

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

IN THE MATTER OF:
CHRISTIAN COUNTY ZONING

ZONING BOARD OF APPEALS HEARING

JULY 29, 2024

Court Reporter: Rhonda Rhodes Bentley, CSR
License No. 084-002706
Area Wide Reporting Service
800-747-6789

CHRISTIAN COUNTY
ZONING BOARD OF APPEALS
JULY 29, 2024
1:00 P.M.

1

2

3

4 ZONING BOARD:

5 Ms. Adrian Adcock, Chairman

6 Mr. Craig Berner

7 Mr. David Copenbarger

8 Mr. Len Corzine

9 Mr. Joe Dorr

10 Mr. Glen Goodrich

11 Ms. Jo Ann Howard

12 Ms. Nichole Lanham

13

14 ALSO PRESENT:

15 Mr. Blake Tarr

16 Ms. Mary Barry, Assistant State's Attorney

17 Mr. David DeJaynes

18 Ms. Theresa E. DeJaynes

19 Mr. Mark Harris

20 Ms. Sharon Harris

21 Mr. Larry Goebel

22 Mr. Larry Tolliver

23 Mr. Matt Parks

24 Mr. Nick Ripkey

1 1:00 p.m.

2 CHAIRMAN ADCOCK: I'd like to call
3 the meeting to order. The first set of business
4 do a roll call, please, Blake.

5 MR. TARR: Sure. Craig Berner.

6 MR. BERNER: Here.

7 MR. TARR: Dave Copenbarger.

8 MR. COPENBARGER: Here.

9 MR. TARR: Len Corzine.

10 MR. CORZINE: Here.

11 MR. TARR: Adrian Adcock.

12 CHAIRMAN ADCOCK: Here.

13 MR. TARR: Joe Dorr.

14 MR. DORR: Here.

15 MR. TARR: Glen Goodrich.

16 MR. GOODRICH: Here.

17 MR. TARR: Joann Howard.

18 Nichole Lanham.

19 MS. LANHAM: Here.

20 MR. TARR: We do have a quorum.

21 Thank you.

22 CHAIRMAN ADCOCK: Okay. So can we
23 have a motion to accept the minutes from the June
24 27, 2024, meeting that was held at 1 p.m.?

1 MR. COPENBARGER: Dave Copenbarger.
2 I'll make a motion to accept those minutes of
3 that meeting.

4 CHAIRMAN ADCOCK: Okay.

5 MR. DORR: Joe Dorr. Second.

6 CHAIRMAN ADCOCK: Okay.

7 MR. CORZINE: Len Corzine.

8 CHAIRMAN ADCOCK: Yes.

9 MR. CORZINE: A couple of corrections
10 in the text. On page 8 line 20, 21, and 22, I
11 don't have -- I have to bring that back up. It's
12 in Assumption, Illinois, the day care.

13 CHAIRMAN ADCOCK: Okay. The line
14 reads: I'm involved in restoring a day care in
15 Assumption with our church in Taylorville.

16 MR. CORZINE: Yes, it says Assumption
17 -- church in Assumption.

18 And then it's not restoring it. It
19 will be a new day care. I think that's a couple
20 lines up. Right.

21 CHAIRMAN ADCOCK: That's correct.
22 I'm involved in a new day care -- how this
23 reads -- in Assumption with our church in
24 Assumption.

1 Any other items?

2 Item on page 10, line 22, Ms. Lanham
3 was speaking. She said: Is the State
4 responsible for regulations and things like and
5 it says back, it should be setbacks.

6 And then on line 12 -- or sorry -- on
7 page 12, line 12, it says that -- Mr. Tarr says
8 the first looks like it was on the opposed side.
9 We're missing the word opposed on line 12.

10 That's all I had. Does anyone else
11 have anything?

12 Okay. So may I have someone amend
13 the motion please?

14 MR. COPENBARGER: Dave Copenbarger.
15 I make a motion that we approve the minutes with
16 the amendments that were just stated.

17 CHAIRMAN ADCOCK: Thank you. Is
18 there a second?

19 MR. DORR: I'll second.

20 CHAIRMAN ADCOCK: Mr. Dorr. Okay.
21 All those in favor?

22 ZBA BOARD MEMBERS: Aye.

23 CHAIRMAN ADCOCK: All those opposed?

24 (No response.)

1 CHAIRMAN ADCOCK: Motion carries.

2 All right. So this afternoon we are
3 going to have the continuation of the Zoning
4 Special Use Application for Mark Harris.

5 As a reminder, we had several open
6 items at the end of that meeting. One item was
7 that there was a request for Mr. Harris to
8 provide a plan denoting the parking lot, the
9 driveway, the building, etc.

10 There was concerns about the one lane
11 bridge, and so we were going to get assessment
12 from Mr. Frye.

13 Also, we were looking for the City of
14 Morrisonville about their stance as well as
15 addressing the sidewalk, the bridge, the street
16 width. There were also concerns from the public
17 about from the assessor's office whether or not
18 there would be any change to property values or
19 taxes.

20 So, Mr. Harris, are you here?

21 MR. HARRIS: Yes.

22 CHAIRMAN ADCOCK: Okay. Would you
23 please come forward and be sworn in. Spell your
24 name for Rhonda.

1 MR. HARRIS: Mark Harris, M-a-r-k
2 H-a-r-r-i-s, and I submitted the plans a couple,
3 three weeks ago.

4 CHAIRMAN ADCOCK: Yeah. This is the
5 plan.

6 Does anyone from the Board need a
7 copy of the plan or you have it in your packet?

8 Yes.

9 (Oath given.)

10 MARK HARRIS,
11 having first been duly sworn, testifies as
12 follows:

13 MR. HARRIS: So this is a -- a rough
14 concept. The building won't be any bigger and
15 maybe it's smaller. My daughter's going to get
16 licensed up to 50 kids, but it'll be more like
17 45, 48. There's a square footage requirement for
18 each kid. So this building footprint will
19 accommodate those children. So it may be a
20 little bit smaller.

21 So if you'll take a look the
22 building's in red with the covered canopy also in
23 red going to a semi-circle driveway. The
24 driveway of the property is two locations, the

1 east side and the west side. That driveway
2 should accommodate a school bus to pull up, and
3 then in blue you'll also see the south of the
4 building. The blue will be both customer and
5 employee parking. And then the black will be
6 fenced-in area for play area and shown in green.

7 CHAIRMAN ADCOCK: Thank you. Are
8 there any questions from the Board for
9 Mr. Harris?

10 MR. CORZINE: Hi, Mr. Harris. Len
11 Corzine. Can you tell us about the fencing a
12 little bit that you'll be doing? Are you going
13 to -- it looks like in the drawing you're going
14 to lay back from the road just a little bit and
15 how -- what you're going to have for a fence?

16 MR. HARRIS: Yeah, this is probably
17 the plan. Again this is just concept. We are
18 going to try and incorporate most of the back of
19 the property for a play area for the kids.

20 The fence, I haven't decided quite
21 what kind of fence we'll put in. It will be
22 mandated by the state obviously. The state will
23 mandate certain -- certain things, so -- but yes,
24 I was going to come off the property line,

1 probably mirror the corners was my concept here.

2 MR. CORZINE: I might suggest the one
3 I'm involved with at Assumption, we are -- they
4 wanted us to use a chain link fence, but also
5 we're going with the black rather than just
6 galvanized. Just looks a lot nicer.

7 MR. HARRIS: Yes.

8 MR. CORZINE: I think the cost was
9 negligible.

10 MR. HARRIS: I was thinking kind of
11 like a wrought iron fence, but I don't know if
12 the state will actually approve that or not.

13 CHAIRMAN ADCOCK: So are you also --
14 you are anticipating that the children will be
15 picked up by a school bus?

16 MR. HARRIS: That's my understanding,
17 yes, that the school will accommodate that.

18 CHAIRMAN ADCOCK: Any other questions
19 from the Board?

20 Okay. Thank you, Mr. Harris.

21 MR. HARRIS: Thank you.

22 CHAIRMAN ADCOCK: All right.

23 Mr. Frye could not be in attendance today,
24 however, he did let Mr. Tarr know that any

1 vehicle weighing 30,000 pounds or less can
2 legally cross the existing bridge. Most school
3 buses would fall under this as well as ambulance.
4 There's also full access from the other
5 direction, but it would be a block farther for a
6 fire truck.

7 He also stated that this bridge is
8 set for replacement no later than June 2025.

9 Okay. Next up is there a
10 representative from the City of Morrisonville?

11 MR. TOLLIVER: Yes.

12 CHAIRMAN ADCOCK: Please come
13 forward.

14 MR. TOLLIVER: Mayor Larry Tolliver,
15 L-a-r-r-y T-o-l-l-i-v-e-r.

16 (Oath given.)

17 LARRY TOLLIVER,
18 having first been duly sworn, testifies as
19 follows:

20 MR. TOLLIVER: Do we want to talk
21 about, yes, the bridge, of course. There was a
22 concern for construction. IDOT did approve the
23 replacement for that bridge seven years ago. So
24 we are waiting for costs of that as well, which

1 the village pays a certain percent, the county
2 pays a certain percent, as well as the township.

3 Also, the sidewalks at this time
4 there is no set in stone of Morrisonville
5 replacing sidewalks in that area. We did -- we
6 actually removed two weeks ago or three weeks ago
7 a sidewalk across the street actually that was in
8 disrepair that the homeowner asked to be removed.

9 So it's not out of the question of
10 putting a sidewalk back in there, which I did
11 look at Taylorville, and here in Taylorville
12 there is three day cares, and none of the three
13 day cares have a sidewalk in front of their
14 properties. So I didn't know really where they
15 would stand with the sidewalk project with that
16 so.

17 The width of the road I believe was
18 another thing. The width of the road is the same
19 as Morrisonville. All the roads in Morrisonville
20 are anywhere from 36 to 40 feet wide, not
21 necessarily they're all paved. That's including,
22 of course, you know, the ditches as well as
23 sidewalks in this area.

24 So we did do a meeting June -- I'm

1 sorry -- July 17 at 7 p.m., and the Village of
2 Morrisonville board approved, seven agree, one
3 absent, and one present to approve a day care on
4 that West Second Street area somewhere around the
5 400, 500, 600 block.

6 Anything else?

7 CHAIRMAN ADCOCK: Any questions from
8 the Board?

9 The village didn't have any issues
10 with the baseball field nearby?

11 MR. TOLLIVER: No. No.

12 CHAIRMAN ADCOCK: Was there any
13 discussion about possibly making Second Street a
14 one way just to control traffic?

15 MR. TOLLIVER: No.

16 CHAIRMAN ADCOCK: Okay. All right.
17 Thank you very much.

18 MR. TOLLIVER: Uh-huh. Thank you.

19 CHAIRMAN ADCOCK: I called the
20 assessor's office to discuss if there was any
21 issue with property taxes or property values, and
22 they confirmed that there would be no change to
23 the homeowners' property value for taxes.

24 Any other questions or concerns from

1 the Board?

2 MR. COPENBARGER: None from me.

3 CHAIRMAN ADCOCK: All right. Well,
4 then, if there's no other questions do we have a
5 motion?

6 MR. CORZINE: Len Corzine. I'll move
7 to approve.

8 CHAIRMAN ADCOCK: Len Corzine moved
9 to approve.

10 MS. HOWARD: I'll second that.

11 CHAIRMAN ADCOCK: Any additional
12 discussion?

13 Roll call vote please.

14 MR. TARR: Jo Ann Howard.

15 MS. HOWARD: Abstain. I wasn't here.

16 MR. TARR: Nichole Lanham.

17 MS. LANHAM: Yes.

18 MR. TARR: Glen Goodrich.

19 MR. GOODRICH: Yes.

20 MR. TARR: Joe Dorr.

21 MR. DORR: Yes.

22 MR. TARR: Len Corzine.

23 MR. CORZINE: Yes.

24 MR. TARR: Dave Copenbarger.

1 MR. COPENBARGER: Yes.

2 MR. TARR: Craig Berner.

3 MR. BERNER: Yes.

4 MR. TARR: Chairman Adcock.

5 CHAIRMAN ADCOCK: Yes.

6 MR. TARR: Motion approved. Okay.

7 CHAIRMAN ADCOCK: Okay. Next item on
8 the agenda.

9 MR. DeJAYNES: Excuse me. So our
10 concerns aren't going to be addressed today that
11 we had brought up at the last meeting?

12 CHAIRMAN ADCOCK: So I believe we had
13 actually highlighted all of the items, sir, and
14 then for the remaining items those would go
15 through the city council.

16 Okay. So moving on to the next item
17 of business, the Skyline Solar. There was a
18 deviation from the building permit that Mr.
19 Parks put on the agenda.

20 So as a reminder Skyline is a
21 community solar project located across from the
22 YMCA. They submitted building plans for review.
23 Christian County retained an outside engineering
24 firm to review those plans. Today Skyline is

1 here to present a potential amendment, a
2 deviation for those building plans. So is there
3 a representative from Skyline? Come forward,
4 please.

5 (Oath given.)

6 MATT PARKS,
7 having first been duly sworn, testifies as
8 follows:

9 MR. PARKS: My name is Matt Parks. I
10 am here representing the civil engineering firm
11 Manhard Consulting that was the civil engineer on
12 the project, and we have -- does everybody -- I'm
13 sorry -- does everyone have an exhibit that it
14 looks like this or similar to?

15 Okay. So the only deviation that's
16 being made as a part of this exhibit is the need
17 to look at an additional borrow area on-site,
18 which is shown in the dash pattern or a dashed
19 hatch in the northern or northeastern part of the
20 site.

21 The main reason for this is some of
22 the soils that were found on-site during
23 construction that were being used for borrow,
24 specifically suitable clay, for the roadway were

1 found not to be suitable once construction
2 started. So this area has been tested by the
3 contractor and found that this is suitable.

4 So I believe that there was some -- I
5 received some questions or we were forwarded some
6 questions from the county last week. It was
7 understood that this area or believed that this
8 area was to be a detention basin, which is not
9 the case. This is strictly just a temporary area
10 that's being used to borrow clay on-site to use
11 for the roadways during construction.

12 So the process, which this would go
13 through during construction is there would be
14 topsoil that's stripped temporarily and then
15 stockpiled on-site. The clay then would be
16 borrowed from that area, anywhere from 6 to 9
17 inches, and then taken and used for -- used
18 during construction, and immediately after that
19 area is stripped from its place, the topsoil will
20 be placed back on and then the area will be
21 backfilled to an existing condition to meet
22 exactly how it does today and operates today.

23 So there is no detention basin there.
24 It's strictly just a temporary area that's being

1 used for borrow.

2 The area will be stabilized,
3 maintained by the contractor during construction,
4 and all -- again all existing drainage patterns
5 or storm water management patterns that are there
6 today are or will be continued as such following
7 the borrow pit.

8 Yeah, so I guess at that point that
9 is really the extent of what's being done. It
10 will be maintained again by the contractor during
11 construction until it's fully stabilized such
12 that it is back to its original condition as it
13 is today.

14 CHAIRMAN ADCOCK: Any questions from
15 the Board?

16 Mr. Copenbarger.

17 MR. COPENBARGER: Dave Copenbarger.
18 So there's only 6 -- how much topsoil are you
19 removing? What's the depth?

20 MR. PARKS: The existing depth, it
21 varies somewhere between 6 to 12 inches of
22 topsoil.

23 MR. COPENBARGER: So you remove 6 to
24 12 inches and then you hit clay?

1 MR. PARKS: Uh-huh.

2 MR. COPENBARGER: You're going to
3 excavate 6 to 8 inches of clay; is that what
4 you're saying?

5 MR. PARKS: Correct.

6 MR. COPENBARGER: And then you're
7 going to build -- make a road out of that?

8 MR. PARKS: Yes, the proposed access
9 roads that are on-site will be -- that's what the
10 clay will be used for.

11 MR. COPENBARGER: Okay. So one
12 elevation thing I saw it looked like the road was
13 3 feet higher than the -- than the area of the
14 borrow pit.

15 MR. PARKS: Okay.

16 MR. COPENBARGER: So how -- so you're
17 going to get enough material in that footprint of
18 your -- whatever you want to call it, I'll call
19 it borrow pit -- to build up that extra 3 feet;
20 is that the plan?

21 A. Yeah. Where it's being specifically
22 used on-site I'm not entirely sure, but it's
23 being used for the road. So maybe for that
24 specific area might be further down south where

1 the equipment pads are located, but it's being
2 used for -- for those areas specifically, yes.

3 MR. COPENBARGER: So where -- so then
4 you're going to bring in material to replace what
5 you took out?

6 MR. PARKS: It'll be topsoil that was
7 already there. So that will be stripped and then
8 placed back in, and then there's some culverts
9 on-site. Those will be adjusted down accordingly
10 such that there's no -- there's positive -- I'm
11 sorry -- there is positive drainage coming out of
12 the site. There's no impact to the topsoil.

13 MR. COPENBARGER: So there's
14 additional topsoil you got stripped off and
15 you've got it piled up, is that what you're
16 saying? Not the topsoil you're stripping out, I
17 guess.

18 MR. PARKS: There is some but not --
19 not --

20 MR. COPENBARGER: So I guess I don't
21 understand how you're going to -- you're
22 stripping off 6 to 12 inches. You're taking out
23 a foot -- I don't know. What are you taking out?
24 Don't know?

1 MR. PARKS: 6 to 9 inches of clay.

2 MR. COPENBARGER: So how are you
3 going to be back at the same elevation where
4 you're -- I don't understand how you're going to
5 be at the same elevation if you're taking 6
6 inches out.

7 MR. PARKS: There will be a slight
8 drop to the grade. The drainage patterns
9 themselves will be the exact same as they are
10 today. So the culverts where the water's going
11 today, those will be lowered down. They're
12 flexible to lower those down such as there's
13 positive drainage that comes out to account for
14 that drop.

15 MR. COPENBARGER: So you are going to
16 change -- you will be changing the profile of the
17 finished grade from what it is now?

18 MR. PARKS: It will slightly drop,
19 yes. It will -- to account for that clay that's
20 being taken out. Yes, it will slightly drop, but
21 in doing so, those culverts will come down such
22 as to not impact the drainage. It still goes to
23 the exact locations that it does today.

24 MR. COPENBARGER: So the culverts

1 you're talking about under your new proposal goes
2 out to Route 48, and then the other one goes over
3 to the township road?

4 MR. PARKS: They go to IDOT
5 right-of-way right now.

6 MR. COPENBARGER: Everything else?

7 MR. PARKS: Yeah, in that area
8 specifically, yes.

9 MR. COPENBARGER: Because the
10 drainage goes that way?

11 MR. PARKS: Yes.

12 MR. COPENBARGER: Okay.

13 MR. PARKS: All the -- yeah, all the
14 drainage patterns will be maintained as they are
15 today.

16 MR. COPENBARGER: Okay.

17 MR. CORZINE: Len Corzine. I've got
18 a couple questions too, Matt, around -- kind of
19 along what Dave was saying. You're going to
20 lower that -- I just drove by it. You may get
21 that lowered than the IDOT ditches, and then
22 you're going to have an issue of you trying to
23 get them to dig their ditch along Route 48
24 deeper. I don't -- I can see a big problem there

1 with some -- with how that's all going to work
2 because right now your -- I'll call it the north
3 or the northeast culvert -- the outlet is higher
4 than the inlet. I didn't know if you know that.
5 So it's good you'll be changing it, right?

6 MR. PARKS: Yes.

7 MR. CORZINE: Have you taken a look
8 at that?

9 MR. PARKS: This is the first I've
10 been told that the outflow was higher than the
11 inflow, but yes, I -- if that is the case, then
12 we will take a look at it certainly, but to
13 answer your question, yes, there will be about a
14 6 inch net drop, and then we will adjust the
15 culvert on the outflow site. There is
16 flexibility to drop that down.

17 MR. CORZINE: But you're going to be
18 lowering 6 to 8 inches at the end of the -- when
19 everything is finished, you'll be lowered by 6 to
20 8 inches than what it is currently. The -- what
21 we'll call for lack of a better term the area
22 that we're calling the borrow pit because you're
23 removing that much clay, right?

24 MR. PARKS: Yes, there will be a net

1 drop on that, and then yes, you're correct, about
2 a 6-inch drop in that borrow pit area, and then
3 we would adjust the culverts accordingly such
4 that we maintain the ditch line and that there's
5 a positive outflow from that ditch line and where
6 the borrow pit is at so that's flowing positively
7 through.

8 MR. CORZINE: So the issue still
9 remains though where you -- when it's finished.
10 Have you surveyed to see if the bottom of the
11 ditch is low enough and can you -- will IDOT let
12 you extend your culvert through the ditch back
13 into the IDOT ditch?

14 MR. PARKS: To answer your second
15 question on the IDOT, yes. We have the permit
16 for that. And then to answer your first
17 question, we have not done a supplemental survey
18 for that area. We're using the existing survey,
19 yes, we have the flexibility to drop that
20 accordingly.

21 MR. CORZINE: So the initial survey,
22 did it show that you can lower that borrow pit
23 area and still drain?

24 MR. PARKS: Sorry. Repeat the

1 question.

2 MR. CORZINE: Did the initial survey
3 then show that from the bottom of the ditch --

4 MR. PARKS: Uh-huh.

5 MR. CORZINE: -- to where you're
6 going to end up with the borrow pit that it will
7 still drain?

8 MR. PARKS: Yes. Based on the
9 initial survey, yes, and the information that we
10 were provided.

11 MR. CORZINE: Looks pretty close.

12 MR. PARKS: It's -- yes, I
13 understand, and yeah, we will -- we have double
14 checked, and we'll confirm that it will still
15 have positive drainage coming out of that.

16 MR. CORZINE: What keeps you from
17 just getting your clay from West and Companies
18 just a few miles away?

19 MR. PARKS: There are best
20 construction methods to keep everything on-site,
21 native soil and clay, from a construction
22 operation standpoint. That has been the route
23 that we would prefer to go for this to keep
24 everything on-site.

1 CHAIRMAN ADCOCK: Construction
2 practices where?

3 MR. PARKS: Just the means and
4 methods of construction in general. It's best to
5 just -- if you're on-site rather than hauling in,
6 it's always better to just use what's on-site if
7 it's suitable material that can be used for this
8 application.

9 CHAIRMAN ADCOCK: So this is across
10 the country? In the State of Illinois?

11 MR. PARKS: It's just general
12 practice, yeah, across the country.

13 CHAIRMAN ADCOCK: And do these
14 construction practices ever take into account
15 essential drainage concerns in certain
16 jurisdictions versus others?

17 MR. PARKS: Yeah, there's drainage
18 law and what we have to follow. So it's
19 maintaining the existing drainage patterns that
20 the -- as it would be today in proposed
21 condition.

22 MR. CORZINE: Len Corzine again.
23 Matt, we do business with the elevator there a
24 lot so I was going by there a lot when you were

1 building the dike on the south end.

2 MR. PARKS: Okay.

3 MR. CORZINE: You moved quite a bit
4 of dirt there. Where did you get that?

5 MR. PARKS: On the south end.

6 MR. CORZINE: South end?

7 MR. PARKS: I'm sorry. I'm not with
8 the general contractor. I wouldn't be able to
9 speak as to where that came from. I -- we do
10 have someone from the general contractor that
11 will be -- may be able to speak. Otherwise we
12 would follow up, but I do not have an answer for
13 that.

14 MR. CORZINE: That would be good to
15 know because there was a lot that was moved to
16 build that. And then there was concern with --
17 you're changing it from a nonpoint source as far
18 as the drainage where it just runs off to a point
19 source because it's coming through a pipe.

20 MR. PARKS: Right.

21 MR. CORZINE: Which can be a big --
22 it can be problematic.

23 MR. PARKS: Sure.

24 MR. CORZINE: Because there are

1 changes in drainage when you do that, and you'd
2 kind of be doing the same thing with this. This
3 road is going to be permanent?

4 MR. PARKS: This road will be
5 permanent, yes.

6 MR. CORZINE: Now, by your picture
7 why are you not -- is there a particular reason
8 why you sort of cut your roadway through the
9 middle of the project, but is that the end of the
10 panels. I wasn't on the ZBA when this was first
11 approved.

12 MR. PARKS: So this was part of the
13 revised and approved special use permit was to
14 have that access road routed as it's shown today
15 in the proposed plan.

16 MR. CORZINE: Will there be panels
17 west of that?

18 MR. PARKS: So it would be south of
19 this depth right here. So it ends just south of
20 where this borrow pit location is at, and then it
21 goes to about -- I don't have the exact
22 dimension, but about 75 to 100 feet off of
23 Glenhill Road.

24 MR. CORZINE: Yeah, I'm over on 48.

1 Between -- on the other photo here?

2 MR. PARKS: Uh-huh.

3 MR. CORZINE: Culvert. What's going
4 to be there?

5 MR. PARKS: There will be -- yes,
6 there will be solar panels on the left side of
7 that road -- on the west side of it.

8 MR. CORZINE: Okay. How far -- will
9 you be building up the road all the way through
10 there?

11 MR. PARKS: It will go all the way
12 down, and then there's a point of interconnection
13 in the southwest corner. So it then goes to the
14 west from there.

15 MR. CORZINE: Are you going to have
16 to put drainage pipes along the way in several
17 places?

18 MR. PARKS: There are proposed
19 culverts in those locations, yes.

20 CHAIRMAN ADCOCK: So how many
21 proposed culverts are there then?

22 MR. PARKS: There are no additional
23 ones. I don't have the total, but where we're
24 looking near the borrow pit there's two, and then

1 I believe as you move south again on the plans in
2 front of me that show the remainder of it. I
3 believe there's two to three more that are along
4 there.

5 CHAIRMAN ADCOCK: That's not on this
6 diagram, is it?

7 MR. PARKS: That is correct, yes.
8 That's part of the final engineering plans that
9 were not part of this discussion. So I do not
10 have a print of them.

11 CHAIRMAN ADCOCK: Blake handed the
12 board out a packet today that I'm going to ask
13 questions on. On June 26 Danny Anderson sent an
14 email to Blake saying existing concerns are
15 potential erosion issues with watershed on this
16 piece of property creating pollution and sediment
17 in nearby streams or waterways.

18 So how would we rectify that from
19 last month?

20 MR. PARKS: So as part of the
21 proposed engineering plans there was a soil
22 erosion and sediment control plan, and it did
23 take into effect this entire area. So there are
24 no modifications that need to be made for this.

1 It is just going to be maintaining what was
2 provided in the SWPPP or Storm Water Pollution
3 Prevention Plan. It will be maintained on-site.
4 Use a silt fence, culvert protection, and
5 sediment blankets will be provided as part of
6 that.

7 CHAIRMAN ADCOCK: Okay. Four pages
8 in, there is an email from Ms. Kim Tribbet, and
9 it says: Danny, thank you for contacting IDOT
10 concerning the removing and replacing 6 inches of
11 topsoil of the right-of-way.

12 Based on what you proposed a bit ago
13 you actually are not going to be replacing or
14 backfilling 6 inches. You're going to have a net
15 fall of 6 inches?

16 MR. PARKS: Right, which is what we
17 were discussing earlier.

18 CHAIRMAN ADCOCK: And she said any
19 changes to the drainage without approval will
20 void permit 6-36043. So can you please explain
21 what that permit is?

22 MR. PARKS: I believe she is
23 referring to the IDOT drainage plan, but I was
24 not forwarded that email. So I'd have to look

1 into it. She may be referring to the IDOT
2 drainage plan itself.

3 CHAIRMAN ADCOCK: So the two
4 culverts, the one going north and the one going
5 west, actually has already been laid, correct?

6 MR. PARKS: That is correct.

7 CHAIRMAN ADCOCK: And then you're
8 going to have three more. So you're saying that
9 the two to the north and to the west you're going
10 to lower that 6 inches even though you already
11 installed them?

12 MR. PARKS: That is correct.

13 CHAIRMAN ADCOCK: There must be some
14 kind of outflow that you're expecting from this
15 culvert?

16 MR. PARKS: Yes, that's why -- yes,
17 those are taking drainage from the southern part
18 of the property to IDOT's right of way.

19 CHAIRMAN ADCOCK: And what are those
20 flow rates that you're anticipating?

21 MR. PARKS: I don't have that -- the
22 calculations on hand. I could follow up with
23 those if needed.

24 CHAIRMAN ADCOCK: Are there any other

1 questions from the Board?

2 MR. CORZINE: A comment, Matt. It
3 looked to me when I drive by it and also looking
4 at your topography, which is helpful, where --
5 especially where the north culvert is now getting
6 into the IDOT ditch, that water may be going
7 northwest instead of southeast?

8 MR. PARKS: (Nods.)

9 MR. CORZINE: Have you checked that
10 road culvert on Glenhill, is it?

11 MR. PARKS: Uh-huh.

12 MR. CORZINE: Glenhill Road because
13 that can be an issue as well.

14 MR. PARKS: Are you -- could you
15 clarify? You're referring to the proposed
16 culvert or the existing one that was already
17 there prior to construction?

18 MR. CORZINE: I'm talking about the
19 road culvert -- the IDOT going into Route 48?

20 MR. PARKS: This one right here? The
21 northeast corner?

22 MR. CORZINE: Yes.

23 MR. PARKS: So --

24 MR. CORZINE: Northwest -- I'm sorry.

1 Northwest -- northwest corner. Right?

2 MR. PARKS: It's at the -- basically
3 at the intersection of Route 48 and Glenhill?

4 MR. CORZINE: Yes.

5 MR. PARKS: Yeah. So just to clarify
6 or make sure I'm understanding your question.

7 Are you saying that there's an issue there with
8 the outflow versus the inflow? Is it that ditch?

9 MR. CORZINE: Well, I'm glad to hear
10 you're going to -- your plan is to change it
11 because that -- the culvert you put in is
12 supposed to flow that way and this side is higher
13 than this side. So that doesn't work.

14 MR. PARKS: Okay. We'll have to get
15 field verification on that. I haven't been out
16 in the field.

17 MR. CORZINE: The concern is that --
18 I'm on a couple drainage commissions --

19 MR. PARKS: Sure.

20 MR. CORZINE: -- and we have issues
21 with road ditches and culverts under roads. If
22 they aren't cleaned out or if they aren't low
23 enough, it really limits -- you may have a really
24 good plan to get the water off of the field or

1 off the borrow pit, but it isn't going to go
2 there unless it's got a place to go.

3 MR. PARKS: Sure.

4 MR. CORZINE: So I would think we
5 would need to see a survey of where that culvert
6 is and then also the road ditch.

7 MR. PARKS: Sure. Yeah. That -- I
8 believe we could get with the contractor to
9 provide a survey of what those inverts are and
10 see if there's positive drainage coming out of
11 those. Per proposed plan there should be
12 positive drainage out of it towards IDOT
13 right-of-way. So we would have to confirm that.

14 MR. CORZINE: And the more you lower
15 that -- if you lowered that borrow pit area,
16 that's going to be make it more severe?

17 MR. PARKS: Right. There -- I
18 believe there's flexibility to bring the culvert
19 up on the inflow side. It is sloping down
20 slightly. So we could potentially bring it up
21 with the 6-inch drop as well. We'll have to
22 confirm just based on the information you had
23 mentioned. I don't have that information, but
24 that's still information on hand. So I would

1 need to check that.

2 MR. COPENBARGER: Dave Copenbarger.
3 I think -- I understand what Len's saying. I
4 agree. It seems like to me -- and I can't read
5 any of this stuff. Maybe you have better eyes.
6 I can't read the elevations. Wouldn't we need --
7 you know what you got now. That's been shot out
8 there. You know what the elevations are in that
9 section where you're going to remove the
10 material. You know which way the drainage is
11 going now, correct?

12 MR. PARKS: Correct.

13 MR. COPENBARGER: You know which way
14 it's flowing?

15 MR. PARKS: Correct.

16 MR. COPENBARGER: So why don't we
17 have a plan showing after you cut that what it's
18 going to be like and where that drainage is
19 going?

20 MR. PARKS: That is the intent of
21 this. We can add any elevations of the proposed
22 culvert --

23 MR. COPENBARGER: The intent of what?
24 I don't know what you're talking about?

1 MR. PARKS: On this exhibit.

2 MR. COPENBARGER: I've got like eight
3 exhibits. This thing here?

4 MR. PARKS: Yes.

5 MR. COPENBARGER: I can't read any of
6 that. So the -- I mean you can't read the -- am
7 I wrong? Don't we need something like that --

8 MR. CORZINE: Yes.

9 MR. COPENBARGER: -- showing before
10 and after? What it is now and I assume it's
11 working. Then what they're going to do. You
12 need the elevation of the ditch. You need to
13 show the invert and the out -- you need to show
14 the two proposed culverts in and out elevations
15 in relation to the ditch and in relation to the
16 borrow pit.

17 MR. PARKS: Sure.

18 MR. COPENBARGER: I mean that's
19 pretty straightforward.

20 MR. PARKS: Yeah, we can add that
21 information.

22 MR. COPENBARGER: Okay. And then we
23 would know what's going to happen. If it's all
24 changed, then that's kind of a problem.

1 MR. CORZINE: Yeah, you could -- you
2 could end up with a mess. You'll end up with a
3 retention pond whether you want to have one or
4 not.

5 MR. COPENBARGER: Right. Yeah.

6 MR. PARKS: Sure.

7 CHAIRMAN ADCOCK: And then it's going
8 to make Ms. Tribbet's permit void. So there are
9 issues with IDOT.

10 MR. DORR: Exactly.

11 CHAIRMAN ADCOCK: Any other
12 questions?

13 MR. COPENBARGER: I guess, yeah, they
14 need -- I mean they should review -- they should
15 have privy to that information too to know if
16 additional water is getting dumped on them, which
17 may not be a problem at all but it might be, but
18 you're right.

19 MR. DORR: Yeah, we should probably
20 get clarification on that from her or him. Is it
21 a him? Tribbet.

22 MR. PARKS: One thing I'll just
23 quickly clarify on that is the exact same
24 tributary areas will be going to that location.

1 So it's a matter of just looking at it flow. It
2 will be the same. The ground cover isn't
3 changing. Anything that would be associated to
4 that calculation wouldn't be changing when it
5 comes to the flow.

6 MR. COPENBARGER: Okay.

7 CHAIRMAN ADCOCK: Any additional
8 questions for Mr. Parks?

9 Thank you.

10 All right. Did you want to provide
11 any additional information, sir?

12 MR. RIPKEY: I think it was all
13 covered.

14 CHAIRMAN ADCOCK: All right. So
15 we'll have testimony closed. Are there any
16 public comments?

17 Seeing none, is there any discussion
18 from the Board? Any follow-up questions?

19 MR. COPENBARGER: Dave Copenbarger.
20 So we're going to ask them for the additional
21 information we talked about and table it? Is
22 that what you're thinking?

23 CHAIRMAN ADCOCK: I think it's
24 prudent given if it concerns 48 that we go

1 through the list of items that we discussed are
2 missing, I think. We need to have the third
3 party engineering firm confirm it, and then it
4 all submitted to IDOT for final approval to
5 ensure that everything is correct.

6 Similar to last month, we had to have
7 a continuation to get further information.

8 MR. DORR: I agree.

9 MR. CORZINE: Do we need a motion --

10 CHAIRMAN ADCOCK: We'll ask for a
11 motion --

12 MR. CORZINE: -- for that or to table
13 it until pending this -- more information or --

14 CHAIRMAN ADCOCK: We will need a
15 motion to continue because these are our
16 concerns, and then we'll have to have a third
17 party engineer review it at the expense of the
18 applicant plus final IDOT approval.

19 MR. CORZINE: Okay.

20 MS. HOWARD: I'll make that motion.

21 CHAIRMAN ADCOCK: Okay. Motion by
22 Ms. Howard. Second?

23 MR. COPENBARGER: I second.

24 CHAIRMAN ADCOCK: Second by Dave

1 Copenbarger. Roll call vote, please.

2 MR. TARR: Glen Goodrich.

3 MR. GOODRICH: Yes.

4 MR. TARR: Joe Dorr.

5 MR. DORR: Yes.

6 MR. TARR: Lynn Corzine.

7 MR. CORZINE: Yes.

8 MR. TARR: Dave Copenbarger.

9 MR. COPENBARGER: Yes.

10 MR. TARR: Craig Berner.

11 MR. BERNER: Yes.

12 MR. TARR: Nichole Lanham.

13 MS. LANHAM: Yes.

14 MR. TARR: And Chairman Adcock.

15 CHAIRMAN ADCOCK: Yes.

16 MR. TARR: It's approved.

17 CHAIRMAN ADCOCK: All right. Is

18 there a motion to adjourn?

19 MR. DORR: I'll make a motion to

20 adjourn.

21 MR. COPENBARGER: Second.

22 CHAIRMAN ADCOCK: Second. All those

23 in favor?

24 ZBA BOARD MEMBERS: Aye.

1 CHAIRMAN ADCOCK: All those opposed.

2 (No response.)

3 CHAIRMAN ADCOCK: Meeting adjourned.

4 (Which were all of the proceedings

5 had on this meeting as of this date.)

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

1 CERTIFICATE OF REPORTER

2 STATE OF ILLINOIS)
)
3 COUNTY OF SANGAMON)

4 I, Rhonda Rhodes Bentley, CSR,
5 License No. 084-002706, a Certified Shorthand
6 Reporter, within and for the State of Illinois,
7 do hereby certify that the meeting aforementioned
8 was held on the 29th day of July, 2024, and that
9 said meeting was taken down in stenographic
10 notes, afterwards reduced to typewriting by me,
11 and that this transcript is a true and accurate
12 transcription of the testimony.

13

14 IN WITNESS WHEREOF, I have hereunto
15 set my hand this 15th day of August 2024 at
16 Divernon, Illinois.

17

18

19

20

21

22

23

24

Certified Shorthand Reporter
CSR #084-002706