

# DeKalb County

## PLANNING & ZONING COMMITTEE

Virtual Regular Meeting

**Wednesday August 26, 2020 – 6:30 p.m.**

Steve Faivre, Chairman

Join Meeting:

<https://us02web.zoom.us/j/89672164547>

<https://zoom.us/join> or

To connect by phone: 1 (312) 626-6799

Meeting ID: 896 7216 4547

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1. **CALL TO ORDER**
2. **ROLL CALL / INTRODUCTION OF VISITORS**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES – June 24, 2020**
5. **PUBLIC COMMENT** (Open Floor to Anyone Wishing to Speak on Record Regarding and Item that has not been subject to a public hearing or appears on the agenda below.)
6. **OLD BUSINESS**
7. **NEW BUSINESS**
  - a. **USE VARIANCE (FR-20-26)** – Leroy Shere has filed a petition for a Use Variation on property located on the east side of West County Line Road to construct a house situated Franklin Township.
  - b. **SPECIAL USE PERMITS (MI-20-28)** – Milan Township requests to amend their Special Use Permit in order to expand their footprint and construct two new buildings to provide storage for equipment and materials.
  - c. **SPECIAL USE PERMIT (MI-20-05)** – Request by Borrego Solar for a 2-megawatt, 13.7-acre Solar Garden on property located on the northeast corner of Elva and Anderland Roads, in Milan Township.
  - d. **SPECIAL USE PERMIT (KI-20-06)** - Request by Sunvest Solar, Inc. for a 2 megawatt, 11–acre solar garden (Kingston 1) on property located on the northeast corner of State Route 72 and Pleasant Hill Road, in Kingston Township.
  - e. **SPECIAL USE PERMITS (KI-20-07 & KI-20-08)** – Requests by Sunvest Solar, Inc for approval of two Special Use Permits to establish and operate two adjacent, but separate, 2-megawatt solar gardens (Kingston 2 & Kingston 3) on property located collocated on the same property located on the southeast corner of State Route 72 and Pleasant Hill Road, in Kingston Township. The first solar garden (KI-20-07) will be 10-acres, and the second (KI-20-08) will be 11.43-acres.

- f. **SPECIAL USE PERMITS (FR-20-09 & FR-20-10)** – Requests by Sunvest Solar, Inc for approval of two Special Use Permits to establish and operate two adjacent, but separate, 2-megawatt solar gardens (Kirkland 1 & Kirkland 2) on the east side of Pearl Street, in Franklin Township. The first solar garden (FR-20-09) will be 10-acres, and the second (FR-20-10) will be 11.63-acres.
- g. **SPECIAL USE PERMITS (SO-20-11 & SO-20-12)** – Requests by Cenergy – PSCS 1 & PSCS 2 Solar for approval of two Special Use Permits to establish and operate two adjacent, but separate, 2-megawatt solar gardens on property located on the southwest corner of Pine Road and Governor Beveridge Highway, in Somonauk Township. The first solar garden (SO-20-11) will be 9.45-acres, and the second (SO-20-12) will be 9.45-acres.
- h. **SPECIAL USE PERMITS (FR-20-19 & FR-20-20)** – Requests by Summit Ridge Energy – Heinsohn 1-1 & 1-2 for approval of two Special Use Permits to establish and operate two adjacent, but separate, 2-megawatt solar gardens on property located on the west side of Pearl Street, in Franklin Township. The first solar garden (FR-20-19) will be 15-acres, and the second (FR-20-20) will be 15-acres.
- i. **SPECIAL USE PERMITS (FR-20-21 & FR-20-22)** – Requests by Summit Ridge Energy – Heinsohn 2-1 & 2-2 Solar Garden for approval of two Special Use Permits to establish and operate two adjacent, but separate, 2-megawatt solar gardens on property located on the northeast corner of Pearl Street and Wolf Road, in Franklin Township. The first solar garden (FR-20-21) will be 15-acres, and the second (FR-20-22) will be 15-acres.
- j. **SPECIAL USE PERMIT (FR-20-23)** – Request by Summit Ridge Energy – Heinsohn 3 Solar Garden for a 2 megawatt, 15-acre solar garden on property located on the east side of Pearl Street, in Franklin Township.
- k. **SPECIAL USE PERMITS (KI-20-24 & KI-20-25)** – Requests by Summit Ridge Energy – Hoppe-Nitzberg 1 & 2 Solar Garden for approval of two Special Use Permits to establish and operate two adjacent, but separate, 2-megawatt solar gardens on property located on the east side of Pleasant Hill Road, in Kingston Township. The first solar garden (**KI-20-24**) will be 16-acres, and the second (**KI-20-25**) will be 16.19-acres.
- l. **SPECIAL USE PERMIT (SH-20-17)** – Request by Summit Ridge Energy – Boigenzahn 2 for a 2 megawatt, 15-acre solar garden on property located on the northeast corner of Tower and Cemetery Roads, in Shabbona Township.
- m. **SPECIAL USE PERMIT (SO-20-18)** – Request by Summit Ridge Energy – Frieders 1 for a 2 megawatt, 13.5-acre solar garden on property located on the southwest corner of Somonauk and Pine Roads, in Somonauk Township.
- n. **SPECIAL USE PERMITS (AF-20-13 & AF-20-14)** – Requests by Summit Ridge Energy – Moore 1 and Moore 1a for approval of two Special Use Permits to establish and operate two adjacent, but separate, 2-megawatt solar gardens on property located on the west side of State Route 23, in Afton Township. The first solar garden (**AF-20-13**) will be 17-acres, and the second (**AF-20-14**) will be 15-acres.

- o. **SPECIAL USE PERMITS (SO-20-15 & SO-20-16)** – Requests by Summit Ridge Energy – Engel 1 and Engel 1a for approval of two Special Use Permits to establish and operate two adjacent, but separate, 2-megawatt solar gardens on property located on the east side of Somonauk Road, in Somonauk & Sandwich Townships. The first solar garden (**SO-20-15**) will be 17.81-acres, and the second (**SO-20-16**) will be 13-acres.

**8. OTHER BUSINESS / REPORTS**

- a. **DISCUSSION** - Potential zoning ordinance amendments regarding the 40 acre rule.

**9. ADJOURNMENT**