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DeKalb County Government
Sycamore, Illinois

Planning and Zoning Committee Meeting
(June 27, 2018)

The Planning and Zoning Committee of the DeKalb County Board met June 27, 2018 at 6:30 p.m. in the DeKalb County Legislative Center, Gathertorium, in Sycamore, Illinois. In attendance were Committee Members: Kevin Bunge, Dan Cribben, Steve Faivre, Tracy Jones, Mark Pietrowski, Craig Roman, and Suzanne Willis; and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also in attendance were: Jim Hutcheson, Larry Smith, Brad Belanger, Kevin Hickey, Greg Milburg, and numerous members of the public; P. J. Saliterman, of EDF; Dr. David Loomis; Justin Hardt, of Borrego Solar Systems; and County Board Members: Tim Bagby, John Frieders, Tim Hughes, Roy Plote, and Jeff Whelan.

Mr. Faivre, Planning and Zoning Chairman, called the meeting to order.

APPROVAL OF AGENDA

Mr. Jones moved to approve the agenda, seconded by Mr. Roman, and the order carried unanimously.

APPROVAL OF MINUTES

Mr. Pietrowski moved to approve the minutes of the May 9th and May 23rd Committee meetings, seconded by Mr. Bunge, and the motion carried unanimously.

PUBLIC COMMENTS

John Lowrey, of Clinton Township, informed the Committee that his residence was located approximately 2,670 feet from one of the wind turbines, which he noted was similar to the distance adopted in the Boone County Ordinance. He described problems he has had with noise and shadow flicker, and suggested that the setback of a wind turbine from a residence needs to be greater.

Rick Cashion, of Lindenwood, Illinois, presented the Committee with a handout titled "Effects of Wind Turbine Acoustic Emissions" from a presentation by Dr. Paul Schomer. Mr. Cashion noted that the Dr. Schomer's presentation details several issues with the Illinois Pollution Control Board's noise standards regarding wind turbines, and gave a brief summary of the information in the handout.

Mr. Faivre noted that the previous speakers had cited the Wind Energy Draft information included in the Committee's packet as the Committee's proposed wind ordinance. Mr. Faivre announced to the audience that the draft was only for purposes of providing a skeleton with which the Committee could build a proposed wind ordinance, and that the particulars of wind ordinance had not yet been discussed or adopted by the Committee.

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Andrew Heinisch, of Kingston Township, submitted a written commentary and recommendation to the Committee regarding noise and the use of Aircraft Detection Lighting Systems (ADLS) on wind turbines. He gave a summary of the information in the handout.

Mel Hass, of Milan Township, presented the Committee with a matrix noting the distance between turbines within the Lee-DeKalb Wind Energy Center and residences within the footprint, and detailed how that related to the noise issues. He also asserted that in 2011, a video was distributed to all of the County Board members at that time related to noise issues with wind turbines and that a report was supposed to have been written to the Board by Paul Miller, the then Planning Director regarding the issue, and asked for Board to review that material.

Keith Anderson made a statement that wind turbines cause property depreciation.

Brad Belanger, speaking for the Concerned Citizens of DeKalb County, presented the Committee with revised version of the Draft Wind Ordinance, and gave a brief description of it.

Carol Sibley gave a presentation relating the complaints expressed by residences towards wind towers to the Pain Scale used by medical professionals, and asked that the Committee consider that as it deliberated on the proposed ordinance.

John Lyon, of Mayfield Township, made a statement expressing his opposition to allowing further wind turbines in DeKalb County.

John Craig expressed his concerns regarding the heights of the wind turbines suggested by EDF, and asked the Committee to consider limiting the height of any future wind turbines.

P.J. Saliterman, of EDF, responded to several of the statements made by the previous speakers, in particular asserting that ADLS systems are not an approved technology, and noting that the matrix provided by the Concerned Citizens of DeKalb County at the previous Committee meeting was not based on hard data. He then introduced Dr. David Loomis. Dr. Loomis gave a detailed presentation on the economic impacts and benefits of a wind energy project.

Rita Yerkes, of Genoa, expressed her dissatisfaction with the lack of transparency by EDF. She also questioned the credibility of the experts brought in by the company, strongly asserting that the County Board should hire its own experts to evaluate the proposed project. She finished by making a statement that very few people show up to the meetings who were in favor of allowing another wind farm. The Committee members responded to this statement by pointing out that they have been getting contacted by those in favor of the project, and that many of those people had expressed reservations at showing up at the meetings given the large and opposing presence at the meetings of those against allowing any further wind farms.

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Laurie Thrower, of Mayfield Township, noted that the Committee should look to the existing wind farm for data and evidence on its effects on the surrounding residents. Mr. Faivre pointed out that the Committee has been reviewing existing data, but has yet to compile all of it.

Lisa Bergeron, speaking on behalf of the Concerned Citizens of DeKalb County, made a statement warning the Committee to beware of the analysis provided by the company experts and noted that there are local economists available to provide unbiased work. She also noted that for all the benefits the towers may provide, there are costs, some of which are not so easily put into an economic analysis.

OLD BUSINESS

None.

NEW BUSINESS – BORREGO SPECIAL USE PERMIT

Mr. Anderson informed the Committee that Borrego Solar Systems was seeking a Special Use to establish and operate a 2MW, 13.7-acre solar garden on Elva Road, in Milan Township. He noted that a public hearing had been held on June 7, 2018, and that the Hearing Officer had forwarded a recommendation to approve the Special Use with conditions.

Mr. Jones moved to recommend approval of the Special Use Permit with conditions, seconded by Mr. Cribben, and the motion was unanimously approved.

OTHER BUSINESS – WIND ENERGY ORDINANCE & DISCUSSION

Mr. Faivre noted that the Committee has been in the process of developing an ordinance for governing wind energy systems. He noted that the Committee's packet contained a draft ordinance, which the Committee would use as a "skeleton" on which to they could build their ordinance. He also noted that the Mr. Hiland had distributed a handout to the Committee containing a potential timeline and list of issues that needed to be addressed. Mr. Faivre indicated that he would work his way down the list of issues.

The Committee discussed the possibility of requiring that wind turbines be equipped with an ADLS system. They spoke with members of the audience, who provided further information about the nature and operation of such systems.

Mr. Jones moved to include a requirement that wind turbines be equipped with an ADLS system, or an equivalent, seconded by Mr. Pietrowski, and the motion carried unanimously.

The next topic discussed was road maintenance. The Committee had an extended discussion amongst themselves, with several audience members, and with Mr. Hiland regarding the issue. The Committee members determined that the County Engineer, with input from the Township Highway Commissioners,

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would oversee this aspect of a wind farm project, including such items as: determining the amount of any financial guarantees that may be required, timelines for when the road maintenance is to occur, and assuring that the roadways meet the required standard when the project is complete.

Mr. Pietrowski moved to require that all roadways used during the construction of a wind farm project be brought up to 80,000 lbs. load limit, or whatever the standard limit is at the time the project is brought forth, seconded by Mr. Jones, and the motion carried unanimously.

The next item was removal of materials at decommissioning of a wind farm project. The Committee had a brief discussion about this topic. Mr. Saliterman informed the committee that the foundations of the proposed towers would be approximately ten feet deep and sixty-five feet wide.

Mr. Roman moved to require full removal of all equipment and materials from the site as part of the decommissioning of a wind turbine, seconded by Mr. Pietrowski, and the motion carried 6 ayes to 1 nay (Cribben).

The Committee then discussed whether to impose a maximum allowed height for wind turbines. It was noted that the turbines of the existing wind farm were 398 feet in height, and Mr. Saliterman informed the Committee that the heights of the proposed towers would be about 500 feet. Mr. Saliterman did add that the company does produce towers upwards of 580 feet, but that larger turbines also require larger connections, which are not available in all areas.

Mr. Jones moved to limit the height, from grade to the tip of the turbine blade in their uppermost position, of a wind turbine to a maximum height of 500 feet, seconded by Mr. Pietrowski, and the motion carried unanimously.

The next topic was flicker and noise. The Committee had an extended discussion regarding various ways to address the flicker complaints.

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At 8:30, Mr. Faivre ended the discussion for the evening, informing the audience that the Committee would continue the discussion at its next meeting. Mr. Hiland then described a proposed timeline for the Committee to attempt to finalize a proposed wind energy ordinance, which included the addition of an additional meeting, to be held on July 12<sup>th</sup>.

*Mr. Peitrowski moved to add an additional Planning and Zoning Committee meeting on July 12, 2018, 6:30pm, in the Gathertorium of the County Legislative Center, seconded by Ms. Willis, and the motion was unanimously approved.*

Mr. Hiland noted that the next meeting would also have as an item, an extension of the moratorium on wind energy systems, to allow the Committee more time to adopt a wind energy ordinance.

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**ADJOURNMENT**

*Ms. Willis motioned to adjourn, seconded by Mr. Cribben, and the motion carried unanimously.*

**Respectfully submitted,**

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**Steve Faivre**  
**Chairman, Planning and Zoning Committee**

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