it's going to get any narrower, I
21 see it would be a problem, but I'm fine with them being
22 there.

23 MR. ANDREW KEYT: Okay. Any questions for Mr. Hanson?
24 I'm going to presume not. Hearing none. Anybody else from

1 the public wish to provide any testimony in relation to
2 this particular Project? Either variances or the
3 Conditional Use? Is there any public comment anybody
4 wishes to provide in relation to the Conditional Use for
5 the variances? Public comment from anybody? Going once,
6 going twice. Hearing none. Okay. I think we can -- it's up
7 to the ZBA, but we can close and deliberate if you want.
8 Is there a motion to close and deliberate?

9 ZBA MEMBER JERRY BENNETT: Motion to close and
10 deliberate.

11 ZBA MEMBER STEVE ANDERSON: Second.

12 MR. ANDREW KEYT: Any further discussion? All those
13 in favor significant by saying aye.

14 (ZBA Members answer "aye" in unison.)

15 MR. ANDREW KEYT: Opposed, same sign.

16 (No response.)

17 MR. ANDREW KEYT: I'm going to distribute to you a few
18 documents. I'm going to distribute first a set of
19 Findings of Fact and Conditions. I'm just going to start
20 with the Findings of Fact. I'm not gonna beat around the
21 bush and go through the whole thing unless you really want
22 to me to. If somebody says so, tell me, and I'll read it
23 word-for-word if you want, but Findings of Fact look very
24 similar to the Findings of Facts we've done before. We

1 layout the ordinance requirements and then list out where
2 they've met the requirements within the Application.

3 The testimony that's been provided is essentially
4 what has been provided also in the Application. The only
5 areas where there is some supplementation that I would
6 suggest is we did hear from Mr. Hanson. We'll add him as
7 a witness that provided testimony. The Application largely
8 complies with your Ordinance requirements. The only item
9 is a variance on the south side for vegetative screening.
10 We'll cover that separately on the Variance request. If
11 you want to take a moment to read through them. Otherwise,
12 it looks almost identical to the past set of Findings of
13 Fact that you had, which for US Solar did have two other
14 projects before the ZBA.

15 Otherwise, you could -- someone could make a
16 motion to approve the Findings of Fact as drafted with the
17 amendment of adding Mr. Hanson as a neighbor to the south
18 who provided testimony.

19 ZBA MEMBER BILL ROGAN: I move approval with the
20 amendment to add Mr. Hanson to the Finding of Facts.

21 ZBA MEMBER JERRY BENNETT: I second that.

22 MR. ANDREW KEYT: Any further discussion? Hearing
23 none, roll call vote, I think.

24 ZONING ADMINISTRATOR JULIE FELLER: Wayne Wagner?

1 ZBA CHAIRMAN WAYNE WAGNER: Yes.

2 ZONING ADMINISTRATOR JULIE FELLER: Bill Rogan?

3 ZBA MEMBER BILL ROGAN: Yes.

4 ZONING ADMINISTRATOR JULIE FELLER: Jerry Bennett?

5 ZBA MEMBER JERRY BENNETT: Yes.

6 ZONING ADMINISTRATOR JULIE FELLER: Steve Anderson?

7 ZBA MEMBER STEVE ANDERSON: Yes.

8 ZONING ADMINISTRATOR JULIE FELLER: Motion carries.

9 MR. ANDREW KEYT: Okay. That's the Findings of Fact.

10 I'm going to hand out then a set of -- a Draft Set of
11 Conditions. Okay. So the Draft Set of Conditions looks
12 similar to Conditions we've had previously in the County
13 including with the Applicant US Solar. These are a similar
14 Set of Conditions. I'm just going to very briefly hit the
15 highlights. One thing I'm going to suggest we just include
16 within the Conditions for clarity, it's required anyway,
17 but that they will comply with the National Fire
18 Protection Association requirements and the UL
19 requirements. We'll include that within the battery
20 storage provisions, because there is battery storage
21 related to the Project. Beyond that, the Conditions are
22 similar to the ones you've had before.

23 I'm just going to point out paragraph number six
24 requires a landscape plan be submitted to the County for

1 approval, and that would also be reviewed by the County
2 Soil & Water Conservation District.

3 The Vegetative Screening. The only change that
4 would be included is paragraph number seven. It could
5 remain, but I would suggest that we just add if the
6 variance is approved, that if a variance is approved that
7 no screening would be required on the southern edge of the
8 Project.

9 Decommissioning. They would be required to post
10 a hundred percent of the decommissioning costs at the
11 building permit stage.

12 And also prior to the Building Permit, it would
13 require that they provide proof of the Interconnection
14 Agreement, paragraph number fifteen.

15 And then Fire Protection Districts and Emergency
16 Response. Similar to the previous projects, they have to
17 cooperate with the local fire protection districts and
18 emergency response agencies to provide funding and
19 training as necessary for those agencies. And then also
20 if there is an emergency response related to the Project,
21 they have to reimburse those emergency response agencies
22 for the costs of that emergency response.

23 Then number -- under paragraph thirty-two, we
24 would require that they, expressly require, that they be

1 NFPA compliant and UL compliant. That would be in addition
2 to paragraph number thirty-two that I would suggest we
3 add.

4 Any questions anybody has or changes anybody wants
5 to make to the Conditions or Draft Conditions?

6 ZBA MEMBER BILL ROGAN: That vegetative screening thing
7 again. It's not just if you approve not having it on the
8 south. I mean this says to install vegetative screening
9 all around. What they're saying is it's on three sides
10 there is an existing screen, right?

11 MR. ANDREW KEYT: Yeah.

12 ZBA MEMBER BILL ROGAN: So...

13 MR. ANDREW KEYT: Yeah. So a couple of things. What I
14 would suggest is if, for some reason, the natural
15 screening on the three sides disappears, for whatever
16 reason, maybe a farmer decides to take it out or whatever
17 the case may be, that they then would have to provide
18 screening to fill in. This would require -- so this would
19 require that that vegetative screening be maintained, and
20 then if, for some reason, it dies off or it becomes an
21 issue, they have to replace whatever the natural screening
22 is that's there. So we can add that, and then if the
23 variance is granted --

24 ZBA MEMBER BILL ROGAN: The southern edge is moot.

1 MR. ANDREW KEYT: Yeah.

2 ZBA MEMBER BILL ROGAN: But any -- just say maintain
3 the screening that's already there?

4 MR. ANDREW KEYT: Yeah, let me get back to it. The
5 company shall, what I will suggest is, maintain the
6 year-round vegetative screening on north, west and east
7 sides of the Project. And then I think the second sentence
8 would remain. And then at plan -- that would come out.
9 Then if a variance is approved, no screening would be
10 required on the southern edge of the property.

11 ZBA MEMBER BILL ROGAN: Right.

12 ZONING ADMINISTRATOR JULIE FELLER: Can I ask
13 Mr. Hanson a question?

14 MR. ANDREW KEYT: Sure.

15 ZONING ADMINISTRATOR JULIE FELLER: Mr. Kevin Hanson?

16 KEVIN HANSON: Yes.

17 ZONING ADMINISTRATOR JULIE FELLER: I need to know, do
18 you have any objection to there not being any screening on
19 the south end?

20 KEVIN HANSON: Actually, I don't want a screen on the
21 south side. You've got to turn a tractor or something. If
22 they've got a screen, you know, some of this stuff's --
23 I'm retired, so my stuff's pretty small, but the new guys
24 they've got big stuff, and you they get into the fence.

1 When Clifton put their sewer in, they put the damn fence
2 right on the line, so I had to leave four foot in my field
3 because there was a fence. So, I'd rather not have a fence
4 there.

5 ZONING ADMINISTRATOR JULIE FELLER: Okay.

6 MR. ANDREW KEYT: Okay. Good point. Any discussion
7 anybody wants to have on the Conditions? Changes anybody
8 wants to make on the Conditions? Revisions? Otherwise,
9 you could make a motion to recommend the Conditions as
10 amended.

11 ZBA MEMBER BILL ROGAN: So moved.

12 ZBA MEMBER STEVE ANDERSON: Second.

13 THE COURT: Any further discussion?

14 MR. ANDREW KEYT: Hearing none, roll call vote?

15 ZONING ADMINISTRATOR JULIE FELLER: Jerry Bennett?

16 ZBA MEMBER JERRY BENNETT: Yes.

17 ZONING ADMINISTRATOR JULIE FELLER: Bill Rogan?

18 ZBA MEMBER BILL ROGAN: Yes.

19 ZONING ADMINISTRATOR JULIE FELLER: Wayne Wagner?

20 ZBA CHAIRMAN WAYNE WAGNER: Yes.

21 ZONING ADMINISTRATOR JULIE FELLER: Steve Anderson?

22 ZBA MEMBER STEVE ANDERSON: Yes.

23 ZONING ADMINISTRATOR JULIE FELLER: Motion carried.

24 MR. ANDREW KEYT: Okay. Next up for this Project we

1 have two Variance requests.

2 The first one is in relation to Vegetative
3 Screening, Landscape Screening. So I'll hand you that
4 copy. These are just the Findings of Fact. So the first
5 one that we'll tackle is the Vegetative Screening,
6 Landscape Screening. These are the Findings of Fact, and
7 recommendation to the County Board on the variance
8 request. I think, based on the testimony, we would add to
9 the Findings of Fact that the neighbor to the south does
10 not want Vegetative Screening. Subject to that, the
11 remaining findings are that's what's presented in the
12 Application itself. There hasn't been any testimony in
13 opposition to it. In fact, the testimony has been in favor
14 of it for the neighbor to the south.

15 So with that, any further discussion, changes
16 anybody wants to make to the Findings of Fact? Hearing
17 none, if somebody wants to make a motion to approve the
18 Findings of Fact as presented with the Amendment to
19 include the additional testimony from the neighbor?

20 ZBA MEMBER JERRY BENNETT: I make that motion.

21 MR. ANDREW KEYT: Is there a second?

22 ZBA MEMBER BILL ROGAN: Second.

23 MR. ANDREW KEYT: Any further discussion? Okay. Roll
24 call vote?

1 ZONING ADMINISTRATOR JULIE FELLER: Steve Anderson?

2 ZBA MEMBER STEVE ANDERSON: Yes.

3 ZONING ADMINISTRATOR JULIE FELLER: Jerry Bennett?

4 ZBA MEMBER JERRY BENNETT: Yes.

5 ZONING ADMINISTRATOR JULIE FELLER: Bill Rogan?

6 ZBA MEMBER BILL ROGAN: Yes.

7 ZONING ADMINISTRATOR JULIE FELLER: Wayne Wagner?

8 ZBA CHAIRMAN WAYNE WAGNER: Yes.

9 ZONING ADMINISTRATOR JULIE FELLER: Motion carries.

10 MR. ANDREW KEYT: Then on the Variance itself, is
11 there a recommendation to the County Board on whether to
12 approve the Variance -- recommend approval of the Variance
13 to the County Board? Your options are recommend approval,
14 approval subject to conditions, or a denial.

15 ZBA CHAIRMAN WAYNE WAGNER: Make a motion to recommend
16 approval.

17 ZBA MEMBER JERRY BENNETT: Second.

18 MR. ANDREW KEYT: Any further discussion? Hearing
19 none, roll call vote?

20 ZONING ADMINISTRATOR JULIE FELLER: Steve Anderson?

21 ZBA MEMBER STEVE ANDERSON: Yes.

22 ZONING ADMINISTRATOR JULIE FELLER: Jerry Bennett?

23 ZBA MEMBER JERRY BENNETT: Yes.

24 ZONING ADMINISTRATOR JULIE FELLER: Bill Rogan?

1 ZBA MEMBER BILL ROGAN: Yes.

2 ZONING ADMINISTRATOR JULIE FELLER: Wayne Wagner?

3 ZBA CHAIRMAN WAYNE WAGNER: Yes.

4 ZONING ADMINISTRATOR JULIE FELLER: Motion carries.

5 THE COURT: I'm going to move on to the

6 Interconnection. We'll come back to the actual

7 Conditional Use Permit to cover it all at the end here,

8 but there's a set of Draft Findings of Fact on the

9 Variance Request. Anybody have any changes or -- oops, you

10 don't have a copy of it. There you go. Okay. So what

11 you have in front of you here is the Draft Set of Findings

12 of Fact and Recommendation to the County Board on the

13 Interconnection Agreement Variance. The testimony

14 provided was that the Applicant is waiting on their

15 Interconnection Agreement. They do have a high queue

16 position. They do anticipate receiving it. One of the

17 conditions of approval is that they have to have it before

18 they get a Building Permit. So with that, the Findings of

19 Fact as prepared reflect the testimony that's been

20 provided. Anybody wish to make any changes to those

21 Findings of Fact? Hearing none. Somebody could make a

22 motion to approve the Findings of Fact as drafted.

23 ZBA MEMBER STEVE ANDERSON: I would move for that.

24 ZBA MEMBER JERRY BENNETT: Second.

1 MR. ANDREW KEYT: Okay. Any further discussion? Roll
2 call vote?

3 ZONING ADMINISTRATOR JULIE FELLER: Bill Rogan?

4 ZBA MEMBER BILL ROGAN: Yes.

5 ZONING ADMINISTRATOR JULIE FELLER: Wayne Wagner?

6 ZBA CHAIRMAN WAYNE WAGNER: Yes.

7 ZONING ADMINISTRATOR JULIE FELLER: Steve Anderson?

8 ZBA MEMBER STEVE ANDERSON: Yes.

9 ZONING ADMINISTRATOR JULIE FELLER: Jerry Bennett?

10 ZBA MEMBER JERRY BENNETT: Yes.

11 ZONING ADMINISTRATOR JULIE FELLER: Motion carried.

12 MR. ANDREW KEYT: Is there a recommendation to the
13 Court Board on the Variance? You can recommend approval,
14 denial, or approval subject to conditions?

15 ZBA MEMBER JERRY BENNETT: I'll move we approve it.

16 MR. ANDREW KEYT: Is there a second?

17 ZBA CHAIRMAN WAYNE WAGNER: Second.

18 MR. ANDREW KEYT: Any further discussion?

19 ZONING ADMINISTRATOR JULIE FELLER: I'm sorry. Who
20 seconded that?

21 MR. ANDREW KEYT: They're all pointing at each other.

22 ZONING ADMINISTRATOR JULIE FELLER: I have Wayne down.

23 COURT REPORTER: Who made the motion? Mr. Bennett?

24 Okay. Thank you.

1 MR. ANDREW KEYT: Sorry. Roll call vote?

2 ZONING ADMINISTRATOR JULIE FELLER: Steve Anderson?

3 ZBA MEMBER STEVE ANDERSON: Yes.

4 ZONING ADMINISTRATOR JULIE FELLER: Jerry Bennett?

5 ZBA MEMBER JERRY BENNETT: Yes.

6 ZONING ADMINISTRATOR JULIE FELLER: Bill Rogan?

7 ZBA MEMBER BILL ROGAN: Yes.

8 ZONING ADMINISTRATOR JULIE FELLER: Wayne Wagner?

9 ZBA CHAIRMAN WAYNE WAGNER: Yes.

10 ZONING ADMINISTRATOR JULIE FELLER: Motion carries.

11 MR. ANDREW KEYT: I'm going to come back to the
12 overall Conditional Use Permit. You've approved the
13 Findings of Fact. You've approved the Recommendation of
14 Conditions to the County Board. You're at the point now
15 where someone can make a motion on the Conditional Use
16 Permit to allow the Project. The recommendation to the
17 County Board, your options are approval, denial or
18 approval subject to conditions. My only suggestion is that
19 if you're going to make a motion to approve, is that you
20 make it subject to conditions.

21 ZBA MEMBER JERRY BENNETT: That motion I'll make.

22 MR. ANDREW KEYT: Mr. Bennett, okay. Is there a
23 second?

24 MR. STEVE ANDERSON: I second. Mr. Anderson seconds.

1 MR. ANDREW KEYT: Any further discussion? Hearing
2 none. Roll call vote, please?

3 ZONING ADMINISTRATOR JULIE FELLER: Wayne Wagner?

4 ZBA CHAIRMAN WAYNE WAGNER: Yes.

5 ZONING ADMINISTRATOR JULIE FELLER: Steve Anderson?

6 ZBA MEMBER STEVE ANDERSON: Yes.

7 ZONING ADMINISTRATOR JULIE FELLER: Jerry Bennett?

8 ZBA MEMBER JERRY BENNETT: Yes.

9 ZONING ADMINISTRATOR JULIE FELLER: Bill Rogan?

10 ZBA MEMBER BILL ROGAN: Yes.

11 ZONING ADMINISTRATOR JULIE FELLER: Motion carried.

12 MR. ANDREW KEYT: That will conclude the hearing on
13 the USS Solar, Conditional Use and the two Variances. If
14 anybody wants to stay for the next one, they can.

15 Otherwise, we can move on to the next one. Julie, do you
16 want to read that one off? I guess I should ask the ZBA,
17 does anybody want to take a recess?

18 (Proceedings this date for hearing on USS Woolly
19 Solar, LLC concluded.)
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IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT 36
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.



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

Date: May 13, 2026

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