IROQUOIS COUNTY
ZONING BOARD OF APPEALS
November 17th, 2026
7:00 p.m.

Your committee to whom it was referred **The Zoning Board of Appeals** would beg leave to submit the following report on the matters before them:

Your board met at the Administrative Center on November 17, 2026, at 7:00 P.M. ZBA Members present were Chairman Wayne Wagner, Steve Rapp, Bill Rogan, Jerome Finley and Alicia Johnson. Also present was Zoning Administrator Julie Feller and Zoning Chief Deputy Madeline Ussery, as well as Andrew Keyt and Brian Tuck with Heyl Royster. County Board Members present were Donna Crow, Ray Williams, Steve Huse and Chad McGinnis. Members of the public present were Taylor Canny and Edmond Fitzgerald with US Solar, Roger and Diane Gustufson and Sandra Kief.

The meeting was called to order.

A motion was made by Finley to approve the Minutes of the Previous Hearing; Rogan seconded. Motion carried by a voice vote.

Mr. Keyt read the public notice for the hearing that was sent to surrounding Property Owners.

There were no public comments.

Mrs. Taylor Canny explained she is requesting a variance request for the US Solar Satriales project. This project has already been approved and went through the Conditional Use Process. The request is to extend the project term life from 30 years to 40 years. She further explains the 40-year length aligns with the Lease Agreements with the landowners, and the project is funded through lenders who typically pay for the project to be 35 to 40 years.

Mr. Keyt read from the Findings of Fact the reason for this variance request is to better align the lease terms of the project will be presented in the final version of the Findings of Facts. This project was previously permitted through the prior Ordinance, while the current Ordinance allows for variance request after the project is approved.

A motion was made by Rapp to approve the Findings of Facts; Rogan seconded. Motion carried by Roll Call Vote. Ayes were Wagner, Rapp, Rogan and Finly. Nays were Johnson.

A motion was made by Rogan to recommended approval to the County Board; Finley seconded. Motion carried by Roll Call Vote. Ayes were Wagner, Rapp, Rogan and Finly. Nays were Johnson.

There was no New Business.

There was no Old Business.

A motion was made by Wagner to adjourn; Rogan seconded. Motion carried by voice vote

The meeting adjourned at 7:14 p.m.

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Wayne Wagner, Acting Chairman,
Iroquois County Zoning Board of Appeals

Julie Feller
Zoning Administrator