

*Note: These minutes are not official until approved by the Planning & Zoning Committee at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.*

DeKalb County Government  
Sycamore, Illinois

**Planning and Zoning Committee Special Meeting**  
(September 26, 2018)

The Planning and Zoning Committee of the DeKalb County Board met September 26, 2018 at 6:30 p.m. in the DeKalb County Health Facility, Multi-Purpose Room, in DeKalb, Illinois. In attendance were Committee Members: Kevin Bunge, Dan Cribben, Steve Faivre, Mark Pietrowski, Craig Roman, and Suzanne Willis; and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also in attendance were: Jim Hutcheson, Lisa Bergeron, Greg Millburg; Mustafa Mohammad, of HBK Engineering; Scott Novack, of Cypress Creek Renewables; Robert Mack and Paul Denske, representing Soltage, LLC; and County Board Member: Tim Hughes.

**CALL TO ORDER**

Mr. Faivre, Planning and Zoning Chairman, called the meeting to order, and noted that Mr. Jones was not present. Mr. Bunge arrived after the meeting began.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

*Mr. Roman moved to approved the minutes of the August 22<sup>th</sup> Committee meeting, seconded by Mr. Cribben, and the motion carried unanimously.*

**PUBLIC COMMENTS**

Steve & Cassie Gavin, of Sandwich Township, described their visit to the Grand Ridge Solar Farm in Streator, Illinois, and their conversation with one of the neighboring property owners. They finished by asking that the County Board require that all future solar facilities approved by the County have screening hiding the fencing around such facilities.

**OLD BUSINESS**

None.

**NEW BUSINESS – SPECIAL USE PERMIT (AF-18-16)**

Mr. Hiland informed the Committee that Summit Ridge Energy had requested a Special Use Permit to establish and operate a 2-megawatt, 17-acre solar garden on the east side of State Route 23, in Afton Township. He informed the Committee that a Public Hearing was held on August 9, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Cribben moved to recommend approval, with conditions of the Special Use request, seconded by Mr. Pietrowski, and the motion carried unanimously.*

**NEW BUSINESS – SPECIAL USE PERMIT (SO-18-23)**

Mr. Hiland informed the Committee that Summit Ridge Energy had requested a Special Use Permit to establish and operate a 2-megawatt, 17.81-acre solar garden on the east side of Somonauk Road, in Somonauk & Sandwich Townships. He informed the Committee that a Public Hearing was held on August 9, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

Mr. Pietrowski inquired whether any individuals had questions at the public hearings held for the various solar facilities on the agenda, and if the company had contacted the surrounding property owners regarding any issues they have had. Mr. Hiland noted that some had asked for additional landscaping. Mr. Mohammad, representing Summit Ridge Energy, responded that they sent out a supplemental mailing to all of the people on the County's public notice mailing list, containing a description and contact information for the company, and have taken steps to address any concerns raised. Mr. Pietrowski asked that they forward the staff a list of the people they spoke to, and Mr. Mohammad said he would.

*Mr. Pietrowski moved to recommend approval, with conditions of the Special Use request, seconded by Mr. Cribben, and the motion carried unanimously.*

**NEW BUSINESS – SPECIAL USE PERMIT (SO-18-22)**

Mr. Hiland informed the Committee that Cypress Creek Renewables had requested a Special Use Permit to establish and operate a 2-megawatt, 27.5-acre solar farm on the west side of Somonauk

*Note: These minutes are not official until approved by the Planning & Zoning Committee at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.*

Road, in Somonauk Township. He informed the Committee that a Public Hearing was held on August 16, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

Mr. Cribben inquired about the discrepancy between the sizes of the various solar projects. Mr. Novack responded that different developers have different philosophies regarding site acquisition. He noted that they don't know what issues they may encounter once they begin construction that may require altering the layout of the site; the larger area allows them the flexibility to address such issues, though the final size of the facility will likely be much smaller. Mr. Novack also noted that they had also been in contact with the neighboring land owners and related the conversation they had with a Ms. Hauge, who's residence is just south of the proposed project.

*Mr. Cribben moved to recommend approval, with conditions of the Special Use request, seconded by Ms. Willis, and the motion carried unanimously.*

#### **NEW BUSINESS – SPECIAL USE PERMIT (MI-18-21)**

Mr. Hiland informed the Committee that Cypress Creek Renewables had requested a Special Use Permit to establish and operate a 2-megawatt, 32.6-acre solar farm on the north side of Hermann Road, in Milan Township. He informed the Committee that a Public Hearing was held on August 16, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Pietrowski moved to recommend approval, with conditions of the Special Use request, seconded by Mr. Bunge, and the motion carried unanimously.*

#### **NEW BUSINESS – SPECIAL USE PERMIT (FR-18-26 & FR-18-27)**

Mr. Hiland informed the Committee that Summit Ridge Energy had requested two Special Use Permits to establish and operate a two 2-megawatt, 15-acre solar gardens on the west side of Pearl Street, in Franklin Township, co-located on the same property. He informed the Committee that a Public Hearing was held on August 23, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Note: These minutes are not official until approved by the Planning & Zoning Committee at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.*

*Mr. Bunge moved to recommend approval, with conditions of the Special Use request, seconded by Mr. Roman, and the motion carried unanimously.*

**NEW BUSINESS – SPECIAL USE PERMIT (FR-18-28)**

Mr. Hiland informed the Committee that Summit Ridge Energy had requested a Special Use Permit to establish and operate a 2-megawatt, 15-acre solar garden on the east side of Pearl Street, in Franklin Township. He informed the Committee that a Public Hearing was held on August 23, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Ms. Willis moved to recommend approval, with conditions of the Special Use request, seconded by Mr. Roman, and the motion carried unanimously.*

**NEW BUSINESS – SPECIAL USE PERMIT (FR-18-29 & FR-18-30)**

Mr. Hiland informed the Committee that Summit Ridge Energy had requested two Special Use Permits to establish and operate two 2-megawatt, 15-acre solar gardens on the north side of Wolf Road, in Franklin Township, co-located on the same property. He informed the Committee that a Public Hearing was held on August 23, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Pietrowski moved to recommend approval, with conditions of the Special Use request, seconded by Mr. Cribben, and the motion carried unanimously.*

**NEW BUSINESS – SPECIAL USE PERMIT (SO-18-24 & SO-18-25)**

Mr. Hiland informed the Committee that Summit Ridge Energy had requested two Special Use Permits to establish and operate two 2-megawatt solar gardens, one 15-acres and the other 13.5-acres, on the southwest corner of the intersection Pine and Somonauk Roads, in Somonauk Township, co-located on the same property. He informed the Committee that a Public Hearing was held on August 23, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Note: These minutes are not official until approved by the Planning & Zoning Committee at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.*

*Mr. Cribben moved to recommend approval, with conditions of the Special Use request, seconded by Mr. Bunge, and the motion carried unanimously.*

**NEW BUSINESS – SPECIAL USE PERMIT (AF-18-19)**

Mr. Hiland informed the Committee that Summit Ridge Energy had requested a Special Use Permit to establish and operate a 2-megawatt, 15-acre solar garden on the east side of State Route 23, in Afton Township, co-located with a previous request (AF-18-16). He informed the Committee that a Public Hearing was held on August 23, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

*Mr. Roman moved to recommend approval, with conditions of the Special Use request, seconded by Ms. Willis, and the motion carried unanimously.*

**NEW BUSINESS – SPECIAL USE PERMIT (MY-18-31)**

Mr. Hiland informed the Committee that Soltage had requested a Special Use Permit to establish and operate a 2-megawatt, 24-acre solar farm on the south side of Baseline Road, in Mayfield Township. He informed the Committee that a Public Hearing was held on September 13, 2018, that the Hearing officer had recommended approval with conditions, and asked the Committee to consider the application and forward a recommendation to the full County Board.

Mr. Pietrowski inquired whether this company had contacted the neighboring property owners. Mr. Denske responded that they have had been in contact with Birkelbachs, who own the property immediately north of the project site, and as a result of that conversation, plan to install a line of trees along the north side of the property to screen the project from their residence.

*Mr. Roman moved to recommend approval, with conditions of the Special Use request, seconded by Mr. Cribben, and the motion carried unanimously.*

**NEW BUSINESS – WIND ENERGY CONVERSION SYSTEM FEE AMENDMENT**

Mr. Hiland informed the Committee that as part of the development of new wind energy conversion system, staff undertook a review of the building permit fees for these systems. Mr. Hiland noted that staff was recommending that the fees be changed from \$650 for a new wind tower, to \$25 per foot of tower height and \$1,200 for modifications to an existing tower.

*Note: These minutes are not official until approved by the Planning & Zoning Committee at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.*

Mr. Bunge noted that the current fee was too low.

*Ms. Willis moved to forward a recommendation that the fee be changed per staff's recommendation, seconded by Mr. Cribben, and the motion carried unanimously.*

#### **OTHER BUSINESS – FY 2019 BUDGET**

Mr. Hiland informed the Committee that the FY 2019 budget was available for review and would be going before the County Board at the October 17, 2018 County Board Meeting.

Mr. Pietrowski noted that the Board intends to try to bring the budget up for vote at its October meeting, instead of its November meeting.

#### **OTHER BUSINESS – STATE SOLAR PROGRAM UPDATE**

Mr. Hiland informed the Committee that he had attended the Illinois Association of County Zoning Officials annual meeting, where Mr. Novack was a speaker. Mr. Novack then gave a brief summary on the on the status of the State's solar program, and answered a number of questions from the Committee.

#### **ADJOURNMENT**

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

**Respectfully submitted,**

---

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

MOA: moa

P:\Zoning\P&ZCommittee\Minutes\2018 minutes\09-26-18 P&Z Minutes.docx

*Note: These minutes are not official until approved by the Planning & Zoning Committee at a subsequent meeting. Please refer to the meeting minutes when these minutes are approved to obtain any changes to these minutes.*