

CASS COUNTY NOTICE OF BOARD OF ZONING APPEALS HEARING

Notice is given that a request for a Special Use Permit has been filed with Cass County. The Cass County Board of Zoning Appeals has scheduled a public hearing on this request to be held on the 2nd of July 2020 at 7:00p.m. This hearing will be held at the Beardstown Middle/High School auditorium, located at 500 E 15th St, Beardstown, Illinois 62618. Due to the COVID-19 pandemic, in the interest of public safety and pursuant to restrictions on public gatherings in public places at the time of the meeting, the number of persons who may attend in person will be limited and the meeting may be changed to a remote access only meeting. In either case, the public meeting will be accessible to the public by visiting www.CassCountyVirtualMeetings.com or via phone by dialing (877)229-8493 and entering participant code 119581 when prompted. Additional notice of this meeting and the participation process will be posted at the Cass County Clerk's Office, 100 E. Springfield Street, Virginia, IL 62691.. This meeting may be continued and reconvened at a later date without further notice provided that (1) it is reconvened within 24 hours or (2) the time and place of the reconvened meeting is announced at the above referenced meeting with no change to the agenda.

The application seeks a Special Use Permit for a commercial solar energy system with associated facilities (the "Project"). The Project is proposed to be located on approximately 2,382 acres of undeveloped land generally located south of South Beardstown Drainage Road, west of U.S. Highway 67, north of Berger Lane, and east of South Beardstown Drainage Road, further described below. The applicant has obtained leases, purchase options or other legal agreements from the owners of the specific properties described below to pursue this Project approval.

The applicant is Cass County Solar Project, LLC, a Delaware limited liability company, located at 422 Kansas City, Missouri 64106 ("Applicant Address"). The sole member (100% ownership) of the applicant is Savion, LLC, located at Applicant Address. Officers of the applicant are Rob Freeman, Geoff Conway, Mark Alexander, Katie Gorman, Joel Ettinger, James Duffy, James Gray, Jamie Marley, Ed Moore, Ron Rabkin and Scott Zeimetz at Applicant Address.

Project facilities are expected to include photovoltaic solar panels mounted on a single-axis tracking system along with associated infrastructure of electric inverters and transformers, underground electrical collection system, electrical collector substation, overhead transmission line, point of interconnection switchyard, an operations and maintenance building, battery storage, solar meteorological stations, SCADA hardware, control house for protective relay panels and site controllers, private access roads, security fencing and associated facilities. All Project facilities are proposed to be located on the following described property in Cass County: The West half (W½) of the Southwest quarter (SW¼) of the Southeast quarter (SE¼) of Section Twenty-nine (29) in Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, Cass County, Illinois.

6873 Rohm Lane, Beardstown, IL 62618; Cass County Tax Parcel #03-019-014-00

The West Half (W½) of the Northeast Quarter (NE¼) of Section Twenty-nine (29); The Northwest Quarter (NW¼) of said Section Twenty-nine (29); and

All that part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of said Section Twenty-nine (29) lying North and West of the center line of the existing drainage ditch, All in Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, situated in the County of Cass, in the State of Illinois.

AND The East Half (E½) of the Northeast Quarter (NE¼) of Section Twenty-nine (29), Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, situated in the County of Cass, in the State of Illinois.

AND Approximately One Hundred Eighteen (118) acres of real estate located in Sections Twenty-eight (28) and Twenty-nine (29), Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian in Cass County, Illinois described as follows:

All that part of the following described real estate which lies West of the centerline of the presently existing drainage ditch used by the South Beardstown Drainage and Levee District and commonly known as the South Beardstown Drainage Ditch to-wit:

The West Half of the Southwest Quarter of the Northeast Quarter of Section 28; the South Half of the Northwest Quarter of Section 28; the Southwest Quarter of Section 28; the Northwest Quarter of the Southeast Quarter of Section 28, excepting that part described as beginning at a point in the Northeast corner thereof, running thence South 285 feet, thence West 385 feet, thence North 285 feet, thence East 385 feet to the place of beginning; the East Half of the Southwest Quarter of the Southeast Quarter of Section 29; the North Half of the Southeast Quarter of Section 29; the Southwest Quarter of the Southeast Quarter of Section 29; all in Township 18 North, Range 12 West of the Third Principal Meridian, except a tract of land 200 feet square out of the Southeast corner of the Southwest Quarter of said Section 28 and also except 2 acres, more or less, conveyed to South Beardstown Drainage and Levee District more particularly described in Quit Claim Deed dated 24, 1945, and recorded in the Recorder's Office in Deed Record Book 106, at Page 165, and further excepting a tract described as follows: Part of the West Half of said Section 28 described as beginning at a point on the North boundary of the South Half of the Northwest Quarter of said Section 28, said point being 1641.8 feet West of a stone at the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 28, thence South 0 degrees 51 minutes 49 seconds West 605.3 feet, thence South 48 degrees 42 minutes 58 seconds West 1373.7 feet, thence South 33 degrees 14 minutes 00 seconds West 568.8 feet, thence North 77 degrees 09 minutes 59 seconds West 219.0 feet, thence North 08 degrees 30 minutes 39 seconds East 280.2 feet, thence South 88 degrees 36 minutes 12 seconds West 335.3 feet, thence North 09 degrees 45 minutes 37 seconds East 138.6 feet, thence North 62 degrees 29 minutes 54 seconds West 82.0 feet, thence North 22 degrees 51 minutes 14 seconds East 1622.7 feet to a point on the North boundary of the South Half of the Northwest Quarter of said Section 28, thence East along said North boundary 1279.5 feet to the point of beginning.

AND The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28).

All in Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, situated in the County of Cass, in the State of Illinois.

6873 Rohm Lane, Beardstown IL 62618; Cass County Tax Parcel #03-019-007-00; #03-019-006-00; #03-019-009-00; #03-019-008-00; #03-019-013-01; #03-018-006-01; #03-017-012-01; #03-017-010-00

That part of the Southwest Quarter (SW¼) of Section Twenty-nine (29), lying South and East of the Beardstown Drainage Ditch; All situated in Township Eighteen (18) North, Range Twelve West of the Third Principal Meridian, Cass County, Illinois.

6925 US Hwy 67, Beardstown, IL 62618; Cass County Tax Parcels #03-019-010-00; #03-019-011-00; #03-019-012-00

The North half (N½) of the South half (S½) of Section Five (5), Township Seventeen (17) North, Range Twelve (12) West of the Third Principal Meridian in Cass County, Illinois; EXCEPT the following described real estate: A part of the Northwest quarter (NW¼) of the Northwest quarter (NW¼) of Section Five (5), Township Seventeen (17) North, Range Twelve (12) West of the Third Principal Meridian in Cass County, Illinois, more particularly described as follows: Commencing at the Southwest corner of said quarter-quarter section; thence North along the West section line a distance of Four Hundred feet (400') to a point; thence East One Thousand feet (1,000') to a point; thence South and parallel with the West Section line a distance of Four Hundred feet (400') to the South quarter-quarter section line; thence West along said South quarter-quarter section line a distance of One Thousand feet (1,000') to the place of beginning.

AND The South half (S½) of the South half (S½) of Section Thirty-two (32), Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, Cass County, Illinois; EXCEPT the following described real estate: Commencing at a point 660 feet West of that point where the North line of the South half (S½) of the South half (S½) of Section Thirty-two (32) intersects the West half (W½) of the combined U.S. Road #67 and Illinois Route 100; thence East along the Northerly boundary line of the South half (S½) of the South half (S½) of said Section Thirty-two (32) a distance of 660 feet; thence in a Southwesterly direction along the Westerly right-of-way line of combined United States Route 67 and Illinois Route 100, a distance of 330 feet; thence in a Northwesterly direction to the point of beginning; all located in Section Thirty-two (32), Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, Beardstown Township, Cass County, Illinois, containing Two (2) acres, more or less.

7033 Upper Meredosia Rd., Beardstown, IL 62618; Cass County Tax Parcels #03-022-002-00; #03-021-014-00; #06-003-013-00; #06-003-015-00

TRACT I:

The Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Thirty-two (32), Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, situated in the County of Cass and State of Illinois.

TRACT II:

(A) The South Half (S½) of the Northeast Quarter (NE¼) of Section Thirty-two (32); (B) The Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Thirty-two (32); (C) The Northwest Quarter (NW¼) of Section Thirty-three (33);

All in Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, Cass County, Illinois.

EXCEPTING from Tracts A and C the following described tract of land: A part of the Northeast Quarter of Section 32, and part of the Northwest Quarter of Section 33, Township 18 North, Range 12 West of the Third Principal Meridian, Cass County, Illinois, described using bearings based on the Illinois State Plane Coordinate System NAD-83 (2011 ADJ) IL-West Zone, more particularly described as follows: Commencing at a 1/2" iron rod at the northeast corner of the Northeast Quarter of said Section 32; thence South 00 degrees 42 minutes 42 seconds West 1324.62 feet along the east line of the Northeast Quarter of said Section 32 to an iron rod, said iron rod being the Point of Beginning; thence

continuing South 00 degrees 42 minutes 42 seconds West 424.46 feet to an iron rod; thence South 36 degrees 18 minutes 49 seconds East 75.51 feet to an iron rod; thence South 21 degrees 40 minutes 25 seconds East 38.80 feet to an iron rod; thence South 18 degrees 27 minutes 11 seconds East 211.92 feet to an iron rod; thence South 22 degrees 49 minutes 51 seconds East 139.26 feet to an iron rod; thence North 79 degrees 24 minutes 54 seconds East 173.98 feet to an iron rod; thence North 73 degrees 40 minutes 24 seconds West 100.17 feet to an iron rod; thence South 84 degrees 42 minutes 41 seconds West 101.32 feet to an iron rod; thence North 35 degrees 34 minutes 23 seconds West 66.72 feet to an iron rod; thence North 89 degrees 01 minutes 48 seconds West 53.22 feet to an iron rod; thence South 07 degrees 01 minutes 13 seconds West 440.61 feet to an iron rod; thence North 89 degrees 01 minutes 48 seconds West 541.59 feet to an iron rod; thence North 30 degrees 32 minutes 49 seconds East 541.63 feet to an iron rod; thence North 25 degrees 37 minutes 11 seconds East 237.42 feet to an iron rod; thence North 38 degrees 33 minutes 03 seconds East 377.08 feet to an iron rod; thence North 52 degrees 11 minutes 10 seconds East 171.98 feet to an iron rod; thence North 69 degrees 22 minutes 14 seconds East 80.82 feet to the Point of Beginning, containing 10,971 acres, more or less, subject to all rights of way and easements of record.

TRACT III:

The North Half (N½) of the Northeast Quarter (NE¼) of Section Thirty-two (32), Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, except a part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section Thirty-two (32) described as beginning at an iron pipe found at the Northwest corner of said Northwest Quarter (NE¼) of Section Thirty-two (32); thence East along the North boundary of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Thirty-two (32) a distance of 229.0 feet, thence South 0°10'11" East, 325.80 feet, thence South 89°57'40" West, 223.28 feet, thence North 1°10'30" West, 326.0 feet to the point of beginning, as surveyed by Robert F. Phelps, Registered Land Surveyor, on March 29, 1977, said survey being recorded in Plat Cabinet File 132 as Instrument No. 62039, in the Office of the Recorder of Deeds of Cass County, Illinois, on May 18, 1977, all situated in the County of Cass and State of Illinois.

TRACT IV:

The Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Thirty-two (32), The North Half (N½) of the South Half (S½) of said Section Thirty-two (32), EXCEPT THE FOLLOWING TWO PARCELS:

Parcel 1: Beginning at the intersection of the South line of the North Half (N½) of the Southeast Quarter (SE¼) of said Section Thirty-two (32) and the West right of way line of Illinois State Highway Route 100; thence West along the South line of said North Half (N½) of the Southeast Quarter (SE¼) of said Section Thirty-two (32) a distance of 800 feet; thence North 900.7 feet; thence East to the East line of said Section Thirty-two (32); thence South along the East line of said Section Thirty-two (32) to the Westerly right of way line of said Route 100; thence in a Southwesterly direction along the Westerly right of way line of said Route 100 to the point of beginning, containing 20 acres, more or less.

Parcel 2: All that part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Thirty-two (32), Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, Cass County, Illinois, lying South and East of U.S. Route #67 as located on April 11, 1966, containing One(1) acre, more or less.

All in Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, Cass County, Illinois.

Cass County Tax Parcels #03-021-005-01; #03-021-006-00; #03-021-007-00; #03-021-009-00; #03-021-010-00; #03-021-011-02; #03-021-013-00; #03-021-015-00; #03-022-004-02

A part of the Northeast Quarter of Section 32, and part of the Northwest Quarter of Section 33, Township 18 North, Range 12 West of the Third Principal Meridian, Cass County, Illinois, described using bearings based on the Illinois State Plane Coordinate System NAD-83 (2011 ADJ) IL-West Zone, more particularly described as follows: Commencing at a 1/2" iron rod at the northeast corner of the Northeast Quarter of said Section 32; thence South 00 degrees 42 minutes 42 seconds West 1324.62 feet along the east line of the Northeast Quarter of said Section 32 to an iron rod, said iron rod being the Point of Beginning; thence continuing South 00 degrees 42 minutes 42 seconds West 424.46 feet to an iron rod; thence South 36 degrees 18 minutes 49 seconds East 75.51 feet to an iron rod; thence South 21 degrees 40 minutes 25 seconds East 38.80 feet to an iron rod; thence South 18 degrees 27 minutes 11 seconds East 211.92 feet to an iron rod; thence South 22 degrees 49 minutes 51 seconds East 139.26 feet to an iron rod; thence North 79 degrees 24 minutes 54 seconds West 173.78 feet to an iron rod; thence North 73 degrees 40 minutes 24 seconds West 100.17 feet to an iron rod; thence South 84 degrees 42 minutes 41 seconds West 101.32 feet to an iron rod; thence North 35 degrees 34 minutes 23 seconds West 66.72 feet to an iron rod; thence North 89 degrees 01 minutes 48 seconds West 53.22 feet to an iron rod; thence South 07 degrees 01 minutes 13 seconds West 440.61 feet to an iron rod; thence North 89 degrees 01 minutes 48 seconds West 541.59 feet to an iron rod; thence North 30 degrees 32 minutes 49 seconds East 541.63 feet to an iron rod; thence North 25 degrees 37 minutes 11 seconds East 237.42 feet to an iron rod; thence North 38 degrees 33 minutes 03 seconds East 377.08 feet to an iron rod; thence North 52 degrees 11 minutes 10 seconds East 171.98 feet to an iron rod; thence North 69 degrees 22 minutes 14 seconds East 80.82 feet to the Point of Beginning, containing 10,971 acres, more or less, subject to all rights of way and easements of record.

AND The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Thirty (30); the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Thirty (30), except 346.54 feet in even width off of the West side of said tract; the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Thirty (30), except 346.54 feet in even width off of the West side of said tract; and the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Thirty (30), all in Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, Cass County, Illinois, as shown by a plat which is made part of a Deed recorded in Book 114 of Deeds at Page 548 in the Office of the Recorder of Cass County, Illinois.

7245 US Hwy 67, Beardstown, IL 62618; Cass County Tax Parcels #03-020-006-00; #03-021-011-01; #03-022-004-01

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Thirty-two (32), Township Eighteen (18) North, Range Twelve (12) West of the Third Principal Meridian, Cass County, Illinois.

7245 US Hwy 67, Beardstown, IL 62618; Cass County Tax Parcel #03-021-005-00

The part of the South Half of Section 30 which lies West of the East line of the Fish Lake Ditch and East of the West Line of the North Lake Ditch right of way; Situated in Section 30, Township 18N, Range 12W, Cass County, Illinois.

EXCEPT the following described Tract of land, to-wit:

A part of the South Half of Section 30, Township 18 North, Range 12 West of the Third Principal Meridian, Cass County, Illinois, described as follows using bearings referenced to the Illinois State Plane Coordinate System NAD-83(2007) - West Zone:

Beginning at a 5/8" iron pin at the southeast corner of the Southeast Quarter of said Section 30; thence North 88 degrees 38 minutes 40 seconds West 85.38 feet along the south line of the South half of said Section 30 to an iron rod; thence North 01 degrees 20 minutes 20 seconds East 426.07 feet to an iron rod; thence North 33 degrees 49 minutes 41 seconds East 661.41 feet to an iron rod; thence south 82 degrees 25 minutes 30 seconds East 74.19 feet to an iron rod; thence south 01 degrees 20 minutes 20 seconds West 976.03 feet to an iron rod on the south line of the South Half of said Section 30; thence North 88 degrees 38 minutes 40 seconds West 343.64 feet along the south line of said Section 30 to the Point of Beginning, containing 7.41 acres, more or less, of which 0.20 acre, more or less, is within the existing public road right of way.

Cass County Tax Parcels #03-020-008-00; #03-020-010-00

That part of the North Half of Section Thirty-one (31) which lies West of the East line of the Fish Lake Ditch right-of-way and East of the West line of the North Lake Ditch right-of-way, EXCEPT the South Ten (10) acres of the Southeast Quarter of the Northeast Quarter of said Section Thirty one (31), Township Eighteen (18) North, Range Twelve (12) West, Cass County, Illinois; subject to all easements for drainage and roads.

The West Half of the Southeast Quarter EXCEPTING the East 15 acres thereof of Section 31, Township 18 North, Range 12 West of the Third Principal Meridian, and containing 65 Acres, more or less, situated in Cass County, Illinois.

All that part of the East one-half of the Southeast Quarter of Section 31, lying South and East of Fish Lake Ditch Right-of-Way, situated in Township 18 North, Range 12 West of the Third Principal Meridian, Cass County, Illinois, and containing 22.57 acres, more or less.

The South 10 acres of the Southeast Quarter of the Northeast Quarter; All that part of the East Half of the Southeast quarter lying West of Fish Lake Ditch Right-of-Way and North of Road Right-of-Way; Fifteen (15) acres off of the East side of the West Half of the Southeast Quarter; All in Section 31, Township 18 North, Range 12 West of the Third Principal Meridian, Cass County, Illinois.

Cass County Tax Parcels #03-020-012-00; #03-020-013-00; #03-020-014-00; #03-021-001-00; #03-021-004-00; #03-021-004-01

The application is available for review at the County Clerk's Office, 100 E. Springfield Street, Virginia, IL 62691. Comments and letters may be submitted at least 24 hours in advance of the hearing to Zoning Enforcement Officer, Cass County, at the address listed above or via email to cassclerk@co.cass.il.us. In addition, comments may be provided via videoconference or telephone in the public comment period during the meeting. More information on the application and its hearing may be obtained by contacting the Cass County Clerk's Office at (217) 452-2277 ext. 4.