

## MINUTES OF THE CITY OF PONTIAC PLANNING AND ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, July 10, 2023, at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Walldog Solar, LLC, (Cypress Creek Renewables Development, LLC is the sole and managing member of Walldog Solar, LLC) petitioner, and the William L. Landstrom Living Trust, an Illinois Trust, as landowner, are requesting that a Special Use permit be granted to construct and operate a 5 MW Solar Energy Facility. The petitioner is also requesting a variance from Section 4.06.13(a)(3) which states that power and communications lines shall be buried underground. The property is zoned A-1 (Agricultural) and has a legal description as follows: The Northwest Quarter of Section 10, Township 28 North, Range 5 East to the Third Principal Meridian, Livingston County, Illinois, except that portion heretofore conveyed to the State of Illinois as described in Book 328, Pages 306 through 310 as Document Numbers 345533, 345534 and 345535, and also except the Southwest Quarter of the Northwest Quarter of said Section 10 and also except that portion conveyed to the City of Pontiac for roadway purposes in Right-of-Way Deed recorded April 14, 2005 as Document Number 00562679, more commonly known as the property East of Illinois Route 23 and South of East 2000 North Road in Pontiac, Illinois, with a PIN # 15-15-10-100-004.

The following members were present: Rick Baier, Tim Fogarty, Tim Lewis, Bill Abraham, Don Hicks, with Pat Martin and Matt Stock absent. Also present were David Wilson from the Building and Zoning Office, Alan Schrock, City Attorney, Brian Verdun, City Engineer, and Jim Woolford, City Administrator. Ben Jacobi, Lawyer for Walldogs Solar and Cypress Creek Renewables, and Leticia Lew, Project Developer. Several audience members were also present. With a quorum being present, the meeting began at 4:30 p.m.

Tim Lewis made a motion to approve the minutes from the June 12th, 2023 meeting and with a second from Bill Abraham and a unanimous yes vote, the minutes were approved. Ben Jacobi stood before the Board discussing the project, the need for variance and Special Use Permit, and stated that a similar smaller project at the same location was approved by the City in 2018. Mr. Jacobi stated that this particular project was approved by the State in 2023. Leticia Lew then stood before the Board discussing Cypress Creek Renewables' credentials, briefed the need for the Variance as well as the Special Use permit, explained how a Solar Energy Facility works, and answered any questions from the Board and audience. Ms. Lew stated that this project is a community-based project, meaning that the solar energy produced is strictly for Pontiac area and that the project is outside of town in order to keep the City undisturbed, yet close enough to benefit the community. Ms. Lew also stated that Cypress Creek Renewables does their diligence by creating wetland studies and endangered species studies to ensure that the area will remain

unaffected of any possible dangers, as well as ensuring that the area will stay clear of any other issues. Each panel will not be any higher than 12 feet and will be made primarily of glass. Ms. Lew stated that studies show that broken panels mixed with rainwater creates no leeching and will not affect the environment. The tax income for this project is estimated to be between \$13,000 and \$45,000 annually, totaling to \$840,000 over the 40 year lifespan of the project. Mr. Abraham questioned if there are any studies on land value, to which Mr. Jacobi stated that studies have shown that there is zero affect on any land value changes. Jim Vogel, audience member, stated that he had land in the area and was wondering where the panels were going to go. Ms. Lew and Mr. Vogel had a brief discussion regarding the project, with Mr. Vogel having no more questions or concerns. Alan Schrock stated that aside from the variance, all Special Use requirements have been met. Bill Abraham made a motion to approve the variance and Special Use permit and with a second from Don Hicks and a unanimous vote, the motion was approved.

With no further discussion, Tim Lewis made a motion to adjourn the meeting and with a second from Don Hicks and a unanimous yes vote from the Board, the meeting was adjourned at 5:20 p.m.

Minutes written  
and submitted by,

Brittney Miller  
Building and Zoning Office