

LAND USE COMMITTEE MINUTES

Virtual Meeting

DATE OF MEETING: February 8, 2021 at 5:00 p.m. County Building

MEMBERS PRESENT: Terry Ferguson – Chair. Melonie Tilley and Claro Carter attended virtually. Jay Wickenhauser virtually at 5:04 p.m. Aaron Kammeyer virtually at 5:10 p.m. Also, present, Dee Rentmeister, County Administrator and Aaron Paque, Zoning Administrator.

MEMBERS ABSENT: None

SUMMARY OF DISCUSSION:

- Motion by Tilley, 2nd by Carter to approve the claims. Roll call vote as follows– Ferguson – yes, Tilley – yes and Carter – yes. Motion carried.
- Motion by Carter, 2nd by Tilley to approve the December 2020 minutes. Roll call vote as follows – Ferguson – yes, Tilley – yes and Carter – yes. Motion carried.
- Wickenhauser logged onto meeting 5:04 p.m.
- Monthly report submitted and reviewed by Aaron Paque. Paque informed committee that Ferguson, Kammeyer and himself have been interviewing sound study consultants and an agreement will be brought before the full board next month. (Kammeyer logged onto meeting 5:10 p.m.). This group is recommending utilizing Tech Environmental. Wickenhauser asked what the differences were between Tech Environmental and Epson. Paque indicated that Tech Environmental' s study will be an attended study and studies are based on the property lines and not the residence.
- Ferguson informed committee that they are getting closer to having a curtailment plan.
- Motion by Tilley, 2nd by Wickenhauser to adjourn at 5:15 p.m. Voice vote, motion carried.

COMMITTEE ACTION:

- Approve the claims.
- Approve the December 2020 minutes.

RECOMMENDATIONS TO THE FULL BOARD: None

DATE OF NEXT MEETING: March 8, 2021 at 5:00 p.m.

AGENDA FOR THE LAND USE COMMITTEE

Date and Time of Meeting: February 8th, 2021 at 5:00 p.m. Virtually

1. Call Meeting to Order
2. Roll Call
3. Persons Wishing to Address the Committee/ Public Comment (If requesting action, also list below in section 4)
 - A.
 - B.
4. Items for Discussion and Possible Action
 - A. Approve Claims
 - B. Approve December 2020 minutes
 - C.
 - D.
5. Items for Discussion Only (No Action Requested)
 - A. Monthly Report
 - B. Update on the Post Construction Sound Study Agreement
6. Executive Session:
 - A.

Posted: February 4th at 1:00 p.m.

By: Aaron Paque

Join Zoom Meeting

<https://zoom.us/j/4327127633?pwd=RIZoc3Q1YVFiWjIvVVBNOdRjaUJFZz09>

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Zoning & Planning

January
2021
Issue # 1

Zoning Monthly Report

Zoning Department Monthly updates

Alta Wind Farm Project
Claims, Permitting and
Variances

Regional Planning Commission

Review of the Maximum
Front Setback Regulations.
Calendar Approval 2021

Zoning Board of Appeals

Case: V-331-2021
Calendar Approval 2021

Land Use Committee

No meeting in January



January 2021

Introduction

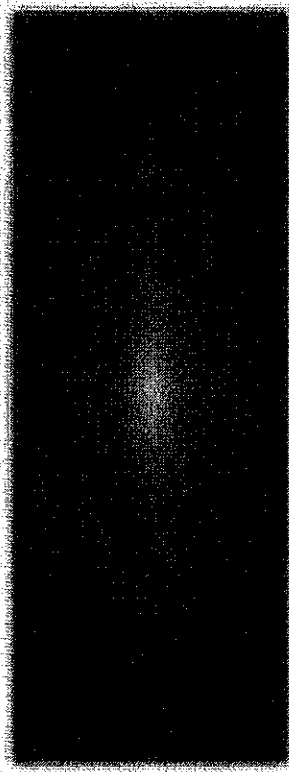
With our meetings teetering between in person and virtual, I wanted to send out something that could capture what is happening in the zoning department and would be a more meaningful snapshot of the month. This will serve as the Land Use Committee's written report from the Zoning Administrator.

Topics will go over different areas of Zoning: Regional Planning Commission, Zoning Board of Appeals, Claims, Permitting/ Variances and Special Use Permits submitted, and updates on any issues of interest to the county.

If this format gives a clearer picture of what is happening in the zoning department, I will continue to push this forward month to month.

Thank you,

Aaron Paque



ZBA PROCESS SCHEDULE 2021

FILING DEADLINE	RPC MEETING	ZBA HEARING	COUNTY BOARD MEETING
November 30, 2020	December 15, 2020	January 4, 2021	January 21, 2021
January 4, 2021	January 19, 2021	February 1, 2021	February 18, 2021
February 1, 2021	February 16, 2021	March 1, 2021	March 18, 2021
March 2, 2021	March 16, 2021	April 5, 2021	April 22, 2021
April 5, 2021	April 20, 2021	May 3, 2021	May 20, 2021
May 3, 2021	May 18, 2021	June 7, 2021	June 24, 2021
June 7, 2021	June 15, 2021	July 5, 2021	July 24, 2021
July 5, 2021	July 20, 2021	August 2, 2021	August 19, 2021
August 2, 2021	August 17, 2021	September 13, 2021	September 23, 2021
September 13, 2021	September 21, 2021	October 4, 2021	October 21, 2021
October 4, 2021	October 19, 2021	November 1, 2021	November 18, 2021
November 1, 2021	November 16, 2021	December 6, 2021	Estimated December 23, 2021

Italic are the ones that is changed due to holiday.

Above is the new ZBA Process schedule for 2021.

Regional Planning Commission

The Regional Planning Commission (RPC) met January 19th, at 7pm over free conference call. This was also the first virtual meeting for the commission and there were no issues. The RPC reviewed 155.065 of the county code of ordinances and suggested to remove the maximum front setback with a vote. The next step is for the RPC to now review this as a text amendment.

The other Item is for the approval of the 2021 Calendar. It passed and the RPC will be meeting the third Tuesday of every month.

AREA REGULATIONS

§ 155.065. DISTRICT LOT REGULATIONS.

It shall be unlawful to erect or alter any structure within the county or the incorporated municipalities affected by this chapter, unless the following minimum lot and yard areas and bulk controls are provided and maintained in connection with the structure.

District	Minimum Area (Square Feet)(sq)	Maximum Building Height (feet)(ft)	Minimum Width (feet)	Minimum Road Frontage (feet)	Minimum Front Setback (feet)(ft)	Maximum Front Setback From Public Right-of-Way (Principal Building) (feet)	Minimum Rear Setback (feet)	Minimum Side Yard Setback (feet)(ft)
A	87,120	None	240	240	50	100% of lot width or 100 feet, whichever is greater	35	15
RD-10	87,120	60	240	240	50(ft)	100% of lot width or 100 feet, whichever is greater	35	15
RD-2	87,120	35	240	240	50	100% of lot width or 100 feet, whichever is greater	35	15
RD-3	21,780	35	150	150	30	N/A	20	15
R-1	12,160	35	80	80	30	N/A	20(c)	10
R-2	7,350	35	70	70	20	N/A	20(c)	10
R-3	9,500(4)	60	80	80	20	N/A	20(c)	5
R-4	7,250	35	70	70	20	N/A	20(c)	5
B-1	None	80	None	None	None	N/A	None	None
B-2	8,500	35	60	60	30(ft)	N/A	20(a)	10
B-3(f)	21,780	35	80	80	50(ft)	N/A	20	20
(f)	8,500	None	80	80	10	N/A	30	10
EP	None	None	None	None(f)	None	N/A	None	None

Zoning Board of Appeals

The Zoning Board of Appeals (ZBA) met January 25th, at 7pm over free conference call. This was the ZBA's first virtual meeting and there were no issues. The Board overheard case V-331-2020, which involved a 9ft reduction of the side setback 155.065. The ZBA approved the variance request, 6 Ayes - 0 Nays.

The other Item is for the approval of the 2021 Calendar. It passed 6 Ayes - 0 Nays and the ZBA will be meeting the first Monday of every month.

Claims

There are two claims for the month of January. The first claim was for Baum Chevrolet Buick, out of Clinton, IL. The purchase was a car wash for the zoning vehicle. (see supplemental Pages for claim detail)

Cost \$10.00

The Second claim is for fuel and is charged by DeWitt County Highway Department. The charges are from the month of December.

Cost \$40.79

Updates on the Alta Farms II Wind Project

Cummins Engineering has finalized their contract with Enel Green Power, and they have officially come on board. The first permit under review is the Laydown yard. After the laydown yard has been reviewed, the towers will be the next task. The wind turbines and access roads are currently staked. GPS data collection is expected to begin the week of February 8th (weather dependent).

Updates on the Alta Farms II Wind Project

(Continued from page 2) The county has been interviewing potential candidates for the post-construction sound study. There has been a lot learned along the way about different techniques, and best practices to maximize the quality of the sound study and ensure it not only meets the county requirements but also Illinois Pollution Control board Standards. The expectation is to have a new agreement for the board to review in March. The Land Use Chair and Vice chair have been instrumental to the process.

Agenda

AGENDA FOR THE LAND USE COMMITTEE

Date and Time of Meeting: February 29, 2021 at 3:00 p.m. - Virtually

1. Call Meeting to Order
2. Roll Call
3. Persons wishing to Address the Committee's Public Comment: (If requesting action; also list below in section 4)
 - A.
 - B.
4. Items for Discussion and Possible Action
 - A. Approve Claims
 - B. Approve December 2020 minutes
 - C.
 - D.
5. Items for Discussion Only (No Action Requested)
 - A. Monthly Report
 - B. Update on the Post Construction Sound Study Agreement
6. Executive Session:
 - A.

Posted: February 4th at 1:00 p.m.
By: Aaron Paque

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Building Permits, and Variances

It has been a slow month as it comes to building permit submittals, but it is not unexpected as it is the winter months. There have been two variances filed in January and have met with the Zoning Board of Appeals in February. Both Variances have been approved.

Building Permits Filed in January					
PERMIT	DATE	ESTIMATED COST OF PROJECT	FEE AMOUNT	TYPE OF PERMIT	TOWNSHIP LOCATION
7851	1/8/2021	\$36,600.00	\$80.00	Garage extension	Dexitt
7862	1/19/2021	\$275,000.00	\$100.00	Residence	Creek
7853	1/21/2021	\$400.00	\$40.00	Shed	Santa Anna
7894	1/28/2021	\$30,720.00	\$160.00	Solar Ground System	Turnbridge

Variances Filed in January			
Case	Date Filed	Request For	Township
332	1/4/2021	Increase to the maximum setback (600m)	Tellus
333	1/11/2021	25 ft reduction minimum front setback.	Wapella

Meeting login

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BAUM CHEVROLET BUICK
 810 W VAN BUREN STREET
 PO BOX 657
 CLINTON, IL 61727
 217-938-3156
 www.baumchevybuick.com

DEWITT COUNTY ZONING
 201 WEST WASHINGTON
 201 WEST WASHINGTON

Control # 51681
 Date 01/29/2021

CLINTON, IL 61727

Statement of Account

Amt. enclosed: _____

DATE	SRC	REF NO.	APPLY TO	CHARGES	CREDITS	BALANCE
Company - 01 Baum Chevrolet Buick						
Schedule - 84						
01/21/2021	83	06811	06811	\$10.00		\$10.00
					Total	\$10.00
Current	Over30Days	Over60Days	Over90Days	Over120	Pay This Amount	
\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	

Thank You

DeWitt County Highway Department

Activity Detail Report By Account For Product

Date Range From: 12/01/2020 12:00:00AM To: 12/31/2020 11:59:00PM

Date	Time	Trans #	Site	Vehicle	Driver	Driver Name	Oddm Pump	Price	Qty	Amount	
Account #		008		Zoning Department DeWitt County, Clinton, IL 61727 Clinton, IL 61727							
Product #		02		Name: UNLEADED							
12/14/2020	14:03	5794	001	5510	00280637	Aaron Paque	04-1	\$1.758	12.000	\$20.83	
12/21/2020	17:04	5882	001	5510	00280637	Aaron Paque	03-1	\$1.738	11.500	\$19.96	
Product Totals:		Transactions:		2						23.500	\$40.79
Account Totals:		Transactions:		2						23.500	\$40.79

Summary regarding upcoming Sound Study Agreement Likely to be Submitted in March

The zoning office has been researching and interviewing firms for the post construction sound study agreement since the beginning of December. Next month you will likely see an agreement between the county and Enel for the Post Construction Sound Study. The Firm to be brought forward will be Tech Environmental. They are a Massachusetts based that has completed over 750 sound studies.

Along the way we've learn a lot about the available methods for monitoring sound and best practices. One of the most accurate methods is attended monitoring.

- It is the best way to capture worst case scenarios, as it relies on the meteorological data to find "perfect" weather conditions to capture the highest amount of sound from the wind turbine.
- It allows the field engineer to isolate short-term and long-term noise events to confirm that the measurements are indeed the Turbines.
- While firms are willing and able to do unattended monitor for lengthy periods. Attended monitoring offers a higher level of accuracy and is more stringent than unattended.

Below are notes from Peter Guldberg (Tech Environmental)

The Challenge

- Wind Turbine (only) sound cannot be directly measured.
- Measured sound level contains 3 components:
 - Wind Turbines 35 to 45 dBA
 - Short-Term Noise 35 to 60 dBA
 - (cars, trucks, farm equipment, dogs, birds, wind gusts)
 - Long-Term Background 25 to 50 dBA
 - (wind in trees, distant highway, crickets)

Attended Monitoring

1. Field crew is sent to Project Area for a 1-2-week period, waiting for nighttime periods with high winds at hub height (20 mph+ up at 300 feet above ground) and no precipitation. Occurrence is 10-15% of the time.
2. Each day, meteorologists identify if testing should be done that night: if yes, 8-10 hours of nighttime monitoring is done.
3. Engineer stands by the microphone and logs on a tablet each 15 seconds whether a noise contamination event occurred (cars, trucks, aircraft, wind gust, dogs, birds, etc.)
4. Leq sound level for 10-minutes is constructed from many "clean" 15-second intervals (those without short-term noise).
5. Advantages of Attended Monitoring:
 - Most accurate approach for identifying short-term noise contamination and produces best estimates of turbine sound.
 - Only focuses on periods when turbine sound is the highest.
6. Disadvantage of Attended Monitoring:
 - Only provides data for the worst-case conditions, no continuous record for when turbines are operating below peak condition.