

**VILLAGE OF HAMPSHIRE
ZONING BOARD OF APPEALS**

**MINUTES
October 23, 2018**

A meeting of the Hampshire Zoning Board of Appeals was called to order at 7:00 p.m. Members present: Chair C. Christensen, W. Albert, H. Hoffman, and R. Frillman. Members absent: N. Collins, J. Schaul. Also present was Village Attorney M. Schuster, who agreed to take minutes in the absence of the secretary.

On motion made by W. Albert, seconded by H. Hoffman, to approve the minutes of the meeting of the Zoning Board of Appeals held on August 28, 2018, the vote was 4 aye, 0 nay. Motion passed.

The first order of business for the meeting was the Petition of the Village for a Text Amendment to add to the Village Code certain regulations governing solar energy systems in the Village, including provisions for permitting such systems, or requiring a special use, in various zoning districts. The Chair convened a public hearing in regard to the Petition for Zoning Amendment at 7:02 p.m.. A Certified Shorthand Reporter was present to make a record of the hearing.

The Village Attorney summarized the contents of the proposed regulations, and noted that several alternatives for various provisions in the regulations were included for consideration by the Village. The regulations addressed both building-mounted and ground-mounted solar energy systems; and the zoning districts in which such systems might be permitted, and in which they might require a special use.

One member of the public was present to address the Board. Mr. Brian Haug, of Continental Electric, and president of the Illinois Solar Energy Association, raised the following four points:

- P. 3 Par. J This provision would not allow for a “community solar” project, of a type where individuals could purchase credits for the energy produced. Haug mentioned as an example a field of 10-acres for a community solar project.

- P. 4 Par. (A)(1)(e) This provision does not define the term “façade” and might as written preclude any south-facing residence from installing a solar energy system in the optimal location (if “roof” is included in “façade”).

- P. 6 Par. (c)(4) The 1% standard for “lot coverage” is much too restrictive and ought to be removed; the Village could utilize the setback rules instead to limit the size of any solar energy system.

P. 7 (A)(2) The permit process may be too slow to keep up with the industry, such that the description of the proposed solar energy system in the permit application would be obsolete / need to be changed by the time of installation. Requiring “engineering specifications” for the permit would be too limiting in this regard.

Mr. Schaul arrived at 7:11 p.m.

On motion by J. Schaul, seconded, by H. Hoffman, the public hearing was closed at 7:13 p.m.

The Board did not address the various alternative provisions posed in the draft text.

On motion by H. Hoffman, seconded by W. Albert, to recommend approval of the Petition for Text Amendment to add certain regulations governing solar energy systems in the Village, the vote was 5 aye – 0 nay. Motion passed.

On motion by H. Hoffman, seconded by W. Albert, to authorize the Chairman to execute and deliver on behalf of the Zoning Board of Appeals a written Findings of Fact and Recommendation to the Board of Trustees, the vote was 5 aye – 0 nay. Motion passed.

The next order of business was consideration of the Petition for Special Use filed by Minerallac for installation of a solar energy system on its property located at 100 Gast Road, Hampshire IL in the O-M Office Manufacturing Zoning District.

The Village Attorney recited that notice of this public hearing had been published in the Daily Herald Newspaper on October 8, 2018, a date more than 15 days prior to the public hearing.

Mr. Brian Haug of the Continental Electric appeared to present the Petition. Mr. Haug stated that notice of the public hearing had been posted on the property prior to the public hearing date, and agreed to file with the Village Clerk a written statement confirming the first date of posting; and that he had filed with the Village Clerk evidence of mailing notice to neighboring owners on or before October 8, 2018.

Mr. Haug presented a power power presentation, showing the location, in the side yard of the premises at 100 Gast Road, and the scope and size of the solar panel array. He noted that the solar energy system would have a stone/gravel base (not grass or other vegetation); and would be surrounded by a 6’ high chain-link fence. The solar array would provide enough energy for operations at the Minerallac facility.

Mr. Haug introduced two representatives of Minerallac who were present for the meeting, and went on to show power point slides regarding the solar panel array to be installed on the Minerallac property, and explained that the array would be oriented to the south, would be tilted at a 30° angle, and would be surrounded by a six foot chain link fence. Gravel and a soil barrier would be installed for a bed. The proposed solar energy system would generate sufficient

electricity to provide for all of the facilities daily needs.

Mr. Haug also presented slides of solar energy facilities installed in Champaign, Illinois and examples of roof –mounted facilities at Abt Electronics, IKEA Stores, Grayslake High School, and the Continental Electric office building.

Mr. Haug also explained the incentives available through the Solar Energy Jobs Act.

Finally, Haug briefly explained the general process of solar energy facilities, converting DC to AC current, and on-site power storage, and sometimes providing excess energy back to the electrical grid.

No members of the public were present to comment on the Petition.

On questioning by the Board members, Haug also commented that there were sufficient days of sunshine to produce enough electric power; and that the issue of effect on Equalized Assessed Valuation of the property would be addressed by state-wide guidelines for local assessors.

The Village Attorney noted that the Village Engineer had issued a review letter dated October 23, 2018, noting some requirements for any application for approval of a building permit for the solar energy system, including an adequate drainage plan, and a landscaping plan for the proposed system.

On motion by W. Albert, seconded by H. Hoffman, to recommend approval of the Petition for Special Use for installation of a solar energy system at 100 Gast Road, Hampshire, in the O-M Office Manufacturing Zoning District, and subject to the items stated in the Village Engineer’s review letter, and including a 6’ fence, the vote was 5 aye – 0 nay. Motion passed.

On motion by H. Hoffman, seconded by R. Frillman, to authorize the Chairman to execute and deliver on behalf of the Zoning Board of Appeals a written Findings of Fact and Recommendation to the Board of Trustees, the vote was 5 aye – 0 nay. Motion passed

On motion duly made and seconded, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Joseph Schaul

Joseph Schaul
Secretary