

This meeting will be taped  
Please turn off all electronic communication devices and place cell phones on vibrate

**Special Ogle County Board Meeting Agenda**  
**Thursday, January 10, 2019 at 5:30 p.m.**  
**Ogle County Boardroom - 3rd Floor - Courthouse**

**Call to Order:**

**Roll Call:**

**Invocation & Pledge of Allegiance: Bowers**

**Board Discussion**

1. Visual Screen - Item L.2.A (C.5) Of Proposed Conditions (Possible Amendment)
2. Discussion Whether ZBA Review Of Their Recommendations Based On New Proposed Conditions, As Approved By County Board
3. Discussion Whether New Requirements From New Proposed Conditions Would Require Solar Application Process To Be Restarted
4. Discussion Of Siting Requirement Of Revised Solar Ordinance - Should Cities/Villages/Townships Have Opportunity To Approve/Oppose Solar Applications Within 1 1/2 Mile Border
5. Discussion About Decommissioning Fund - Should Fund Be Required Instead Of Current Bond
6. Discussion About Disposal Fund - Should Fund Be Required For Material Disposal After Decommissioning Is Completed
7. Discussion About Environmental Concerns - Sound Requirements / Well-Water Testing Requirements
8. Discussion About Enforcement Rights And Accountability To Landowner

**Zoning - Adopting recommendations from Ad Hoc Committee - R-2019-0101**

**Zoning - End or Suspend Solar Farm Zoning Moratorium - O-2019-0101**

**Zoning #6-18SU - Pifkin - O-2019-0102**

#6-18 SPECIAL USE - FFP IL Community Solar, LLC, % Sam Youneszadeh, 100 Montgomery St., Ste. 725, San Francisco, CA; and Ronald E. & Carolyn A. Pifkin, 6821 E. Hales Corner Rd., Stillman Valley, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Ronald E. & Carolyn A. Pifkin, and being leased by FFP IL Community Solar, LLC: Part of the East Half (E ) of G.L. 2 of the Northeast Fractional Quarter (NE Fr. 1/4) of Section 3; and part of G.L. 1 and G.L. 2 of the Northwest Fractional Quarter (NW Fr. 1/4) of Section 2 Marion Township 24N, R11E of the 4<sup>th</sup> P.M., Ogle County, IL, 55.3 acres, more or less - P.I.N.(s):10-03-200-012 & 10-02-101-001 - Common Location: 7000 block of E. Hales Corner Rd.

**Zoning - #7-18 SU - Terhark - O-2019-0103**

FFP IL Community Solar, LLC, % Sam Youneszadeh, 100 Montgomery St., Ste. 725, San Francisco, CA; and Dan Terhark, 3997 N. Pear Rd., Polo, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Dan Terhark, and being leased by FFP IL Community Solar, LLC: Part of the Southwest Quarter (SW1/4) of Section 27 Marion Township 25N, R11E of the 4<sup>th</sup> P.M., Ogle County, IL, 52.68 acres, more or less - P.I.N.(s): 05-27-300-011 - Common Location: 8248 N. Kishwaukee Rd.

**Zoning - #12-18SU - Stocking – R-2019-0102**

#12-18SU - Stillman Valley Solar, LLC by Richard J. Squadron, an authorized party c/o SunEast Development, LLC, 121 W. Miner St., Ste. 1E, West Chester, PA; and Stocking Family Trust #2-96, c/o Ronald Stocking - Trustee, 3749 E. Pine Rock Rd., Oregon, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Stocking Family Trust #2-96, and being leased by Stillman Valley Solar, LLC: Part of the Southwest Quarter (SW1/4) of Section 35 Marion Township 25N, R11E of the 4<sup>th</sup> P.M., Ogle County, IL, 146.78 acres, more or less - P.I.N.: 05-35-300-004 - Common Location: 7000 block of Hales Corner Rd.

**Zoning - #15-18SU - Hongsermeier – O-2019-0105**

#15-18 SPECIAL USE - SV CSG Mt. Morris3, LLC, %Tim Polz, Manager, 25 N. River Lane, Geneva, IL; and Wilma L. Hongsermeier, 3747 W. IL Rte. 64, Mt. Morris, IL for a Special Use Permit to allow a solar farm in the I-1 Industrial District on property described as follows, owned by Wilma L. Hongsermeier, and being leased by SV CSG Mt. Morris3, LLC: Part of the Southeast Quarter (SE1/4) of Section 22 Mt. Morris Township 24N, R9E of the 4<sup>th</sup> P.M., Ogle County, IL, 65.78 acres, more or less - P.I.N.: 08-22-4100-017 - Common Location: 3300 to 3500 Block of N. Mt. Morris Rd.

**Zoning - #18-18 SU - Bocker - O-2019-0106**

#18-18 SPECIAL USE - DG Illinois Solar, LLC, %Matthew Handel, 700 Universe Blvd., June Beach, FL; and Gary O. Bocker Trust #2-789 by Gary Bocker, Trustee, 10662 W. IL Rte. 64, Polo, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Gary O. Bocker Trust #2-789, and being leased by DG Illinois Solar, LLC: Part of the Northwest Quarter (NW1/4), and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), all in Section 18 Mt. Morris Township 24N, R9E of the 4<sup>th</sup> P.M., Ogle County, IL, 177.4 acres, more or less - P.I.N.: 08-19-100-007 - Common Location: 8225 to 8500 Block of W. Haldane Rd.

**Zoning - #19-18SU - Burandt - O-2019-0107**

#19-18 SPECIAL USE - SolarStone Illinois, LLC, %Gordon Simanton, 3944 Xerxes Avenue S, Minneapolis, MN; and Burandt Family Trust by Wesley & Kathryn Burandt, Trustees, 3890 Baxter Rd., Rockford, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Burandt Family Trust and being leased by SolarStone Illinois, LLC: Part of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 28 Scott Township 42N, R1E of the 3<sup>rd</sup> P.M., Ogle County, IL, 74.02 acres, more or less - P.I.N.: 11-28-300-010 - Common Location: 11,000 block of E. Big Mound Rd.

**Zoning - #20-18SU - Bauer - O-2019-0108**

#20-18 SPECIAL USE - OneEnergy Development, LLC,%Travis Bryan, Chief Operating Officer, 2003 Western Ave., Ste. 225, Seattle, WA; Bradley J. & Donna S. Bauer, 1357 W. IL Rte. 64, Oregon, IL; and Erik P. Bauer, 1305 W. IL Rte. 64, Oregon, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Bradley J. Bauer, Donna S. Bauer, and Erik P. Bauer, and being leased by OneEnergy Development, LLC: Part of G.L.3 and part of of G.L.4 of the Northeast Fractional Quarter (NE Fr. 1/4) Section 5 of Oregon-Nashua Township 23N, R10E of the 4<sup>th</sup> P.M., Ogle County, IL, 115.29 acres, more or less - P.I.N.: 16-05-200-012 - Common Location: 1226 W. Oregon Trail Rd.

**Zoning - #21-18SU - Freeberg - O-2019-0109**

#21-18 SPECIAL USE - SolarStone Illinois, LLC, %Gordy Simanton, 701 Xenia Ave. South, Ste. 300, Minneapolis, MN; and, Curtis R. Freeberg Trust and Norma L. Freeberg Trust by Curtis R. & Norma L. Freeberg, Co-Trustees, 5754 E. IL Rte. 72, Byron, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Curtis R. Freeberg Trust and Norma L. Freeberg Trust, and being leased by SolarStone Illinois, LLC: Part of the Southeast Quarter (SE 1/4) of Section 33; part of the South Half (S ) of the Northeast Quarter (NE 1/4) of Section 33; and, part of the Southwest Quarter (SW 1/4) of Section 34, all in Township 25N, R11E of the 4<sup>th</sup> P.M., Marion Township, Ogle County, IL, 153.76 acres, more or less - P.I.N.(s): 05-33-426-003, 05-34-302-001 and 05-34-376-001 - Common Location: 6400 Block of E. Hales Corner Road

**Zoning - #22-18SU - Roberts - O-2019-0110**

#22-18 SPECIAL USE - OneEnergy Development, LLC,%Travis Bryan, Chief Operating Officer, 2003 Western Ave., Ste. 225, Seattle, WA; Larry Roberts, 1917 N. Brookville Rd., Polo, IL; Linda Powell, 1333 Long St., Dixon, IL; and Cindy Stauffer, 506 S. Evergreen Rd., Polo, IL for a Special Use Permit to allow a solar farm in the AG-1 Agricultural District on property described as follows, owned by Larry Roberts, Linda Powell, and Cindy Stauffer, and being leased by OneEnergy Development, LLC: Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 22 Buffalo Township 23N, R8E of the 4<sup>th</sup> P.M., Ogle County, IL, 75.05 acres, more or less - P.I.N.: 14-22-100-006 - Common Location: Southeast corner of W. Judson Rd. & S. Union Rd.

**Public Comment –**

**Chairman Comments:**

**Vice-Chairman Comments:**

**Adjournment:**

Motion to adjourn until **Tuesday, January 15, 2018**, at 5:30 p.m.  
Agenda will be posted at the following locations on Friday after 4:00 p.m.:  
105 S. 5<sup>th</sup> Street, Oregon, IL  
[www.oglecounty.org](http://www.oglecounty.org)